

# PLANNING ANNUAL REPORT 2023



June 2024

Carroll County  
Bureau of  
Comprehensive  
Planning

This 2023 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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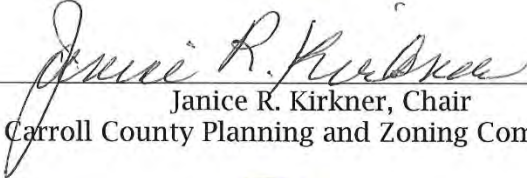


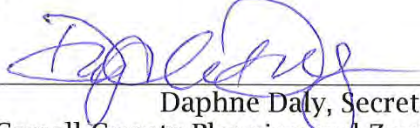
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## 2023 Planning Annual Report

June 5, 2024

The Carroll County Planning and Zoning hereby Certifies and Adopts the *2023 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

  
\_\_\_\_\_  
Janice R. Kirkner, Chair  
Carroll County Planning and Zoning Commission

  
\_\_\_\_\_  
Daphne Daly, Secretary  
Carroll County Planning and Zoning Commission

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## Acknowledgments

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## 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 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.

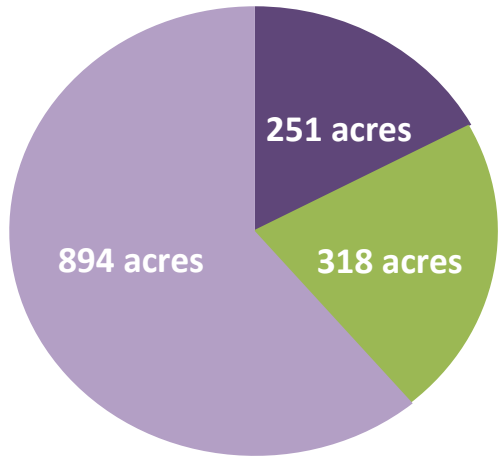
The Municipalities provide the County with the planning and development-related data to be included in the report.

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.

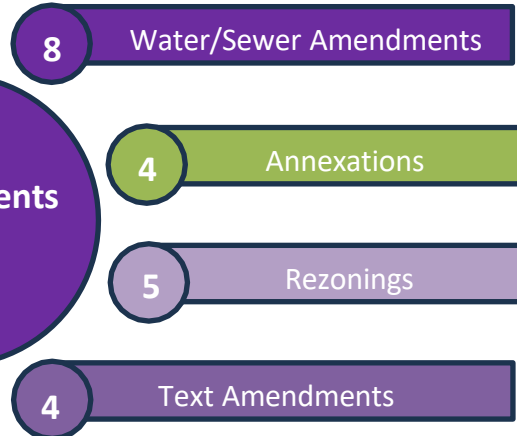


2023 Approved Development and Preservation Acreage

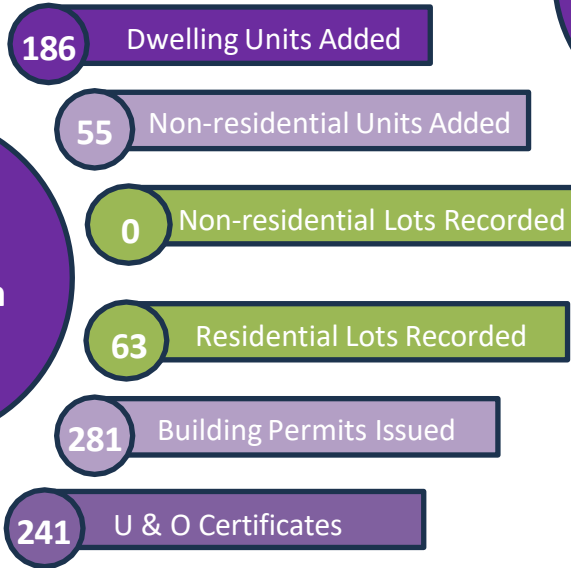


- Approved Residential Development
- Approved Non - Residential Development
- Ag & Conservation Preservation Easements

Amendments

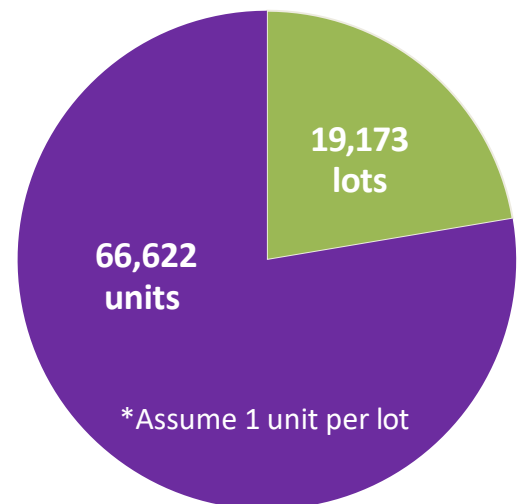


Construction

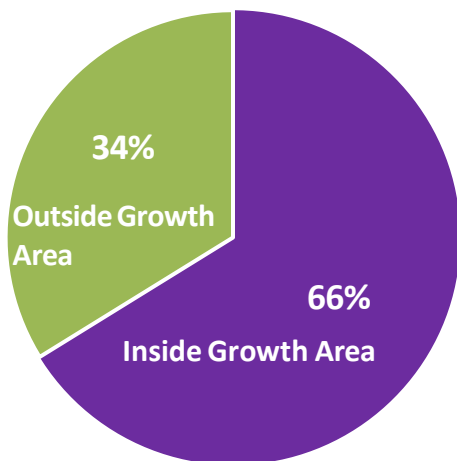


Potential Residential Development

- Existing residential units
- Potential residential lots



New Residential and Non-residential Construction





## Amendments & Growth-Related Changes in Development Patterns

### *New Plans Adopted & Plan Amendments Adopted*

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#### Water & Sewer Master Plan – 2023 Triennial Update

On May 16, 2023 the Planning and Zoning Commission, along with the County's eight municipalities, certified consistency of the Triennial Update to the Carroll County Water and Sewer Master Plan and forwarded it to the Board of County Commissioners for a public hearing on June 15, 2023. The Board of County Commissioners Adopted this Plan on June 29, 2023, and forwarded it on to the Maryland Department of the Environment. The Plan was Approved by the Maryland Department of the Environment on September 22, 2023. State law requires the Plan to be updated every three years. Updates have been made to maps, data, figures, and relevant supporting information. The Plan covers all areas of the County, including community water supply and sewerage systems, and planned service areas including maps of these areas. *(See Maps 2 & 3)*

#### 2023 Transportation Master Plan

The Planning & Zoning Commission Approved the Carroll County Transportation Master Plan (TMP) on November 14, 2023. The information in this Plan is the compilation of Comprehensive Planning's work, in conjunction with the eight towns, over the past several years. It includes a Vision and Goals (Chapter 1); background information such as demographics, other relevant plans and existing transportation facilities (Chapters 2, 3 and 4); the Transportation Corridor and Subarea Analysis conducted by Mead & Hunt in 2020 (Chapter 5); an update and prioritization of all Planned Major Roadways (Chapter 6) *(See map 4)*; Access Management (Chapter 7); Emerging Trends (Chapter 8); and Recommendations (Chapter 9).

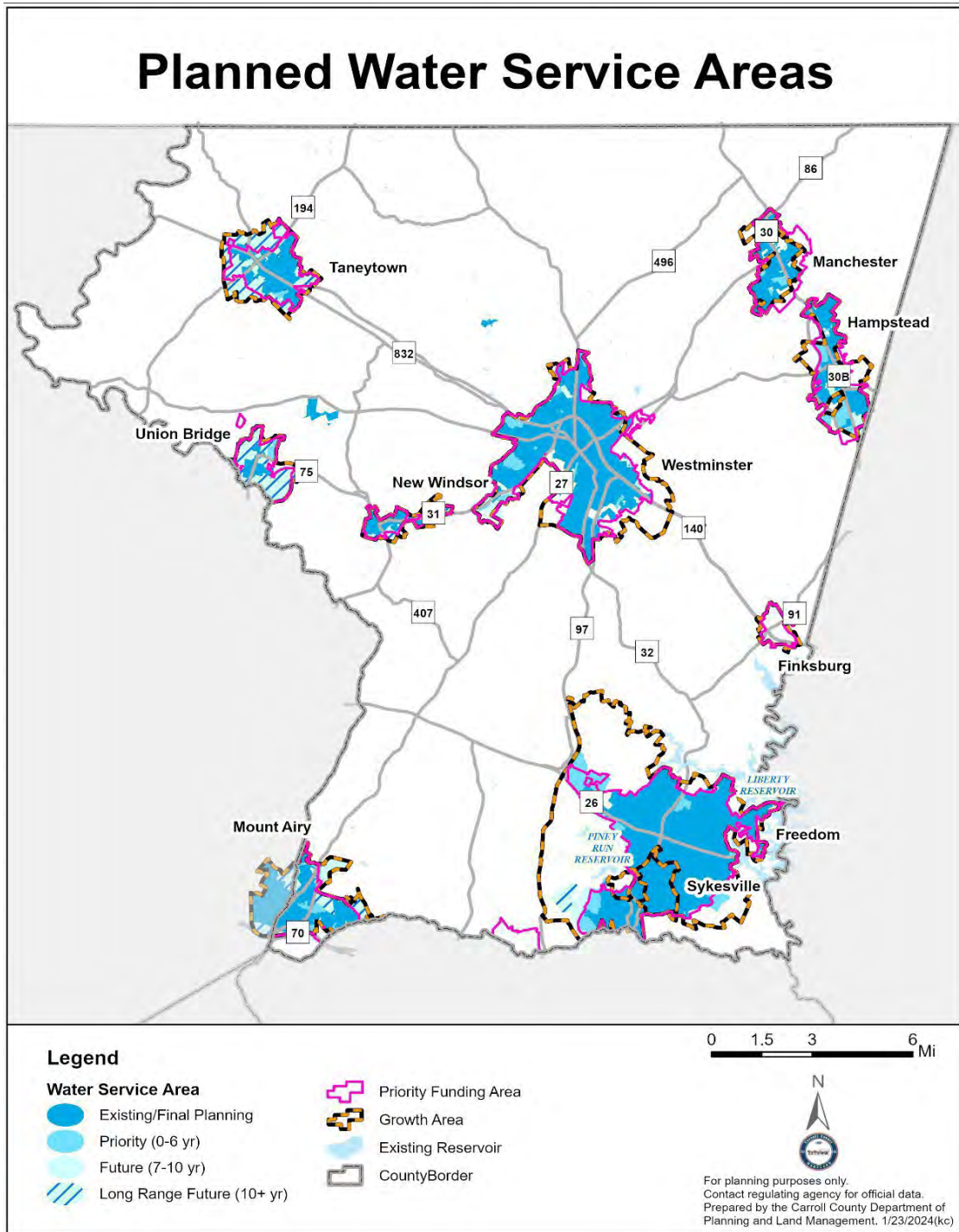
#### 2010 Hampstead Comprehensive Plan (Amendment)

On November 14, 2023 the Hampstead Planning and Zoning Commission passed Resolution 2023-04, to approve an amendment to the 2010 Community Comprehensive Plan for the Town of Hampstead. The amendment reduces the designated municipal growth area southeast of Town limits by 75 acres, but expands the municipal growth area on the west side by 51.6 developed acres, assigns a recommended land use to the new growth area, and projects water demand associated with this parcel which already receives sewer services. This amendment reflects the Town's intent to make this parcel eligible for future annexation subject to Town planning and zoning ordinances provided water services and water recharge areas per MDE guidelines are found to be adequate at the time requests are made for service. This amendment does not change the official Water and Sewer Master Plan maintained by Carroll County. However, it does signal the Town policy intent that all such lands be included in the planned water and sewer service areas when appropriate. This Amendment replaces Maps 5, 6, and 15 in the adopted 2017 amendment to the 2010 Hampstead Community Comprehensive Plan with new maps which are otherwise identical except for the expanded growth boundary changes. *(See Map 5)*

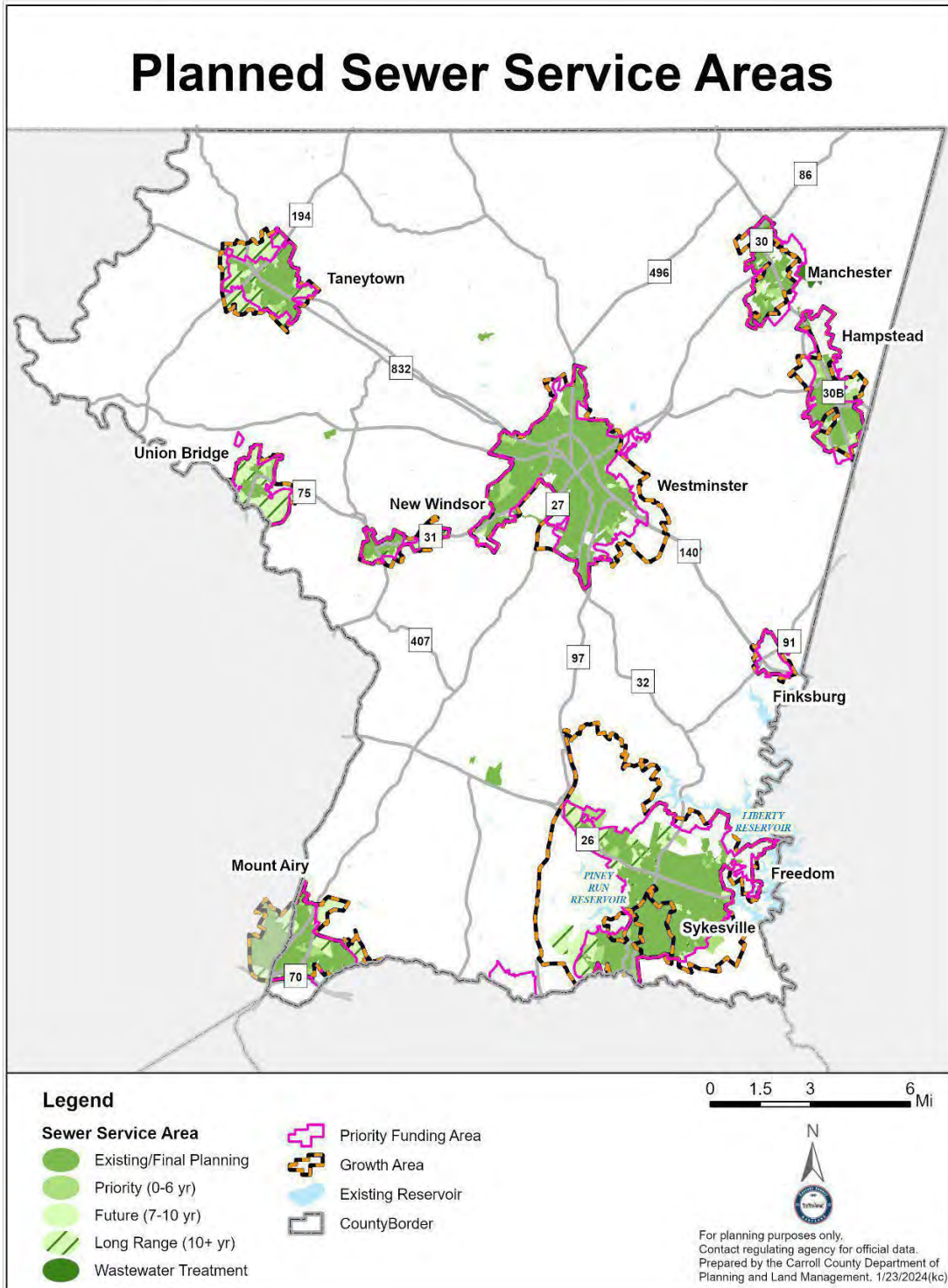
**Amendments & Growth-Related Changes in Development Patterns**  
**Figure 1: Summary of the 2022 Fall Amendments to the 2019 Carroll**  
**County Water and Sewer Master Plan (Approved in 2023)**

Area	Applicant	Request	Commissioner Action	MDE Action
Hampstead	1734 Hanover Pike, Parcel 0722	Reclassify from S-6 (Long Range) to S-3 (Priority Service)	Approve the reclassification	Approve the reclassification
Hampstead	630 Hanover Pike, Parcel 0278	Reclassify from W-5 (Future Service) to W-3 (Priority Service)	Approve the reclassification	Approve the reclassification
Freedom	371 Liberty Road (Parcel 0702), 373 Liberty Road (Parcel 0703), & 411 Liberty Road (Parcel 0003) Liberty Road along with Parcel 222	Reclassify from S-6 (Long Range) to S-3 (Priority Service)	Approve the reclassification	Approve the reclassification
Freedom	19 W. Old Liberty Road (Parcel 0162), 21 W. Old Liberty Road (Parcel 0163), 25 W. Old Liberty Road (Parcel 0356) and 29 W. Old Liberty Road (Parcel 0485)	Reclassify from No Planned Service to S-3 (Priority Service)	Approve the reclassification	Approve the reclassification
Freedom	5591 Linton Road (Lot 1, Linton Springs)	S-6 to S-1 (Existing Service)/ No Planned Service to W-1 (Existing)	Approve the reclassification	Approve the reclassification
Manchester	2900 Hanover Pike (Parcel 0297), and 2914 Hanover Pike (Parcel 0942)	Reclassify from W-1 (Existing Service) to W-6 (Long Range) and update the Projected Water Supply Demands and Planned Capacity table (15)	Approve the reclassification	Approve the reclassification
Manchester	2912 Hanover Pike (Parcel 3331)	Reclassify from W-6 (Long Range) to W-1 (Existing)	Approve the reclassification	Approve the reclassification
Westminster	Westminster	Update the City of Westminster Water Chapter and Table 15 acknowledging the pilot study for a new water reuse facility, previously the Westminster Water Resource Facility (WWRF)	Approve the text change and table addition	Approve the text change and table addition

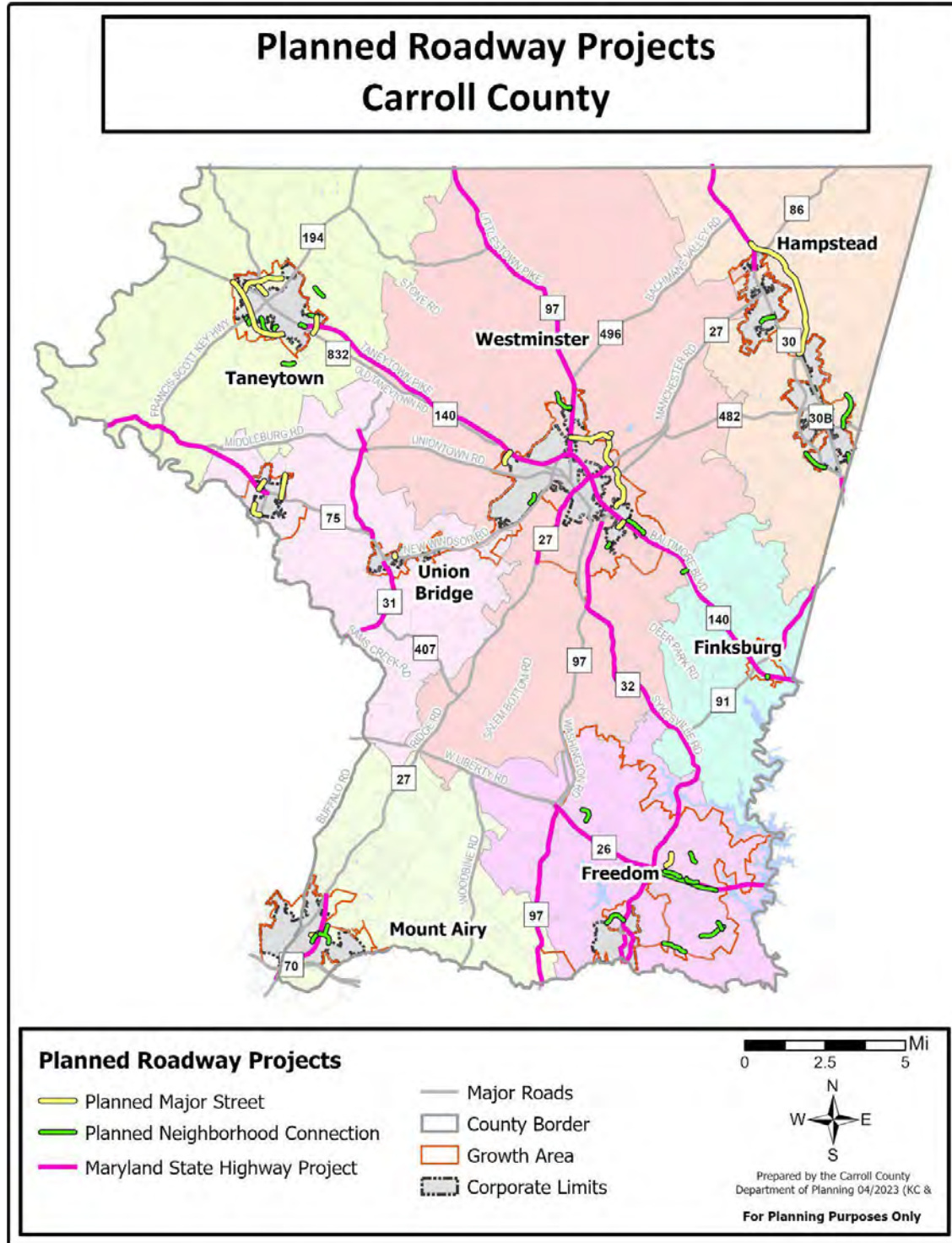
Amendments & Growth-Related Changes in Development Patterns  
 Map 2: 2023 Countywide Water Master Plan



