

2015 Planning Annual Report



June 2016



This 2015 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).

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2015 Planning Annual Report

June 21, 2016

The Carroll County Planning and Zoning Commission hereby Certifies and Adopts the *2015 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

Matthew S. Helminiak, Chairman
Carroll County Planning and Zoning Commission

Philip R. Hager, Secretary
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CARROLL COUNTY PLANNING & ZONING COMMISSION
Planning a better future for Carroll County

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Introduction

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 Visions.

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 new requirement can be found in the Measures and Indicators section of this annual report.

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 Bureau of Comprehensive Planning website. Copies are also provided to the Maryland Department of Planning.



Amendments & Growth Related Changes in Development Patterns

New Plans Adopted & Plan Amendments Adopted

New Comprehensive Plans and Plan Elements Adopted or Amended

There was one new comprehensive plan adopted during 2015, the 2014 *Carroll County Master Plan*. This plan was an update to the 2000 *Carroll County Master Plan*. Map 1 on Page 5 shows the new Master Plan Map.

2014 Carroll County Master Plan

The 2014 *Carroll County Master Plan* was Adopted by the Board of County Commissioners for Carroll County on February 26, 2015 (Resolution No. 938-2015). This plan is an update of the County's 2000 Master Plan. Some key elements in the plan are to:

- Guiding development to existing population centers
- Continue to promote the preservation of productive agricultural lands to protect Carroll County's heritage and agriculture's economic contribution
- Provide adequate public facilities
- Increase employment and business opportunities by designating new lands for commercial, industrial and employment campus uses
- Lay the general groundwork for planning a better future for Carroll County

Carroll County's vision for its future is:

Carroll County is a great place to live, work, and play. The County conserves and promotes its unique rural agricultural heritage, protects its environmental resources, and promotes a balanced approach to new development and economic opportunities consistent with the fabric of its communities. Carroll County values, and citizens' unalienable rights of life, liberty, and property, are respected, protected, and sustained.

In order to achieve this vision the Plan has 15 Goals to promote the public health, safety, and welfare of Carroll County. These Goals are as follows:

Goal 1

Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

...Amendments & Growth Related Changes in Development Patterns

Goal 2

Ensure respect for unalienable individual rights; encourage community involvement in planning in an open two-way communication process; encourage the involvement of the community in planning and implementing the Master Plan; provide participants with a balanced perspective on planning goals while promoting the need to respect private property rights; and accurately advise participants of the tradeoffs between various forms of development based on real-world effects.

Goal 3

Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Goal 4

To the extent feasible, provide adequate and appropriate Community Investment Plan funds to support public facilities and services. Provide an affordable, coordinated, and comprehensive system of community educational opportunities, facilities, and resources, including schools and libraries, which enhance our communities.

Goal 5

Provide a safe and functional intra-County transportation system that promotes access and mobility for people and goods through a variety of transportation modes.

Goal 6

Encourage a range of housing types, density, and affordability.

Goal 7

Preserve at least 100,000 acres of agricultural land to support the production of agricultural products and promotion of related agribusiness.

Goal 8

Preserve 80 percent of undeveloped land in the Priority Preservation Area, as adopted by the Board of County Commissioners.

Goal 9

Provide an affordable, coordinated and comprehensive system of public and private parks, recreational facilities and programs, and open space that will enhance our communities.

Amendments & Growth Related Changes in Development Patterns...

Goal 10

Preserve the county's historic, cultural, scenic, and architectural heritage.

Goal 11

Protect, maintain, and restore, where feasible, the environmental resources and natural ecosystems in the County by promoting land use practices that are in balance with, and minimize the effects on the natural environment, subject to appropriate cost/benefit analysis.

Goal 12

Protect certain mineral resources of current and future economic importance from preemptive land uses and to ensure availability for recovery in a manner that minimizes impacts to surrounding areas; and for reclamation purposes, assure recovery to an environmentally sensitive, aesthetically pleasing condition.

Goal 13

Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

Goal 14

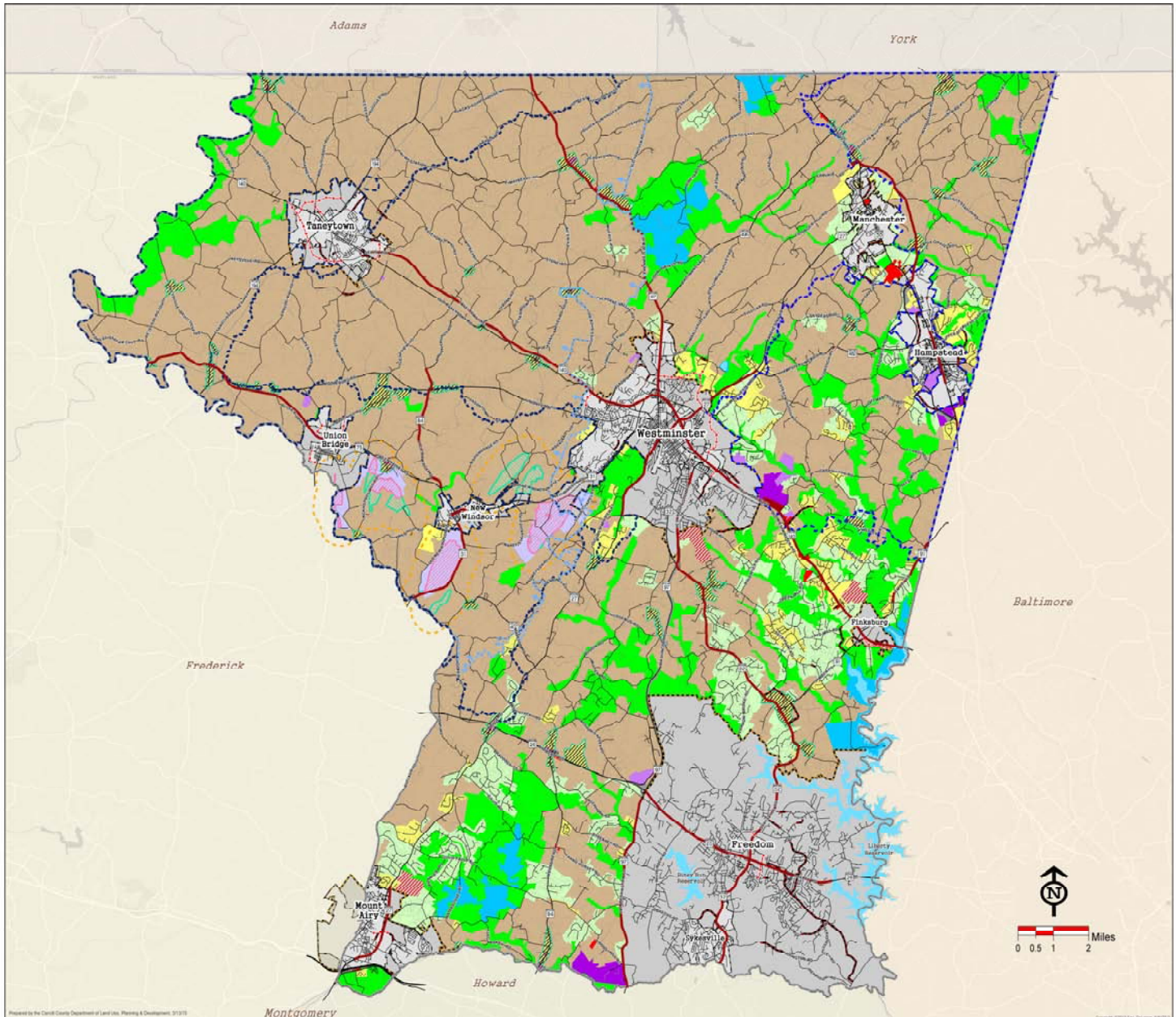
Facilitate a development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County's rural character.

Goal 15

Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.

...Amendments & Growth Related Changes in Development Patterns

Map 1



Prepared by the Carroll County Department of Land Use, Planning & Development, 9/1/15

Future Land Use

- Agriculture
- Resource Conservation
- Residential-Very Low Density
- Residential-Low Density
- Employment Campus
- Commercial-High
- Commercial-Medium
- Commercial-Low
- Industrial-Heavy
- Industrial-Light
- Extractive
- Village-Commercial/Industrial
- Village-Residential
- Reservoir
- Transportation

Mineral Resource Overlay

- MR (Recovery Area)
 - VRA (Viable Resource Area)
 - MRN (Notification Area)
- ### Resource Stewardship Areas
- Little Pipe Creek Rural Legacy Area
 - Upper Patapsco Rural Legacy Area
 - Priority Preservation Area

General

- Designated Growth Area
- Corporate Limits
- Rural Village
- Reservoir-Waterbody
- State Highway Project
- Major Street
- Neighborhood Connection

2014 Carroll County Master Plan

Adopted as part of the 2014 Carroll County Master Plan Resolution #938-2015 on February 26, 2015.



Department of Land Use,
Planning & Development

<http://www.carrollcountymd.gov/landuse/planning/development/2014/>

Amendments & Growth Related Changes in Development Patterns...

Subdivisions and Site Plans Approved

County Subdivisions and Site Plans Approved

The following tables (Tables 1 and 2) list all new subdivisions and site plans in the County that received final approval during calendar year 2015. Map 2 on Page 9 shows the location of these subdivisions and site plans. During 2015, 30 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 400 acres. The plans listed include not only greenfield development (new development), but also redevelopment, additions, and resubdivisions.

**Table 1 - County Residential Site Plans and Subdivisions
2015**

Location # (Map 4)	Name	Type	New Lots	Zoning	Election District
1	Vangline Acres 3	Residential	4	Conservation	6
2	Maiden's Point 2	Residential	1	Agriculture	1
3	Amber's Choice	Residential	2	Agriculture	8
4	Copper Ridge (Amended)	Institutional	0	R-10,000	5
5	Krantz Acres	Residential	1	Agriculture	2
6	Hy-Crest, Sec 6, Lot 10	Residential	1	Agriculture	3
7	Arbaugh Flowing Springs Farm	Residential	1	Agriculture	2
8	Chadwick Court, Resubdivision of Lot 1A	Residential	1	R-20,000	7
9	Joyful Slopes, Relocation of Lot 3	Residential	1	Agriculture	6
10	Golden Crest Replacement Building	Institutional	16 bed	Agriculture	6
11	Abell Ridge	Residential	2	Agriculture	9
12	Allen Parsons Project	Residential	1	Conservation	5
13	Morgan Creek	Residential	33	R-40 / Con	5
14	Triple K Acres	Residential	1	Agriculture	12
15	Salem Crest	Residential	2	Agriculture	8
51 lots (67 units), 131.33 acres					

Source: Bureau of Development Review

...Amendments & Growth Related Changes in Development Patterns

**Table 2 - County Commercial & Industrial Site Plans and Subdivisions
2015**

Location # (Map 4)	Name	Type	Acres	Zoning	Election District
16	Living Water Garden Center	Commercial	6.75	Conservation	7
17	Taylorsville 7-Eleven (Amended)	Commercial	0.75	General Business	9
18	Melrose 2	Commercial	2.59	Restricted Industrial	6
19	Verizon Wireless, Addison Farm	Utility	27.86	Agriculture	6
20	Gerstell Academy, Phase 5, Alumni House & Storage Shed	Institutional	92.87	R-40 / Conservation	4
21	Advance Auto Eldersburg	Commercial	1.16	Neighborhood Retail Business	5
22	Bonnie Brae Plaza	Commercial	2.0	Neighborhood Retail Business	5
23	Eldersburg Commons, 2nd Amended	Commercial	29.78	General Business	5
24	Maple Grove Equipment & Material Storage Yard	Commercial	4.26	Agriculture	6
25	Princess Shopping Center, 3rd Amended	Commercial	9.31	General Business	5
26	Gessell Well #12	Utility	0.25	Conservation	7
27	South Carroll Gateway Industrial Park, Lot 8		3.22	General Industrial	14
28	Verizon Wireless, Arbutnot	Utility	51.5	Agriculture	8
29	Colonial Pipeline, 2nd Amended	Utility	7.3	IG / Ag/ Con	14
30	Hampstead WWTP, ENR upgrade	Utility	28.75	Conservation	8
268.35 acres					

Source: Bureau of Development Review



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 calendar year 2015. The locations of these subdivisions and site plans are also shown on Map 2. During 2015, a total of 10 substantive plans were approved in the municipalities, covering approximately 19 acres.

