

2025 City of Westminster, Maryland Planning Annual Report Material



The following information is requested by the Carroll County Department of Planning for the yearly report related to development measures and indicators, as required in the Land Use Article Section 1-208 of the Annotated Code of Maryland

Prepared by the Westminster Department of Community Planning and Development

Annual Report 2025

- City of Westminster-

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted? Yes No
 2. Were there any amendments to the comprehensive plan or plan elements? Yes No
- If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in **2025**? Yes No
- If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/ Dwellings	Lot Buildable Land Area (Square feet) ¹	Zoning	Map #	Block/ Grid #	Parcel #
N/A	McDaniel Overlook	1.23	2	2	53610.30	R-10,000	38	18	63

¹ **LOT BUILDABLE LAND AREA** is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)¹

2. Did any new non-residential site plans receive final approval from Planning Commission in **2025**?

Yes No

If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building ² (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-23-0036	The Shepherd Staff	Community Center/Meeting Hall	.28	9,313	R-7,500	104	0003	1311-B
S-18-0037	My K-9 Buddy	Dog Training and Event Facility	5.42	40,000	I-R Restricted Industrial	114	8	6784

² **GROSS FLOOR AREA** is the sum of the floor area (typically measured between the exterior walls) of each story. **Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground**

Zoning Map & Text Amendments

1. Were there any annexations? Yes No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
1/27/2025	24-11	Optimum Properties LLC	R-10,000
1/27/2025	24-13	Ellen Potepan	R-10,000
7/28/2025	25-06	1012 Baltimore Boulevard	B-Business

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Yes No
 Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991?

3. Were there any amendments to the zoning map? Yes No
 If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #
2/24/2025	Ordinance 2025-02	Amending the Zoning Map for certain real property located at 222 E. Green Street, Westminster, MD 21157 to superimpose the Compatible Neighborhood Overlay Zone (CN Zone) over the existing R-7,500 Residential Zone (R-7,500 Zone) to develop Multiple-Family Dwelling Units.	1537
2/24/2025	Ordinance 2025-03	Adopting a sectional map amendment to amend the boundaries of the Cannabis Overlay District, for the purpose of establishing the appropriate locations for the designation of cannabis overlay floating zones permitting the operation of cannabis businesses in the City.	various
4/24/2025	Ordinance 2025-04	Adopting Local Map Amendment LMA 25-02 to designate certain real property identified as tax account number 07-153155, Tax Map 0113, Grid 0009 Parcel 6805 located in in the I-R Restricted Industrial Zone as a floating Cannabis Overlay Zone for the establishment of a cannabis processor.	6805

4. Were there any text amendments? Yes No

Date adopted	Resolution number	Description of change
2/25/2025	Ordinance 2024-09	Amending Chapter 164, "Zoning and Subdivision of Land", of the City Code, to amend Article I, "General Provisions", to add definitions of "Specialty Shop", "Tobacconist", and "Vape Shop"; to amend Article VIIA, "Mixed Use Infill Zone"; Article VIII, "B Business Zone"; Article VIIIB, "D-B Downtown Business Zone"; Article IX, "C-B Central Business Zone"; and Article XII, "P-I Planned Industrial Zone" to add Tobacconists and Vape Shops as permitted uses; to amend Article XIA, "N-C Neighborhood Commercial Zone" to add Vape Shops as a permitted use; to amend Article XX, "Special provisions", to impose certain restrictions on the location of Vape Shops; and to renumber without substantive change the lists of permitted uses in certain of those zones.
10/13/2025	Ordinance 2025-01	Amending Chapter 164, "Zoning and Subdivision of Land", of the Code of the City of Westminster, § 164-3 "Definitions and Word Usage" to add the definitions of "Automobile Detailing Shop," "Automobile Repair and Service Shop, Major," "Automobile Repair and Service Shop, Minor," and "Automobile Sales," and to replace the term "Service Station" with "Automobile Service Station"; to amend §164-121 "On-Premises Business Signs" and Article XX "Special Provisions," § 164-149 "Automobile Service Stations," as well as the permitted uses and/or special exception uses in the MUI Zone, B Zone, D-B Zone, I-R Zone, I-G Zone, N-C Zone, P-I Zone and PRSC Zone, to reflect the newly defined uses, and to renumber without substantive change to the lists of permitted and special exception uses in certain of those zones.
12/8/2025	Ordinance 2025-09	Amending Chapter 164, "Zoning and Subdivision of Land", of the Code of the City of Westminster, Article XII, "P-I Planned Industrial Zone", § 164-66, "Uses permitted", to add "Hotels" as a permitted use and Article XII, "P-I Planned Industrial Zone", § 164-75(D) "Procedures" and Article XXIII, "Amendments", § 164-188 "Planned development" to authorize the Planning and Zoning Commission, rather than the Mayor and Common Council, to approve amendments to an approved development plan designating areas of the planned industrial zone for retail and commercial uses, and to increase the allowable gross acreage of such uses from 15% to 30%.

Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities? Yes No
 If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to APFO restrictions? Yes No
 If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes? Yes No
 If yes, please list:

Park Name	Location	Description of changes
Wakefield Valley Park	100 Fenby Farm Road Westminster, MD 21158	Wakefield Valley Park Event Center completed.

Other Changes in Development Patterns

1. Where there PFA amendments? Yes No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook - Metropolitan Council*. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>