

SPECIAL REPORT
to the
Carroll County Planning and Zoning Commission
May 19, 2026

Prepared by
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SUBJECT: M-26-0033, Zepp Estates Section 2

LOCATION: East and west side of Halter Road, Westminster, MD 21158, C.D. 1

OWNER: Eugene G. Zepp & Jerry W Zepp, Etal., 2680 Halter Road,
Westminster, MD 21158

DEVELOPER: Same as owner

ENGINEER: CLSI, 439 East Main Street, Westminster, MD 21157

ZONING: Agricultural

ACREAGE: 14.212 Acres

WATERSHED: Double Pipe Creek

FIRE DISTRICT: Pleasant Valley

MASTER PLAN: Agriculture

PRIORITY

FUNDING AREA: Outside

DESIGNATED

GROWTH AREA: Outside

❖ **Action Required:**

The plan is before the Planning and Zoning Commission for a determination regarding the transfer of residential lot yield from an adjoining property.

❖ **Existing Conditions:**

The subject property is a 14.212 acre parcel of land located to the north of the unincorporated community of Pleasant Valley in the Westminster area. This property and the other properties in the vicinity are zoned Agriculture and utilize private wells and septic systems. The properties in this area consist of a mix of residential lots, wooded areas, and farm fields.

The subject property consists of acreage on both the east and west side of Halter Road. Prior to a realignment of Halter Road in 1965, the parcel was contiguous and entirely on the west side of the road. When Halter Road was realigned, it divided the property, with

approximately 2 acres of land now located on the eastern side of the road. According to subdivision regulations, this eastern portion is buildable for residential purposes. This portion of the property is presently undeveloped.

❖ **Proposal:**

The property owner desires to transfer this residential building right from the eastern side of the road to the area of the property located on the western side of the road. The western side of the road was previously developed with an off-conveyance, taken in 1983, a second off-conveyance, taken in 1996, and a 1 lot subdivision called Zepp Estates, recorded in 2020 (plat attached). The Zepp Estates subdivision designated the western portion of the subject property as a Remaining Portion, which does not have additional lot yield, but it does have the right to construct a dwelling.

As a part of relocating this lot yield, the remaining acreage on the eastern side of the road would be combined with an existing adjoining property, as it will no longer be considered buildable.

The County Code accommodates for this in section 155.033(B):

§ 155.033 SUBDIVISION IN THE AGRICULTURAL DISTRICT.

(B) Utilization of adjoining tracts.

(1) When lots are created for residential purposes in the A District, the lots are to be located and sized so the agricultural land devoted to residential use is minimized, and the amount of land retained for agricultural use is maximized. The total density of adjoining tracts and legally created off conveyances may be used to comply with these standards, and the lots resulting from development of adjoining tracts may be located on one or more of the tracts. In computing density for purposes of this section, tracts which are subject to an Agricultural Preservation District agreement or easement may not be counted. Total number of residential lots shall be based upon yield from actual acres of various tracts.