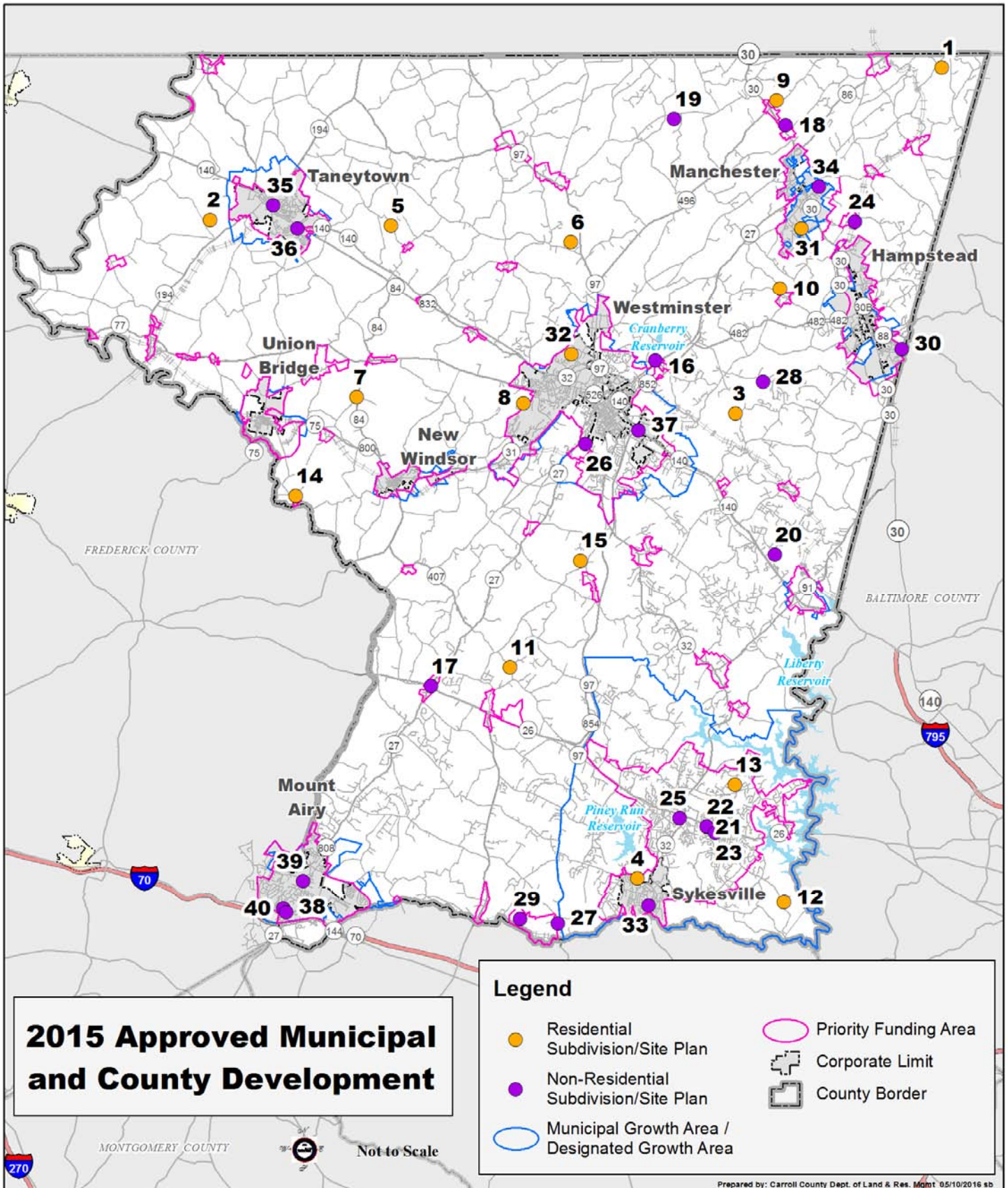
Table 3 – Municipal Residential Site Plans & Subdivisions 2015					
Location # (Map 2)	Name	Type	Lots	Zoning	Municipality
31	Manchester Farms Sec 7	Residential	15	R-15,000	Manchester
32	Bolton Hill, Sec 3	Residential	15	R-20,000	Westminster
30 lot, 14.13 acres					

Source: Bureau of Development Review, Municipalities

Table 4 – Municipal Commercial & Industrial Site Plans & Subdivisions 2015					
Location # (Map 2)	Name	Type	Acres	Zoning	Municipality
33	Carriage House II	Commercial	0.28	Local Business	Sykesville
34	Town Hall / Police Station	Institutional	0.64	R-7,500	Manchester
35	Taneytown Senior Center (additional parking)	Institutional	0.88	General Business	Taneytown
36	2nd Amended Final Site Plan for Taneytown Shopping Center, Road "A" Extension	Commercial	0.69	General Business	Taneytown
37	Starbucks Restaurant / Café (redevelopment)	Commercial	1.08	Business	Westminster
38	Mamma Angela Outdoor Dining Area	Commercial	20x50	Community Commercial	Mount Airy
39	Caboose Placement	Institutional	10x37	Downtown Business	Mount Airy
40	Bank of America (Amended Plat)	Commercial	1.50	Community Commercial	Mount Airy
5.08 acres					

Source: Bureau of Development Review, Municipalities

Map 2



Amendments & Growth Related Changes in Development Patterns...

Zoning Map Amendments

Zoning Map Amendments

Table 5 and Table 6 list all rezoning activities and annexations, respectively, within Carroll County for 2015. Map 3 shows the location of these rezonings and annexations. During 2015, 1 rezoning was processed and 3 annexations were processed within Carroll County.

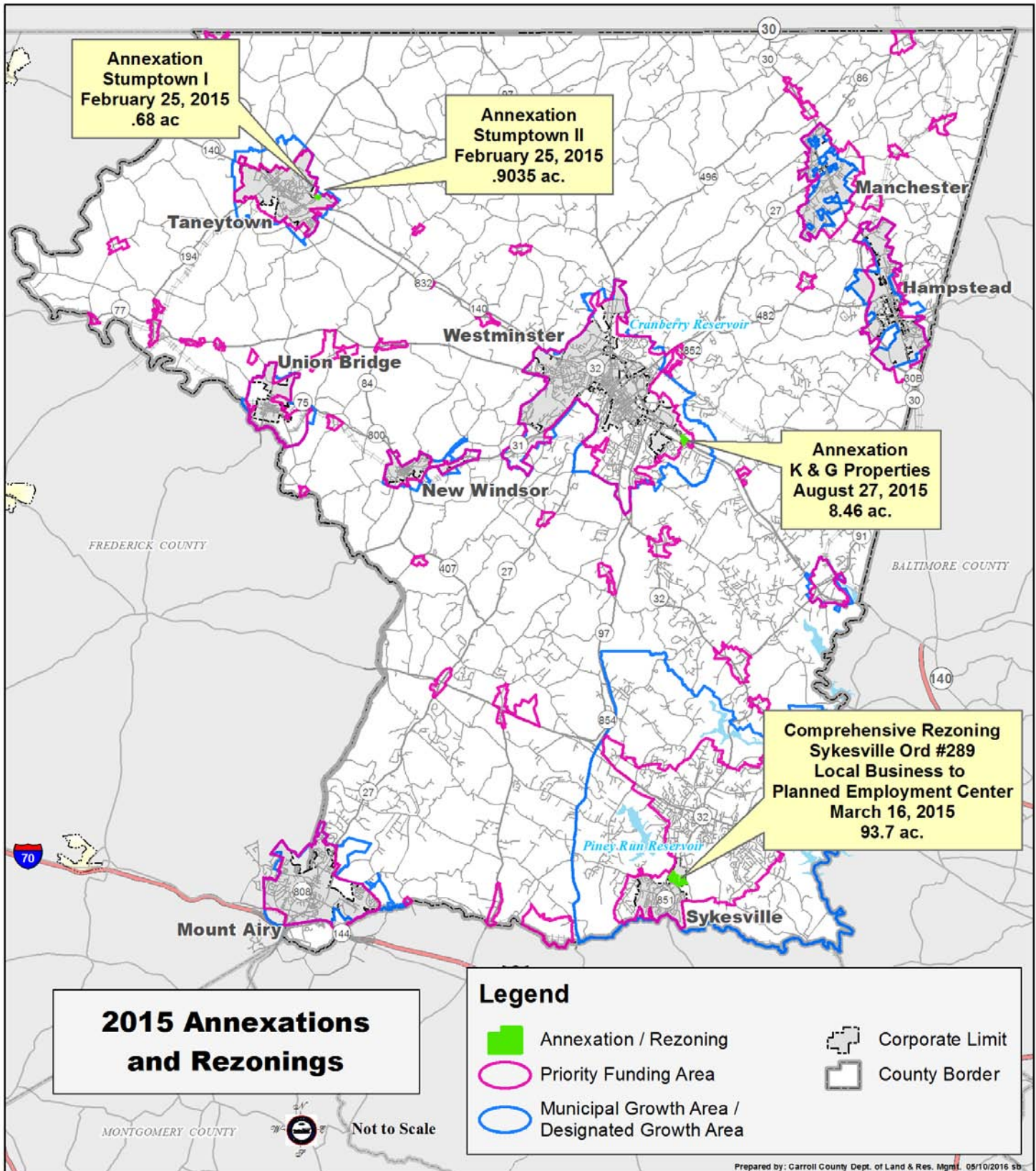
Table 5 - Rezoning 2015					
Rezoning	Name	District Change	Acres	Effective Date	Plan Reference
Ord #289	Town of Sykesville Comprehensive Rezoning	Local Business to Planned Employ- ment Center	93.7	March 16, 2015	Sykesville

Source: Department of Planning

Table 6 - Annexations 2015			
Name	Acreage	Jurisdiction	Effective Date
Stumptown 1	0.68	Taneytown	February 25, 2015
Stumptown 2	0.90	Taneytown	February 25, 2015
K&G Properties	8.46	Westminster	August 27, 2015

Source: Department of Planning

Map 3



Amendments & Growth Related Changes in Development Patterns...

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. 2015-03 and 2015-08, Non-Conforming Uses—These ordinances amended Chapter 158 (Zoning Regulations) of the Code of Public Local Laws and Ordinances of Carroll County with regard to the extension, expansion, and alteration of nonconforming uses.

Ordinance No. 2015-05, 2015-06, and 2015-08, These ordinances amended Chapter 153 (Floodplain Management), and Chapter 170 and Sub-Chapter 38 (Construction Codes) of the Code of Public Local Laws and Ordinances of Carroll County in order to remain compliant with Federal Code. These modifications were regulations relating to Carroll County’s participation in the National Flood Insurance Program.

Ordinance No. 2015-10, This ordinance amends Chapter 170 (Construction Codes) of the Code of Public Local Laws and Ordinances of Carroll County relating to amendments to the Plumbing Code, Underground Fuel Storage Tank Requirements, and regulating the placement of Solar Arrays.

Municipal:

(Hampstead) **Ordinance No. 512**, Floodplain Management—Pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

(Manchester) **Ordinance No. 221**, Floodplain Management—Pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

(Mount Airy) **Ordinance No. 2015-10**, Floodplain Management—Pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

(Mount Airy) **Ordinance No. 2015-7**, Industrial District—Text amendment modifying Chapter 112 of the Code of the Town of Mount Airy for the purpose of allowing veterinarian practices, animal boarding, and accessory uses within the Industrial zone.

(Mount Airy) **Ordinance No. 2015-19**—Downtown Zone District—Zoning text amendment modifying Chapter 112 of the Code of the Town of Mount Airy for the purpose of allowing Micro-Distilleries, Breweries, Wineries, and Coffee Roasting operations within the DTB zone.

(Mount Airy) **Ordinance No. 2015-12**—Amendments to sections of Chapter 25, Article II, entitled “Adequate Facilities”, Chapter 98, entitled “Subdivision of Land and Site Plan Review” and Chapter 109, entitled “Water”, altering allocation procedures.

...Amendments & Growth Related Changes in Development Patterns

(New Windsor) **Ordinance No. 09-02-15a**, Floodplain Management—Pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

(Sykesville) **Ordinance No. 292**, Floodplain Management—Pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

(Sykesville) **Ordinance No. 291**, Amended the code of the Town of Sykesville, Sections 180-62, 180-64, 180-88, and 180-122 to include Micro distillery as a conditional use allowed within the Local Business (BL) District, to define the use and parking requirements, and clarify certain required conditions on all uses within the aforesaid district.

(Sykesville) **Ordinance No. 293**, Agreements to accept payments in lieu of taxes (“pilot”). To amend the code of the Town of Sykesville, Chapter 150, by adding an article providing for payments in lieu of town real property taxes for designated historic properties in Planned Employment Center Districts.

(Taneytown) **Ordinance No. 16-2015**, Floodplain Management—Pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

(Union Bridge) **Ordinance No. 311**, Floodplain Management—Pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and flood insurance rate and floodplain management regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.

(Westminster) **Ordinance No. 853**, Water & Sewer Allocation—This Ordinance amends Chapter 124 and Chapter 164 of the City code, to clarify that allocation of sewer capacity for new development is subject to a city water and sewer allocation policy established by resolution and to provide that development applications must comply with certain additional procedures and regulations governing the allocation of sewer capacity.

(Westminster) **Ordinance No. 857**, Floodplain Management—This Ordinance, pertaining to the National Flood insurance Program, repeals and re-enacts with amendments Chapter 83 of City code to conform to Federal Regulations, adopting by reference revised flood insurance study and flood insurance rate maps, and floodplain management regulations, requiring a permit for all development within the designated floodplain zones.

