



# Department of Planning

## 2023 Winter Edition

225 North Center Street  
Westminster, MD



### Special Interest Articles:

- Economic Development and Land Use Study
- Planning in 3D
- Planning in Carroll County

## Economic Development and Land Use Study

The first step towards Carroll's next General Development Plan  
by: Lynda Eisenberg, AICP & Andrew Gray, Department of Planning



On September 8, 2022, the Board of County Commissioners (BCC), reviewed and approved a bid for the Economic Development and Land Use Study (Study), officially kicking off the first leg of the County's 2025 General Development Plan (Plan).

Why does this Study need to be conducted? This Study needs to be conducted so the County can get an up-to-date snapshot of where the County currently stands economically in the region and how the County is positioned moving forward to grow and prosper while competing with the many jurisdictions in the regional market.

The Study will look at where in the County growth should occur by analyzing the County's current infrastructure, land uses, and zoning patterns. The resulting information from the Study will provide baseline information that will be used to draft land use and

economic development recommendations during the overall drafting of the upcoming Plan. This Study along with the upcoming housing and current land use study will help form the backbone of the preliminary information needed for the Plan. Why is the upcoming Plan so important? The upcoming Plan is important because once adopted by the BCC it will ultimately guide the County's future growth for the next ten years. Don't worry, the Community will have ample time to review and comment on the Plan, so stay tuned.

Please check the Study webpage periodically for updates at:

<https://www.carrollcountymd.gov/government/directory/planning/comprehensive-county-plans/county-master-plans/carroll-county-economic-development-land-use-study-new/>

Director:  
Lynda Eisenberg, AICP

Planning Manager:  
Mary Lane

### Comprehensive Planners:

Price Wagoner  
Clare Stewart  
Hannah Weber  
Tiffany Fossett  
Abigail Rogers  
Andrew Gray

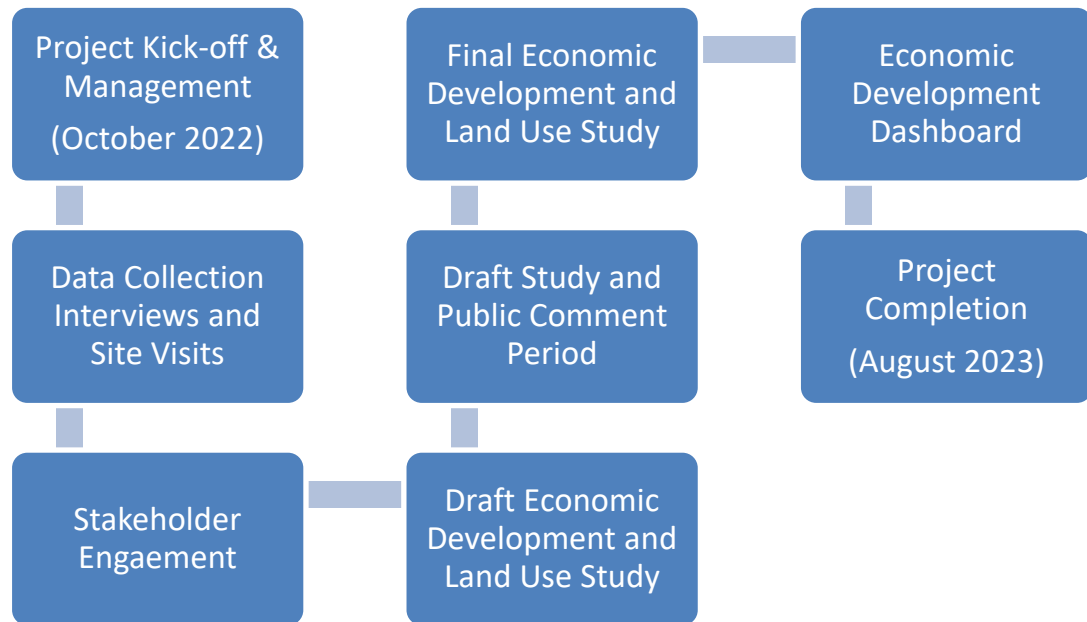
GIS Technician:  
Kathleen Comber

Administrative Office  
Associates:  
Laura Bavetta  
Kathy Joy

---

## Study Timeline

---



## Planning in 3D

by: **Andrew Gray, Department of Planning**

Just like in most fields of study and practice, planning continues to evolve utilizing current technology to assist planners in creating the most sustainably desired environments in which we all live, work, and play. In other words, planners utilize technology to form our community's future.

