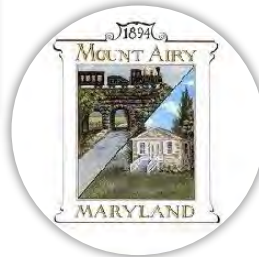


June 2026



Planning Annual Report 2025

Carroll County
Comprehensive Planning Division

This 2025 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with the Md. LAND USE Code Ann. § 1-207 (Annual Report-In general) and § 1-208 (Annual Report-Measures and Indicators).

ACCESSIBILITY NOTICE: The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.

Board of County Commissioners

Joseph A. Vigliotti, President
Michael R. Guerin, Vice President
Thomas S. Gordon III
Kenneth A. Kiler
Susan W. Krebs



Planning & Zoning Commission

Michael Kane, Chair
Ralph Robertson, Vice Chair
Janice R. Kirkner
Matthew Hoff
Steven Smith
Peter Lester
Richard Soisson, Alternate
Thomas S. Gordon III, Ex-officio
Daphne Daly, AICP, Secretary

2025 Planning Annual Report

June 3, 2026

The Carroll County Planning & Zoning Commission hereby adopts the *2025 Planning Annual Report* in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

A handwritten signature in blue ink, appearing to read "Michael Kane", is written over a horizontal line.

Michael Kane, Chair
Carroll County Planning & Zoning Commission

A handwritten signature in blue ink, appearing to read "Daphne Daly", is written over a horizontal line.

Daphne Daly, AICP, Secretary
Carroll County Planning and Zoning Commission

225 North Center Street Westminster, Maryland 21157
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MD Relay 711/800-735-2258

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Andrea Gerhard, Senior Planner

Introduction

Among the many responsibilities of a planning commission is the preparation of an annual report that catalogs development and planning information for the previous calendar year. The annual report is required under the Land Use Article (§1-207 and §1-208) of the Annotated Code of Maryland.

Through a series of tables and maps, each annual report describes the type, location, and stage of development that occurred during the previous calendar year. The information reported includes changes that have occurred as a result of subdivision and development activity, as well as changes that may occur in the future due to revisions to comprehensive plans, zoning maps, codes, or state and federal regulations.

Based on the Land Use Article, development and other development-related activity are to be consistent with the adopted plans of the jurisdiction and should implement the state Planning Principles.

The annual report also contains a local land use goal and data on specific “measures and indicators.” Measures and indicators include data on the amount, share, and density of growth inside and outside of Priority Funding Areas (PFAs). They are meant to provide a way of tracking progress towards meeting the state and local land use goals. More information on this requirement can be found in the Measures and Indicators section of this annual report.

In addition to development-related activity and the measures and indicators, the report also provides information on impact fees paid by new development. This includes the total amount paid to the County, the locations of the contributing projects, and the portion of fees dedicated to transportation improvements or maintenance, school construction or

maintenance, or other capital improvement projects.

The Carroll County Planning and Zoning Commission provides this report on behalf of the County, as well as the eight Municipalities.

The Municipalities provide the County with the planning and development-related data to be included in the report.

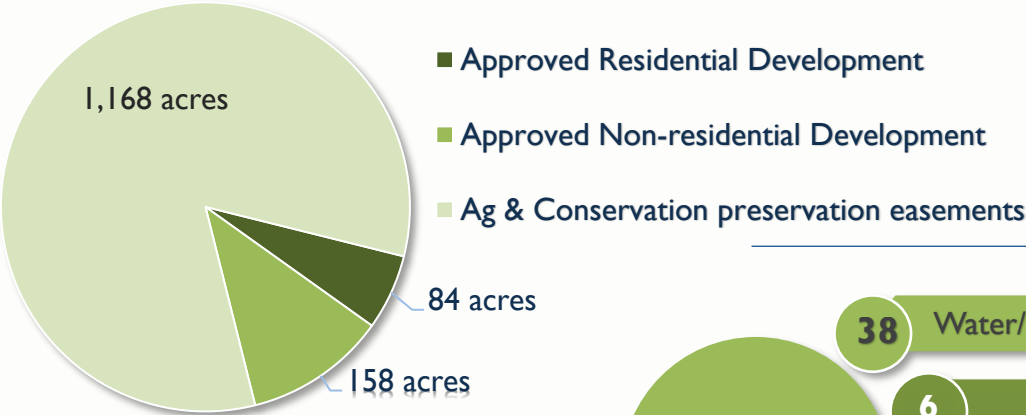
The Land Use Article requires the Planning Commission to “prepare, adopt, and file an annual report, on or before July 1 of each year for the previous calendar year, with the local legislative body.”

The annual report is posted on the Carroll County Carroll County Department of Planning and Land Management website. Copies are also provided to the Maryland Carroll County Department of Planning.



2025 Development at-a-glance

2025 Approved Development and Preservation Acreage



Amendments

237 Dwelling Units Added

52 Non-residential Units Added

15 Non-residential Lots Recorded

37 Residential Lots Recorded

317 Building Permits Issued

38 Water/Sewer Amendments

6 Annexations

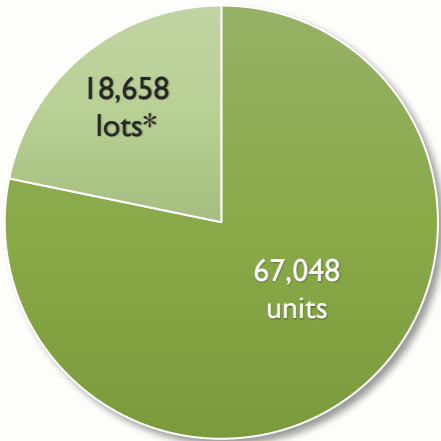
5 Rezoning

5 Text Amendments

New Construction

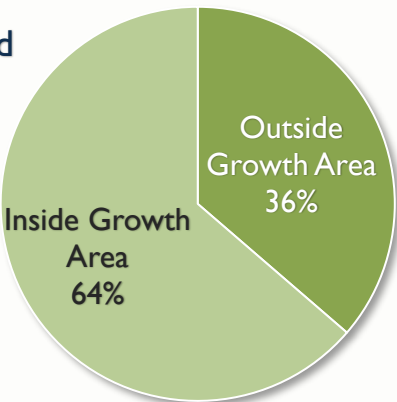
Potential Residential Development

- Existing residential units
- Potential residential lots



*Assumes 1 unit per lot

New Residential and Non-Residential Construction



New Plans Adopted & Plan Amendments Adopted

Town of Mount Airy Comprehensive Master Plan 2023-2033

Resolution #2025-1 adopted February 3, 2025: The Master Plan guides land-use decisions made by the Planning Commission and Town Council for the next 10 years (2023 – 2033). This long-range plan addresses physical growth and is comprehensive. The 2023 Master Plan –

- acknowledges a Town Vision that focuses on safeguarding and enhancing our citizens' quality of life and maintaining a genuine sense of Community;
- reflects upon our challenges above to provide appropriate Land Use guidance for the next 10 years to meet our Vision;
- leverages past Master Plans, Studies, and Surveys to align our guidance with our residents;
- aligns with Carroll County and Frederick County future planning, and conforms to Maryland requirements for municipality Master Plans

Town of Union Bridge Master Plan Amendment

Resolution # 01-2025 adopted January 27, 2025: Map revisions, text, demographic data and inclusion of Housing element.

Carroll County Water & Sewer Master Plan

There were several amendments to the Carroll County Water and Sewer Master Plan that became effective in 2025 as part of the Fall 2024 and Spring 2025 Amendment Cycles. These amendments pertained to the Towns of Hampstead, Manchester, Union Bridge and New Windsor, the City of Taneytown, and the Freedom/Sykesville Area.

On January 30, 2025, (or on February 13, 2025) the Board of County Commissioners adopted the Fall 2024 Amendment Cycle to the 2023 Carroll County Water and Sewer Master Plan (**Resolution No. 1236-2025**). The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on April 21, 2025, for the Fall 2024 cycle.

On August 21, 2025, the Board of County Commissioners adopted the Spring 2025 Amendment Cycle to the 2023 Carroll County Water and Sewer Master Plan (**Resolution No. 1250-2025**). The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on October 21, 2025, for the Spring 2025 cycle.

Water

Fall 2024

Freedom Area:

The Carroll County Planning and Zoning Commission certified the following amendment for consistency with the 2014 County Master Plan, *Amended 2019* and the 2018 Freedom Community Comprehensive Plan during their November 19, 2024, meeting.

Amendments & Growth-Related Changes in Development Patterns

Four Single Family Dwelling Units: Updated the *Freedom Water Service Area* map by moving four single-family dwelling units (Acct IDs 0705-020026, 0705-026512, 0705-026504, and 0705-026490) from the *Existing Service Area (W-1)* to the *Long Range Future Service Area (W-6)* and subtracted 1,000 GPD of *Residential Demand* from *Existing (W-1)*, *Priority (W-3)*, and *Future (W-5)*, in the *Projected Water Supply Demands and Planned Capacity* table. Shown in Map 1 on page 9.

Town of Manchester:

The Town of Manchester Planning and Zoning Commission certified the following amendments for consistency with the *2018 Manchester Comprehensive Plan* during their October 15, 2024, meeting. The updates are shown in Map 3 on page 11.

1. Updated the *Manchester Water Service Area* map by moving five single family dwelling units on a property (Acct. ID 0706-037666) from the *Long Range Service area (W-6)* to the *Existing Service Area (W-1)* and add 1,250 GPD of *Residential Demand* to *Future (W-5)*, *Priority (W-3)*, and *Existing (W-1)* in the *Projected Water Supply Demands and Planned Capacity* table.
2. Updated the *Manchester Water Service Area* map by moving three properties (Acct. IDs 0706-033938, 0706-039669, and 0706-041051) from the *Priority Service Area (W-3)* to the *Existing Service Area (W-1)*. Demand table modifications were not needed because the properties have been connected to public water for at least 10 years and therefore the amendment will not account for water flows that were already accounted for in the 2023 Triennial Update.
3. Updated the *Manchester Water Service Area* map by removing the *Future Water Storage Tank* near Manchester Baptist Church Road.
4. Updated the *Manchester Water Service Area* map by removing the *Future Storage Tank* in the map legend under “Water Facilities.”
5. Updated the *Manchester Water Service Area* map by moving the designation of two wells, one “South of Manchester Valley High School” and one “North of Maple Grove Road,” from *Priority Wells* to *Existing Wells*.
6. Updated the *Manchester Water Service Area* map by depicting the 8” *Existing Line* that connects the *Existing Storage Tank* (near Manchester Baptist Church) to the 8” *Existing Line*.
7. Updated the *Manchester Water Service Area* map by depicting the 6” *Existing Line* along Oak Street ending at the perpendicular 6” *Existing Line*.
8. Updated the *Manchester Water Service Area* map by depicting the 1.5” *Existing Line* between the *Existing Well* to the *Existing Pumping Station* south of Manchester Valley High School and north of Maple Grove Road.
9. Updated the *Manchester Water Service Area* map by depicting the *Existing Line* between the *Existing Pumping Station* and the *Existing Well* located to the northwest of the Washington Way and Southwestern Avenue Intersection.
10. Updated the *Manchester Water Service Area* map by depicting the connection of the *Existing Pumping Station* located west of Susanann Drive to the *Existing Well* located east of the Southwestern Avenue and Coleman Court intersection, with a 4” *Existing Line*.

Amendments & Growth-Related Changes in Development Patterns

Spring 2025

Town of Hampstead

The Hampstead Planning and Zoning Commission certified the following amendments for consistency with the *2010 Hampstead Community Comprehensive Plan, amended in 2023*, during their April 23, 2025, meeting. The updates are shown in Map 2 on page 10.

1. Updated *Hampstead Water Service Area* map by moving one property (Acct. ID 0708-062269) from the *No Planned Service* area to the *Existing Service Area (W-1)*. Demand table modifications were not needed because the water usage will be very minimal (5 gpd).
2. Updated *Hampstead Sewer Service Area* map by moving two properties (Acct. ID 0708-033609 & 0708-064024) from the *No Planned Service* area to the *Priority Service Area (W-3)*. Demand table modifications were not needed because the water usage will be very minimal (35 gpd).
3. Updated *Hampstead Sewer Service Area* map by moving two properties (Acct. ID 0708-071322 & 0708-071314) from the *Priority Service Area (W-3)* to the *Existing Service Area (W-1)*. Demand table modifications were not needed because the water usage will be very minimal (81 gpd).

Town of Union Bridge:

The Town of Union Bridge Planning and Zoning Commission certified the following amendment for consistency with the *2024 Town Plan Review of the 2008 Union Bridge & Environs Community Comprehensive Plan* during their April 17, 2025, meeting.

Projected Water Supply Demands and Planned Capacity Changes: Changes were made to the Union Bridge Water Service Area map, shown in Map 4 on page 12, resulting in a recalculation of the entire water service area. Water Calculations were based off current flows of 90,304 GPD (Residential) and 75,696 GPD (Other) for a total of 166,000 GPD. For the Priority and Future Water Service Areas, the Buildable Land Inventory (BLI) was obtained for the service areas and used for calculations. Corresponding text edits were also made. The *Projected Water Supply Demands and Planned Capacity* table was updated to reflect these changes.

Town of New Windsor:

The Town of New Windsor Planning and Zoning Commission certified the following amendment for consistency with the *2007 (Amended 2010) New Windsor Community Comprehensive Plan* during their April 28, 2025, meeting.

Changes were made by the Town to the Town's Buildable Land Inventory (BLI) and GDP calculation multiplier resulting in a recalculation of the entire water service area. Water calculations were based off current flows of 81,336.98 GPD (Residential) and 14,806.02 GPD (Other) for a total of 96,143 GPD. For the Priority and Future Sewer Service Areas, the BLI was obtained and used for calculations. Corresponding text edits were also made. The resulting calculations were updated in the *Projected Water Supply Demands and Planned Capacity* table.

Sewer

Fall 2024

Town of Hampstead:

The Hampstead Planning and Zoning Commission certified the following amendment for consistency with the *2010 Hampstead Community Comprehensive Plan, amended in 2023*, during their October 23, 2024, meeting. Shown in Map 5 on page 13.

Two Commercial Properties: Updated the *Hampstead Sewer Service Area* map by moving two commercial properties (Acct IDs 0708-033196 and 0708-040923) from the *Future Service Area (S-5)* to the *Priority Service Area (S-3)* and added 5,554 GPD of *Other Demand* to *Priority*, in the *Projected Sewerage Demands and Planned Capacity* table.

Town of Manchester:

The Town of Manchester Planning and Zoning Commission certified the following amendments for consistency with the *2018 Manchester Comprehensive Plan* during their October 15, 2024, meeting. Shown in Map 6 on page 14.

1. Updated the *Manchester Sewer Service Area* map by moving one property (Acct. ID 0706-034667) from the *Existing Service Area (S-1)* to the *Future Service Area (S-5)* and subtracted 307 GPD of *Other Demand* from the *Existing Service Area* and the *Priority Service Area* in the *Projected Sewerage Demands and Planned Capacity* table.
2. Updated the *Manchester Sewer Service Area* map by moving one single family dwelling unit (Acct. ID 0706-039758) from *No Planned Service* to the *Existing Service Area (S-1)* and, for a portion of the property, added 250 GPD of *Residential Demand* to the *Future Service Area* and *Priority Service Area*. The other portion of the property is already located in the *Existing Service Area (S-1)*.
3. Updated the *Manchester Sewer Service Area* map by moving nine single family dwelling units (Acct. IDs 0706-035302, 0706-048129, 0706-048110, 0706-048684, 0706-048536, 0706-041612, 0706-433964, 0706-433965, and 0706-048293) from *No Planned Service* to the *Long Range Service Area (S-6)*.
4. Updated the *Manchester Sewer Service Area* map by moving two properties (Acct. IDs 0706-039669 and 0706-041051) from the *Priority Service Area (S-3)* to the *Existing Service Area (S-1)*. The properties have been connected to Public Sewer for at least 10 years and therefore this amendment will not account for additional flow that was already accounted for in the 2023 Triennial Update.
5. Updated the *Manchester Sewer Service Area* map by moving one single family dwelling unit (Acct ID 0706-054609) from the *Existing Service Area (S-1)* to the *Future Service Area (S-5)* and subtracted 250 GPD of *Residential Demand* from the *Existing Service Area* and the *Priority Service Area* in the *Projected Sewerage Demands and Planned Capacity* table.
6. Updated the *Manchester Sewer Service Area* map by moving one single family dwelling unit (Acct. ID 0706-036201) from the *Future Service Area (S-5)* to the *Existing Service Area (S-1)* and added 250 GPD of *Residential Demand* to the *Existing Service Area* and the *Priority Service Area* in the *Projected Sewerage Demands and Planned Capacity* table.

Amendments & Growth-Related Changes in Development Patterns

7. Updated the *Manchester Sewer Service Area* map by moving eight single family dwelling units (Acct IDs 0706-036139, 0706-037933, 0706-034535, 0706-034233, 0706-003036, 0706-038123, 0706-038980, and 0706-035817) from the *Existing Service Area (S-1)* to the *Priority Service Area (S-3)* and subtracted 2,000 GPD of *Residential Demand* from the *Existing Service Area* in the *Projected Sewerage Demands and Planned Capacity* table.
8. Updated the *Manchester Sewer Service Area* map by moving eleven single family dwelling units (Acct IDs 0706-033962, 0706-036856, 0706-038549, 0706-035728, 0706-036791, 0706-035957, 0706-038352, 0706-036120, 0706-035426, 0706-035418, and 0706-035396) from the *Existing Service Area (S-1)* to the *Future Service Area (S-5)* and subtracted 2,750 GPD of *Residential Demand* from the *Existing Service Area* and the *Priority Service Area* in the *Projected Sewerage Demands and Planned Capacity* table.
9. Updated the *Manchester Sewer Service Area* map by moving seventeen single family dwelling units (Acct IDs 0706-034977, 0706-035868, 0706-035272, 0706-038964, 0706-038921, 0706-033970, 0706-035922, 0706-036171, 0706-038859, 0706-035647, 0706-033857, 0706-037461, 0706-035787, 0706-038425, 0706-033954, 0706-035582, and 0706-038808) from the *Future Service Area (S-5)* to the *Priority Service Area (S-3)* and added 4,250 GPD of *Residential Demand* to the *Priority Service Area* in the *Projected Sewerage Demands and Planned Capacity* table.
10. Updated the *Manchester Sewer Service Area* map by moving one single family detached dwelling unit (Acct. ID 0706-047556) from the *Existing Service Area (S-1)* to the *Priority Service Area (S-3)* and subtract 250 GPD of *Residential Demand* from Existing in the *Projected Sewerage Demands and Planned Capacity* table.
11. Updated the *Manchester Sewer Service Area* map by depicting the *Existing Line*, in two areas, along Arizona Way.
12. Updated the *Manchester Sewer Service Area* map by depicting the *Existing Line* along the full length of Oak Street.
13. Updated the *Manchester Sewer Service Area* map by depicting the *Existing Force Mains* near the *Existing Treatment Plant* to align with what is currently existing, per the map.
14. Updated the *Manchester Sewer Service Area* map by removing the *Future Pumping Station* near Valley View Court.
15. Updated the *Manchester Sewer Service Area* map by removing a *Priority Line* at Valley View Court.
16. Updated the *Manchester Sewer Service Area* map by removing the *Existing Line* to the south of one property (Acct. ID 0706-038808).

Spring 2025

City of Taneytown:

The City of Taneytown Planning and Zoning Commission certified the following amendment for consistency with the 2010 Taneytown Community Comprehensive Plan during their April 20, 2025, meeting.

Amendments & Growth-Related Changes in Development Patterns

Parcel 233: Updated the Taneytown Sewer Service Area map by moving one residential property (Acct ID 0701-000136) from the *Long Range Service Area (S-6)* to the *Priority Service Area (S-3)* and added a total of 250 GPD of *Residential Demand* to the *Priority Service Area*. Shown in Map 7 on page 15.

Town of Hampstead:

The Hampstead Planning and Zoning Commission certified the following amendments for consistency with the *2010 Hampstead Community Comprehensive Plan, amended in 2023*, during their April 23, 2025, meeting. Shown in Map 5 on page 13.

1. Updated the *Hampstead Sewer Service Area* map by moving one property (Acct IDs 0708-433472) from the *Future Service Area (S-5)* to the *Priority Service Area (S-3)*. Demand table modifications were not needed because the flow rates will be very minimal (81 gpd).
2. Updated the *Hampstead Sewer Service Area* map by moving one property (Acct IDs 0708-071322) from the *Future Service Area (S-5)* to the *Priority Service Area (S-3)*. Demand table modifications were not needed because the flow rates will be very minimal (81 gpd).

Town of Union Bridge:

The Town of Union Bridge Planning and Zoning Commission certified the following amendment for consistency with the *2024 Town Plan Review of the 2008 Union Bridge & Environs Community Comprehensive Plan* during their April 17, 2025, meeting.

Projected Water Supply Demands and Planned Capacity Changes: Changes were made to the Union Bridge Sewer Service Area map, shown in Map 8 on page 16, resulting in a recalculation of the entire sewer service area. Sewer Calculations were based off current flows of 98,192 GPD (Residential) and 82,308 GPD (Other) for a total of 180,500 GPD. For the Priority and Future Sewer Service Areas, the Buildable Land Inventory (BLI) was obtained for the service areas and used for calculations. The *Projected Sewer Supply Demands and Planned Capacity* table was updated to reflect these changes.

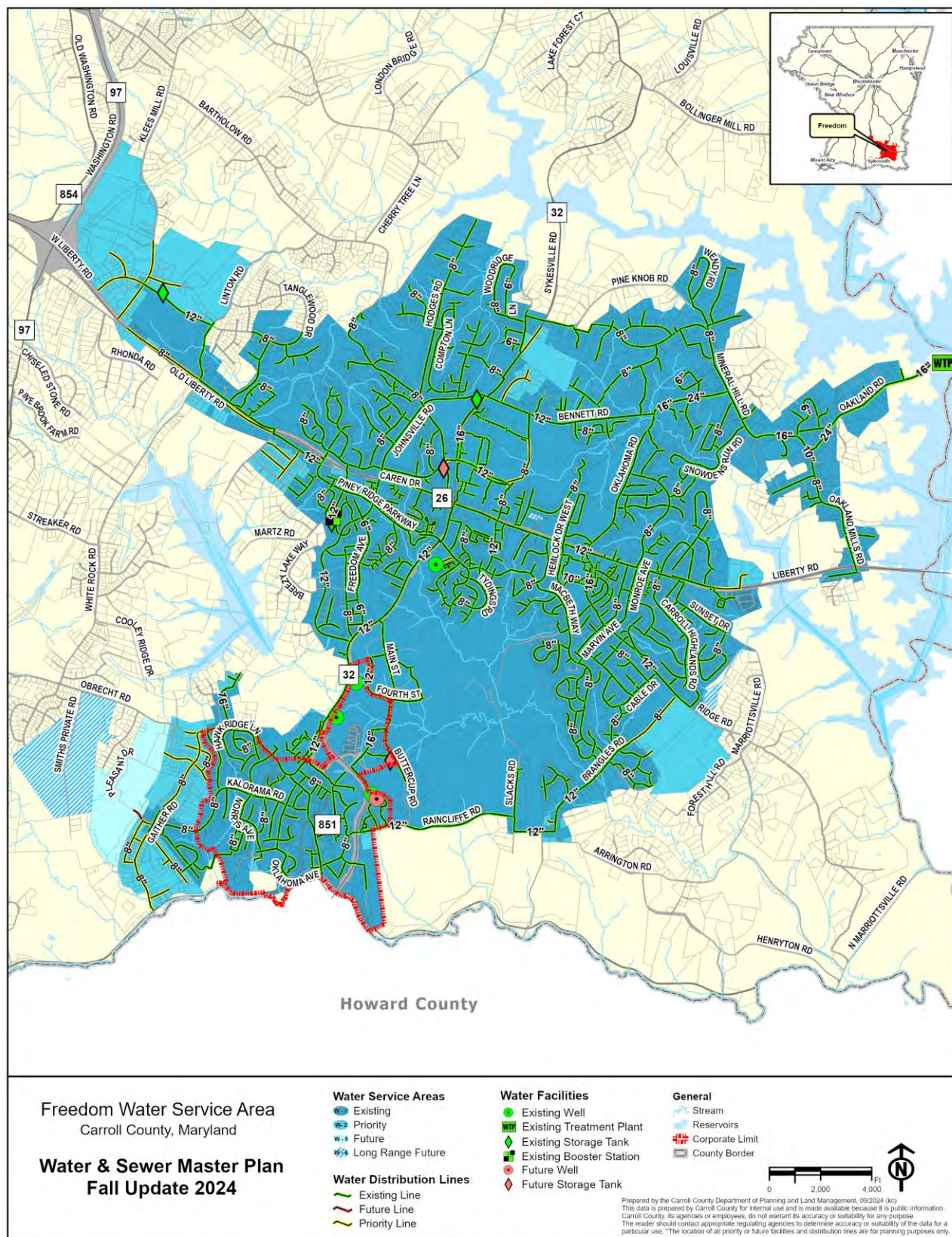
Town of New Windsor:

The Town of New Windsor Planning and Zoning Commission certified the following amendment for consistency with the *2007 (Amended 2010) New Windsor Community Comprehensive Plan* during their April 28, 2025, meeting.

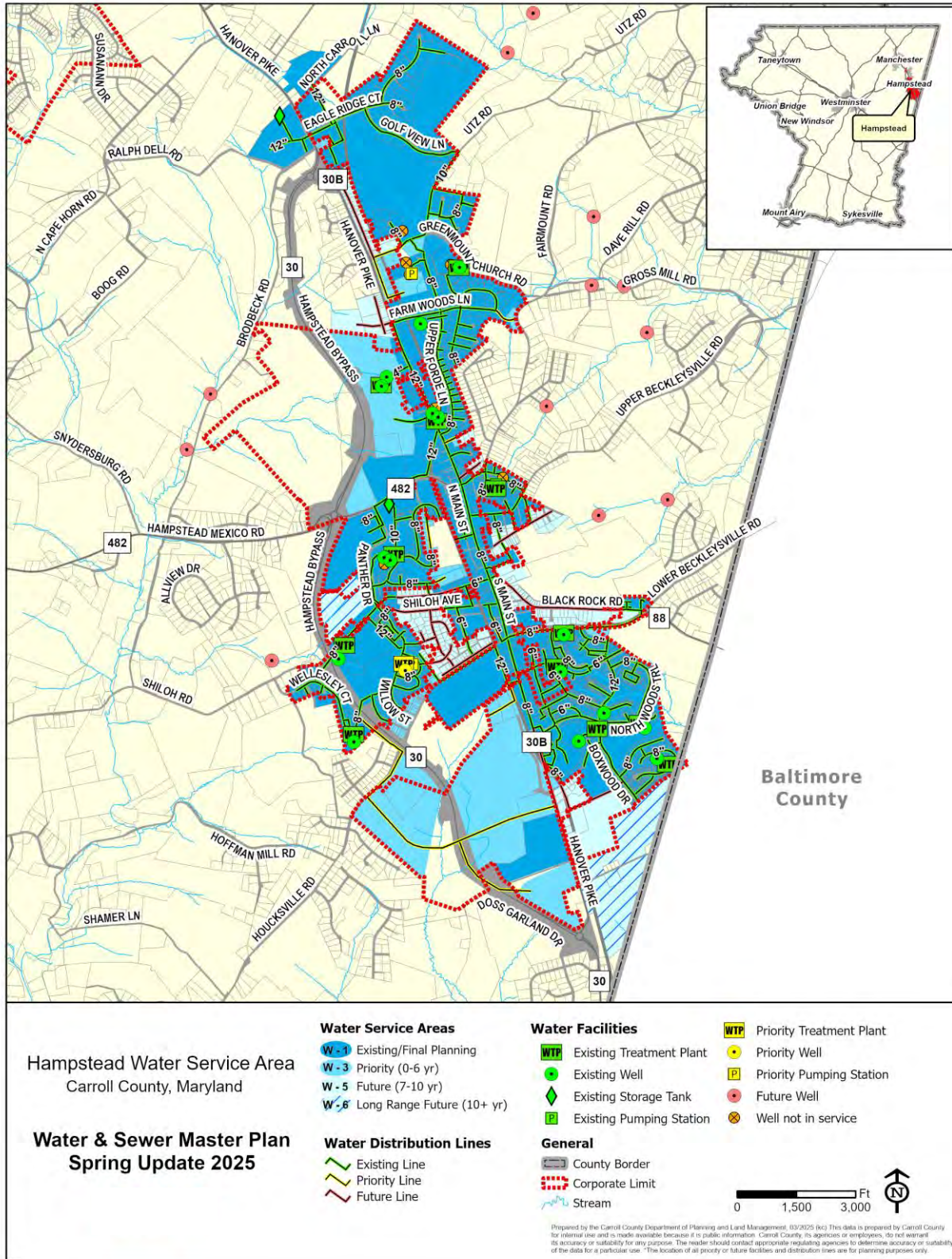
Changes were made by the Town to the Town's Buildable Land Inventory (BLI) and GDP calculation multiplier resulting in a recalculation of the entire sewer service area. Sewer calculations were based off current flows of 62,604 GPD (Residential) and 11,396 GPD (Other) for a total of 74,000 GPD. For the Priority and Future Sewer Service Areas, the BLI was obtained and used for calculations. Corresponding text edits were also made. The resulting calculations were updated in the *Projected Sewerage Demands and Planned Capacity* table.