(Westminster) **Ordinance No. 859**, Medical Cannabis Overlay District—This Ordinance amends City code, Chapter 164, to add definitions and to add medical cannabis uses as special exceptions in an overlay zone.

(Westminster) **Ordinance No. 860**, Emergency Signage—This Ordinance amends City code, Chapter 164, to define certain terms, establish general provisions allowing the placement of certain signs in certain zoning districts, and regulating the height and appearance of new commercial signage.

(Westminster) **Ordinance No. 861**, Private Indoor Recreational Facilities—This Ordinance amends City Code, Chapter 164, to define Private, Indoor Recreational Facilities, and allows Private, Indoor Recreational Facilities as a special exception within the I-R Restricted Industrial Zone.

Amendments & Growth Related Changes in Development Patterns...

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2015.

Sustainable Community

Sustainable Community Application

The Town of Union Bridge applied for and was recognized as a Sustainable Community during 2015 by the Maryland Department of Housing and Community Development.

Schools

New Schools or Additions to Schools

There were no significant modifications or additions to school facilities in 2015. Only upgrades such as roof replacement and repair, HVAC, paving, and security system improvements were completed during the year.

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 8 describes additions that occurred to the County's roadway network in 2015. The changes were primarily system maintenance and local in nature.

County Road Name	From	To	Type of Change
Berberi Road	Gorsuch Road	Cul-de-sac	New Construction
Rochester Court	Berberi Road	Cul-de-sac	New Construction
Cambria Road	0.164 mile west of Arnold Road to Cul-de-sac	Cul-de-sac	Road Extension
Margath Road	0.165 mile west of Arnold Road to Cul-de-sac	Cul-de-sac	Road Extension
Wild Goose Court	Irish Rebel Road	Cul-de-sac	Road Extension
Sand Rock Lane	Rough and Tumble Court	Cul-de-sac	New Construction

...Amendments & Growth Related Changes in Development Patterns

Table 8 continued...			
County Road Name	From	To	Type of Change
Rough and Tumble Court	Lucabaugh Mill Road	Cul-de-sac	New Construction
Lemmon Road	0.575 mile west of Old Bachman Valley Road	Sullivan Road	Road Relocation
Flickinger Road	Stone Road	Arters Mill Road	Gravel To Paved
Kriders Schoolhouse Road	0.094 mile north of Deep Run Road	PA line	Gravel To Paved
Mail Road	End of Glenvue Road	South to existing paving	Gravel To Paved
Mt. Ventus Road No. 1	End of existing paving	0.32 mile east	Gravel To Paved
Mt. Ventus Road No. 2	MD 30	Mt. Ventus Road No. 1	Gravel To Paved
Old Westminster Road	0.068 mile south of Chapel Road	South to existing paving	Gravel To Paved
Robert Arthur Road	Mayberry Road	Stone Road	Gravel To Paved
Stoney Lane	Wentz Road	Traceys Mill Road	Gravel To Paved
Wine Road	Deep Run Road	South to existing paving	Gravel To Paved
Municipal Road Name	From	To	Type of Change
Coleman Court	Southwestern Avenue	Cul-de-sac	New Construction (Manchester)
Nevada Drive	Southwestern Avenue	Terminus	New Construction (Manchester)
Highcrest Court	Nevada Drive	Cul-de-sac	New Construction (Manchester)
Arizona Way	Nevada Drive	Nevada Drive (circular)	New Construction (Manchester)
Southwestern Avenue	Nevada Drive	Terminus	New Construction (Manchester)
Willow Bottom Road	Raincliffe Road	Raincliffe Road (circular)	New Construction (Sykesville)
Kriders Church Road	Kriders Church Road	Meadow Creek Drive	New Construction (Westminster)
Meadow Creek Drive	Meadow Creek Drive	Dead End	New Construction (Westminster)
Wyndtryst Drive	Wyndtryst Drive	Meadow Creek Drive	New Construction (Westminster)

Source: Bureau of Engineering, Municipalities

Water & Sewer

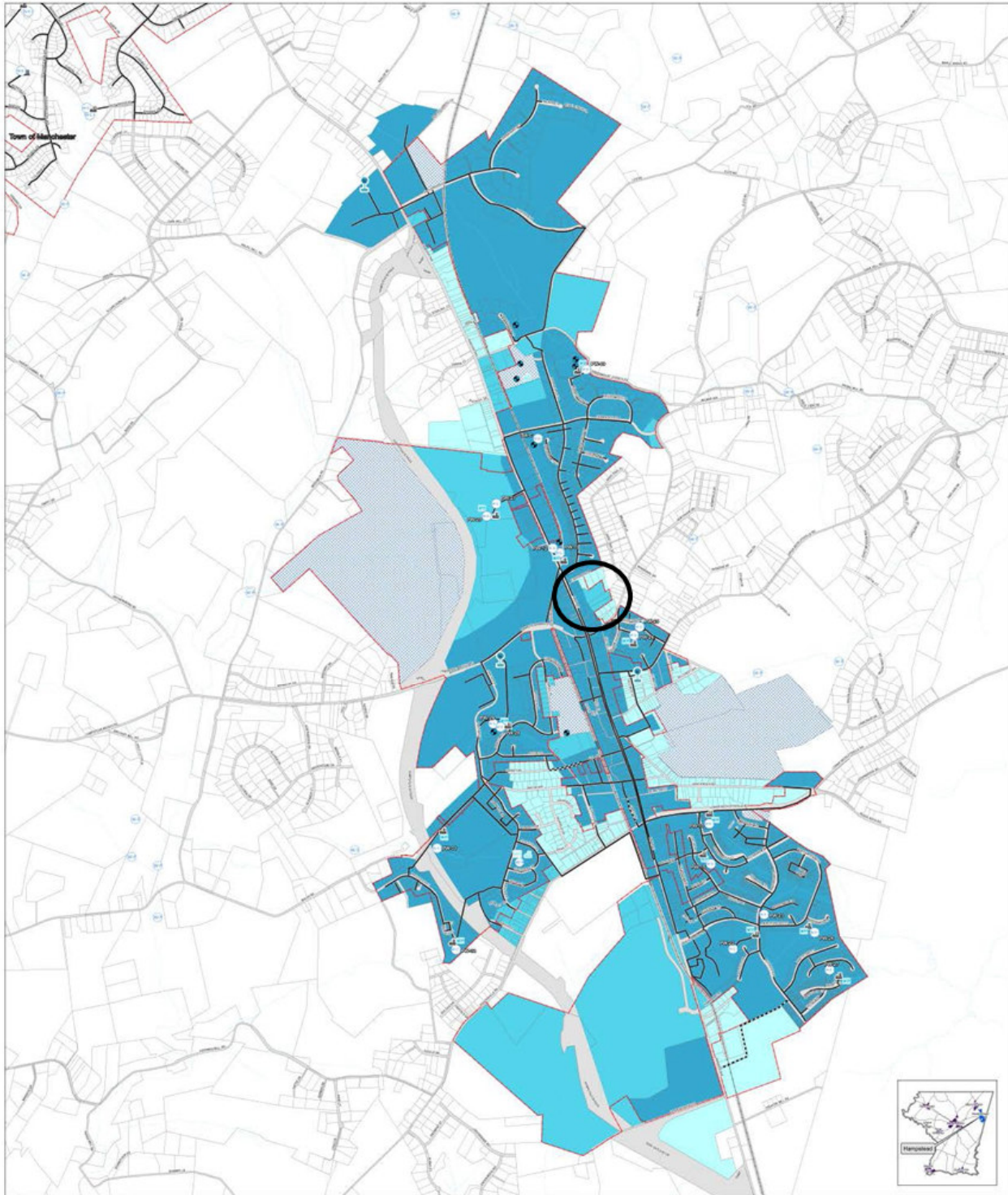
Carroll County Water & Sewer Master Plan

There were amendments to the Carroll County Water and Sewer Master Plan in 2015, during the Spring Amendment Cycle and pertaining to the Town of Hampstead. On June 25, 2015, the Board of County Commissioners Adopted the following amendments to the *2014 Carroll County Water and Sewer Master Plan* (Resolution No. 948-2015). The amendments become effective when final approval was received from the Maryland Department of the Environment on December 1, 2015.

- Reclassify 4.266 acres, portion of Harrell Property, east side of Main Street, north of Fairmount Avenue, Hampstead, from Future Water Service (W-5) to Priority Water Service (W-3). Shown on Map 4 on Page 16.
- Reclassify 147.54 acres, BTR Property, south of town, Hampstead, from No Planned Sewer Service (S-7) to Existing/Final Planning Sewer Service (S-1) and 117 acres, at various locations in Hampstead, from Priority Sewer Service (S-3) to Future Sewer Service (S-5). In order to modify the location for both treatment and outfall. Shown on Map 5 on Page 17.

Amendments & Growth Related Changes in Development Patterns...

Map 4



**Hampstead
Water Service Area**
Carroll County, Maryland

2015 Water & Sewer Master Plan

0 700 1,400 Feet Map W-4

Existing and Planned Service Areas

W - 1	Existing/Final Planning
W - 3	Priority (0-6 yr)
W - 5	Future (7-10 yr)
W - 6	Long Range (10+ yr)
W - 7	No Planned Service
	Recharge Area

Existing and Planned Community Facilities

	Existing	Priority	Future	No Service
Transmission or Feeder Main	—	---	----	
Treatment Plant (Capacity - MGD)	⊠	⊠	⊠	⊠
Pumping Station (Capacity - MGD)	⊠	⊠	⊠	⊠
Storage Tank (Capacity - MGD)	⊠	⊠	⊠	⊠
Well (Capacity - MGD)	⊠	⊠	⊠	⊠

Corporate Limits

Streams

This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. This map is for planning purposes only.

Prepared by the Department of Land Use, Planning & Development, 01/08/2015 (m)

Rev. No.	Date	Description	Rev. No.	Date	Description

Amendments & Growth Related Changes in Development Patterns...

Map 5



○ - Properties with proposed category changes

**Hampstead
Sewer Service Area**
Carroll County, Maryland
**2015 Water & Sewer Master Plan
Amendment**
Map S-4

- Existing and Planned Service Areas**
- S - 1 Existing/Final Planning
 - S - 3 Priority (0-6 yr)
 - S - 5 Future (7-10 yr)
 - S - 6 Long Range (10+ yr)
 - S - 7 No Planned Service

- Existing and Planned Community Facilities**
- | | Existing | Priority | Future |
|----------------------------|----------|----------|--------|
| Interceptor or Trunk Sewer | — | --- | --- |
| Force Main | — | --- | --- |
| Pumping stations | ⊠ | ⊠ | ⊠ |
| Treatment Plants | ⊠ | ⊠ | ⊠ |

Future capacity of 1.2 mgd is dependent on receiving permit approval.

Corporate Limits
Streams

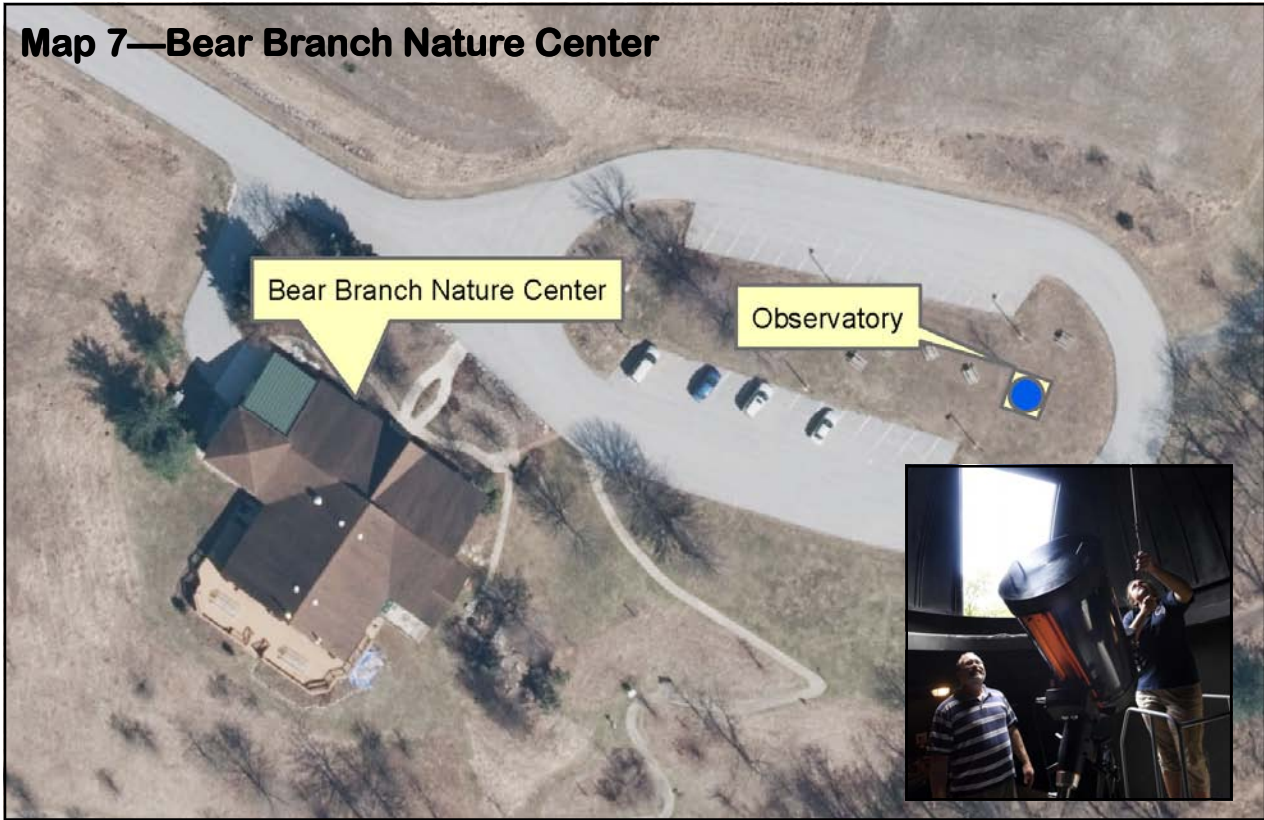
This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. This map is for planning purposes only.

