



# Department of Planning

## 2020 Summer Edition

225 North Center Street  
Westminster, MD 21157



### Special Interest Articles:

- Comprehensive Rezoning – By Request Phase
- 2020 Spring Amendment
- Love to Ride Central MD
- Welcome New Employees

**Director:**  
Lynda Eisenberg

**Planning Manager:**  
Mary Lane

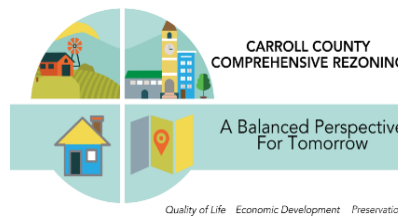
**Comprehensive Planners:**  
Price Wagoner  
Clare Stewart  
Hannah Weber  
Cody Spaid  
Matt Farace

**GIS Technician:**  
Kathleen Comber

**Administrative Office Associates:**  
Laura Bavetta  
Kathy Joy

## Comprehensive Rezoning – By Request Phase

By: Mary Lane, Planning Manager



By-Request Phase of Comprehensive Rezoning for the Commercial, Industrial, and Employment Campus Zoning Districts

The Department continues to move forward with this crucial phase of Master Plan implementation. This effort is essential to further the economic goals and objectives of the recently adopted land use plans and enhance employment opportunities in the Carroll County. The first phase, which accompanied the Zoning Code rewrite for the commercial, industrial and employment campus districts, rezoned all existing properties in the business and industrial districts to conform to the newly adopted districts. This step was completed in December 2019

with the adoption of both the new zoning text and maps by the Board of County Commissioners.

Phase II, or the “By-Request” phase, provides an opportunity for property owners to request that their properties that are not currently in a commercial or industrial district be rezoned in conformance with the 2013 Finksburg Corridor Plan, 2014 Carroll County Master Plan, and the 2018 Freedom Community Comprehensive Plan. Applications were accepted through February 7, 2020, and staff has been assessing the applications based on their consistency with the adopted plans. Each property has been evaluated for consistency with the goals, objectives and recommendations of the applicable plan as well as the future land use designation for the individual property. There are 31 rezoning applications under consideration, located throughout the County. Included are 2 requests for the C-1 District, 16 for the C-2 District, 1 for the C-3 District, 3 for the I-1 District, 5 for the I-2 District, and 4 for the Employment Campus District.

The staff reports and an interactive map showing all of the requests will be posted on the department’s website. The Planning Commission will begin discussion of the applications this summer during a regularly scheduled virtual meeting. Comments from the public are welcome. In accordance with state and local law, the Planning Commission’s recommendations for each property will be forwarded to the Board of County Commissioners for final action.

For more information go to: [Carrollrezoning.org](http://Carrollrezoning.org)

# Carroll County Water & Sewer Master Plan – Spring Amendment

By: Price Wagoner, Comprehensive Planner

Carroll County does not have a central regulating authority that provides water and sewer service. However, there are a number of municipal systems and several County-owned community water and/or sewer systems. The Water and Sewer Master Plan encompasses all of Carroll County, including the County's eight incorporated towns and cities. The Maryland Department of the Environment (MDE) has regulatory authority over the systems described in the plan. The Water and Sewer Master Plan is an implementing tool of the Carroll County Master Plan. The plan takes into account the policies and visions of the county and municipalities when deciding the areas that will be served with water and sewer. However, the plan does not guarantee that the County or any municipality will provide services.

The department is in the process of working on a 2020 Spring Amendment to the 2019 Water and Sewer Master Plan.

The Annotated Code of Maryland requires the County to review and adopt a Water and Sewer Master Plan every three years; the current Master Plan was adopted in 2019. Amendments to the plan may occur between the Triennial updates; these typically occur twice a year as a spring and/or fall amendment.

The Department's timeline to submit the 2020 Spring Amendment to MDE for review and final approval, is the first half of September 2020. This amendment consists of changes to the City of Westminster Water and Sewer Chapters; the Westminster Water and Sewer Service Area maps (20 & 29); the Freedom Water and Sewer Service Area maps (12 & 21); and the Projected Water and Sewer Demands tables (15 & 32).



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## Welcome Matt Farace, Planning Technician



Matt Farace is a graduate of Salisbury University, MD in 2017 and obtained his Bachelor of Science degree in Environmental & Land Use Planning. While at Salisbury he took classes in Planning, Water Resources, Geographic Information Science, Weather, Urban Theory, Sustainability and Geology. His grandfather founded the Geography department at Salisbury in the 1950s which captured his interest in geography and planning. Before joining Carroll County Department of Planning, Matt worked for the Town of Front Royal in Virginia as a Planning Technician. While working in Front Royal he gained knowledge and applied what he learned in college to real life situations in planning. As a lifelong Marylander having lived within 30 minutes of the beach, Matt is glad to be back in this great state across the bay this time. What does Matt look forward to most: *"I look forward to working*

*with my colleagues and with the citizens of Carroll County to help the county continue to grow while maintaining agricultural and preserved land."*

Mr. Farace is the planning liaison to the Towns of New Windsor and Sykesville, as well as Election District 11. He is assigned to assist on the County's Master Plan Implementation initiative, particularly the comprehensive rezoning effort. Mr. Farace also coordinates the department's response to planning and land use initiatives and legislation at the state level.

Join us in giving Matt a very warm Carroll County Welcome!

