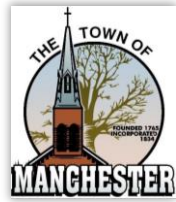


June 2023



PLANNING ANNUAL REPORT 2022



Carroll County
Department of Planning

This 2022 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with the Md. LAND USE Code Ann. § 1-207 (Annual Report-In general) and § 1-208 (Annual Report-Measures and Indicators).

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

Janice R. Kirkner, Chair
Michael Kane, Vice Chair
Peter Lester
Matthew Hoff
Steven Smith
Ralph Robertson
Richard J. Soisson, Alternate
Tom Gordon, III, Ex-officio
Christopher Heyn, P.E., Secretary



Planning & Zoning Commission
Carroll County Government
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Westminster, Maryland 21157
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MD Relay service 7-1-1/800-735-2258

2022 Planning Annual Report

June 20, 2023

The Carroll County Planning and Zoning hereby Certifies and Adopts the *2022 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

6-20-2023

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

Christopher Heyn, P.E. Secretary
Carroll County Planning and Zoning Commission

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Acknowledgements

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Michelle Wilder, Zoning Administrator

Town of Mount Airy:

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Kevin Rubenstein, Town Planner

City of Taneytown:

Jim Wieprecht, City Manager
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Town of Union Bridge:

Dawn Metcalf, Town Clerk
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City of Westminster:

Mark Depo, Director of Community Planning & Development
Andrea Gerhard, Comprehensive Planner

Introduction

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

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

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

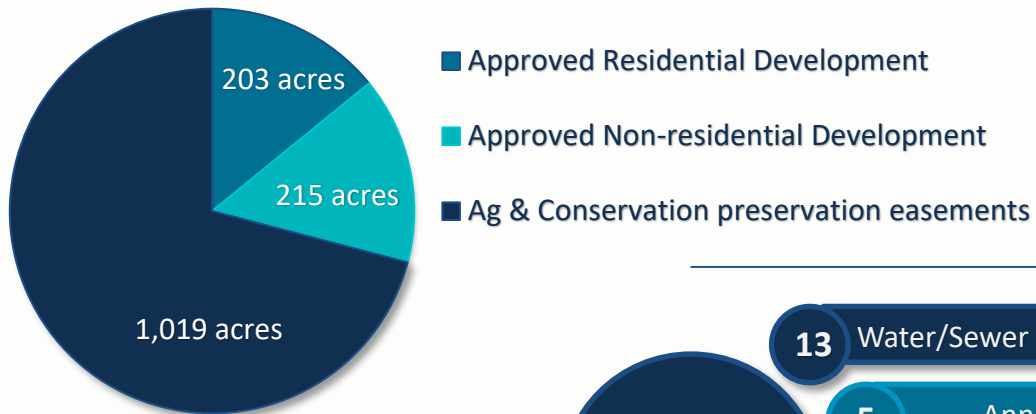
The Municipalities provide the County with the planning and development-related data to be included in the report.

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 Carroll County Department of Planning website. Copies are also provided to the Maryland Carroll County Department of Planning.



2022 Approved Development and Preservation Acreage



Amendments

13 Water/Sewer Amendments

5 Annexations

4 Rezoning

19 Text Amendments

Construction

523 Dwelling Units Added

55 Non-residential Units Added

4 Non-residential Lots Recorded

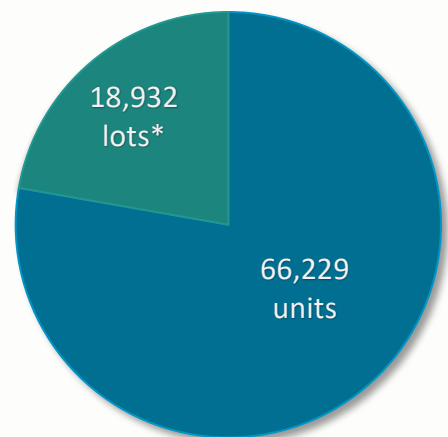
47 Residential Lots Recorded

418 Building Permits Issued

578 Use & Occupancy Certificates

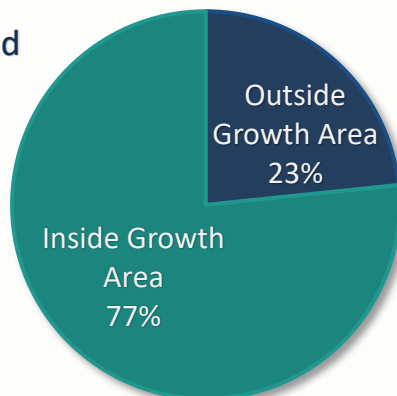
Potential Residential Development

- Existing residential units
- Potential residential lots



*Assumes 1 unit per lot

New Residential and Non-Residential Construction



Amendments & Growth-Related Changes in Development Patterns

New Plans Adopted & Plan Amendments Adopted

Carroll County Water & Sewer Master Plan

There were several amendments to the Carroll County Water and Sewer Master Plan that became effective in 2022 as part of the Fall 2021 and Spring 2022 Amendment Cycles. These amendments pertained to the Town of Manchester, City of Westminster, Town of Hampstead, Town of Union Bridge, and the Freedom Area.

On December 16, 2021, the Board of County Commissioners adopted the Fall 2021 Amendment Cycle to the *2019 Carroll County Master Water and Sewer Plan (Resolution No. 1130-2021)*. The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on February 7, 2022, for the Fall 2021 cycle.

On July 28, 2022, the Board of County Commissioners adopted the Spring 2022 Amendment Cycle to the *2019 Carroll County Master Water and Sewer Plan (Resolution No. 1150-2022)*. The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on October 7, 2022, for the Spring 2022 cycle.

Water

Fall 2021

Town of Manchester:

1. Removed the portion of Three Russells LLC, 0 Locust Lane, property (Acct. ID 0706053165) within the Town limits from the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing the property in Long Range. Shown in Map 1 on page 5.
2. Removed the Thomas Tree Farm, 3501 Hanover Pike, (Acct ID 0706017444) from the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing the property in Long Range/No Planned Service. Shown in Map 1 on page 5.
3. Added Woodhaven Building and Development properties (formerly Lippy and Old Towne) (Acct. ID 0706010547) demand for 32 lots to the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing these properties in Priority. Shown in Map 1 on page 5.
4. Added portions of PV Manchester LLC (Patriots Overlook) (Acct IDs 0706069592 & 0706069606) to the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing them into Priority. Shown in Map 1 on page 5.

City of Westminster:

Removed the Clifford A. Dull property (Acct. ID 0707001223) from the Existing Service Area (W-1) and placed in No Planned Service of the Westminster Water Service Area Map. Removed 7,285 GPD (based on a BLI of 31 units x 235 GPD/unit) from Priority Planning in the Projected Water Supply Demands and Projected Capacity table. Shown in Map 2 on page 6.

Amendments & Growth-Related Changes in Development Patterns

Spring 2022

Town of Union Bridge:

Moved 526 Green Valley Rd and 536 Green Valley Rd from Long Range Planning (W-6) for water to the Existing Service Area (W-1) on the Union Bridge Water Service Area Map. Shown in Map 3 on page 7.

Sewer

Fall 2021

Freedom Area:

Added 5715 Meyerfield Court to the Freedom Sewer Service Area map for Priority Service (S-3). Also added 250 gpd to Priority Planning for residential demand to accommodate this lot. Shown in Map 4 on page 8.

Town of Manchester:

1. Removed the portion of Three Russells LLC, 0 Locust Lane, property (Acct. ID 0706053165) within the Town limits from the Projected Sewer Supply Demands and Planned Capacity table and updated the Manchester Sewer Service Area map, placing the property in Long Range. Shown in Map 5 on page 9.
2. Added both Woodhaven Building and Development properties (formerly Lippy and Old Towne) (Acct. ID 0706010547) demand for 32 lots to Priority and moved demand for 8 lots from Future to Priority in the Projected Sewer Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing these properties in Priority. Shown in Map 5 on page 9.
3. Added portions of PV Manchester LLC (Patriots Overlook) (Acct IDs 0706069592 & 0706069606) demand for 11 lots to Priority and moved demand for 26 lots from Future to Priority in the Projected Sewer Supply Demands and Planned Capacity table & updated the Manchester Sewer Service Area map, placing them in Priority. Shown in Map 5 on page 9.

Spring 2022

Town of Hampstead:

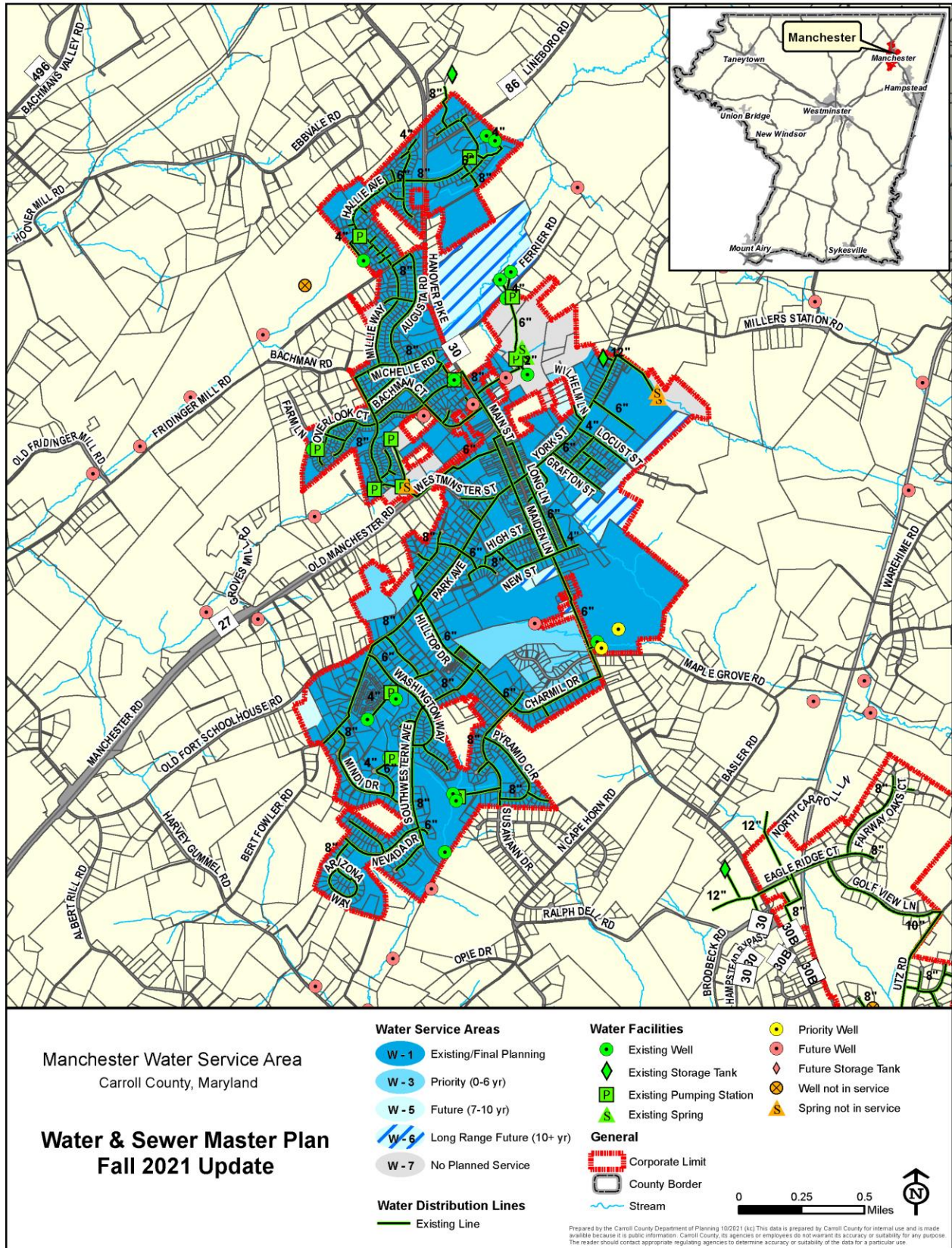
1. Moved 17,200 gpd demand for the Industrial Development Authority (IDA) properties to Priority Planning from Future Planning for other demand to accommodate the balance of sewer not covered by demand of the Trenton Mill Farms Partnership property moving to Future Planning. Shown in Map 6 on page 10.
2. Updated the Hampstead Sewer Service Area map, moving portions of the IDA properties from Future Service to Priority Service, and moved the Trenton Mill Farm Partnership property from Priority Service to Future Service as requested by the Town of Hampstead. Shown in Map 6 on page 10.

Town of Union Bridge:

Moved 526 Green Valley Rd and 536 Green Valley Rd from Long Range Planning (S-6) for sewer to the Existing Service Area (S-1) on the Union Bridge Sewer Service Area Map. Shown in Map 7 on page 11.

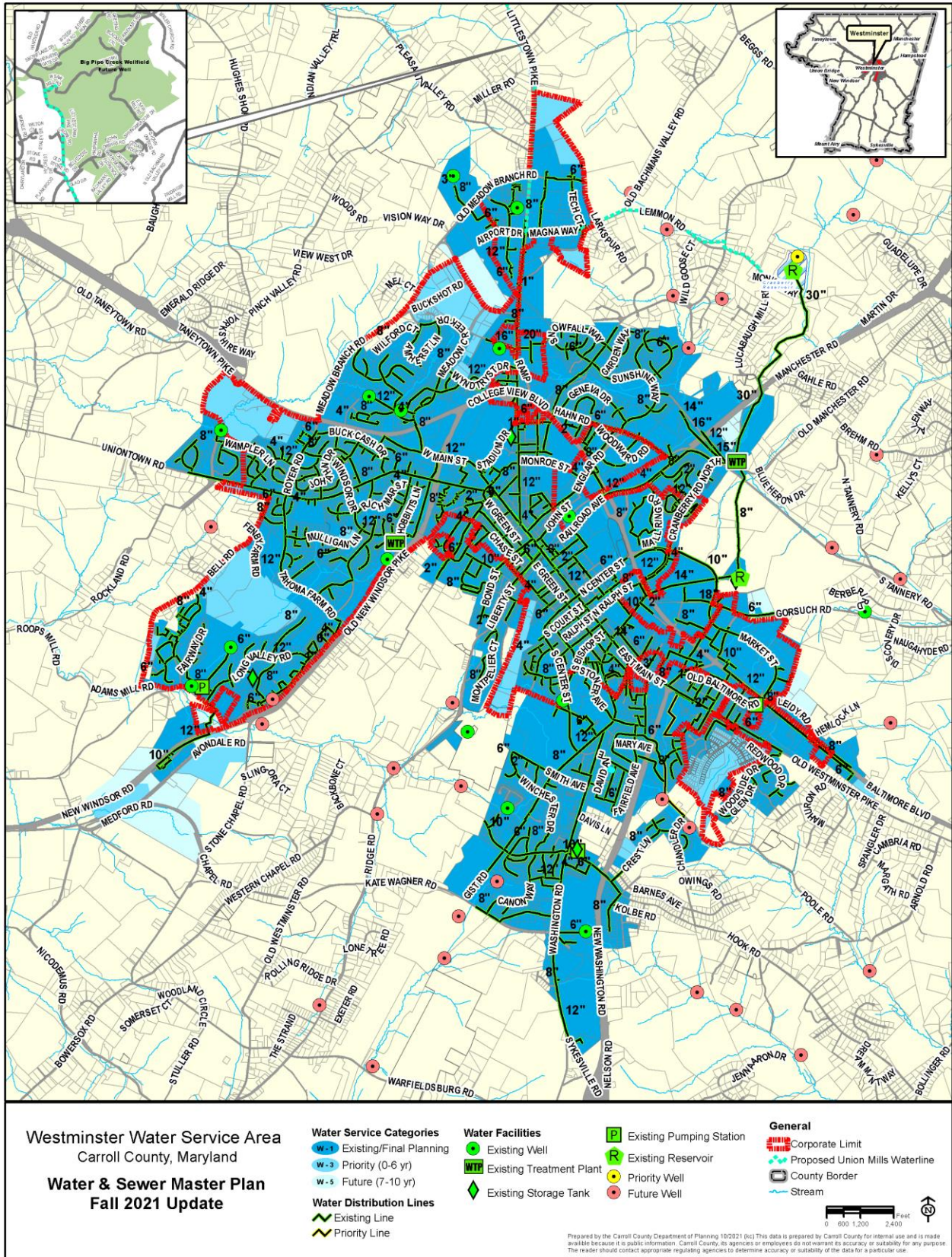
Amendments & Growth-Related Changes in Development Patterns