Amendments & Growth-Related Changes in Development Patterns

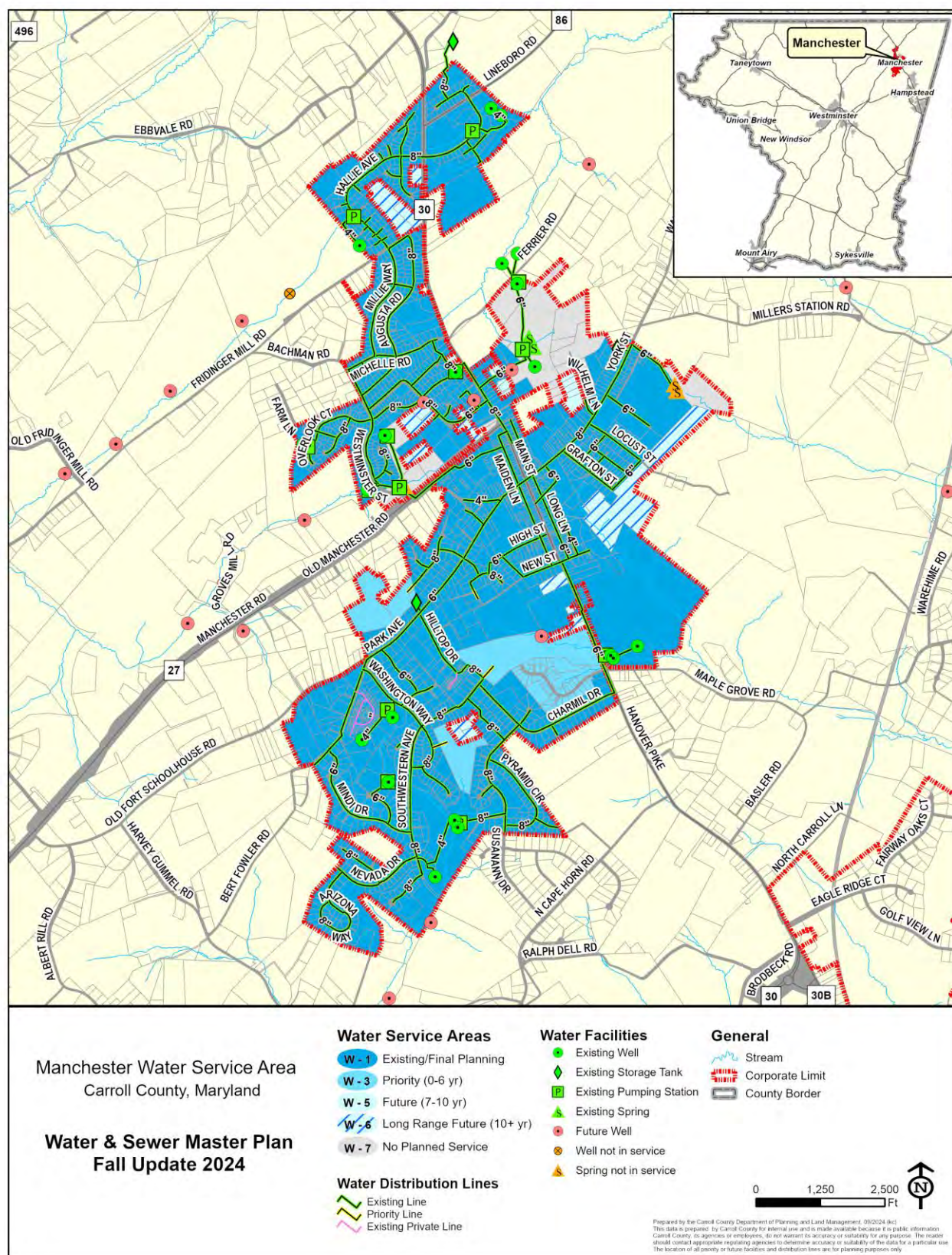
MAP I: FREEDOM AREA WATER SERVICE AREA



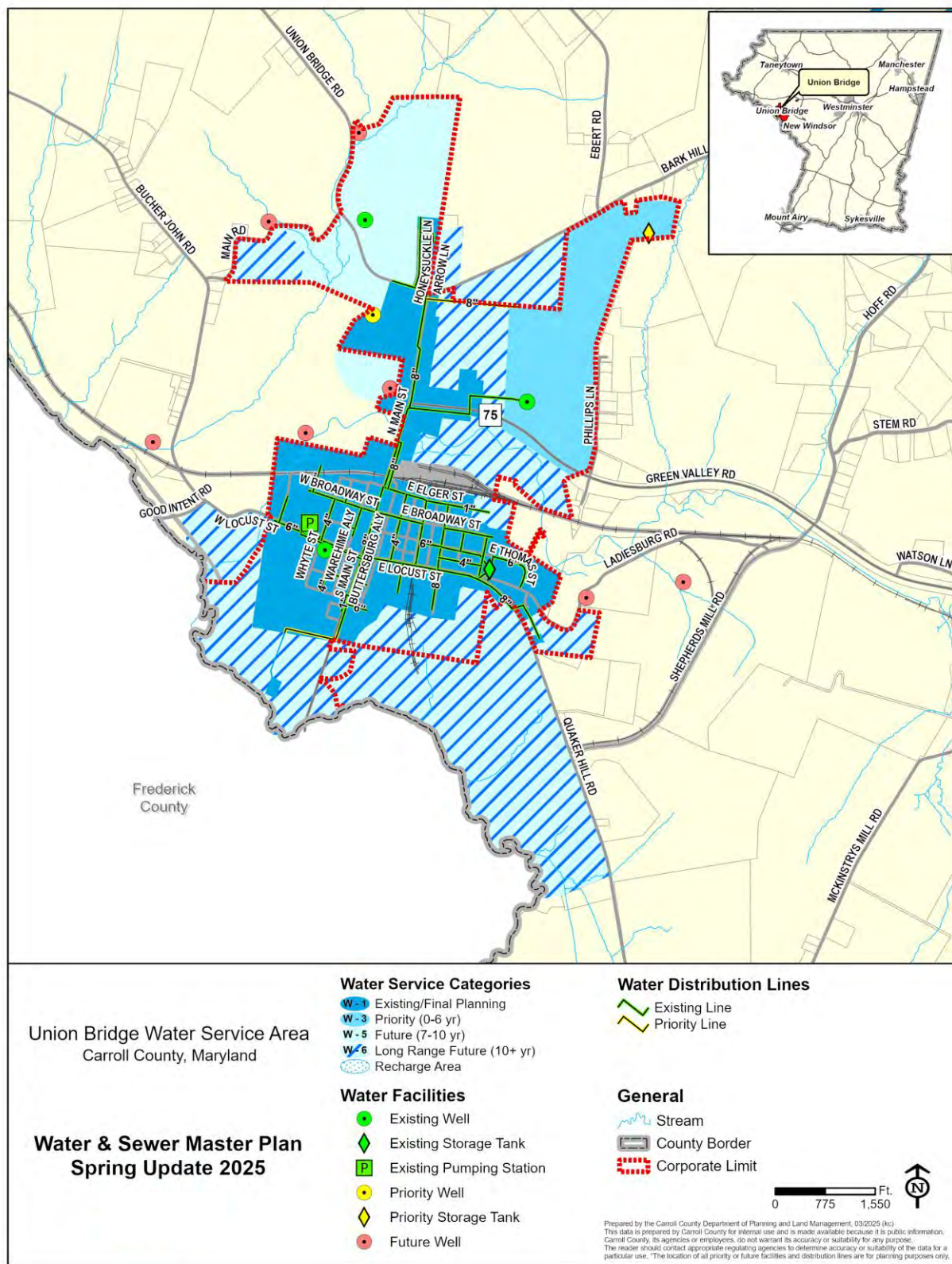
MAP 2: HAMPSTEAD WATER SERVICE AREA



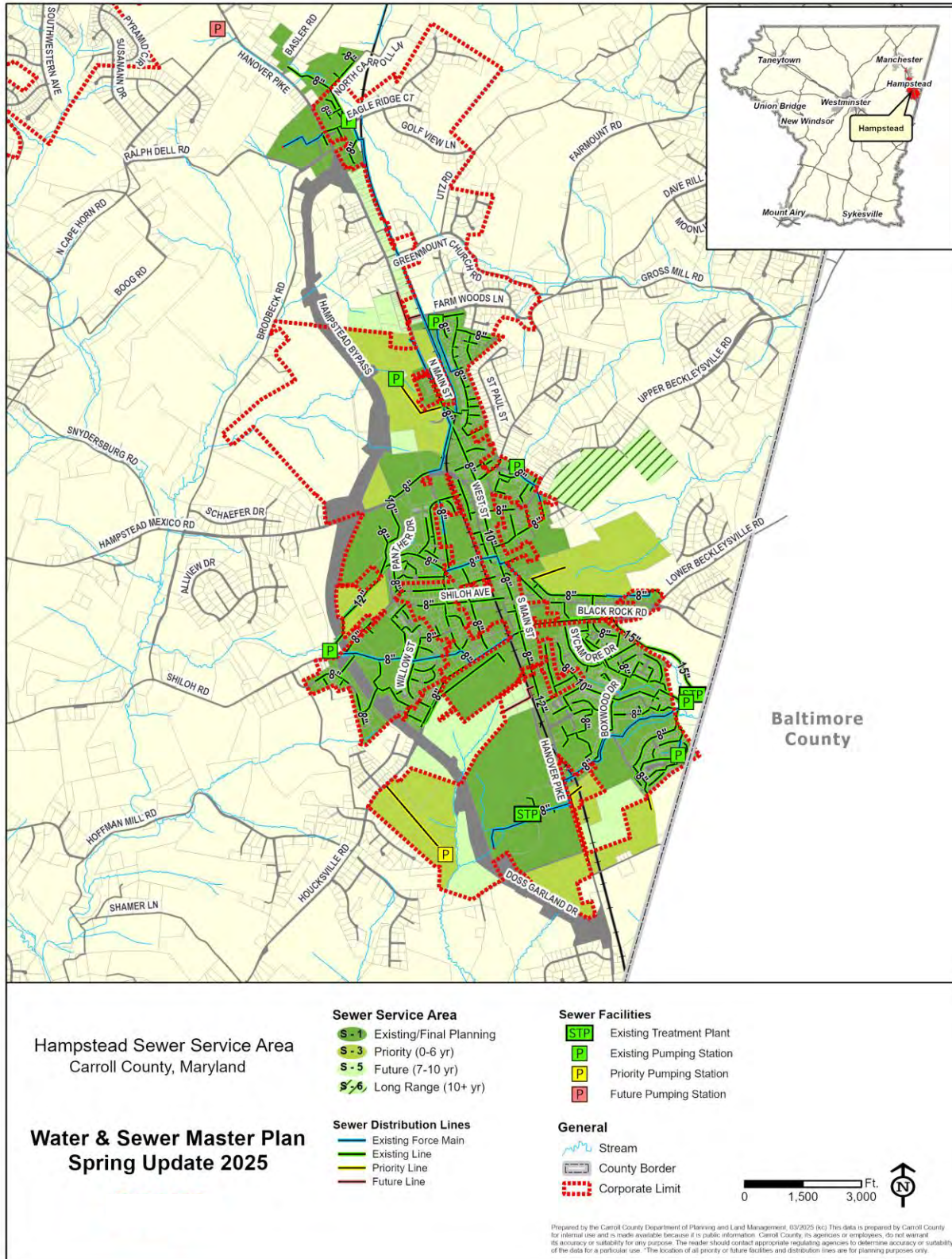
MAP 3: MANCHESTER WATER SERVICE AREA



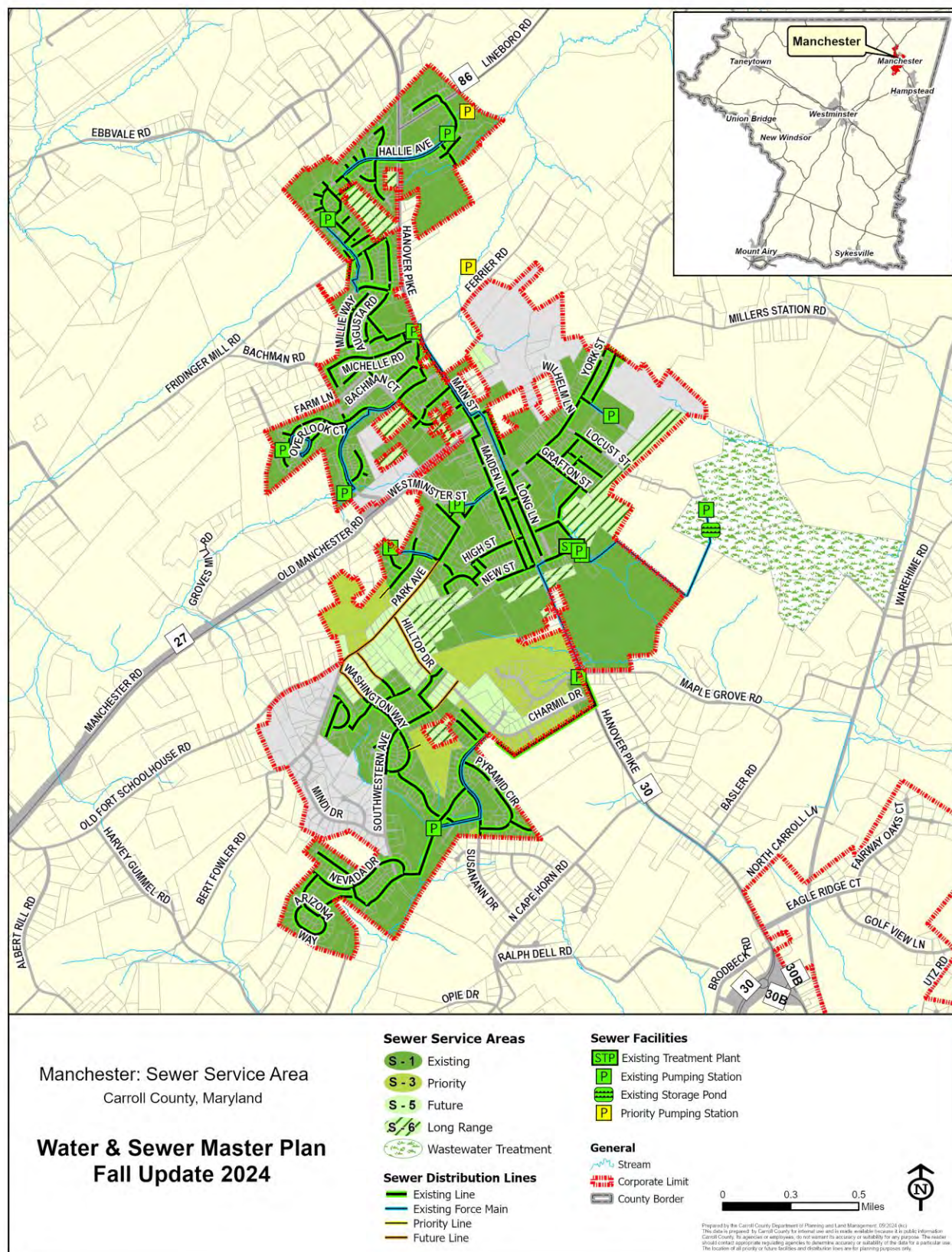
MAP 4: UNION BRIDGE WATER SERVICE AREA



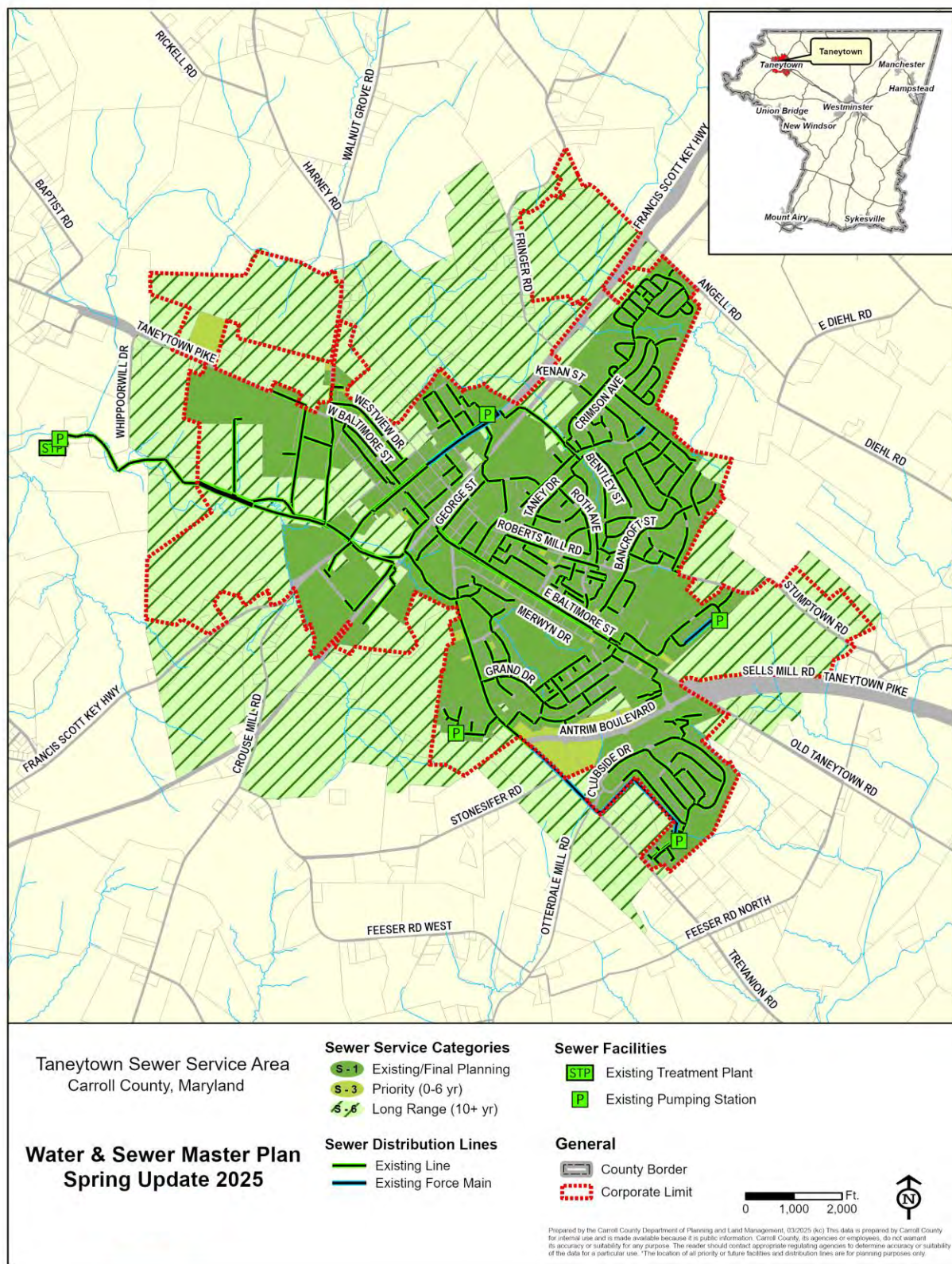
MAP 5: HAMPSTEAD SEWER SERVICE AREA



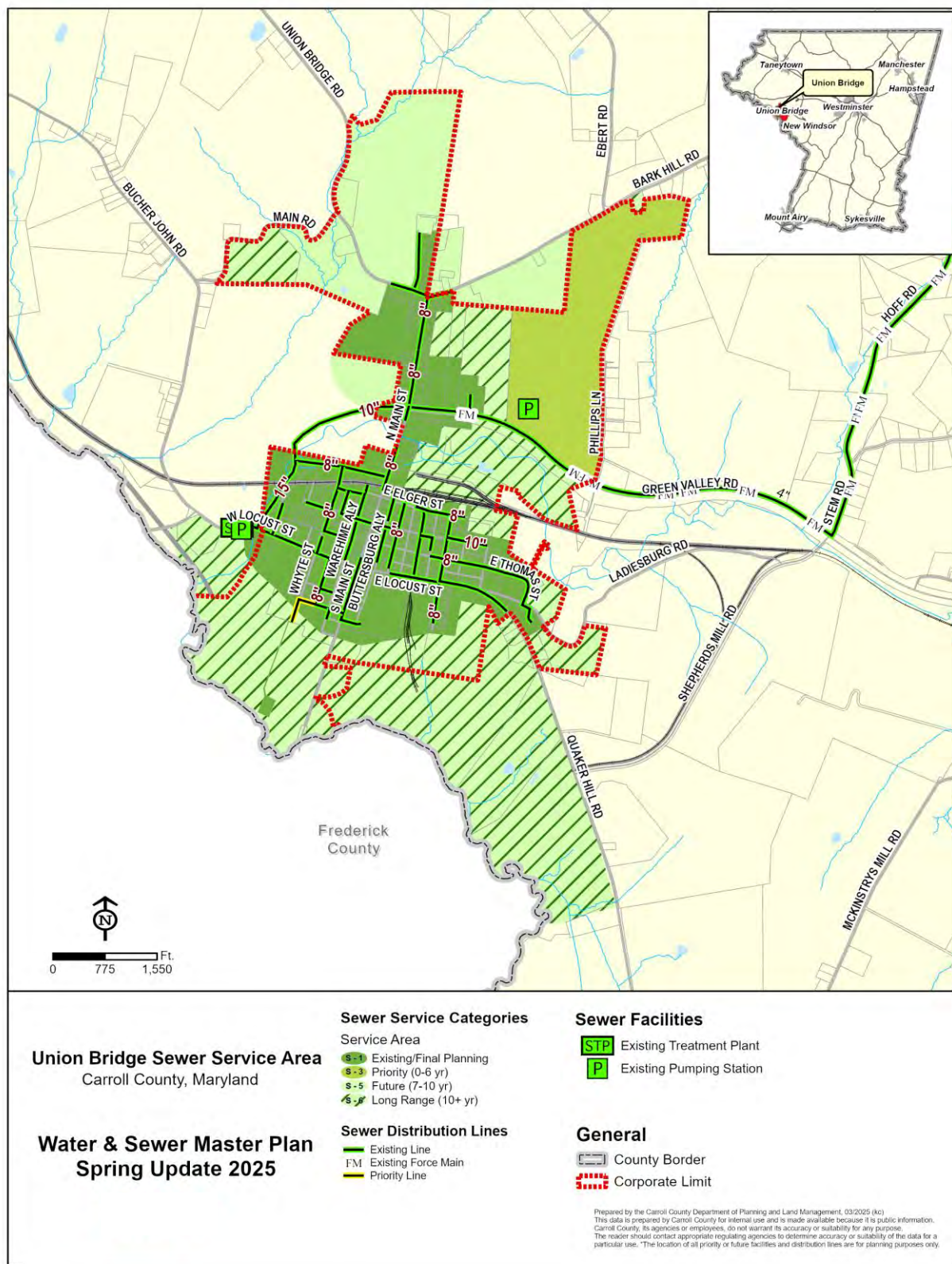
MAP 6: MANCHESTER SEWER SERVICE AREA



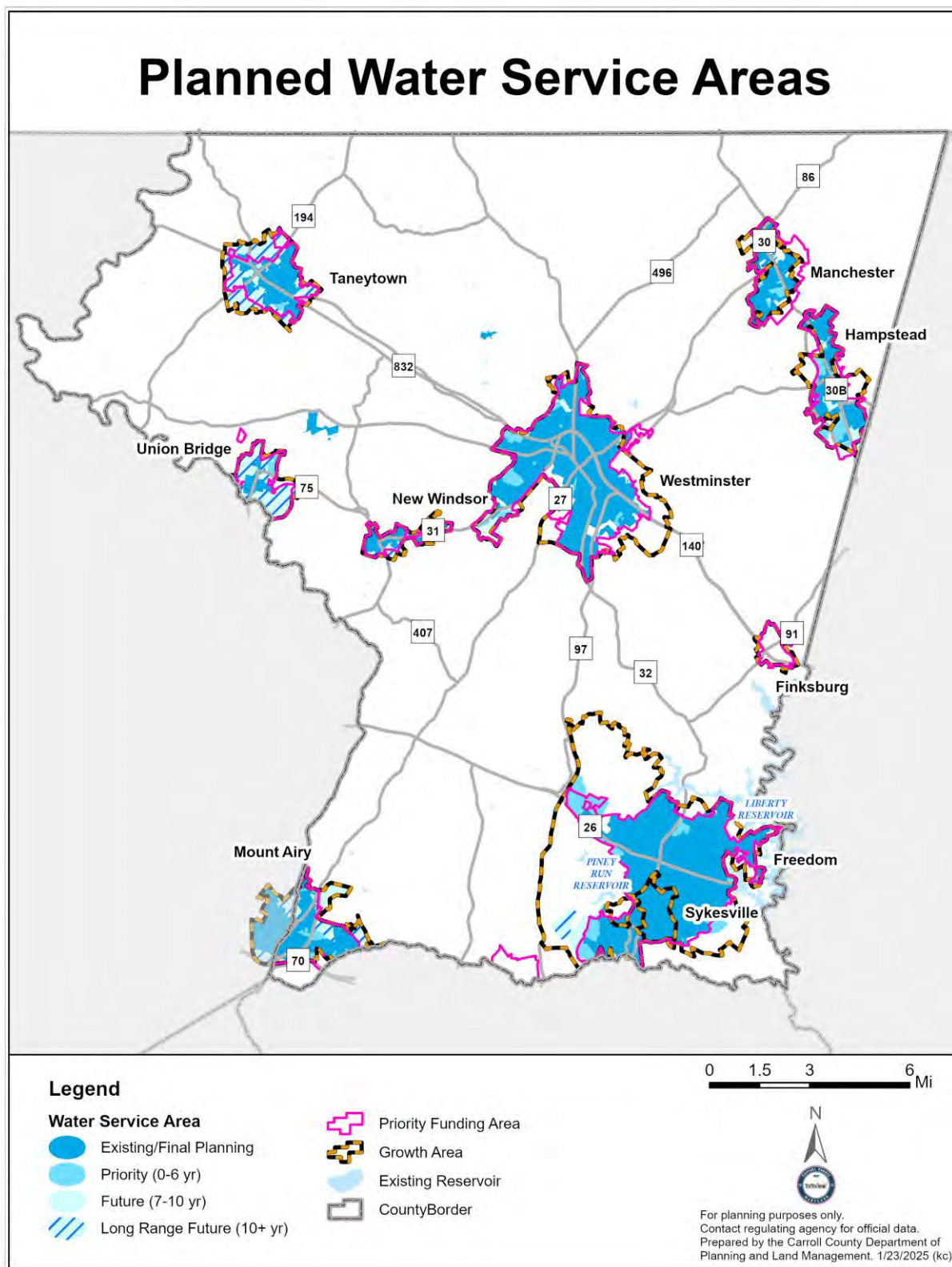
MAP 7: TANEYTOWN SEWER SERVICE AREA



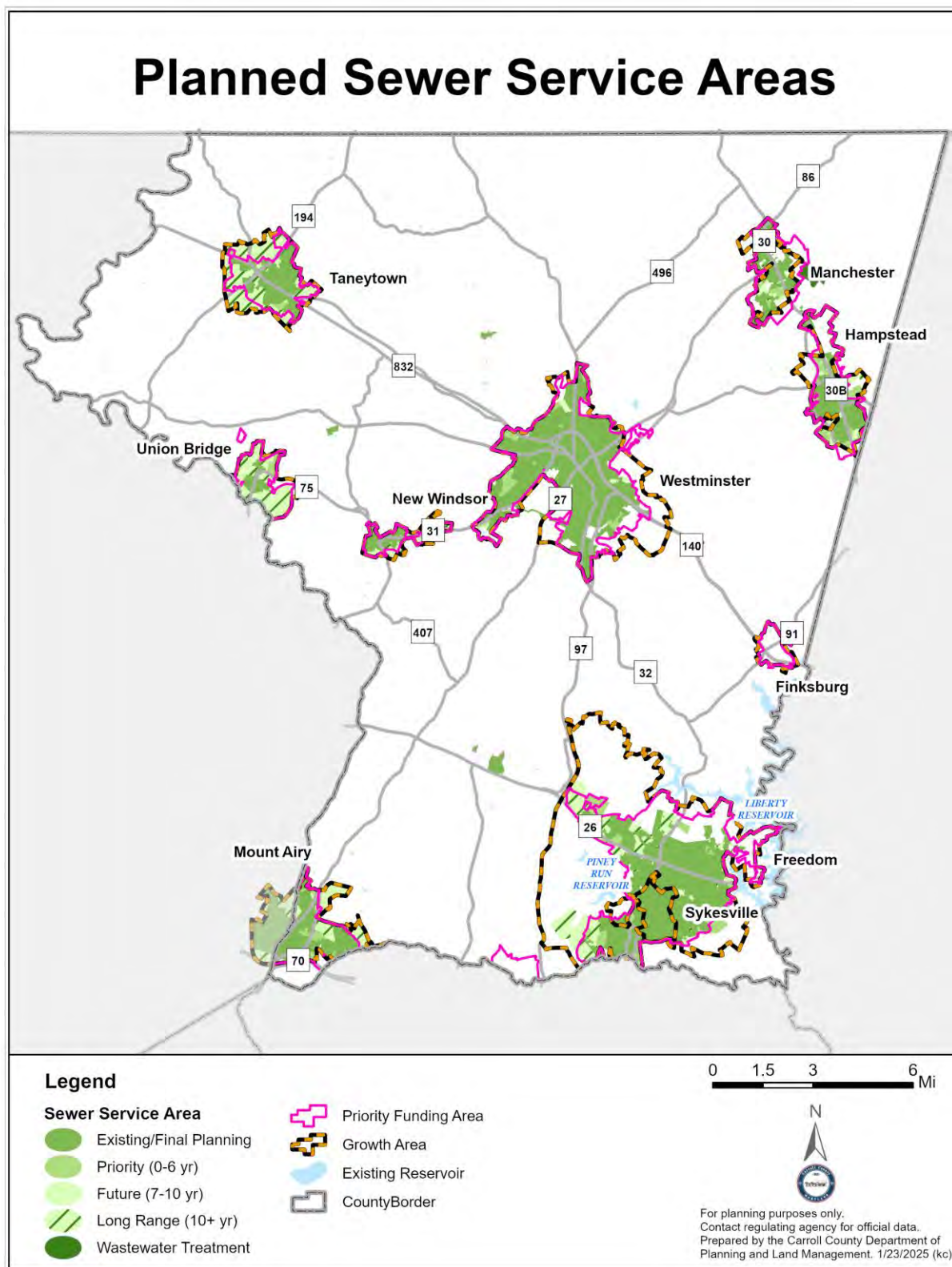
MAP 8: UNION BRIDGE SEWER SERVICE AREA



MAP 9: 2025 COUNTYWIDE WATER MASTER PLAN



MAP 10: 2025 COUNTYWIDE SEWER MASTER PLAN



Subdivisions and Site Plans Approved

County Subdivisions and Site Plans Approved

The following Tables 1 and 2 list all new subdivisions and site plans in the County that received final approval during calendar year 2025. Map 11 on Page 22 shows the location of these subdivisions and site plans. During 2025, 14 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 145.21 acres. The tables also include residential and non-residential site plans and subdivisions that were amended or expanded.

Residential

TABLE 1: COUNTY RESIDENTIAL SITE PLANS AND SUBDIVISIONS (2025)

Location # (Map 11)	Name	New Lots	Units	Acres	Zoning	Election District
1	Byron Hills	4	4	3.37	R-20,000	5
2	Hindman Property	2	2	7.91	Agriculture	4
3	Mallards Landing	3	4	9.45	Agriculture	3
4	Owl Subdivision	2	1	0.72	R-10,000	7
5	Schalk Ridge 3	1	1	2.01	Agriculture	6
6	Sunset View	3	3	5.73	Agriculture	4
7	Woodalls Wish	1	1	51.74	Agriculture	11

16 Lots/16 units/80.93 Acres

Source: Carroll County Development Review Division, Carroll County Comprehensive Planning Division

Non-Residential

TABLE 2: COUNTY NON-RESIDENTIAL SITE PLANS AND SUBDIVISIONS (2025)

Location # (Map 11)	Name	Type	Acres	Zoning	Election District
8	Copper Ridge 2nd Amended Solar addition	Solar panels on and around existing assisted living facility.	13.68	R-10,000	5
9	Cranberry Station Elementary School Pre-k & K Additions	New additions for Pre-K and Kindergarten classrooms	0.32	R-10,000	7
10	Dixon Lane Solar	Solar panel field, accessed from Klees Mill Road.	38.59	Employment Campus	14

Amendments & Growth-Related Changes in Development Patterns

11	Friendship Valley Elementary School Pre-K & K Additions	New additions for Pre-k, Kindergarten, and PRIDE Suite classrooms	0.98	R-40,000 & R-20-000	7
12	Primrose School Childcare Facility	Daycare school	2.20	C-2 Commercial Medium Intensity	5
13	Sheetz Westminster	Demo of existing buildings, rebuild new Sheetz gas station	1.53	C-2 Commercial Medium Intensity	7
14	Westminster Solar	Solar panel field	6.98	I-1 Light Industrial	7

64.28 Acres

Source: Carroll County Development Review Division, Carroll County Comprehensive Planning Division

Amendments & Growth-Related Changes in Development Patterns

Municipal Subdivisions and Site Plans Approved

Tables 3 and 4 list all new subdivisions and site plans in the Municipalities that received final approval during the calendar year of 2025. The locations of these subdivisions and site plans are also shown on Map 11. During 2025, a total of 10 substantive plans were approved in the Municipalities, covering approximately 97.477 acres.

Residential

TABLE 3: MUNICIPAL RESIDENTIAL SITE PLANS AND SUBDIVISIONS (2025)

Location # (Map 11)	Name	Lots	Units	Acres	Zone	Municipality
15	Dennis Subdivision	5	3	2.2	RE-Residential Existing	Mt. Airy
16	McDaniel Overlook	2	2	1.23	R-10,000	Westminster

7 Lot/ 5 Unit / 3.43 Acres

Source: Town of Mt. Airy, City of Westminster, Carroll County Development Review Division

Non-Residential

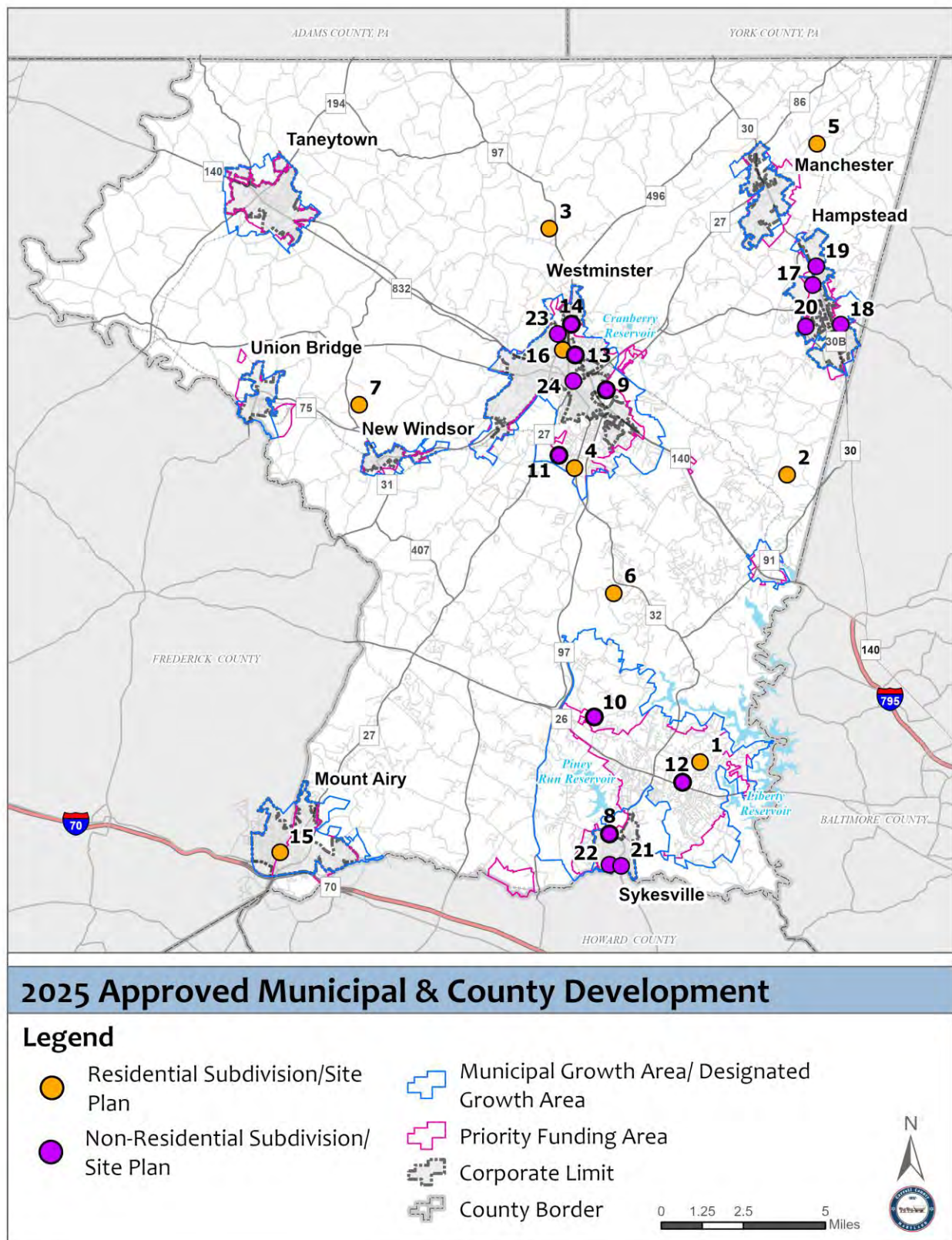
TABLE 4: MUNICIPAL NON-RESIDENTIAL SITE PLANS AND SUBDIVISIONS (2025)

Location # (Map 9)	Name	Type	Acres	Zoning	Municipality
17	Dairy WTP	Utility	76.4	Restricted Industrial	Hampstead
18	Hampstead Valley WTP Project Site	Utility	1.607	R-10,000	Hampstead
19	North Carroll Farms WTP	Utility	6.6	Public Conservation	Hampstead
20	Shiloh WTP	Utility	3.44	R-10,000	Hampstead
21	Libs Grill at the Station	Commercial	0.1	Local Business	Sykesville
22	Schoolhouse Road Apartments Accessory Building	Community Building	0.2	R-10000	Sykesville
23	My K9 Buddy	Dog Training and Event Facility	5.42	I-R Restricted	Westminster
24	The Shepherds Staff Multipurpose Facility	Community Center/Meeting Hall	0.28	R-7,500	Westminster

94.047 Acres

Source: Town of Hampstead, Town of Sykesville, City of Westminster, Carroll County Development Review Division

MAP 11: SUBDIVISIONS AND SITE PLANS APPROVED



Zoning Map Amendments

During 2025, there were 6 annexations and 5 rezoning. The 6 annexations included four in Westminster, one in Hampstead, and one in Taneytown, and the rezonings included three in Westminster and two in Mount Airy. Descriptions of the annexations are explained in Table 5, and the rezoning description is listed in Table 6. Both are displayed in Map 12 on page 25.

Annexations

TABLE 5: ANNEXATIONS

County Res. No.	Municipal Res. number	Name	Acreage	Jurisdiction & Annexation #	Zoning From County/To Municipal	Effective Date
1237-2025	24-09	High Falcon Realty Corp.	6.24	Westminster #78	C-3/" B" Business	January 23, 2025
1240-2025	24-11	Optimum Properties, LLC	3.572	Westminster #83	R-20,000 / R-10,000	March 13, 2025
1241-2025	24-13	Ellen Potepan Property	5.47	Westminster #85	R-20,000 / R-10,000	March 13, 2025
1253-2025	04 A - 2025	3300 Harney Rd	0.5805	Taneytown #49	R-10,000 / R-10,000	August 28, 2025
1254-2025	25-06	1012 Baltimore Blvd	1.2	Westminster #87	C-2 / "B" Business	September 11, 2025
1258-2025	46	Narain Property	0.21	Hampstead #46	I-1 / Restricted Industrial	October 24, 2025

Source: Carroll County Comprehensive Planning Division, Town of Hampstead, City of Taneytown, City of Westminster

Amendments & Growth-Related Changes in Development Patterns

Rezoning

TABLE 6: REZONINGS

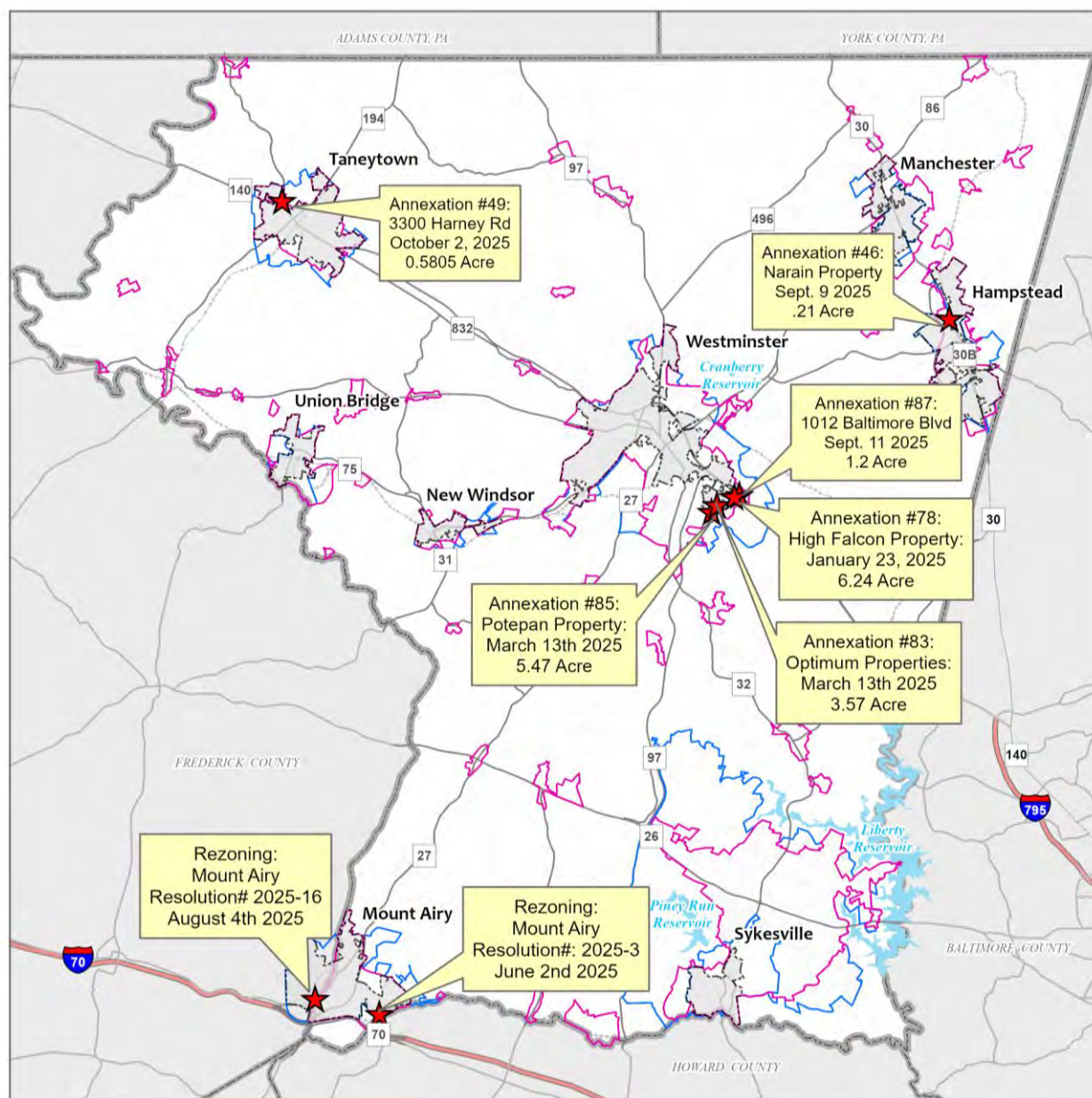
Rezoning Case No.	Name	District Change	Acres	Effective Date	Plan Reference
2025-02	222 E. Green Street	Amending the Zoning Map for certain real property located at 222 E. Green Street, Westminster, MD 21157 to superimpose the Compatible Neighborhood Overlay Zone (CN Zone) over the existing R-7,500 Residential Zone (R-7,500 Zone) to develop Multiple-Family Dwelling Units.	1.73	February 24, 2025	Westminster
2025-03*	Boundaries of the Cannabis Overlay District	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.	N/A	February 24, 2025	Westminster
2025-04*	Floating Cannabis Overlay Zone	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 the I-R Restricted Industrial Zone as a floating Cannabis Overlay Zone for the establishment of a cannabis processor.	0.03	April 24, 2025	Westminster
2025-3	Comprehensive Rezoning	Rezoning (tax #13-433105 Parcel 0339) R2 – Residential to I – Industrial Rezoning (tax #13-016097 Parcel #1109) R2 – Low Density Residential to NP – Neighborhood Professional	3.02	June 2, 2025	Mount Airy
2025-16**	Comprehensive Rezoning	Rezoning RE Residential Existing to NP Neighborhood Professional (tax #18-378957 Parcel 1249; The three other parcels did not get rezoned)	0.79	August 4, 2025	Mount Airy

*Rezoning did not involve further zoning map changes

**Located in Frederick County

Source: Town of Mt. Airy, City of Westminster

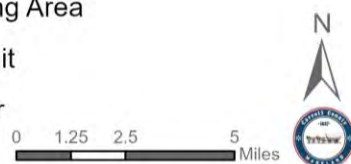
MAP 12: ANNEXATIONS & REZONINGS



2025 Annexations & Rezonings

Legend

- ★ Annexations / Rezonings
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border



Zoning Text Amendments

Zoning Text Amendments That Resulted in Changes in Development Patterns

The following revisions to local County and Municipal ordinances substantively affected future development patterns within the County.

County

Ordinance No. 2025-06: Amendments to the Zoning Code, Chapter 158, regarding solar energy generating systems and front-of-the-meter energy storage devices, including definitions, permitted uses, development standards, buffering, setbacks, decommissioning, and operational requirements in agricultural, residential, commercial, industrial, and employment campus zoning districts.