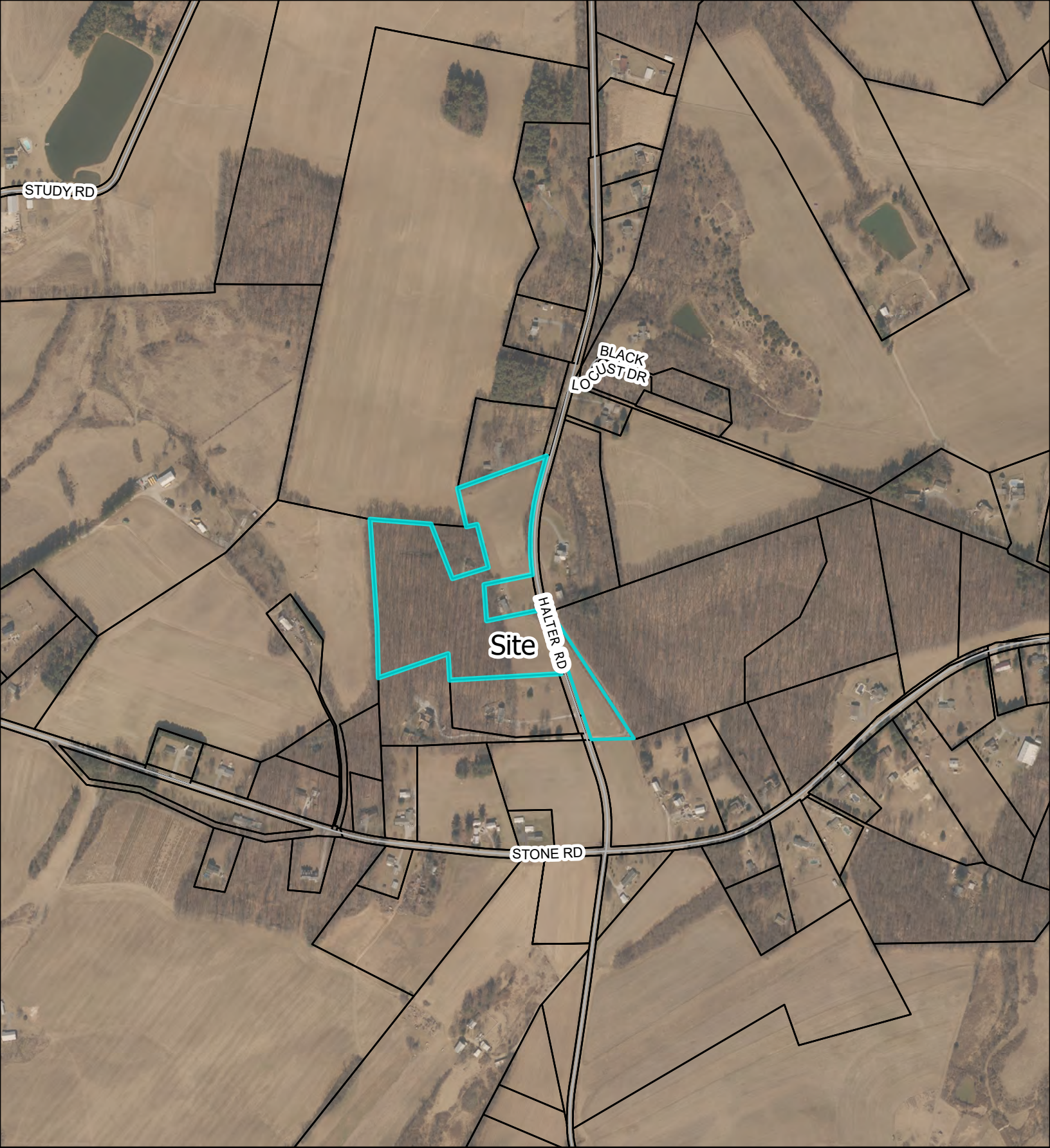
(2) Where land on either side of a public road, or on either side of a strip dividing an original tract and owned in fee simple by a public utility, would otherwise be adjoining except for the existence of in fee public ownership of the road or public utility strip, such confronting tracts may be considered adjoining under this division (B). The tracts shall be considered adjoining only for the purpose of transferring density but not for the purpose of increasing density beyond what is otherwise allowed.

(3) Whenever density from a transferring tract is relocated onto one or more adjoining tracts, the transferring tract shall retain at least one residential building right or the transferring tract shall be combined with another tract or tracts unless modified by the Planning and Zoning Commission.

Transferring this yield would allow the creation of one residential lot on the existing Remaining Portion on the western side of Halter Road. Although the Remaining Portion currently does not have any additional yield, the transfer allows the creation of a lot on this portion of the property. This proposed one lot subdivision would be reviewed as a standard minor subdivision. A note on this plat would be required to address the transfer of yield, and the plat would also require the consolidation of the eastern acreage into the adjoining property.

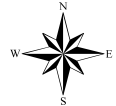
❖ **Request:**

Pursuant to Chapter 155.033(B), the property owner requests approval to relocate the residential building right yield from the portion of the property on the eastern side of Halter Road to the portion of the property on the western side of the road.