Map 1: Town of Manchester Water Service Area



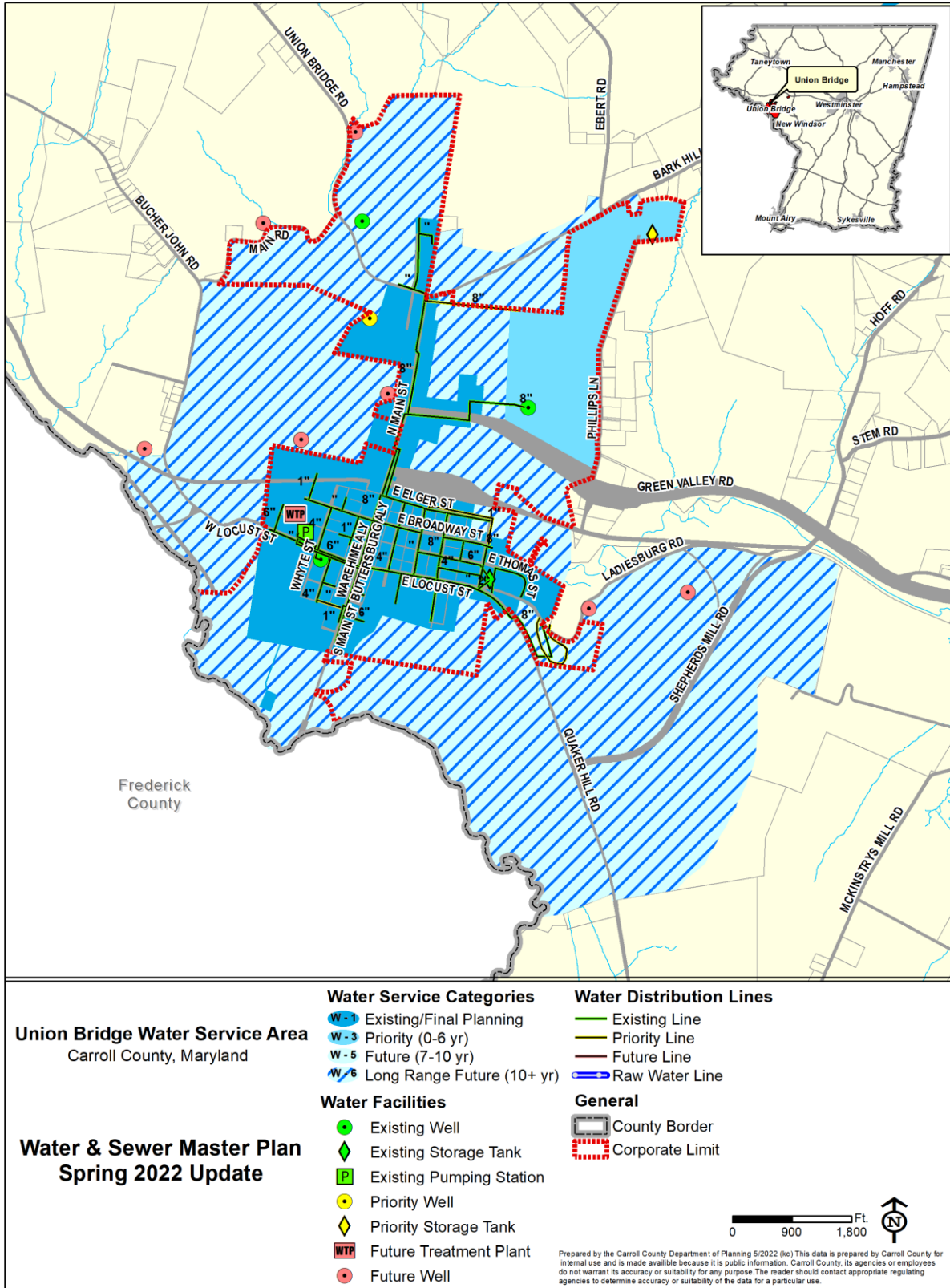
Amendments & Growth-Related Changes in Development Patterns

Map 2: City of Westminster Water Service Area



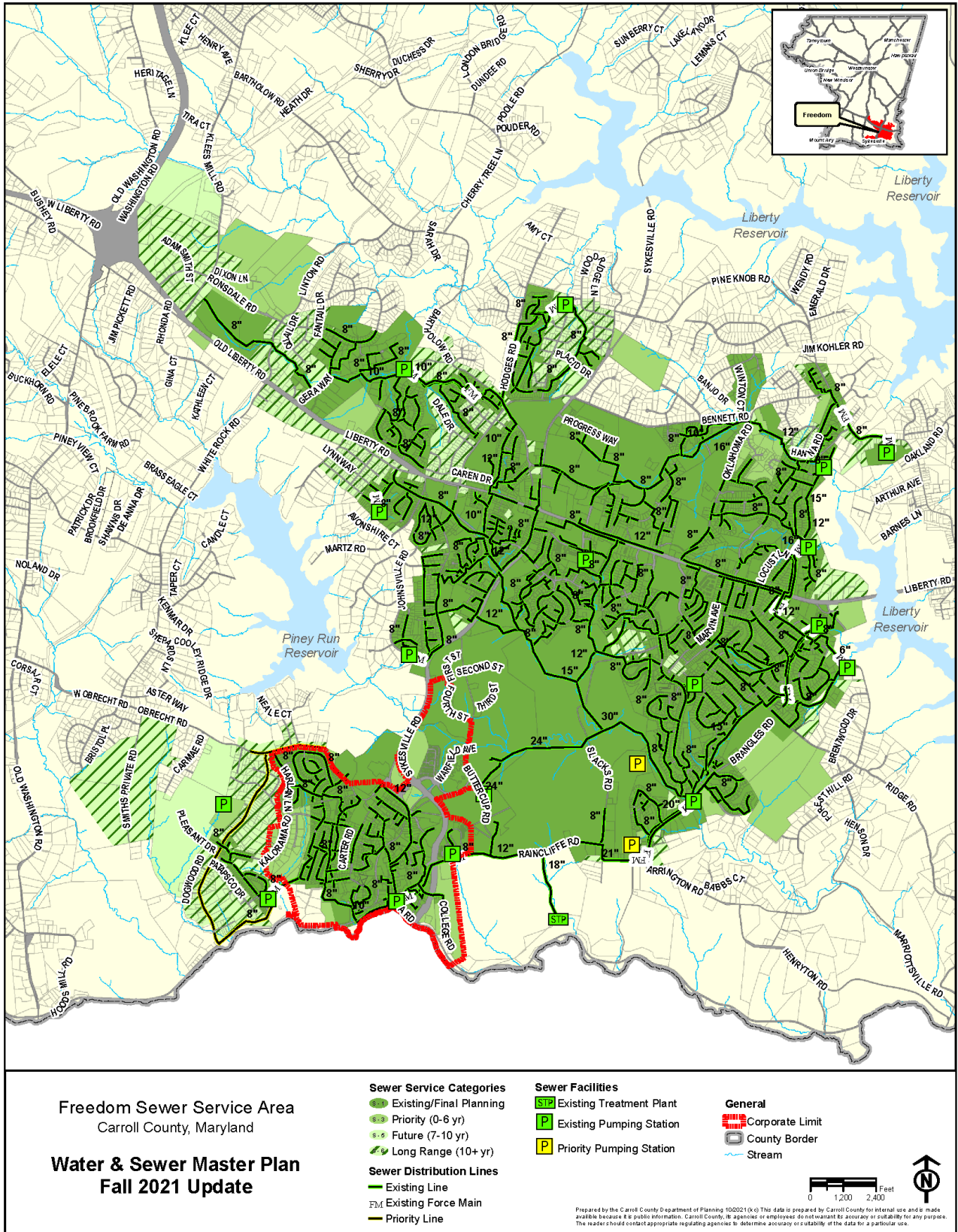
Amendments & Growth-Related Changes in Development Patterns

Map 3: Town of Union Bridge Water Service Area



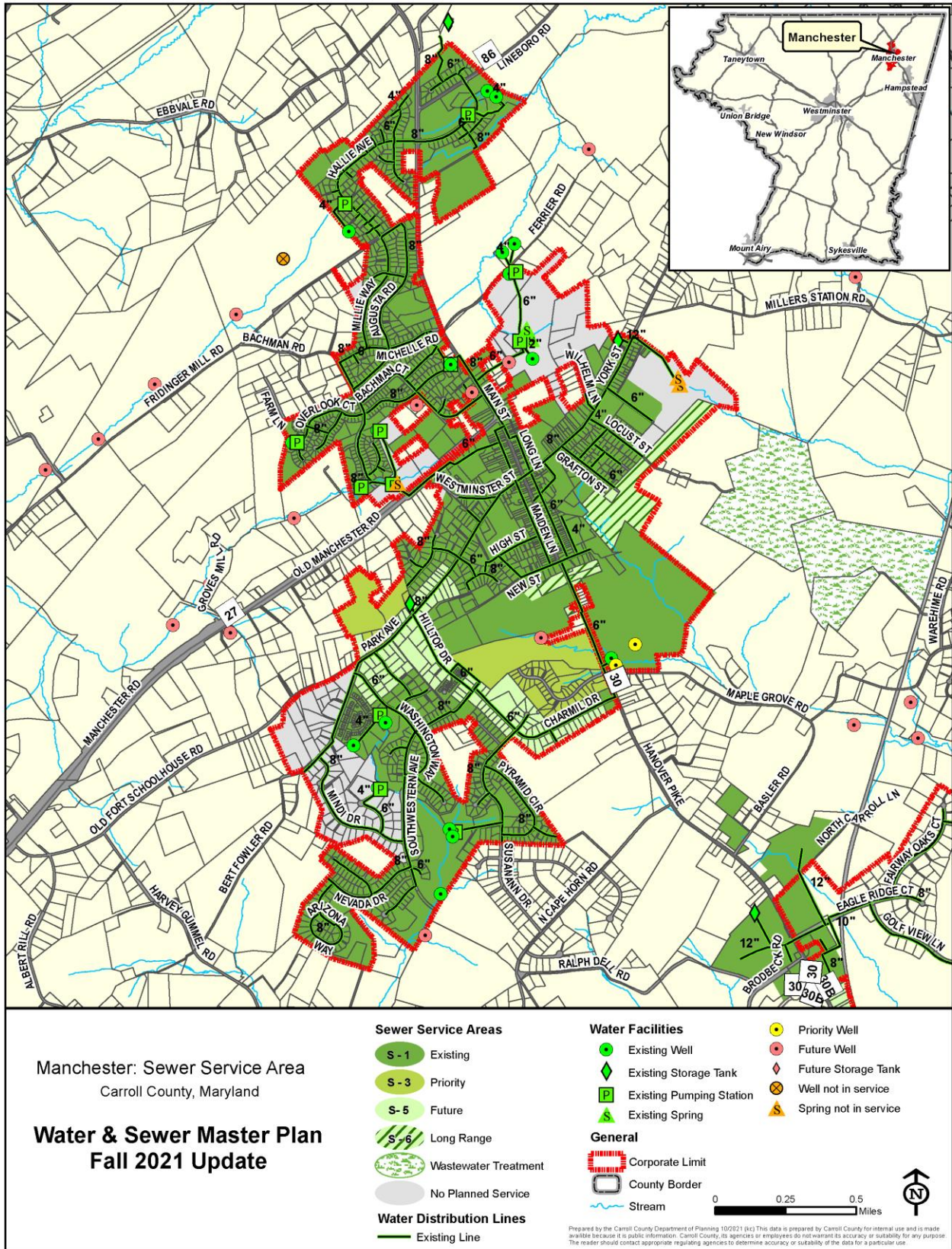
Amendments & Growth-Related Changes in Development Patterns

Map 4: Freedom Area Sewer Service Area



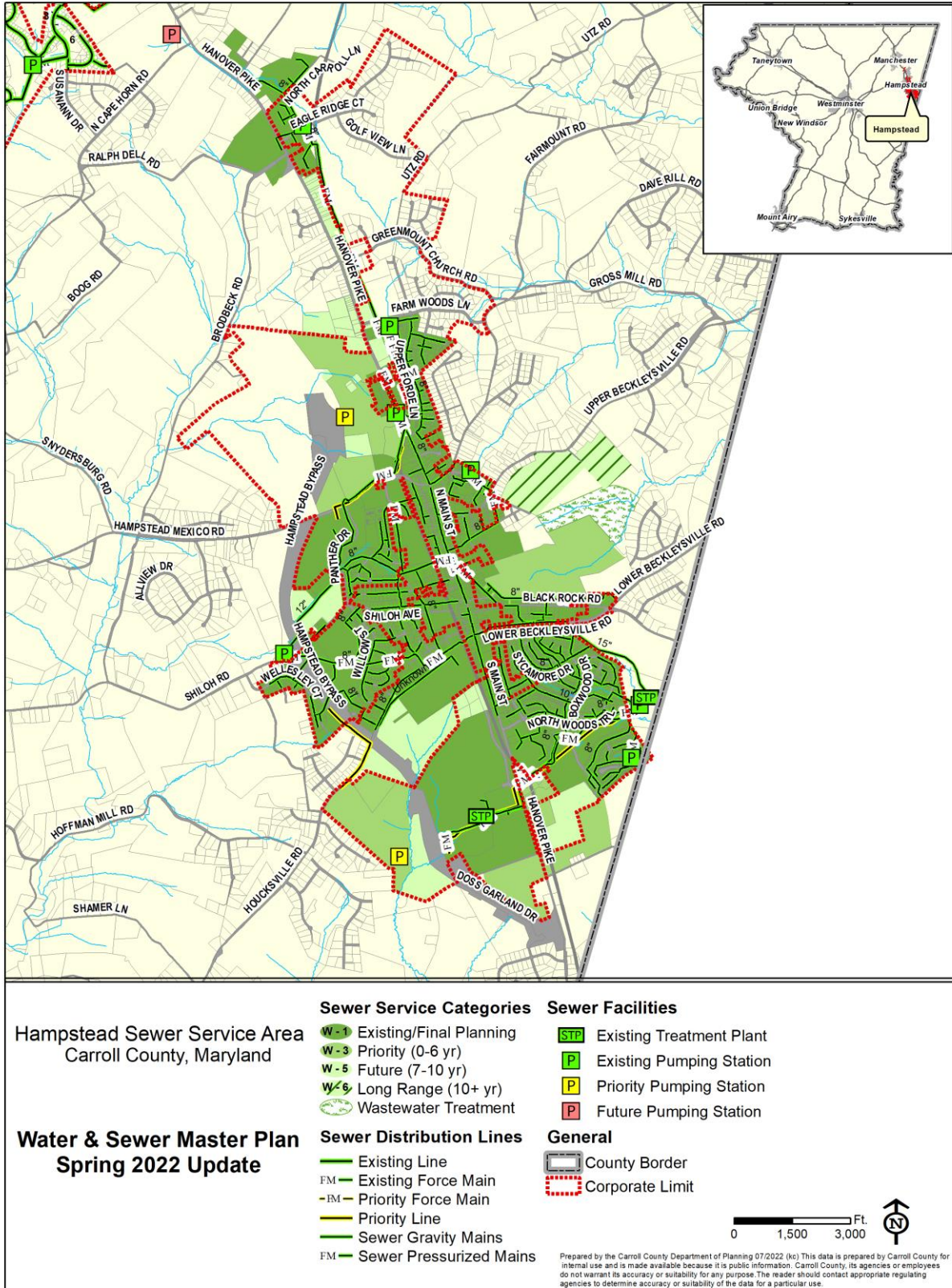
Amendments & Growth-Related Changes in Development Patterns

Map 5: Town of Manchester Sewer Service Area



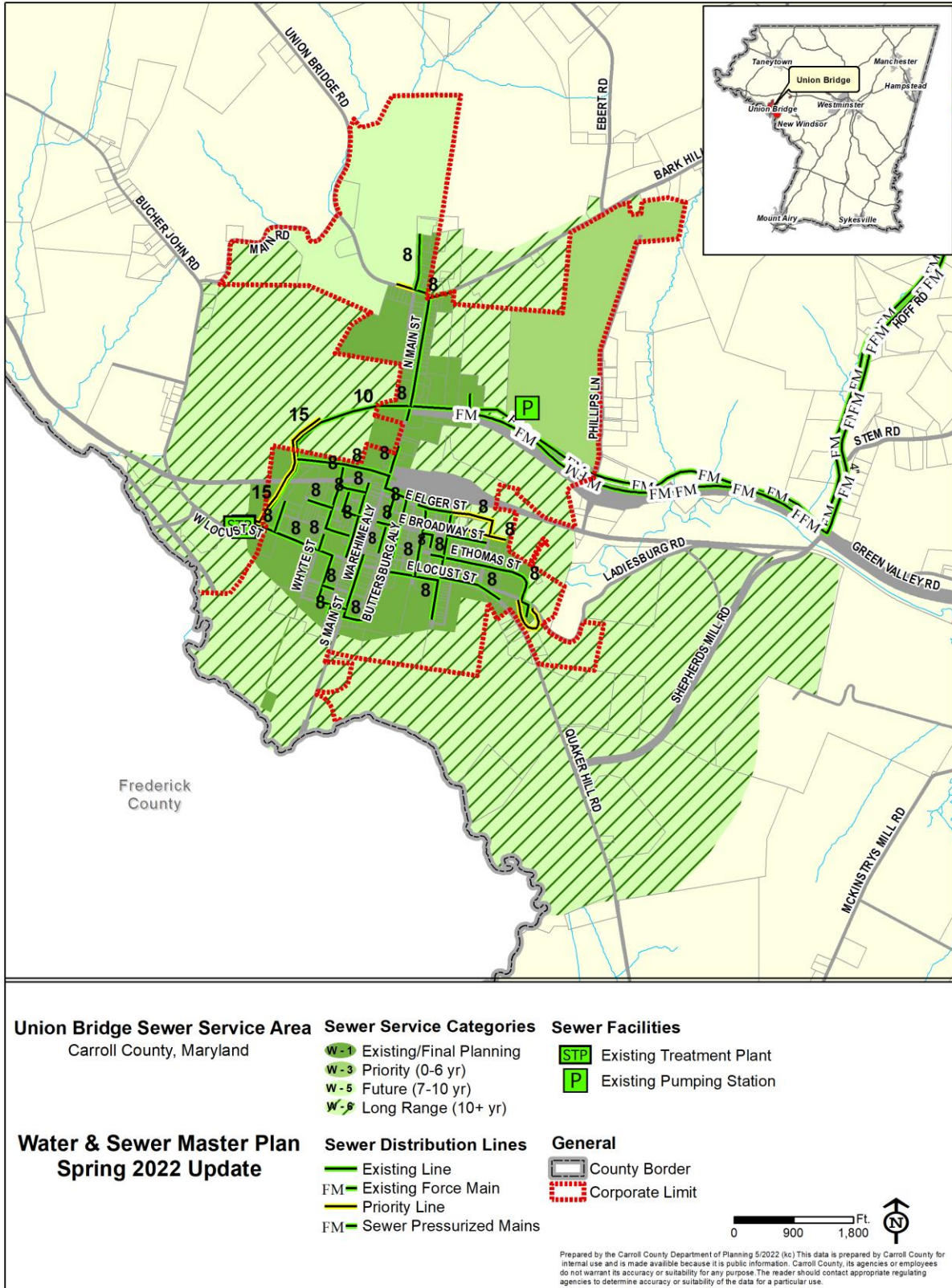
Amendments & Growth-Related Changes in Development Patterns