Amendments & Growth-Related Changes in Development Patterns  
 Map 3: 2023 Countywide Sewer Master Plan

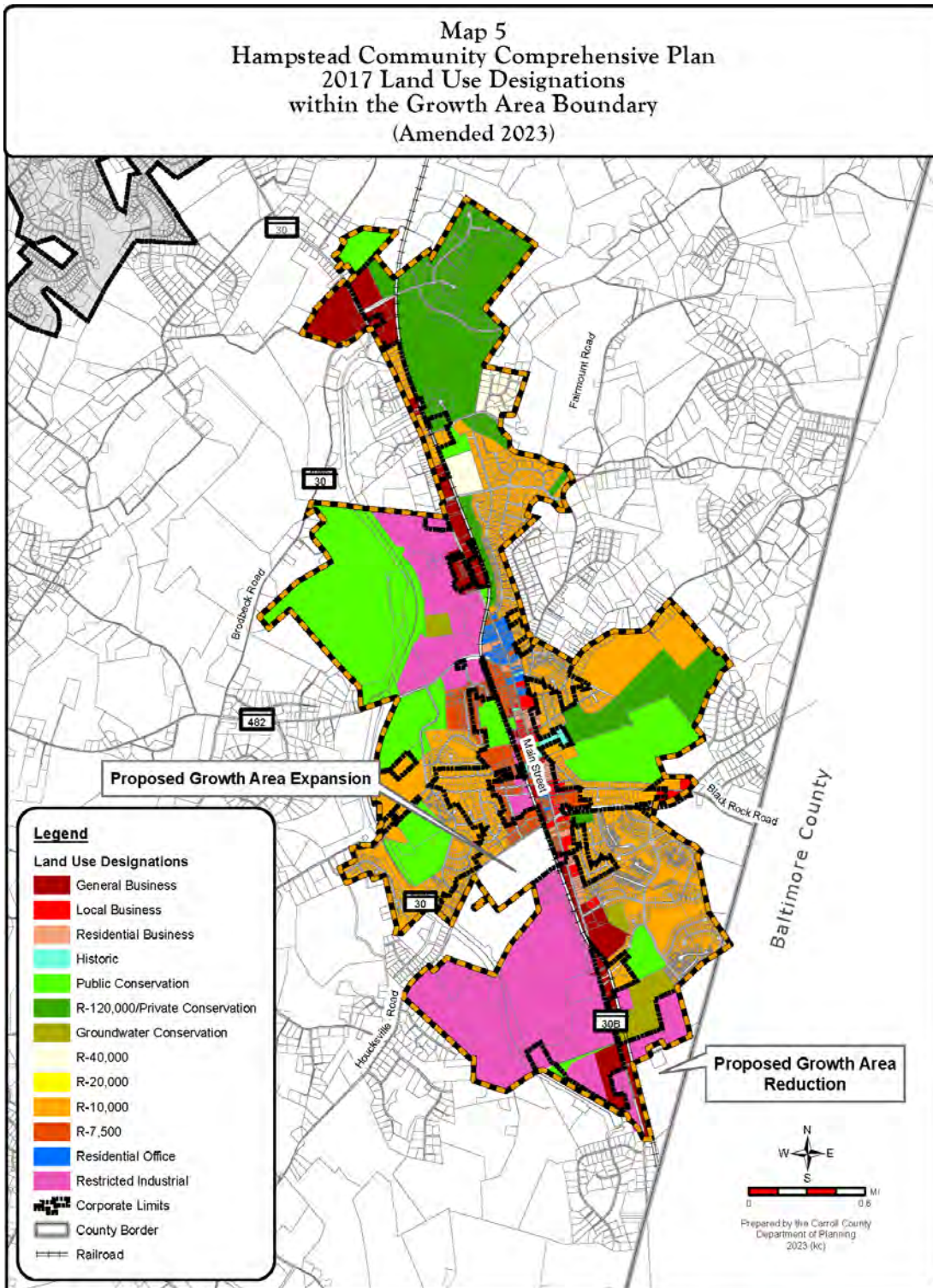


Amendments & Growth-Related Changes in Development Patterns  
 Map 4: Planned Roadway Projects as of 2023



# Amendments & Growth-Related Changes in Development Patterns

## Map 5: Hampstead Plan Amendment Appendix



## Amendments & Growth-Related Changes in Development Patterns

### *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 2023. Map 6 on Page 12 shows the location of these subdivisions and site plans. During 2023, 25 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 548.19 acres. The tables also include residential and commercial site plans and subdivisions that were amended or expanded.

#### *Residential*

**Table 1 - County Residential Site Plans and Subdivisions  
2023**

Location# (Map 10)	Name	New Lots	Units	Total Acres	Zoning	Election District
1	Hobson Acres	1	1	110.7	Agriculture	1
2	Brown Farm (Crystal Springs Re-subdivision of Off Conveyance 2)	1	2	6.04	Agricultural	2
3	Crystal Springs, Section 2	1	1	38.49	Agricultural	2
4	Shamrock Estates	6	6	10.84	R-40,000	4
5	Gerstmyer Property	2	2	6.054	Conservation/R-20,000	5
6	*Mineral Hill Property	14	14	9.2747	R-20,000	5
7	Huber Property	2	2	16.85	R-40,000/Conservation	6
8	The Fields at Pheasant Run	7	7	6.92	R-40,000	7
9	Heird Property Assisted Living	0	0	18.28	Agricultural	8
10	Braddock Estates, Section 3, Lots 81-83	2	2	19.06	R-40,000	9
11	Alfred E. Barnes Subdivision	1	0	6.229	Agriculture	11
<b>37 Lots/37 units/248.73 Acres</b>						

Source: Carroll County Bureau of Development Review; Carroll County Bureau of Comprehensive Planning

\* Please note Mineral Hill received its final approval in its 155 review but was denied for its 156 review due to inadequate school facilities

## Amendments & Growth-Related Changes in Development Patterns

### Non-Residential

Table 2 – County Non-residential Site Plans and Subdivisions 2023					
Location# (Map 10)	Name	Type	Acres	Zoning	Election District
12	City of Taneytown Wastewater Treatment Plant	Public	12.38	Conservation/ Agriculture	1
13	New Beginnings	Commercial	4.81	I-1 Industrial Light	1
14	Cool Springs School	School	1.40	Agricultural	2
15	Winery, Country Inn, and Farm at Cold Saturday	Commercial	44.68	Conservation	2
16	1332 Londontown Boulevard, amended	Commercial	35.73	I-1 Light Industrial	5
17	Eldersburg Business Center Re-subdivision of Lot 2B	Commercial	31.67	I-1 Light Industrial	5
18	Northeastern Supply Eldersburg	Commercial	3.73	C-3 Commercial High Intensity	5
19	T-Mobile at Misty Manor	Commercial	64.12	Conservation	5
20	Wendy's Eldersburg	Commercial	0.56	C-2 Commercial Medium Intensity	5
21	Drill Tech	Commercial	16.50	C-2 Commercial Medium Intensity	6
22	Hummingbird Chateau	Commercial	6.00	Agriculture/ Conservation	6
23	Good Feelings Farm	Commercial	14.38	Agriculture	7
24	Performance Foodservice, Maryland, 9th Amended	Industrial	17.60	Industrial General IG	7
25	Pippin Farm Solar Facility	Solar	45.89	Light Industrial I-1, Heavy Industrial I-2, R-40,000	8
<b>299.45 Acres</b>					

Source: Carroll County Bureau of Development Review; Carroll County Bureau of Comprehensive Planning



## 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 2023. The locations of these subdivisions and site plans are also shown on Map 6. During 2023, a total of 6 substantive plans were approved in the Municipalities, covering approximately 20.63 acres.

### Residential

Table 3 – Municipal Residential Site Plans and Subdivisions 2023						
Location# (Map 10)	Name	Lots	Units	Acres	Zone	Municipality
26	Melanie Acres3	6	6	2.46	R-10,000	Hampstead
<b>6 Lots/ 6 Unit / 2.46 Acres</b>						

Source: Town of Hampstead, Carroll County Bureau of Development Review

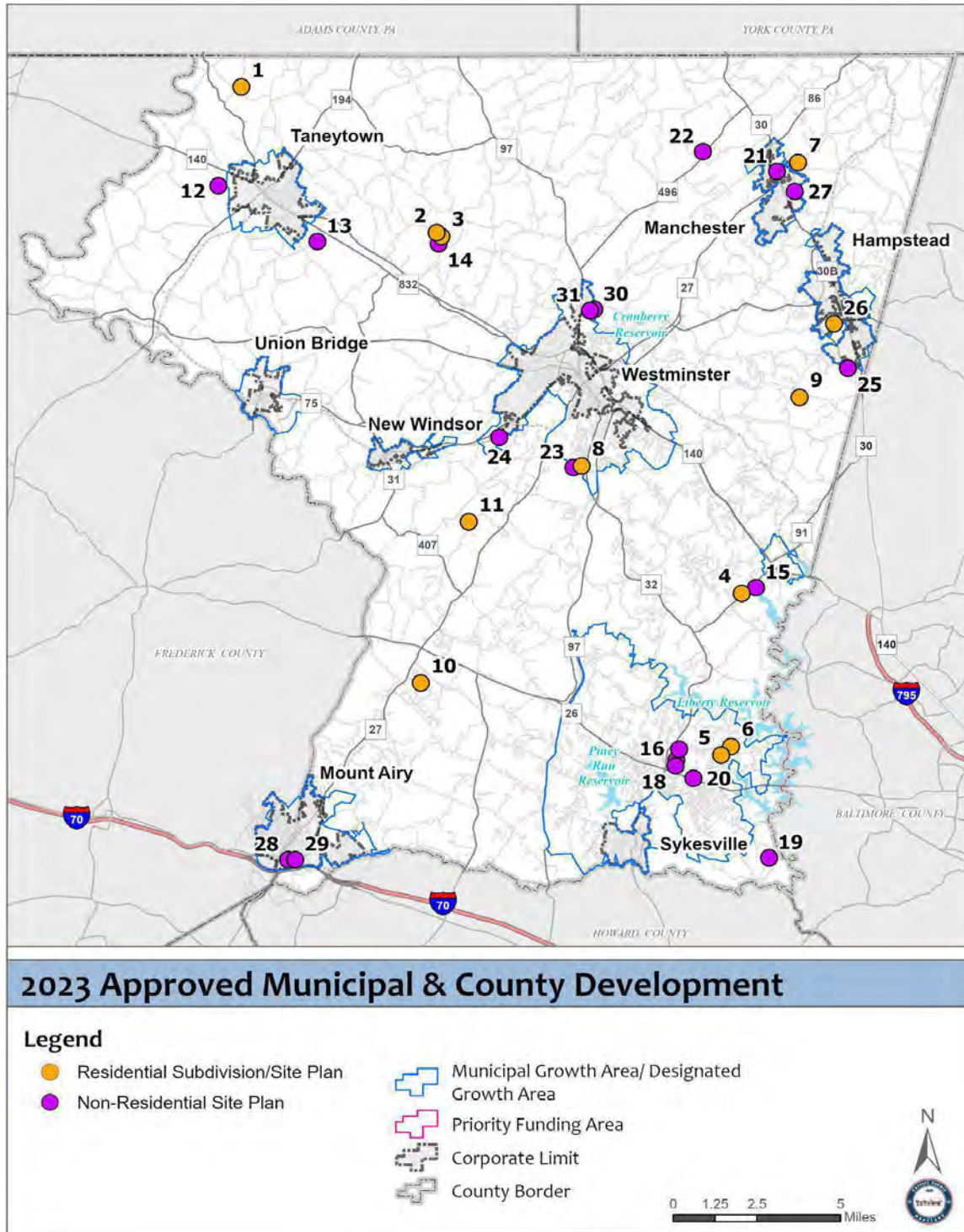
### Non-Residential

Table 4 – Municipal Non-residential Site Plans and Subdivisions 2023					
Location# (Map 10)	Name	Type	Acres	Zoning	Municipality
27	Maverick One Solar	Solar	11.03	R-40,000	Manchester
28	Shiny Shell Carwash Mount Airy	Commercial	1.16	Community Commercial	Mount Airy
29	Mt Airy Medical Eye Center	Commercial	0.379	NP - Neighborhood Professional	Mount Airy
30	Westminster Pharaceutical1221 Tech Ct	Commercial	3.5	I-R Industrial Restricted	Westminster
31	Northeastern Supply West Branch Trade Center Land Unit 20-B	Industrial	2.098	I-R Industrial Restricted	Westminster
<b>18.1674 Acres</b>					

Source: Town of Mount Airy, Town of Manchester, City of Westminster, Carroll County Bureau of Development Review

# Amendments & Growth-Related Changes in Development Patterns

## Map 6: Subdivisions and Site Plans Approved



## Amendments & Growth-Related Changes in Development Patterns

### Zoning Map Amendments

During 2023, there were 4 annexations and 5 rezonings. The 4 annexations included one in Manchester, one in Mt. Airy, and two in Westminster, and the 5 rezonings included one in the Freedom area, one in Manchester, one in Mt. Airy, and two in Westminster. Descriptions of the annexations are explained in Table 5, and rezoning descriptions are listed in Table 6 on page 14. Both are displayed in Map 8 on page 16. Please note Westminster’s creation of the cannabis overlay zoning district is displayed in Map 7 on page 15.

### Annexations

Table 5 – Annexations 2023					
County Res. No.	Name	Acreage	Jurisdiction & Annexation #	Zoning From County/To Municipal	Effective Date
1196-2023	Patapsco91, LLC	13.92	Manchester #41	Conservation R-40,000/ R-10,000, “C” Public Conservation	June 24, 2023
1184-2023	Full Property	8.33	Mt. Airy #45	R-40,000 / “R2” Residential	March 23, 2023
1195-2023	Stone Chapel, LLC	72.87	Westminster #75	“I-2” Industrial Heavy/“I- R” Industrial Restricted	June 22, 2023
1199-2023	Ellsworth Cemetery	1.18	Westminster #76	R-10,000/ “C” Conservation	July 27, 2023

Source: Carroll County Bureau of Comprehensive Planning, Town of Manchester, City of Westminster, Town of Mt. Airy

## Amendments & Growth-Related Changes in Development Patterns

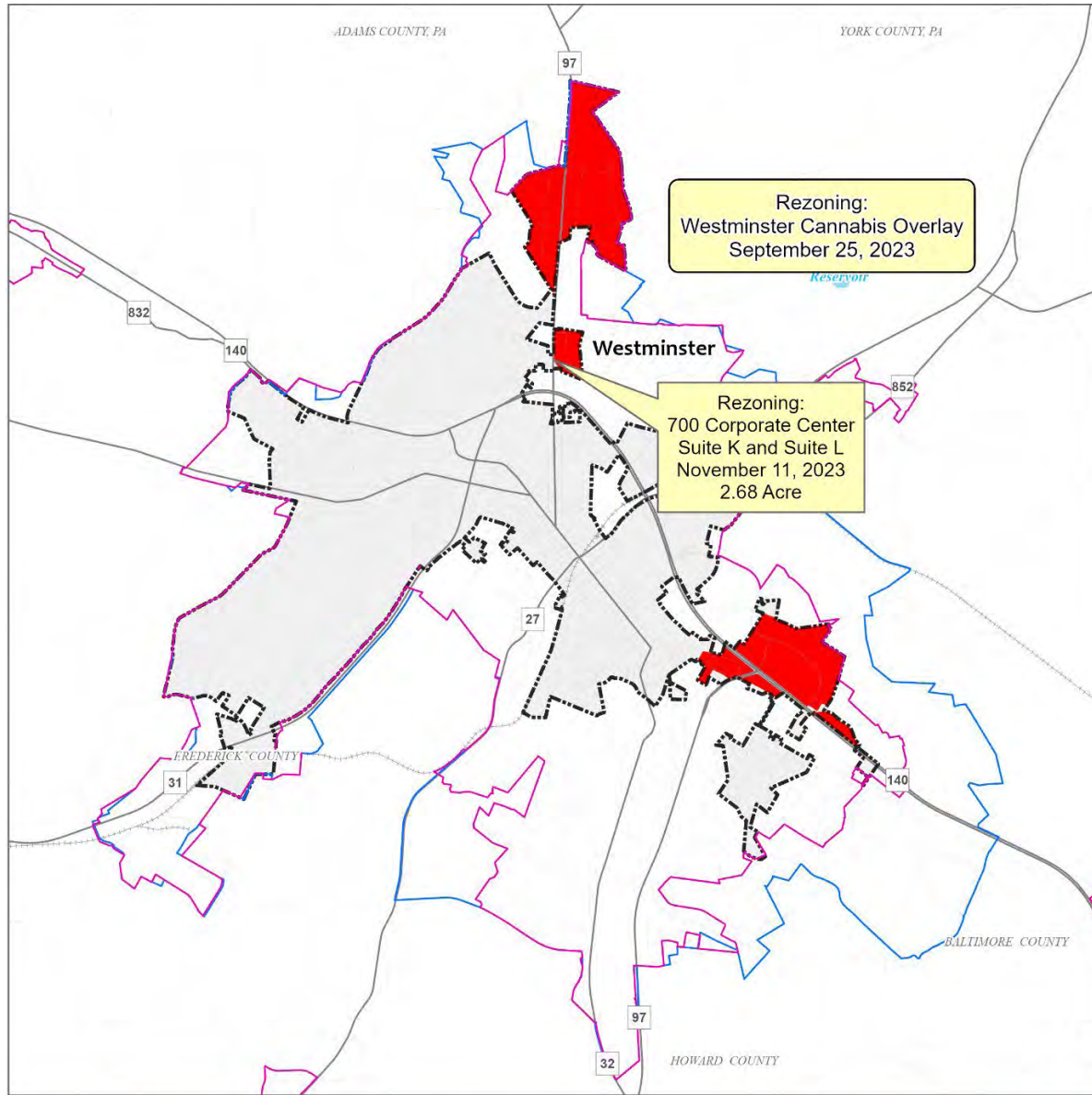
### Rezoning

Table 6 – Rezoning 2023					
Rezoning Case No.	Name	District Change	Acres	Effective Date	Plan Reference
#228	Eldersburg Investors II, LLC	Commercial Medium “C-2” to Commercial High “C-3”	12.47	March 16, 2023	Freedom
2023-06	Cannabis Overlay District	Creation of Cannabis Overlay Zoning District	Not Provided	September 25, 2023	Westminster
2023-10	700 Corporate Center Suite K & L	LMA 23-01 to designation of floating Cannabis Overlay Zone	2.68	November 27, 2023	Westminster
41-22	PATAPSCO91, LLC	Added PATAPSCO91, LLC property to municipal limits (R- 10,000 Zone)	13.93	May 9, 2023	Manchester
2023-15	O’Brien Property	Change of Zoning from “RE” Residential Existing to “CC” Community Commercial	0.82	May 10, 2023	Mt. Airy

Source: Carroll County Bureau of Comprehensive Planning

# Amendments & Growth-Related Changes in Development Patterns

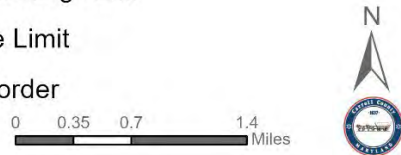
## Map 7: City of Westminster Cannabis Overlay Zoning District