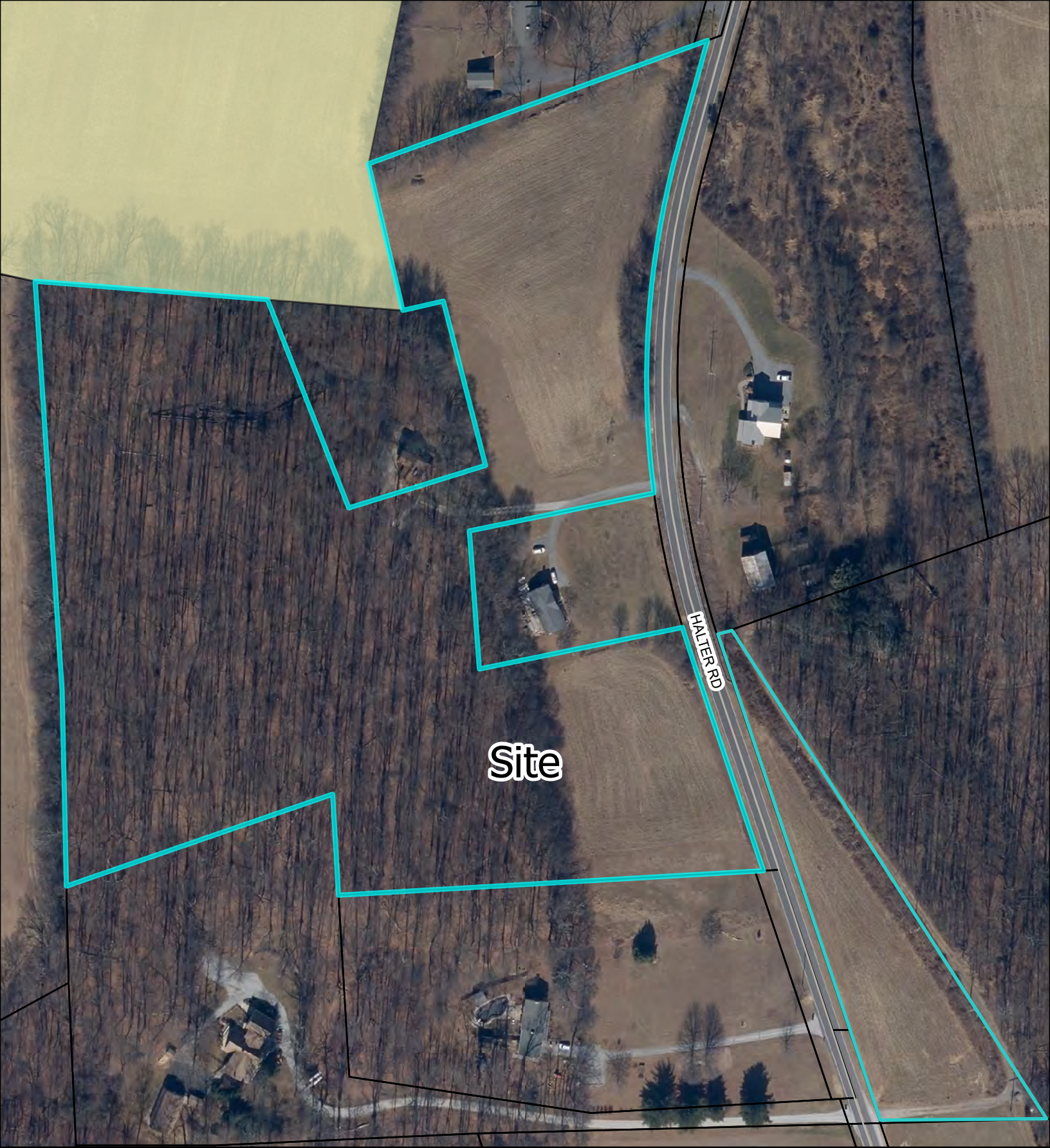


- Legend**
- RoadCenterlines
 - PropertyData
 - Zoning_County
 - Zoning
 - Agriculture
- Orthos2025**
- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

M-26-0033
Zepp Estates, Section 2



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: 2023



Legend

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