Map 6: Town of Hampstead Sewer Service Area



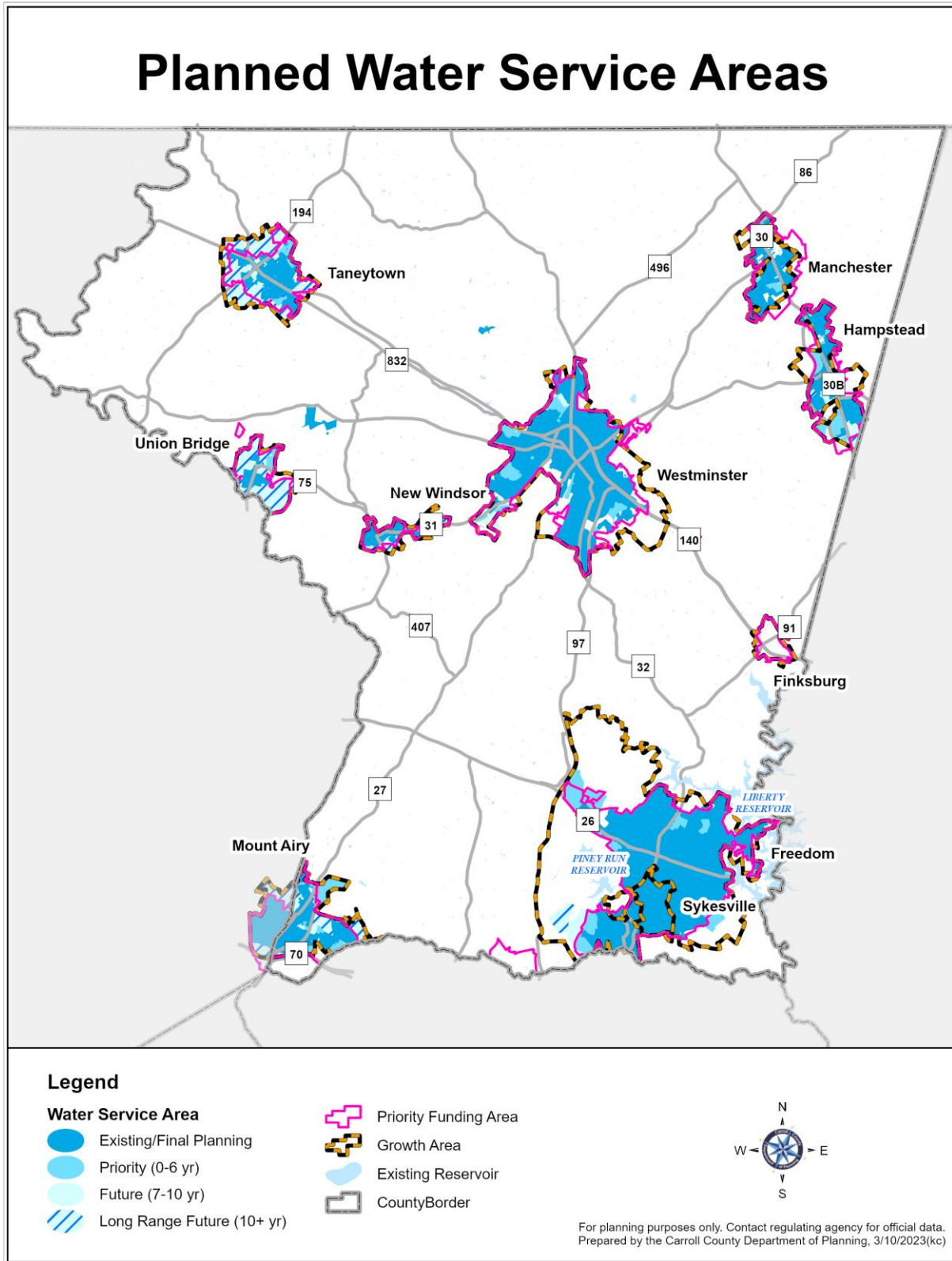
Amendments & Growth-Related Changes in Development Patterns

Map 7: Town of Union Bridge Sewer Service Area



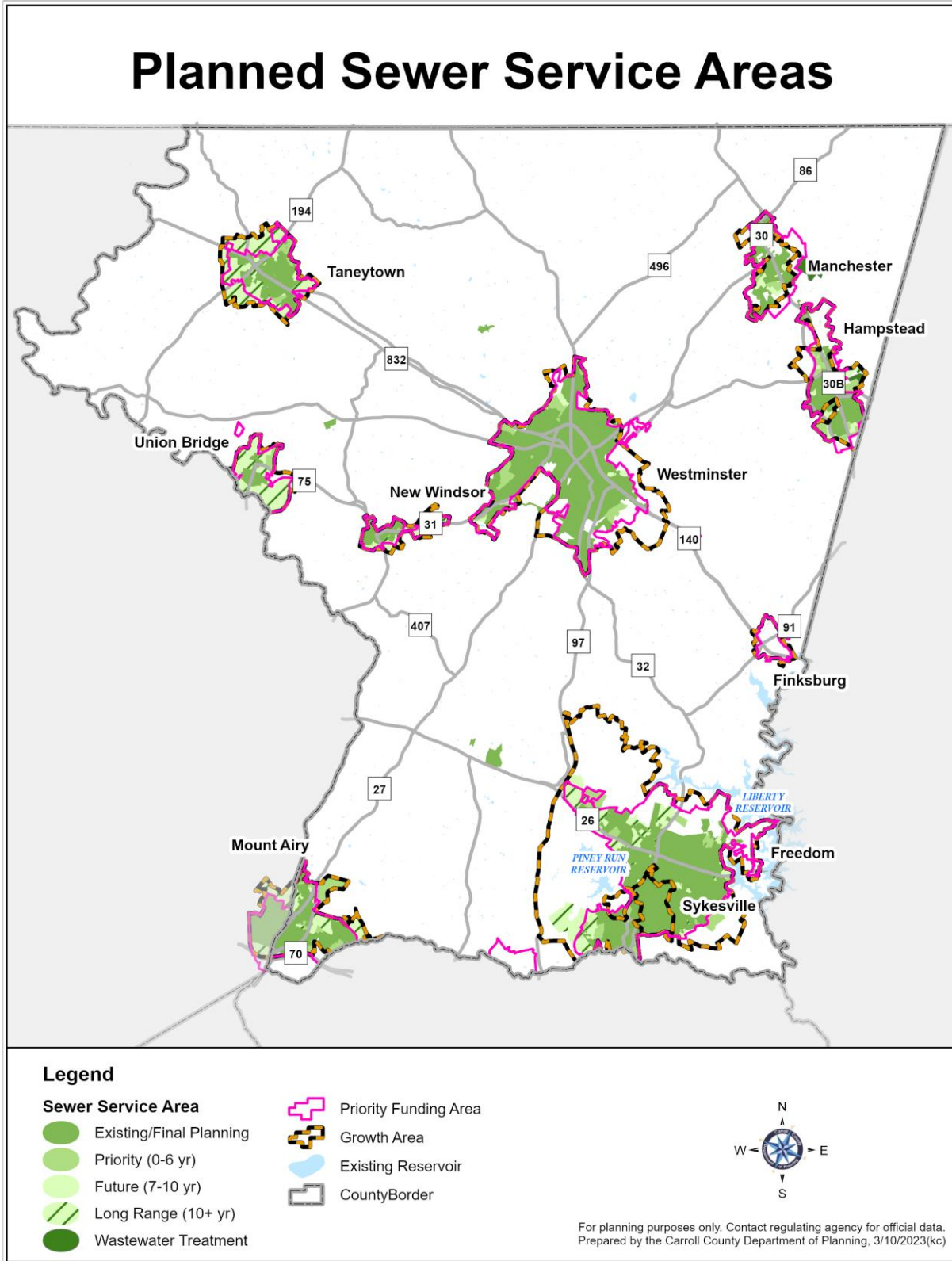
Amendments & Growth-Related Changes in Development Patterns

Map 8: 2022 Countywide Water Master Plan



Amendments & Growth-Related Changes in Development Patterns

Map 9: 2022 Countywide Sewer Master Plan



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 2022. Map 10 on Page 18 shows the location of these subdivisions and site plans. During 2022, 25 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 381.77 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 | | | | | | |
|--|---|----------|-------|--------|---------------------------|-------------------|
| 2022 | | | | | | |
| Location # (Map 10) | Name | New Lots | Units | Acres | Zoning | Election District |
| 1 | Gamber Overlook | 3 | 3 | 30.048 | Conservation | 4 |
| 2 | High View Estates, Resubdivision of Lot 2A | 1 | 1 | 9.638 | Agricultural/Conservation | 13 |
| 3 | Jeff's Domain | 1 | 2 | 6.261 | Agricultural | 3 |
| 4 | Lake Hills, Section 3 | 1 | 1 | 5.03 | Conservation | 5 |
| 5 | Mechalske Overlook | 1 | 0 | 10.121 | Agricultural | 9 |
| 6 | Nells Acres, Section 2 | 0 | 129 | 25.97 | R-40,000 | 5 |
| 7 | Schalk Ridge 2 | 1 | 1 | 20.026 | Agricultural | 6 |
| 8 | Smith Acres | 1 | 1 | 1.651 | Agricultural | 11 |
| 9 | Smithburger Property | 2 | 2 | 32.82 | Agricultural | 7, 11 |
| 10 | Sun Valley Section 3 | 7 | 7 | 12.39 | R-40,000 | 9 |
| 11 | Walnut Ridge 8 | 6 | 6 | 15.05 | R-20,000 | 7 |
| 12 | Walter's Acres | 3 | 4 | 30.683 | Conservation | 5 |
| 27 Lots/157 units/199.688 Acres | | | | | | |

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

Amendments & Growth-Related Changes in Development Patterns

Non-Residential

| Table 2 – County Non-residential Site Plans and Subdivisions 2022 | | | | | |
|--|--|-------------------------|--------|-----------------------------------|-------------------|
| Location # (Map 10) | Name | Type | Acres | Zoning | Election District |
| 13 | Austin City Limits, South Carroll Gateway Industrial Park, Lot 4 | Industrial | 3.49 | I-2 Industrial Heavy | 14 |
| 14 | Buttercup Road Property | Commercial | 11.483 | I-2 Industrial Heavy | 5 |
| 15 | Carroll County Farm Museum Pavilion | Public | 117.71 | Conservation | 7 |
| 16 | Carroll Station III | Commercial | 0.562 | C-2 - Commercial Medium Intensity | 5 |
| 17 | Central Maryland Service & Distribution Center, Lot 1, Amended | Commercial | 3.81 | I-1 Light Industrial | 14 |
| 18 | Dede World Business Center | Commercial | 5.447 | C-2 - Commercial Medium Intensity | 4 |
| 19 | Eldersburg Plaza, Resubdivision of Tract 1 | Commercial | 6.061 | C-2 - Commercial Medium Intensity | 5 |
| 20 | EMH Environmental | Commercial | 3.94 | C-2 - Commercial Medium Intensity | 14 |
| 21 | Fairhaven Main Entry & Commons Renovations | Commercial | 1.08 | R-10,000 Residential | 5 |
| 22 | Greater Baltimore Temple, 2 nd Amended | Religious establishment | 5.518 | R-40,000 Residential | 4 |
| 23 | Long Reach Farm, Lot 20 | Commercial/Residential | 6.58 | C-2 - Commercial Medium Intensity | 14 |
| 24 | Wakefield Solar Facility | Industrial | 8.69 | I-2 Industrial Heavy | 11 |
| 25 | Westminster Lawn Service | Commercial | 7.711 | Agricultural | 6 |
| 182.082 Acres | | | | | |

Source: Carroll County Bureau of Development Review; Carroll County Department of 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 2022. The locations of these subdivisions and site plans are also shown on Map 10. During 2022, a total of 17 substantive plans were approved in the Municipalities, covering approximately 36.1142 acres.

Residential

| Table 3 – Municipal Residential Site Plans and Subdivisions | | | | | | |
|---|---|------|-------|-------|-------------------|--------------|
| 2022 | | | | | | |
| Location # (Map 10) | Name | Lots | Units | Acres | Zone | Municipality |
| 26 | Frederick Street Commons | 1 | 0 | .5243 | Downtown Business | Taneytown |
| 27 | Lot Five, Section Two, Pine Knoll Development | 2 | 1 | 2.492 | R-10,000 | Westminster |
| 3 Lots/ 1 Unit / 3.0163 Acres | | | | | | |

Source: City of Westminster, City of Taneytown, Carroll County Bureau of Development Review

Non-Residential

| Table 4 – Municipal Non-residential Site Plans and Subdivisions | | | | | |
|---|--|----------------------------|-------|----------------------|--------------|
| 2022 | | | | | |
| Location # (Map 10) | Name | Type | Acres | Zoning | Municipality |
| 28 | Shiny Shell Carwash | Commercial Carwash | 1.15 | Community Commercial | Mount Airy |
| 29 | Twin Arch Business Park, Section 2, Lot 20 | Flex Industrial building | 1.70 | Industrial | Mount Airy |
| 30 | Twin Arch Industrial Subdivision, Ph#2, Lot 7 | Mini Storage | 2.33 | Industrial | Mount Airy |
| 31 | Twin Ridge Professional Park, Section 2, Lot 18A | Flex Industrial buildings | 3.42 | Industrial | Mount Airy |
| 32 | Amended Site Plan for Stone House restaurant- 7591 College Ave | ADA access ramp relocation | 3.157 | Business- Local | Sykesville |
| 33 | Sykesville Station Addition- 7618 Main St | Kitchen Addition | 0.09 | Business- Local | Sykesville |

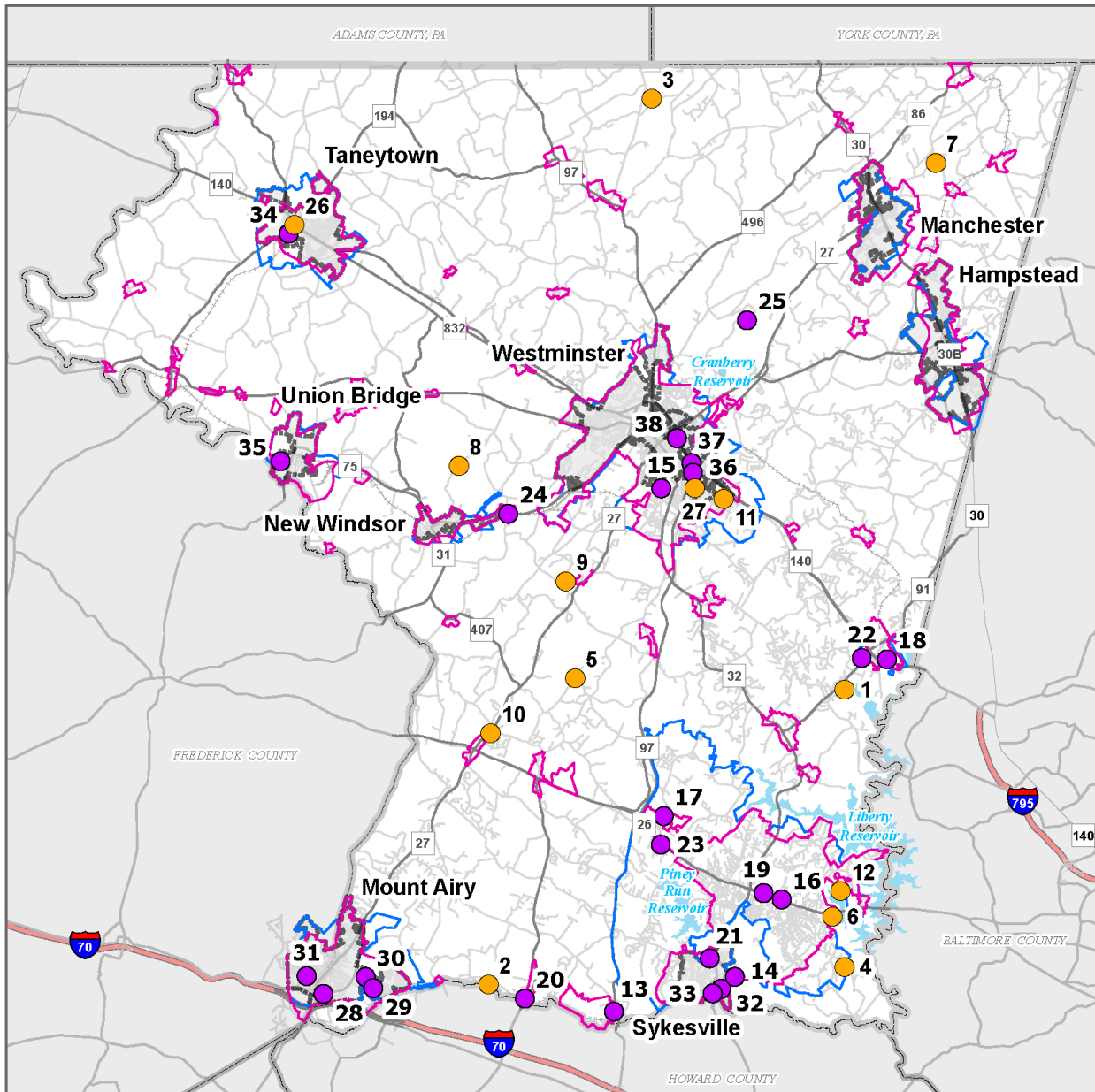
Amendments & Growth-Related Changes in Development Patterns

| | | | | | |
|----------------------|----------------------------------|--------------------------------------|--------|-----------------------|--------------|
| 34 | Duffy Box | New building for cardboard recycling | 6.5529 | Restricted Industrial | Taneytown |
| 35 | Locust Wetland | Mitigation Project | 2.0 | Conservation | Union Bridge |
| 36 | 404 Malcolm Drive Medical Center | Commercial | 3.87 | B-Business | Westminster |
| 37 | Valvoline Instant Oil Change | Commercial | 0.49 | B-Business | Westminster |
| 38 | Westminster Station Phase 2 | Commercial | 8.3380 | B-Business | Westminster |
| 33.0979 Acres | | | | | |

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

Amendments & Growth-Related Changes in Development Patterns

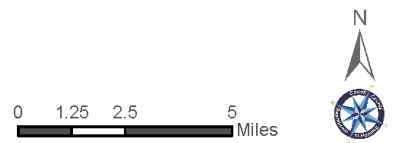
Map 10: Subdivisions and Site Plans Approved



2022 Approved Municipal & County Development

Legend

- Residential Subdivision/Site Plan
- Non-Residential Subdivision/Site Plan
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border



Amendments & Growth-Related Changes in Development Patterns

Zoning Map Amendments

During 2022, there were 5 annexations and 4 rezonings. The 5 annexations included one in Hampstead, one in Taneytown, one in Union Bridge, and two in Westminster, and the 4 rezonings included two for a split zone rezoning of a single property in the Freedom area, two properties as part of Carroll County’s By-request Comprehensive Rezoning and ordained by County **Ordinance No. 2022-02**, and one was a rezoning of two parcels in Hampstead. Descriptions of the annexations are explained in Table 5, and rezoning descriptions are listed in Table 6 (p.19). Both are displayed in Map 11 on page 21.

