

Board of County Commissioners

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MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
July 15, 2026
6:00 PM
Reagan Room (003)

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE.

TO HAVE AN ORDERLY MEETING PLEASE ADHERE TO THE FOLLOWING RULES:

- ***SPEAKERS MUST SIGN IN to make public comment.***
- ***Speakers must state their name, address, and talk into microphone to facilitate audio and video recording.***
- ***Comments will be strictly limited to 3 minutes per speaker.***
- ***Citizen testimony is NOT a question-and-answer session.***
- ***Questions may be directed to staff after the meeting.***
- ***If any individual fails to comply with these rules, the Planning and Zoning Commission Chair may call the person out of order and may require him/her to leave the meeting.***

1. **Call to Order/Welcome**

2. **Establishment of Quorum**

3. **Pledge of Allegiance**

4. **Review and Approval of Agenda**

5. **Freedom Community Comprehensive Plan – Small Area Plan Amendment (Introduction)** – Staff will provide an overview of the scope of work and timeframe for an amendment to the Freedom Community Comprehensive Plan and possible creation of an overlay zone. Contact: Tiffany Fossett at tfossett@carrollcountymd.gov or 410-386-5145. (15 minutes)

Public Comment for Item #5

6. **Deferral Code Changes – Cluster Subdivision (Introduction)** – Staff will review text amendments related to Cluster Subdivisions, which have been the subject of a deferral in the Freedom area. Contact: Christopher Heyn at cheyn@carrollcountymd.gov or 410-386-2949. (30 minutes)

Public Comment for Item #6

BREAK

7. **Deferral Code Changes – Retirement Homes and Villages -** Discussion with Stakeholders on Proposed Text Amendment – Planning and Zoning Commission will lead a discussion with property owners, developers, and other involved in the creation of age-restricted homes and communities to understand the implications of the proposed text amendments on the delivery of this type of use. Contact: Daphne Daly at ddaly@carrollcountymd.gov or 410-386-5145. (1 hour)

Public Comment for Item #7

8. **Deferral Code Changes – Retirement Homes and Villages (Review)** – Staff will continue a review of the recommendations related to Retirement Homes and Villages. Contact: Daphne Daly at ddaly@carrollcountymd.gov or 410-386-5145. (45 minutes)

Public Comment for Item #8

9. **General Public Comment**

10. **Adjournment**

Next Day Meeting: Tuesday, July 21, 2026, at 9:00 AM - Reagan Room

Next Evening Meeting: Wednesday, August 5, 2026, at 6:00 PM – Reagan Room

ACCESSIBILITY NOTICE:

The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.