Ordinance No. 2025-05: Amendment to the Zoning Code, Chapter 158, regarding the Employment Campus (EC) zoning district, including district purpose and intent, outdoor storage, signage, architecture, mix of uses, accessory uses, bulk requirements, site plan review requirements, and permitting light manufacturing uses within the EC District.

Westminster

Ordinance No. 2024-09: Adopted 02/25/2025; 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.

Ordinance No. 2025-01: Adopted 10/13/2025; 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.

Ordinance No. 2025-09: Adopted 12/08/2025; 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%.

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2025.

Schools

New Schools or Additions to Schools

There were no new schools or additions completed in 2025.

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 7 describes additions that occurred to the County’s roadway network in 2025.

TABLE 7: NEW ROADWAY CONSTRUCTION

Road Name	From	To	Type of Change
Carroll County			
Utz Road South	Fairmount Rd to End		Road Transferred to County
Arapaho Court	Cherokee Dr to CDS		New Road
Sullivan Road	Roundabout added at Great Day Court		New Roundabout added from PWA
Hampstead			
Lime Drive	Dana Avenue to 806 Lime Drive		New Private Drive
Sykesville			
Schoolhouse Road	Private to Municipal		Transfer of Ownership
Taneytown			
Meades Avenue	Francis Scott Key Highway (MD 194) to Crimson Avenue		New Road
Grant Street	Crimson Avenue to Crimson Avenue		New Road
Hancock Street	Grant Street to Crimson Avenue		New Road
Crimson Avenue	Angell Road to Southwest of Pickett Street		New Road
Sheridan Street	Grant Street to Crimson Avenue		New Road
Bristoe Station Road	Crimson Avenue to Crimson Avenue		New Road
Gantry Road	Grant Street to Crimson Avenue		New Road

Amendments & Growth-Related Changes in Development Patterns

Jack Street	Gantry Road to Sheridan Street	New Road
Carbine Street	Grant Street to Crimson Avenue	New Road
Henry House Circle	Crimson Avenue to Crimson Avenue	New Road
Bull Run Road	Crimson Avenue to Pickett Street	New Road
Gaines Mill Circle	Crimson Avenue to Crimson Avenue	New Road
Pickett Street	Crimson Avenue to Sherman Way	New Road
Burnside Avenue	Pickett Street to Bull Run Road	New Road
Sherman Way	Pickett Street to Bull Run Road	New Road
Absecon Court	Bull Run Road to Cul-de-sac	New Road
Butterfield Avenue	Bristoe Station Road to Bristoe Station Road	New Road
Hess Circle	Bristoe Station Road to Bristoe Station Road	New Road

Source: Carroll County Department of Public Works, Town of Hampstead, Town of Sykesville, City of Taneytown

APFO Restrictions

Developments that were modified due to APFO Restrictions

There were no developments that were modified due to APFO restrictions in 2025.

Parks

New Parks/Park Changes

County

New Pavilion/Outdoor Classroom at **Bear Branch Nature Center** located at 300 John Owings Rd., Westminster.

Butterfly House to assist with study/education of area butterflies at **Hashawha/Bear Branch** located at 300 John Owings Rd., Westminster.

Boat Trailer Parking Lot Reconstruction and Upper Parking Lot Resurfacing at **Piney Run Park** located at 30 Martz Road, Sykesville.

New Pickleball Courts replaced outdated tennis courts at **Piney Run Park** located at 30 Martz Road, Sykesville.

Restoration to existing pavilion at **Sandymount Park** located at 2250 Old Westminster Pike, Finksburg.

New Windsor

Remove stone and replace with decorative pavers, refurbish cannons, and replace/update lighting at **Memorial Park** located at High Street between 211 High Street and 142 Church Street.

Westminster

Event Center completed at **Wakefield Valley Park** located at 100 Fenby Farm Road, Westminster.

Amendments & Growth-Related Changes in Development Patterns



FIGURE 1: BEAR BRANCH PAVILION



FIGURE 3: HASHWA BUTTERFLY HOUSE OUTSIDE



FIGURE 2: HASHWA BUTTERFLY HOUSE INSIDE



FIGURE 4: PINEY RUN BOAT PARKING LOT



FIGURE 5: PINEY RUN PICKLEBALL



FIGURE 6: SANDYMOUNT PARK PAVILION

Consistency of Development Changes

Pursuant to § 1-208 of the Land Use Article of the Annotated Code of Maryland, the annual report shall state whether changes in development patterns during the preceding calendar year were or were not consistent with: each other; the recommendations of the last annual report; the adopted plans of the local jurisdiction; the adopted plans of all adjoining local jurisdictions; and the adopted plans of state and local jurisdictions having responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

During 2025, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, the Municipalities, as well as those of the state and all adjoining local jurisdictions. These changes furthered the Eight Planning Principles established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.

Measures & Indicators

In 2009, the State of Maryland enacted the “*Smart, Green, and Growing – Annual Report – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions*” legislation (SB 276/HB 295).

At that time, the legislation was based upon the premise that local jurisdictions could not meaningfully advance statewide planning objectives unless they set incremental, measurable goals tied to the State’s guiding planning framework. The original legislation referenced Maryland’s **12 Planning Visions**, which have since been updated and consolidated into the State’s **Eight Planning Principles**. These principles articulate the State’s contemporary priorities related to land, transportation, housing, the economy, equity, resilience, place, and ecology.

The legislation also established a statewide land use goal “to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.” Local jurisdictions are required to develop a percentage goal toward achieving the statewide goal. Progress toward this local land use goal must be described in the annual report, which also tracks changes in development patterns and policies and reports on the State’s five smart growth measures and indicators.

The Planning Annual Reports have been required to include the measures and indicators since July 1, 2010.

To meet the updated statutory requirements, the Annual Report examines and reports on the following measures and indicators:

- ❖ Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA)
- ❖ Net density of growth that is being located inside and outside the PFA;
- ❖ Creation of new lots and the issuance of residential and commercial building permits inside and outside the PFA;
- ❖ Development capacity analysis, updated once every 3 years, or when there is a significant zoning or land use change;
- ❖ Number of acres preserved using local agricultural land preservation funding;
- ❖ Information on achieving the statewide goals, including:
 - The local land use goal;
 - The time frame for achieving the local goal;
 - The resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
 - Any incremental progress made towards achieving the local goal.

The reported data are provided here for PFAs, Municipal Growth Areas (MGAs), and Designated Growth Areas (DGAs), which are applicable to Freedom and Finksburg. Historically, the County has not tracked population growth by PFA. Since January 1988, the County has been tracking Use and Occupancy Certificates (U&Os) as they relate to the County’s eight MGAs and two DGAs. Population and households have been estimated on a monthly basis by adding U&O data to the most recently available Census data. These estimates are generated for election districts, MGAs / DGAs, and Municipalities.

Residential Dwelling Units by Priority Funding Area (PFA)

To measure the amount and share of residential development that occurred inside and outside of PFAs, the number of new dwelling units (i.e., Use & Occupancy Certificates issued) in 2025 is identified in Table 8 showing the dwelling units added within each PFA in 2025, as well as the cumulative total at the end of 2025. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 15 on Page 42 illustrates the location of new residential growth relative to PFA boundaries, showing a trend of more units in the PFA.