Annexations

| Table 5 – Annexations 2022 | | | | | |
|-------------------------------|--------------------------|---------|-----------------------------|--|--------------------|
| County Res. No. | Name | Acreage | Jurisdiction & Annexation # | Zoning From County/To Municipal | Effective Date |
| 1169-2022 | Michaels Property | 28.82 | Hampstead #44 | R-20,000 / R-10,000 | December 1, 2022 |
| 1157-2022 | Sewell Property | 126.708 | Taneytown #48 | Agriculture / R-10,000 | September 15, 2022 |
| 1138-2022 | Citizens UB Solar, LLC | 69.340 | Union Bridge | I-1, I-2, Conservation / “I-R” Restricted Industrial, Conservation | January 22, 2021 |
| 1164-2022 | 404 Malcolm Dr. | 3.81 | Westminster #73 | C-2 / “B” Business | October 27, 2022 |
| 1163-2022 | States Attorney’s Office | .21 | Westminster #74 | C-2 / “B” Business | October 27, 2022 |

Source: Carroll County Department of Planning, Town of Hampstead, City of Taneytown, Town of Union Bridge, City of Westminster

Amendments & Growth-Related Changes in Development Patterns

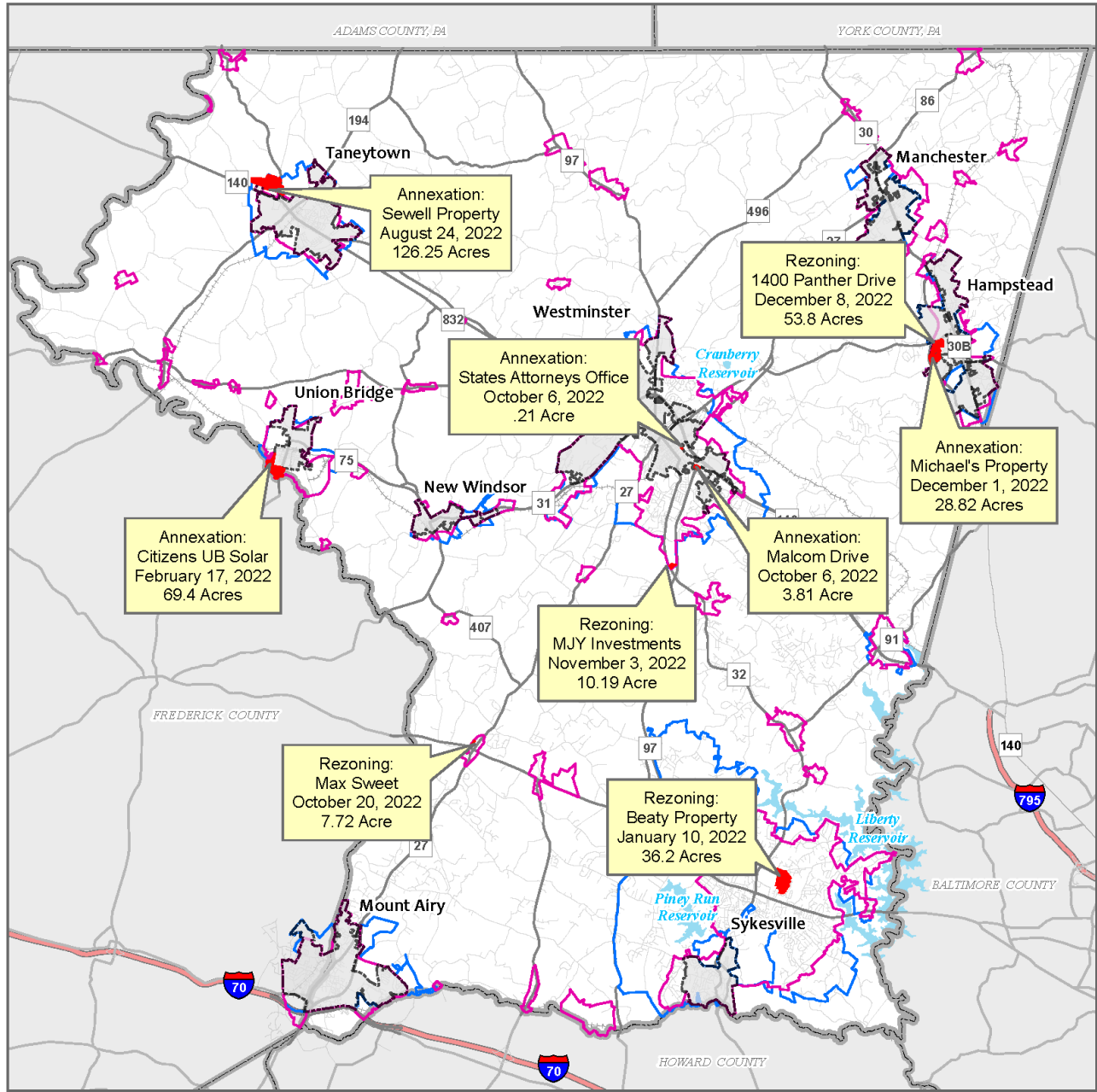
Rezoning

| Table 6 – Rezoning 2022 | | | | | |
|---|-----------------------|---|---------|------------------|----------------|
| Rezoning Case No. | Name | District Change | Acres | Effective Date | Plan Reference |
| C2-05-2020-0028 & R20-05-2020-0042 | Beaty | 99 acres of Light Industrial (I-1) and Conservation (C) to 7.4 ac. Residence (R-40,000), and 58.8 ac. Residence, Suburban (R-20,000); 32.8 ac. Light Industrial (I-1) remained unchanged, | 66.2 | January 10, 2022 | Freedom |
| #226 | Max Sweet Property | Agriculture (A) to Commercial Medium (C-2) | 7.161 | October 20, 2022 | Carroll County |
| #227 | MJY Investments, LLC. | Agriculture (A) to Commercial Medium (C-2) | 10.1926 | November 3, 2022 | Carroll County |
| 2022-01 | 1400 Panther Drive | 53.87 acres Public Conservation to 45.6 acres Historic and 8.2 acres General Business | 53.87 | February 8, 2022 | Hampstead |

Source: Carroll County Department of Planning

Amendments & Growth-Related Changes in Development Patterns

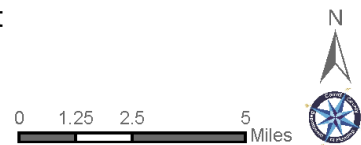
Map 11: Annexations & Rezoning



2022 Annexations and Rezoning

Legend

-  Annexation / Rezoning
-  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. 2022-03: Adopted amendments to numerous Sections of Chapter 158, the Zoning Code, regarding the Residential Districts, as follows: The addition, modification, and deletion of certain definitions; The revision of the Purposes of the R-40,000, R-20,000, R-10,000 and R-7,500 Districts; The modification of Principal Uses, Accessory Uses, Regulations, and Bulk Requirements in the above residential districts; The revision of the process for administrative adjustments for the Zoning Administrator.

Ordinance No. 2022-04: Adopted amendments to numerous Sections of Chapter 155, the Subdivision Regulations, regarding the Residential Districts, as follows: The modification of one definition; The elimination of the calculation of density in a cluster subdivision based on a conventional plan; The addition of minimum lot sizes in a cluster subdivision.

Ordinance No. 2022-17: Adopted amendments to Sections 158.079, 158.084, 158.156, and 158.159 of the Zoning Code as follows: I-1 Business/Industrial Park- added a definition, added the allowance of self-storage facilities, modification to the parking requirements to self-storage, and modification to signage requirements; I-1 and C-3 Business Park and Business/Industrial Park – modified bulk requirements; I-1 Industrial Park – modified retail size, allowable uses, Industrial Park subdivision, and parking regulations; C-3 Business Park – modified Business Park subdivision and parking regulations

Ordinance No. 2022-18: Adopted amendments to Sections 158.081 and 158.153 for the allowance of ground-mounted solar in the Employment Campus District (EC) as a conditional use on a solar field of no more than 25 acres in size or not to exceed 50% of the total gross acreage or whatever is lesser.

Ordinance No. 2022-19: Adopted comprehensive amendments to the entirety of Chapter 155 as follows: Retired the Development Review Manual and absorb applicable sections of the Manual into the Code and website; Reconfigured Chapter 155 to streamline layout; Revised text throughout for clarity and predictability; Differentiated subdivision requirements and process from site plan requirements and Process; Added key items to the Definitions section; Moved parking requirements to Chapter 158; Amended portions of the Administrative Modifications section.

Ordinance No. 2022-20: Adopted amendments to numerous Sections of Chapter 158, the Zoning Code, regarding the Agricultural and Conservation Districts as follows: The addition, modification, and

Amendments & Growth-Related Changes in Development Patterns

deletion of certain definitions; Modifications to general regulations; Amendments to Purpose and Intent of the districts; Changes to the regulations regarding principal and accessory uses; Modifications to the bulk requirements; And other various changes to the Code pertaining to the Agricultural and Conservation zoning districts.

Ordinance No. 2022-21: Adopted amendments to Sections 155.005, 155.095, and 155.033 of the Subdivision Regulations regarding the Agricultural and Conservation Districts, as follows: Amended Definition modification of Attached Accessory Dwelling; Revised the Cluster Subdivision Requirements; Restricted development on Agricultural Remaining Portions.

Municipality:

Hampstead

Ordinance No. 544: Adopted 11/08/2022; Changes to the Historic District Zoning text in the Town Code

Mount Airy

Ordinance No. 2022-2: Adopted 03/07/2022; Proposed changes to the development fees

Ordinance No. 2022-3: Adopted 03/07/2022; Proposed changes to the Public Safety Benefit Charge

Ordinance No. 2022-10: Adopted 05/02/2022; Proposed changes to the Chapter 47 Building Construction

Ordinance No. 2022-12: Adopted 12/07/2022; Proposed changes to the FSD (Forest Stand Delineation)

New Windsor

Ordinance No. 09-19-22: Adopted 09/19/2022; In “Signs” Chapter – to clarify the definition of “banner”.

Sykesville

Ordinance No. 2022-06: Adopted 12/12/2022; An update to Zoning code regarding signage within Town limits.

Taneytown

Ordinance No. 10-2022: Adopted 12/12/2022; (g) allows other similar businesses and (3) Residential

Ordinance No. 2022-11: Adopted 12/12/2022; Yard exceptions for corner lots. Allows for fencing and sheds meeting certain criteria in equivalent front yards.

Union Bridge

Ordinance No. 318: Adopted 03/28/2022; To provide for additional regulations in the BL-Local Business District

Amendments & Growth-Related Changes in Development Patterns

Ordinance No. 317: Adopted 06/27/2022; To provide regulations, criteria, and procedures for any new solar energy conversion facilities

Westminster

Ordinance No. 942: Adopted 08/22/2022; Add microbreweries and pub breweries in certain zones 164-155.6

Amendments & Growth-Related Changes in Development Patterns

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2022.

Schools

New Schools or Additions to Schools

The 89,690 square foot Carroll County Career & Technology Center was constructed and opened in 2022.

Carroll County Career & Technology Center



Amendments & Growth-Related Changes in Development Patterns

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 7 describes additions that occurred to the County’s roadway network in 2022. The changes were primarily system maintenance and local in nature.

**Table 7: New Roadway Construction
2022**

| County Road Name | From | To | Type of Change |
|---------------------------|---|----|-----------------------------|
| Baughman Mill Road | Carroll Warehime Rd to Pavement at RR Tracks | | Gravel to Paving |
| Kern Road | Shalk Rd #1 to Crossroads Schoolhouse Rd | | Gravel to Paving |
| York Road #1 and Triangle | Baughman Mill Rd to 470’ from Alesia Lineboro Rd | | Gravel to Paving |
| Schalk Road 2 | 360’ from Schalk Rd #1 to 100’ from Alesia Rd | | Gravel to Paving |
| Boog Road | Cape Horn Rd 100’ S. Ent. to Cape Horn Rd 130’ N Ent. | | Gravel to Paving |
| Turkeyfoot Road Segment 1 | Md 97 to Cherrytown Rd Apron | | Gravel to Paving |
| Turkeyfoot Road Segment 2 | Cherrytown Rd Apron to Silver Run Rd | | Gravel to Paving |
| Turkeyfoot Road Segment 3 | Silver Run Rd to Humbert Schoolhouse Rd | | Gravel to Paving |
| Kowomu Trail | W. Saw Mill Rd to 200’ before Rinehart Rd | | Gravel to Paving |
| Basehores Mill Road | Bear Run Rd to Mayberry Rd | | Gravel to Paving |
| Hughes Shop Road | 200’ from Pleasant Valley Rd to Stone Rd | | Gravel to Paving |
| Indian Valley Trail | Pleasant Valley Rd to Pinch Valley Rd | | Gravel to Paving |
| Pinch Valley Road | Woods Rd to Pleasant Valley Rd | | Gravel to Paving |
| Baughner Road | 0.63 mi from MD 140 to Hughes Shop Rd | | Gravel to Paving |
| John Shirk Road | Otterdale Mill Rd to Stover Rd | | Gravel to Paving |
| Stover Road | 187’ from Hapes Mill Rd to 130’ from Crouse Mill Rd | | Gravel to Paving |
| Naylors Mill Road | Middleburg Rd to Six Bridges Rd | | Gravel to Paving |
| Stem Road | 0.13 mi from Hoff Rd to 100’ from South Pipe Creek Rd | | Gravel to Paving |
| Ladiesburg Road | 0.20 mi from Quaker Mill Rd to Shepherds Mill Rd | | Gravel to Paving |
| Bethel Road | Gillis Rd to Woodbine Rd | | Gravel to Paving |
| Carzil Drive | 550’ from Ridgemont Dr to Cul-de-Sac | | Road Extension |
| Municipal Road Name | From | To | Type of Change |
| Hampstead | | | |
| Shanelle Court | Main Street to Cul De Sac | | Newly constructed Town road |

Amendments & Growth-Related Changes in Development Patterns

| Municipal Road Name | From | To | Type of Change |
|----------------------|--|----|----------------|
| Westminster | | | |
| North Chandler Drive | Cool Water Way to Dead end | | New Road |
| Blue Moon Lane | North Chandler Drive to 719 Blue Moon Lane | | New Road |
| Cool Water Way | North Chandler Drive to Blue Moon Lane | | New Road |
| Stonegate Road | North Chandler Drive to Blue Moon Lane | | New Road |
| North Chandler Drive | Scarlet Sky Drive to Friendship Road | | New Road |
| Friendship Road | North Chandler Drive to Stonegate Road | | New Road |
| Scarlet Sky Drive | North Chandler Drive to Redwood Drive | | New Road |
| Redwood Dr | Scarlet Sky Drive to Dead end | | New Road |
| Starry Night Drive | Redwood Drive to 705 Starry Night Drive | | New Road |

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

APFO Restrictions

Developments that were modified due to APFO Restrictions

There were no developments that were modified due to APFO restrictions in 2022.

Parks

New Parks/Park Changes

County:

Carroll County added no new parks in 2022. County efforts were focused on improvements to existing parks.

Municipality:

Hampstead

There was an installation of a new larger band shell, along with new benches and retaining wall at **War Memorial Park** on Main Street. Also installed new ADA compliant concrete pad and walkway, refurbished the Santa Shed, and upgraded the electric in the park.

There was an installation of new climbing wall and log roller and repaving of walking trail at **Chief Sites Park** on Lower Beckleysville Road.

New Windsor

Fountain Park is a new facility located at the corner of Main and High Streets.

Amendments & Growth-Related Changes in Development Patterns

Taneytown

Bollinger Park at 3920 Fringer Road was conditional approval on June 22, 2022, for a Nature Park and pollinator garden with walking trails.

There was an installation of fencing for a large and small dog park at **Roberts Mill Park** at 4501 Stumptown Road.