Prepared by the Carroll County Bureau of Comprehensive Planning, 05/05/2015 (sb)

Rev. No.	Date	Description	Rev. No.	Date	Description

Amendments & Growth Related Changes in Development Patterns...

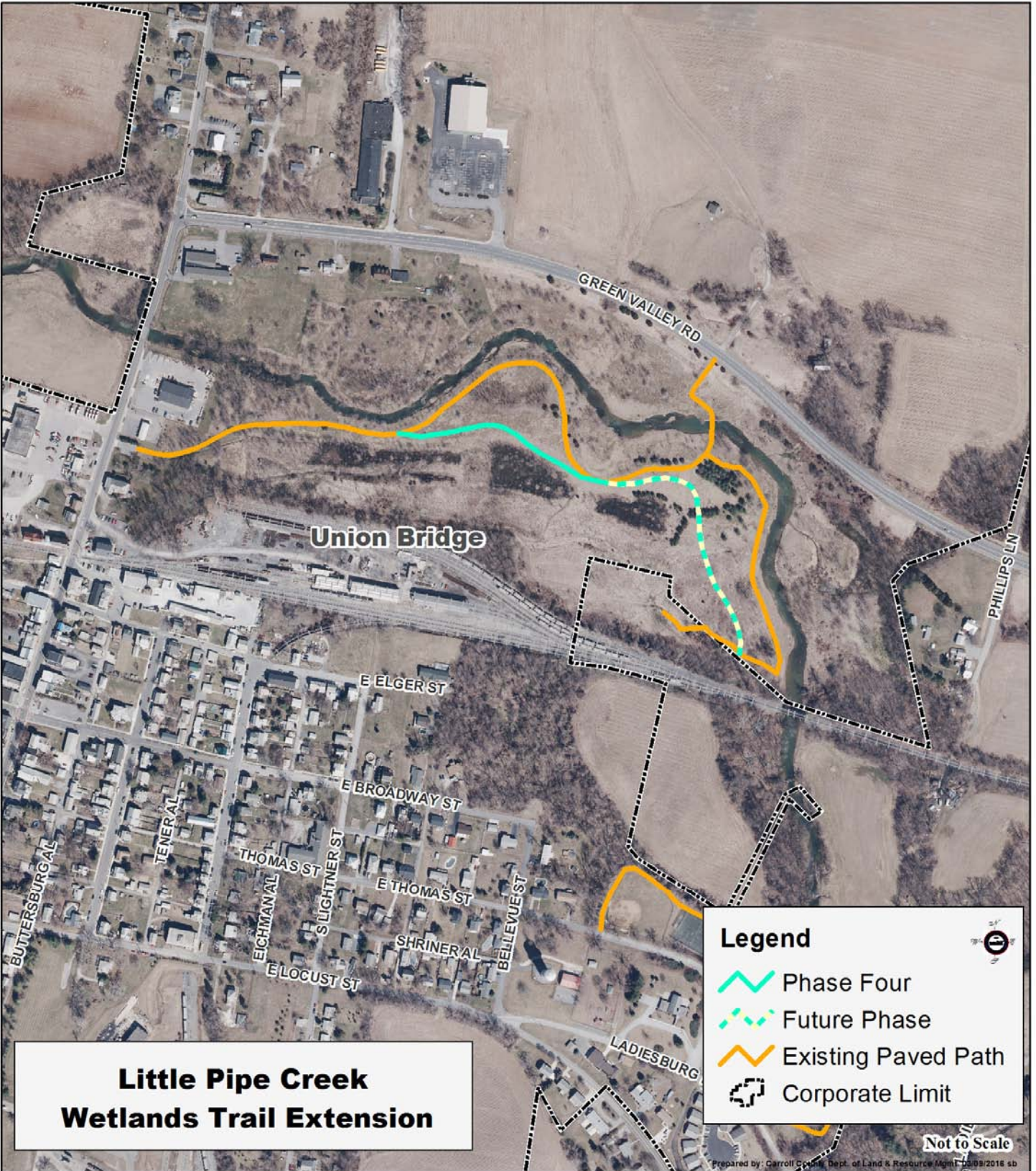
Map 7—Bear Branch Nature Center



Map 8—Westminster Community Pond Redevelopment



Map 9



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 2015, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions 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).

The legislation was based upon the contention that the State’s 12 planning visions will not be realized unless local jurisdictions begin to set goals for incremental progress toward achieving them. The legislation 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 now required to develop a percentage 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.

Annual reports for development activity during the previous calendar year are to be adopted by the planning commission and filed with the local legislative body before July 1 of each year. Reports are required to include the measures and indicators beginning July 1, 2010.

In order to satisfy the requirements in the legislation, in addition to the existing 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 is 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, by MGAs / DGAs and municipalities.

Residential Units by PFA

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 added (i.e., Use & Occupancy Certificates issued) in 2015 was identified and compared to the number of dwelling units that existed as of December 31, 2015. Table 9 shows the dwelling units added within each PFA in 2015, as well as the cumulative total at the end of 2015. Table 10 shows the cumulative number of dwelling units for all areas both inside and outside the PFAs. Map 10 on Page 27 illustrates the location of new residential growth relative to PFA boundaries.

Table 9 - Dwelling Units by Priority Funding Areas 2015				
Priority Funding Area	PFA Totals as of 12/31/14	2015 Units Only	PFA Totals as of 12/31/15	% of PFA Totals
Finksburg	132	0	132	0.4
Freedom	8,443	105	8,548	24.0
Sykesville	1,620	12	1,632	4.6
Hampstead	2,955	5	2,960	8.3
Manchester	2,067	9	2,076	5.8
Mount Airy (CC & FC)	3,454	9	3,463	9.7
New Windsor	640	0	640	1.8
Taneytown	2,624	38	2,662	7.5
Union Bridge	494	0	494	1.3
Westminster	10,924	49	10,973	30.8
Rural Villages	2,074	3	2,077	5.8
Total	35,427	230	35,657	100.0

5 Year Trend	
Year	% Inside PFA
2011	65.0
2012	70.4
2013	69.5
2014	64.3
2015	60.2

Source: Department of Planning, Department of Technology Services

Table 10 - Dwelling Units Inside vs. Outside PFAs 2015						
Area	County Total as of 12/31/14	% of County Total in 2014	2015 Units Only	% of 2015 Units	County Total as of 12/31/15	% of County Total in 2015
Total Inside PFAs	35,427	55.3	230	60.2	35,657	55.3
Total Outside PFAs	28,643	44.7	152	39.8	28,795	44.7
Total	64,070	100.0	382	100.0	64,452	100.0

Source: Department of Planning, Department of Technology Services

Measures & Indicators...

Residential Units by MGA & DGA

Residential: Dwelling Units by Municipal Growth Area (MGA) & Designated Growth Area (DGA)

For decades, Carroll County and its municipalities have defined areas designated for annexation and future growth, beyond current municipal limits. The term MGA is now applicable to Hampstead, Manchester, Mount Airy, New Windsor, Sykesville, Taneytown, Union Bridge, and Westminster. 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 11 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each MGA / DGA in 2015, as well as the cumulative total at the end of 2015. Table 12 shows the cumulative number of dwelling units for all areas both inside and outside the MGAs / DGAs. Map 12 on Page 31 illustrates the location of new residential growth relative to MGA / DGA boundaries.

5 Year Trend	
Year	% Inside MGA / DGA
2011	78.2
2012	75.3
2013	77.7
2014	73.1
2015	72.5

Table 11 - Dwelling Units by Municipal Growth Areas / Designated Growth Areas 2015				
MGA / DGA	DGA Totals as of 12/31/14	2015 Units Only	DGA Totals as of 12/31/15	% of DGA Totals
Finksburg DGA	136	0	136	0.4
Freedom DGA	10,812	153	10,965	30.4
Sykesville MGA	1,620	12	1,632	4.5
Hampstead MGA	2,824	5	2,829	7.8
Manchester MGA	1,893	9	1,902	5.3
Mount Airy (CC & FC) MGA	3,457	9	3,466	9.6
New Windsor MGA	685	0	685	1.9
Taneytown MGA	2,711	38	2,749	7.6
Union Bridge MGA	510	0	510	1.4
Westminster MGA	11,178	51	11,229	31.1
Total	35,826	277	36,103	100.0

Source: Department of Planning, Department of Technology Services

Table 12 - Dwelling Units Inside vs. Outside MGAs / DGAs 2015						
Area	County Total as of 12/31/14	% of County Total in 2014	2015 Units Only	% of 2015 Units	County Total as of 12/31/15	% of County Total in 2015
Total Inside MGAs / DGAs	35,826	55.9	277	72.5	36,103	56.0
Total Outside MGAs / DGAs	28,244	44.1	105	27.5	28,349	44.0
Total	64,070	100.0	382	100.0	64,452	100.0

Source: Department of Planning, Department of Technology Services

Non-Residential Units by PFA & MGA / DGA

Non-Residential: Office, Retail, Industrial, and Institutional Uses by PFA & MGA / DGA

To measure the amount and share of **non-residential development** that occurred inside and outside of PFAs and MGAs / DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2015 were used to identify where new non-residential development occurred in 2015. Table 13 shows the number of units added within each PFA and MGA / DGA. The number of non-residential units added countywide (inside and outside the PFAs and MGAs / DGAs) is shown on Table 14. Map 12 on Page 31 indicates the location of the new residential and non-residential units added in 2015.

Table 13 - Non-Residential Units By Priority Funding Areas and Municipal Growth Areas / Designated Growth Areas 2015				
Priority Funding Area	PFA		MGA / DGA	
	2015 Units	% of PFA Totals	2015 Units	% of DGA Totals
Finksburg	1	4.3	2	8.3
Freedom	9	39.1	9	37.5
Sykesville	1	4.3	1	4.2
Hampstead	3	13.1	2	8.3
Manchester	1	4.3	1	4.2
Mount Airy (CC & FC)	2	8.8	2	8.3
New Windsor	0	0.0	0	0.0
Taneytown	0	0.0	1	4.2
Union Bridge	1	4.3	1	4.2
Westminster	5	21.8	5	20.8
Other PFA	0	0.0	n/a	n/a
Total	23	100.0	24	100.0

Source: Department of Planning, Department of Technology Services

Table 14 - Non-Residential Units Inside vs. Outside PFAs & MGAs / DGAs 2015				
Area	PFA		MGA / DGA	
	2015 Units	% of 2015 Units	2015 Units	% of 2015 Units
Total Inside	23	74.2	24	77.4
Total Outside	8	25.8	7	22.6
Total	31	100.0	31	100.0

Source: Department of Planning

Measures & Indicators...

Preliminary Plan Approvals

Residential Preliminary Plans Approved

The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2015 are shown in Table 15. The municipal approvals are shown in Table 16. Map 10 shows the locations of the approved residential preliminary plans listed in the tables in relationship to the PFAs and MGAs / DGAs. Approval of a preliminary plan does not necessarily mean that the subsequent steps in the development process will immediately follow. Some plans do not proceed forward.

