

PLANNING AND ZONING COMMISSION

AGENDA

Thursday, February 19, 2026, at 6:00 PM

City Hall, 1838 Emerald Hill Lane

Westminster, Maryland 21157

<https://www.youtube.com/@CityofWestminsterMD>

1. Call To Order
2. Approval Of Minute Summary
 - 2.I. Minutes

Documents:

[PZC MEETING MINUTES 12-17-2025.PDF](#)
[PZC MEETING MINUTES 01-22-2026.PDF](#)

3. New Business

- 3.I. Item A: 2025 City Of Westminster Planning Annual Reporting Information Certification (A. Gerhard, DCPD)

Request: Introduction of the draft 2025 City of Westminster Planning Annual Reporting Information to the Commission and Carroll County Department of Planning.

Documents:

[ITEM A - 2025 COW PLANNING ANNUAL REPORT SR.PDF](#)
[ATTACH 1 COW 2025 ANNUAL REPORT WORKSHEET.PDF](#)
[ATTACH 2 COW PZC 2025 ANNUAL REPORT LETTER.PDF](#)

- 3.II. Item B: Final Resubdivision Plat, Chick-Fil-A (Mark Depo, DCPD)

Request: Resubdivide two parcels (SDAT# 07-029233 and 07-029241) located in the southeast quadrant of the Baltimore Blvd. (MD Route 140)/Old Baltimore Blvd. intersection to create new Lot 1 and Lot 2, to develop new Lot 1 with a Chick-fil-A restaurant, pursuant to the conditionally approved Site Development Plan S-23-0001.

Applicant: The Morgan Companies, c/o Scott Friedman, 4521 Sharon Road, Suite 275, Charlotte NC 28211

Owner: Baltimore Blvd Realty LLC, c/o Scott Friedman, 4521 Sharon Road, Suite 275, Charlotte NC 28211

Attorney: Kelly S. Miller, Shaffer and Shaffer LLP, 73 E Main Street, Westminster, MD 21157

Engineer: Daniel Haney, Bohler, 901 Dulaney Valley Road, Suite 801, Towson, MD 21204

Documents:

[ITEM B - FINAL RESUB PLAT CHICK-FIL-A PZC SR FINAL.PDF](#)
[ATTACH 1 FINAL RESUBDIVISION PLAT CHICK-FIL-A.PDF](#)
[ATTACH 2 MARKET ST ROW CC DEDICATION PLAT.PDF](#)

3.III. Item C: Sign Permit 2008, Boot Barn (Andrea Gerhard, DCPD)

Request: Construct two building mounted signs that are each greater than 64 square feet and up to but not exceeding 125 square feet in area as a tenant (Boot Barn) sign at 20 Englar Road, Westminster Shopping Center.

Applicant: Ryan Drury, Pacific Neon

Owner: Westminster Granite Main LLC

2838 Chain Bridge Road, NW

Washington, D.C, 20016

Documents:

[ITEM C - SIGN PERMIT NO. 2014 PZC SR.PDF](#)
[ATTACH 1 SIGN PERMIT NO. 2014 BOOT BARN.PDF](#)

4. Old Business

4.I. Item D: Work Session On Zonal Map Amendment ZMA 24-01, The Willows Architectural Review (Mark Depo, DCPD)

Request: Zonal Map Amendment reclassifying certain real property from the R-7,500 Residential Zone to the Planned Development-9 Zone. The subject properties are identified by the State Department of Assessments and Taxation (SDAT) as #07-020430, #07-114443, #07-033338, #07-011490, #07-011482, #07-032471, #07-032455, and #07-044429 and located off and east of Pennsylvania Avenue and north of Sullivan Avenue. The applicant is proposing to construct 20 two-over-two dwellings for a total of 40 dwelling units.

Applicant: D.R. Acquisitions LLC

Owner: DASy Corporation, c/o Edward O. Bollinger, 52 Bachmans Valley Road, Westminster MD 21158-3108

Attorney: David K. Bowersox, Hoffman, Comfort, Offutt, Scott & Halstad LLP, 24 N Court Street, Westminster, MD 21157

Engineer: Martin Hackett, CLSI, 439 E Main Street, Westminster, MD 21157

Documents:

[ITEM D - ZMA 24-01 WILLOWS PD-9 PZC WS SR.PDF](#)

5. Information Item

5.I. Carroll County Liaison Report

6. Planning Commission Comments

7. Adjournment

8. Request For Decorum And Order

The Chair and Commissioners would like to thank you in advance for your respectful behavior and for your thoughtful consideration of the views of your neighbors, applicants, and the Commission. Members of the public attending meetings of the Planning and Zoning Commission are expected to maintain decorum and good order and to remain quiet when not recognized by the Chairperson. Any person who makes personal attacks or defamatory remarks, who makes loud comments when not recognized by the Chairperson, or who stamps his or her feet, whistles, yells, or engages in similarly disruptive conduct will be asked to leave. Persons who are asked to leave by the Chair and refuse to do so may be removed. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and other similar demonstrations will not be permitted by the presiding officer. Offending parties will be asked to remove themselves from the meeting room.