Westminster

Lines were added to the tennis courts at **King Park** on Chase Street to create pickleball courts.

Lines were added to the tennis courts at **Westminster City Park** on Longwell Avenue to create more pickleball courts.

Indoor pickleball courts were add to the gymnasium at **Westminster Family Fitness Center** on Longwell Avenue.

There was an expansion and renovation to the main pool at the **Westminster Municipal Pool** on Royer Road, and the community room was remodeled.

War Memorial Park



Chief Sites Park

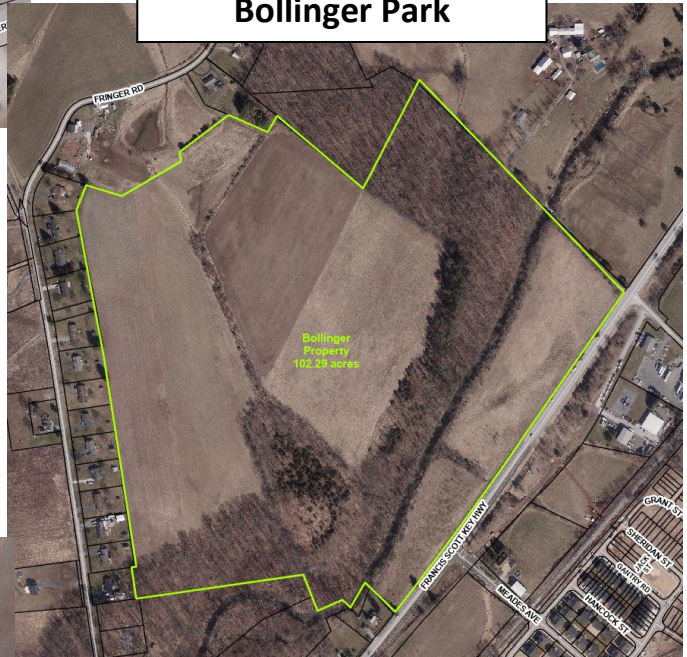


Amendments & Growth-Related Changes in Development Patterns

Fountain Park



Bollinger Park



Roberts Mill Park



Amendments & Growth-Related Changes in Development Patterns

King Park



Westminster City Park



Westminster Municipal Pool



Westminster Family Fitness Center



Amendments & Growth-Related Changes in Development Patterns

Consistency of Development Changes

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

During **2022**, 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 &

Indicators

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

The legislation was based upon the contention that the State’s 12 planning visions will not be realized unless local jurisdictions begin to set goals for incremental progress toward achieving them. The legislation established a statewide land use goal **“to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.”** Local jurisdictions are now required to develop a percentage goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

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 on a monthly basis by adding U&O data to the most recently available Census data. These estimates are generated for election districts, MGAs / DGAs, and Municipalities.

Residential Dwelling Units by Priority Funding Area (PFA)

To measure the amount and share of residential development that occurred inside and outside of PFAs, the number of new dwelling units added (i.e., Use & Occupancy Certificates issued) in 2022 was identified and compared to the number of dwelling units that existed as of December 31, 2021. Table 8 shows the dwelling units added within each PFA in 2022, as well as the cumulative total at the end of 2022. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 14 on Page 42 illustrates the location of new residential growth relative to PFA boundaries, showing a trend of more units in the PFA.

**Table 8 – Residential Dwelling Units by PFA
2022**

| Priority Funding Area | PFA Totals as of 12/31/21 | 2022 Units Only | PFA Totals as of 12/31/22 | % of PFA Totals |
|-------------------------------|---------------------------|-----------------|---------------------------|-----------------|
| Finksburg | 140 | 0 | 140 | 0.4% |
| Freedom (Sykesville Excluded) | 8,846 | 7 | 8,853 | 23.6% |
| Sykesville | 1,663 | 61 | 1,724 | 4.6% |
| Hampstead | 3,022 | 3 | 3,025 | 8.1% |
| Manchester | 2,121 | 5 | 2,126 | 5.7% |
| Mount Airy | 3,535 | 24 | 3,559 | 9.5% |
| New Windsor | 759 | 65 | 824 | 2.2% |
| Taneytown | 3,080 | 156 | 3,236 | 8.6% |
| Union Bridge | 495 | 0 | 495 | 1.3% |
| Westminster | 11,278 | 77 | 11,355 | 30.3% |
| Rural Villages | 2,093 | 4 | 2,097 | 5.6% |
| Total | 37,032 | 402 | 37,434 | 100% |

| 5-Year Trend | |
|--------------|------------------------|
| Year | New Units % Inside PFA |
| 2018 | 54.3 |
| 2019 | 66.2 |
| 2020 | 66.4 |
| 2021 | 77.3 |
| 2022 | 76.9 |

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

**Table 9 – Dwelling Units Inside vs. Outside PFAs
2022**

| Area | County Total as of 12/31/21 | % of County Total in 2021 | 2022 Units Only | % of 2022 Units | County Total as of 12/31/22 | % of County Total in 2022 |
|--------------------|-----------------------------|---------------------------|-----------------|-----------------|-----------------------------|---------------------------|
| Total Inside PFAs | 37,032 | 55.6% | 402 | 76.9% | 37,434 | 55.7% |
| Total Outside PFAs | 29,601 | 44.4% | 121 | 23.1% | 29,722 | 44.3% |
| Total | 66,633 | 100% | 523 | 100% | 67,156 | 100.0% |

Source: Carroll County Department of 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 2022, as well as the cumulative total at the end of 2022. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the MGA/DGA. Map 14 on Page 42 illustrates the location of new residential growth relative to MGA/DGA boundaries.

**Table 10– Residential Dwelling Units
by MGA/DGA
2022**

| MGA/DGA | DGA Totals as of 12/31/21 | 2022 Units Only | DGA Totals as of 12/31/22 | % of DGA Totals |
|--|---------------------------------|--------------------|---------------------------------|-----------------------|
| Finksburg | 139 | 0 | 139 | 0.4% |
| Freedom (<i>Sykesville Excluded</i>) | 11,322 | 16 | 11338 | 29.9% |
| Sykesville | 1,685 | 61 | 1746 | 4.6% |
| Hampstead | 2,890 | 3 | 2893 | 7.6% |
| Manchester | 1,946 | 5 | 1951 | 5.1% |
| Mount Airy | 3,538 | 24 | 3562 | 9.4% |
| New Windsor | 806 | 65 | 871 | 2.3% |
| Taneytown | 3,153 | 156 | 3309 | 8.7% |
| Union Bridge | 511 | 0 | 511 | 1.3% |
| Westminster | 11,544 | 77 | 11621 | 30.6% |
| Total | 37,534 | 407 | 37,941 | 100% |

| 5-Year Trend | |
|--------------|------------------------------|
| Year | New Units % Inside DGA |
| 2018 | 56.0 |
| 2019 | 69.0 |
| 2020 | 65.3 |
| 2021 | 78.5 |
| 2022 | 77.8 |

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

**Table 11 – Dwelling Units
Inside vs. Outside MGA/DGA
2022**

| Area | County Total as of 12/31/21 | % of County Total in 2021 | 2022 Units Only | % of 2022 Units | County Total as of 12/31/22 | % of County Total in 2022 |
|--------------------------------------|--------------------------------|------------------------------|--------------------|--------------------|--------------------------------|------------------------------|
| Total Inside MGAs / DGAs | 37,534 | 56.4% | 407 | 77.8% | 37,941 | 56.5% |
| Total Outside MGAs / DGAs | 29,041 | 43.6% | 116 | 22.2% | 29,157 | 43.5% |
| Total | 66,575 | 100% | 523 | 100% | 67,098 | 100 |

Source: Carroll County Department of 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 2022 were used to identify where new non-residential development occurred in 2022. 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 14 on Page 42 indicates the location of the new non-residential units added in 2022.

| Table 12– Non-Residential Units by PFA & MGA/DGA 2022 | | | | |
|---|------------|--------------------|------------|--------------------|
| Priority Funding Area | PFA | | MGA / DGA | |
| | 2022 Units | % of PFA Totals | 2022 Units | % of MGA Totals |
| Finksburg | 4 | 10.5% | 5 | 13.9% |
| Freedom (<i>Sykesville Excluded</i>) | 5 | 13.2% | 7 | 19.4% |
| Sykesville (Town) | 1 | 2.6% | 1 | 2.8% |
| Hampstead | 3 | 7.9% | 3 | 8.3% |
| Manchester | 2 | 5.3% | 1 | 2.8% |
| Mount Airy | 5 | 13.2% | 4 | 11.1% |
| New Windsor | 0 | 0.0% | 0 | 0.0% |
| Taneytown | 3 | 7.9% | 3 | 8.3% |
| Union Bridge | 4 | 10.5% | 4 | 11.1% |
| Westminster | 8 | 21.1% | 8 | 22.2% |
| Rural Villages | 3 | 7.9% | N/A | N/A |
| Total | 38 | 100% | 36 | 100% |

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

| Table 13 – Non-Residential Units Inside vs. Outside PFA & MGA/DGA 2022 | | | | |
|--|------------|--------------------|------------|--------------------|
| Area | PFA | | MGA / DGA | |
| | 2022 Units | % of 2022 Units | 2022 Units | % of 2022 Units |
| Total Inside | 38 | 69.1% | 36 | 65.5% |
| Total Outside | 17 | 30.9% | 19 | 34.5% |
| Total | 55 | 100% | 55 | 100% |

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

The number of residential lots recorded in 2022 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 12 on page 37.

| Table 14 – Number of Residential Recorded Lots by PFA & MGA/DGA 2022 | | |
|--|------------------------|-----------------------|
| Area | Total New Lots Created | Total % In / % Out |
| Inside PFA | 31 | 66.0% |
| Outside PFA | 16 | 34.0% |
| Total | 47 | 100% |
| Inside MGA/DGA | 31 | 66.0% |
| Outside MGA/DGA | 16 | 34.0% |
| Total | 47 | 100% |

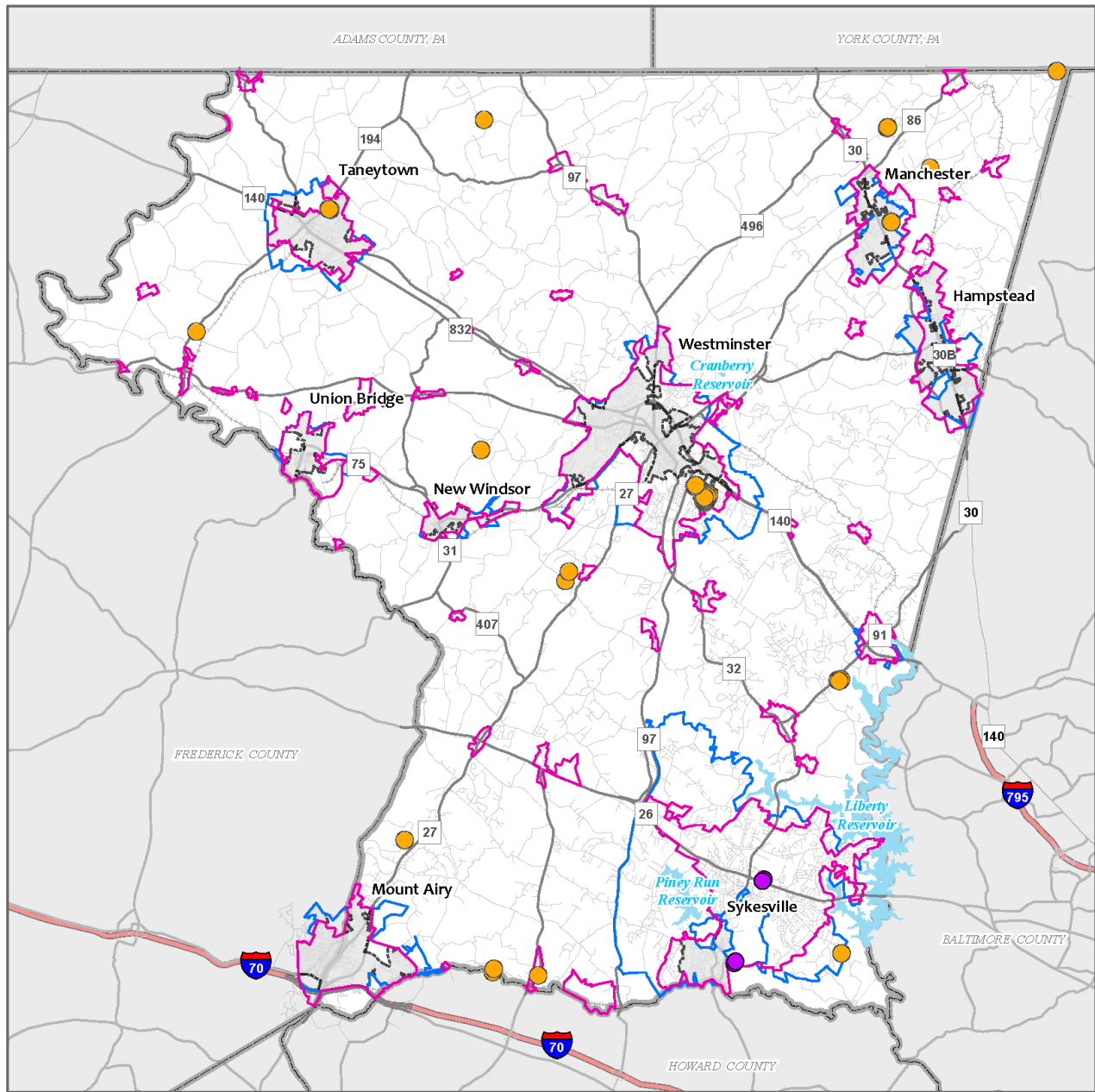
Source: Carroll County Bureau of Development Review; Carroll County Department of Planning

| Table 15 – Number of Non-residential Recorded Lots by PFA & MGA/DGA 2022 | | |
|--|------------------------|-----------------------|
| Area | Total New Lots Created | Total % In / % Out |
| Inside PFA | 4 | 100.0% |
| Outside PFA | 0 | 0.0% |
| Total | 4 | 100% |
| Inside MGA/DGA | 4 | 100.0% |
| Outside MGA/DGA | 0 | 0.0% |
| Total | 4 | 100% |

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

Measures and Indicators

Map 12: Recorded Lots



2022 Recorded Lots

Legend

- Recorded Residential Lot
- Recorded Non-Residential Lot
- ▭ Municipal Growth Area/ Designated Growth Area
- ▭ Priority Funding Area
- ▭ Corporate Limit
- County Border



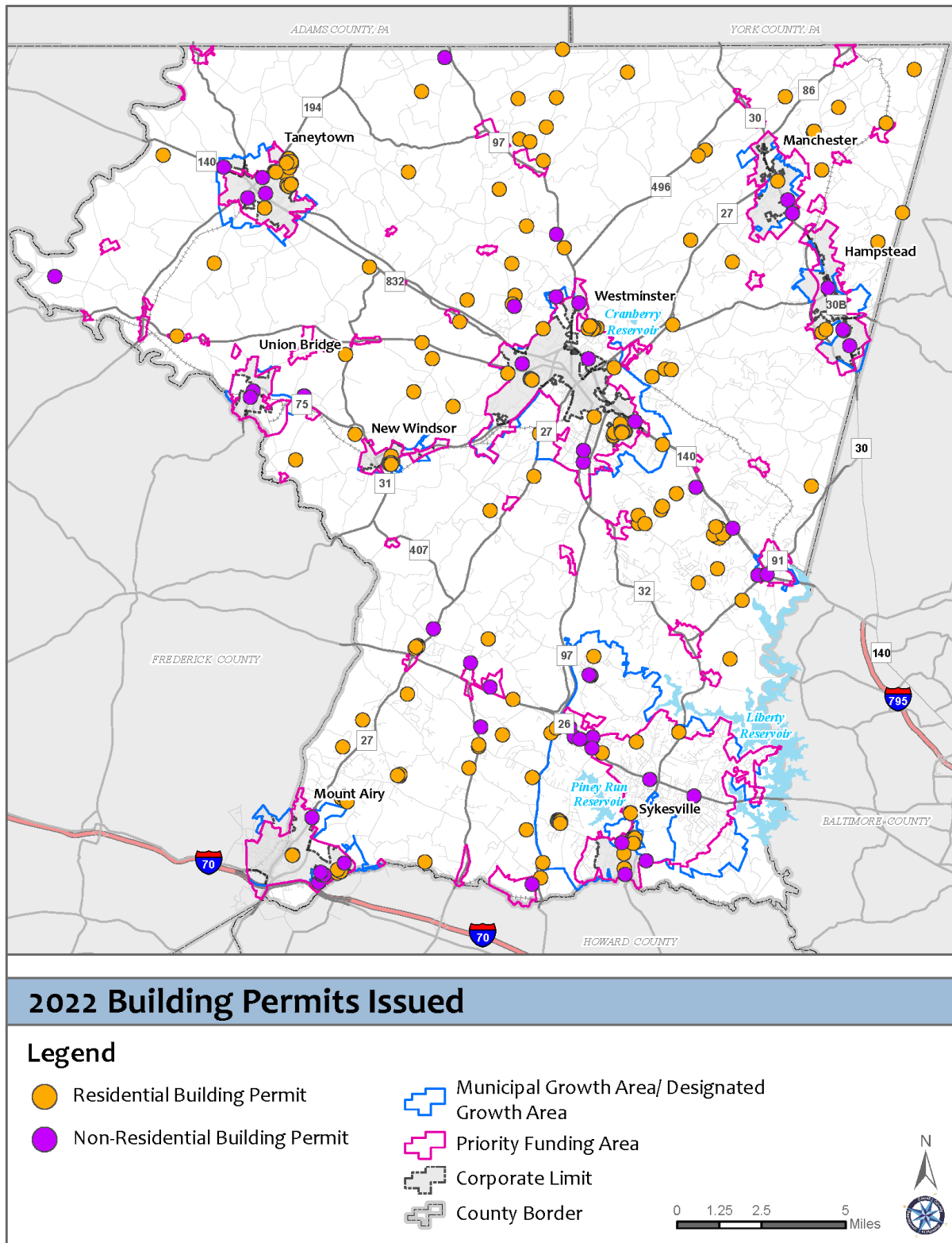
The total number of building permits issued for new construction in 2022 was 418, as shown in Table 16. This includes permits issued within the Municipalities. Map 13 on page 39 shows the locations of the building permits issued in this table in relationship to PFAs and MGA/DGAs.