TABLE 8: RESIDENTIAL DWELLING UNITS BY PFA (2025)

Priority Funding Area	New 2025 Units Inside PFA	% of Total New 2025 Units inside PFA	Totals Dwelling Units as of 12/31/25	5-Year Trend	
Finksburg	0	0.0%	141	Year	New Units % Inside PFA
Freedom (Sykesville Excluded)	111	75.0%	9,196		
Sykesville	3	2.0%	1,777		
Hampstead	5	3.4%	3,056		
Manchester	3	2.0%	2,121		
Mount Airy *	0	0.0%	2,336		
New Windsor	0	0.0%	823	2021	77.3
Taneytown	4	2.7%	3,272	2022	76.9
Union Bridge	1	0.7%	505	2023	51.6
Westminster	16	10.8%	11,781	2024	58.9
Rural Villages	5	3.4%	2,113	2025	62.4
Total	148	100.00%	37,121		

*excludes 1,228 units in Frederick County

SOURCE: CARROLL COUNTY COMPREHENSIVE PLANNING DIVISION, CARROLL COUNTY DEPT. OF TECHNOLOGY SERVICES, CARROLL COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT GIS DIVISION

TABLE 9: DWELLING UNITS INSIDE VS. OUTSIDE PFAs (2025)

Area	2025 Units Only	% of 2025 Units	County Total as of 12/31/25	% of County Total in 2025
Total Inside PFAs	148	62.4%	37,121	55.4%
Total Outside PFAs	89	37.6%	29,927	44.6%
Total	237	100%	67,048	100%

Source: Carroll County Comprehensive Planning Division, Carroll County Dept. of Technology Services, Carroll County Department of Planning and Land Management GIS Division

Note: In this year’s report, the Residential Dwelling Units by PFA table no longer includes the column showing the total dwelling units at the end of the previous year. Because that value was calculated solely from added U&Os, it did not accurately reflect the actual number of existing dwelling units and has therefore been removed.

Measures and Indicators

Residential Dwelling Units by MGA & DGA

For decades, Carroll County and its Municipalities have defined areas designated for annexation and future growth, beyond current Municipal limits. The term Municipal Growth Area (MGA) is applicable to Hampstead, Manchester, Mount Airy, New Windsor, Sykesville, Taneytown, Union Bridge, and Westminster. Designated Growth Area (DGA) is applicable to Freedom and Finksburg. These geographic areas are a very important part of how jurisdictions in Carroll County plan for future growth, development, and facilities. Table 10 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each Growth Area in 2025, as well as the cumulative total at the end of 2025. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the Growth Areas. Map 15 on Page 42 illustrates the location of new residential growth relative to Growth Area boundaries.

TABLE 10: RESIDENTIAL DWELLING UNIT BY GROWTH AREA (2025)

MGA/DGA	New 2025 Units Only	% of Total New 2025 Units Inside PFA	Total Dwelling Units as of 12/31/25	5-Year Trend	
Finksburg	0	0.0%	138	Year	New Units % Inside Growth Areas
Freedom (Sykesville Excluded)	117	78.0%	11,454		
Sykesville	3	2.0%	1,925		
Hampstead	5	3.3%	2,967		
Manchester	3	2.0%	1,974		
Mount Airy	0	0.0%	2,313		
New Windsor	0	0.0%	881	2020	78.5
Taneytown	4	2.7%	3,364	2021	77.8
Union Bridge	1	0.7%	505	2023	52.2
Westminster	17	11.3%	12,055	2024	60.4
Total	150	100%	37,576	2025	63.3

Source: Carroll County Comprehensive Planning Division, Carroll County Department of Technology Services, Carroll County Department of Planning and Land Management GIS Division

TABLE 11: DWELLING UNITS INSIDE VS. OUTSIDE MGA/DGA (2025)

Area	2025 Units Only	% of 2025 Units	County Total as of 12/31/25	% of County Total in 2025
Total Inside Growth Areas	150	63.3%	37,576	56.0%
Total Outside Growth Areas	87	36.7%	29,472	44.0%
Total	237	100%	67,048	100

Source: Carroll County Comprehensive Planning Division, Carroll County Department of Technology Services, Carroll County Department of Planning and Land Management GIS Division

Note: In this year's report, the Residential Dwelling Units by Growth Area table no longer includes the column showing the total dwelling units at the end of the previous year. Because that value was calculated solely from added U&Os, it did not accurately reflect the actual number of existing dwelling units and has therefore been removed.

Measures and Indicators

Non-Residential Units by PFA & MGA / DGA

To measure the amount and share of non-residential (office, retail, industrial, and institutional uses) development that occurred inside and outside of PFAs and Growth Areas, non-residential Use & Occupancy (U&O) certificates issued in 2025 were used to identify where new non-residential development occurred in 2025. Table 12 shows the number of units added within each PFA and Growth Area. The number of non-residential units added countywide (inside and outside PFA and Growth Areas) is shown in Table 13. Map 15 on Page 42 indicates the location of the new non-residential units added in 2025.

TABLE 12: NON-RESIDENTIAL UNITS BY PFA & GROWTH AREA (2025)

Area	2025 Units in PFA	% of PFA Totals	2025 Units in GA	% of MGA/DGA Totals
Finksburg	0	0.0%	0	0.0%
Freedom (Sykesville Excluded)	1	2.7%	3	8.8%
Sykesville (Town)	1	2.7%	1	2.9%
Hampstead	1	2.7%	1	2.9%
Manchester	3	8.1%	3	8.8%
Mount Airy	8	21.6%	8	23.5%
New Windsor	1	2.7%	0	0.0%
Taneytown	1	2.7%	1	2.9%
Union Bridge	0	0.0%	1	2.9%
Westminster	16	43.2%	16	47.1%
Rural Villages	5	13.5%	N/A	N/A
Total	37	100%	34	100%

Source: Carroll County Comprehensive Planning Division, Carroll County Department of Technology Services

TABLE 13: NON-RESIDENTIAL UNITS INSIDE AND OUTSIDE PFA & GROWTH AREA (2025)

Area	2025 Units in PFA	% of 2025 Units in PFA	2025 Units in GA	% of 2025 Units in MGA/DGA
Total Inside	37	71.2%	34	65.4%
Total Outside	15	28.8%	18	34.6%
Total	52	100.00%	52	100.00%

Source: Carroll County Comprehensive Planning Division, Carroll County Department of Technology Services

Recorded Lots

Measures and Indicators

The 37 residential lots recorded in 2025 are shown by PFA and Growth Area in Table 14, and the 15 non-residential lots recorded are shown in Table 15. There were 15 new Non-residential lots recorded in 2025. The locations of the recorded lots in these tables in relationship to PFAs and Growth Area are shown on Map 13 on page 37.

TABLE 14: NUMBER OF RESIDENTIAL RECORDED LOTS BY PFA & GROWTH AREA (2025)

Area	Total New Lots Created	% of Total New lots
Inside PFA	16	43.2%
Outside PFA	21	56.8%
Total	37	100%
Inside MGA/DGA	20	54.1%
Outside MGA/DGA	17	45.9%
Total	37	100%

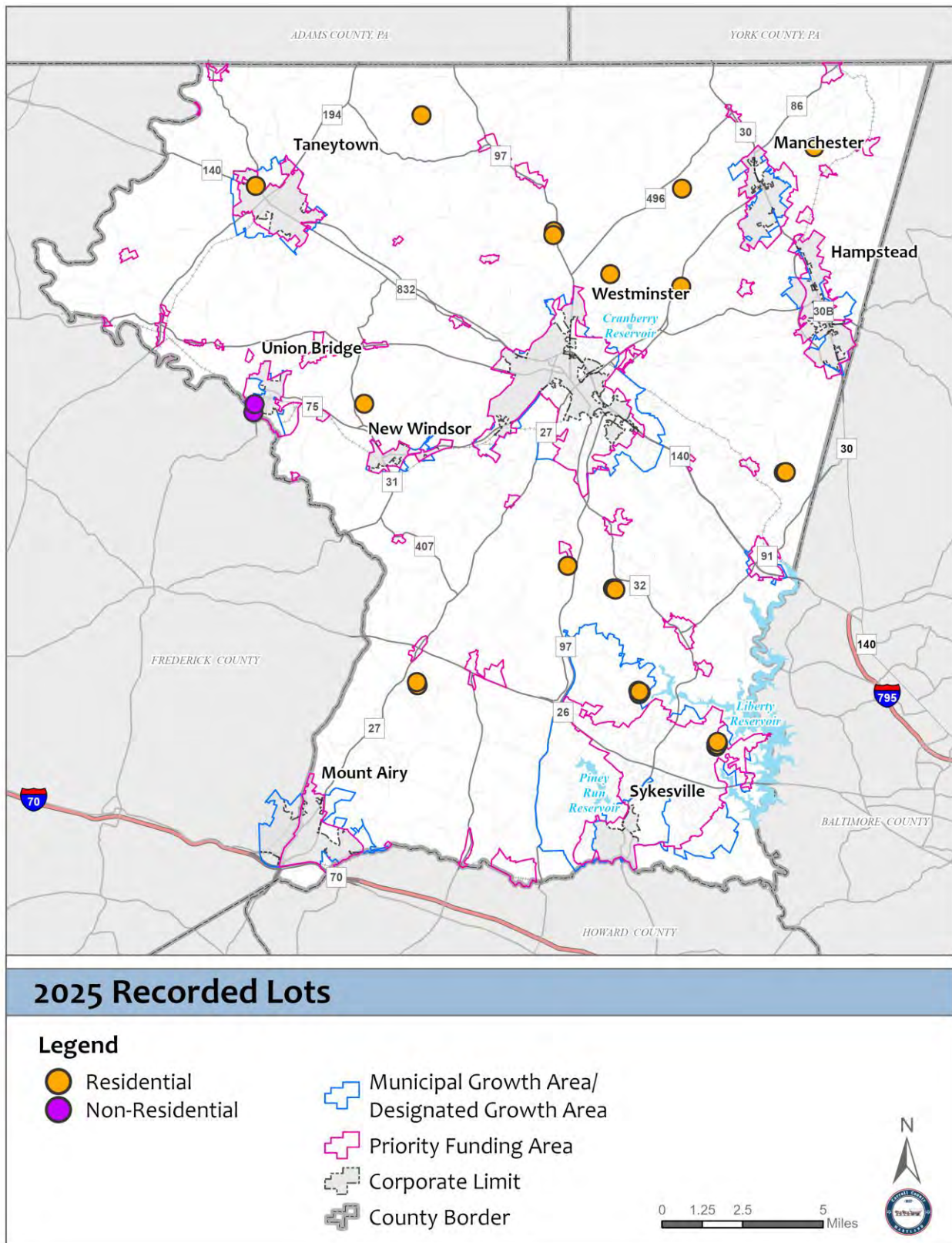
Source: Carroll County Development Review Division, Carroll County Comprehensive Planning Division

TABLE 15: NUMBER OF NON-RESIDENTIAL RECORDED LOTS BY PFA & GROWTH AREA (2025)

Area	Total New Lots Created	% of Total New lots
Inside PFA	15	100.0%
Outside PFA	0	0.0%
Total	15	100%
Inside MGA/DGA	15	100.0%
Outside MGA/DGA	0	0.0%
Total	15	100%

Source: Carroll County Development Review Division; Carroll County Comprehensive Planning Division

MAP 13: RECORDED LOTS



The total number of building permits issued for new construction in 2025 was 317, as shown in Table 16. This includes permits issued within the Municipalities. Table 17 shows how many of those new construction building permits were issued in each PFA. Map 14 on page 39 shows the locations of the building permits issued in relationship to PFAs and Growth Areas.

TABLE 16: BUILDING PERMITS ISSUED INSIDE AND OUTSIDE PFA & GROWTH AREAS (2025)

Priority Funding Areas	Totals	% of Total Permits Issued
Residential Inside	171	53.9%
Residential Outside	91	28.7%
Non-Residential Inside	35	11.0%
Non-Residential Outside *	20	6.3%
Total	317	100%
Growth Areas	Totals	% of Total Permits Issued
Residential Inside	182	57.4%
Residential Outside	80	25.2%
Non-Residential Inside *	31	9.8%
Non-Residential Outside	24	7.6%
Total	317	100%

* includes 1 permit falls within the Frederick side of the Mount Airy Corporate Limits.

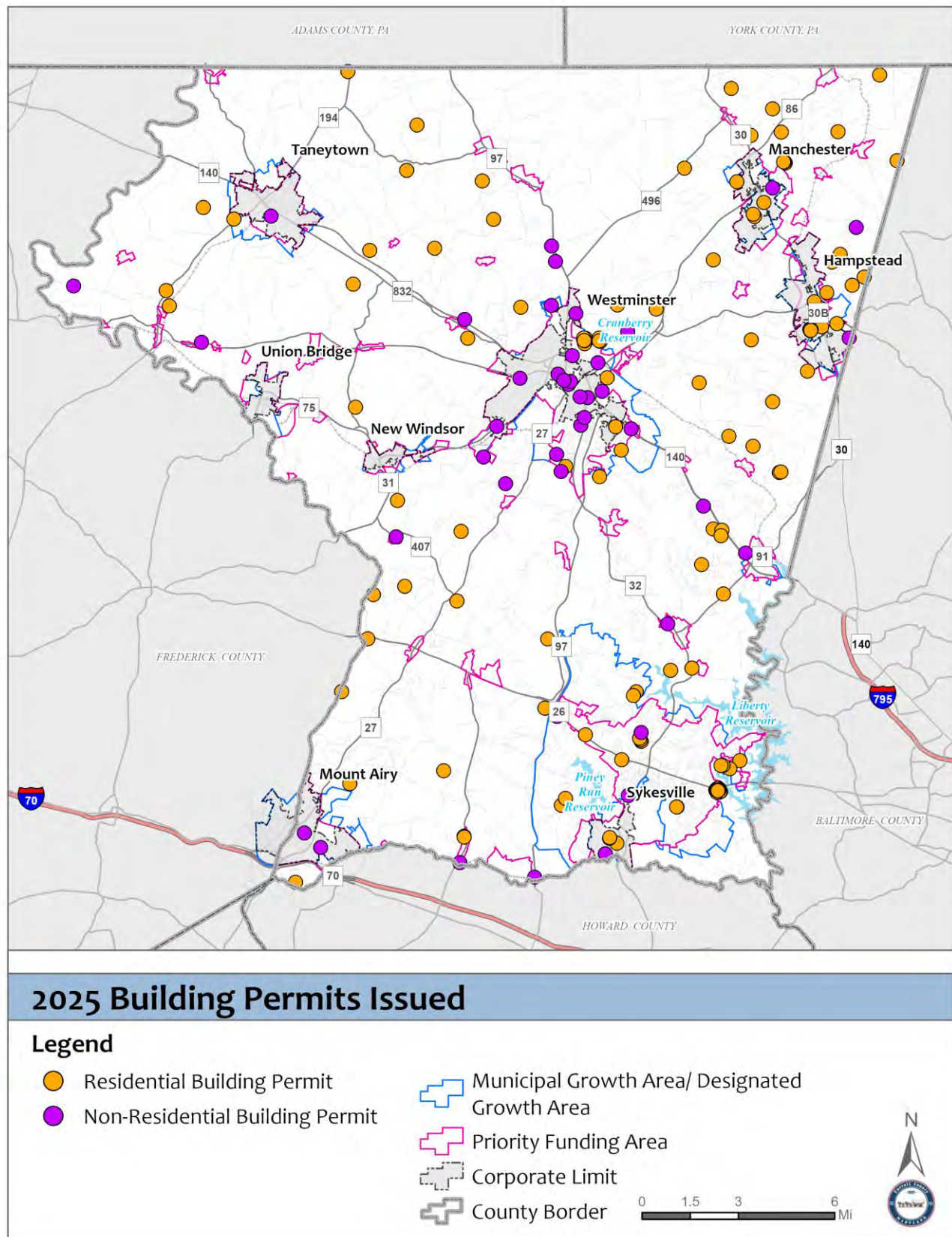
Source: Carroll County Comprehensive Planning Division, Carroll County Department of Technology Services

TABLE 17: BUILDING PERMITS ISSUED BY PFA (2025)

Priority Funding Area	Residential Building Permits Issued	Non-residential Building Permits Issued
Finksburg	0	0
Sykesville Eldersburg	135	3
Hampstead	12	0
Manchester	3	1
Mount Airy - CC	0	2
New Windsor	0	0
Taneytown	0	1
Union Bridge	0	0
Westminster	18	19
Rural Villages	3	9
Total	171	35

Source: Carroll County Comprehensive Planning Division, Carroll County Dept. of Technology Services

MAP 14: BUILDING PERMITS ISSUED



Use & Occupancy (U&O) Certificates Issued

U&O Certificates by Election District & Municipality

Table 18 shows new Use & Occupancy Certificates issued by category in Carroll County during 2025. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial, and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

TABLE 18: CARROLL COUNTY NEW U&Os (2025)

Election District / Municipality	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	3	33	0	2	4
Taneytown	0	3	53	1	6	0
ED 2	0	6	51	0	1	1
ED 3	0	2	60	0	3	2
ED 4	0	23	282	2	16	1
ED 5	0	76	252	1	32	0
Sykesville	1	2	37	0	12	0
ED 6	0	13	88	1	4	0
Manchester	0	3	49	1	4	0
ED 7	2	23	227	5	27	0
Westminster	1	2	142	10	63	0
ED 8	0	10	91	1	5	0
Hampstead	2	4	37	0	12	0
ED 9	0	4	103	0	2	4
ED 10	0	3	9	0	2	0
ED 11	0	1	37	0	1	1
New Windsor	0	0	14	2	2	0
ED 12	0	0	2	0	0	0
Union Bridge	1	1	6	0	0	0
ED 13	0	7	59	0	0	0
Mount Airy*	0	0	48	5	18	0
ED 14	36	9	173	3	24	0
Total	43	195	1853	32	236	13

*Does not include 39 residential improvements and 2 C&I improvements in Frederick County

Source: Carroll County Department of Technology Services

Measures and Indicators

New U&O Certificates by PFA & DGA

The total number of residential and non-residential U&Os issued for new construction in 2025 was 289. This includes U&Os issued within the Municipalities. Table 19 presents the total residential and non-residential U&Os issued and provides the percentage of each that occurred inside and outside PFAs and Growth Areas. The locations of the U&Os issued in relationship to PFAs and Growth Areas can be seen on Map 15 on page 42.

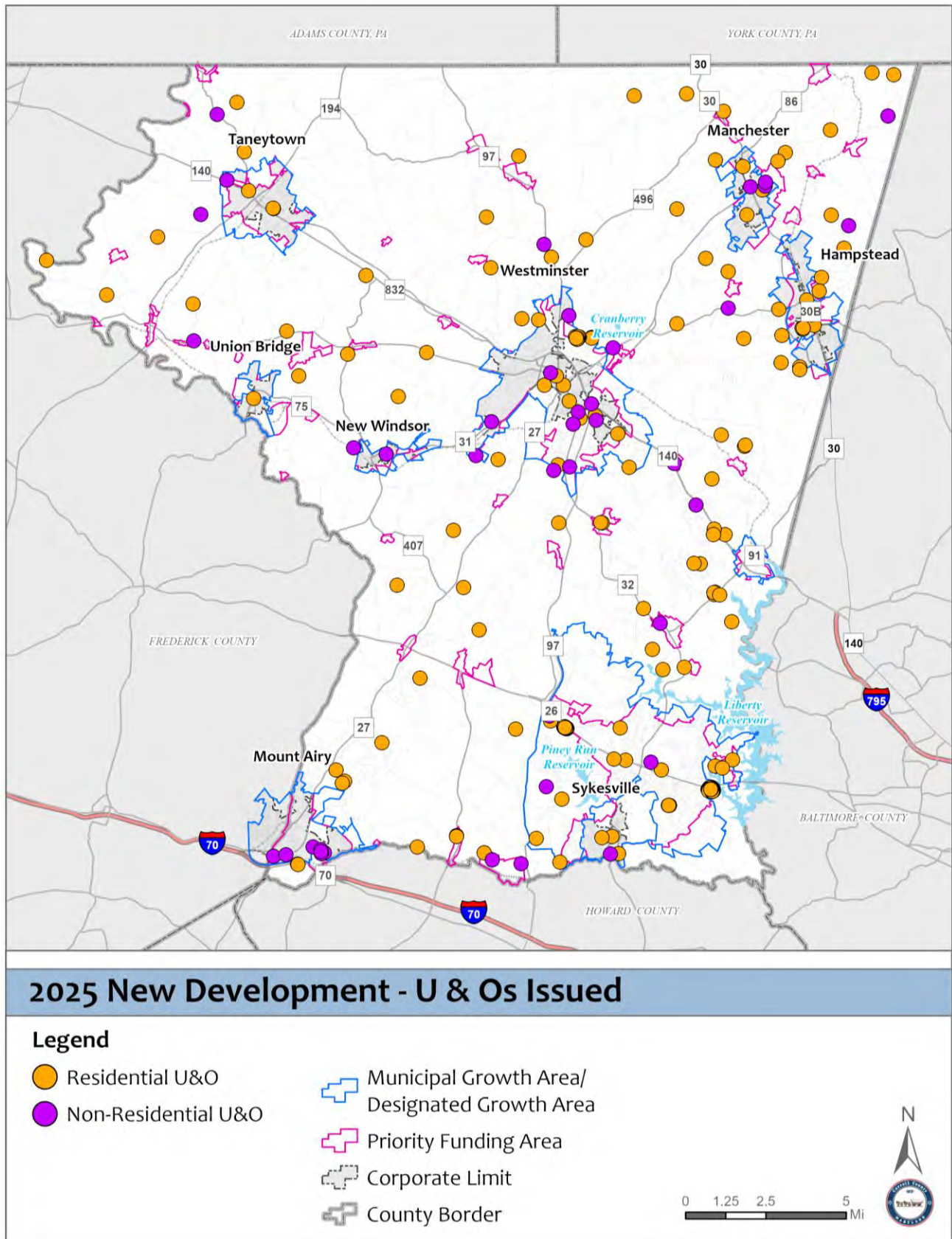
TABLE 19: NEW USE & OCCUPANCY CERTIFICATES ISSUED BY PFA & GROWTH AREA

Area	Type and Location	Totals	% of Total New U&Os
Priority Funding Area	Residential Inside	148	51.2%
	Residential Outside	89	30.8%
	Non-Residential Inside	37	12.8
	Non-Residential Outside	15	5.2%
	Total	289	100%
Growth Area	Residential Inside	150	51.9%
	Residential Outside	87	30.1%
	Non-Residential Inside	34	11.8%
	Non-Residential Outside	18	6.2%
	Total	289	100%

Note: Does not include Farm U&Os; 20 C&I additions listed in Table 18 as C&I improvements are included here as new non-residential construction.

Source: Carroll County Department of Technology Services

MAP 15: NEW U&Os ISSUED



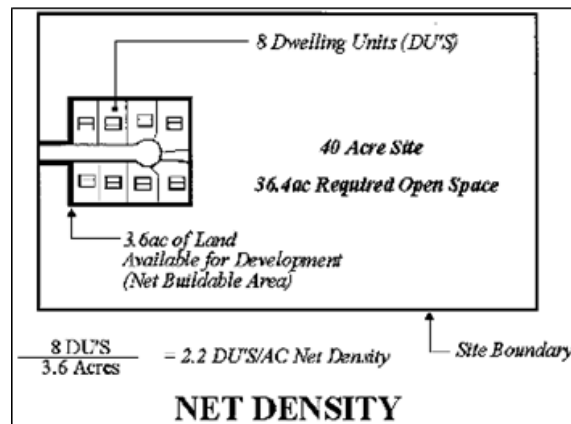
Net Density of residential development (dwelling units/acre) was calculated based on the average number of dwellings per net lot acre for the new lots created on residential parcels. The net lot acreage is based on the buildable portion of the lot (minus open space, stormwater management, roads, etc.). Table 20 provides the number of dwelling units/acre inside and outside PFAs, as well as inside and outside Growth Areas. Figure 1 illustrates how these calculations were made. Only new development on raw land was considered for these calculations. Additions, amended plans, and upgrades were not included. Resubdivisions of parcels or lots and redevelopment sites that are not substantive in nature are not included in the net density numbers, only new construction

TABLE 20: NET DENSITY OF NEW GROWTH BY PFA & GROWTH AREAS (2025)

Area	Residential Dwellings Units per Net Acre
Inside PFA	1.733
Outside PFA	0.130
Inside MGA/DGA	1.733
Outside MGA/DGA	0.130

Source: Town of Mount Airy, City of Westminster, Carroll County Development Review Division, Carroll County Comprehensive Planning Division

Figure 1



Source: New Castle County, DE

Development Capacity Analysis (Buildable Land Inventory)

Residential Development Capacity

Carroll County estimated future residential development potential by conducting an inventory of buildable parcels. Every parcel, both in municipalities and unincorporated areas, that are zoned for residential, agricultural, conservation, employment campus or commercial was examined and its development potential calculated. Development potential included houses that could be built on unimproved lots, as well as on new lots that could be created from parcels through subdivision. Various factors influenced the lot yield, including easements, ownership, and certain environmental features. Future household estimates are based on the number of potential lots calculated from the Buildable Land Inventory calculations. Originally created in 2005, the inventory is updated annually using the latest data and BLI methodology. Map 16 on page 46 indicates the location of potential residential lots. The BLI methodology takes into account the limitations of the Sustainability Growth and Agricultural Preservation Act of 2012, commonly referred to as the Septic Tiers law (SB236). This act limits the number of lots created after 2012 to seven (7) maximum lots on septic.

Potential residential development (lots) is based on current zoning for the 2025 Annual Report.

TABLE 21: POTENTIAL RESIDENTIAL LOTS BY PFA & GROWTH AREA

Area	Potential Lots in PFA as of 12/31/25	% of Potential Lot Total in PFA	Potential Lots in GA as of 12/31/25	% of Potential Lot Total in GA
Finksburg	21	0.3%	32	0.4%
Freedom (Sykesville Excluded)	1,949	25.6%	2,802	32.7%
Sykesville	157	2.1%	217	2.5%
Hampstead	687	9.0%	710	8.3%
Manchester	620	8.2%	563	6.6%
Mount Airy (CC only)	424	5.6%	426	5.0%
New Windsor	76	1.0%	92	1.1%
Taneytown	788	10.4%	869	10.1%
Union Bridge	703	9.2%	712	8.3%
Westminster	1,973	26.0%	2,139	25.0%
Rural Villages	203	2.7%	n/a	n/a
Total	7,601	100.0%	8,562	100.0%

Source: Carroll County Department of Planning and Land Management GIS Division

As seen in Table 21, an additional **7,601 lots** could potentially be developed within all of the PFAs combined. An additional **11,057 lots** could potentially be developed outside of PFAs seen in Table 22.

When the numbers for existing residential and potential lots are combined, the *distribution of lots at “build-out”* can be estimated. The **37,121 existing dwelling units** within PFAs combined with the **7,601 potential developable residential lots** within PFAs would yield a total of **44,722 lots** within the PFAs at build out.

Outside of the PFAs, the **29,927 existing residential lots** would combine with the **11,057 potential developable residential lots** to create **40,984 total residential lots** outside of the PFAs at build-out. This represents a grand total of **85,706 residential lots**, **52.2 percent** of which would be inside the PFAs and **47.8 percent** of which would be outside. These figures are presented in Tables 22 and 23 and shown on Map 16 on Page 46.

Similarly, the **37,576 existing dwelling units** within Growth Areas combined with the **8,562 potential developable residential lots** within Growth Areas would yield a total of **46,138 lots** at build-out. Outside of the Growth Areas, the **29,472 existing residential lots** would combine with the **10,096 potential**

Measures and Indicators

developable residential lots to create **39,568 total residential lots** outside the Growth Areas at build-out is **53.8 percent**, of which would be inside the Growth Areas and **46.2 percent** of which would be outside. It should be noted that the estimates for potential lots assume one dwelling unit per lot, and do not account for the potential for multi-family, age-restricted, ADUs or other similar higher-density development allowed under zoning regulations.