**Table 15 - Carroll County (Unincorporated) Preliminary Plans Approved
2015**

Location # (Map 7)	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA	MGA / DGA
1	Maidens Point 2	1	26.04	Agriculture		
2	Amber's Choice	2	21.29	Agriculture		
3	Krantz Acres	1	108.73	Agriculture		
4	Arbaugh Flowing Spring Farm	1	1.0	Agriculture		
5	Chadwick Court, Resub of Lot 1A	1	4.88	R-20,000		
6	The Offutt Place	9	5.35	R-10,000	Freedom	Freedom
7	Joyful Slopes, Relocation Lot 3	1	2.49	Agriculture		
8	Abell Ridge	2	5.98	Agriculture		
9	Allen Parsons Project	1	10.57	Conservation		Freedom
10	Triple K Acres	1	6.05	Agriculture		
11	Salem Crest	2	3.79	Agriculture		
Total		22	196.17			

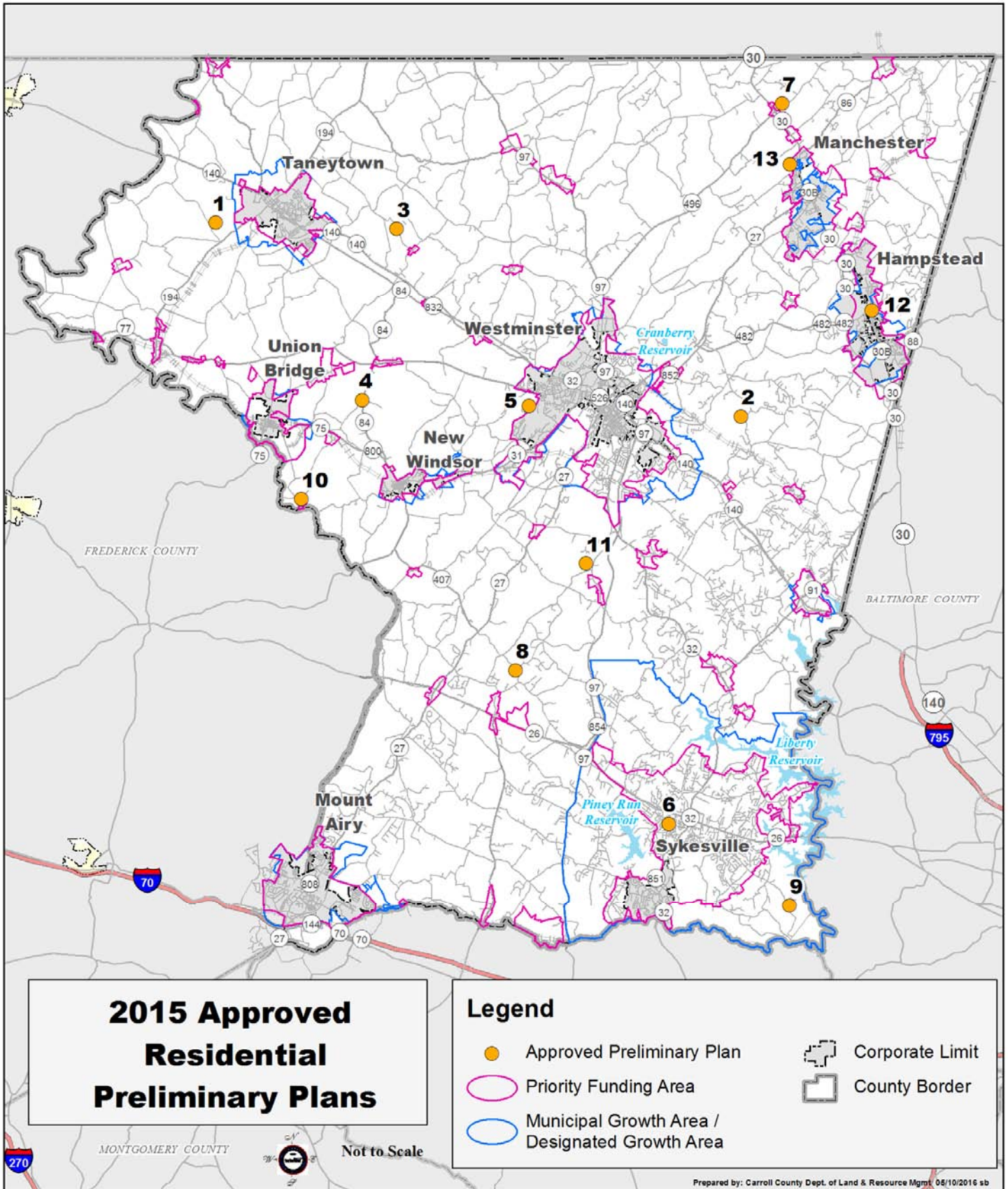
Source: Bureau of Development Review

**Table 16 - Municipal (Incorporated) Preliminary Plans Approved
2015**

Location # (Map 7)	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA	MGA / DGA
12	Northside Estates	17	6.73	R-7,500	Hampstead	Hampstead
13	Hallie Hill Sec I, Lot 46 Resub	3	0.9	R-20,000	Manchester	Manchester
Total		20	7.63			

Source: Bureau of Development Review, Municipalities

Map 10



Measures & Indicators...

Recorded Lots

Recorded Lots

The number of residential lots recorded in 2015 are shown by PFA and by MGA / DGA in Table 17. Commercial and industrial lots are shown in Table 18. The locations of the recorded lots in these tables in relationship to the PFAs and MGAs/ DGAs are shown on Map 11.

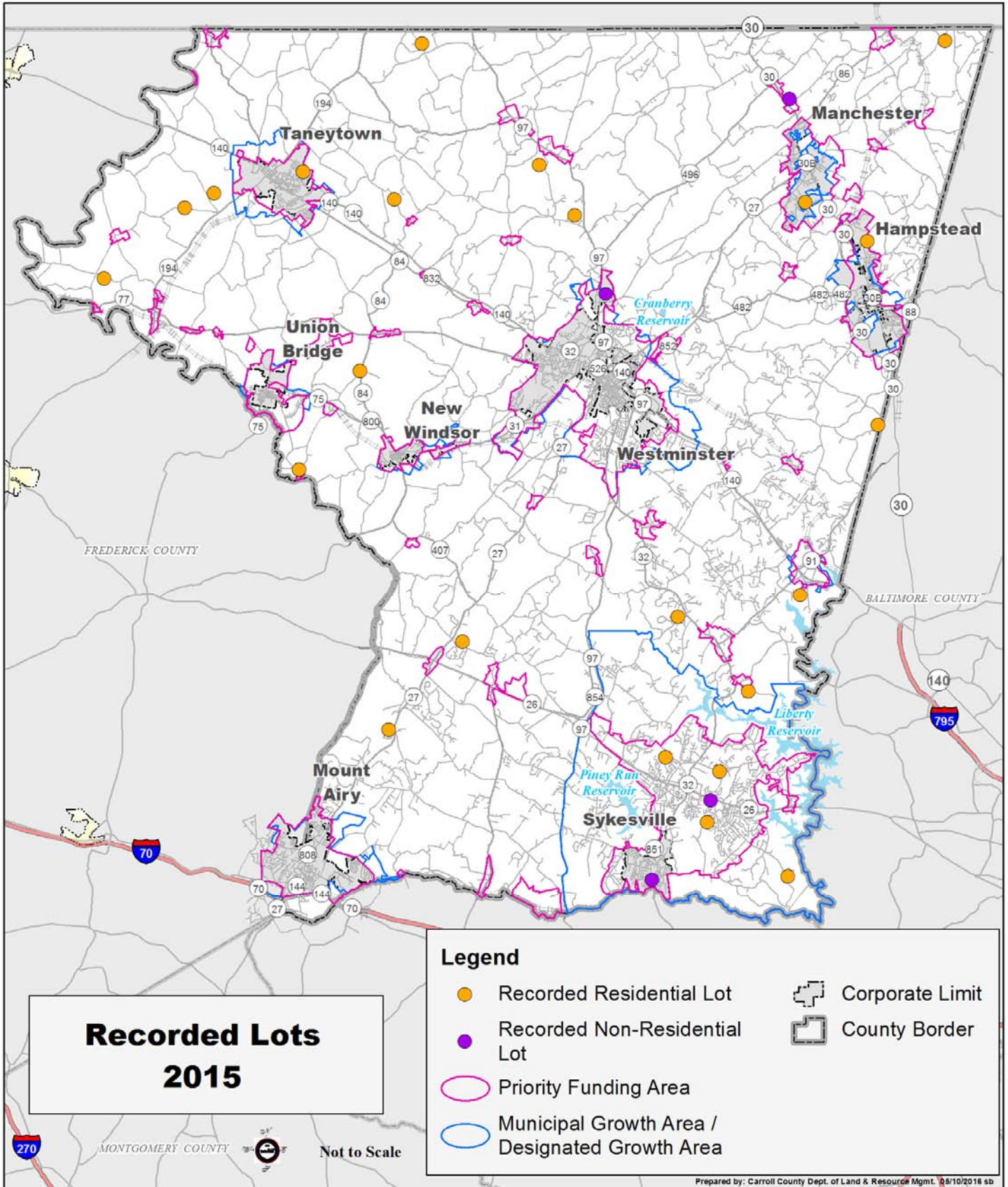
Table 17 - Number of Residential Recorded Lots by Priority Funding Areas & Municipal Growth Area / Designated Growth Areas 2015		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	204	79/21
Outside PFA	53	
Total	257	
Inside MGA / DGA	205	80/20
Outside MGA / DGA	52	
Total	257	

Source: Bureau of Development Review

Table 18 - Number of Commercial/Industrial Recorded Lots by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2015		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	9	100/0
Outside PFA	0	
Total	9	
Inside MGA / DGA	8	89/11
Outside MGA / DGA	1	
Total	9	

Source: Bureau of Development Review

Map 11



Measures & Indicators...

Building Permits Issued

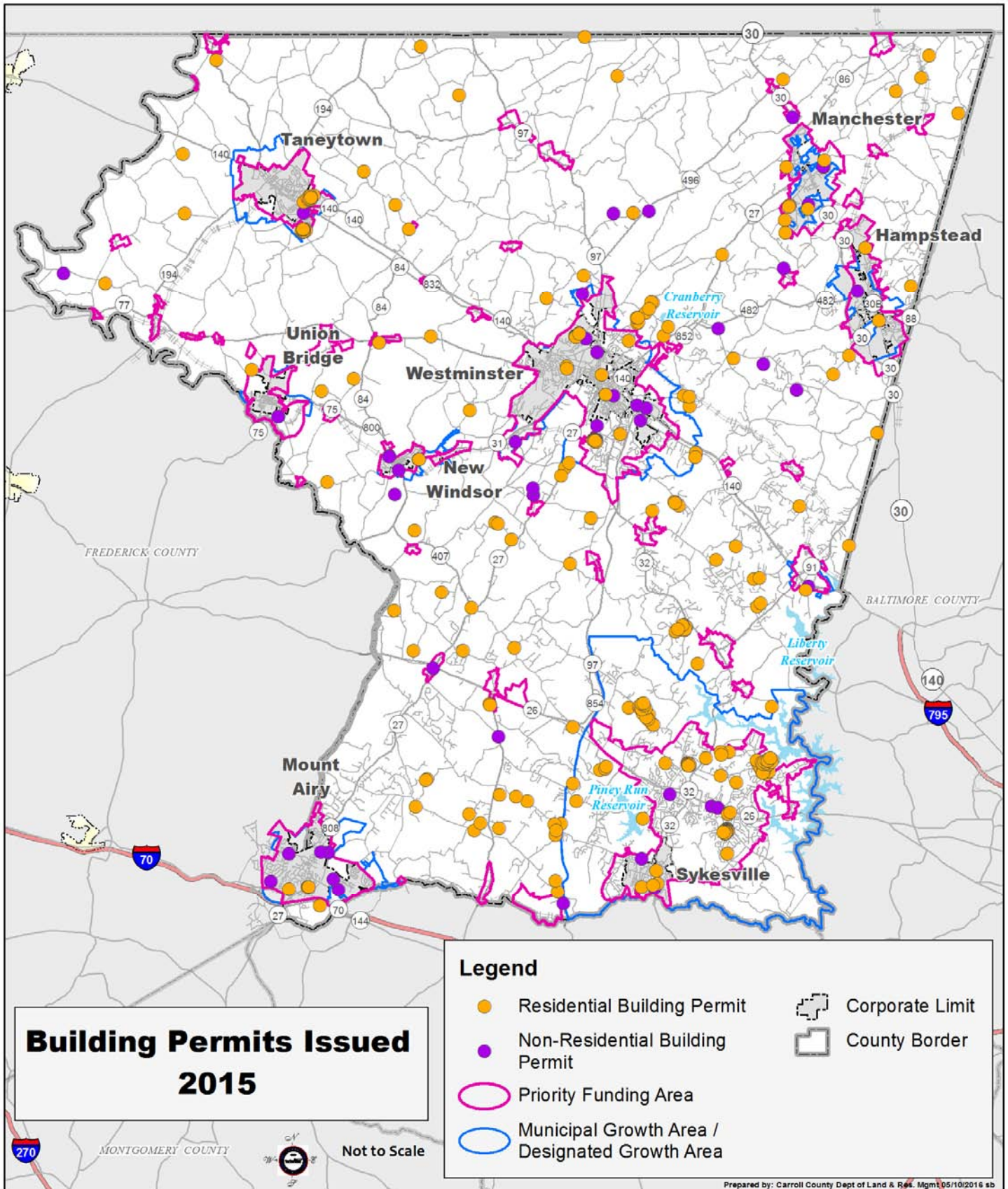
Building Permits Issued

The total number of building permits **issued** in 2015 was 346, as shown in Table 19. This includes permits issued within the municipalities. Map 12 shows the locations of the building permits in this table in relationship to the PFAs and MGAs / DGAs.