During the middle of the 20<sup>th</sup> century urban planners, such as Robert Moses (pictured right), used physical 3D models to represent planned projects to visually demonstrate how the project would appear in comparison with physical 3D models representing the existing built environment. 21<sup>st</sup> century planners now utilize 3D digital technology, such as Sketchup instead of constructing physical 3D models to represent our built environment.



Robert Moses (Lloyd, 2020)

Sketchup not only represents individual buildings and infrastructure in 2D, or 3D form, the program also can demonstrate the real-world interactions between the individual buildings and infrastructure by utilizing actual physical topographic conditions and sun position for any date and time of the year before physical improvements are even constructed, saving the local government time and taxpayer money.

---

The Carroll County Department of Planning (Department of Planning) utilizes Sketchup to visualize what, where, and how physical improvements in our County's built environment will look if implemented. For instance, the Department of Planning is modeling the Baltimore Boulevard corridor, located within the Finksburg Sustainable Communities area, to brainstorm how different improvements can visually impact the corridor and analyze these impacts before any project in the corridor is sent for final review and approval. The Department of Planning is also working on a 3D model of Downtown Hampstead so the Hampstead Main Street Committee can utilize this technology to visualize where the most effective improvements in the Downtown area may be located.

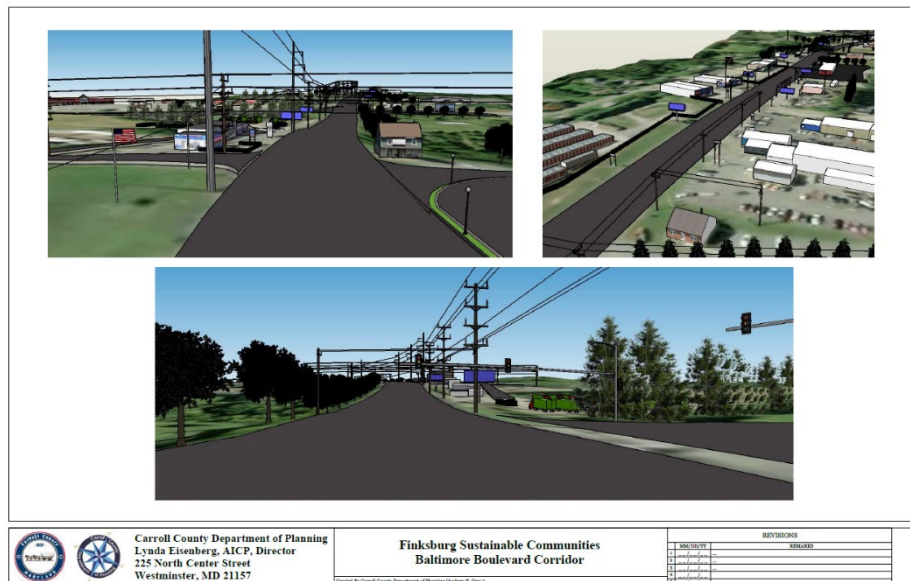
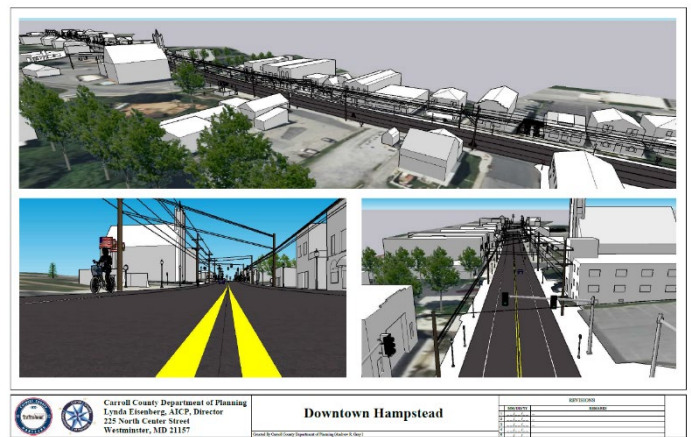
Moving forward, the Department of Planning has just scratched the surface of this evolving technology. As planning continues to evolve, utilizing current technology, planning practitioners are not just looking at software programs to produce 3D models of the existing built and proposed environments, we are looking at the integration of various forms of technology in the planning process that will analyze the vast amounts of available data, that will lead to better information for elected leadership to base their decisions from.