TABLE 22: POTENTIAL DEVELOPABLE RESIDENTIAL LOTS INSIDE VS. OUTSIDE PFAs & GROWTH AREAS (2025)

Area	Potential Lots in PFA as of 12/31/24	% of County Total in PFA	Potential Lots in GA as of 12/31/24	% of County Total in GA
Total Inside	7,601*	40.7%	8,562	45.9%
Total Outside	11,057	59.3%	10,096	54.1%
Total	18,658	100.0%	18,658	100.0%

*PFA estimates include Rural Villages

Source: Department of Land and Resource Management

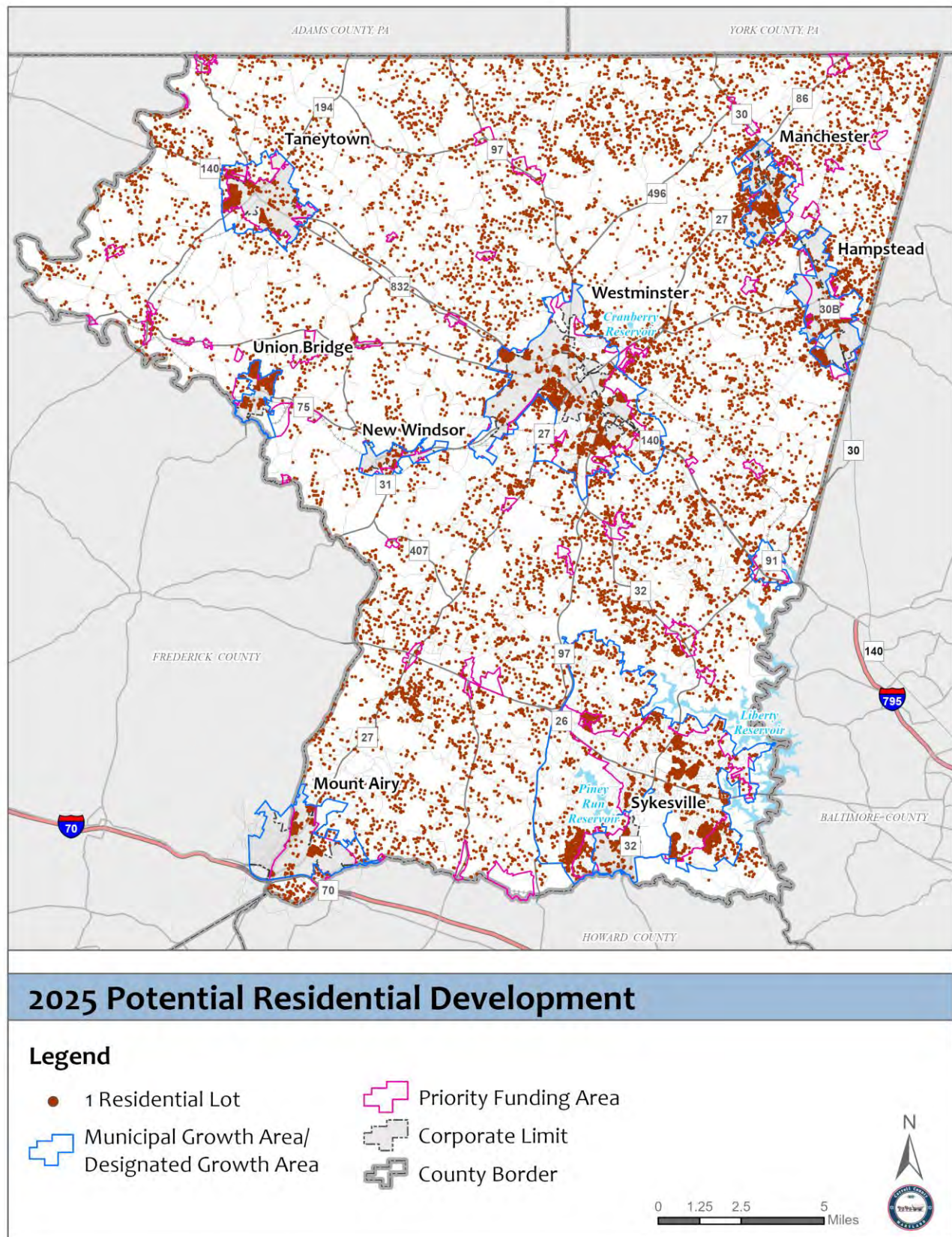
TABLE 23: EXISTING UNITS AND POTENTIAL DEVELOPABLE RESIDENTIAL LOTS BY PFAs & GROWTH AREAS (2025)

Area	Existing Units	Potential Lots	Totals	Total % In / % Out
Inside PFA*	37,121	7,601	44,722	52.2%
Outside PFA	29,927	11,057	40,984	47.8%
Total	67,048	18,658	85,706	100.0%
Inside Growth Area	37,576	8,562	46,138	53.8%
Outside Growth Area	29,472	10,096	39,568	46.2%
Total	67,048	18,658	85,706	100.0%

*Includes Rural Villages; Carroll County Only; Existing units within Rural Villages counted as inside PFA

Source: Carroll County Department of Planning and Land Management GIS Division

MAP 16: BUILDABLE LAND INVENTORY (RESIDENTIAL)



Measures and Indicators

Non-residential Development Capacity

Potential non-residential development is based on adopted zoning categories that fall into the categories of commercial/business, industrial, and employment campus. The data in Table 24 show the potential developable non-residential acreage within each PFA and Growth Area. Table 25 shows the percentage distribution for potential developable non-residential acreage inside and outside PFAs and Growth Areas. All acreages are an estimate of what is potentially buildable. The estimate of potential developable non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or Growth Areas. Map 17 on Page 48 indicates the location of potential non-residential development.

TABLE 24: EXISTING AND POTENTIAL DEVELOPABLE NON-RESIDENTIAL ACREAGE

Area	PFA	Growth Area
Finksburg	144	159
Freedom	374	336
Sykesville	87	126
Hampstead	383	320
Manchester	52	52
Mount Airy	210	210
New Windsor	115	115
Taneytown	317	318
Union Bridge	197	11
Westminster	572	713
Rural Villages	171	N/A
Other PFAs	187	N/A
Total Inside	2,809	2,359
Total Outside	416	865
Total	3,225	3,225

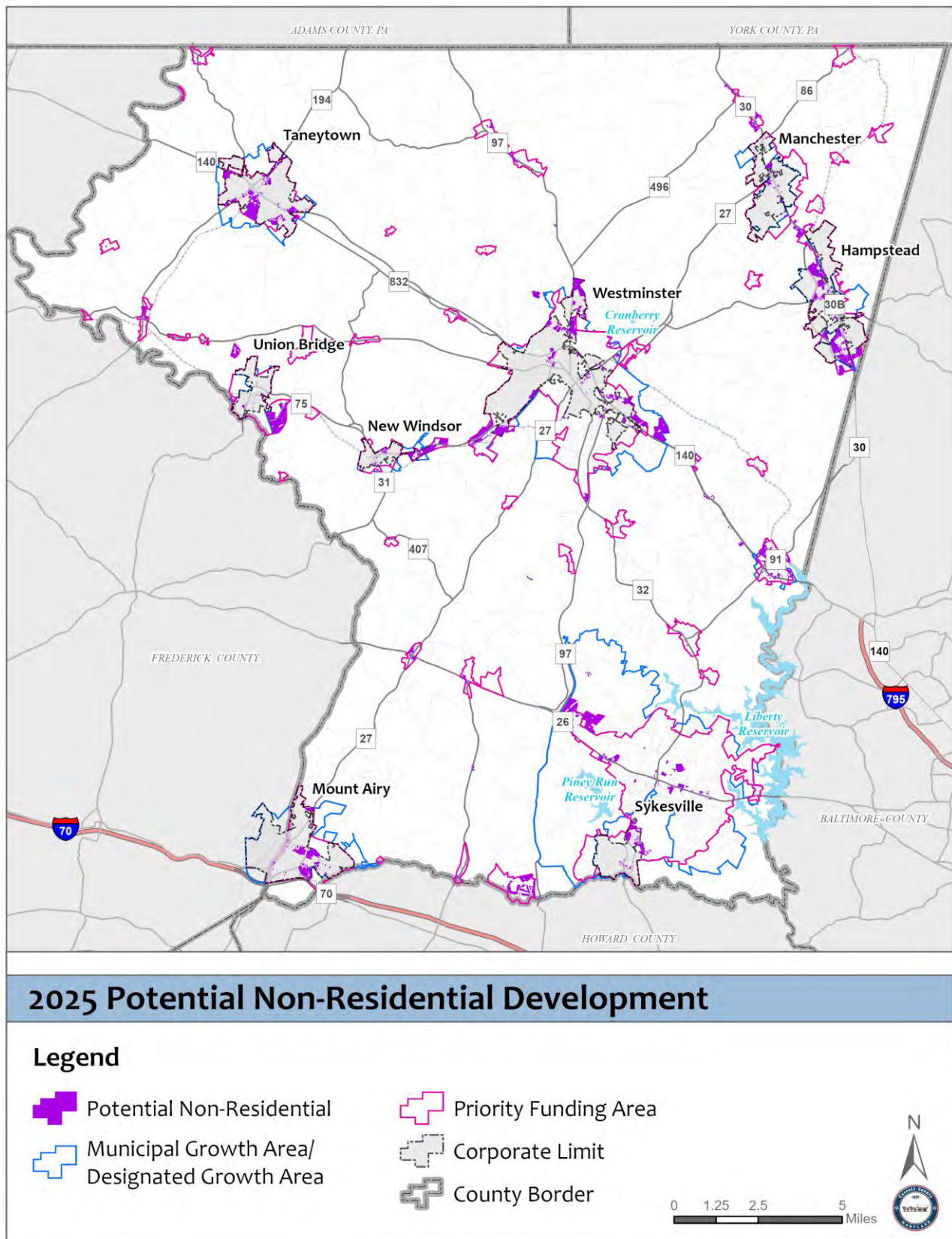
Source: Carroll County Department of Planning and Land Management GIS Division

TABLE 25: POTENTIAL DEVELOPABLE NON-RESIDENTIAL ACREAGE BY PRIORITY FUNDING AREAS & GROWTH AREA

Area	Existing Acreage	Potential Acreage	Totals	Total % In / % Out
Inside PFA	4,359	2,809	7,168	85%
Outside PFA	830	416	1,246	15%
Total	5,189	3,225	8,414	100%
Inside MGA/DGA	4,048	2,359	6,407	76%
Outside MGA/DGA	1,142	865	2,007	24%
Total	5,189	3,225	8,414	100%

Source: Carroll County Department of Planning and Land Management GIS Division

MAP 17: BUILDABLE LAND INVENTORY (NON-RESIDENTIAL)



Agricultural Land Preservation

Total agricultural land preserved in Carroll County in 2025 was **1,066 acres** (Table 26). Total funding for easement acquisition in Calendar Year 2025, as seen in Table 27, was \$5,747,346, of which \$3,655,463 were County funds. Other sources of funding for County easements may come from Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program, which are state easements programs.

Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of December 31, 2025, a **total of 81,649 acres** were permanently preserved in Carroll County by a recorded deed of easement. While the vast majority of preserved land put under easement in the County is through MALPF, other state and County land preservation programs also contribute. The County easement program and the state’s Rural Legacy Program both acquire easements through purchase. MET and CCLT accept donated easements that in turn may provide potential property and income tax credits and/or deductions for the donors. Map 18 on page 50 shows the location of newly acquired easements in 2025, as well as previously existing easements.

TABLE 26: AGRICULTURAL EASEMENT ACQUISITION (2025)

MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
10	409	1	86	6	571	0	0	17	1,066

Source: Carroll County Agricultural Land Preservation Program

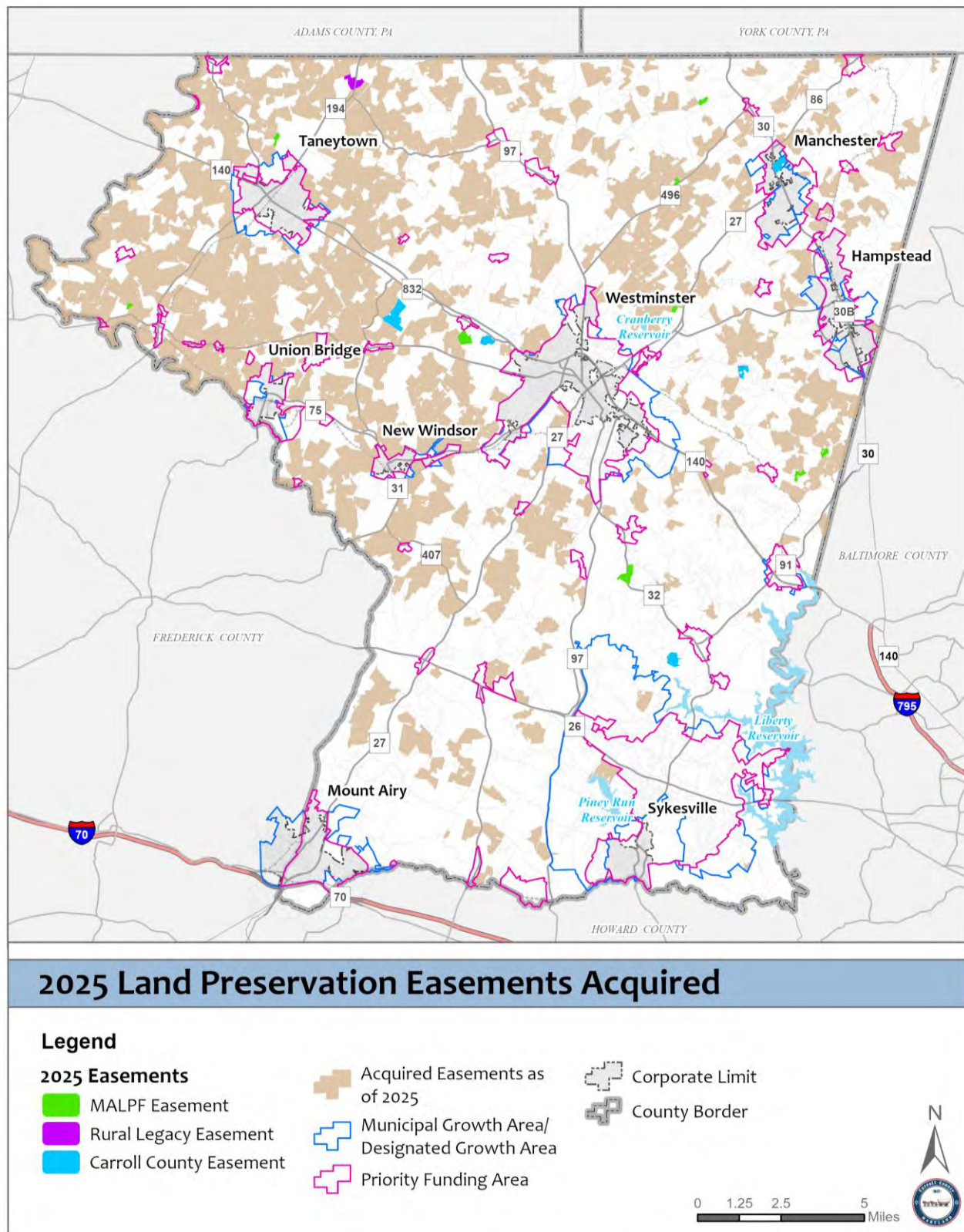
TABLE 27: LOCAL FUNDING FOR CARROLL COUNTY AGRICULTURAL LAND PRESERVATION PROGRAMS (2025)

County Funding	State Funding*	Total 2025 Funding
\$3,655,463	\$2,091,883	\$5,747,346

Source: Carroll County Agricultural Land Preservation Program

* Approximate State Funding

MAP 18: LAND PRESERVATION EASEMENTS



Non-Agricultural Land Preservation

Table 28 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

TABLE 28: NON-AGRICULTURAL CONSERVATION EASEMENTS (2025)

Type of Easement	# of Easements	Acres
Floodplain	8	36.9
Forest Conservation	8	31.7
Water Resource	6	33.8
Source: Carroll County Resource Management Division		

Floodplain Easements

During the plan approval stage for a development, the developer commits to providing a Floodplain Easement, where applicable, in order to meet the requirements of the Carroll County Floodplain Management Ordinance passed in April 2004.

Forest Conservation Easements

During the plan approval stage for a development, the developer commits to providing a Forest Conservation Easement, where applicable, in order to meet the requirements of the Carroll County Forest Conservation Ordinance passed in December 1992.

Water Resource Easements

When land is developed, one of Carroll County’s requirements for approval is a permanent Water Resource Protection Easement along any stream(s). This requirement is found in the Carroll County Water Resource Management Chapter 154 of the County Code adopted in 2004.

State Land Use Goal: Land Use Article (2009)

The “Smart, Green, and Growing – Annual Report – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions” legislation (SB 276/HB 295) established a statewide land use goal **“to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.”**

HB 1257 (2012)

This legislation required additional information to be included in a local jurisdiction’s Annual Reporting, most notably:

- Requiring the annual report to state whether changes in development patterns are consistent with specified *approved* plans;
- Ensures consistency between a jurisdiction’s comprehensive plan and implementation mechanisms;
- Require a jurisdiction’s comprehensive plan to include all required plan elements as of each ten-year comprehensive plan review.

Local Land Use Goal: Requirement & Purpose

Local jurisdictions are now required to develop a goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

Local land use goals are to be established and reported to the Maryland Department of Planning in the County’s annual report. The state intends for the goals to be used to set policy as it is related to the location, timing, and funding for growth, infrastructure, land preservation, and resource protection. Therefore, it should be incorporated in a jurisdiction’s comprehensive plan. The annual reports are intended to measure progress towards achieving the goal on a yearly basis. Each time the County Master Plan is reviewed, the progress indicated in the annual reports can be used to make adjustments to the goal and/or the mechanisms put in place to achieve it.

Local Land Use Goal

2014 Carroll County Master Plan- amended 2019

The most recently Adopted Master Plan's primary land use vision is accomplished via the following strategy: ***"...facilitate development in appropriate areas, including the designated growth areas, thereby protecting and conserving agricultural and environmental resource areas, preserving open space, and providing public facilities and services efficiently and cost-effectively."*** As the result of land uses and zoning policies working in concert with this strategy, the County has recently seen 52 to 77 percent of new residential development inside the County's DGA since 2021 (see 5-year Trend Table on page 33). The Comprehensive Planning Division anticipates that these trends will continue in the County as development has remained relatively slow since 2019.

2014 Carroll County Master Plan



Adopted by the Board of County Commissioners

February 26, 2015

Amendment Adopted January 2, 2020

County Collection and Expenditure of Development Impact Fees

New for the CY2025 Local Jurisdictional Annual Report, [§20-125](#), Local Government Article, requires charter, code and commission counties to identify the amount and location of the collection and the expenditures of development impact fees, surcharges, or excise taxes collected for the prior calendar year. Detailed allocation records for all impact fee payments received between January 1, 2025, and December 31, 2025, are provided in **Addendum A: Impact Fee Allocation Report**. The addendum includes the complete ledger of building permits, fee amounts, and parks and education allocations. A summary table is provided below for quick reference.

TABLE 29: IMPACT FEE ALLOCATION - ALL BUILDING PERMITS (2025)

		Impact Fee	Parks Allocation	Education Allocation
Total		628,966.00	103,978.00	524,988.00
Commercial Apartment		3,200.00	0.00	3,200.00
	Online Payment	3,200.00	0.00	3,200.00
Mobile Home		3,996.00	1,076.00	2,920.00
	Collections	3,996.00	1,076.00	2,920.00
Single Family Residence		313,904.00	49,036.00	264,868.00
	Collections	236,178.00	36,244.00	199,934.00
	Manual Entry	(3,533.00)	533.00	(4,066.00)
	Online Payment	81,259.00	12,259.00	69,000.00
Townhome		248,472.00	38,052.00	210,420.00
	Collections	248,472.00	38,052.00	210,420.00
Triplex		23,664.00	3,624.00	20,040.00
	Collections	23,664.00	3,624.00	20,040.00
Apartment-dwelling Unit		35,730.00	12,190.00	23,540.00
	Collections	14,930.00	5,300.00	9,630.00
	Online Payment	20,800.00	6,890.00	13,910.00

Report includes permit types: AN/AR - Comm Apartment; MH - Mobile Home; R0 - Single Family Home; R1 - Townhouse; R2 - Duplex; R3 - Triplex; RU - Multi-Family/Apartment

Source: Carroll County Department of the Comptroller; Carroll County Department of Technology Services

Note: Impact fees are collected by the County and applied directly to school capital projects, such as the construction of a new school or the expansion of an existing facility, that are needed as a result of growth within the community. Because the County is responsible for constructing these projects, impact fee revenues are allocated to the project budgets. Once construction is complete, the facilities are turned over to the Board of Education (BOE). Impact fees are not remitted to the BOE directly; rather, they are invested in the school capital improvements required to serve new development.

Appendices

Appendices (Certification Letters w/reports)

Town of Hampstead Certification Letter



Appendices

Town of Hampstead Report

Annual Report 2025 - Town of Hampstead -

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)	Zoning	Map #	Block/ Grid #	Parcel #

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)

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* (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-24-0004	PFAS TREATMENT/CENTRALIZATION HAMPSHIRE	Utility	TOTAL 88.647 ac	5,729 sq ft	Various			
	• North Carroll Farms WTP		6.60 ac	2,032 sq ft	Public Conservation	0500	0004	2425
	• Shiloh WTP		3.440 ac	1,290 sq ft	R-10,000	0041	0004	0030
	• Dury WTP		76.40 ac	1,175 sq ft	Restricted Industrial	0033	0020	0762, 0055, 0807
	• Hampstead Valley WTP		1.887 ac	822 sq ft	R-10,000	0502	0026	2054

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
Enacted - 08/09/23 Effective - 10/24/23	46	Naran Property	Restricted Industrial

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: ☒ Yes ☐ No
Georgianne 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 #

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

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
Line Drive	Dana Avenue	808 Line Drive	New Private Drive

2. Was there development that was modified due to APEO 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

Other Changes in Development Patterns

1. Were there PEA amendments? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		☐ Attached
		☐ 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>

Appendices

Town of Manchester Certification Letter



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

MELINDA SMITH, MAYOR

January 20, 2026

Office of the Secretary
Maryland Department of Planning
120 E. Baltimore Street 20th Floor
Baltimore, MD 21202
Attn: David Dahlstrom, AICP

RE: Carroll County 2025 Annual Report

Greetings Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Manchester Planning Commission has approved the requested 2025 Annual Report data for submittal as presented on January 20, 2026 to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Comprehensive Planning Division at (410)386-5145.

Sincerely,

Henry Leskinen, Chairperson
Manchester Planning & Zoning Commission

3337 VICTORY STREET P.O. BOX 830 MANCHESTER, MARYLAND 21102

Appendices

Town of Manchester Report

Annual Report 2025

- Town of Manchester -

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 Units/Dwellings	Lot Buildable Land Area (Square Feet) ¹	Zoning	Map #	Block/ Grid #	Parcel #

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)²

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* (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

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

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

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 #

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

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

Other Changes in Development Patterns

1. Where there PEA amendments? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		☐ Attached
		☐ 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>

Appendices

Town of Mount Airy Certification Letter

LARRY HUSHOUR
Mayor

TIM J. WASHABAUGH
Council President



Council Members
JASON P. EVANS
Secretary

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

February 23, 2026

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

Attn: David Dahlstrom, AICP

Saved to this PC

RE: Carroll County 2025 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Mount Airy Planning Commission has approved the requested 2025 Annual Report data for submittal as presented on February 23, 2026, to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities, into one unified document. If you have any questions about the report or its contents, please contact the Carroll County Department of Planning at (401) 386-5145.

Sincerely,

Planning Commission Chair

Mr. Ralph Ghent

File

P.O. Box 50, Mount Airy, MD 21771
Telephone: (301) 829-1424 • Fax: (301) 829-1259
Email: town@mountairymd.gov • Web Page: www.mountairymd.gov

Appendices

Town of Mount Airy Report

Annual Report 2025

- Town of Mount Airy -

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
2025-1	3-3-2025	Comprehensive Master Plan 2023-2033

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)	Zoning	Map #	Block #	Parcel #
P-23-0032	Dennis Subdivision	2.2 ac.	5	5	44,709	R6 Residential Existing	0901	8002	1438

¹ **LOT BUILDABLE LAND AREA** is that portion of a development site where construction can legally and reasonably occur – to 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)²

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 (Square feet)	Zoning	Map #	Block/ Grid #	Parcel #
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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 amendments? ☐ Yes ☒ No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
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2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21403-1991? ☐ Yes ☒ No

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 #
2025-1	6-2-2025	Re zoning (tax #13-433105 Parcel 0330) R2 – Residential to I – Industrial Re zoning (tax #13-016097 Parcel #1309) R2 – Low Density Residential to NP – Neighborhood Professional (tax #13-016097 Parcel #1309)	(tax #13-433105 Parcel 0330)
2025-16	8-4-2025	Re zoning RE Residential Existing to NP Neighborhood Professional (the three other parcels did not get rezoned)	(tax #13-016097 Parcel #1429)

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change
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Other Changes in Development Patterns

1. Where there PFA amendments? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map:
		☐ Attached
		☐ 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>

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
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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
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Appendices

Town of New Windsor Certification Letter

Kevin Cornick
Mayor
E-mail:
K.Cornick@newwindsor.md.org



Phone: 410-635-6575
Fax: 410-635-1995
E-mail:
info@NewWindsorMD.org

TOWN OF NEW WINDSOR
209 High Street - P. O. Box 609
New Windsor, Maryland 21776

February 23, 2026

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2025 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of New Windsor Planning Commission (6-0) has approved the requested 2025 Annual Report data for submittal as presented on February 23, 2026 to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Comprehensive Planning Division at (410)386-5145.

Sincerely,

Mark J. Schultz

Town of New Windsor Planning Commission Chair

Town of New Windsor Report

2025 | Annual Report

Appendices

Town of Sykesville Certification Letter

February 2, 2026

Office of the Secretary
Maryland Department of Planning
120 E. Baltimore Street 20th Floor
Baltimore, MD 21202
Attn: David Dahlstrom, AICP

RE: Carroll County 2025 Annual Report

Greetings Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission has approved the requested 2025 Annual Report data for submittal as presented on February 2, 2026 to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Comprehensive Planning Division at (410)386-5145.

Sincerely,



Planning Commission Chair

Appendices

Town of Sykesville Report

Annual Report 2025

- Town of Sykesville -

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 (Single Dwellings)	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block #	Parcel #

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur - on 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)

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 (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
SY-24-035	Southview Road Apartments & Carwash Building	Commercial Building	9.20 Acres	11,300	R-20000	201	1	4432
SY-25-047	6100 Gift of the Nation	Commercial	0.17 Acres	1,500	Local Business	201	10	479

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

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21403-1991? ☐ Yes ☒ No

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 #

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

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
Johnson Road	Private	Municipal	Transfer of Ownership

2. Was there development that was modified due to AEO 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

Other Changes in Development Patterns

1. Where there PEA amendments? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		☐ Attached
		☐ Attached

References

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

Appendices

Town of Taneytown Certification Letter

MAYOR AND CITY COUNCIL CHRISTOPHER G. MILLER <i>MAYOR</i> RACHAEL R. MILLER <i>MAYOR PRO TEM</i> JAMES A. WIEPRECHT <i>CITY MANAGER</i> BARRI R. AVALLONE <i>TREASURER</i> CLARA KALMAN <i>CLERK</i>		COUNCIL MEMBERS S. NICK KALINOCK JAMES L. MCCARRON HARRY L. MEADE
---	---	--

February 3, 2026,

Office of the Secretary
Maryland Department of Planning
120 E. Baltimore Street 20th Floor
Baltimore, MD 21202
Attn: David Dahlstrom, AICP

RE: Carroll County 2025 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Taneytown Planning Commission has approved the requested 2025 Annual Report data for submittal as presented on February 3, 2026, to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within the City of Taneytown. Upon completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Comprehensive Planning Division at (410) 386-5145.

Sincerely,


James Parker
Chair, City of Taneytown Planning Commission

c: Andrew R. Gray, AICP, Director of Planning and Zoning

Appendices

Town of Taneytown Report

2025 City of Taneytown, Maryland Planning Annual Reporting Information



The following information was requested by Carroll County Planning and subsequently provided by the city for the understood purpose of adequately and legally fulfilling the Maryland State Annual Reporting requirements as stipulated in § 1-207 and § 1-208 of the Land Use Article of the Annotated Code of Maryland.