Table 19 - Building Permits Issued by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2015		
Area	Totals	Total % In/% Out
Residential Inside PFA	138	46/54
Residential Outside PFA	160	
Non-Residential Inside PFA	34	71/29
Non-Residential Outside PFA	14	
Total	346	
Residential Inside MGA / DGA	187	85/15
Residential Outside MGA / DGA	34	
Non-Residential Inside MGA / DGA	111	89/11
Non-Residential Outside MGA / DGA	14	
Total	346	

Source: Department of Technology Services

Map 12



Measure & Indicators...

U&O Certificates

New Use & Occupancy (U&O) Certificates

Table 20 shows new Use & Occupancy Certificates issued by category in Carroll County during 2015. 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.

Jurisdiction	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	2	17	0	0	6
Taneytown	0	38	50	1	4	0
ED 2	0	2	49	0	0	9
ED 3	0	7	51	0	1	2
ED 4	2	35	185	3	4	5
ED 5	83	49	266	8	44	2
Sykesville	4	8	35	1	4	0
ED 6	0	5	78	1	3	3
Manchester	1	8	57	1	4	0
ED 7	1	34	226	3	32	4
Westminster	4	27	113	3	43	0
ED 8	0	7	66	1	4	1
Hampstead	0	5	24	2	14	0
ED 9	0	6	87	0	2	2
ED 10	0	2	13	0	1	4
ED 11	0	3	23	0	7	3
New Windsor	0	0	6	0	2	0
ED 12	0	3	11	1	1	0
Union Bridge	0	0	2	0	0	0
ED 13	0	7	60	0	0	1
Mount Airy*	0	9	48	2	15	0
ED 14	0	30	131	4	13	4
Total	95	287	1,598	31	198	46

Source: Department of Technology Services
*includes Carroll County portion only

U&O Certificates by PFA & DGA

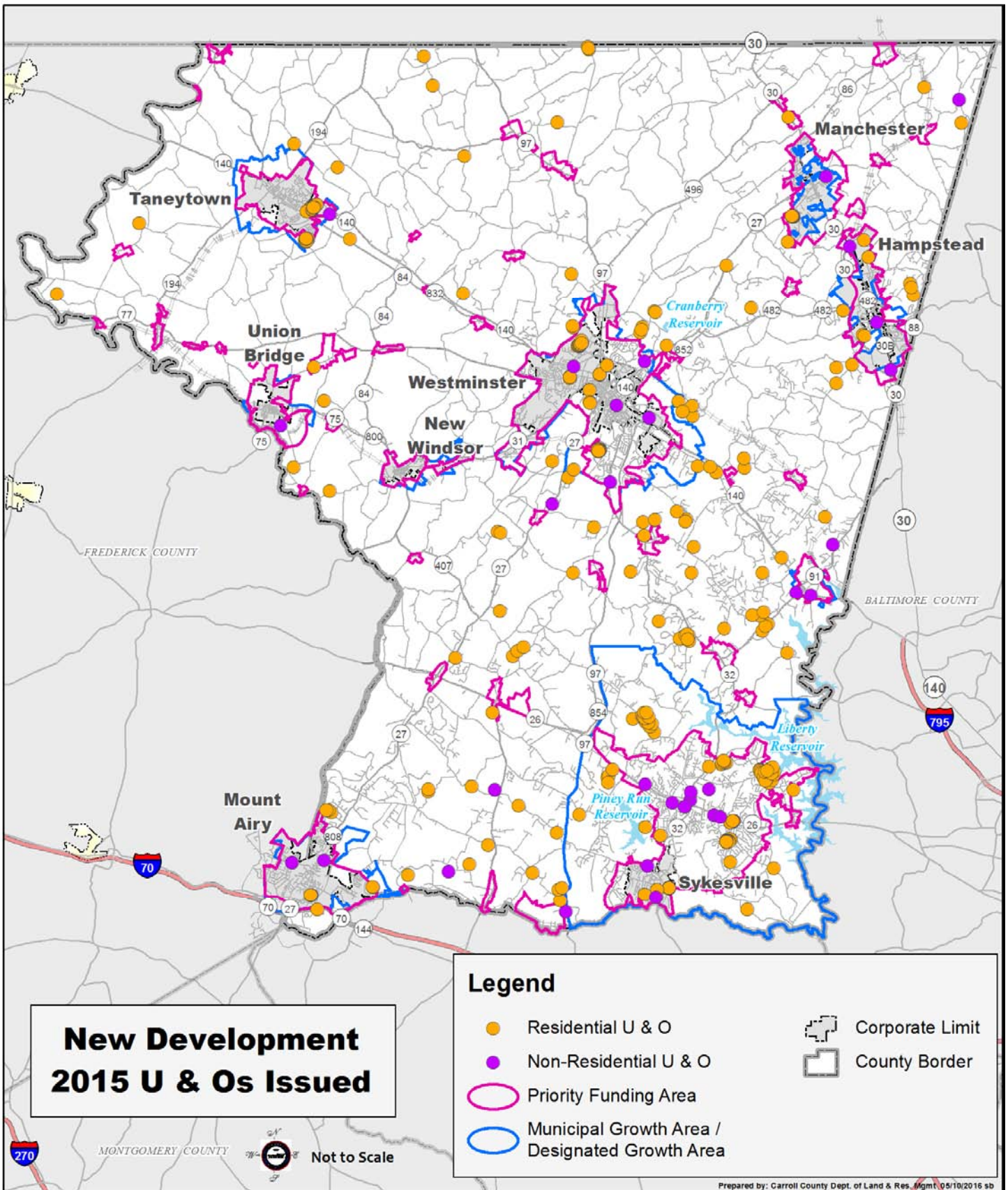
Use & Occupancy Certificates (U&Os) Issued

The total number of residential and non-residential U&Os issued for new construction in 2015 was 413. This includes U&Os issued within the municipalities. Table 21 presents the total residential and non-residential U&Os issued, and provides the percentage of each that occurred inside and outside both the PFAs and the MGAs / DGAs. The locations of the U&Os issued in relationship to the PFAs and MGAs / DGAs can be seen on Map 13 on Page 34.

Table 21 - Use & Occupancy Certificates Issued by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2015		
Area	Totals	Total % In/% Out
Residential Inside PFA	230	60/40
Residential Outside PFA	152	
Non-Residential Inside PFA	23	74/26
Non-Residential Outside PFA	8	
Total	413	
Residential Inside MGA / DGA	277	73/27
Residential Outside MGA / DGA	105	
Non-Residential Inside MGA / DGA	24	77/23
Non-Residential Outside MGA / DGA	7	
Total	413	

Source: Department of Technology Services

Map 13



Net Density of New Development

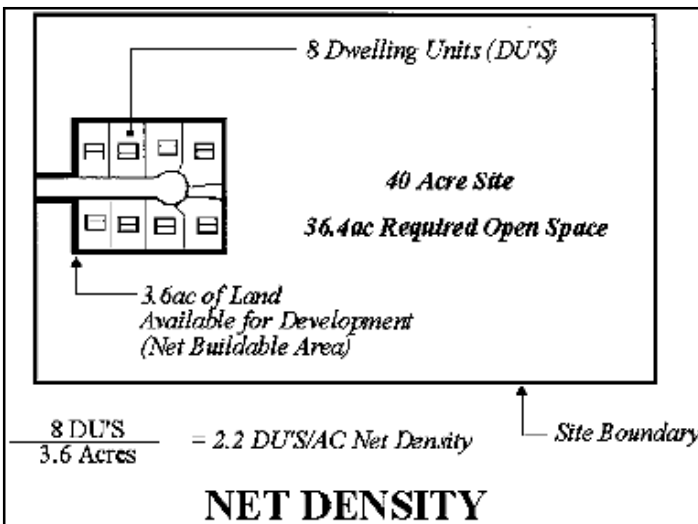
Average Lot Size (Net Density) & Floor Area Ratio (FAR)

Net Density of residential development was calculated based on the average lot size for the new lots created on residential parcels (area of lots). Non-residential net density was determined using the Floor Area Ratio (FAR) of non-residential parcels approved in 2015. Floor area ratio was derived from comparing the acreage of a site with the square footage of building space. Table 22 provides the average lot size and FAR inside and outside PFAs, as well as inside and outside MGAs / DGAs. Resubdivisions of parcels or lots and redevelopment of sites that are not substantive in nature are not included in the net density numbers, only new construction. Figures 1 and 2 illustrate how these calculations were made. Only new development on raw land was considered for these calculations. Additions, amended plans, upgrades, were not included.

Area	Residential (Area of Lots)	Non-Residential (Floor Area Ratio)
Inside PFA	0.966165	0.0643819
Outside PFA	2.349653	0.0427767
Inside MGA / DGA	1.097035	0.0643819
Outside MGA / DGA	2.180838	0.0427767

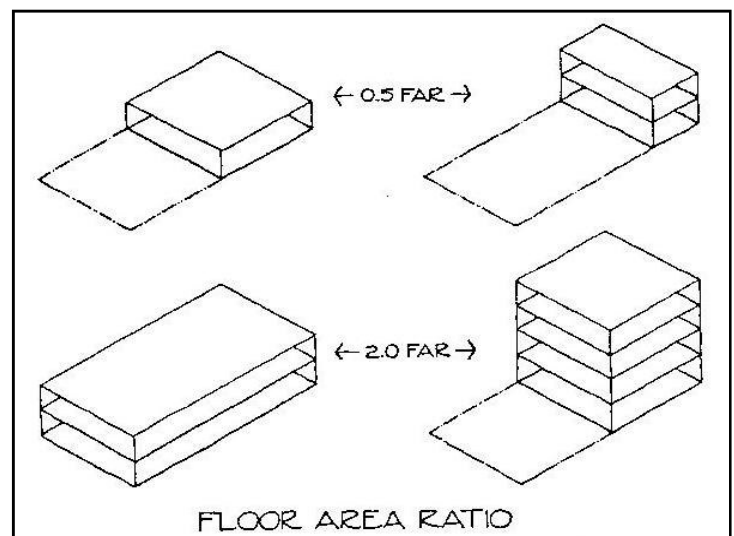
Source: Department of Planning

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

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 was zoned for residential, agricultural, or conservation uses was examined, and its development potential calculated. Development potential included houses that could be built on unimproved land, as well as on new lots created from parcels that could be subdivided. Various factors influenced the lot yield, including easements, ownership, and certain environmental features. Future household estimates were based on the number of potential lots generated from the Buildable Land Inventory calculations. Originally created in 2005, this inventory is updated annually. (Methodology is defined in the *Carroll County Buildable Land Inventory Report*.) Map 14 indicates the location of potential residential lots.

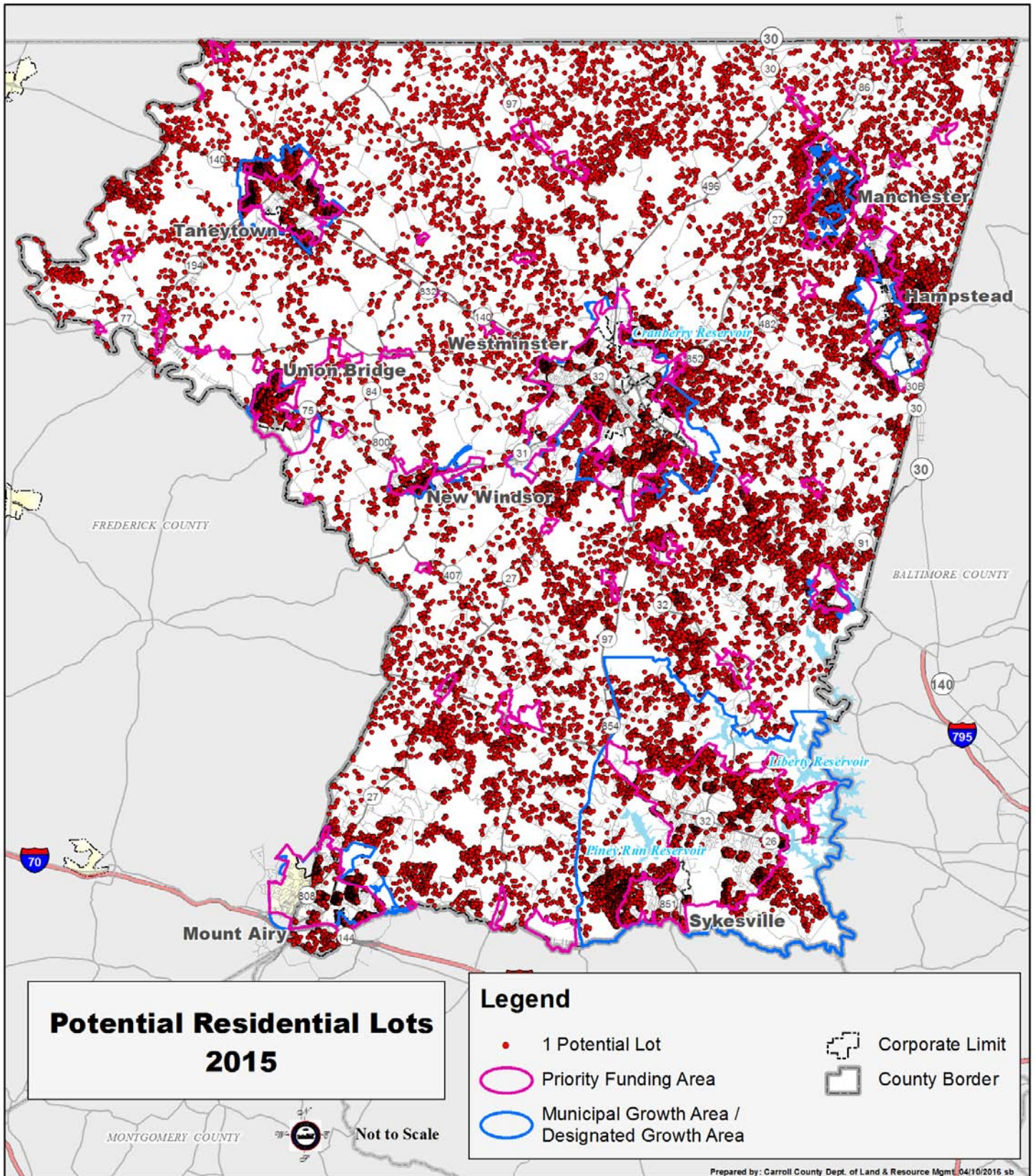
Potential residential development (lots) is based on current zoning *only* for the 2015 Annual Report. This is a change in previous methodology which used the *2000 Carroll County Master Plan* land use designation and the most recently adopted comprehensive plans for each jurisdiction to create a hybrid land use / zoning tabulation. Once new zoning categories are implemented, in accordance with the implementation of the *2014 Carroll County Master Plan*, the hybrid approach will once again be used.

Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/15	% of PFA Total	Potential Lots as of 12/31/15	% of MGA / DGA Total
Finksburg	122	1.1	125	1.0
Freedom	2,248	19.7	3,902	29.8
Sykesville	236	2.1	236	1.8
Hampstead	508	4.4	438	3.3
Manchester	943	8.3	601	4.6
Mount Airy (CC only)	709	6.2	687	5.2
New Windsor	342	3.0	408	3.1
Taneytown	2,103	18.4	2,192	16.7
Union Bridge	1,462	12.8	1,485	11.3
Westminster	2,584	22.6	3,015	23.0
Rural Villages	171	1.5	—	—
Total	11,428	100.0	13,089	100.0

Source: Department of Planning

As seen in Table 23, an additional 11,428 lots could potentially be developed within all of the PFAs together. An additional 1,661 lots could potentially be developed outside of PFAs but within the County's identified MGAs / DGAs.

Map 14



Measures & Indicators...

When the numbers for existing residential units and potential lots are combined, the *distribution of units at “build-out”* can be estimated. The 35,514 existing residential units in the PFAs combined with the 11,428 potential residential units in the PFAs would yield 46,942 units in the PFAs at build-out. Outside of the PFAs, the 28,651 existing residential units would combine with the 16,084 potential residential units to create 44,735 residential units outside of the PFAs at build-out. This represents a total of 91,677 residential units, 51.2 percent of which would be inside the PFAs and 48.8 percent of which would be outside. These figures are presented in Tables 24 and 25 and shown on Map 11 on Page 33.

Similarly, the 35,944 existing residential units in the MGAs / DGAs combined with the 13,089 potential residential units in the MGAs / DGAs would yield 49,033 units at build-out. Outside of the MGAs / DGAs, the 28,211 existing residential units would combine with the 14,423 potential residential units to create 42,644 residential units outside of the DGAs at build-out. This also represents a total of 91,677 residential units, 53.5 percent of which would be inside the MGAs / DGAs and 46.5 percent of which would be outside.

It should be noted that the estimates for potential units assume one dwelling unit per lot, and do not account for the potential for multi-family, age-restricted, or other similar higher-density development allowed under zoning regulations. Nor do the estimates of potential units reflect the water and sewer capacity constraints that exist within the PFAs or MGAs / DGAs. The adoption of TIERs could also have an impact on the total numbers of potential dwelling units.

**Table 24 - Potential Residential Lots
Inside vs. Outside PFAs & MGAs / DGAs
2015**

Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/15	% of County Total	Potential Lots as of 12/31/15	% of County Total
Total Inside*	11,428	41.5	13,089	47.6
Total Outside	16,084	58.5	14,425	52.4
Total	27,512	100.0	27,512	100.0

Source: Department of Land and Resource Management

*Includes Rural Villages

**Table 25 - Existing and Potential Residential Units
by Priority Funding Areas & Designated Growth Areas
2015**

Area	Existing Units	Potential Units	Totals	Total % In/% Out
Inside PFA*	35,514	11,428	46,942	51.2/48.8
Outside PFA	28,651	16,084	44,735	
Total	64,165	27,512	91,677	
Inside MGA / DGA	35,944	13,089	49,033	53.5/46.5
Outside MGA / DGA	28,221	14,423	42,644	
Total	64,165	27,512	91,677	

Source: Department of Land and Resource Management

*Includes Rural Villages

Potential non-residential development is based on current zoning only for the 2015 Annual Report. This is a change in previous methodology which used the 2000 Carroll County Master Plan land use designation and the most recently adopted comprehensive plans for each jurisdiction to create a hybrid land use / zoning tabulation. Once new zoning categories are implemented, in accordance with the implementation of the *2014 Carroll County Master Plan*, the hybrid approach will once again be used. The data in Table 26 show the potential non-residential acreage within each PFA and MGA / DGA. Table 27 shows the percentage distribution for potential non-residential acreage inside and outside PFAs and MGAs / DGAs. The estimate of potential non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or MGA / DGAs. Map 15 on Page 40 indicates the location of potential non-residential development.

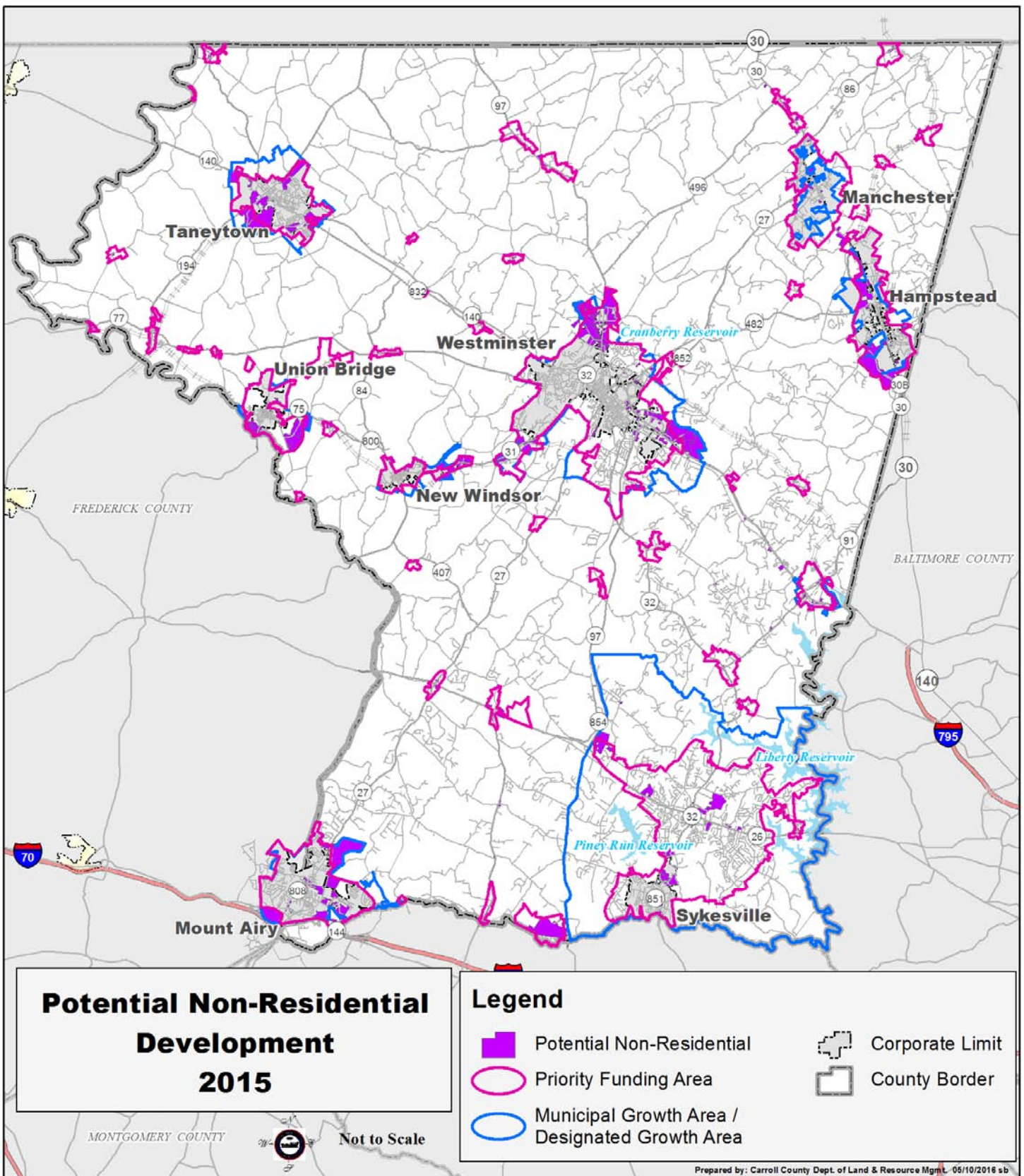
Table 26 - Potential Non-Residential Acreage by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2015		
Area	PFA	DGA
Finksburg	66	77
Freedom	323	327
Sykesville	106	106
Hampstead	580	319
Manchester	43	22
Mount Airy	64	221
New Windsor	93	145
Taneytown	269	684
Union Bridge	259	301
Westminster	985	1,397
Other PFA	197	n/a
Total Inside	2,985	3,599
Total Outside	1,319	705
Total	4,304	4,304

Source: Department of Planning

Table 27 - Existing and Potential Non-Residential Acreage by Priority Funding Areas & Municipal Growth Area / Designated Growth Areas 2015				
Area	Existing Acreage	Planned Acreage	Totals	Total % In/% Out
Inside PFA	5,954	2,985	8,939	67/33
Outside PFA	3,117	1,319	4,436	
Total	9,071	4,304	13,375	
Inside MGA / DGA	6,014	3,599	9,613	72/28
Outside MGA / DGA	3,057	705	3,762	
Total	9,071	4,304	13,375	

Source: Department of Planning

Map 15



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Agricultural Land Preservation Program

Total agricultural land preserved in Carroll County in 2015 was 1,730 acres (Table 28). Total funding for easement acquisition in Fiscal Year 2015, as seen in Table 29, was \$3,275,400, of which 75.6 percent was County funds (funds for MALPF and Rural Legacy easements to potentially be reimbursed by the state).

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 2015, a total of 68,031 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. A County easement program, the state's Rural Legacy Program, Maryland Environmental Trust (MET), and Carroll County Land Trust (CCLT) are actively involved in preserving additional farmland. Whereas the County program and the 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 16 on Page 42 shows the location of easements acquired in 2015, as well as the existing easements.

