

HAMPSTEAD PLANNING & ZONING COMMISSION
MINUTES
March 25, 2026

The Hampstead Planning & Zoning Commission met on March 25, 2026.

Commission Chair Sharon Callahan called the meeting to order at 7:00 p.m. The following Commission Members were present: Sharon Callahan, Lou Konior, Barb Yeager, Deborah Painter and Charlie Obermayer. Carlisle Fillat, the Carroll County Department of Planning liaison to Hampstead, was also present.

Staff Members present were: Town Manager/Zoning Administrator Jim Roark and Assistant Zoning Administrator Christina Swisher.

Guests present: Bill Swanick.

Minutes Approval

Mrs. Painter made a **motion to approve the February 25, 2026 Regular Commission Meeting minutes**. Mr. Obermayer seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

Business:

Mr. Roark provided an update on the Water System Centralization and Modernization Project. He stated that pipeline construction continues to progress, noting that Mid Atlantic Utilities is currently working on Task #4. Work on Shiloh Road has been completed, and they are making their way up the hill towards the Wellesley Court area. He added that paving work on Shiloh Road will occur in the near future and that Task #5, located on Upper Beckleysville Road, is expected to begin shortly. He noted that they anticipate completion of the pipelines by the end of May. Mr. Roark also reported that construction of the Water Treatment Plants is expected to begin mid-April, with the first plant anticipated to be up and running in late December or January. Overall construction completion is expected in July 2027.

Mr. Roark next provided an update on the Patmos property and the proposed solar project. He stated that the project is currently on hold pending completion of an environmental study, including review by the Maryland Department of Natural Resources related to endangered species, specifically the bog turtle. He noted that the study is expected to take approximately three months, occurring from April through June.

Additional discussion included the solar project at PantherPlex which was approved by the Commission last year, noting that rooftop panels and ground-mounted equipment were being installed. Mr. Roark also noted that a Chipotle restaurant is anticipated to open by the end of the summer. Mr. Obermayer asked if the new sign for the Boys and Girls Club had been approved. Mr. Roark stated that Town Staff had approved the signage. He further explained that because the application met the zoning requirements and the property was not in the Main Street Revitalization Area, Commission approval was not necessary.

The first item on the agenda was the **Introduction of the Final Site Plan for Weis Gas N' Go – 721 Hanover Pike**. Bill Swanick, representing the applicant, provided an overview of the Final Site Plan. He noted that Final Plan was the same as the Concept Plan, other than the minor revisions that have been made to address stormwater management requirements. Mr. Roark stated that Town staff has reviewed the submission and provided comments. He explained that most of the Town's comments were clerical and will be easy to correct. Mr. Swanick stated that once all comments are received and reviewed, a revised plan will be submitted. Mrs. Painter questioned the timeline for construction. Mr. Swanick responded that he anticipated that construction could be completed by the end of the year, pending final approvals. Mr. Roark asked if there were any monument signs or pylon signs that would be installed on the property. Mr. Swanick stated that the only signage would be on the canopy. Mr. Roark stated that the Adequate Facilities Study would be shared next month.

Carroll County Department of Planning Update:

Ms. Carlisle Fillat introduced herself and provided an update from Carroll County. She discussed deferrals that are occurring in the Freedom Area, including retirement villages and retirement homes, cluster subdivisions, planned commercial centers, self-storage facilities. Ms. Fillat further noted that the County is evaluating language and text regarding emerging land uses, including data centers, and is deferring acceptance of any applications for twelve months for further study and consideration. Discussion also included potential text amendments related to consolidation and relocation of non-conforming Use-Off-the-Premises Signs, and removal of residential as accessory use within planned commercial centers. She also stated that the Planning and Zoning Commission continues to consider recommendations from the Master Plan Work Group Reports. She added that all municipalities have completed their portions of the Annual Report and the draft should be available for review in May.

Other Business:

None.

Public Comment:

There was no public comment.

Mr. Konior made **a motion to adjourn**. Mr. Obermayer seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

ZONING ADMINISTRATOR, James Roark

CHAIR, Sharon Callahan