### 2023 Rezoning: City of Westminster Cannabis Overlay

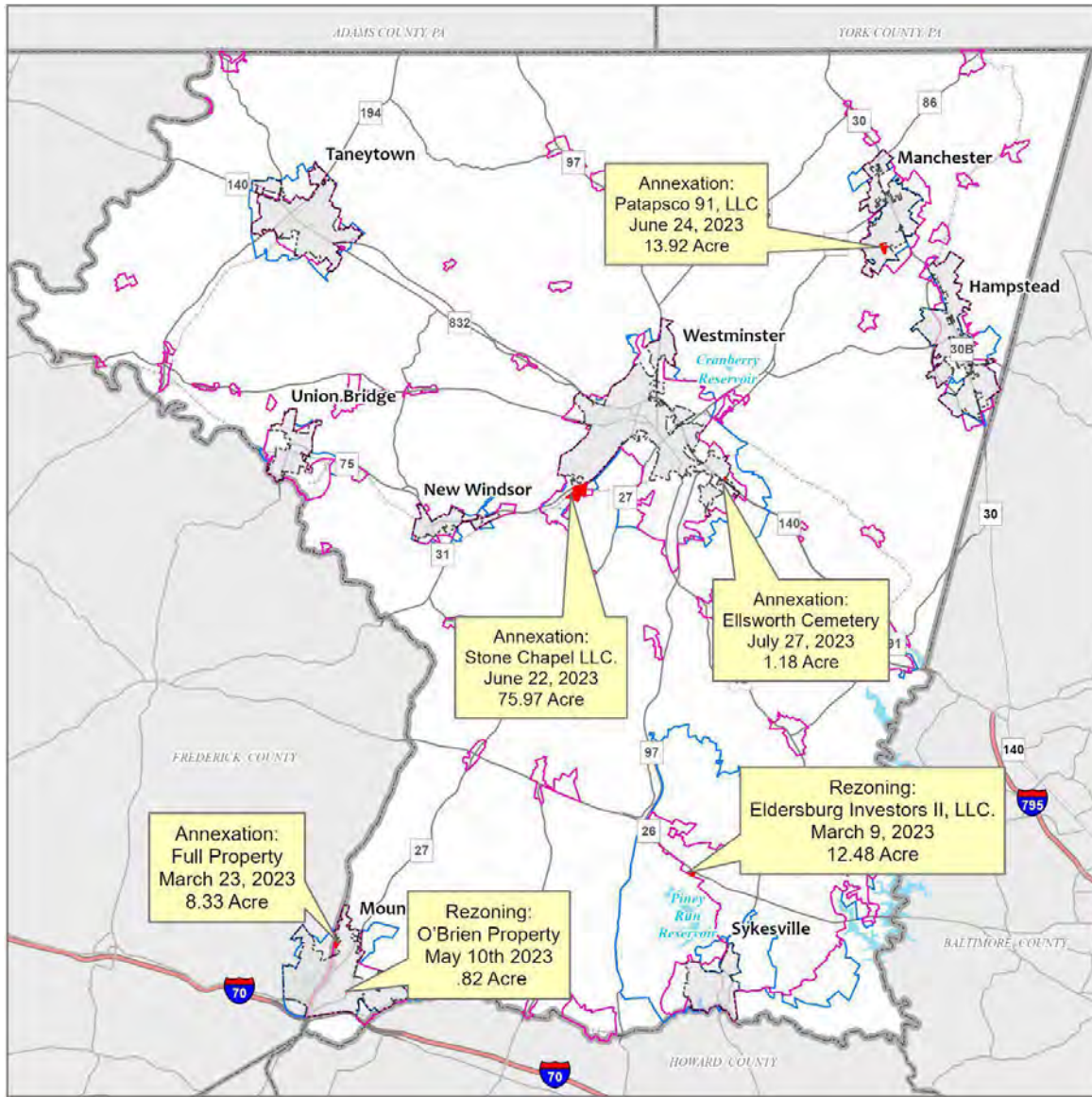
#### Legend

-  Westminster Cannabis Overlay (2023)
-  Municipal Growth Area/ Designated Growth Area
-  Priority Funding Area
-  Corporate Limit
-  County Border



# Amendments & Growth-Related Changes in Development Patterns

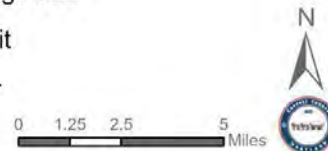
## Map 8: Annexations & Rezonings



### 2023 Annexations/Rezonings

#### Legend

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



#### 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. 2023-04:** Amendment to Section 158.153 to remove community solar energy generating systems as a Permitted use from the “A” Agriculture zoning district.

**Ordinance No. 2023-06:** This was in response to legislation passed by the State in 2023 in relation to Farm Alcohol Producers. This amendment to Section 158.168 permits a Farm Alcohol Producer to prepare, sell, and serve food in accordance with their State license and approval by CCHD. Prior to the 2023 State legislation, Farm Alcohol Producers were prohibited to prepare, sell, and serve foods at their establishment.

**Ordinance No. 2023-07:** This amendment will allow a food service as part of a golf course and/or golf driving range and included changes to Sections 158.040, 158.071, and 158.169. The adopted amendment also establishes the food service use as a Conditional use, outlines its distance requirements, and sets specific regulations the food service must meet.

**Ordinance No. 2023-10:** The purpose of this amendment was to establish a definition of a “Drug Treatment Facility” use and regulate the use inside the zoning districts. The adopted amendment required changes to Sections 158.002, 158.071, 158.075, and 158.082.

##### Municipality:

###### Hampstead

**Ordinance No. 574:** Adopted 02/22/2023; Changes to the B-L Local Business and B-G General Business districts text in the Town Code

**Ordinance No. 550:** Adopted 10/10/2023; Ordinance to Amend Chapter 135, Article XII regarding Uses in the B-L Business Local District, and to Amend Chapter 135, Article XXI regarding Minimum Required Parking Spaces.

###### Mount Airy

**Ordinance No. 2023-30:** Adopted 08/07/2023; Amended Adequate Public Facilities Open Space Wavier.

**Ordinance No. 2023-31:** Adopted 11/13/2023; Amended Town water allocation for MXD.

## Amendments & Growth-Related Changes in Development Patterns

**Ordinance No. 2023-32:** Adopted 11/06/2023; Amending Mixed Use District MXD provisions related to Open Space.

**Ordinance No. 2023-39:** Adopted 11/13/2023; Zoning Change related to Vape Shop, Cannabis and Hemp Businesses.

### Taneytown

**Ordinance No. 05-2023:** Adopted 07/10/2023; Community Village Revisions. Alleys and home occupations.

**Ordinance No. 06-2023:** Adopted 09/11/2023; classification of Dwelling Types

**Ordinance No. 09-2023:** Adopted 12/12/2023; Backyard chickens.

### Westminster

**Ordinance No. 2023-05:** Adopted 07/10/2023; Amend Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, to 1) amend Article I, General Provisions, Section 164-3, Definitions, to add new, delete existing, or amend existing cannabis definitions for consistency with the Annotated Code of Maryland, as amended; 2) amend Article XVA, Medical Cannabis Overlay District, et al., to rename as “Cannabis Overlay District”, to add new, delete existing, or amend existing text for consistency with the Annotated Code of Maryland, as amended, and to amend the process and procedures to establish a Cannabis Overlay District use; and 3) amend the City’s Zoning Map to enlarge or reduce the existing Medical Cannabis Overlay District boundaries and to rename as “Cannabis Overlay District” .

**Ordinance No. 2023-07:** Adopted 09/25/2023; Amend Article VIIIA, “C-C Central Commerce Zone”, Section 164-45.2; Article VIIB, “D-B Downtown Business Zone”, Section 164-45.8; and Article IX, “C-B Central Business Zone”, Section 164-47 to add “Art galleries/studios” as a permitted or special exception use.



# Amendments & Growth-Related Changes in Development Patterns

## Amendments to Priority Funding Area Boundaries

### Amendments to PFA Boundaries

There were no major changes or amendments to PFA boundaries in Carroll County during 2023. However, there were minor clean up adjustment made to 15-20 Rural Village Boundaries, which are considered Priority Funding Areas. Please refer to the County’s Rural Village Study for further information.

## Schools

### New Schools or Additions to Schools

The 127,510 square foot replacement East Middle School was constructed and opened in 2023.

(New)East Middle School



**New Roads or Substantial Changes in Roads or Other Transportation Facilities**

Table 7 describes additions that occurred to the County’s roadway network in 2023. The changes were primarily system maintenance and local in nature.

**Table 7: New Roadway Construction  
2023**

County Road Name	From	To	Type of Change
Babylon Road	Zieglers Outlet Road to Mayberry Road E		Gravel to Paving
Diehl Road	Sells Mill Road to East Diehl Road		Gravel to Paving
East Diehl Road	Diehl Road to Hyser Road		Gravel to Paving
Doss Garland Drive	Phillips Drive to 0.48 miles		Gravel to Paving
Hapes Mill Road	Stover Road to Crouse Mill Road		Gravel to Paving
Reifsnider Road	MD 194 to Keysville Road		Gravel to Paving
Roller Road	Alesia Road to 1.26 miles		Gravel to Paving
Sharrett Road	MD 194 to Crouse Mill Road		Gravel to Paving
Shepherds Mill Bridge	Over Little Pipe Creek		Bridge Replacement
Bixler Church Road	Over Tributary of Big Pipe Creek		Bridge Replacement
Municipal Road Name	From	To	Type of Change
<b>Taneytown</b>			
Roberts Mill Avenue	Baumgardner Avenue to Antrim Street		Street reconstruction after water, sewer, and stormwater replacement and adding sidewalks on one side of Roberts Mill Avenue that previously had none.
Broad Steet	Robert Mill Avenue to Route 140		Street reconstruction after water, sewer, and stormwater replacement. Replaced sidewalks, driveway aprons and filled in gaps for sidewalk that previously had none.

Source: Carroll County Department of Public Works, Town of Taneytown

### Developments that were modified due to APFO Restrictions

There were no developments that were modified due to APFO restrictions in 2023.

## Parks

### New Parks/Park Changes

#### County:

**Charles Carroll Community Center**, located at the site of the former Charles Carroll Elementary School, was completed, and opened in July 2023. There were other improvements to existing parks: LED lights were added to Deer Park Main Field, the concession building at Landon C. Burns Park was reroofed, a new playground and pavilion was installed at Cape Horn Park, the existing playground at Bear Branch was restored, the pedestrian walkways in front of Hashawha Environmental Center were improved and the South Carroll Dog Park received an agility course and shade structures. No new parks were added to our current park inventory.

#### Municipality:

##### **Hampstead**

There was an installation of a new walking path, playground equipment, picnic tables, and a large wooden swing at **Chief Sites Park** on Lower Beckleysville Road.

There was an installation of an obstacle course and swing play area at **Sugar Maple Park** on Sugar Maple Drive.

##### **Manchester**

There was an installation of a new playground equipment (Venti System & ADA Inclusive) and 122' ADA Sidewalk w/pads to bathrooms at **Christmas Tree Park** on Christmas Tree Lane.

##### **Taneytown**

There was an installation of a new skateboard park surface, a 4,000-pound cement % pipe ramp with steps, reconditioned existing features, new fencing, and a pump track at **Taneytown Skateboard Park** on Roberts Mill Road.

# Amendments & Growth-Related Changes in Development Patterns

**Charles Carroll Community Center**



**Chief Sites War Memorial Park**



**Sugar Maple Park**



# Amendments & Growth-Related Changes in Development Patterns

## Christmas Tree Park



## Taneytown Skateboard Park



## Amendments & Growth-Related Changes in Development Patterns

### *Consistency of Development Changes*

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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 **2023**, 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 Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.

# Measures and Indicators

## Requirements

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.

The Planning Annual Reports have been required to include the measures and indicators since 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 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 monthly 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 added (i.e., Use & Occupancy Certificates issued) in 2023 was identified and compared to the number of dwelling units that existed as of December 31, 2022. Table 8 shows the dwelling units added within each PFA in 2023, as well as the cumulative total at the end of 2023. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 11 on Page 35 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  
2023**

Priority Funding Area	PFA Totals as of 12/31/22	2023 Units Only	PFA Totals as of 12/31/23	% of PFA Totals
Finksburg	140	0	140	0.4%
Freedom (Sykesville Excluded)	8,853	23	8,876	23.7%
Sykesville	1,724	6	1,730	4.6%
Hampstead	3,025	2	3,027	8.1%
Manchester	2,126	0	2,126	5.7%
Mount Airy	3,559	3	3,562	9.5%
New Windsor	824	17	4841	2.2%
Taneytown	3,236	10	3,246	8.6%
Union Bridge	495	0	495	1.3%
Westminster	11,355	29	11,384	30.3%
Rural Villages	2,097	6	2,103	5.6%
<b>Total</b>	<b>37,434</b>	<b>96</b>	<b>37,530</b>	<b>100%</b>

5-Year Trend	
Year	New Units % Inside PFA
2019	66.2
2020	66.4
2021	77.3
2022	76.9
2023	51.6

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

**Table 9 – Dwelling Units Inside vs. Outside  
PFAs  
2023**

Area	County Total as of 12/31/22	% of County Total in 2022	2023 Units Only	% of 2023 Units	County Total as of 12/31/23	% of County Total in 2023
Total Inside PFAs	37,434	55.7%	96	51.6%	37,530	55.7%
Total Outside PFAs	29,722	44.3%	90	48.4%	29,812	44.3%
<b>Total</b>	<b>67,156</b>	<b>100%</b>	<b>186</b>	<b>100%</b>	<b>67,342</b>	<b>100.0%</b>

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



## 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 MGA/DGA in 2023, as well as the cumulative total at the end of 2023. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the MGA/DGA. Map 11 on Page 35 illustrates the location of new residential growth relative to MGA/DGA boundaries.

**Table 10– Residential Dwelling Units  
by MGA/DGA  
2023**

MGA/DGA	DGA Totals as of 12/31/22	2023 Units Only	DGA Totals as of 12/31/23	% of DGA Totals
Finksburg	139	0	139	0.4%
Freedom (Sykesville Excluded)	11,338	35	11,373	29.9%
Sykesville	1,746	0	1,746	4.6%
Hampstead	2,893	2	2,895	7.6%
Manchester	1,951	0	1,951	5.1%
Mount Airy	3,562	3	3,565	9.4%
New Windsor	871	17	888	2.3%
Taneytown	3,309	10	3,319	8.7%
Union Bridge	511	30	541	1.4%
Westminster	11,621	0	11,621	30.6%
<b>Total</b>	<b>37,941</b>	<b>97</b>	<b>38,038</b>	<b>100%</b>

5-Year Trend	
Year	New Units % Inside DGA
2019	69.0
2020	65.3
2021	78.5
2022	77.8
2023	52.2

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

**Table 11 – Dwelling Units  
Inside vs. Outside  
MGA/DGA  
2023**

Area	County Total as of 12/31/22	% of County Total in 2022	2023 Units Only	% of 2023 Units	County Total as of 12/31/23	% of County Total in 2023
<b>Total Inside MGAs/DGAs</b>	37,941	56.5%	97	52.2%	38,038	56.6%
<b>Total Outside MGAs/DGAs</b>	29,157	43.5%	89	47.8%	29,246	43.4%
<b>Total</b>	<b>67,098</b>	<b>100%</b>	<b>186</b>	<b>100%</b>	<b>67,284</b>	<b>100</b>

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

## 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 MGA/DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2023 were used to identify where new non-residential development occurred in 2023. Table 12 shows the number of units added within each PFA and MGA/DGA. The number of non-residential units added countywide (inside and outside PFA and MGA/DGA) is shown in Table 13. Map 11 on Page 35 indicates the location of the new non-residential units added in 2023.

Priority Funding Area	PFA		MGA / DGA	
	2023 Units	% of PFA Totals	2023 Units	% of MGA Totals
Finksburg	2	5%	2	5.1%
Freedom (Sykesville Excluded)	0	0%	4	10.3%
Sykesville (Town)	3	7.5%	2	5.1%
Hampstead	2	5%	2	5.1%
Manchester	0	0%	0	0%
Mount Airy	4	10%	5	12.8%
New Windsor	0	0%	0	0.0%
Taneytown	6	15%	6	15.4%
Union Bridge	1	2.5%	1	2.6%
Westminster	17	42.5%	17	43.6%
Rural Villages	5	12.5%	N/A	N/A
<b>Total</b>	<b>40</b>	<b>100%</b>	<b>39</b>	<b>100%</b>

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

Area	PFA		MGA / DGA	
	2023 Units	% of 2023 Units	2023 Units	% of 2023 Units
<b>Total Inside</b>	40	72.7%	39	70.9%
<b>Total Outside</b>	15	27.3%	16	29.1%
<b>Total</b>	<b>55</b>	<b>100%</b>	<b>55</b>	<b>100%</b>

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

The number of residential lots recorded in 2023 is shown by PFA and MGA/DGA in Table 14. Non-residential lots are shown in Table 15. The locations of the recorded lots in these tables in relationship to PFAs and MGA/DGAs are shown on Map 9 on page 30.

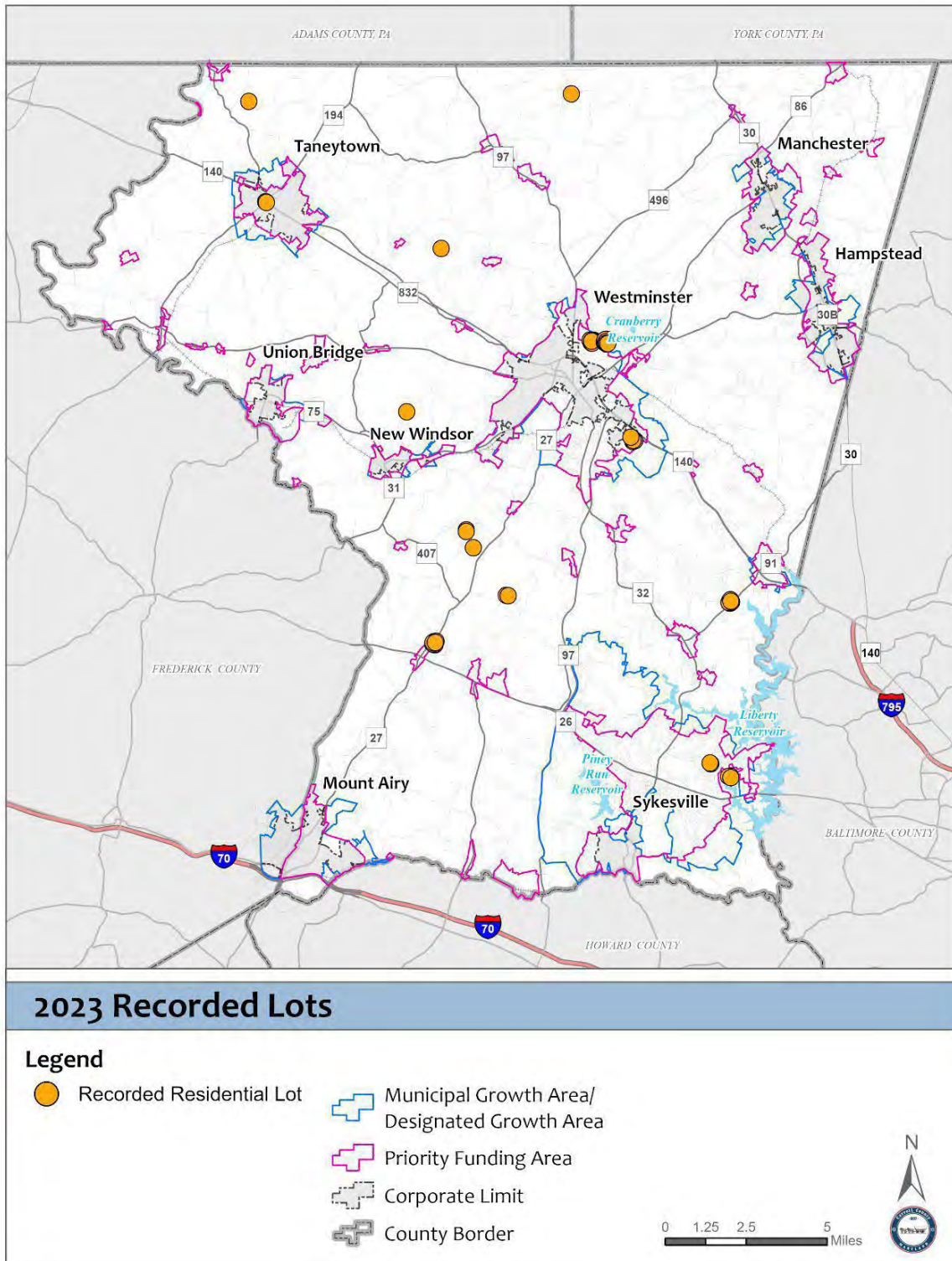
Table 14 – Number of Residential Recorded Lots by PFA & MGA/DGA 2023		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	29	46%
Outside PFA	34	54%
<b>Total</b>	<b>63</b>	<b>100%</b>
Inside MGA/DGA	32	50.8%
Outside MGA/DGA	31	49.2%
<b>Total</b>	<b>63</b>	<b>100%</b>

Source: Carroll County Bureau of Development Review; Carroll County Bureau of Comprehensive Planning

Table 15 – Number of Non-residential Recorded Lots by PFA & MGA/DGA 2023		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	0	100.0%
Outside PFA	0	0.0%
<b>Total</b>	<b>0</b>	<b>100%</b>
Inside MGA/DGA	0	100.0%
Outside MGA/DGA	0	0.0%
<b>Total</b>	<b>0</b>	<b>100%</b>

Source: Carroll County Bureau of Development Review; Carroll County Bureau of Comprehensive Planning