Document prepared by the City of Taneytown Department of Planning and Zoning

Annual Report 2025

— City of Taneytown Information —

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 Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – to 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)

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 (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

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
July 24	04-A-2025	3300 Harney Road	R-10,000 (04/01/25)

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Resolution Department of Legislative Services, 30 State Circle, Annapolis MD, 21401-1917? ☐ Yes ☒ No

3. Were there any amendments to the zoning map? ☐ Yes ☒ No
If yes, please list and provide map: (excerpt attached)

Date adopted	Resolution number	Description of change	Parcel #
July 24	04-A-2025	Adding 3300 Harney Road to the City R-10,000 District	5705-000136

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

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
Meadow Avenue	Strand's Scott Key Highway (MD 194)	Crimson Avenue	New Road
Grant Street	Crimson Avenue	Crimson Avenue	New Road
Hancock Street	Grant Street	Crimson Avenue	New Road
Crimson Avenue	Angel Road	Southwest of Pickett Street	New Road
Sherridan Street	Grant Street	Crimson Avenue	New Road
Bristow Station Road	Crimson Avenue	Crimson Avenue	New Road
Gentry Road	Grant Street	Crimson Avenue	New Road
Jack Street	Gentry Road	Sherridan Street	New Road
Charles Street	Grant Street	Crimson Avenue	New Road
Henry House Circle	Crimson Avenue	Crimson Avenue	New Road
Bull Run Road	Crimson Avenue	Pickett Street	New Road
Gaines Mill Circle	Crimson Avenue	Crimson Avenue	New Road
Pickett Street	Crimson Avenue	Sherridan Way	New Road
Russell Avenue	Pickett Street	Bull Run Road	New Road
Sherridan Way	Pickett Street	Bull Run Road	New Road
Alverson Court	Bull Run Road	Carlisle Lane	New Road
Butterfield Avenue	Bristow Station Road	Bristow Station Road	New Road
Hess Circle	Bristow Station Road	Bristow Station Road	New Road

2. Was there development that was modified due to APDO 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

Other Changes in Development Patterns

1. Were there PIA amendments? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		☐ Attached
		☐ 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>

Attachments:

- Annexation Resolution No. 04-A-2025
- Zoning Map Excerpt for 3300 Harney Road Zoning Map Addition

Appendices

Town of Union Bridge Certification Letter

THE TOWN OF UNION BRIDGE

104 WEST LOCUST STREET
UNION BRIDGE, MD 21791-0350

PHONE 410-775-2711
FAX 410-775-1095
UNIONBR@CARR.ORG



PERRY L. JONES JR.
MAYOR

MEMBERS OF COUNCIL
LAURA CONAWAY, PRESIDENT
ELLEN CUTSAIL
BRET GROSSNICKLE
TONY BOWMAN
LOGAN GROSSNICKLE

February 19, 2026

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2025 Annual Report

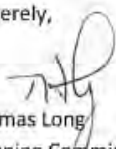
Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Union Bridge Planning & Zoning Commission has approved the requested 2025 Annual Report data for submittal as presented on February 19, 2026 to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Comprehensive Planning Division at (410)386-5145.

Sincerely,


Thomas Long
Planning Commission Chair

Appendices

Town of Union Bridge Report

Annual Report 2025

- Town of Union Bridge -

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

1. Were any new comprehensive plans 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
99-2025	1/27/2025	Map reprints, 104, demographic data and inclusion of a housing element.

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 (Acres)	# of Lots	# of New Lots	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block #	Parcel #

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 waterways, and other constraints would not be included.
 Buildable Land Area = (Parcel Width x Parcel Depth) = Square feet of buildable land (if applicable)

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 (Acres)	Gross Floor Area of Building ² (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

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 amendments? ☐ Yes ☒ No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

2. If yes to municipal annexation, have copies of each adopted resolution been submitted to: ☐ Yes ☒ No
 Georgetown 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 #

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

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

Other Changes in Development Patterns

1. Where there REA amendments? ☐ Yes ☒ No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		☐ Attached
		☐ 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](https://metrocouncil.org/Handbook/Files/Resources/Fact%20Sheet/LAND%20USE/How-to-Calculate-Floor-Area-Rat)

Appendices

Town of Westminster Certification Letter



CITY OF WESTMINSTER, MARYLAND

www.westminstermd.gov

Planning and Zoning Commission

45 West Main Street
Westminster, Maryland 21157
planning@westminstermd.gov

February 19, 2026

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2025 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Westminster Planning Commission has approved the requested 2025 Annual Report data for submittal as presented on February 19, 2026 to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (410) 386-5145.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Beyard", is written over a faint, larger version of the same signature.

Thomas Beyard
Planning and Zoning Commission Chair

Appendices

Town of Westminster Report

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 1-206 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)	Zoning	Map #	Block/ Grid #	Parcel #
N/A	McCluskey Overlook	1.23	2	2	53630.30	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 – to 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 (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
5-23-0036	The Shepherd Staff	Community Center/Meeting Hall	38	9,313	R-7,500	104	0003	1311-9
5-18-0037	My 6 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	24-13	Optimum Properties LLC	R-10,000
1/27/2025	24-13	Ellen Fetpan	R-50,000
7/26/2025	25-06	2022 Baltimore Boulevard	B-Business

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: ☒ Yes ☐ No
Georgianne 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.	1577
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 zoning parcels permitting the operation of cannabis businesses in the City.	various
4/26/2025	Ordinance 2025-04	Adopting Local Map Amendment LMA 25-02 to designate certain real property (identified as tax account number 07-151155, Tax Map 0113, Grid 0009 Parcel 6905 located in the I-R Restricted Industrial Zone as a Floating Cannabis Overlay Zone for the establishment of a cannabis processor.	6905

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", "Tobaccocon", and "Vape Shop"; to amend Article V(A), "Mixed-Use Infill Zone", Article VII, "B-Business Zone", Article VIII, "C-B Downtown Business Zone", Article IX, "C-B Central Business Zone", and Article X, "P-1 Planned Industrial Zone" to add Tobaccocon and Vape Shops as permitted uses; to amend Article X(A), "B-1 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.
10/13/2023	Ordinance 2023-01	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 § 164-122 "On-Premises Business Sign" and Article XX "Special Provisions", § 164-189 "Automobile Service Station", as well as the permitted uses and/or special exception uses in the MHI Zone, B Zone, D-R Zone, I-R Zone, I-Q Zone, N-C Zone, P-1 Zone and PRC 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 2025-01	Amending Chapter 164, "Zoning and Subdivision of Land", of the Code of the City of Westminster, Article III, "P-1 Planned Industrial Zone", § 164-56, "On-premise", to add "Retail" as a permitted use and Article III, "P-1 Planned Industrial Zone", § 164-75(2) "Procedures" and Article XXII, "Amendments", § 164-138 "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 use, and to increase the allowable gross acreage of such lots from 1.5 to 300.

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 21156	Wakefield Valley Park Event Center completed.

Other Changes in Development Patterns

1. Were there PFA amendments? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		☐ Attached
		☐ Attached

Planning for Success in Carroll County

2025 Planning Annual Report Presentation

**Carroll County
Comprehensive
Planning Division**

**Report to Board of
County Commissioners**

July 23, 2026

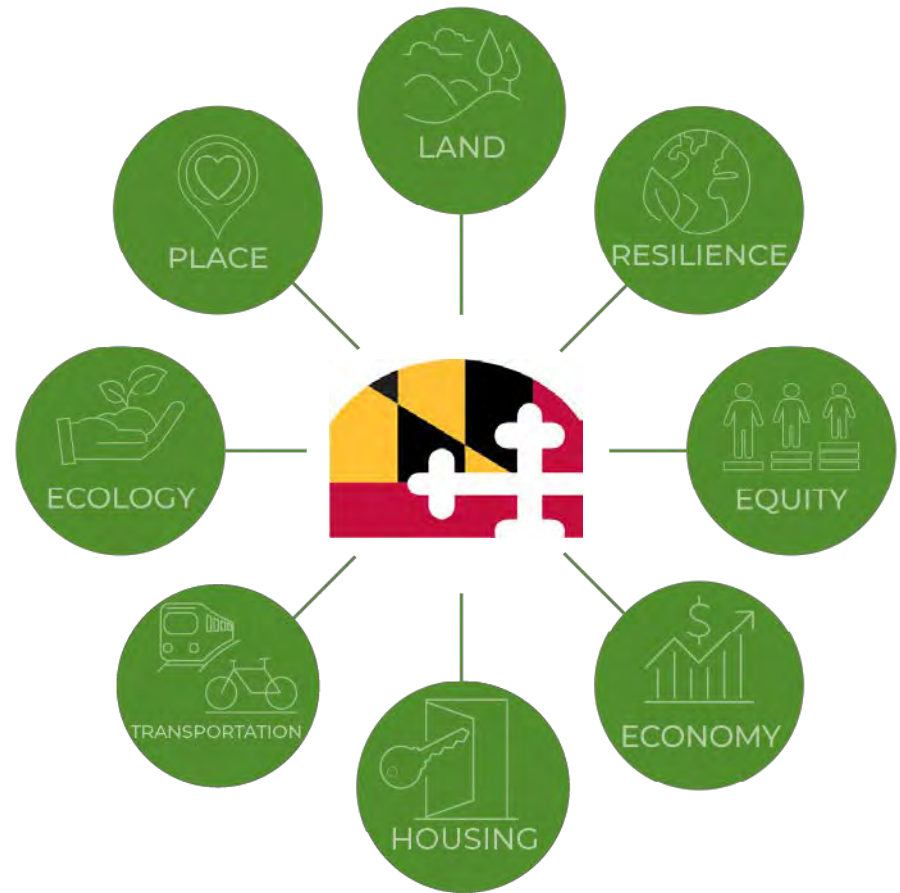
Purpose of the Annual Report

Required by State to report
Planning/Development activity for the calendar year

- Changes to Comprehensive Plans/Plan Amendments
- Subdivisions/Site Plans Approved
- Zoning Map Amendments
- Zoning Text Amendments
- New or (improved) Schools, Roads, Parks
- Water/Sewer Amendments
- Recorded Lots
- Building Permits
- Use & Occupancy Certificates
- Development Capacity Analysis (BLI)
- Agricultural Land Preservation



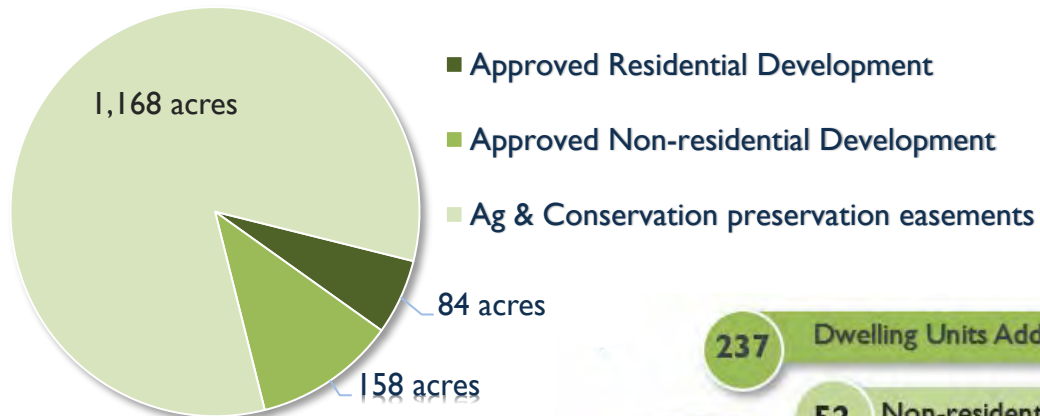
- This report includes information for Carroll County and the 8 municipalities
- Municipal development information and data provided by Town staff
- Multiagency effort
- Based on the Land Use Article, development related activities are to be consistent with the local adopted plans and should implement the 8 planning principles



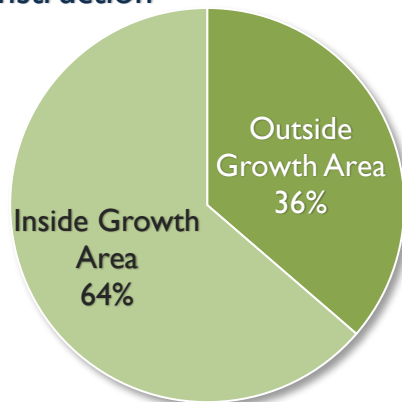
At-a-Glance

Page 2

2025 Approved Development and Preservation Acreage

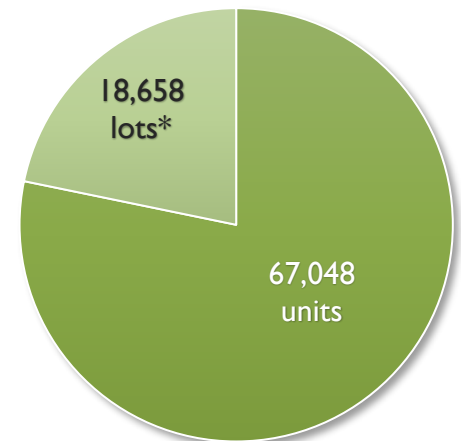


New Residential and Non-Residential Construction



Potential Residential Development

- Existing residential units
- Potential residential lots



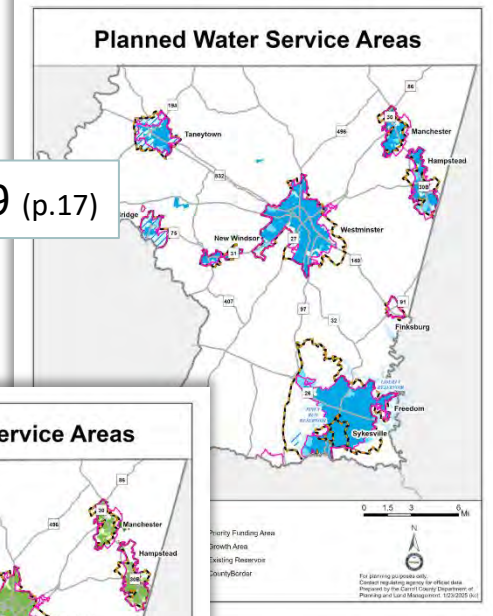
317 Building Permits Issued

Plan Amendments

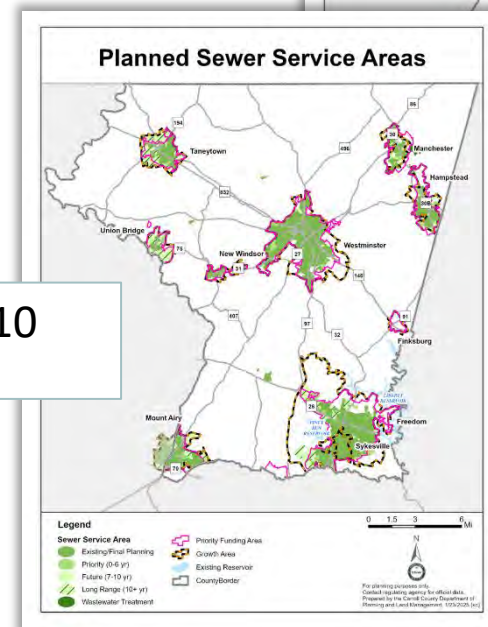
Pages 3 – 18

- Mt. Airy adopted Comp Plan
- Union Bridge amended Housing Element
- There were several amendments to the CC Water & Sewer Master Plan that became effective in 2025 as part of the Fall 2024 and Spring 2025 amendment cycles.
- These amendments pertained to:
 - Freedom Area
 - Town of Hampstead
 - Town of Manchester
 - Town of New Windsor (calculations)
 - City of Taneytown
 - Town of Union Bridge

Map 9 (p.17)

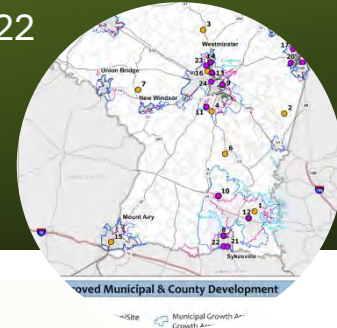


Map 10 (p.18)



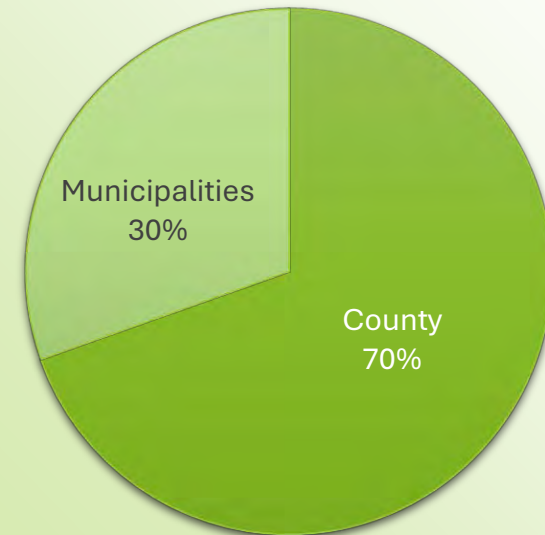
Subdivisions and Site Plans Approved

Pages 19 – 22
Tables 1- 4
Map 11



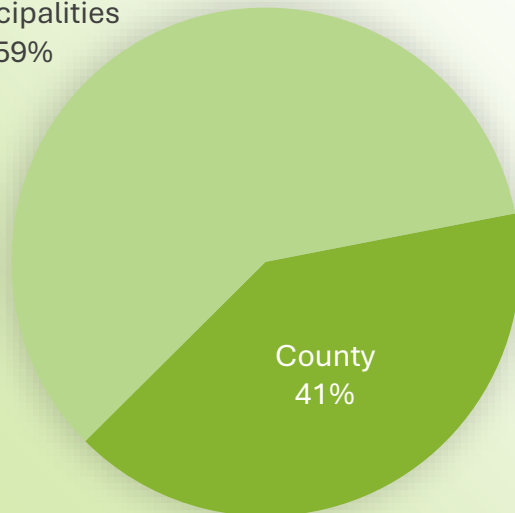
Total: 23 new residential lots; 21 units; 84.36 acres

Approved New Residential Lots



Approved New Non- residential Development Acres

Municipalities
59%

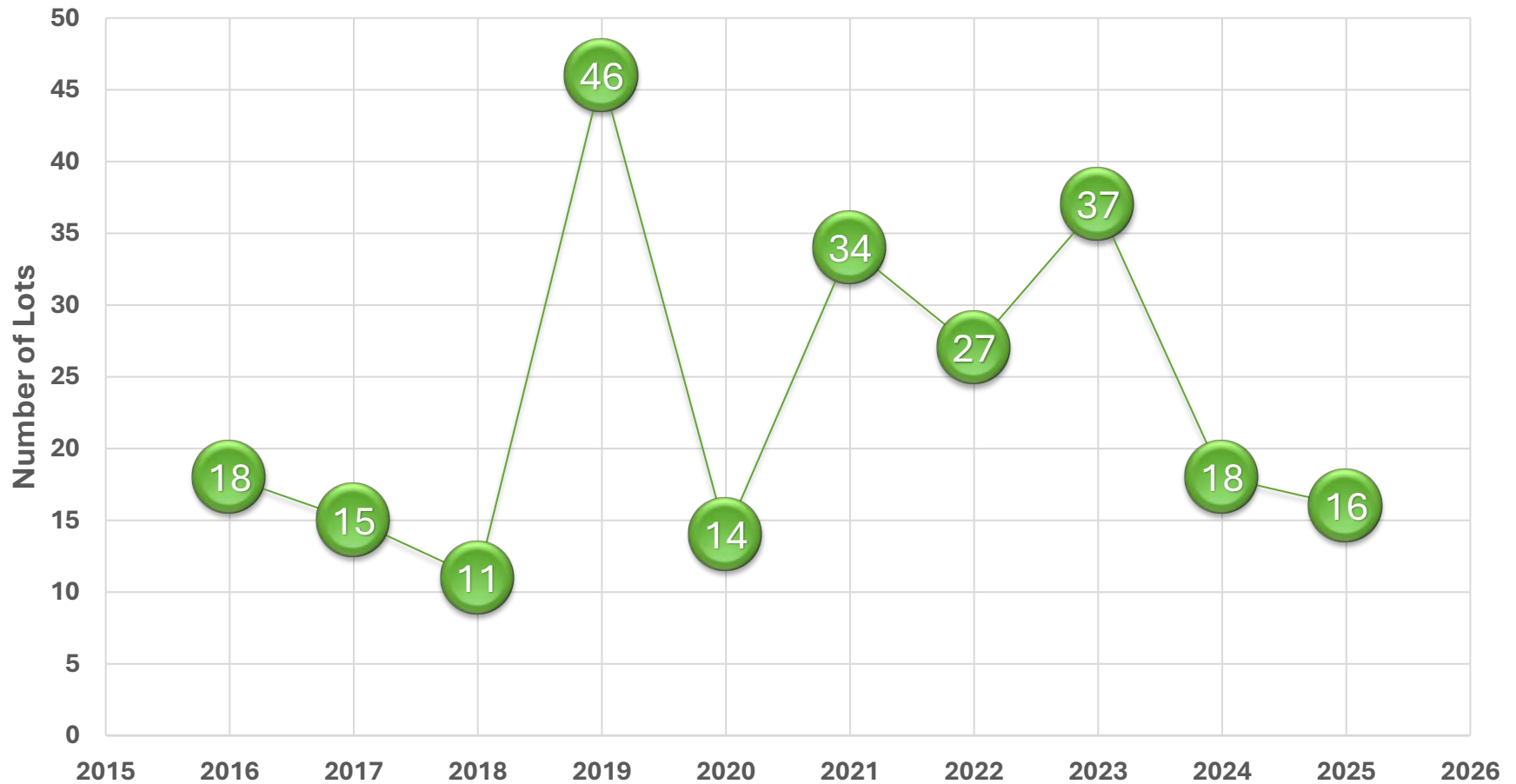


Total: 158.327 Non-residential acres

Residential Development 10-year Trend

Approved site Plans/subdivisions

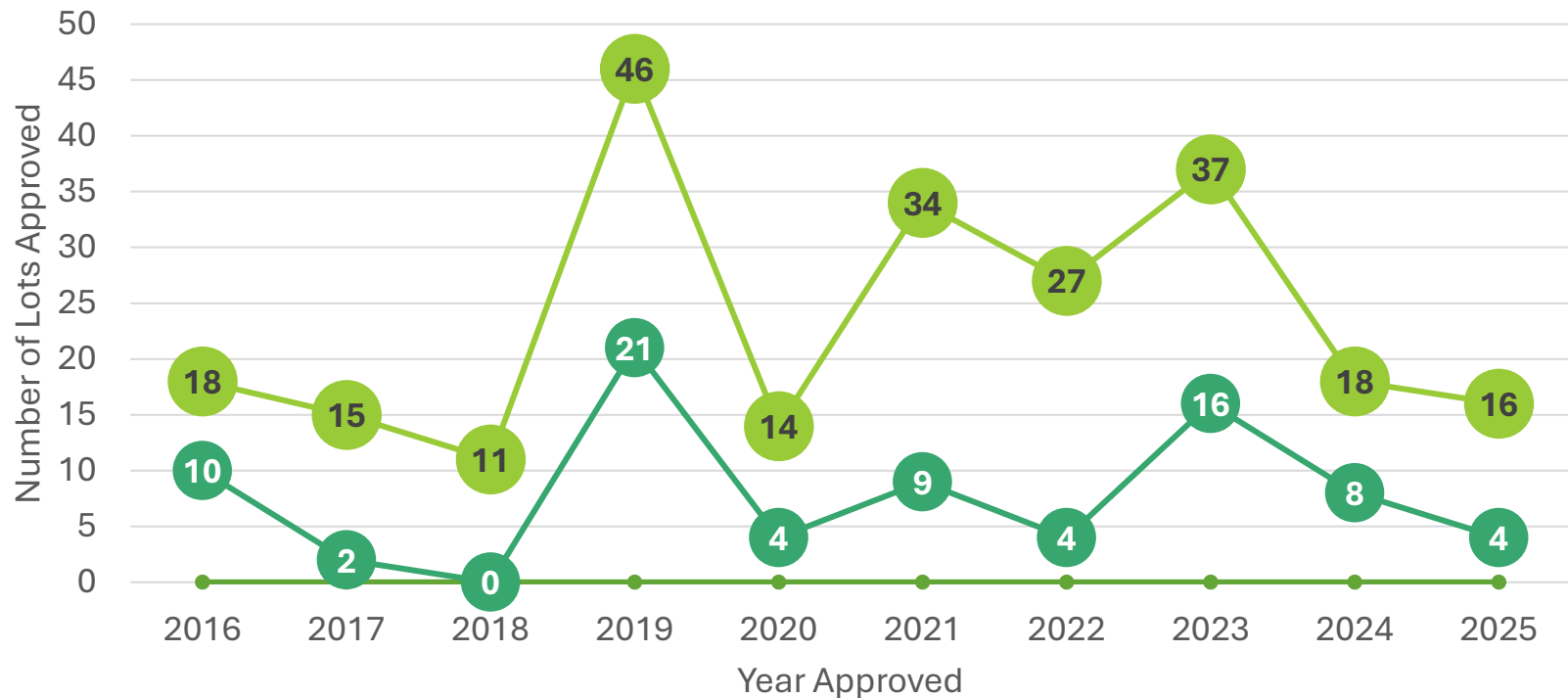
Does not include
municipalities



Residential Development 10-year Trend

Approved site Plans/subdivisions by County Growth Area

Finksburg and Freedom
Growth Areas

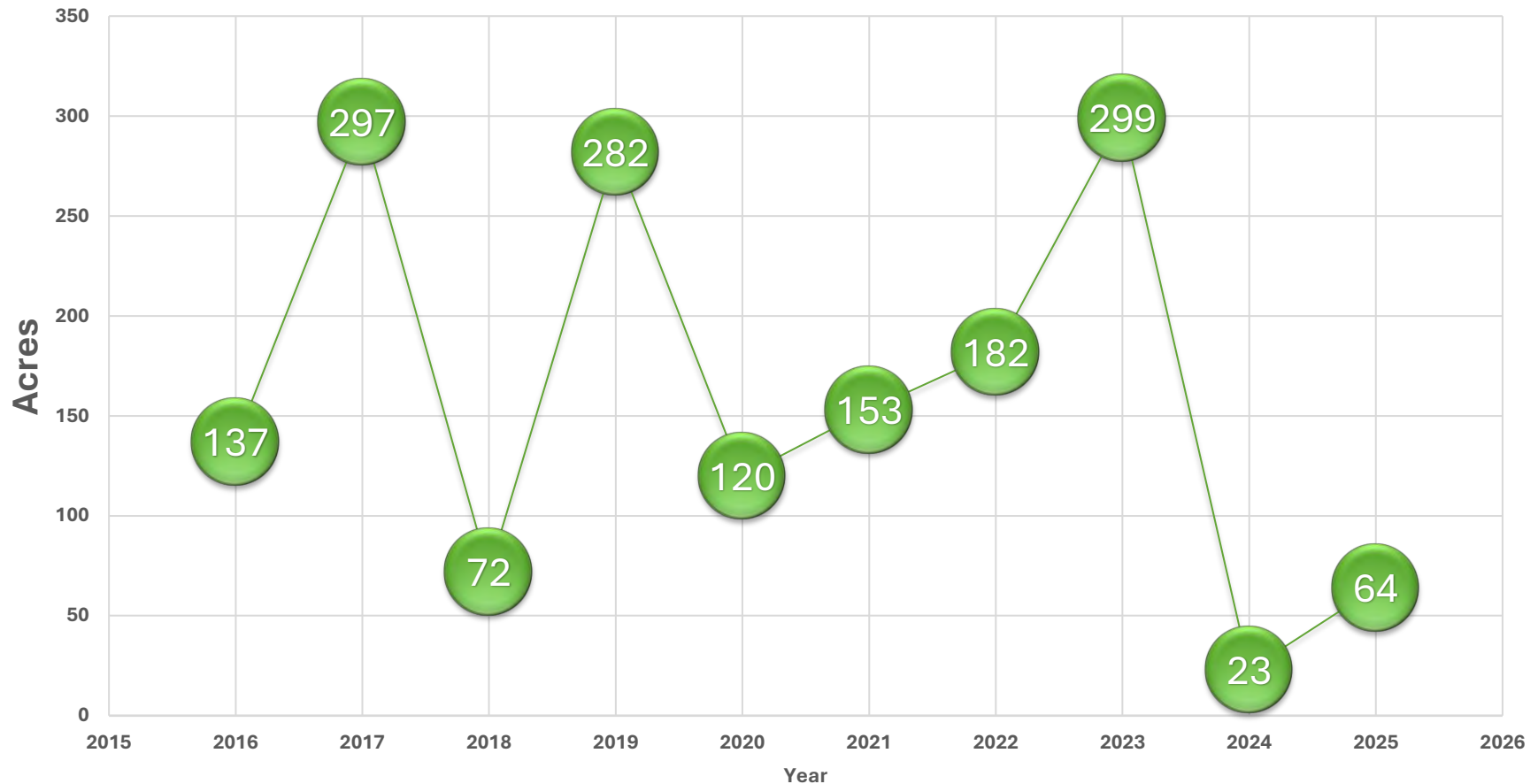


- Residential Development 10-Year Trend Total (not including municipalities)
- Residential Development 10-Year Trend Finksburg
- Residential Development 10-Year Trend Freedom