| Table 16: - Building Permits Issued by PFA & MGA/DGA 2022 | | |
|---|------------|-------------|
| Area | Totals | % In/% Out |
| Residential Inside PFA | 248 | 59.3% |
| Residential Outside PFA | 114 | 27.3% |
| Non-Residential Inside PFA | 40 | 9.6% |
| Non-Residential Outside PFA | 16 | 3.8% |
| Total | 418 | 100% |
| Residential Inside MGA/DGA | 254 | 60.8% |
| Residential Outside MGA/DGA | 108 | 25.8% |
| Non-Residential Inside MGA/DGA | 41 | 9.8% |
| Non-Residential Outside MGA/DGA | 15 | 3.6% |
| Total | 418 | 100% |

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

Measures and Indicators

Map 13: Building Permits Issued



Measures and Indicators

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 2022. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial, and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

**Table 17 – Carroll County New U&Os
2022**

| Election District / Municipality | Apartment | Residential | Residential Improvement | Commercial & Industrial | Commercial & Industrial Improvement | Farm |
|----------------------------------|-----------|-------------|-------------------------|-------------------------|-------------------------------------|-----------|
| ED 1 | 0 | 0 | 25 | 6 | 3 | 1 |
| Taneytown | 0 | 156 | 83 | 1 | 11 | 0 |
| ED 2 | 0 | 6 | 49 | 0 | 1 | 4 |
| ED 3 | 0 | 11 | 55 | 0 | 2 | 0 |
| ED 4 | 0 | 19 | 181 | 6 | 7 | 1 |
| ED 5 | 0 | 7 | 242 | 2 | 33 | 0 |
| Sykesville | 0 | 61 | 83 | 1 | 5 | 0 |
| ED 6 | 1 | 17 | 99 | 2 | 10 | 1 |
| Manchester | 0 | 5 | 39 | 1 | 4 | 0 |
| ED 7 | 0 | 27 | 184 | 1 | 29 | 2 |
| Westminster | 35 | 40 | 128 | 4 | 49 | 0 |
| ED 8 | 0 | 2 | 95 | 0 | 5 | 0 |
| Hampstead | 2 | 1 | 45 | 2 | 9 | 0 |
| ED 9 | 0 | 14 | 103 | 1 | 1 | 1 |
| ED 10 | 0 | 5 | 11 | 2 | 1 | 2 |
| ED 11 | 0 | 2 | 21 | 0 | 0 | 3 |
| New Windsor | 0 | 65 | 25 | 0 | 3 | 1 |
| ED 12 | 0 | 0 | 2 | 2 | 0 | 0 |
| Union Bridge | 0 | 0 | 6 | 1 | 5 | 0 |
| ED 13 | 0 | 3 | 57 | 1 | 0 | 0 |
| Mount Airy* | 0 | 22 | 56 | 1 | 18 | 0 |
| ED 14 | 2 | 18 | 150 | 4 | 16 | 1 |
| Total | 40 | 483 | 1762 | 38 | 216 | 17 |

Source: Carroll County Department of Technology Services

*Includes Carroll County and Frederick County

Measures and Indicators

New U&O Certificates by PFA & DGA

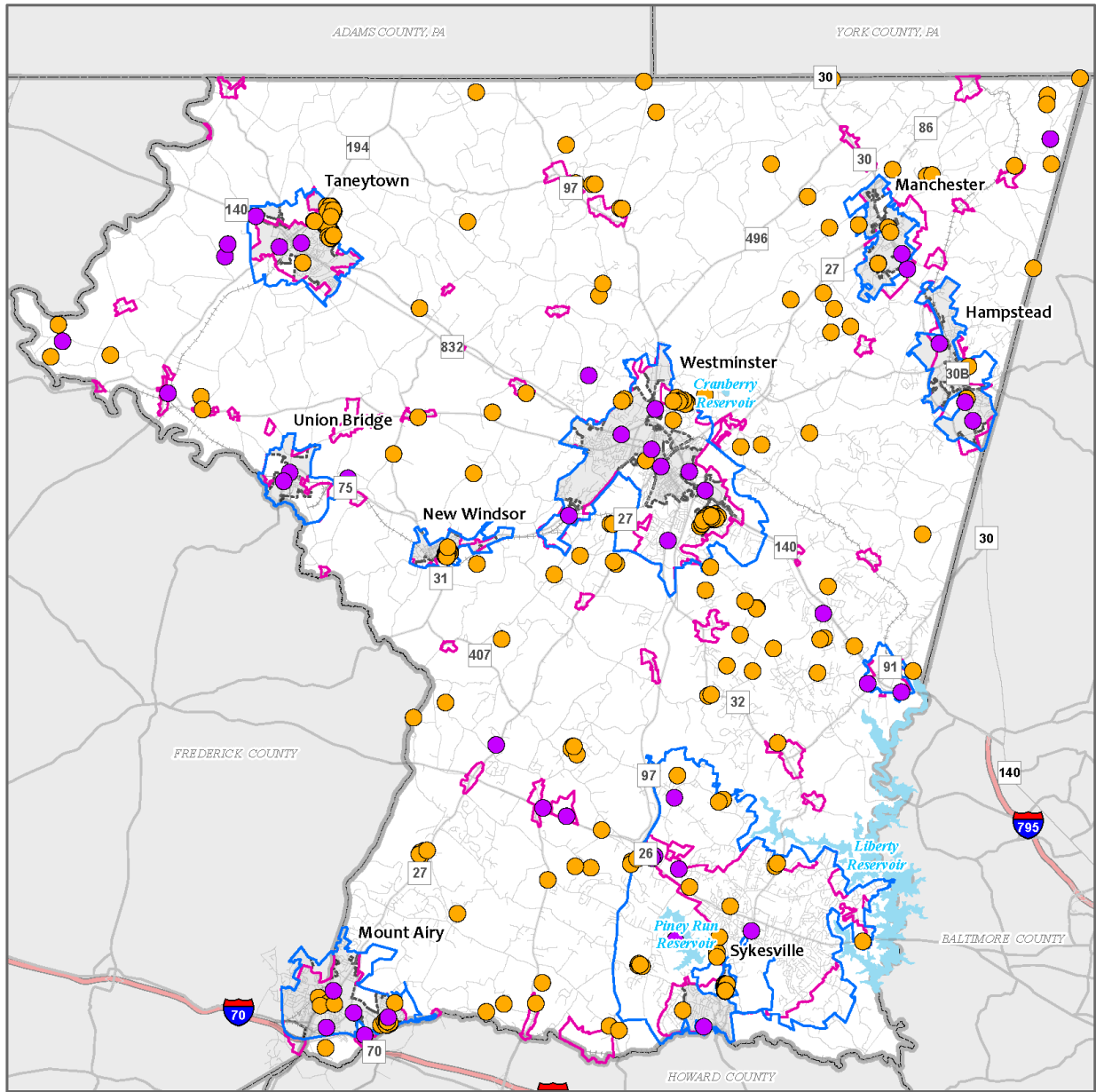
The total number of residential and non-residential U&Os issued within PFAs and MGA/DGAs for new construction in 2022 was 578. This includes U&Os issued within the Municipalities. Table 18 presents the total residential and non-residential U&Os issued and provides the percentage of each that occurred 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 14 on Page 42.

| Table 18 – New Use & Occupancy Certificates Issued by PFA & MGA/DGA 2022 | | |
|---|---------------|-----------------------------|
| Area | Totals | Total %In / %Out |
| Residential Inside PFA | 402 | 69.55% |
| Residential Outside PFA | 121 | 20.93% |
| Non-Residential Inside PFA | 38 | 6.57% |
| Non-Residential Outside PFA | 17 | 2.94% |
| Total | 578 | 100% |
| Residential Inside MGA / DGA | 407 | 70.42% |
| Residential Outside MGA / DGA | 116 | 20.07% |
| Non-Residential Inside MGA / DGA | 36 | 6.23% |
| Non-Residential Outside MGA / DGA | 19 | 3.29% |
| Total | 578 | 100% |

Source: Carroll County Department of Technology Services

Measures and Indicators

Map 14: New U&O's Issued



2022 New Development - U & Os Issued

Legend

- Residential U&O
- Non-Residential U&O
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border

0 1 2 4 Miles

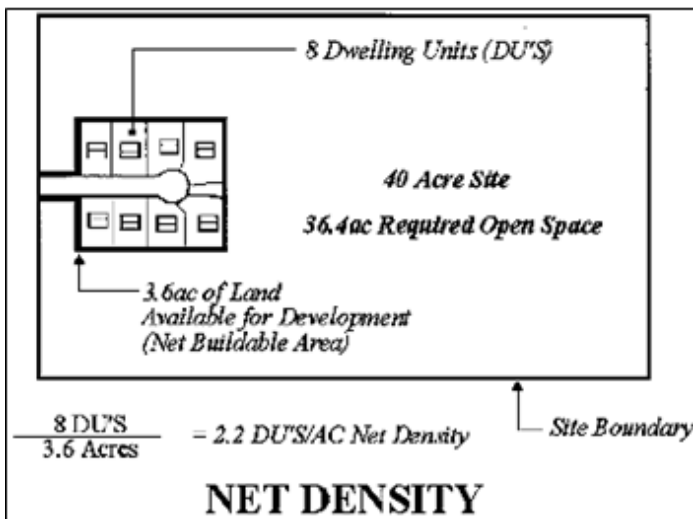
Net Residential Density & Floor Area Ratio (FAR)

Net Density of residential development (dwelling units/acre) was calculated based on the average number of dwellings per net lot acre for the new lots created on residential parcels. The net lot acreage is based on the buildable portion of the lot (minus open space, stormwater management, roads, etc.) Non-residential density was determined using the Floor Area Ratio (FAR) of non-residential parcels approved in 2022. Floor area ratios were derived from comparing the square footage of building space with the square footage of the lot (i.e. building square footage divided by square footage of lot). Table 19 provides the number of dwelling units/acre and the FAR inside and outside PFAs, as well as inside and outside MGA/DGAs. Resubdivisions of parcels or lots and redevelopment sites that are not substantive in nature are not included in the net density numbers, only new construction. Figures 1 and 2 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 | Non-Residential Floor Area Ratio (FAR) |
|-----------------|--|--|
| Inside PFA | 3.749 | 0.166 |
| Outside PFA | 0.541 | 0.066 |
| Inside MGA/DGA | 3.168 | 0.155 |
| Outside MGA/DGA | 0.524 | 0.150 |

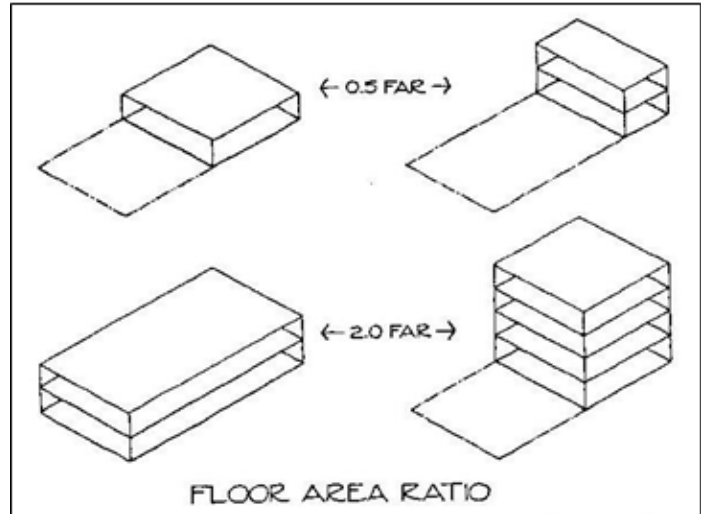
Source: Town of Mount Airy, Town of Sykesville, City of Taneytown, Town of Union Bridge, City of Westminster, Carroll County Bureau of Development Review, Carroll County Department of Planning

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

Measures and Indicators

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.

Potential residential development (lots) is based on current zoning only for the 2022 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.

| Area | PFA | | MGA / DGA | |
|-------------------------------|-------------------------------|----------------|-------------------------------|----------------|
| | Potential Lots as of 12/31/22 | % of PFA Total | Potential Lots as of 12/31/22 | % of PFA Total |
| Finksburg | 21 | 0.3% | 34 | 0.4% |
| Freedom (Sykesville Excluded) | 1,859 | 25.2% | 2726 | 32.8% |
| Sykesville | 124 | 1.7% | 185 | 2.2% |
| Hampstead | 722 | 9.8% | 740 | 8.9% |
| Manchester | 592 | 8.0% | 535 | 6.4% |
| Mount Airy (CC only) | 361 | 4.9% | 356 | 4.3% |
| New Windsor | 124 | 1.7% | 143 | 1.7% |
| Taneytown | 475 | 6.4% | 554 | 6.7% |
| Union Bridge | 768 | 10.4% | 774 | 9.3% |
| Westminster | 2,110 | 28.6% | 2273 | 27.3% |
| Rural Villages | 210 | 2.9% | n/a | n/a |
| Total | 7,366 | 100.0% | 8,320 | 100.00% |

Source: Carroll County Department of Land and Resource Management

As seen in Table 20, an additional **7,366** lots could potentially be developed within all PFAs combined. An additional **11,566** 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 **36,566** existing residential lots within PFAs combined with the **7,366** potential developable residential lots within PFAs would yield a total of **43,932** lots within the PFAs at build out. Outside

Measures and Indicators

of the PFAs, the **29,663** existing residential lots would combine with the **11,566** potential developable residential lots to create **41,229** total residential lots outside of the PFAs at build-out. This represents a grand total of **85,161** residential lots, **51.6 percent** of which would be inside the PFAs and **48.4 percent** of which would be outside. These figures are presented in Table 22 and shown on Map 15 on Page 46.

Similarly, the **37,035** existing residential lots within MGA/DGAs combined with the **8,320** potential developable residential lots within MGA/DGAs would yield a total of **45,355** lots at build-out. Outside of MGA/DGAs, the **29,194** existing residential lots would combine with the **10,612** potential developable residential lots to create **39,806** total residential lots outside of the MGA/DGAs at build-out. This also represents a grand total of **85,161** residential lots, **53.3 percent** of which would be inside the MGA/DGAs and **46.7 percent** of which would be outside.

| Table 21 – Potential Developable Residential Lots Inside vs. Outside PFAs & MGA/DGAs 2022 | | | | |
|---|----------------------------------|----------------------|----------------------------------|-------------------|
| Area | PFA | | MGA / DGA | |
| | Potential Lots as of 12/31/22 | % of County Total | Potential Lots as of 12/31/22 | % of County Total |
| Total Inside | 7,366 | 38.9% | 8,320 | 43.9% |
| Total Outside | 11,566 | 61.1% | 10,612 | 56.1% |
| Total | 18,932 | 100.0% | 18,932 | 100.00% |

Includes Rural Villages

Source: Carroll County Department of Land & Resource Management

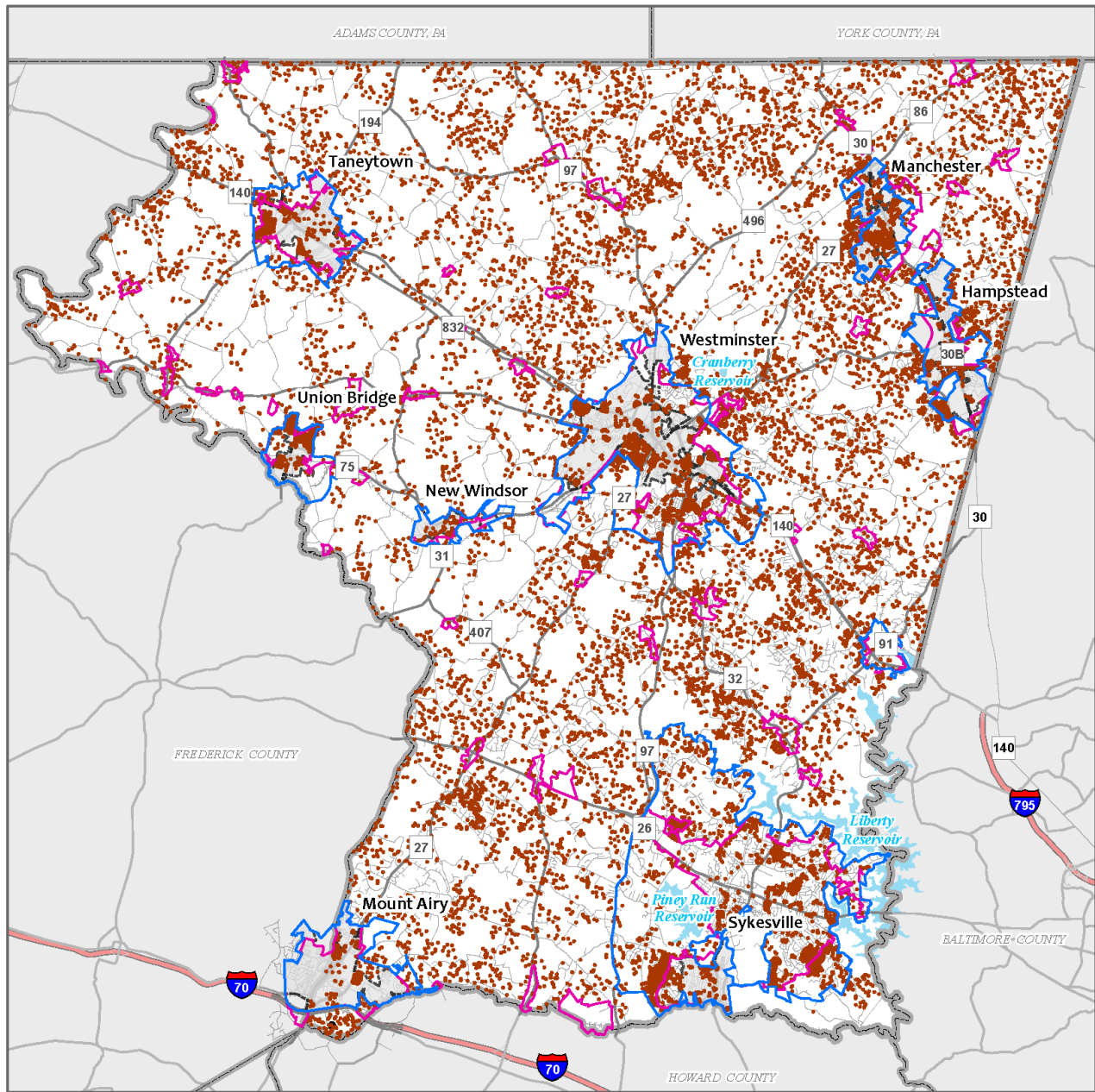
| Table 22 – Existing Units and Potential Developable Residential Lots by PFAs & MGA/DGAs 2022 | | | | |
|--|----------------|----------------|---------------|--------------------|
| Area | Existing Units | Potential Lots | Totals | Total % In / % Out |
| Inside PFA | 36,566 | 7,366 | 43,932 | 51.6% |
| Outside PFA | 29,663 | 11,566 | 41,229 | 48.4% |
| Total | 66,229 | 18,932 | 85,161 | 100.00% |
| Inside MGA / DGA | 37,035 | 8,320 | 45,355 | 53.3% |
| Outside MGA / DGA | 29,194 | 10,612 | 39,806 | 46.7% |
| Total | 66,229 | 18,932 | 85,161 | 100.00% |

Source: Carroll County Department of Land and Resource 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.