Map9: Recorded Lots



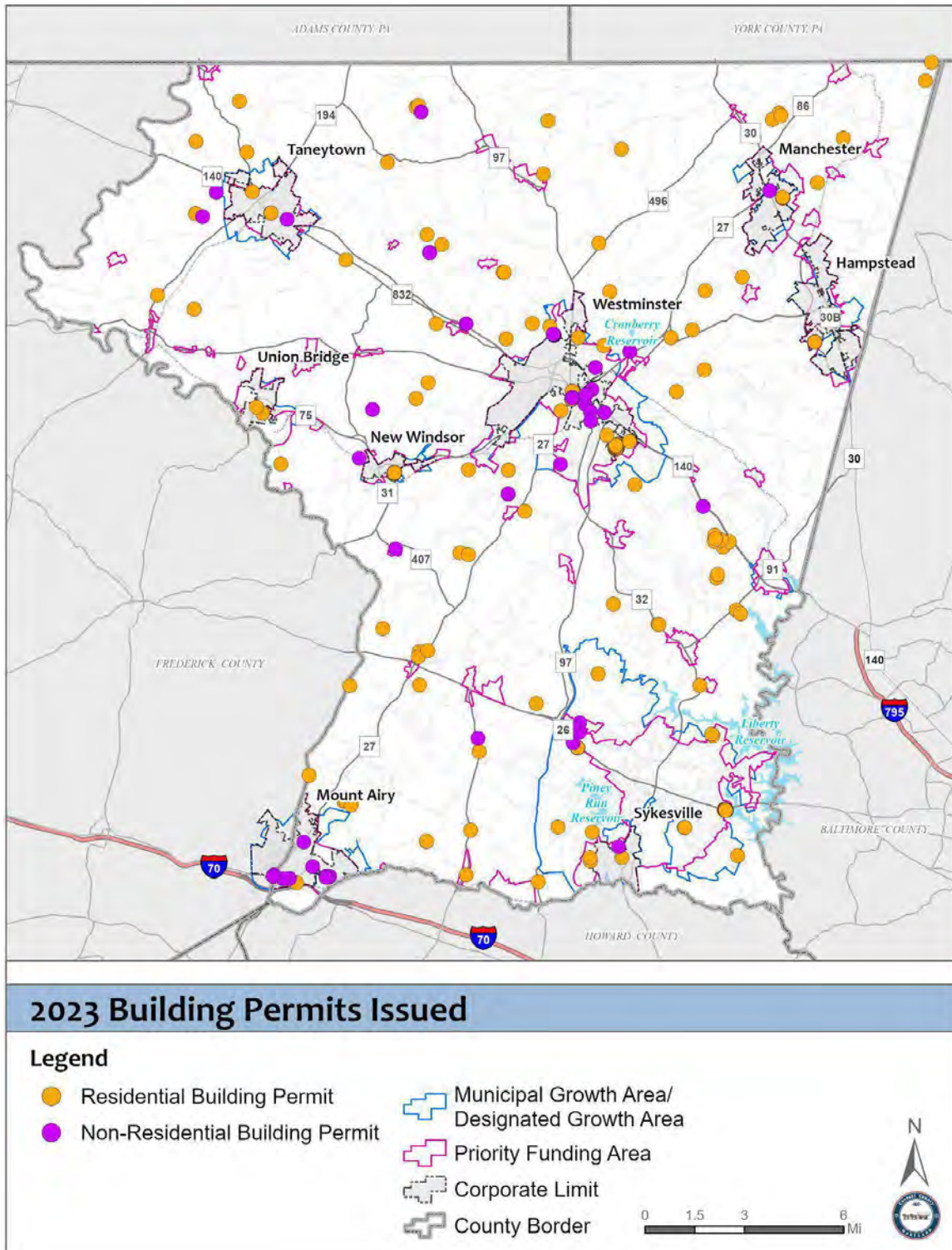
*Building Permits Issued*

The total number of building permits issued for new construction in 2023 was 281, as shown in Table 16. This includes permits issued within the Municipalities. Map 10 on page 32 shows the locations of the building permits issued in this table in relationship to PFAs and MGA/DGAs.

Table 16: - Building Permits Issued by PFA & MGA/DGA 2023		
Area	Totals	% In/% Out
Residential Inside PFA	151	53.7%
Residential Outside PFA	82	29.2%
Non-Residential Inside PFA	29	10.3%
Non-Residential Outside PFA	19	6.8%
<b>Total</b>	<b>281</b>	<b>100%</b>
Residential Inside MGA/DGA	156	55.5%
Residential Outside MGA/DGA	77	27.4%
Non-Residential Inside MGA/DGA	30	10.7%
Non-Residential Outside MGA/DGA	18	6.4%
<b>Total</b>	<b>281</b>	<b>100%</b>

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

Map 10: Building Permits Issued



***Use & Occupancy (U&O) Certificates Issued***

**U&O Certificates by Election District & Municipality**

Table 17 shows new Use & Occupancy Certificates issued by category in Carroll County during 2023. 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.

<b>Election District / Municipality</b>	<b>Apartment</b>	<b>Residential</b>	<b>Residential Improvement</b>	<b>Commercial &amp; Industrial</b>	<b>Commercial &amp; Industrial Improvement</b>	<b>Farm</b>
ED 1	0	6	60	1	5	3
Taneytown	0	10	137	4	13	0
ED 2	0	6	77	0	3	7
ED 3	0	8	71	2	4	0
ED 4	1	22	218	2	10	1
ED 5	0	5	198	1	32	0
Sykesville	6	0	33	0	4	0
ED 6	1	8	91	0	8	1
Manchester	0	0	49	0	2	0
ED 7	1	10	179	4	27	2
Westminster	0	26	120	9	53	0
ED 8	0	3	83	0	12	0
Hampstead	0	1	35	3	12	0
ED 9	0	7	103	1	1	1
ED 10	0	0	14	1	7	3
ED 11	0	4	30	2	1	1
New Windsor	0	17	25	0	1	0
ED 12	0	0	8	0	0	0
Union Bridge	0	0	6	0	2	0
ED 13	0	10	57	0	2	1
Mount Airy*	0	3	59	4	8	0
ED 14	18	13	161	2	19	1
<b>Total*</b>	<b>27</b>	<b>159</b>	<b>1,814</b>	<b>36</b>	<b>226</b>	<b>21</b>

Source: Carroll County Department of Technology Services

\*U&Os report subject to small reporting errors due to geocoding differences

## Measures and Indicators

### New U&O Certificates by PFA & DGA

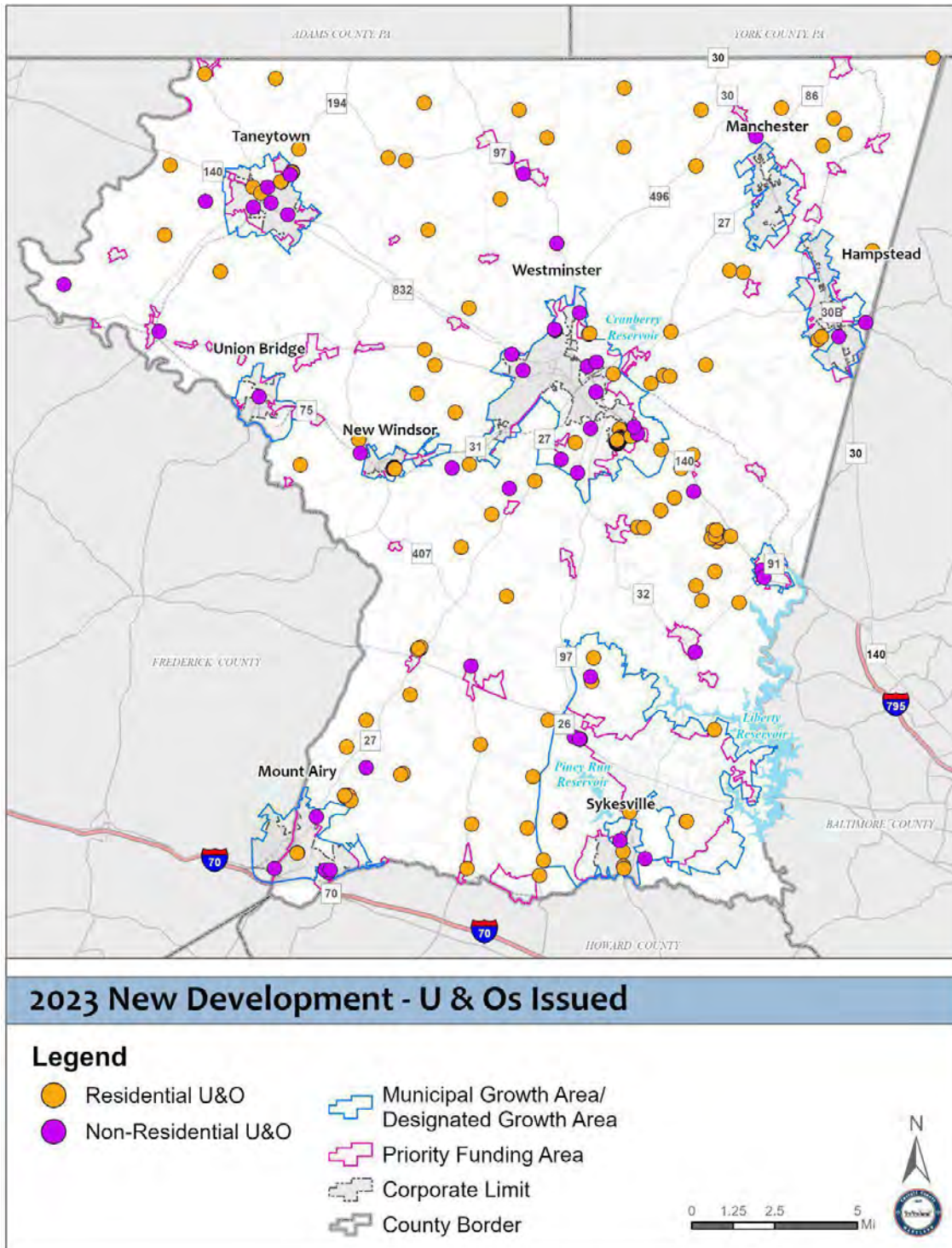
The total number of residential and non-residential U&Os issued within PFAs and MGA/DGAs for new construction in 2023 was 241. This includes U&Os issued within the Municipalities. Table 18 presents the total residential and non-residential U&Os issued and provides the percentage of each that occurred inside and outside PFAs and MGA/DGAs. The locations of the U&Os issued in relationship to PFAs and MGA/DGAs can be seen on Map 11 on Page 35.

Table 18 – New Use & Occupancy Certificates Issued by PFA & MGA/DGA 2023		
Area	Totals	Total %In / %Out
Residential Inside PFA	96	69.55%
Residential Outside PFA	90	20.93%
Non-Residential Inside PFA	40	6.57%
Non-Residential Outside PFA	15	2.94%
<b>Total</b>	<b>241</b>	<b>100%</b>
Residential Inside MGA / DGA	97	70.42%
Residential Outside MGA / DGA	89	20.07%
Non-Residential Inside MGA / DGA	39	6.23%
Non-Residential Outside MGA / DGA	16	3.29%
<b>Total</b>	<b>241</b>	<b>100%</b>

Source: Carroll County Department of Technology Services



Map 11: New U&O's Issued

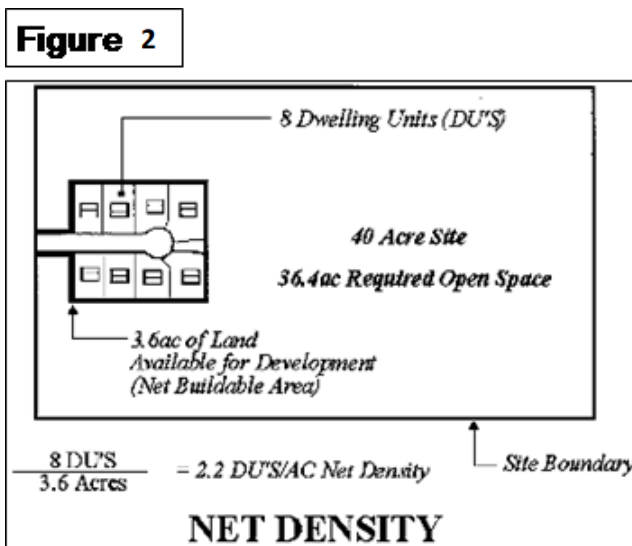


**Net Residential Density**

Net Density of approved 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 19 provides the number of dwelling units/acres. Re-subdivisions of parcels or lots and redevelopment sites that are not substantive in nature are not included in the net density numbers, only new construction. Figures 1 illustrate how these calculations were made. Only new development on raw land was considered for these calculations. Additions, amended plans, and upgrades were not included.

Area	Residential Dwellings Units per Net Acre
Inside PFA	1.207
Outside PFA	0.215
Inside MGA/DGA	1.389
Outside MGA/DGA	0.231

Source: Town of Mount Airy, Town of Sykesville, City of Taneytown, Town of Union Bridge, City of Westminster, Carroll County Bureau of Development Review, Carroll County Department of Planning



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 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 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 were based on the number of potential lots generated from the Buildable Land Inventory calculations. Originally created in 2005, the inventory is updated annually. Map 12 on Page 39 indicates the location of potential residential development.

*Potential residential development* (lots) is based on current zoning only for the 2023 Annual Report. This is a change from 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 new future land use designations of the *2014 Carroll County Master Plan (with 2019 Amendments)*, the hybrid approach will be used once again.

<b>Table 20 – Potential Residential Lots by PFA &amp; MGA/DGA 2023</b>				
<b>Area</b>	<b>PFA</b>		<b>MGA / DGA</b>	
	<b>Potential Lots as of 12/31/23</b>	<b>% of PFA Total</b>	<b>Potential Lots as of 12/31/23</b>	<b>% of PFA Total</b>
Finksburg	21	0.3%	34	0.4%
Freedom (Sykesville Excluded)	1,969	25.3%	2,821	32.3%
Sykesville	163	2.1%	224	2.6%
Hampstead	711	9.1%	723	8.3%
Manchester	623	8.0%	566	6.5%
Mount Airy (CC only)	429	5.5%	424	4.9%
New Windsor	91	1.2%	110	1.3%
Taneytown	788	10.1%	869	9.9%
Union Bridge	768	9.9%	774	8.9%
Westminster	2,027	26%	2,195	25.1%
Rural Villages	205	2.6%	n/a	n/a
<b>Total</b>	<b>7,795</b>	<b>100.0%</b>	<b>8,740</b>	<b>100.00%</b>

Source: Carroll County Department of Planning & Land Management

As seen in Table 20, an additional **7,795** lots could potentially be developed within all PFAs combined. An additional **11,378** lots could potentially be developed outside of PFAs as seen in Table 21.

When the numbers for existing residential and potential lots are combined, the distribution of lots at “build-out” can be estimated. The **36,854** existing residential lots within PFAs combined with the **7,795** potential developable residential lots within PFAs would yield a total of **44,649** lots within the PFAs at build out. Outside

## Measures and Indicators

of the PFAs, the **29,768** existing residential lots would combine with the **11,378** potential developable residential lots to create **41,146** total residential lots outside of the PFAs at build-out. This represents a grand total of **85,795** residential lots, **52 percent** of which would be inside the PFAs and **48. percent** of which would be outside. These figures are presented in Table 22 and shown on Map 15 on Page 46.

Similarly, the **37,326** existing residential lots within MGA/DGAs combined with the **8,740** potential developable residential lots within MGA/DGAs would yield a total of **44,649** lots at build-out. Outside of MGA/DGAs, the **29,296** existing residential lots would combine with the **10,433** potential developable residential lots to create **39,729** total residential lots outside of the MGA/DGAs at build-out. This also represents a grand total of **87,795** residential lots, **53.7 percent** of which would be inside the MGA/DGAs and **46.3 percent** of which would be outside.

Table 21 – Potential Developable Residential Lots Inside vs. Outside PFAs & MGA/DGAs 2023				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/23	% of County Total	Potential Lots as of 12/31/23	% of County Total
Total Inside	7,795	40.7%	8,740	45.6%
Total Outside	11,378	59.3%	10,433	54.4%
<b>Total</b>	<b>19,173</b>	<b>100.0%</b>	<b>19,173</b>	<b>100.00%</b>

*Includes Rural Villages*

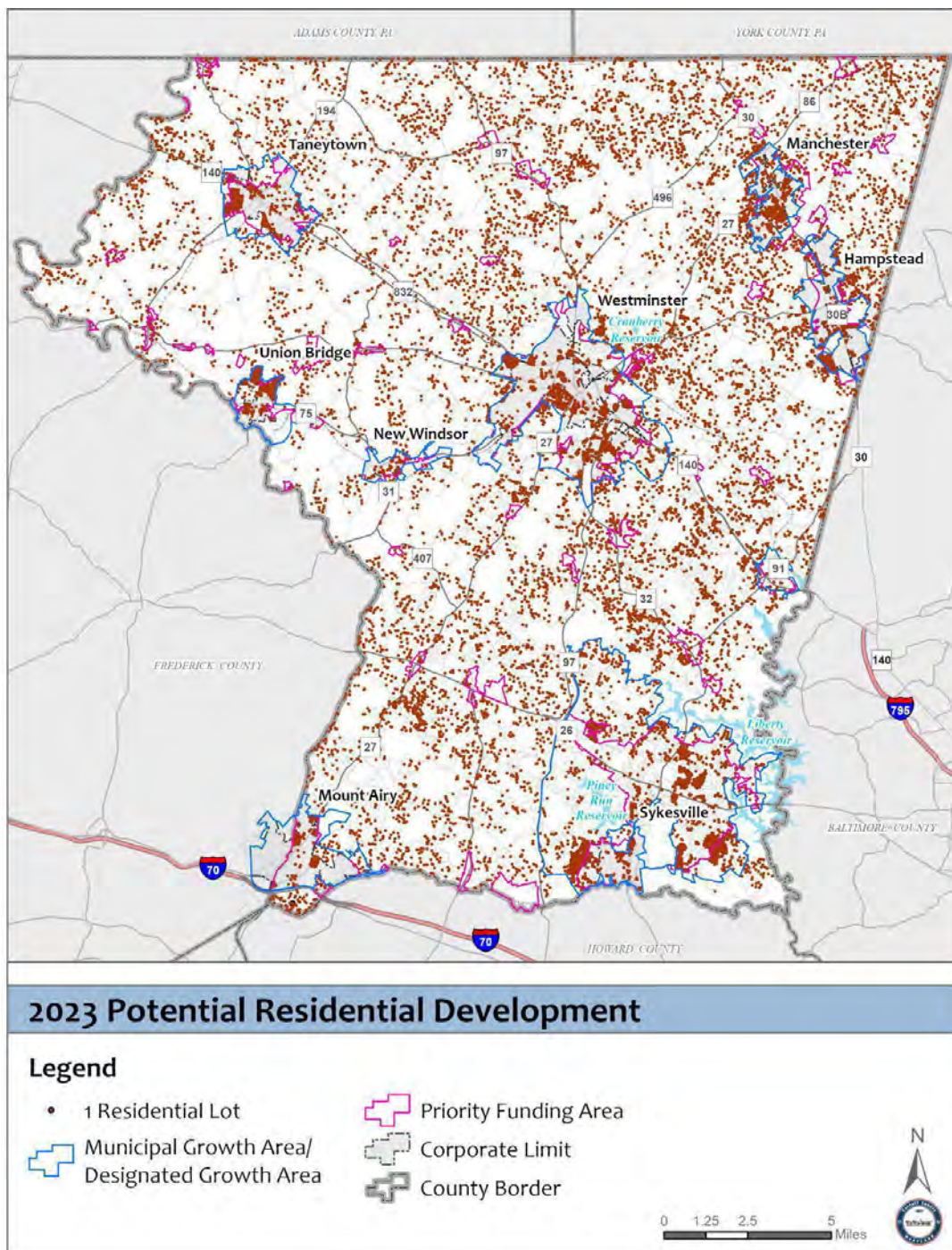
*Source: Carroll County Department of Planning & Land Management*

Table 22 – Existing Units and Potential Developable Residential Lots by PFAs & MGA/DGAs 2023				
Area	Existing Units	Potential Lots	Totals	Total % In/ % Out
Inside PFA	36,854	7,795	44,649	52%
Outside PFA	29,768	11,378	41,146	48%
<b>Total</b>	<b>66,622</b>	<b>19,173</b>	<b>85,795</b>	<b>100.00%</b>
Inside MGA/ DGA	37,326	8,740	46,066	53.7%
Outside MGA/ DGA	29,296	10,433	39,729	46.3%
<b>Total</b>	<b>66,622</b>	<b>19,173</b>	<b>85,795</b>	<b>100.00%</b>

*Source: Carroll County Department of Planning & Land Management*

It should be noted that the estimates for potential lots in most cases assume one dwelling unit per lot, and do not necessarily account for the potential for multi-family, age-restricted, or other similar higher-density development allowed under zoning regulations. The estimates of potential lots do reflect the water and sewer capacity constraints that exist within the PFAs or MGAs/DGAs. The adoption of TIERS had an impact on the total number of potential lots.

Map 12: 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 23 show the potential developable non-residential acreage within each PFA and MGA / DGA. Table 24 shows the percentage distribution for potential developable non-residential acreage inside and outside PFAs and MGAs / DGAs. 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 MGA / DGAs. Map 13 on Page 41 indicates the location of potential non-residential development.