Non-Residential Development 10-year Trend

Approved site plans/subdivisions

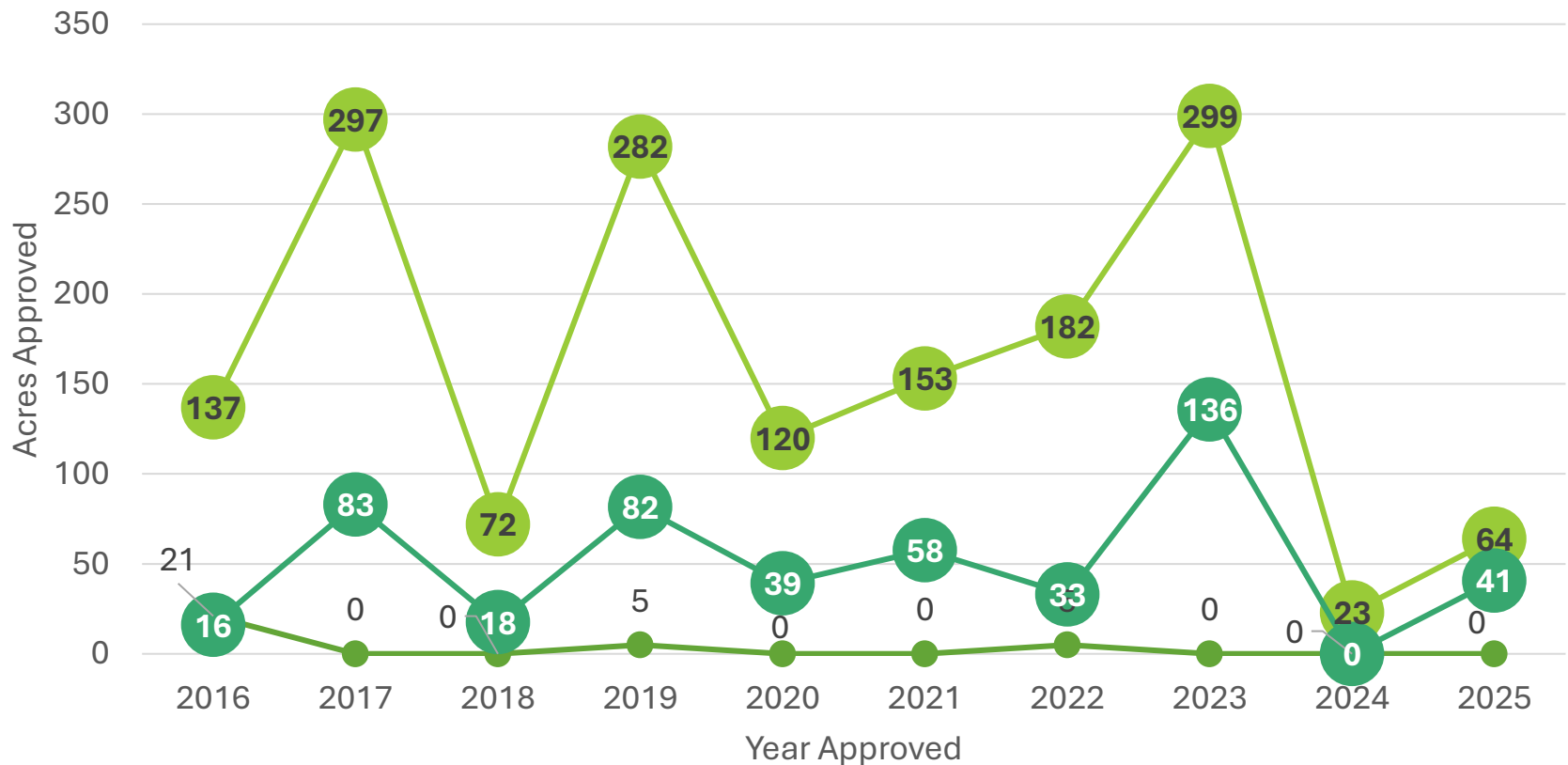
Does not include
municipalities



Non-Residential Development 10-year Trend

Approved site plans/subdivisions by County Growth Area

Finksburg and Freedom
Growth Areas



- Non-Residential Development 10-Year Trend Total (not including municipalities)
- Non-Residential Development 10-Year Trend Finksburg
- Non-Residential Development 10-Year Trend Freedom

Zoning Map Amendments

Pages 23-25
Tables 5 & 6
Map 12

There were 6 annexations and 5 rezonings

Annexations

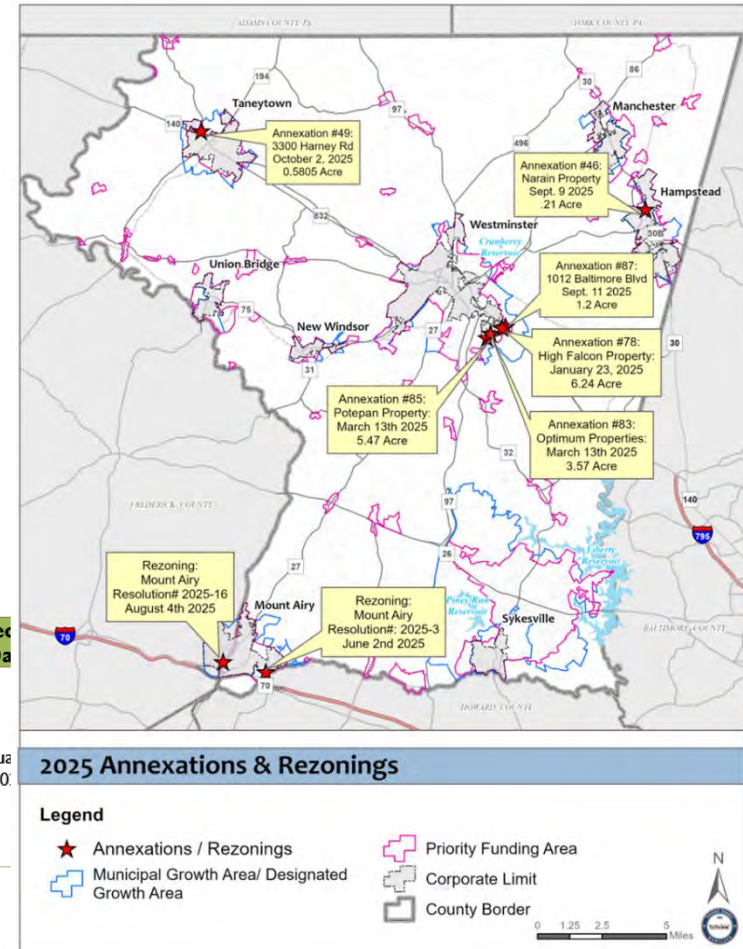
TABLE 5: ANNEXATIONS

County Res. No.	Municipal Res. number	Name	Acreage	Jurisdiction & Annexation #	Zoning From County/To Municipal
1237-2025	24-09	High Falcon Realty Corp.	6.24	Westminster #78	C-3/" B" Business
1240-2025	24-11	Optimum Properties, LLC	3.572	Westminster #83	R-20,000 / R-10,000
1241-2025	24-13	Ellen Potepan Property	5.47	Westminster #78	R-20,000 / R-10,000
1242-2025	04 A -	3300 Harney Rd			

Rezonings

TABLE 6: REZONINGS

Rezoning Case No.	Name	District Change	Acres	Effective Date
2025-02	222 E. Green Street	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.	1.73	February 2025
2025-03*	Boundaries of the Cannabis Overlay	Adopting a sectional map amendment to amend the boundaries of the Cannabis Overlay District		



Zoning Text Amendments, Amendments to PFA Boundaries, New Schools, Transportation, APFO, Park Facilities

Pages 26-30

Table 7

Figures 1-6

Two County Code revisions made affecting future development, including solar and Employment Campus revisions

Text Amendments
Revised local ordinances affecting future development

- Westminster adopted three ordinance updates

PFA Boundaries

No changes reported

Schools

No new schools or additions

Roads (Table 7)
Changes to roadway network

- County (3)
- Hampstead (1)
- Sykesville (1)
- Taneytown (18)

APFO

No developments were modified due to APFO restrictions

Parks
Made changes or additions to parks

- County (5)
- New Windsor (1)
- Westminster (1)

Building Permits Issued

Page 38 - 39

Tables 16 & 17

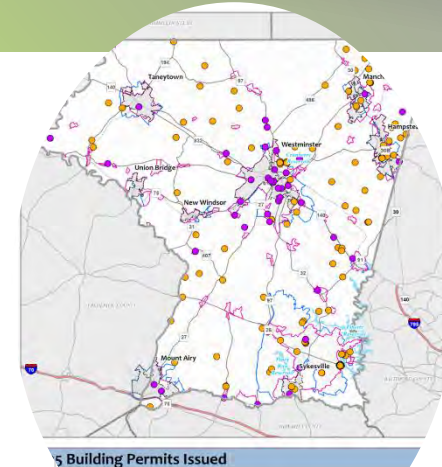
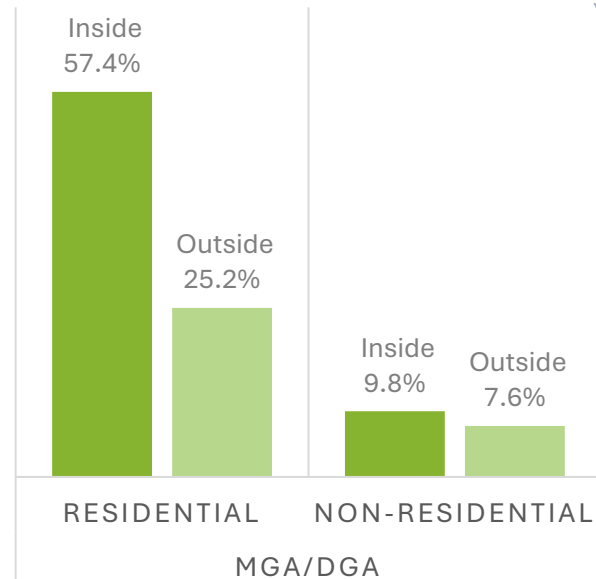
Map 14

Total: 317

TABLE 16: BUILDING PERMITS ISSUED INSIDE AND OUTSIDE PFA & GROWTH AREAS (2025)

Priority Funding Area	Totals	% In/% Out
Residential Inside	171	53.9%
Residential Outside	91	28.7%
Non-Residential Inside	35	11.0%
Non-Residential Outside *	20	6.3%
Total	317	100%
Growth Area		
Residential Inside	182	57.4%
Residential Outside	80	25.2%
Non-Residential Inside *	31	9.8%
Non-Residential Outside	24	7.6%
Total	317	100%

PERCENT OF TOTAL PERMITS ISSUED IN 2025

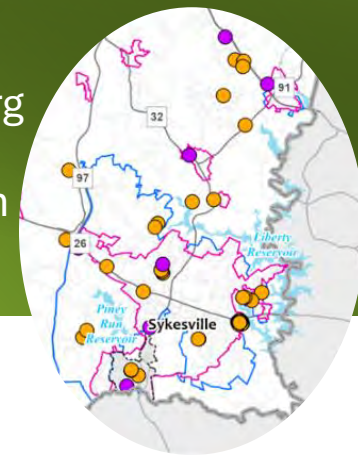


Building Permits Issued

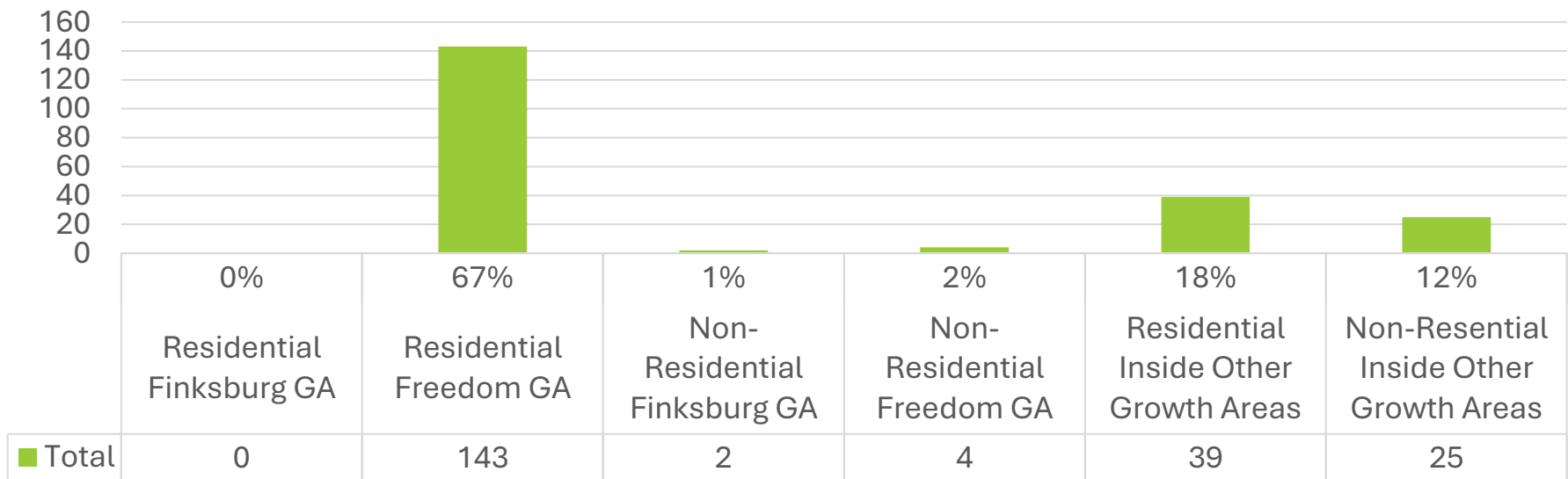
Residential Building Permit
 Non-Residential Building Permit
 Municipal Growth Area/ Designated Growth Area
 Priority Funding Area
 Corporate Limit
 County Border

Building Permits Issued Inside Growth Areas

Finksburg and Freedom



Total: 213 of 317 issued inside GA



- 262 Total new construction **residential building permits issued** in 2025:
 - **Freedom: 143** (approximately 54.6% of residential permits issued for new construction)
 - **Finksburg: 0**
- 55 Total new construction **non-residential building permits issued** in 2025:
 - **Freedom: 4** (approximately 7.3% of non-residential permits issued for new construction)
 - **Finksburg: 2**

Use & Occupancy (U&O) Certificates Issued

Page 40-42
Tables 18 & 19
Map 15

Total: 289

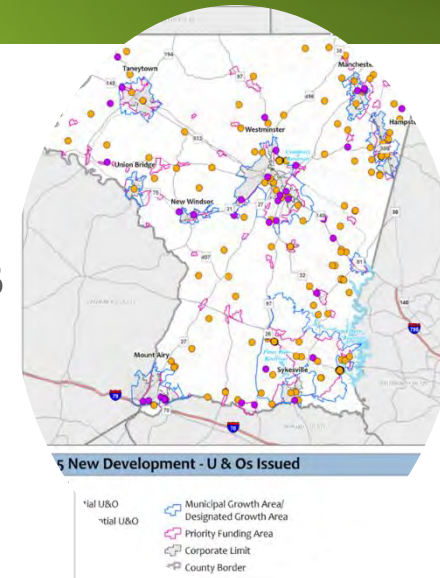
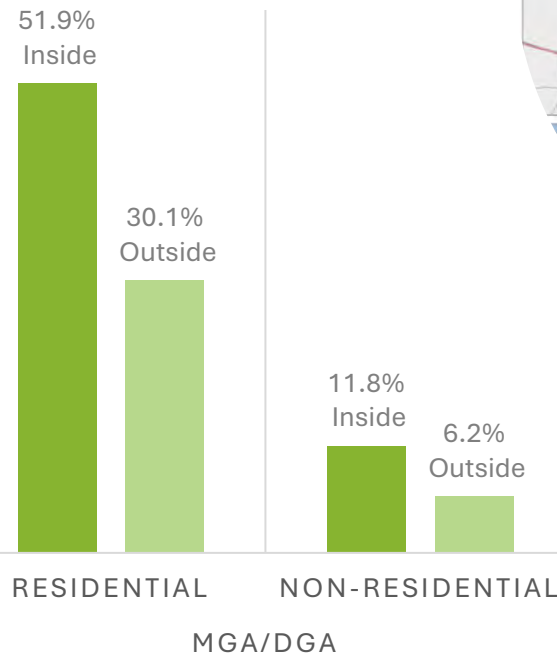
TABLE 18: CARROLL COUNTY NEW U&Os (2025)

Election District / Municipality	Apartment	Residential	Residential Improvement	Commercial & Industrial
ED 1	0	3	33	0
Taneytown	0	3	53	1
ED 2	0	6	51	0
ED 3	0	2	60	0
ED 4	0	23	262	0
ED 5	0	7	2	0

TABLE 19: NEW USE & OCCUPANCY CERTIFICATES ISSUED BY PFA & GROWTH AREA

Area	Type and Location	Totals	% of Total New U&O
Priority Funding Area	Residential Inside	148	51.2%
	Residential Outside	89	30.8%
	Non-Residential Inside	37	12.8%
	Non-Residential Outside	15	5.2%
	Total	289	100%
Growth Area	Residential Inside	150	51.9%
	Residential Outside	87	30.1%
	Non-Residential Inside	34	11.8%
	Non-Residential Outside	12	4.2%

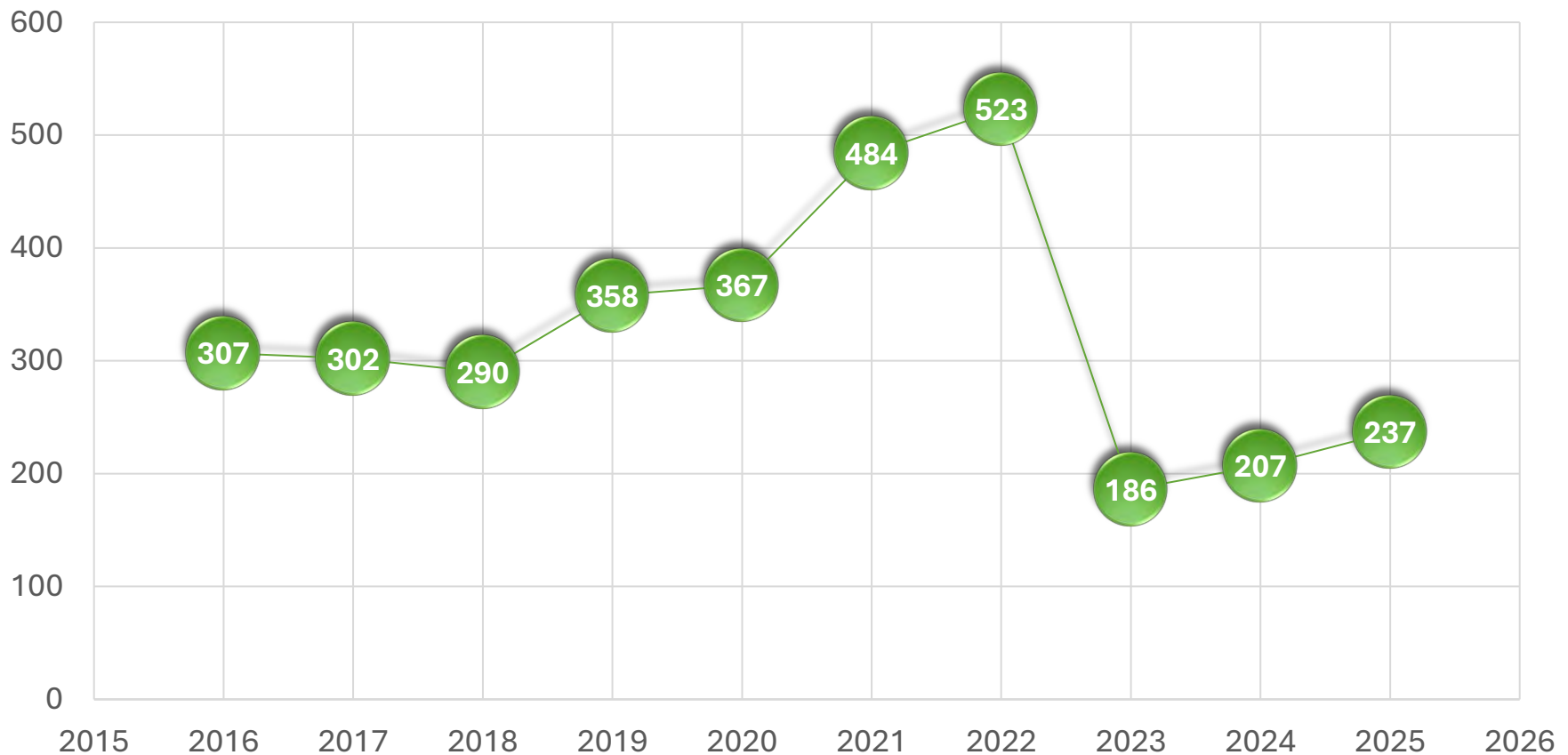
PERCENT OF TOTAL U&OS ISSUED IN 2025



Residential U&O Certificates Countywide 10-Year Trend

Does include
municipalities

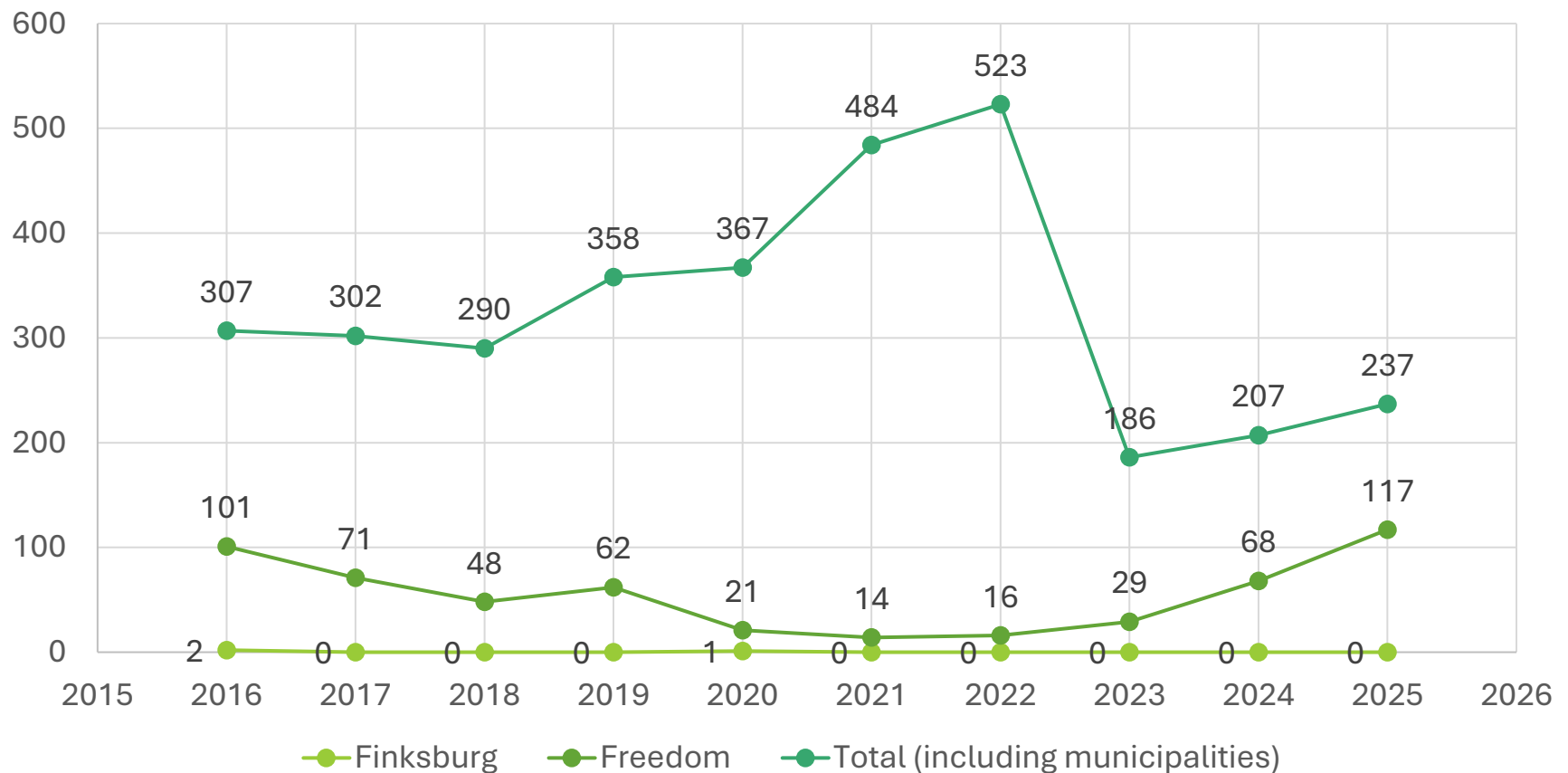
**New Dwellings in Carroll County
2016-2025**