Measures and Indicators

Map 15: Buildable Land Inventory (Residential)



2022 Potential Residential Development

Legend

- 1 Residential Lot
-  Municipal Growth Area/
Designated Growth Area
-  Priority Funding Area
-  Corporate Limit
-  County Border

0 1.25 2.5 5 Miles



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 16 on Page 48 indicates the location of potential non-residential development.

| Table 23 – Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2022 | | |
|--|--------------|--------------|
| Area | PFA | MGA / DGA |
| Finksburg | 166 | 184 |
| Freedom | 399 | 438 |
| Sykesville | 93 | 132 |
| Hampstead | 406 | 342 |
| Manchester | 53 | 53 |
| Mount Airy | 262 | 262 |
| New Windsor | 118 | 118 |
| Taneytown | 328 | 329 |
| Union Bridge | 284 | 284 |
| Westminster | 585 | 714 |
| Rural Villages | 192 | N/A |
| Other PFAs | 196 | N/A |
| Total Inside | 3,082 | 2,856 |
| Total Outside | 454 | 680 |
| Total | 3,536 | 3,536 |

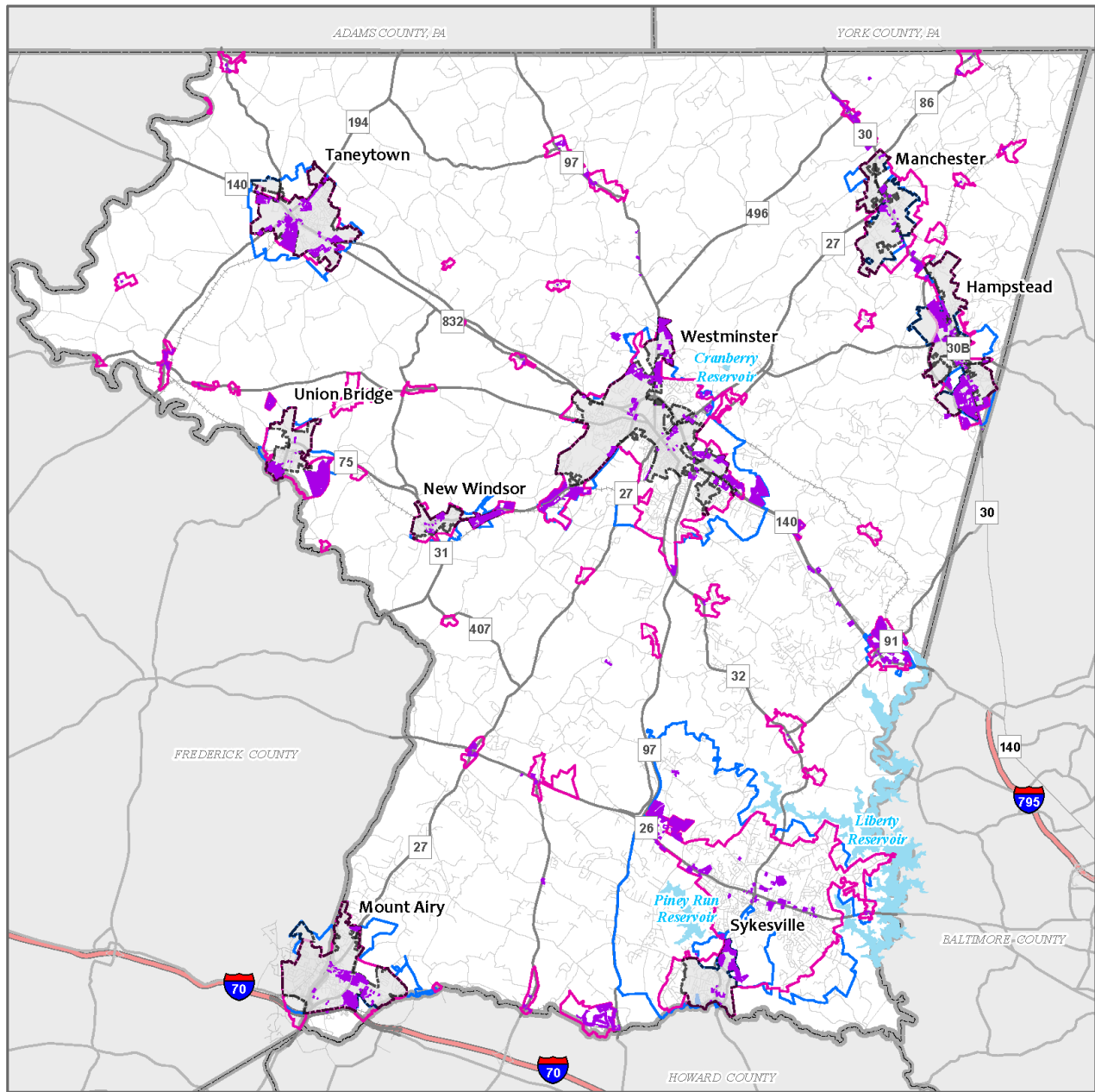
Source: Carroll County Department of Land and Resource Management

| Table 24 – Existing and Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2022 | | | | |
|---|------------------|-------------------|--------------|--------------|
| Area | Existing Acreage | Potential Acreage | Totals | Total |
| | | | | % In / % Out |
| Inside PFA | 3,996 | 3,082 | 7,078 | 84% |
| Outside PFA | 901 | 454 | 1,355 | 16% |
| Total | 4,897 | 3,536 | 8,433 | 100% |
| Inside MGA/DGA | 3,771 | 2,856 | 6,627 | 79% |
| Outside MGA/DGA | 1,126 | 680 | 1,806 | 21% |
| Total | 4,897 | 3,536 | 8,433 | 100% |

Source: Carroll County Department of Land and Resource Management






Measures and Indicators

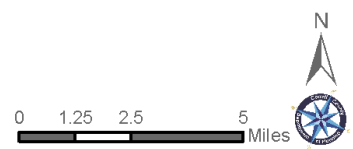
Map 16: Buildable Land Inventory (Non-Residential)



2022 Potential Non-Residential Development

Legend

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



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Total agricultural land preserved in Carroll County in 2022 was 892 acres (Table 17). Total funding for easement acquisition in Fiscal Year 2022, as seen in Tables 25 & 26, was \$7,067,112, of which \$4,173,233 dollars were County funds. Other sources of funding for County easements may come from Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program, which are state easements programs.

Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of June 2022, a total of 77,487 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 2022, as well as previously existing easements.

| Table 25 – Agricultural Easement Acquisition 2022 | | | | | | | | | |
|--|-------|--------------|-------|-------------------------|-------|---------------------|-------|----------------------|-------|
| MALPF | | Rural Legacy | | Carroll County Easement | | Land Trust Easement | | Total (All Programs) | |
| Farms | Acres | Farms | Acres | Farms | Acres | Farms | Acres | Farms | Acres |
| 8 | 513 | 1 | 82 | 5 | 297 | 0 | 0 | 14 | 892 |

Source: Carroll County Agricultural Land Preservation Program

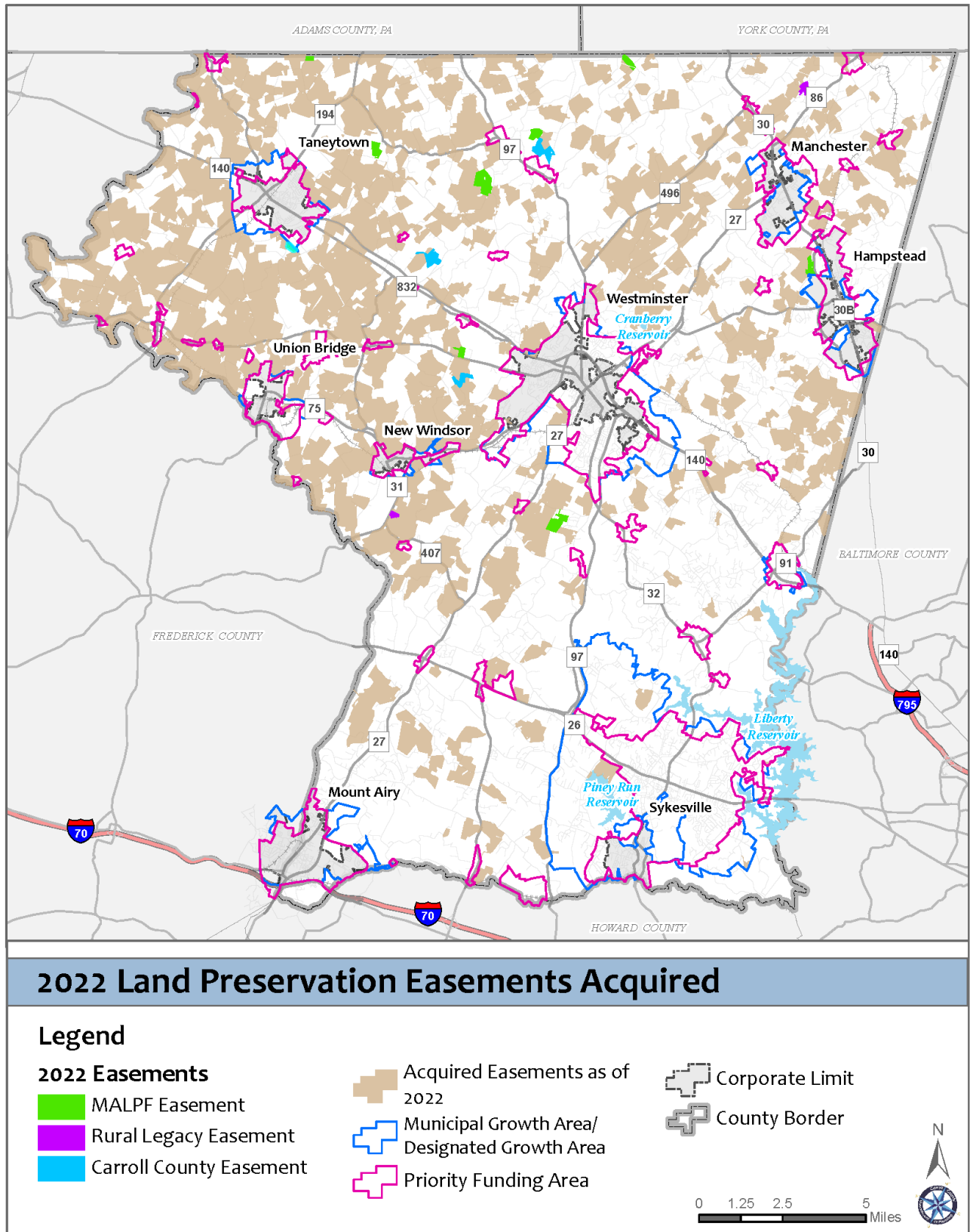
| Table 26 – Local Funding for Agricultural Land Preservation Carroll County Agricultural Land Preservation Program Fiscal Year 2022 | | |
|--|----------------|-----------------------|
| County Funding | State Funding* | Total FY 2022 Funding |
| \$4,173,233 | \$2,893,878.85 | \$7,067,112 |

Source: Carroll County Agricultural Land Preservation Program

* Approximate State Funding

Locally Funded Agricultural Land Preservation

Map 17: 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 2022 | | |
|---|----------------|--------------|
| Type of Easement | # of Easements | Acres |
| Floodplain | 2 | 10.1 |
| Forest Conservation | 23 | 111.5 |
| Water Resource | 3 | 5.4 |
| Total | 28 | 127.0 |

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

Local Land Use Goal

2014 Carroll County Master Plan

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



Tammi Ledley
Town Manager

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

February 22, 2023

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 2022 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Hampstead Planning and Zoning Commission has approved the requested 2022 Annual Report data for submittal as presented on February 22, 2023 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 (401)386-5145.

Sincerely,

Sharon Callahan
Planning Commission Chairperson

Appendices

Town of Hampstead Report

Annual Report 2022 - Town of Hampstead -

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 2022? Yes No

If yes, please list:

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

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.

Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

1

- Did any new non-residential site plans receive final approval from Planning Commission in 2022? 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 ² (Square Feet) | Lot Buildable Land Area (Square Feet) ³ | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|------|--|---|---|--|--------|-------|---------------|----------|
| | | | | | | | | | |
| | | | | | | | | | |

² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

³ 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) (Metropolitan Council, n.d.)

2

Zoning Map & Text Amendments

- Were there any annexations? Yes No

If yes, please list:

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|-----------------------|----------------------|
| 10/17/22 | Annex. Res. 44 | The Michaels Property | R-10,000 Residential |
| | | | |

- 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 # |
|--------------|--------------------|--|--------------------------|
| 02/08/22 | Resolution 2022-01 | Rezone two parcels totaling 53.87 acres, located at 1400 Panther Drive, from Public Conservation to 45.6 acres Historic, and 8.2 acres General Business. | Parcel 100 & Parcel 1292 |
| | | | |

- Were there any text amendments? Yes No

| Date adopted | Resolution number | Description of change |
|--------------|-------------------|---|
| 11/08/22 | Ordinance 544 | Changes to the Historic District Zoning text in the Town Code |
| | | |

3

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 |
|---------------|-------------|------------|-----------------------------|
| Shawnee Court | Main Street | Cul De Sac | Newly constructed Town road |
| | | | |

- 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

- Were there new parks or park changes? Yes No

If yes, please list:

| Park Name | Location | Description of changes |
|-------------------|--------------------------|--|
| War Memorial Park | Main Street | Installation of new larger band shell, along with new benches and retaining wall. Also installed new ADA compliant concrete pad and walkway. Republished the Same Shell and upgraded the electric in the Park. |
| Chief Sites Park | Lower Beckleysville Road | Repping of walking trail, installation of new climbing wall and log roller. |
| | | |

4

Other Changes in Development Patterns

- Were 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>

5

Appendices

Town of Manchester Certification Letter



TOWN OF MANCHESTER
(410) 239-3200
FAX (410) 239-6430
RYAN M. WARNER, MAYOR

January 17, 2023

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 2022 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 2022 Annual Report data for submittal as presented on January 17, 2023 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 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 is to 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
Planning & Zoning Commission

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

Appendices

Town of Manchester Report

Annual Report 2022 - Town of Manchester -

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

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

| Resolution # | Date adopted | Summary of main concepts |
|--------------|--------------|--------------------------|
| | | |
| | | |
| | | |

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2022? Yes No
 If yes, please list:

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

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – 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 2022? 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 ² (Square Feet) | Lot Buildable Land Area (Square Feet) ¹ | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|------|--|---|---|--|--------|-------|---------------|----------|
| | | | | | | | | | |
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² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

Zoning Map & Text Amendments

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

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|------|----------------------|
| | | | |
| | | | |

2. 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 # |
|--------------|-------------------|-----------------------|----------|
| | | | |
| | | | |

3. Were there any text amendments? Yes No

| Date adopted | Resolution number | Description of change |
|--------------|-------------------|-----------------------|
| | | |
| | | |

Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities? Yes No
 If yes, please list:

| Road Name | From | To | Type of Change |
|-----------|------|----|----------------|
| | | | |
| | | | |

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

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

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

| Park Name | Location | Description of changes |
|-----------|----------|------------------------|
| | | |
| | | |

Other Changes in Development Patterns

1. Where there 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://metro council.org/handbook/files/resources/fact-sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

Appendices

Town of Mount Airy Certification Letter

LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President



Council Members
PAMELA M. REED
Secretary

KARL L. MUNDER
LYNNE P. GALLETTI
STEPHEN L. DOMOTOR

February 24, 2023

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

RE: Carroll County 2022 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 of Mount Airy's Planning Commission has approved the Carroll County 2022 *Annual Report data* on February 24, 2022. 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 included in the document.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Roxanne Hemphill, Chairwoman".