Table 23 – Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2023		
Area	PFA	MGA / DGA
Finksburg	165	183
Freedom	392	429
Sykesville	92	132
Hampstead	405	340
Manchester	53	53
Mount Airy	261	260
New Windsor	118	118
Taneytown	328	328
Union Bridge	284	284
Westminster	585	714
Rural Villages	192	N/A
Other PFAs	196	N/A
Total Inside	3,071	2,841
Total Outside	453	683
<b>Total</b>	<b>3,524</b>	<b>3,524</b>

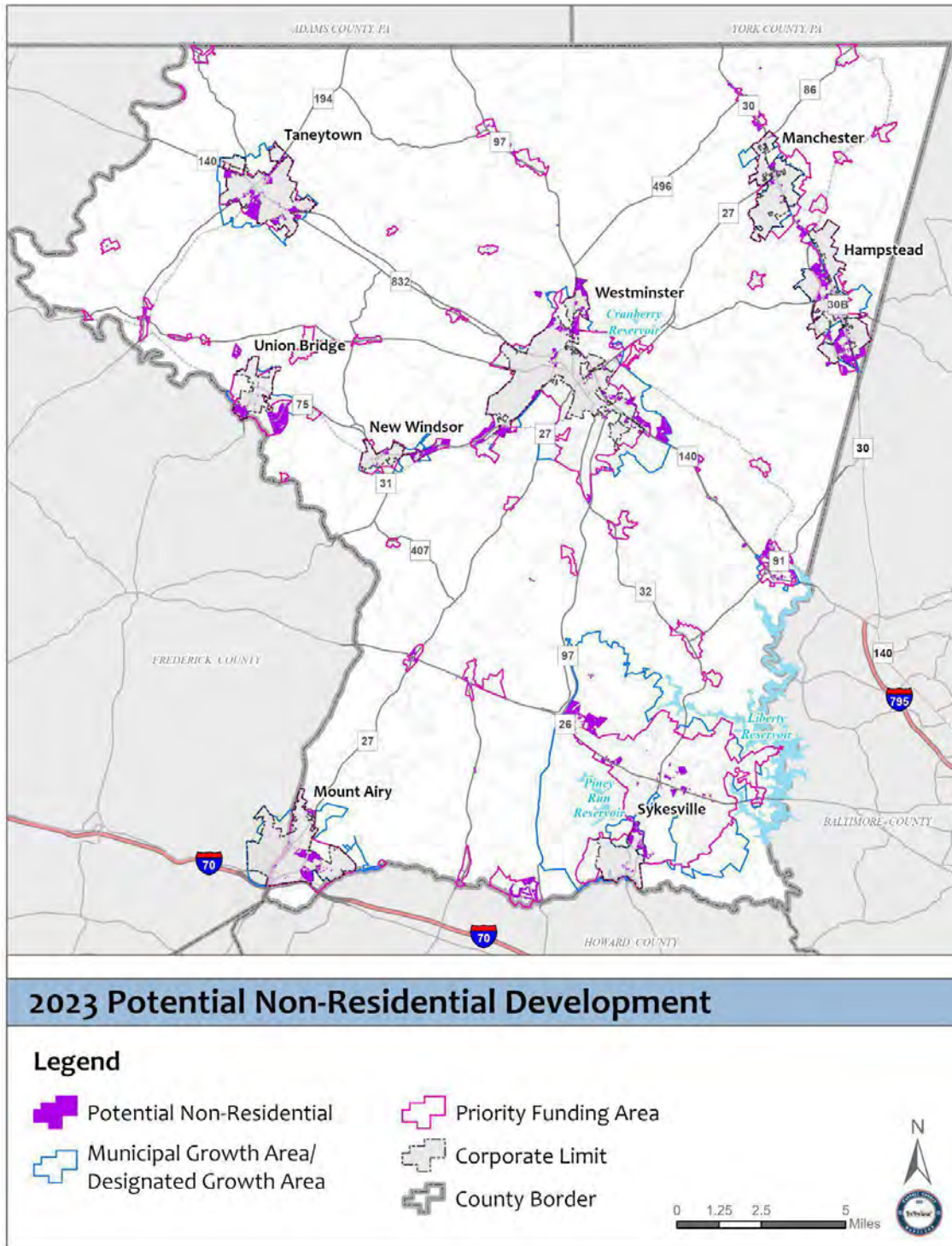
Source: Carroll County Department of Planning & Land Management

Table 24 – Existing and Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2023				
Area	Existing Acreage	Potential Acreage	Totals	Total
				% In / % Out
Inside PFA	4,007	3,071	7,078	84%
Outside PFA	902	453	1,355	16%
<b>Total</b>	<b>4,909</b>	<b>3,524</b>	<b>8,433</b>	<b>100%</b>
Inside MGA/DGA	3,786	2,841	6,627	79%
Outside MGA/DGA	1,123	683	1,806	21%
<b>Total</b>	<b>4,909</b>	<b>3,524</b>	<b>8,433</b>	<b>100%</b>

Source: Carroll County Department of Planning & Land Management

# Measures and Indicators

## Map 13: Buildable Land Inventory (Non-Residential)



## Locally Funded Agricultural Land Preservation

### Agricultural Land Preservation

Total agricultural land preserved in Carroll County in Fiscal Year 2023 was 792 acres (Table 25). Total funding for easement acquisition in Fiscal Year 2023, as seen in Table 26, was \$8,213,350, of which \$4,289,972 dollars were County funds. Of that funding, \$1,681,563 of County funds and \$2,788,552 of state funds were used to preserve the 792 acres. 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 June 2023, a total of 78,281 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 17 on Page 50 shows the location of newly acquired easements in Fiscal Year 2023, as well as previously existing easements.

**Table 25 – Agricultural Easement Acquisition  
2023**

MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
10	578	4	145	1	69	0	0	15	792

\*Total funding to preserve these acres was \$4,470,115.

Source: Carroll County Agricultural Land Preservation Program

**Table 26 – Local Funding for Agricultural Land  
Preservation  
Carroll County Agricultural Land Preservation Program  
Fiscal Year 2023**

County Funding	State Funding*	Total FY 2023 Funding
\$4,289,972	\$3,923,378	\$8,213,350

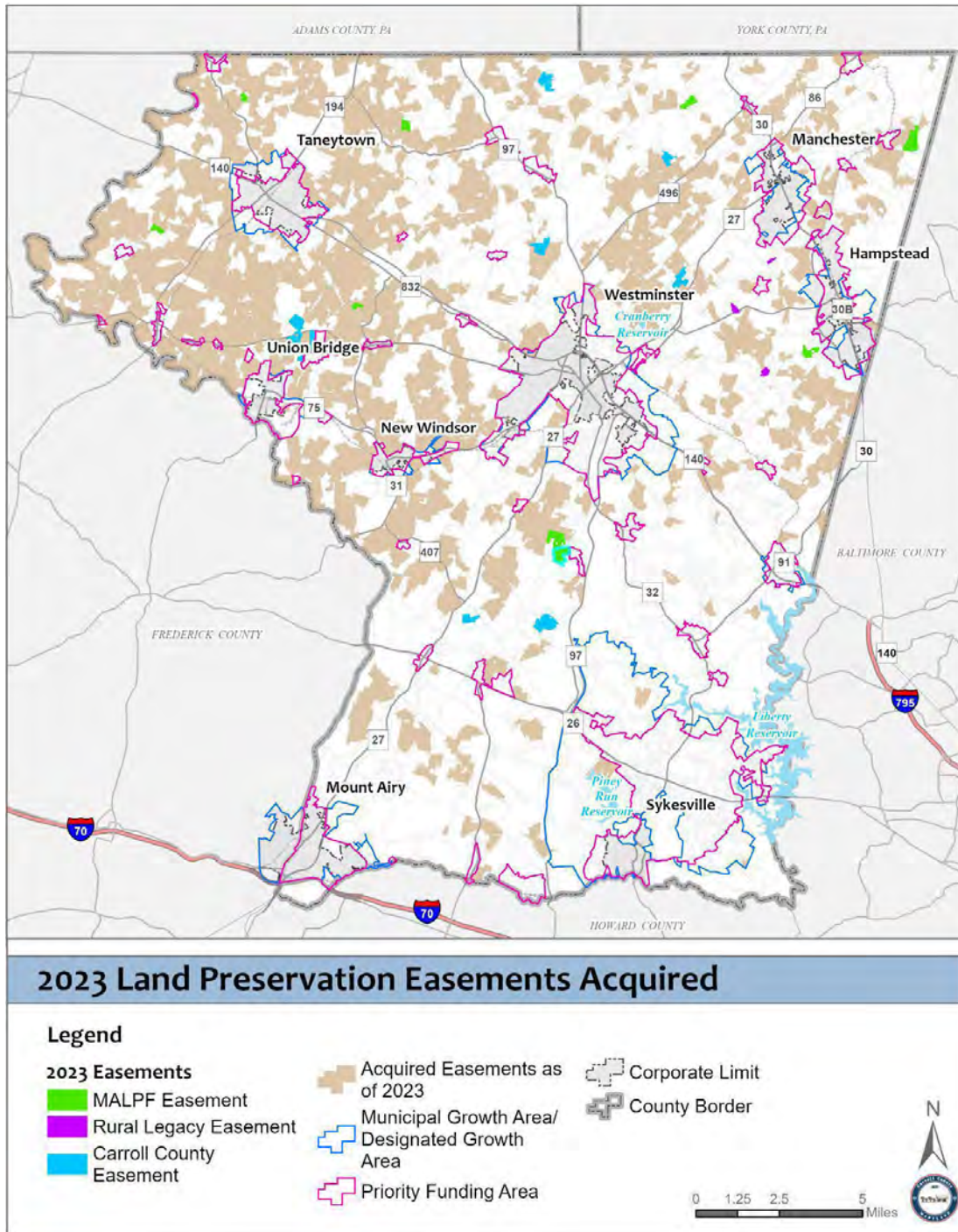
\*Approximate State Funding including Rural Legacy grant funds

Source: Carroll County Agricultural Land Preservation Program



# Locally Funded Agricultural Land Preservation

## Map 14: Land Preservation Easements



## Locally Funded Agricultural Land Preservation

### Non-Agricultural Land Preservation

Table 27 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 27–Non-Agricultural Conservation Easements 2023		
Type of Easement	# of Easements	Acres
Floodplain	3	36.42
Forest Conservation	17	39.36
Water Resource	4	26.25
<b>Total</b>	<b>24</b>	<b>102.03</b>

Source: Carroll County Bureau of Resource Management

#### *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

### 2014 Carroll County Master Plan

The most recently Adopted Master Plan’s primarily 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 56 to 78 percent of new residential development inside the County’s DGA since 2017. The Planning Department anticipates that these trends will continue in the County as development has remained relatively stagnant after 2017.

### *2014 Carroll County Master Plan*



Adopted by the Board of County Commissioners

February 26, 2015

Amendment Adopted January 2, 2020

# Appendices

## Appendices (Certification Letters w/reports)

### Town of Hampstead Certification Letter

*Council Members:*  
Diane Barrett  
Deborah Painter  
Wayne H. Thomas  
David Unglesbee  
Benjamin Zolman

Christopher M. Nevin  
*Mayor*



Jim Roark  
*Town Manager*

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

February 28, 2024

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 2023 Annual Report  
Town of Hampstead**

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 Commission has approved the requested 2023 Annual Report data for submittal as presented on February 28, 2024 to be included in the Carroll County 2023 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 (401)386-5145.

Sincerely,



Sharon Callahan  
Planning Commission Chair  
Town of Hampstead

# Appendices

## Town of Hampstead Report

Annual Report 2023  
- Town of Hampstead -

### Other Changes in Development Patterns

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

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> 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>

2. Did any new non-residential site plans receive final approval from Planning Commission in 2023?  Yes  No  
If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Area)	Gross Floor Area of Building <sup>2</sup> (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

<sup>2</sup> 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 Georgetowne Carter, Legislative Counsel Municipal Resolution Registration Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1000?  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
09/28/23	Ordinance 547	Changes to the B-1 Local Business and B-2 General Business districts text in the Town Code
10/10/23	Ordinance 550	Ordinance to Amend Chapter 135, Article XII regarding Uses in the B-1 Business Local District, and to Amend Chapter 135, Article XV regarding Minimum Required Parking Spaces

### 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
Chief Sites Park	Lower Brooklynville Road	Installed a new walking path, playground equipment, picnic tables, and a large wooden swing
Sugar Maple Park	Sugar Maple Drive	Installed an Obstacle Course and Swing play area

### Other Changes in Development Patterns

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

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> 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 30, 2024

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 2023 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 requested 2023 Annual Report data for submittal as presented on January 30, 2024 to be included in the Carroll County 2023 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 (401)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 2023

— Town of Manchester —

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

- Were any new comprehensive plans or plan elements adopted?  Yes  No
- 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

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2023?  Yes  No  
If yes, please list:

County File #	Name	Total the then Area Approved (Green Acres)	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Block/Map #	Grid #	Parcel #

**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)

- Did any new non-residential site plans receive final approval from Planning Commission in 2023?  Yes  No  
If yes, please list:

County File #	Name	Type of Non-residential Development Approval	Total Site Plan Area Approved (Square Feet)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Grid #	Parcel #
5-2-025	MANVEROX SOLAR GLE	SCAR	11,736	0	R10.000	23		170

**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

- Were there any amendments?  Yes  No  
If yes, please list:

Date adopted	Resolution number	Name	Current (local) zoning
8/8/23	196-42-22	R10.000(2)(L) GC	R10.000

- If yes to municipal annexations, have copies of each adopted resolution been submitted to:  Yes  No  
 Georgetown Center, Lightfoot's Counsel Municipal Resolution Repository Department of Legislative Services, 30 State Circle, Annapolis MD, 21401-1921?

- 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 #
8/8/23	196-42-22	Amend Zoning to R10.000(2)(L) GC	231

- Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change

#### Facilities

- 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

- Was there development that was modified due to APFO restrictions?  Yes  No  
If yes, please list:

- Location of the restriction
- Restriction imposed by the rezonator
- The proposed resolution of the rezonator (if available)
- Applicable code for rezoning the restriction (if available)
- Date of resolution (if applicable)
- Name of the rezonator that rezoned the restriction

- Were there new parks or public facilities?  Yes  No  
If yes, please list:

Park Name	Location	Description of changes
Divisadero Tree Park	126 30th Street Lane	New Projected to be paved - Work to be done: ADA compliant
Christie Tree Park	Christie Tree Lane	122 ACA Block to be paved to ADA compliant

#### Other Changes in Development Patterns

- Were there ZFA amendments?  Yes  No  
If yes, please list:

Date of amendments	Summary of amendments	Provised map
		<input type="checkbox"/> Amended <input type="checkbox"/> Not Amended

#### References

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



# Appendices

## Town of Manchester 5-Year Mid-Cycle Report/5-Year Report



TOWN OF MANCHESTER  
(410) 239-3200  
FAX (410) 239-6430  
MELINDA SMITH, MAYOR

Plan Implementation and Development Process  
(5-Year Mid-Cycle Report/5-Year Report)

Town of Manchester, Maryland  
2019-2023

Town of Manchester 5-Year Mid-Cycle Report/5-Year Report – Page 2

Include a summary of the following, pursuant to §1-207(c)(6):

(i). Throughout the Comprehensive Plan, the general theme that is echoed in each chapter is the central vision to maintain Manchester's small-town character and appeal. The Town makes every decision with that in mind. However, shortly after this plan was adopted, the world shut down because of the COVID-19 pandemic. With this in mind, as well as the sharp increase in cost for goods and services, much of this plan is still current and is still able to be implemented. The annual reports since the adoption of the Comprehensive Plan have shown Manchester working towards implementing the plan either through annexation of properties within the Municipal Growth Area or approving preliminary/development plans for those properties already inside of the Town. There were three groups of properties annexed into the Town since the adoption of the plan for a total of 52.42 acres and accounted for potentially 88 EDUs. In addition, Equine Meadows, 10.41 acres of land slated for 31 EDUs was approved by the Planning Commission in 2020. Each of the actions that have taken place since the adoption of the Comprehensive Plan reiterates the importance of Manchester's small-town character.

(ii). A Comprehensive Rezoning was completed after the adoption of the plan in 2018. There were six properties rezoned to be consistent with the newly adopted comprehensive plan. There has also been a reduction to the Town's Water and Sewer Service Area boundaries, understanding that the Town's capacity for public facilities is limited and the properties to remain outside the Town's Boundaries for future annexations were the priorities for service.

(iii). In February 2019, the R-40,000 zoning district criteria was modified to include that "Any residential subdivision in the R-40,000 occurring on land annexed into the Town after October 1 2021 shall be required to cluster in accordance with the criteria set forth in 250-85 of the Town Code."

(iv). State and Federal regulations will impact the town's future growth policy, including Total Maximum Daily Loads (TMDL) requirements that may restrict the town's ability to enlarge the Wastewater treatment Plant beyond its current capacity. TMDL is part of the regulatory plan by EPA that identifies the maximum amount of pollutant that a body of water can receive while still meeting water quality standards.

(v). The Water and Sewer Service Areas have shrunk in size based on the 2023 Triennial Update to the Water and Sewer Master Plan. This shows a commitment to staying both a small town and a responsible steward of water and sewer services. The Town will work with the County GIS Department to make sure that these changes are also reflected in the Municipal Growth Area. As the three recently annexed areas move forward with development, it will be an opportunity to make sure some of the key objectives relating to density and open space are achieved. A recommended Land Use change moving forward is for the Town to reclassify all of their public buildings to another land use/zoning other than conservation. Reclassifying the land use/zoning of these properties consistent with the neighborhoods they are surrounded by would make it easier for redevelopment in the future if the public use should no longer exist. There are examples within Carroll County where this change has already taken place and other places that faced redevelopment challenges because the public use for the property had changed but the Conservation designation had limitations.

(vi). Updated information for the Comprehensive Plan:

1. The Town has given strong consideration as to how the water and sewer allocations should be monitored and tracked. The Town has included buffering in their Water and Wastewater calculations to make sure capacity can be accurately monitored. The Town also participates in the monthly Carroll County Water Resource Coordination Council meetings. This allows the Town to keep a close eye on any water resource issues.
2. The Town has acquired Project Open Space funds for ball field lighting. In addition, the Town acquired two Community Parks and Playground grants for ball field lighting and a \$75,000 grant for playground equipment for Christmas Tree Park.
3. Much of the planning for walking paths and trail alignments have been incorporated in the 2023 Carroll County Transportation Master Plan. The Town coordinated with Carroll County to make sure their interests were included in the final document.

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

# Appendices

## Town of Mount Airy Certification Letter

LARRY HUSHOUR  
*Mayor*

TIM J. WASHABAUGH  
*Council President*



*Council Members*  
LYNNE P. GALLETTI  
*Secretary*

KARL L. MUNDER  
JASON P. EVANS  
STEPHEN L. DOMOTOR

January 29, 2024

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 2023 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 2023 Annual Report data for submittal as presented on {January 29, 2024} to be included in the Carroll County 2023 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 (401)386-5145.

Sincerely,

Mr. Ralph Ghent

Planning Commission Chair

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

# Appendices

## Town of Mount Airy Report

### Annual Report 2023 - Town of Mount Airy -

#### 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, 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 2023?  Yes  No  
 If yes, please list:

County file #	Name	Total Site Plan Area Approved (Acres)	# of New Lots	# of New Units/Bedrooms	Lot Buildable Land Area (Square Feet)	zoning	Map #	Block/ Lot #	Parcel #

**LOT BUILDABLE LAND AREA** is that portion of a development site where construction can legally and reasonably occur – to public streets and (left-of-way, yards and setbacks, 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 2023?  Yes  No  
 If yes, please list:

County File #	Name	Type of Non-Residential Development Approval	Total Site Plan Area Approved (Acre Feet)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
5-22-0015	Shry-Shull	Call Wash	1.38	2,763	COMMUNITY Commercial	602	1A	78, 78Z
5-20-0031	MTA's Medical Eye Center	Medical Eye Center	0.2707	2,374	R7 - Single-Family Residential	601	15	497

**GROSS FLOOR AREA** is the sum of the floor area (typically measured between the interior 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 final zoning
2/2/23	2023-02	Half-Priced Property Ordinance	10000, 10000 / 10000-Residence

2. If yes to municipal amendments, have copies of each adopted resolution been submitted to: Governor's Office, Legislative Council Municipal Resolution Reporting Department of Legislative Services, 30 State Office Building, Raleigh, NC, 27602-1197?  Yes  No

3. Were there any amendments to the zoning map?  Yes  No  
 If yes, please list and provide map:

Date adopted	Ordinance number	Description of change	Parcels affected
2/2/23	2023-02	Change of zoning map (R7) - (Residential Medium Density) - (Current zoning map is 10000-Residence to 10000-Residence) - (R7) - (Residential Medium Density) - (Current zoning map is 10000-Residence to 10000-Residence)	

4. Were there any text amendments?  Yes  No

Date adopted	Ordinance number	Description of change
8/7/23	2023-02	Amended Zoning Ordinance to add new zoning district
11/14/23	2023-02	Amended Zoning Ordinance to add new zoning district
11/14/23	2023-02	Amended Zoning Ordinance to add new zoning district
11/14/23	2023-02	Amended Zoning Ordinance to add new zoning district

#### 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 zoning restrictions?  Yes  No  
 If yes, please list:

- Location of the restriction
- How it was affected by the restriction
- The proposed restriction's location (if applicable)
- Estimated cost to the restriction (if applicable)
- Date of restriction was (if applicable)
- Form of the restriction that triggered the restriction

3. Were there new paths or park changes?  Yes  No  
 If yes, please list:

Path Name	Location	Description of changes

#### Other Changes in Development Patterns

1. Were there ITA amendments?  Yes  No  
 If yes, please list:

Date of amendment	Summary of amendment	Franklin map
		<input type="checkbox"/> Approved <input type="checkbox"/> Rejected

#### References:

Metropolitan Council. In d. j. Calculating Floor Area Ratio Handbook - Metropolitan Council. Retrieved from Metropolitan Council's Facts: <https://metrocouncil.org/Handbook/Files/Resource/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Ratio>

# Appendices

## Town of New Windsor Certification Letter

NEAL C. ROOP  
MAYOR  
E-mail:  
NRoop@NewWindsorMD.org



Phone: 410-635-6575  
Fax: 410-635-2995  
E-mail:  
Info@NewWindsorMD.org

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

~~February 29, 2024~~  
MARCH 25<sup>th</sup> MFS

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 2023 Annual Report**

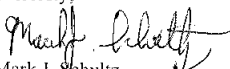
Dear Mr. Dahlstrom:

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 requested 2023 Annual Report data for submittal as presented on 3.25.24 to be included in the Carroll County 2023 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 (401)386-5145.