Residential U&O Certificates Countywide 10-Year Trend By county Growth Area

Finksburg and Freedom
Growth Areas

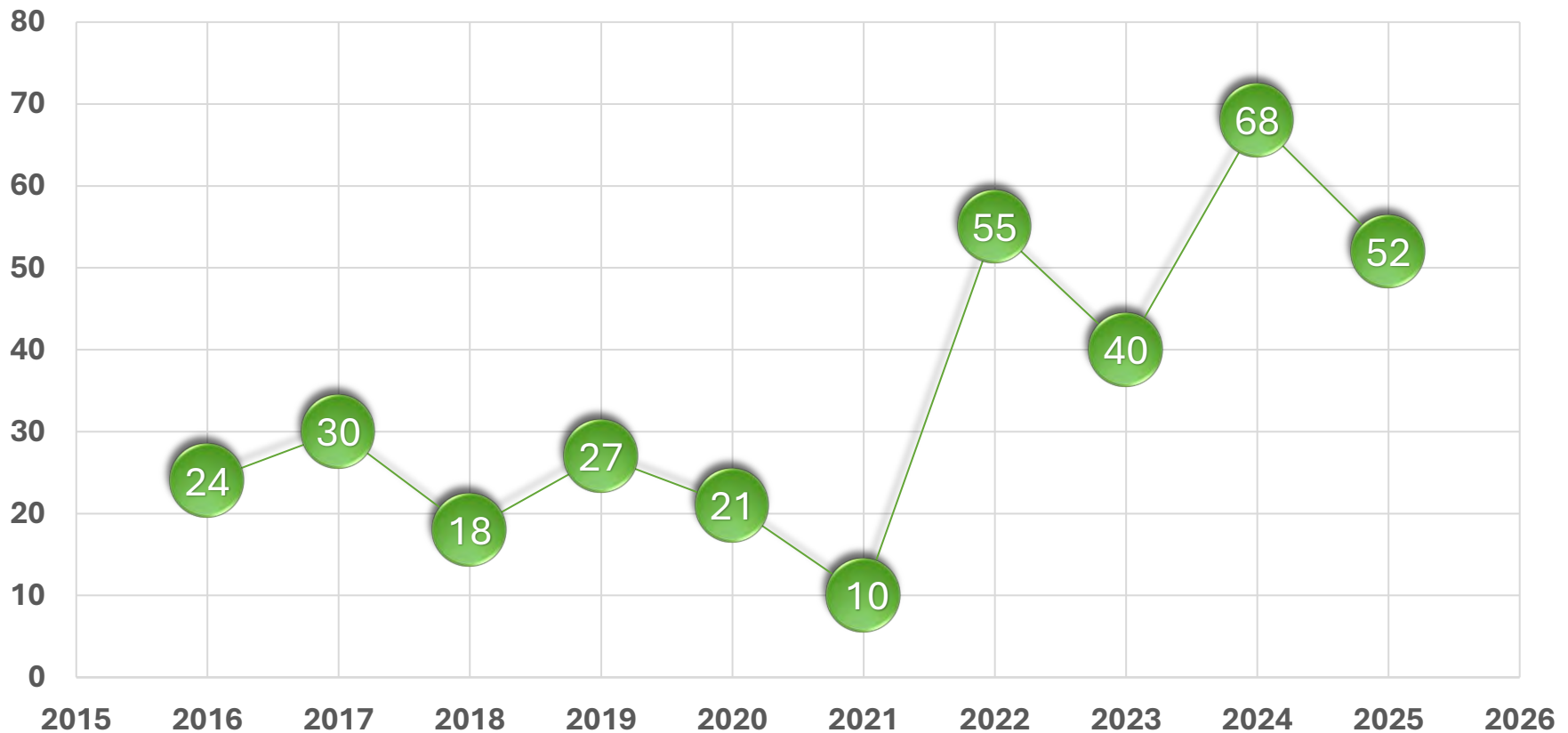
**New Dwellings in Carroll County
2016-2025**



Non-Residential U&O Certificates Countywide 10-Year Trend

Does include
municipalities

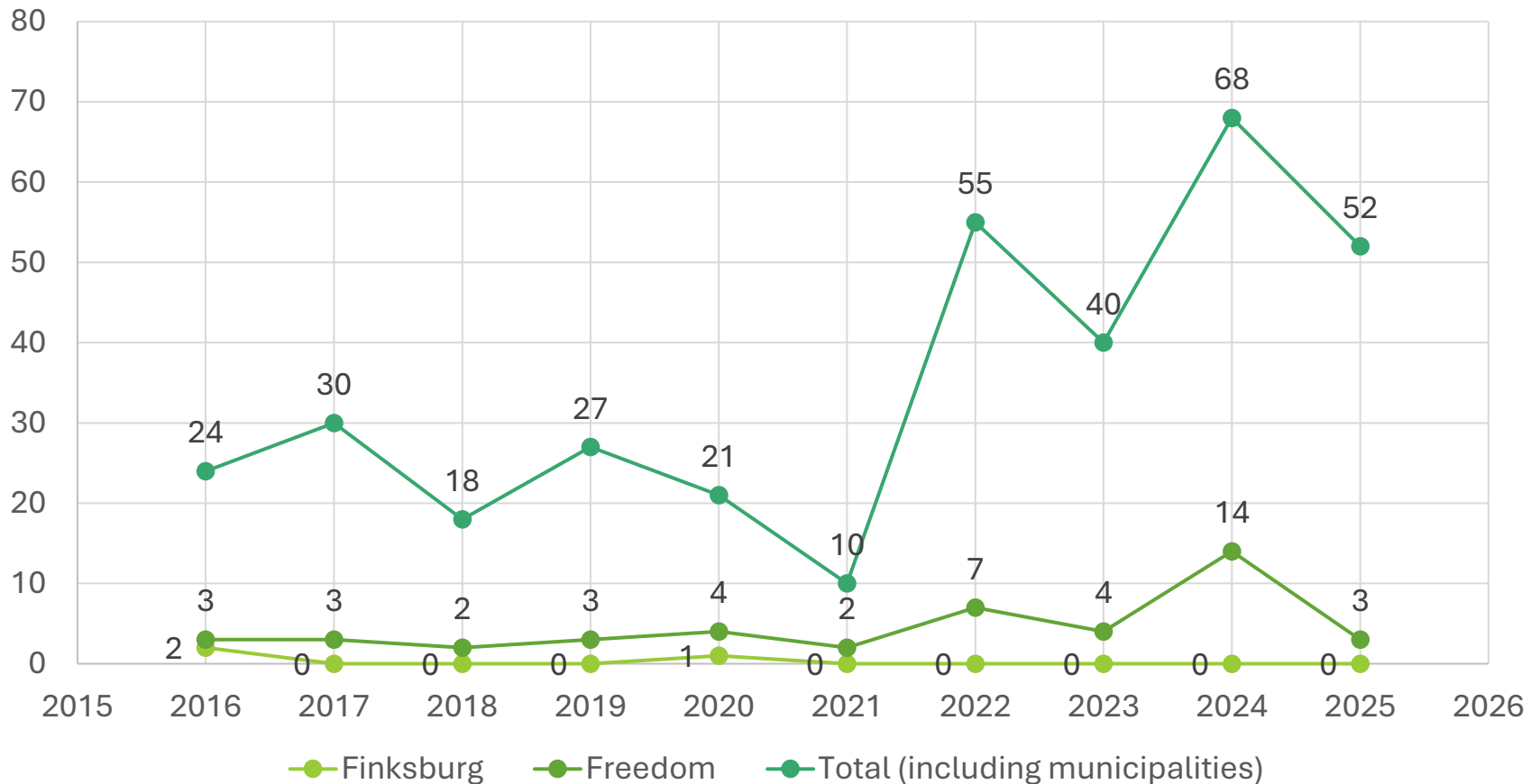
**New Non-Residential U&O Certificates Issued
2016-2025**



Non-Residential U&O Certificates Countywide 10-Year Trend By County Growth Area

Finksburg and Freedom
Growth Areas

**New Non-Residential U&O Certificates Issued
2016-2025**



Existing & Potential Developable Residential Lots and Non-Residential Acreage

Pages 44-48

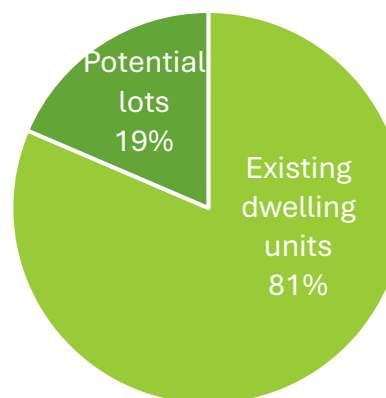
Tables 21-25

Maps 16 & 17

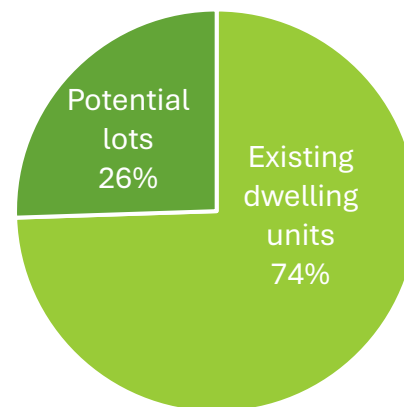
EXISTING & POTENTIAL DEVELOPABLE RESIDENTIAL LOTS

OUTSIDE GROWTH AREA	29,472	
	10,096	
INSIDE GROWTH AREA	37,576	
	8,562	
	Inside Growth Area	Outside Growth Area
Existing dwelling units	37,576	29,472
Potential lots	8,562	10,096

Inside Growth Area

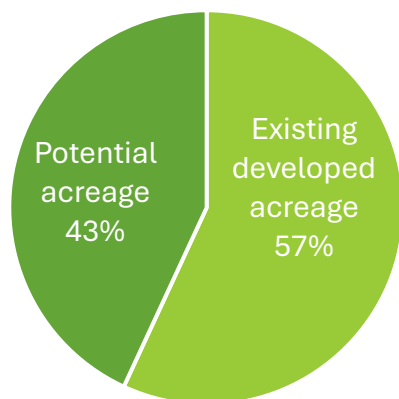


Outside Growth Area

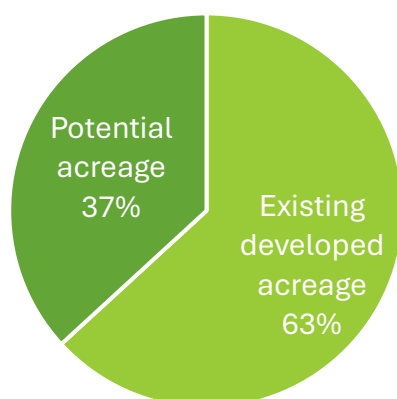


EXISTING & POTENTIAL DEVELOPABLE NON-RESIDENTIAL ACREAGE

Outside Growth Area



Inside Growth Area



OUTSIDE GROWTH AREA

OUTSIDE GROWTH AREA	1,142	
	865	
INSIDE GROWTH AREA	4,048	
	2,359	
	Inside Growth Area	Outside Growth Area
Existing developed acreage	4,048	1,142
Potential acreage	2,359	865

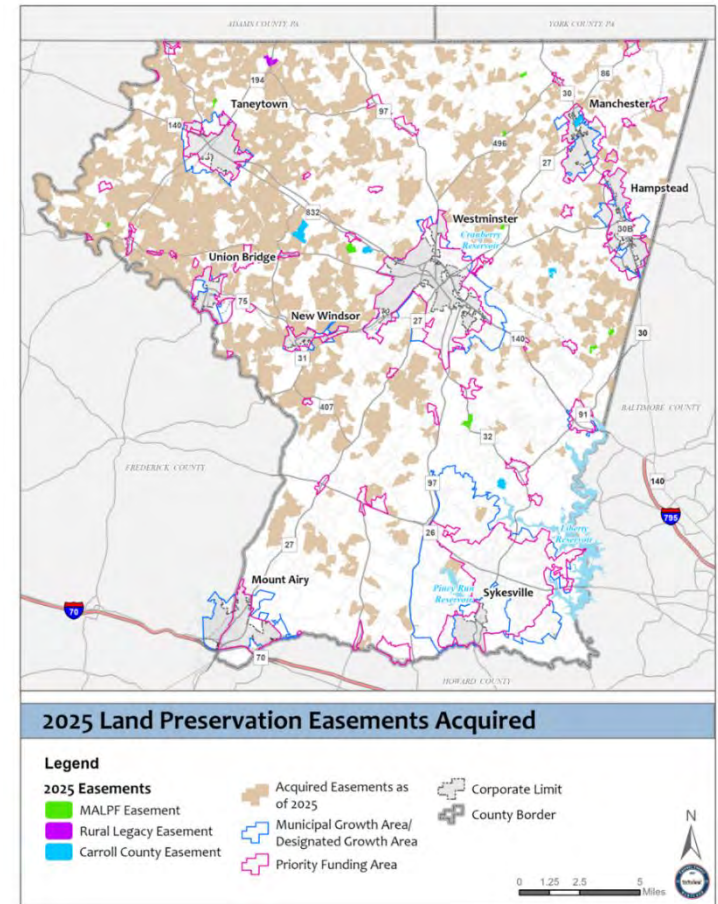
2025 Agricultural Land Preservation

Page 49-50
Tables 26 & 27
Map 18

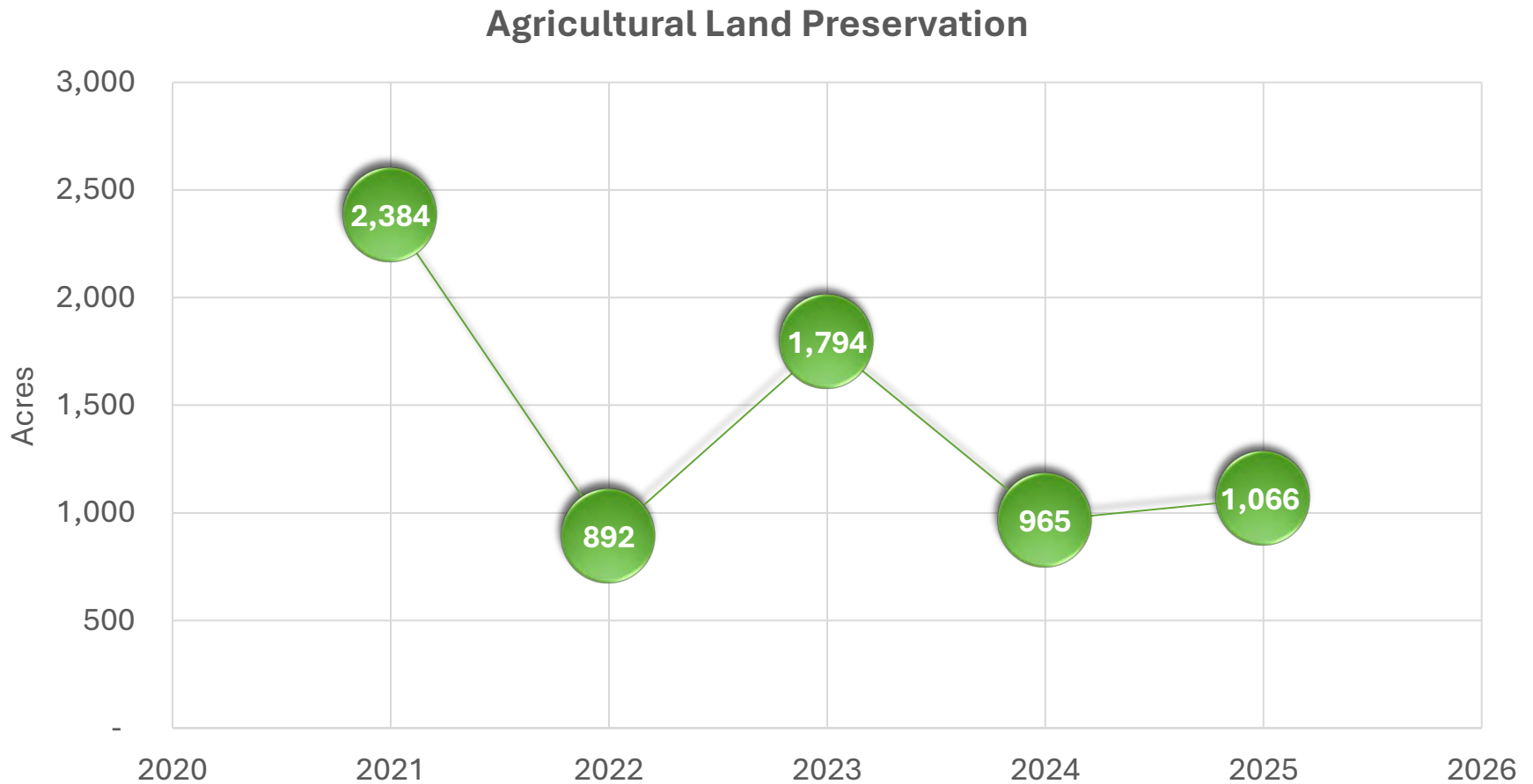
1,066 acres, including 17 farms,
preserved agricultural land

\$5,747,346 committed to Agriculture
Preservation (63.6% were County funds)

As of December 2025, a total of 81,649
acres of preserved agricultural land



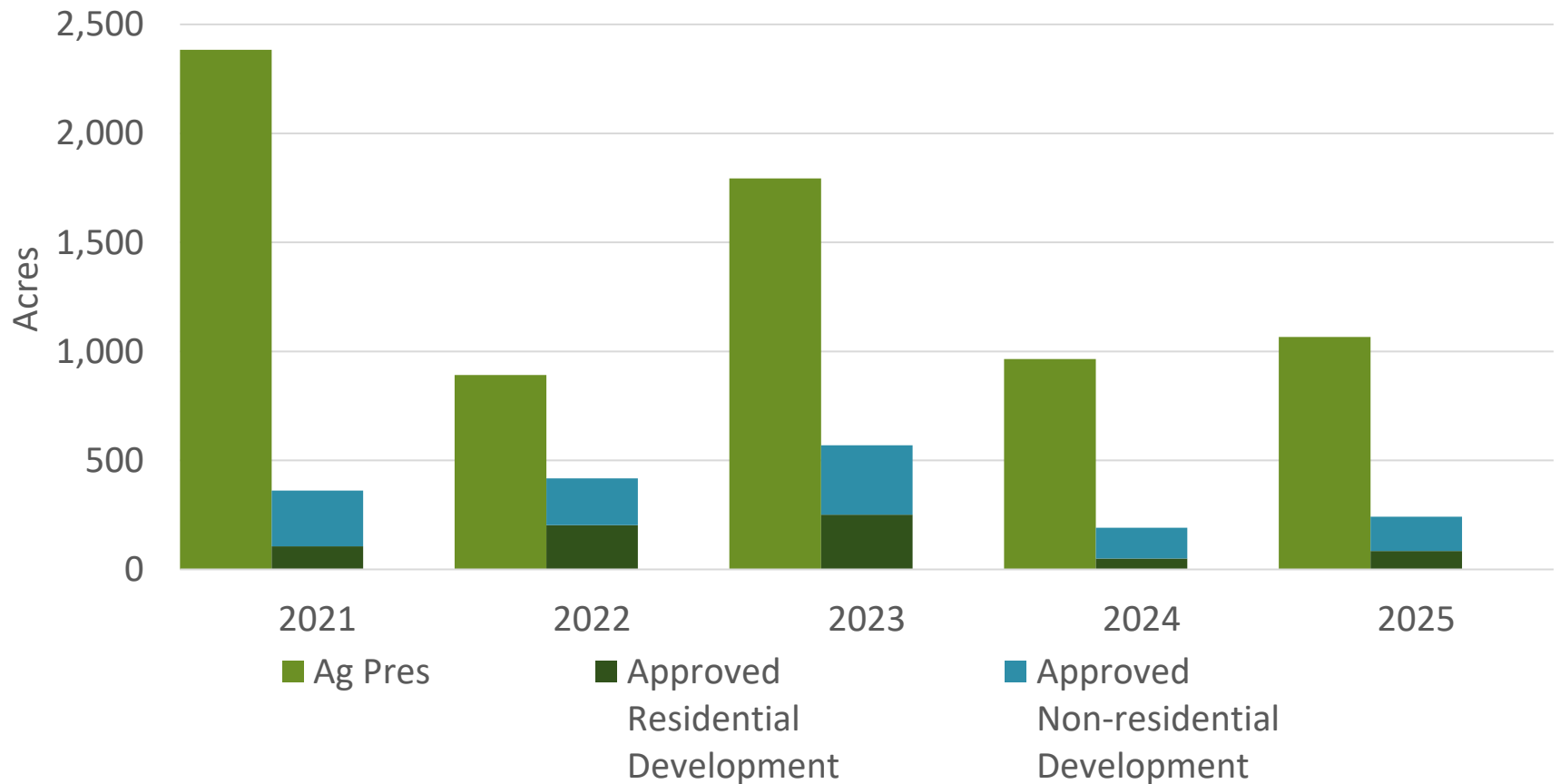
Agricultural Land Preservation 5-Year Trend



Approved Development 2021-2025

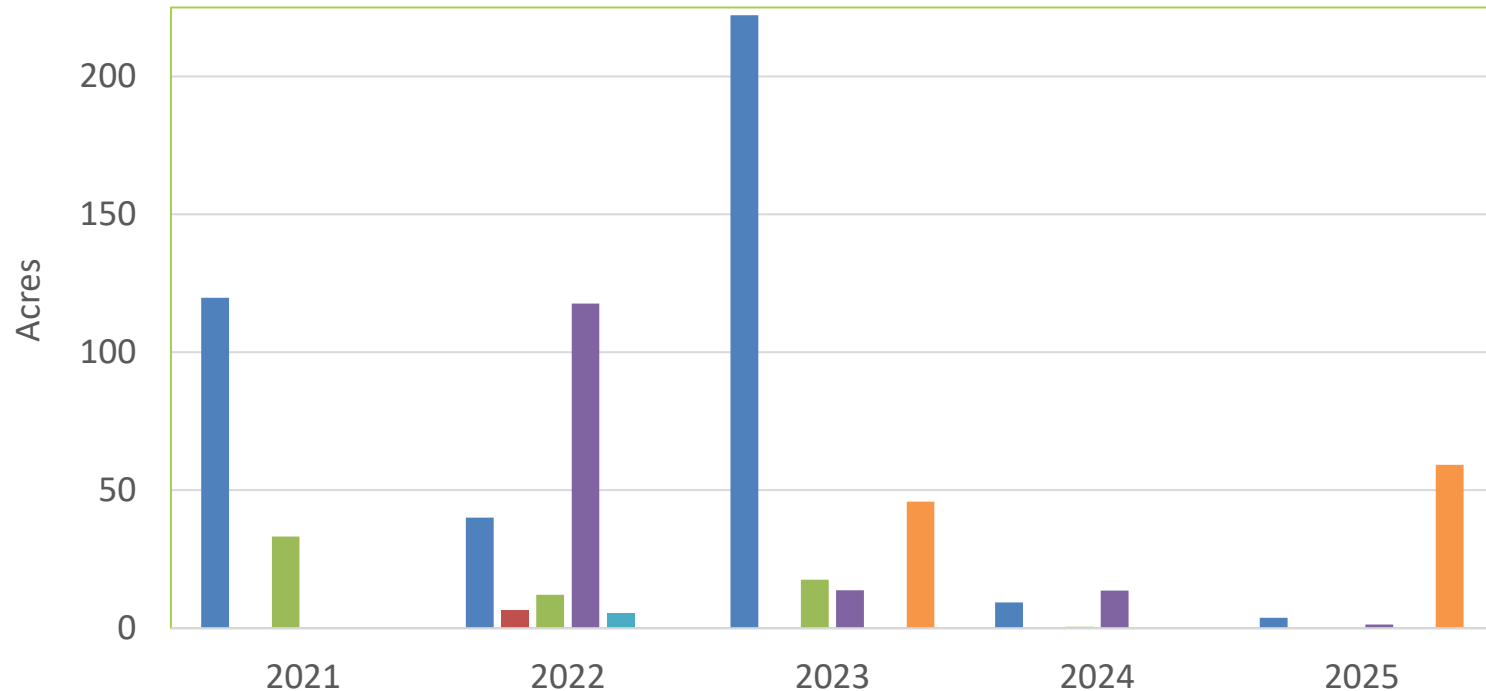
Approved site Plans, subdivisions, & Ag easements

Does include
municipalities



County Approved Non-Residential Development by Type 2021-2025

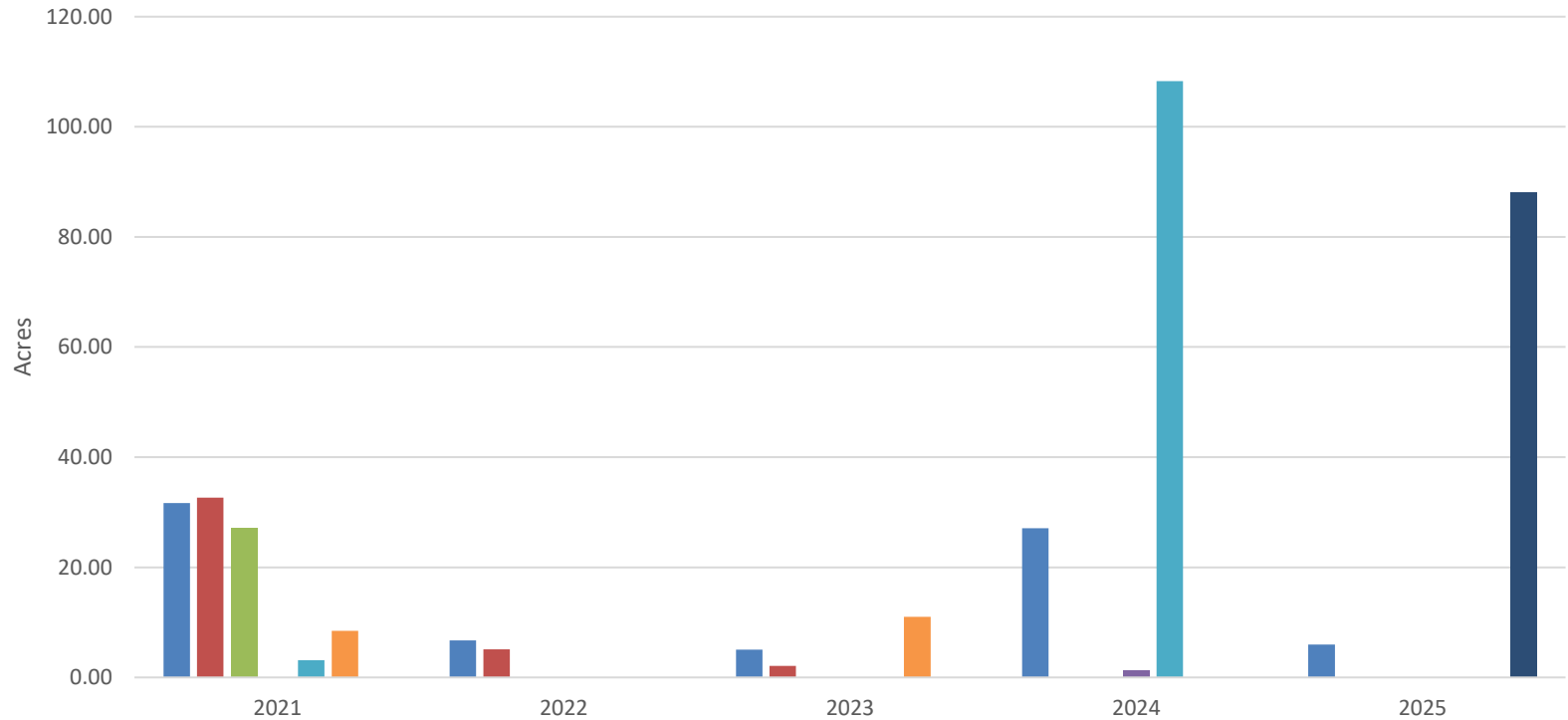
Does not include municipalities



Year	Commercial	Commercial/Residential	Industrial	Public	Religious establishment	Solar	Grand Total
2021	119.78		33.20				152.98
2022	40.09	6.58	12.18	117.71	5.52		182.08
2023	222.18		17.60	13.78		45.89	299.45
2024	9.30		0.50	13.65			23.45
2025	3.73			1.30		59.25	64.28
Grand Total	395.09	6.58	63.48	146.44	5.52	105.14	722.25

Municipal Approved Non-Residential Development by Type 2021-2025

Municipalities only



Year	Commercial	Industrial	Institutional	Public	Solar	Utility	Grand Total
2021	31.68	32.68	27.22	3.15	8.45		103.17
2022	6.73	5.12					11.85
2023	5.04	2.10			11.03		18.17
2024	27.08	1.36		108.31			136.75
2025	6.00					88.05	94.05
Grand Total	76.52	41.26	27.22	111.46	19.48	88.05	363.98

Final Report Actions

- All eight Municipalities have certified their information
- County Planning Commission Certification –June 3
- Emailed Final Report to Maryland Department of Planning and municipalities– June 29
- Distributed hard copied to municipalities
- Will post on Planning Website
- Today's action: None, informational only

Questions?