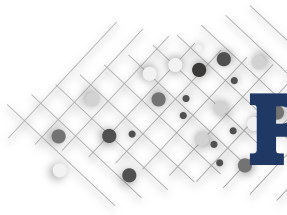
New forms of technology are leading planners to build digital twins of their communities wherein the software analyzes all aspects of how citizens interact

with their physical environments. Planners will be able to test out different scenarios to see what effects a certain policy will have on the digital twin model and provide this valuable information to the elected leadership for their review and final decision. Making the best use out of information will help not only facilitate a well-planned future for Carroll County, but for the entire planet.

Literature Cited:

Lloyd, J. (2020, April 21). *Everything you need to know about Robert Moses, New York's 20th-century 'master builder'*. Culture Trip. Retrieved October 13, 2022, from <https://theculturetrip.com/north-america/usa/new-york/articles/robert-moses-a-20th-century-master-builder/>

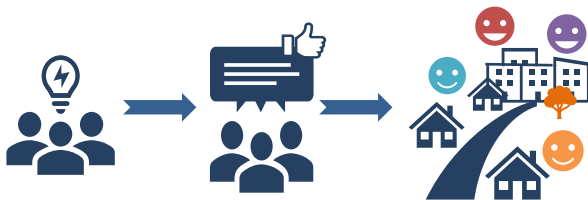




# Planning in CARROLL COUNTY

By: Tiffany Fossett

Since the creation of the County's first Master Plan in 1964, planning in Carroll County has included a *vision, recommendations, and implementation to maximize the health, safety, and quality of life for the future of all people living in the County*



governing land use in the County, including zoning and subdivision of land as well as oversight of those regulations by the PZC and the Board of Zoning Appeals (BZA). Implementing recommendations could involve changes such as the creation of other more specific plans, changes to zoning maps or ordinances, or changes to other ordinances in the Carroll County Code of Ordinances to make the vision of the plan into a reality. Not only do all changes such as these require public hearings, but public input is considered essential to Planning in Carroll County and is encouraged every step of the way.

## What is a Comprehensive Plan?

A comprehensive plan is a document, officially adopted by the BCC, which spells out the manner in which the County must develop as envisioned by the citizens of the County. It includes a map showing proposed future land use and anticipated transportation and community facilities. It also contains policies for protecting environmental features and recommendations for amending local development-related ordinances in a manner that helps achieve the comprehensive plan's vision and objectives. It must also explain how the jurisdiction will provide water for development and address the handling of sewage treatment plant discharges. The plan has legal significance in that zoning, provision of water and sewer, and other local actions must be consistent with its recommendations.

For more information on Planning in Carroll County, including the upcoming General Development Plan (GDP), the *2014 Carroll County Master Plan - 2019 Amendment*, Zoning, Rezoning, the PZC, the BZA, Annexations, and Growth Areas, visit the Department of Planning's website.

## Overview of Planning in Carroll

Working together, Citizens, County and other area government agencies, the Planning and Zoning Commission (PZC), and the Board of County Commissioners (BCC) create a comprehensive plan as the vision and guide for how parts of the county, like buildings, roads, and open space, should look and work together 10-20 years into the future. Planners then, following the comprehensive plan's vision and guide, make recommendations on how to implement the changes set forth in the plan.



All land use ordinances, maps, and definitions should align with the vision and should act as implementation of the comprehensive plan. The Carroll County Code of Ordinances are the laws governing Carroll County and contains the laws



