

Board of County Commissioners

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Planning & Zoning Commission

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Daphne Daly, AICP, Secretary

MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
July 15, 2025
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 17, 2025)**
- 6. Commission Member Reports**
 - A. Commission Chair**
 - B. Ex-Officio Member**
 - C. Other Commission Members**
- 7. Administrative Report (Daphne Daly)**
 - A. Administrative Matters**
 - B. Extensions**
 - C. BZA Cases**
 - D. Other**

8. **Concept Site Plan - S-21-0020 – Four Seasons Sports Complex 4th Amended** - Description: Adding daycare and parking in place of the existing mini golf; Owner: 4 Seasons Partners LLC, 13100 Beaver Dam Road, Hunt Valley, MD 21031; Developer: Coppermine Racquet and Fitness, 1420 Clarkview Road, Baltimore, MD 21209; Located at 2710 Hampstead Mexico Road, Hampstead, MD 21074; Tax Map 40 Grid 4 Parcel 289; C.D. 2. CONCEPT PLAN REVIEW, NO ACTION REQUIRED. Contact: David Becraft at dbecraft@carrollcountymd.gov or 410-386-2134 (20 minutes)

Public Comment for Item #8

9. **Water Resource Element (Introduction)** – Staff will present information on the planning requirements, mandated by Maryland House Bill 1141. Contact: Brenda Dinne at bdinne@carrollcountymd.gov or 410-386-2140 (20 minutes)

Public Comment for Item # 9

10. **Employment Campus Text Amendments (Discussion)** – Discussion on possible Text Amendments to the Zoning Code. Contact Mary Lane at mlane@carrollcountymd.gov or 410-386-2507 (30 minutes)

Public Comment for Item #10

11. **Solar Text Amendments (Discussion)** – Discussion on possible Text Amendments to the Zoning Code. Contact Christopher Heyn at cheyn@carrollcountymd.gov or 410-386-2949 (45 minutes)

Public Comment for Item #11

12. General Public Comments

13. Adjournment

Next Evening Meeting: Wednesday, August 6, 2025, at 6:00 PM - Reagan Room

Next Day Meeting: Tuesday, August 19, 2025, 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.