Sincerely,

  
Mark J. Schultz,  
Planning Commission Chair

# Appendices

## Town of New Windsor Report

### Annual Report 2023

Town of New Windsor

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

- Were any new comprehensive plan or plan elements adopted?  Yes  No
- 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

- Did any new residential subdivisions receive final approval from Planning Commission in 2023?  Yes  No  
If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Single-Dwelling Units	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

**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)**

- Did any new non-residential site plans receive final approval from Planning Commission in 2023?  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 #

**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

- Were there any amendments?  Yes  No  
If yes, please list:

Date adopted	Resolution number	Map	Current (new) zoning

- If yes to municipal annexations, have copies of each adopted resolution been submitted to: Geographic Information Systems, Legislative Council Municipal Resolution (Resolution Department of Legislative Services, 30 State Circle, Annapolis MD, 21403-0927)?  Yes  No

- 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 #

- Were there any text amendments?  Yes  No  
If yes, please list:

Date adopted	Resolution number	Description of change

#### Facilities

- 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

- Was there development that was modified due to APFO restrictions?  Yes  No  
If yes, please list:

- Location of the restriction
- APFO restriction reference by jurisdiction
- APFO restriction description (if available)
- Estimated date for resolving the restriction (if available)
- Date in application was met (if applicable)
- Terms of the agreement that resolved the restriction

- Were there new parks or park changes?  Yes  No  
If yes, please list:

Park Name	Location	Description of changes

#### Other Changes in Development Patterns

- Were there any amendments?  Yes  No  
If yes, please list:

Date of amendments	Summary of amendments	Project name

#### References

Municipal Council, 30 State Circle, Annapolis, MD 21403-0927  
 Planning Commission, 30 State Circle, Annapolis, MD 21403-0927  
 Legislative Council, 30 State Circle, Annapolis, MD 21403-0927

# Appendices

## Town of Sykesville Certification Letter



### *Town of Sykesville*

7547 Main Street, Sykesville, MD 21784  
p: 410.795.8959 f: 410.795.3818  
townofsykesville.org

### *Town House*

Stacy Link, Mayor  
Joe Cosentini, Town Manager  
Craig Weaver, Town Treasurer  
Kerry G. Kavaloski, Town Clerk

February 5, 2024

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 2023 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 Sykesville Planning Commission has approved the requested 2023 Annual Report data for submittal as presented on February 5, 2024 to be included in the Carroll County 2023 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 (401)386-5145.

Sincerely,

Phil Singleton  
Planning Commission Chair

# Appendices

## Town of Sykesville Report

### Annual Report 2023

- Town of Sykesville -

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

- Were any new comprehensive plans or plan elements adopted?  Yes  No
- Were there any amendments to the comprehensive plan or plan elements?  Yes  No  
If yes, in either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2023?  Yes  No  
If yes, please list:

County File #	Name	Total Site Plan Area Approved (Acres/Acres)	# of New Lots	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

**LOT BUILDABLE LAND AREA** is that portion of a development site where construction can legally and reasonably occur – so public streets and right-of-way, wetlands and watercourses, and other constraints would not be included.  
**Buildable Land Area** = (Parcel Width x Parcel Depth) = Square Feet of available land (if applicable)

- Did any new non-residential site plans receive final approval from Planning Commission in 2023?  Yes  No  
If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Acres/Acres)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

**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

- Were there any amendments?  Yes  No  
If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

- If yes to municipal annexations, have copies of each adopted resolution been submitted to: Geographic Information Systems, Legislative Council Municipal Resolution Revision Department of Legislative Services, 90 State Circle, Annapolis MD, 21401 1891?  Yes  No

- 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 #

- Were there any text amendments?  Yes  No  
If yes, please list:

Date adopted	Resolution number	Description of change

#### Facilities

- 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

- Was there development that was modified due to APFD restrictions?  Yes  No  
If yes, please list:

- Location of the restriction
- Restrictions affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Did a restriction was ever applicable
- Term of the resolution that removed the restriction

- Were there new parks or park changes?  Yes  No  
If yes, please list:

Park Name	Location	Description of changes

#### Other Changes in Development Patterns

- Were there PLA amendments?  Yes  No  
If yes, please list:

Date of amendment	Summary of amendment	Parcel map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

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

# Appendices

## Town of Taneytown Certification Letter

### MAYOR AND CITY COUNCIL

CHRISTOPHER G. MILLER  
MAYOR

JAMES L. McCARRON  
MAYOR PRO TEM

JAMES A. WIEPRECHT  
CITY MANAGER

BARRI R. AVALLONE  
TREASURER

CLARA KALMAN  
CLERK



### COUNCIL MEMBERS

JUDITH K. FULLER

DIANE A. FOSTER

ELIZABETH W. CHANEY

CHRISTOPHER R. TILLMAN

January 25, 2024

Office of the Secretary  
Maryland Department of Planning  
301 West Preston Street, Suite 1101  
Baltimore, MD 21201  
Attn: David Dahlstrom

**RE: Carroll County 2023 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 2023 Annual Report on January 29, 2024, as presented by the Carroll County Planning & 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 & 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,

James Parker

Chairman, Taneytown Planning Commission

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



# Appendices

## Town of Taneytown Report

### Annual Report 2023 - Town of Taneytown -

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

- Were any new comprehensive plan or plan elements adopted?  Yes  No
- Were there any amendments to the comprehensive plan or plan elements?  Yes  No

If yes to either #1 or #2 above, please list:

Date adopted	Resolution #	Summary of main concepts

#### Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2023?  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 #

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

- Did any new non-residential site plans receive final approval from Planning Commission in 2023?  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 #

**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

- Were there any amendments?  Yes  No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

- If yes to municipal resolutions, have copies of each adopted resolution been submitted to Georgetown CA Act, Legislative Council of Municipal Relations Department of Legislative Services, 30 State Circle, Annapolis MD, 21401-1091?  Yes  No

- 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 #

- Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change
7-30-2021	20-2021	Community Change Revisions - Aligned with rezoning process
8-11-2021	21-2021	Clarification of Density Typing
10-22-2021	22-2021	Parking Revisions

#### Facilities

- 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
Roberts Mill Avenue	Southardden Avenue	Arden Street	Street reconstruction after water, sewer, and stormwater replacement and adding sidewalks on one side of Roberts Mill Avenue that previously had none.
Broad Street	Robert Mill Avenue	Route 140	Street reconstruction after water, sewer, and stormwater replacement. Replaced sidewalks, concrete gutters and filler in gaps for sidewalks that previously had none.

- Was there development that was modified due to ADU/G 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 resolution was filed (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes?  Yes  No
- If yes, please list:

Park Name	Location	Description of changes
Taneytown Skateboard Park	Taneytown High School Park	Rebuilt skateboard park, installed 4,000 pound concrete pipe ramp with steps, interconnected parking to form new lot and a pump track.

#### Other Changes in Development Patterns

- Were there REA amendments?  Yes  No
- If yes, please list:

Date of amendment	Summary of amendment	Responsible map
		<input type="checkbox"/> Map 100
		<input type="checkbox"/> Map 101

#### References

Metropolitan Council. (n.d.). *Developing from Area Plans Handbook*. Metropolitan Council. Retrieved from Metropolitan Council. <https://metrocouncil.org/Plan/Book/Plan/Resourses/Plan/Book/Hand/How-to-Calculate-Floor-Area-Rat>

# 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  
AMY K. KALIN  
CHERI THOMPSON

February 15, 2024

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 2023 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 has approved the requested 2023 Annual Report data for submittal as presented on February 15, 2024, to be included in the Carroll County 2023 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,

  
Thomas Long,  
Union Bridge Planning Commission Chair

CC: Randolph Mitchell, Town – County Liaison  
County Department of Planning and Land Management

# Appendices

## Town of Union Bridge Report

### Annual Report 2023

#### 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 2023? Yes  No
- If yes, please list:

County File #	Name	Total Site Plan Area Approved (New Lots)	# of New Lots	# of New Units/Dwellings	Lot Establishable Local Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

**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 2023? Yes  No
- If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Square Feet)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

**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 (now) zoning

2. If yes to municipal annexations, have copies of each adapted 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

#### Excises

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 APFD restrictions? Yes  No

If yes, please list:

- Location of the modification
- Subdivision checked by the inspector
- The proposed location or the method of location
- Estimated date for completing the project (if available)
- Date a restriction was lifted (if applicable)
- Name of the applicant for the project (if available)

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 PSA 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/Resource/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

# Appendices

## Town of Westminster Certification Letter



### CITY OF WESTMINSTER, MARYLAND

[www.westminstermd.gov](http://www.westminstermd.gov)

#### Planning and Zoning Commission

45 West Main Street  
Westminster, Maryland 21157  
[planning@westminstermd.gov](mailto:planning@westminstermd.gov)

February 15, 2024

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 2023 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 2022 Annual Report data for submittal as presented on February 15, 2024, to be included in the Carroll County 2022 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,

Kevin W. Beaver  
Planning and Zoning Commission Chair

# Appendices

## Town of Westminster Report

### Annual Report 2023 - City of Westminster -

#### 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 plans or plan elements?  Yes  No  
 If yes, list table #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 2023?  Yes  No  
 If yes, please list:

County File #	Name	Total Site Plan Gross Area	# of Lots	Total Building Units	Lot Building Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

**LOT BUILDABLE LAND AREA** is the portion of a development site where structures can legally and responsibly locate – so public streets and facilities (e.g., water and wastewater) and other utilities are available to be installed.

**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 2023?  Yes  No  
 If yes, please list:

County File #	Name	Type of Non-Residential Development	Total Site Plan Area Approved	Gross Floor Area of Building <sup>1</sup>	Zoning	Map #	Block/ Grid #	Parcel #
22-44	1507 West Central Ave Development Plan	Industrial	2,028.4 acrs	13,032,50 sq ft	IND Industrial		13	17 - 4825

<sup>1</sup> **GROSS FLOOR AREA** is the sum of the floor area (usually, excluding the interior walls of each story).  
**Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground**

#### Zone Map & Text Amendments

1. Were there any amendments?  Yes  No  
 If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
6-26-2023	25-02	LEF Street Closure LLC and MIP Street Closure LLC	RE Industrial Residential
7-25-2023	23-08	Elmwood Cemetery	Residential

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to appropriate County, Legislative Council/Municipal Council or Regional Department of Legislative Services, 30 State Circle, Annapolis MD, 21401-1931?  Yes  No

3. Were there any amendments to the zoning map?  Yes  No  
 If yes, please list and provide map:

Date adopted	Ordinance number	Description of change	Parcel #
9-25-2023	2633-05	Rezonable Cemetery District	03 parker
11-27-2023	2023-17	L 106 23-01 to enclose 703 Corporate Center, Suite X and B, 806 L St. Rezoning	07-157208

4. Were there any text amendments?  Yes  No

Date adopted	Ordinance number	Description of change
7-10-2023	2023-05	Afford Ordinal "M" Zoning and Distribution of uses" of the Westminster City Code, to 1) amend Ordinal A, General Provisions, Section 18-2, Definitions, to add new definitions of "access easement" and "access to existing utility" for "accessory use" in "residential" and "residential" zones; 2) amend Ordinal B, Medical Cannabis Overlay District, to add new definitions of "accessory use" for "residential" and "residential" zones.

Date	Resolution number	Description of change
9-25-2023	2023-07	Afford Ordinal "M" Zoning and Distribution of uses" of the Westminster City Code, to 1) amend Ordinal A, General Provisions, Section 18-2, Definitions, to add new definitions of "accessory use" and "access to existing utility" for "accessory use" in "residential" and "residential" zones; 2) amend Ordinal B, Medical Cannabis Overlay District, to add new definitions of "accessory use" for "residential" and "residential" zones.

#### 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 zoning 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)
- Cost of resolution (if available)
- Terms of the resolution that resolves 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 text amendments?  Yes  No  
 If yes, please list:

Date of amendment	Summary of Amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

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

*Planning for Success in Carroll County*

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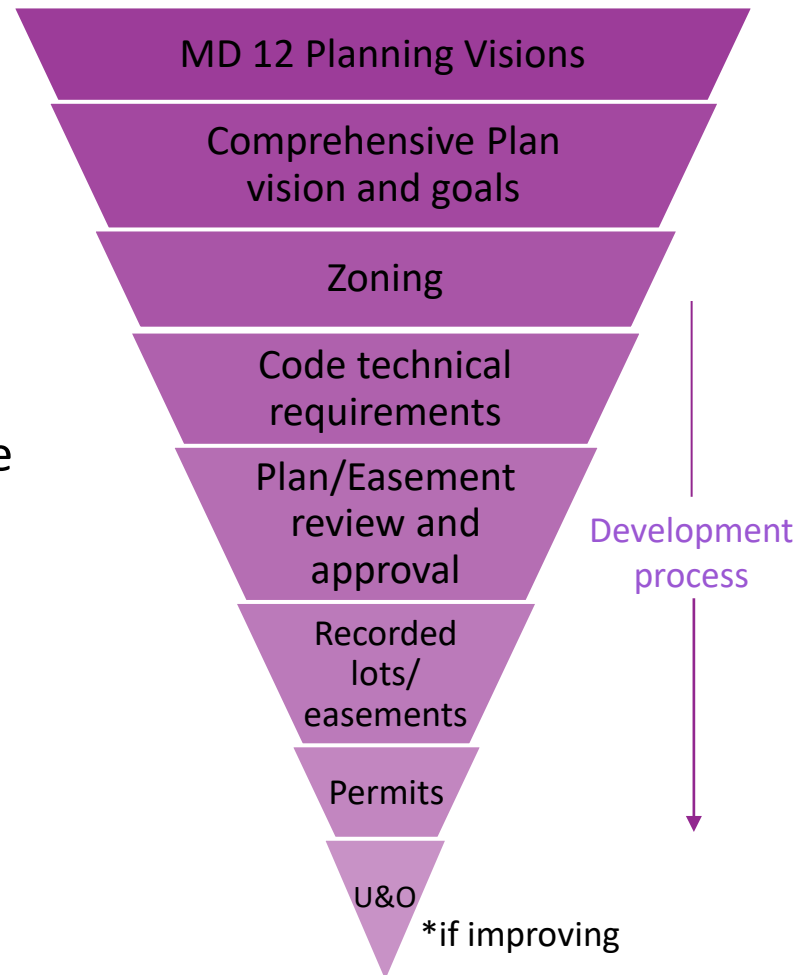
# Planning Annual Report Introduction

Planning Staff Review to Board of County Commissioners  
**June 20, 2024**

# Purpose of the Annual Report

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

- This report includes information for Carroll County and Municipal development information provided by all 8 municipalities
- Multiagency effort (p. vi)
- Based on the Land Use Article, development related activities are to be consistent with the local adopted plans and should implement the 12 State planning visions



Quality Of Life And Sustainability

Economic Development

Housing Implementation  
Growth Areas

Community Design

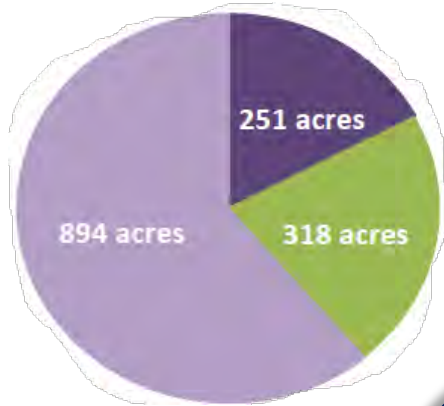
Environmental Protection

Public Participation  
Infrastructure  
Resource Conservation  
Transportation



# 2023 At-a-Glance (Pg. 2)

## 2023 Approved Development and Preservation Acreage



- Approved Residential Development
- Approved Non - Residential Development
- Ag & Conservation Preservation Easements

## Construction

186 Dwelling Units Added

55 Non-residential Units Added

0 Non-residential Lots Recorded

63 Residential Lots Recorded

281 Building Permits Issued

241 U & O Certificates

## Amendments

8 Water/Sewer Amendments

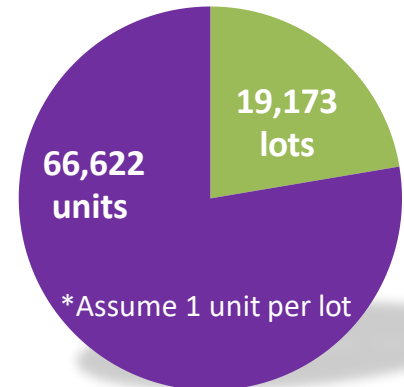
4 Annexations

5 Rezoning

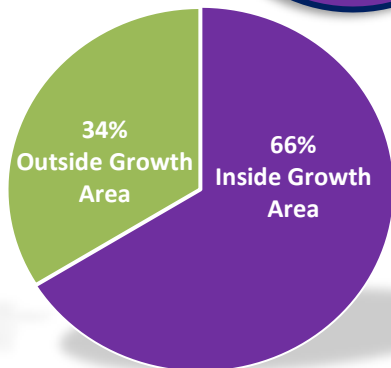
4 Text Amendments

## Potential Residential Development

- Existing residential units
- Potential residential lots



## New Residential and Non-residential Construction



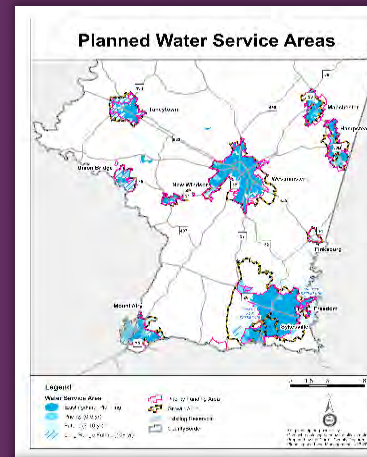
# New Plans & Plan Amendments

Pages 3 through 8

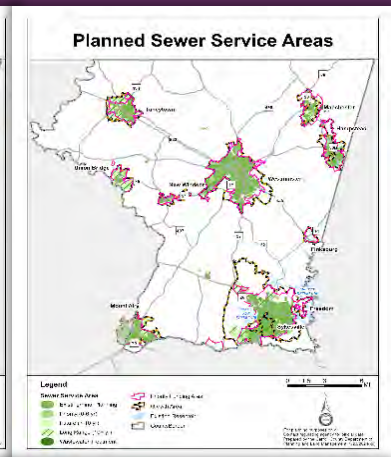
Figure 1 & Maps 2-5 (pp. 5-8)

There were 3 plans adopted or amended

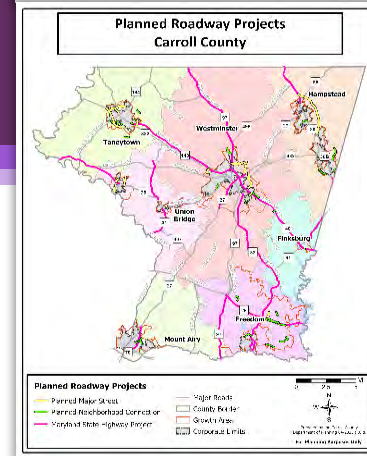
Map 2 (p.5)



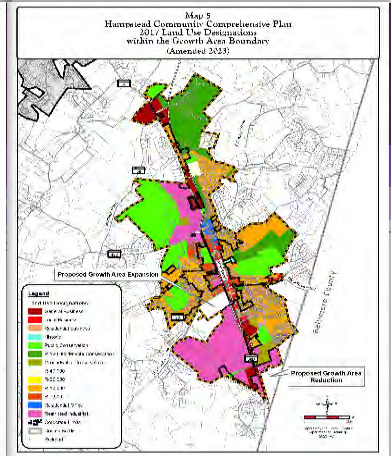
Map 3 (p.6)



Map 4 (p.7)



Map 5 (p.8)

