

## Board of County Commissioners

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## Planning & Zoning Commission

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Thomas S. Gordon III, Ex-officio  
Daphne Daly, AICP, Secretary

### MEETING AGENDA

Planning & Zoning Commission of Carroll County, MD

July 21, 2026

9:00 AM

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. Review and Approval of Minutes (June 3, 2026 & June 16, 2026)
6. Commission Member Reports
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members
7. Administrative Report
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other
8. **Taneytown Comprehensive Plan Update – 60 Day Review (Introduction)** – Staff will provide an overview of the Town's Comprehensive Plan for review and comment. Contact: Ethan Strickler at [estrickler@carrollcountymd.gov](mailto:estrickler@carrollcountymd.gov) or 410-386-5145. (15 minutes)

**Public Comment for Item #8**

9. **Concept Site Plan - Piney Ridge Parkway Age Restricted Villas – S-23-0017** – Description: 31 age-restricted senior townhouse-style villas in a Retirement Village; Owner/ Developer: JPB Johnsville LLC, 7556 Teague Road, Suite 310, Hanover, MD 21076; located at 950 Johnsville Road, Sykesville, MD 21784; Tax Map 73 Grid 10 Parcel 848 & Lot 64; C.D.5 – CONCEPT SITE PLAN REVIEW AND DIRECTION IN ACCORDANCE WITH CHAPTER 155. Contact: Kierstin Marple at [KMarple@carrollcountymd.gov](mailto:KMarple@carrollcountymd.gov) or 410-386-2130 (30 minutes).

**Public Comment for Item #9**

10. **Concept Site Plan - Doss Garland Solar Farm – S-25-0022** – Description: 5 MW Solar Facility; Owner/Developer: Maryland Land Holding LLC C/O Elden Law 1906 Twne Centre Blvd Ste. 275, Annapolis, MD 21401; Located south of Doss Garland Road; Tax Map 41, Grid 20&21, Parcel 67, 259 & 729; C.D. 2 – CONCEPT SITE PLAN REVIEW AND DIRECTION IN ACCORDANCE WITH CHAPTER 155. Contact: David Becraft at [dbecraft@carrollcountymd.gov](mailto:dbecraft@carrollcountymd.gov) or 410-386-2134. (25 minutes)

**Public Comment for Item #10**

11. **Deferral Code Changes – Cluster Subdivision Plan (Review / Recommendation)** – 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](mailto:cheyn@carrollcountymd.gov). (30 minutes)

**Public Comment for Item #11**

**BREAK FOR LUNCH**

12. **Deferral Code Changes – Retirement Homes and Villages (Review / Recommendation)** – Staff will review text amendments related to Retirement Homes and Villages, which have been the subject of a deferral in the Freedom area. Contact: Daphne Daly at [ddaly@carrollcountymd.gov](mailto:ddaly@carrollcountymd.gov) or 410-386-5145. (45 minutes)

**Public Comment for Item #12**

13. **Text Amendment: Accessory Dwelling Units (ADUs) (Review / Decision)** – Staff will review text amendments necessitated by HB 1466 related to ADUs. Contact: Tiffany Fossett at [tfossett@carrollcountymd.gov](mailto:tfossett@carrollcountymd.gov) or 410-386-2137. (15 minutes)

**Public Comment for Item #13**

14. **General Public Comments**

15. **Adjournment**

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

**Next Day Meeting: Tuesday, August 18, 2026, at 9:00 AM – 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.*