Table 28 - Easement Acquisition
2015

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2015	0	0	3	120	16	1,556	3	54	22	1,730

Source: Carroll County Agricultural Land Preservation Program

Table 29 - Local Funding for Agricultural Land Preservation
Carroll County Agricultural Land Preservation Program
Fiscal Year 2015

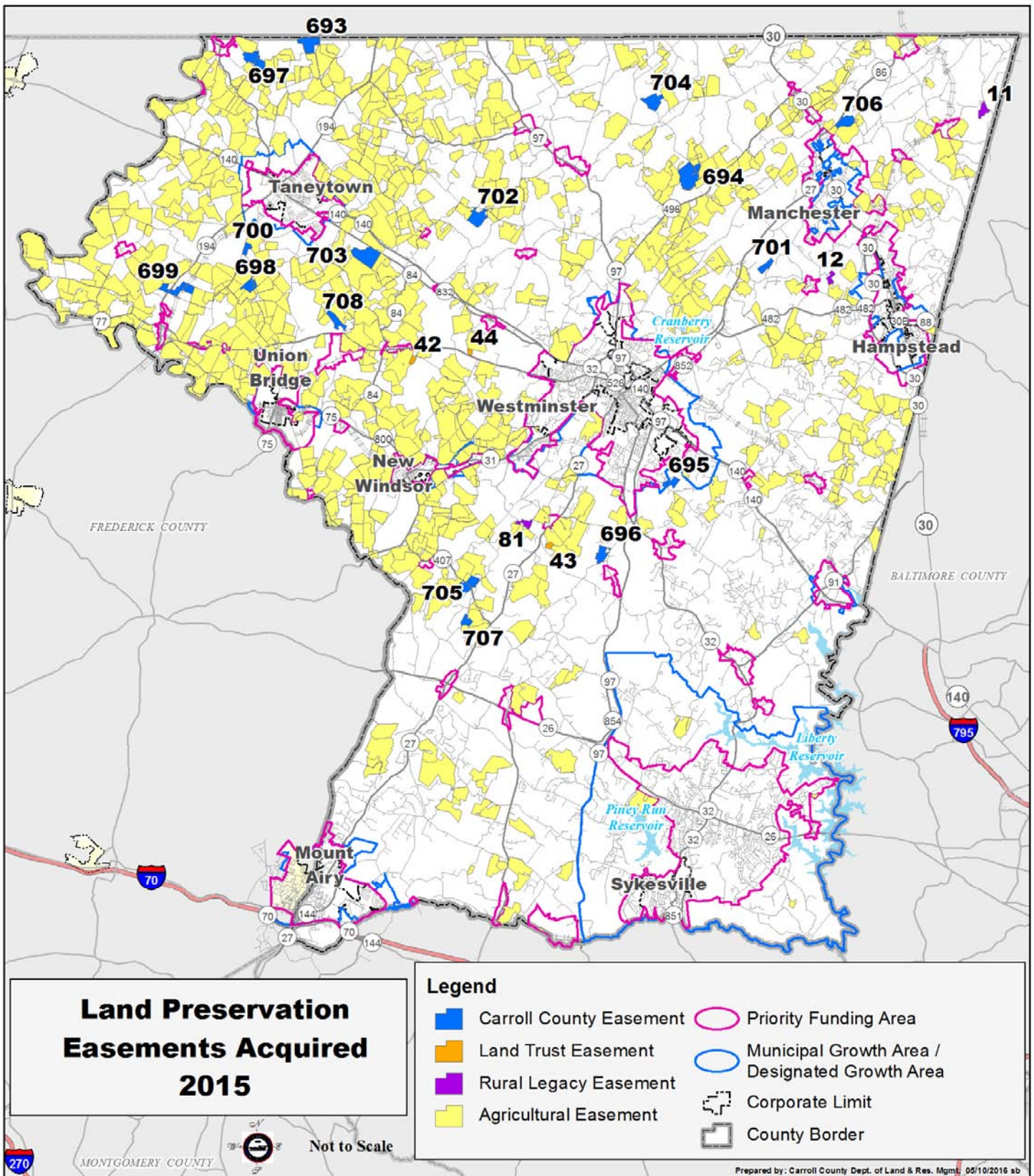
County Funding	State Funding	Total FY 2015 Funding
\$2,475,400	\$800,000*	\$3,275,400

Source: Carroll County Agricultural Land Preservation Program

*\$650,000 in state funding was received in FY 2014, this number was not reflected in the 2014 Annual Report for Carroll County

Locally Funded Agricultural Land Preservation...

Map 16



Non-Agricultural Land Preservation

Non-Agricultural Conservation Easements

Table 30 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 30 - Non-Agricultural Conservation Easements 2015		
Type of Easement	# of Easements	Acres
Floodplain	12	17.19
Forest Conservation	45	88.55
Water Resource	9	47.60

Source: Bureau of Resource Management

Floodplain Easements

During the plan approval stage for a development, the developer commits to providing a Floodplain Easement 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 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.

Local Land Use Goal

State Land Use Goal

Statewide Land Use Goal: Land Use Article

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 be included in local jurisdiction’s Annual Reporting requirements, 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 six-year comprehensive plan review.

Local Land Use Goal

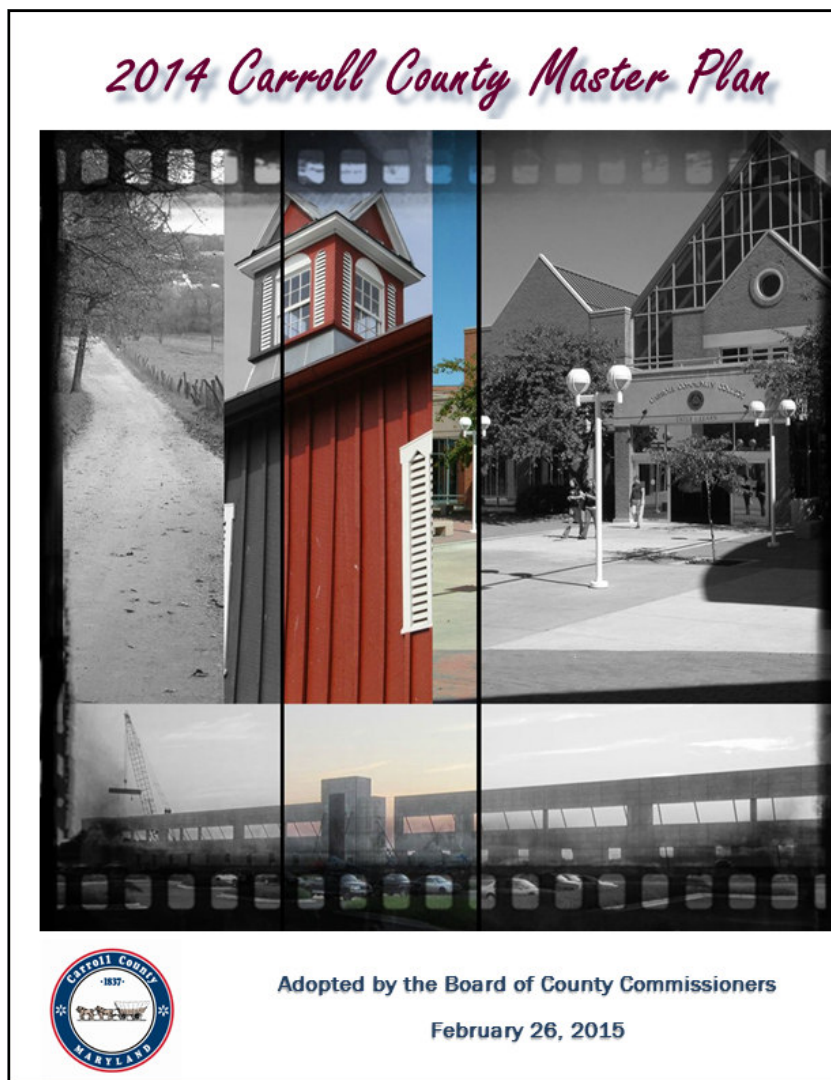
Local Land Use Goal: Requirement & Purpose

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.

2014 Carroll County Master Plan

The newly 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 typically seen 70 percent of new residential development inside the County’s DGAs nearly every single year since 2000. The Planning Department anticipates that with the Adoption and eventual implementation of this Plan these trends will continue and strengthen the County’s commitment to facilitating “... **development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County’s rural character.**”



Appendices Appendices

Council Members:
Marlene Duff
Joseph Renchan
James Roark
Wayne H. Thomas
David Unglesbee

Christopher M. Nevin
Mayor



Town of Hampstead

Tammi Ledley
Town Manager

1034 S. Carroll Street
Hampstead, MD 21074
410-239-7408 Tel
410-239-6143 Fax
Hampstead@carr.org
www.hampsteadmd.gov

May 26, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2015 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 Hampstead Planning and Zoning Commission has approved the Carroll County 2015 Annual Report on May 25, 2016, as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated Town data that accurately reflect planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

A handwritten signature in blue ink that reads "Tammi Ledley".

Tammi Ledley
Town Manager / Zoning Administrator

cc: Scott E. Graf, Carroll County Department of Land Use, Planning and Development



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

May 18, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2015 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 Manchester Planning Commission has approved the Carroll County 2015 Annual Report on May 17, 2016 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,


Alexander Perricone, Chairperson
Planning & Zoning Commission

cc: Scott E. Graf, Carroll County Bureau of Comprehensive Planning

3208 YORK STREET P.O. BOX 830 MANCHESTER, MARYLAND 21102-0830

PATRICK T. ROCKINBERG
Mayor



Council Members
KENNETH D. PHEBUS
Secretary

ROBERT H. KING, JR
JASON M. POIRIER
SCOTT D. STRONG

PETER R. HELT
Council President

May 23, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2015 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 Carroll County 2015 Annual Report on May 23, 2016 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Planning at (410) 386-2145.

Sincerely,

Lindsey Brown
Chairwoman - Planning Commission
Mount Airy, Maryland

cc: File

P.O. Box 50, Mount Airy, MD 21771
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New Windsor, MD 21776
info@NewWindsorMD.org



NEAL C. ROOP, MAYOR
NRoop@NewWindsorMD.org
Phone: 410-635-6575
Fax: 410-635-2995

May 23, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2015 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 has approved the Carroll County 2015 Annual Report on May 23, 2016 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Planning at (410) 386-2145.

Sincerely,

A handwritten signature in blue ink that reads "Mark J. Schultz".

Mark J. Schultz,
Chairman

cc: Scott Graf, Carroll County Department of Planning



Town of Sykesville

7547 Main Street, Sykesville, MD 21784
p: 410.795.8959 f: 410.795.3818
sykesville.net

Town House

Ian Shaw, Mayor
Dawn M. Ashbacher, Town Manager
Evelyn Sweet, Town Treasurer
Janice M. Perrault, Town Clerk

May 2, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2015 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town / City of Sykesville Planning Commission has approved the Carroll County 2015 Annual Report on May 2, 2016 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Planning at (410) 386-2145.

Sincerely,



Steve Enslow
Planning Commission Chair

MAYOR AND CITY COUNCIL

JAMES L. McCARRON
MAYOR

DIANE A. FOSTER
MAYOR PRO TEM

HENRY C. HEINE, JR.
CITY MANAGER

BOBBI-JO CUTLER FOUT
TREASURER

CLARA KALMAN
CLERK



COUNCIL MEMBERS

ANGELO A. ZAMBETTI

JOSEPH A. VIGLIOTTI

BRADLEY WANTZ

DONALD FRAZIER

May 23, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2015 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 Carroll County 2015 Annual Report on May 23, 2016 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

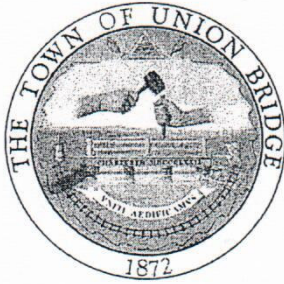
If you have any questions concerning the report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Planning at (410) 386-2145.

Sincerely,

James Parker
Chairman Taneytown Planning Commission

cc: Taneytown Planning and Zoning Office

17 E. BALTIMORE STREET • TANEYTOWN, MARYLAND 21787
(410) 751-1100 • Fax (410) 751-1608
website: www.taneytown.org



THE TOWN OF UNION BRIDGE

PERRY L. JONES JR., MAYOR

MEMBERS OF COUNCIL:
DONALD E. WILSON, PRESIDENT
LAURA CONAWAY
LOU ELLEN CUTSAIL
AMY KALIN
EDGAR WENTZ

May 2, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

Re: Carroll County 2015 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 Commission approved the portions of the Carroll County 2015 Annual Report relating to The Town of Union Bridge on April 21, 2016 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document and were computed and prepared exclusively by Carroll County. Fewer than fifty (50) building permits for new residential units have been issued in Union Bridge over the past twenty (20) years.

We participated in the development of this report by providing the incorporated town data that accurately reflects planning and development activities within our jurisdiction. The overall report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the overall report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145. If you have any questions concerning the Union Bridge data in the report, please contact Dawn Metcalf, Clerk-Treasurer at (410) 775-2711.

Sincerely,

Thomas Long, Chairman
The Town of Union Bridge Planning and Zoning Commission
cc: Scott Graf, County Comprehensive Planner
Perry L. Jones, Jr., Mayor

THE TOWN OF UNION BRIDGE 104 WEST LOCUST STREET UNION BRIDGE, MD 21791
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CITY OF WESTMINSTER
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Westminster, Maryland 21157
Kevin R. Utz, Mayor
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www.westminstermd.gov



Common Council
Dr. Robert P. Wack, President
Suzanne P Albert
Dr. Mona Becker
Tony Chiavacci
Gregory Pecoraro

May 12, 2016

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2015 Annual Report

Mr. Dahlstrom:

Pursuant to requirements in the Land Use Article § 1-207 of the Annotated Code of Maryland, the Westminster Planning and Zoning Commission voted to endorse the Carroll County 2015 Annual Report on May 12, 2016, as presented by Carroll County Planning Departmental staff.

Reporting related to development measures and indicators, as required in the Land Use Article § 1-208, are included in the document. The Westminster Planning and Zoning Commission also participated in preparing the document by providing Carroll County planning staff with data on the planning and zoning activities within the City of Westminster during the 2015 calendar year.

It's my understanding that this jointly submitted annual report incorporates required planning indicators not only for the City of Westminster but those required of Carroll County's Planning and Zoning Commission and the seven other participating municipalities within Carroll County.

We trust you will agree this submittal satisfies the City Westminster's obligations under State law and will be helpful to you. If you have any question concerning the data or information in the report, which applies to the City of Westminster, please contact me.

Sincerely,

Margaret Bair, Chair
Westminster Planning and Zoning Commission

c: Marge Wolf, City Administrator
Elissa Levan, City Attorney
Bill Mackey, AICP, City Director of Planning
Scott Graf, Carroll County Department of Planning