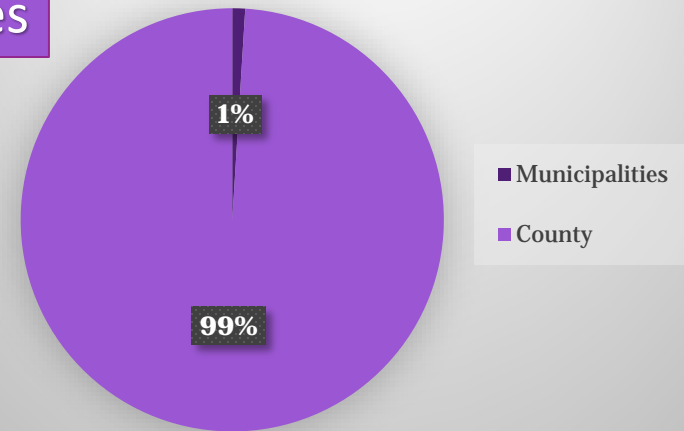


There were several 2022 Fall amendments to the CC Water & Sewer Master Plan that became effective in 2023

# Subdivisions and Site Plans Approved

43 lots; 43 units; 251.19 acres

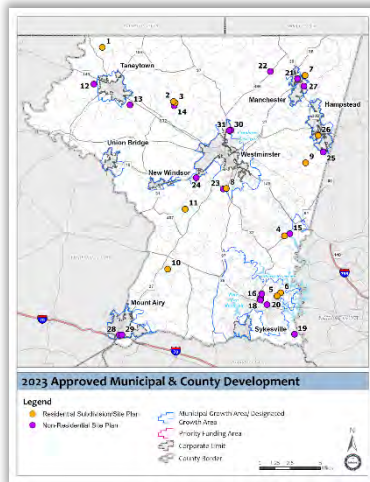
## Approved New Residential Lots



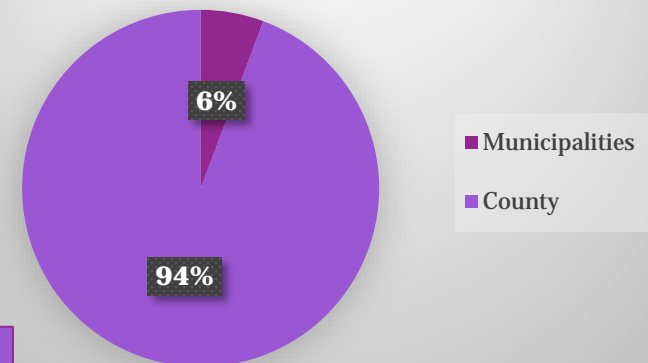
Pages 9 through 12

Tables 1-4

Map 6 (p.12)

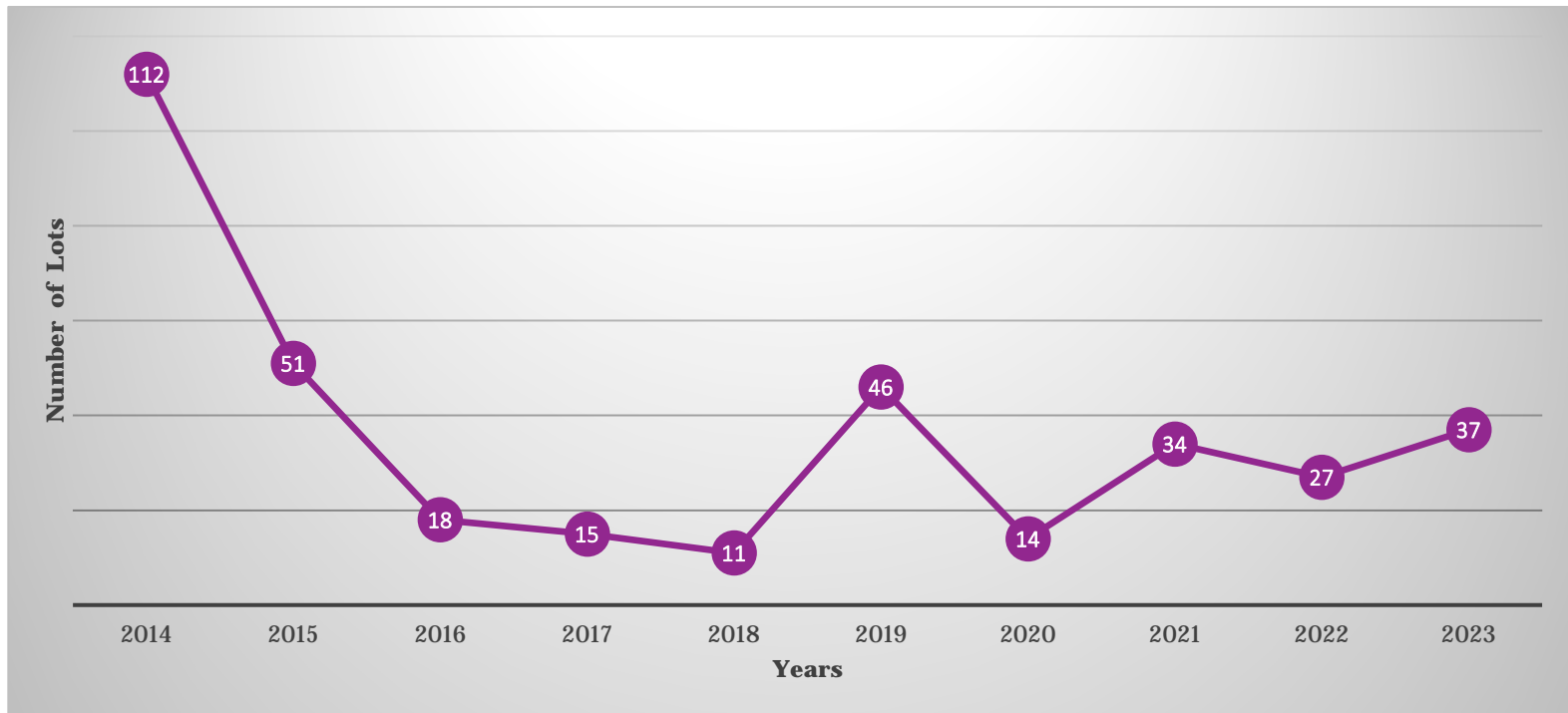


## Approved Non-residential Development Acres



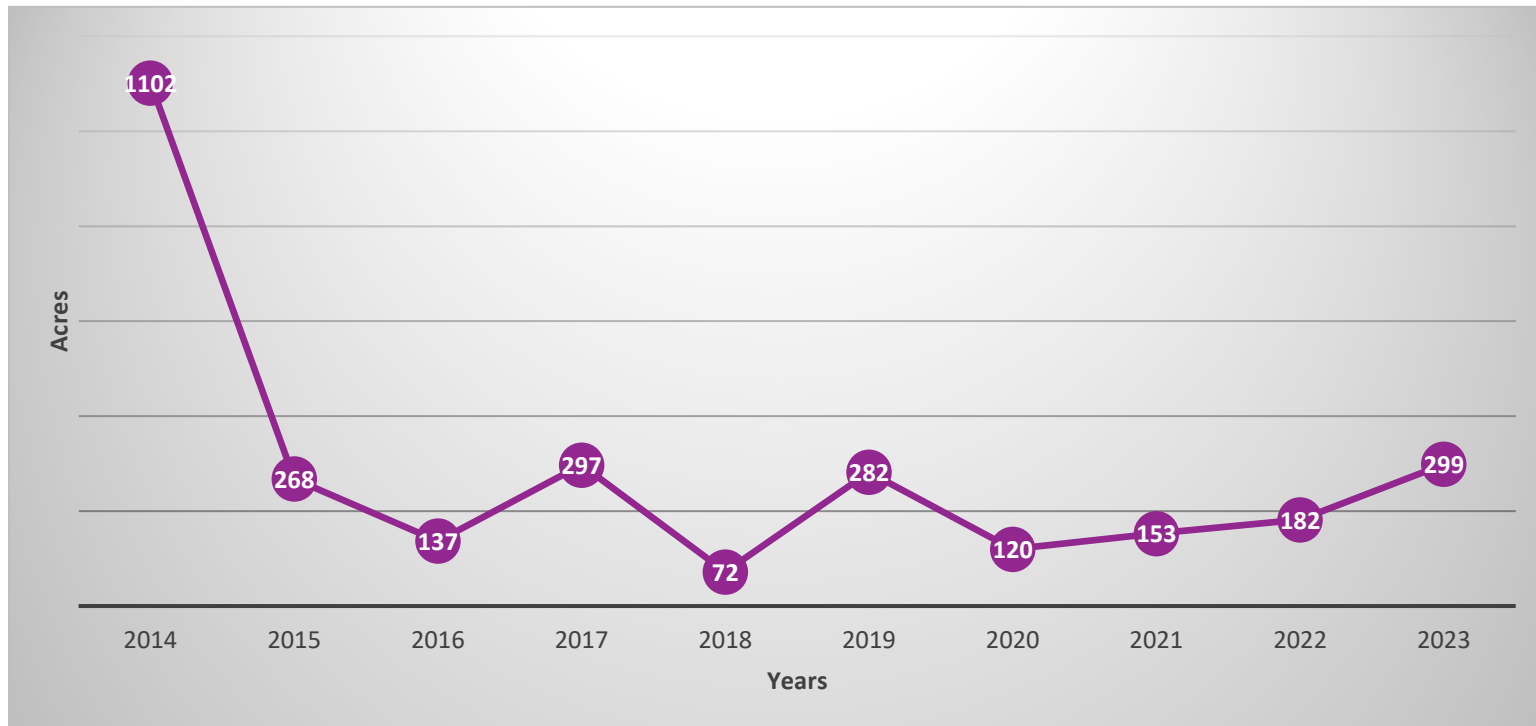
315.18 acres

# Residential Development 10-Year Trend



Does not include municipalities

# Non-residential Development 10-Year Trend



Does not include municipalities

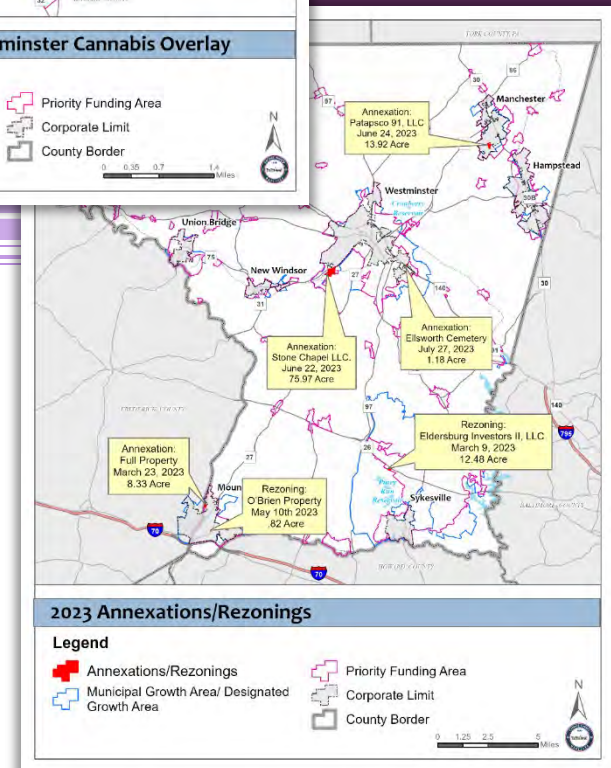
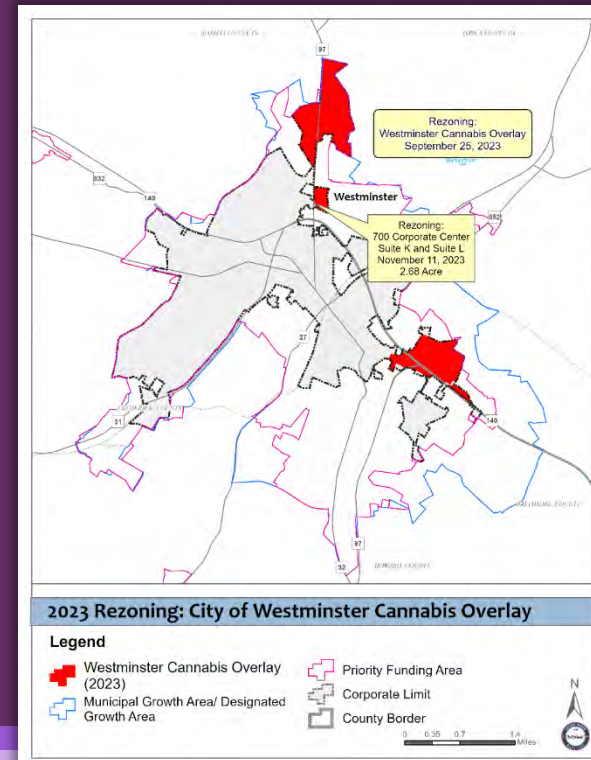
There were 4 annexations and 5 rezonings.

# Zoning Map Amendments

Pages 13-16

Tables 5 & 6

Map 7 & 8 (pp. 15-16)



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

Pages 17 - 21

Table 7 (p. 20)

Zoning Text Amendments, Amendments to PFA Boundaries,  
New Schools, Transportation, APFO, Park Facilities (pp.17-21)

<p><b>Zoning Text Amendments</b> Revised local ordinances affecting future development</p>	<ul style="list-style-type: none"> <li>• County (4)</li> <li>• Hamstead (2)</li> <li>• Mount Airy (4)</li> <li>• New Windsor (0)</li> <li>• Sykesville (0)</li> <li>• Taneytown (3)</li> <li>• Union Bridge (0)</li> <li>• Westminster (2)</li> </ul>
<p><b>PFA Boundaries</b></p>	<p>No Change</p>
<p><b>Schools</b></p>	<p>The 127,510 square foot replacement East Middle School was constructed and opened</p>
<p><b>Roads</b></p>	<p>Changes to Roadway Network primarily system maintenance and local in nature (Table 7 p. 20)</p>
<p><b>APFO</b></p>	<p>No change</p>
<p><b>Parks</b> Made changes or additions to parks</p>	<ul style="list-style-type: none"> <li>• County</li> <li>• Hampstead</li> <li>• Manchester</li> <li>• Taneytown</li> </ul>



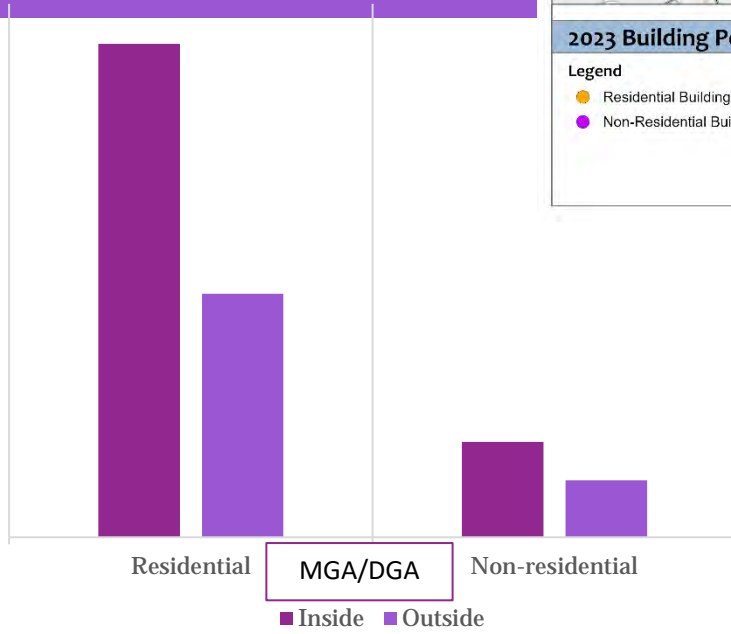
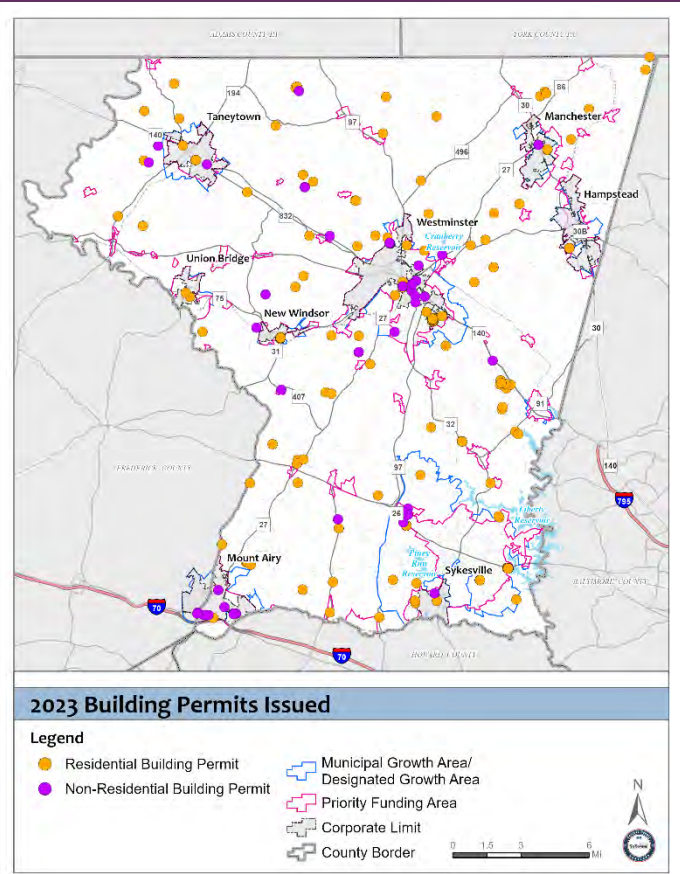
Total: 281

# Building Permits Issued

Pages 31 – 32

Table 16

Map 10 (p. 32)



**Table 16: - Building Permits Issued by PFA & MGA/DGA 2023**

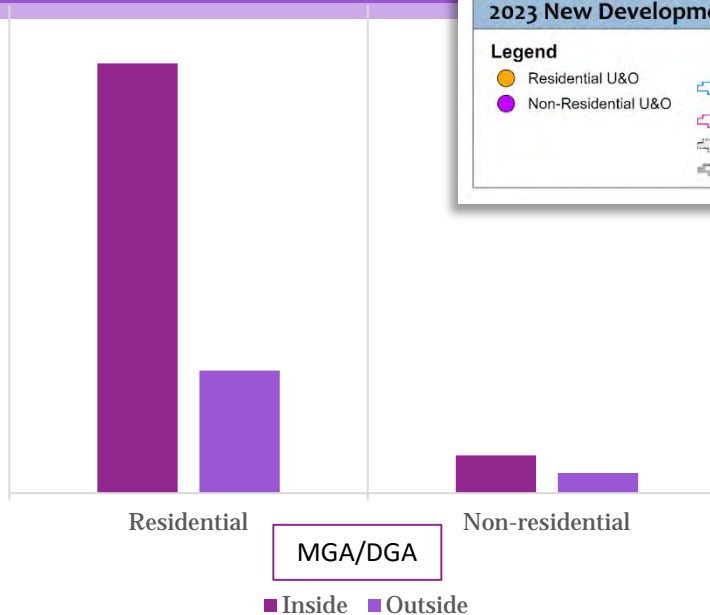
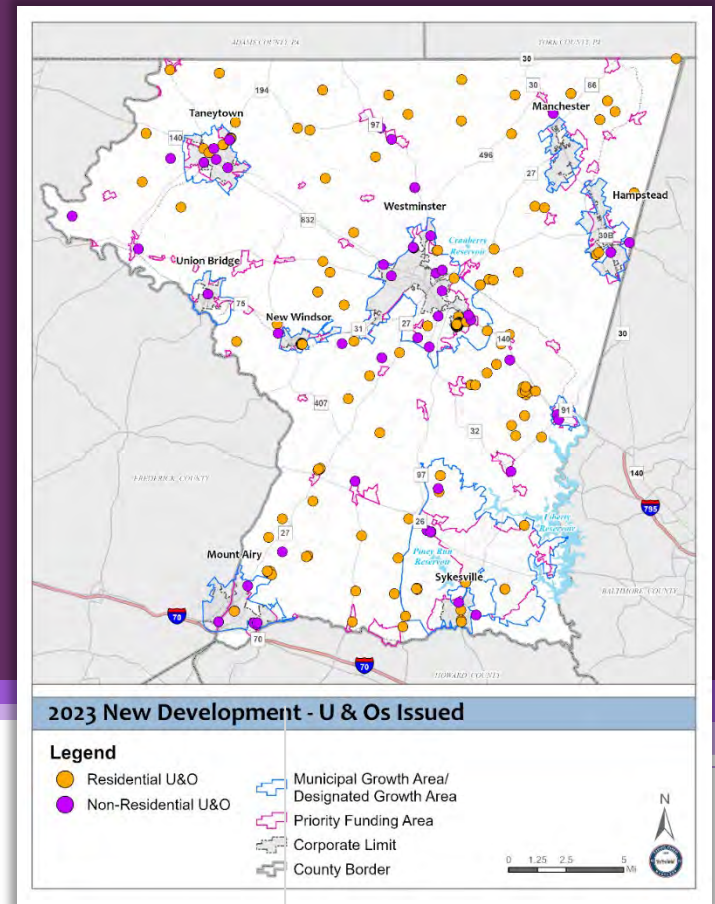
Area	Totals	% In/% Out
Residential Inside PFA	151	53.7%
Residential Outside PFA	82	29.2%
Non-Residential Inside PFA	29	10.3%
Non-Residential Outside PFA	19	6.8%
<b>Total</b>	<b>281</b>	<b>100%</b>
Residential Inside MGA/DGA	156	55.5%
Residential Outside MGA/DGA	77	27.4%
Non-Residential Inside MGA/DGA	30	10.7%
Non-Residential Outside MGA/DGA	18	6.4%
<b>Total</b>	<b>281</b>	<b>100%</b>

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

Total: 241 (new construction)

# New Use & Occupancy (U&O) Certificates Issued

Pages 33 – 35  
 Tables 17 & 18  
 Map 11 (p. 35)

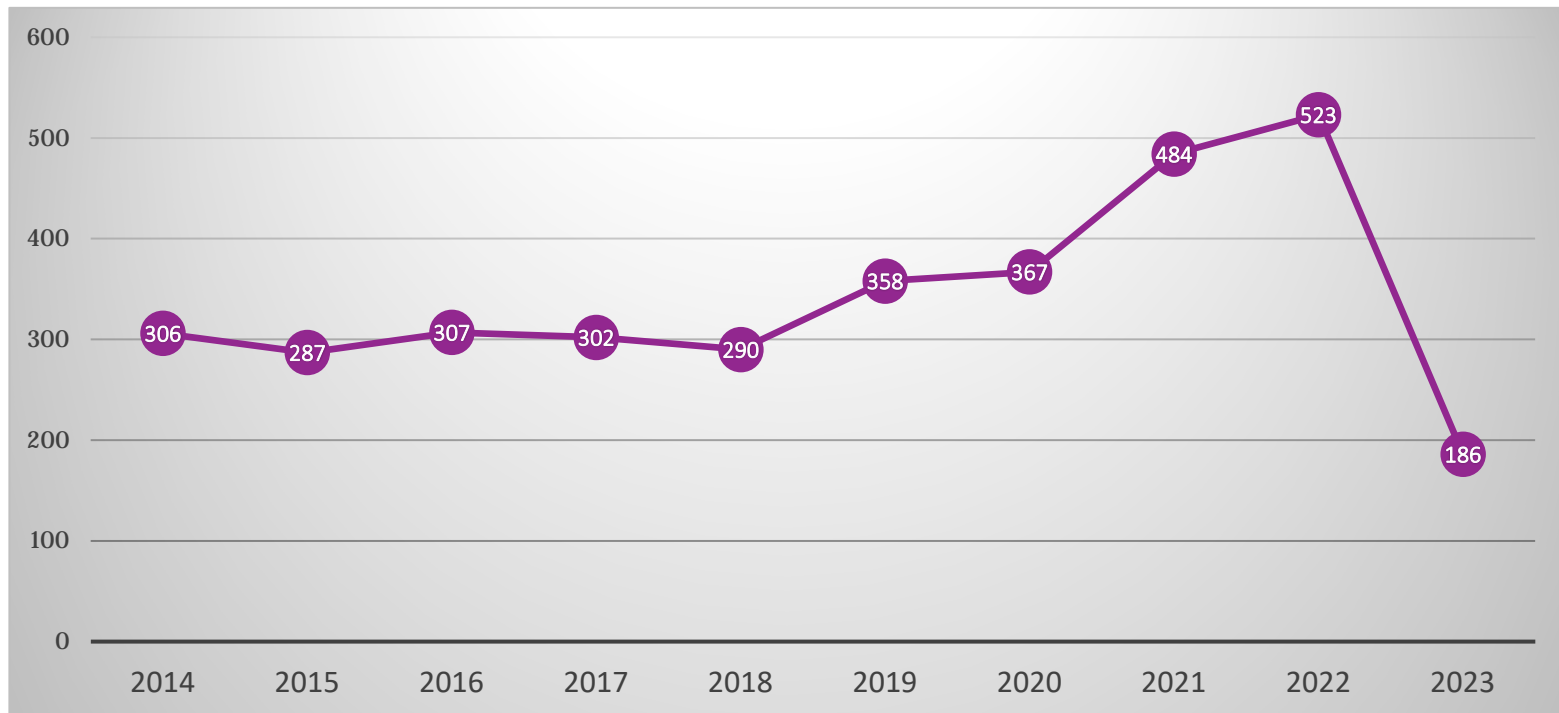


**Table 18 – New Use & Occupancy Certificates Issued by PFA & MGA/DGA 2023**

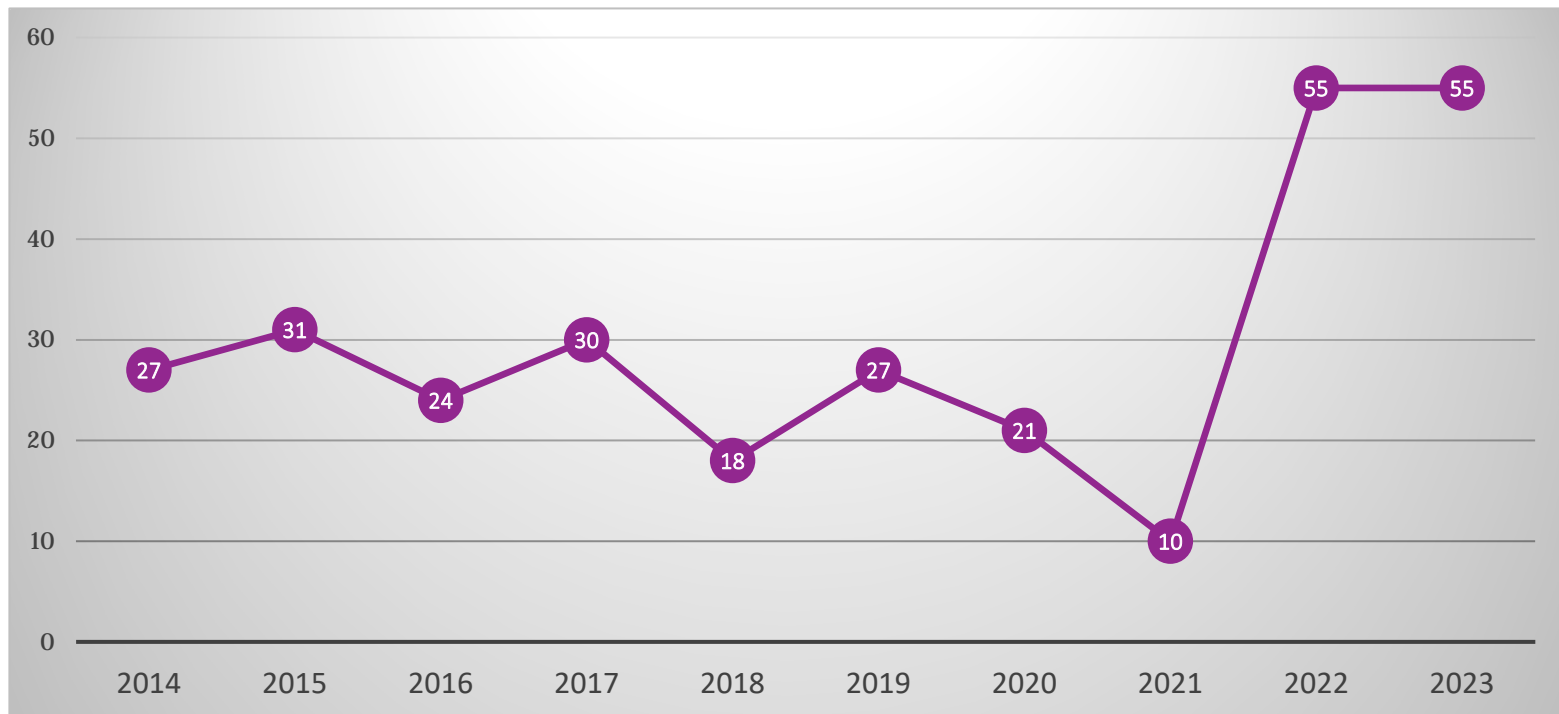
Area	Totals	Total %In / %Out
Residential Inside PFA	96	69.55%
Residential Outside PFA	90	20.93%
Non-Residential Inside PFA	40	6.57%
Non-Residential Outside PFA	15	2.94%
<b>Total</b>	<b>241</b>	<b>100%</b>
Residential Inside MGA / DGA	97	70.42%
Residential Outside MGA / DGA	89	20.07%
Non-Residential Inside MGA / DGA	39	6.23%
Non-Residential Outside MGA / DGA	16	3.29%
<b>Total</b>	<b>241</b>	<b>100%</b>

Source: Carroll County Department of Technology Services

# Residential U&O Certificates Countywide 10-Year Trend



# Non-residential U&O Certificates Countywide 10-Year Trend

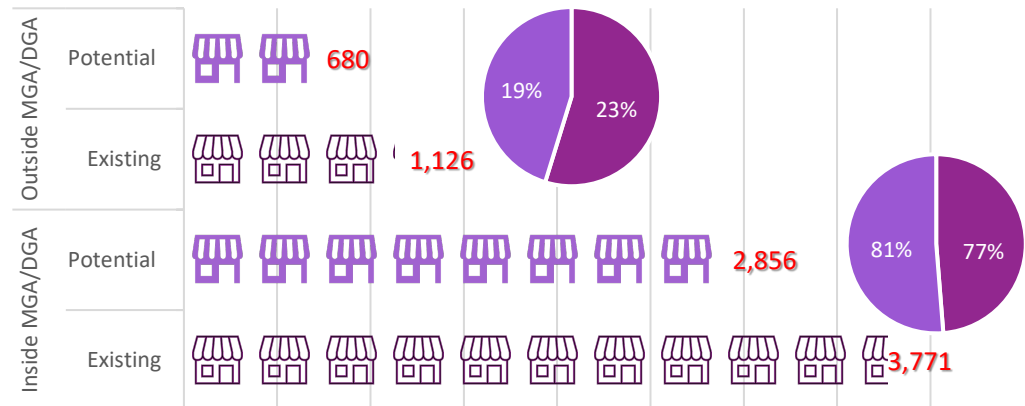


# Development Capacity Analysis

Pages 37 – 41  
 Tables 20 – 24  
 Maps 15 & 16  
 also referred to as-  
 Buildable Land Inventory  
 (BLI)



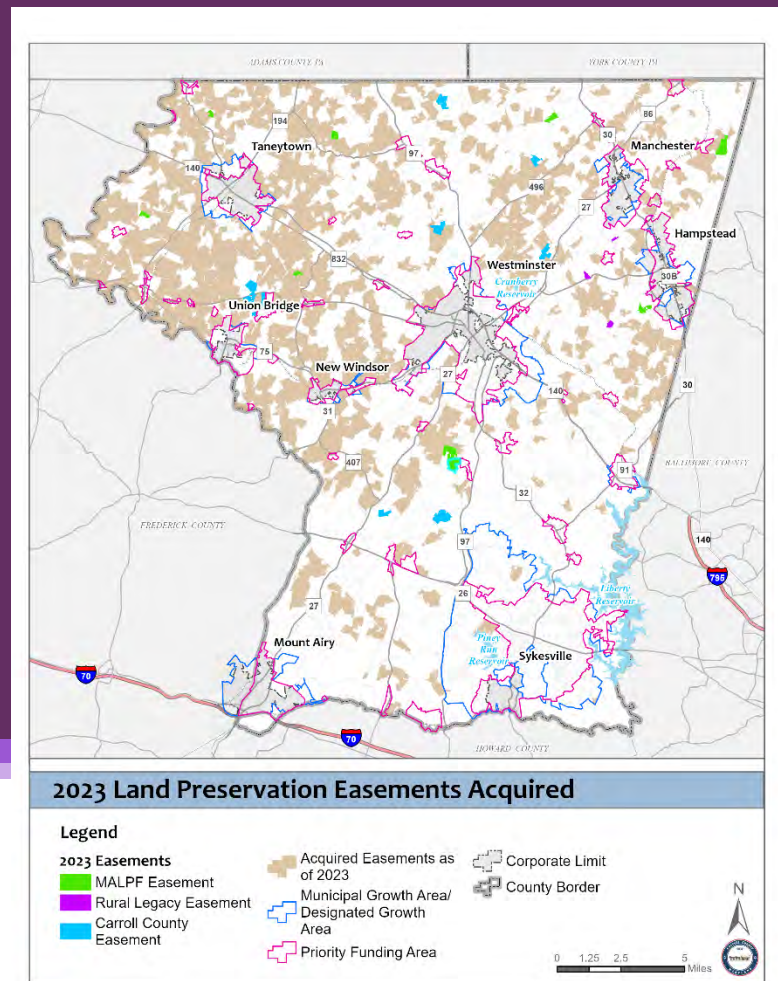
### Existing & Potential Developable Non-residential Acreage



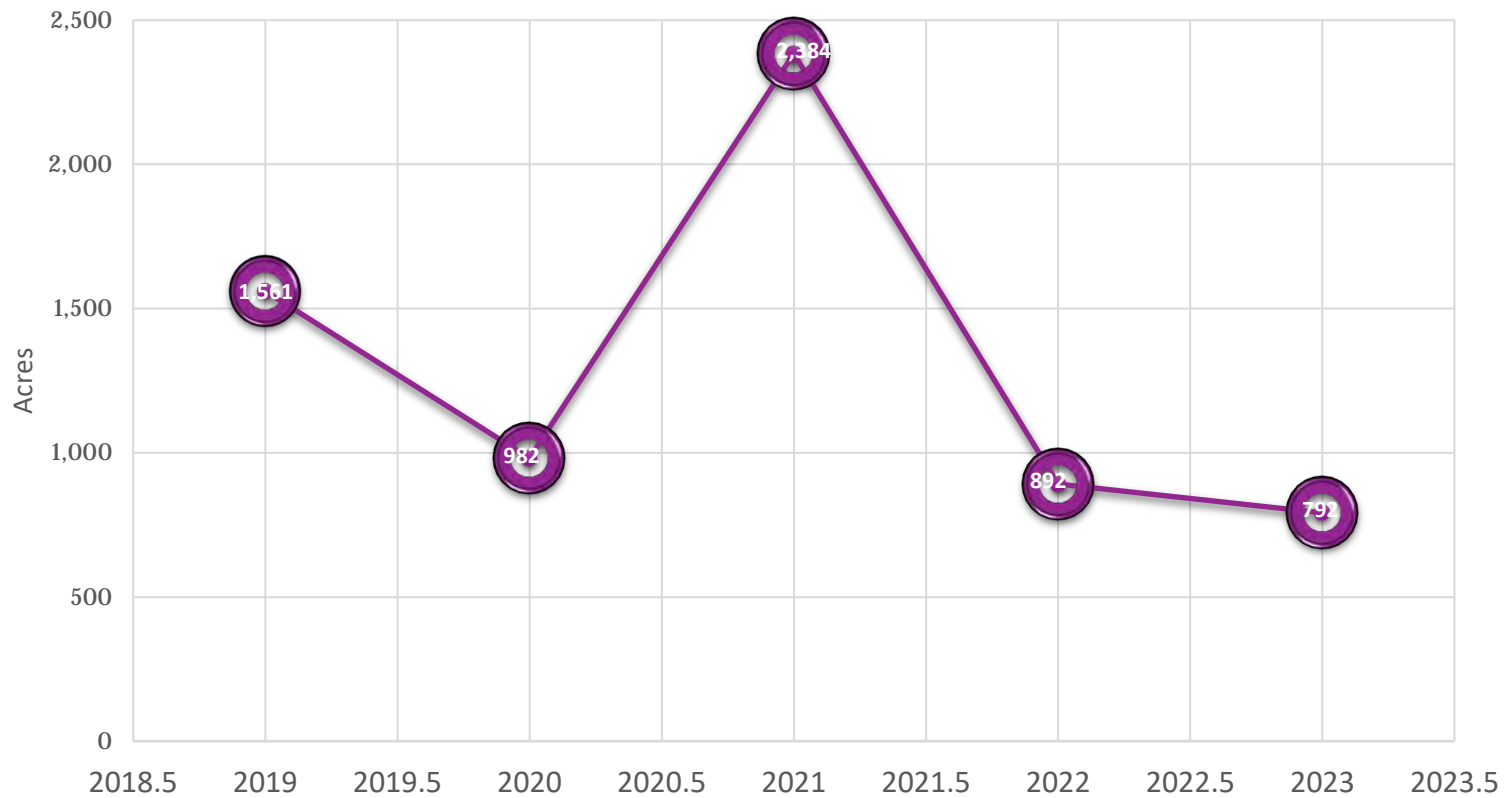
# Agricultural Land Preservation

Pages 42 – 43  
Tables 25 & 26  
Map 14 (p. 43)

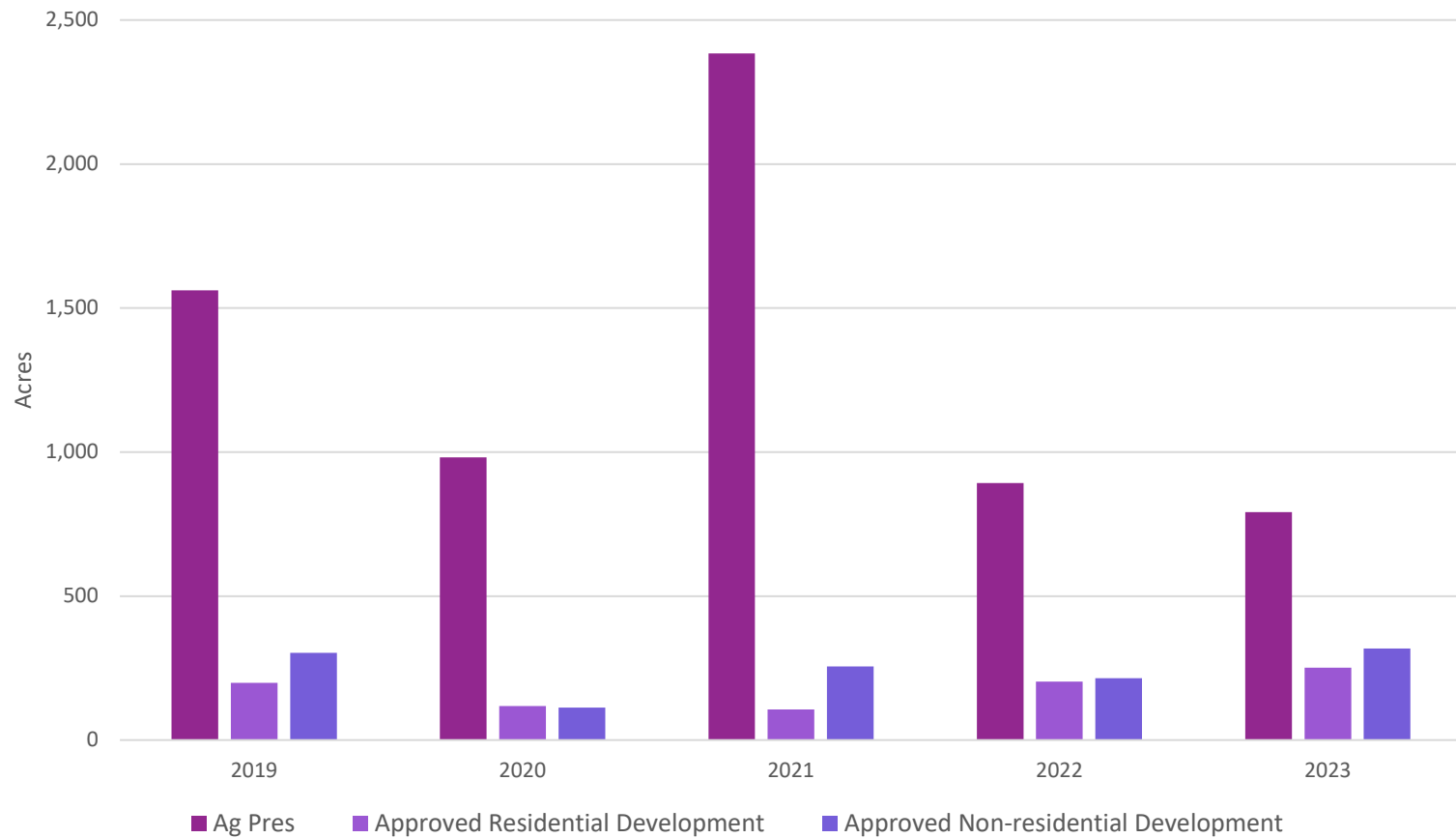
- 792 acres
- 15 farms
- \$4,470,114.68 was used for FY23
- Total of 78,281 acres for Agriculture Use (78% of 100,000-acre goal)



# Agricultural Land Preservation 5-Year Trend



# Approved Development 2019-2023





# Final report actions-

## *Completed*

- All eight Municipalities certified their information before sending it to the County
- County Planning Commission Certification – June 5<sup>th</sup>

## *Ongoing*

- Email Final Report to Maryland Department of Planning and municipalities by July 1<sup>st</sup>
- Post on Planning Website
- Distribute hardcopies to municipalities

# Questions?