Roxanne Hemphill, Chairwoman
Town of Mount Airy Planning Commission

cc: file

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

Appendices

Town of Mount Airy Report

Annual Report 2022 - Town of Mount Airy -

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 2022? Yes No

If yes, please list:

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

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

1

Zoning Map & Text Amendments

- Were there any rezonations? Yes No

If yes, please list:

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|------|----------------------|
| | | | |
| | | | |

- 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 | Ordinance number | Description of change |
|--------------|------------------|--|
| 3-7-2022 | 2022-2 | Proposed changes to the development fees |
| 3-7-2022 | 2022-3 | Proposed changes to the Public Safety Benefit Charge |
| 5-8-2022 | 2022-10 | Proposed changes to the Chapter 47 Building Construction |
| 12-7-2022 | 2022-12 | Proposed changes to the FSD (Forest Stand Delineation |
| | | |
| | | |

3

Other Changes in Development Patterns

- Were there PEA 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>

5

- Did any new non-residential site plans receive final approval from Planning Commission in 2022? 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 ² (Square Feet) | Lot Buildable Land Area (Square Feet) | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|--|--|---|---|---------------------------------------|----------------------|-------|---------------|----------|
| S-21-0015 | Twin Arch Industrial Subdivision, Parc. Lot 7 | Mini Storage | 2.33 | 43,000 | 101,494 | Industrial | 0601 | 0023 | 1293 |
| S-21-0022 | Twin Arch Business Park, Section 2, Lot 20 | Flex Industrial building | 1.70 | 13,380 | 74,052 | Industrial | 0075 | 0012 | 0327 |
| S-22-0015 | Shary Shell Carwash | Commercial Carwash | 1.13 | 3,368 | 40,764 | Community Commercial | 0602 | 0014 | 0166 |
| S-20-0032 | Twin Ridge Professional Park, Section 2, Lot 18A | Flex Industrial buildings | 3.42 | 28,000 | 107,417 | Industrial | 0900 | 0019 | 1408 |
| | | | | | | | | | |

² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

³ 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) (Metropolitan Council, n.d.)

2

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 APEO restrictions? Yes No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes? Yes No

If yes, please list:

| Park Name | Location | Description of changes |
|-----------|----------|------------------------|
| | | |
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4

Appendices

Town of New Windsor Certification Letter

February 27, 2023

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 2022 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 2022 Annual Report data for submittal as presented on 02/27/23 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 (401)386-5145.

Sincerely,

Mark J. Schultz

Town of New Windsor Planning Commission Chair

Appendices

Town of New Windsor Report

Annual Report 2022 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 |
|--------------|--------------|--------------------------|
| | | |
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Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022? Yes No
- If yes, please list:

| County File # | Name | Total Site Plan Area Approved (Gross Acres) | # of New Lots | # of New Units/Dwellings | Lot Buildable Land Area (Square Feet) ¹ | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|------|---|---------------|--------------------------|--|--------|-------|---------------|----------|
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¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

- Did any new non-residential site plans receive final approval from Planning Commission in 2022? 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) | Lot Buildable Land Area (Square Feet) ² | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|------|--|---|--|--|--------|-------|---------------|----------|
| | | | | | | | | | |
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² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

Zoning Map & Text Amendments

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

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|------|----------------------|
| | | | |
| | | | |

- 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 | Ordinance/Resolution number | Description of change |
|--------------|-----------------------------|---|
| 4/19/2022 | 09-19-22 | In § 9.01 Chapter 6 - to clarify the definition of "banner" |

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 APEO restrictions? Yes No
- If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

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

| Park Name | Location | Description of changes |
|---------------|------------------------------|------------------------|
| Fountain Park | Corner of Main and High Sts. | New Family |

Other Changes in Development Patterns

- Were there PEI 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 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

March 6, 2023

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 2022 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 2022 Annual Report data for submittal as presented on March 6, 2023 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 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 is to 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 2022 - Town of Sykesville -

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 |
|--------------|--------------|--------------------------|
| | | |
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Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022? Yes No

If yes, please list:

| County File # | Name | Total Site Plan Area Approved (Gross Acres) | # of New Lots | # of New Units/ Dwellings | Lot Buildable Land Area (Square Feet) | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|------|---|---------------|---------------------------|---------------------------------------|--------|-------|---------------|----------|
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¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.

Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

1

Zoning Map & Text Amendments

- Were there any rezonations? Yes No

If yes, please list:

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|------|----------------------|
| | | | |
| | | | |

- 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 # |
|--------------|-------------------|--|-----------------------------------|
| 02/14/2022 | 2022-01 | Map was updated to include the Schoolhouse Road annexation from 2021 | 4411, 4434, 4415, 4416/4417, 4414 |
| | | | |
| | | | |

- Were there any text amendments? Yes No

| Date adopted | Resolution number | Description of change |
|--------------|-------------------|--|
| 12/12/2022 | 2022-06 | An update to Zoning code regarding signage within Town limits. |
| | | |
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3

Other Changes in Development Patterns

- Were there PEA 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>

5

- Did any new non-residential site plans receive final approval from Planning Commission in 2022? 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 ² (Square Feet) | Lot Buildable Land Area (Square Feet) | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|---|--|---|---|---------------------------------------|----------------|-------|---------------|----------|
| S-21-183 | Sykesville Station Addition- 7618 Main St | Additional | 0.09 | 2397 | 3884 | Business-Local | 0201 | 200 | 0479 |
| S-21-0010 | Amended Site Plan for Stone House restaurant 7591 College Ave | ADA access ramp relocation | 3.157 | 3700 | 137518 | Business-Local | 0200 | 23 | 4405 |
| | | | | | | | | | |
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² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story. Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

³ 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) (Metropolitan Council, n.d.)

2

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 APEO restrictions? Yes No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for reopening the restriction (if available)
- Date a restriction was lifted (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 |
|-----------|----------|------------------------|
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Appendices

Town of Taneytown Certification Letter

MAYOR AND CITY COUNCIL

BRADLEY J. WANTZ
MAYOR

JUDITH K. FULLER
MAYOR PRO TEM

JAMES A. WIEPRECHT
CITY MANAGER

BARRI R. AVALLONE
TREASURER

CLARA KALMAN
CLERK



COUNCIL MEMBERS

DIANE A. FOSTER

DANIEL M. HAINES

LEROY (LEE) HAND IV

ELIZABETH W. CHANEY

January 30, 2023

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 2022 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Taneytown Planning Commission has approved the requested 2022 Annual Report data for submittal as presented on January 30, 2023, 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,

A handwritten signature in black ink that reads "James Parker". Below the signature, the name "James Parker" is printed in a standard font.

Chairman Taneytown Planning Commission

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

Appendices

Town of Taneytown Report

Annual Report 2022 - City 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:

| Resolution # | Date adopted | Summary of main concepts |
|--------------|--------------|--------------------------|
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Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022? Yes No

If yes, please list:

| County File # | Name | Total Site Plan Area Approved (Gross Acres) | # of New Lots | # of New Units/Dwellings | Lot Buildable Land Area (Square Feet) | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|--------------------------|---|---------------|--------------------------|---------------------------------------|----------------------------|-------|---------------|----------|
| M-22-0017 | Frederick Street Commons | 5243 | 1 | 0 | 10,584 | Downtown Business District | 300 | 0015 | 2329 |
| | | | | | | | | | |
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¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.

Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

1

- Did any new non-residential site plans receive final approval from Planning Commission in 2022? 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) | Lot Buildable Land Area (Square feet) | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|-----------|--|---|--|---------------------------------------|-----------------------|-------|---------------|----------|
| S-21-009 | Duffy Box | New building for cardboard recycling | 6.5529 | 16,430 | 105,455 | Restricted Industrial | 301 | 10 | 2321 |
| | | | | | | | | | |
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Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

2

Zoning Map & Text Amendments

- Were there any annexations? Yes No

If yes, please list:

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|-------------|----------------------|
| 8-24-2022 | 48 | Sewell Farm | R-10,000 |
| | | | |
| | | | |

- 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 # |
|--------------|-------------------|-----------------------|----------|
| | | | |
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| | | | |

- Were there any text amendments? Yes No

| Date adopted | Resolution number | Description of change |
|--------------|--------------------------------|--------------------------------|
| 12-12-2022 | 10-2022 Repealed | 10-2022 Repealed |
| 12-12-2022 | 11-2022 Repealed | 11-2022 Repealed |
| 12-12-2022 | 11-2022 Equivalent front yards | 11-2022 Equivalent front yards |
| | | |
| | | |

3

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 APEO restrictions? Yes No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes? Yes No

If yes, please list:

| Park Name | Location | Description of changes |
|-------------------|--|---|
| Bolinger Park | 3920 Fringer Road Taneytown, MD 21787 | Nature Park, pollinator garden with walking trails. 102.25 acres. Granted conditional approval from the Taneytown Planning Commission on June 23, 2022. |
| Roberts Mill Park | 4001 Stampston Road Taneytown, MD 21787 | Installation of fencing for a large and small dog park. |

4

Other Changes in Development Patterns

- Were there DEIA amendments? Yes No

If yes, please list:

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

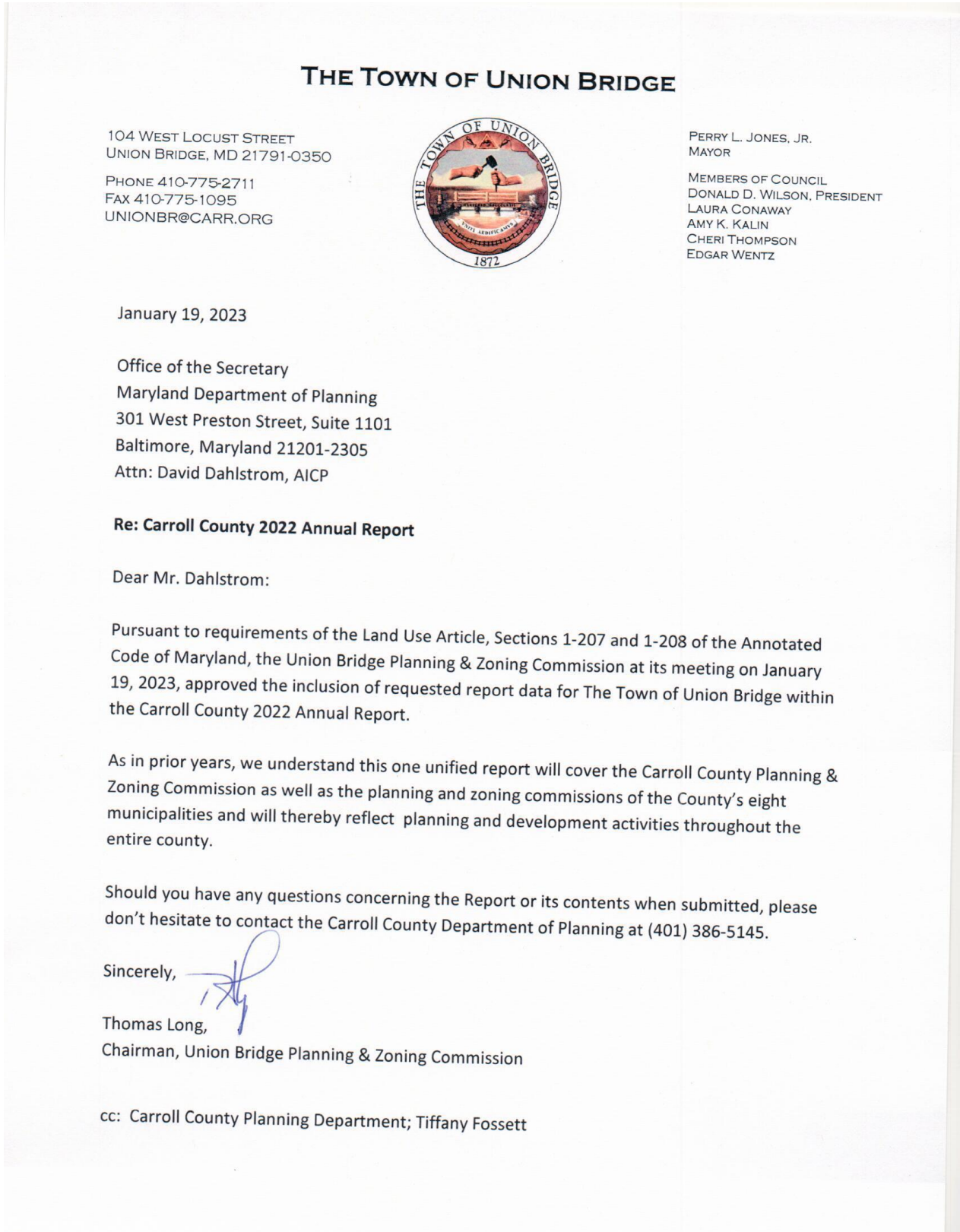
References

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

5

Appendices

Town of Union Bridge Certification Letter



Appendices

Town of Union Bridge Report

Annual Report 2022
- Town of Union Bridge -

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 2022? Yes No

If yes, please list:

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

2. Did any new non-residential site plans receive final approval from Planning Commission in 2022? Yes No

* 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)

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 ¹ (Square Feet) | Lot Buildable Land Area (Square Feet) ¹ | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|----------------------------------|--|---|---|--|--------|-------|---------------|----------|
| GA-21-006 | Lacey Wetland Mitigation Project | Mitigation Project | 2.0 Ac | N/A | N/A | C | 49 | 7 | 102 |

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Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

* 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) (Metropolitan Council, n.d.)

Zoning Map & Text Amendments

1. Were there any amendments? Yes No

If yes, please list:

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|---|----------------------|
| 2/4/22 | 02-21 | Town of Union Bridge, Md. Amendment No. 02-21 | |

2. Were there any amendments to the zoning map? Yes No

If yes, please list and provide map:

| Date adopted | Resolution number | Description of change | Parcel # |
|--------------|-------------------|--|----------|
| 2/4/22 | 02-21 | Areas previously zoned I-1 & I-2 by County were zoned I-2 Industrial District by Town. Areas previously zoned O-3 (Supermarkets) by County were zoned O-3a (Supermarkets) by Town. | |

3. Were there any text amendments? Yes No

| Date adopted | Resolution number | Description of change |
|--------------|-------------------|--|
| 3/28/22 | 02B-16-218 | To provide for additional regulations in the B1 - Local Business District |
| 6/17/22 | 02D-20-317 | To provide regulations, criteria, & procedures for any new solar energy conversion facilities. |

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 AFD restrictions? Yes No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes? Yes No

If yes, please list:

| Park Name | Location | Description of changes |
|-----------|----------|------------------------|
| | | |

Other Changes in Development Patterns

1. Were there DEFA 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/FactSheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

Appendices

Town of Westminster Certification Letter



CITY OF WESTMINSTER, MARYLAND

www.westminstermd.gov

Community Planning and Development

56 West Main Street, Suite 1
Westminster, Maryland 21157
planning@westgov.com

March 16, 2023

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 2022 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 and Zoning Commission has approved the requested City of Westminster's 2022 Annual Report data for submittal, as presented on March 16, 2023, 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.

The City of Westminster is participating in the development of the Carroll County 2022 Annual 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 Carroll County 2022 Annual Report, the jointly developed report should incorporate the required summary of activities and highlights of the Carroll County Planning & Zoning Commission, the City of Westminster Planning and Zoning Commission, as well as the Planning Commissions of the County's other seven 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,

Kevin W. Beaver, Chair
Planning and Zoning Commission

Appendices

Town of Westminster Report

2022 City of Westminster, Maryland Planning Annual Report Material



The following information is requested by the Carroll County Department of Planning for the yearly report related to development measures and indicators, as required in the Land Use Article Section 1-206 of the Annotated Code of Maryland

Prepared by the Westminster Department of Community Planning and Development

2. Did any new non-residential site plans receive final approval from Planning Commission in 2022? 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 ¹ (Square Feet) | Lot Buildable Land Area (Square Feet) | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|----------------------------------|--|---|---|---------------------------------------|------------|-------|---------------|----------|
| S-20-0009 | Yalovine Instant Oil Change | Commercial | 0.49 | 2,108 | 21,630 | B-Business | 108 | 0008 | 2910 |
| S-21-0016 | Westminster Section Phase 2 | Commercial | 8.3360 | 41,098 | 965,205.28 | B-Business | 0105 | 0014 | 2259 |
| S-21-0011 | 804 Malcolm Drive Medical Center | Commercial | 3.87 | 40,000 | 188,577 | B-Business | 0046 | 0009 | 1187 |

¹ 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

² 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) (Metropolitan Council, n.d.)

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 |
|----------------------|----------------------|------------------------|----------------|
| North Chandler Drive | Cool Water Way | Dead end | New Road |
| Blue Moon Lane | North Chandler Drive | 719 Blue Moon Lane | New Road |
| Cool Water Way | North Chandler Drive | Blue Moon Lane | New Road |
| Seagate Road | North Chandler Drive | Blue Moon Lane | New Road |
| North Chandler Drive | Scarlet Sky Drive | Friendship Road | New Road |
| Friendship Road | North Chandler Drive | Stonage Road | New Road |
| Scarlet Sky Drive | North Chandler Drive | Redwood Drive | New Road |
| Redwood Dr | Scarlet Sky Drive | Dead End | New Road |
| Starry Night Drive | Redwood Drive | 705 Starry Night Drive | New Road |

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 |
|-----------------------------------|-----------------|---|
| King Park | Chase Street | Added additional lines to the tennis court to create pickleball courts |
| Westminster City Park | Longwell Avenue | Added additional lines to the tennis court to create more pickleball courts |
| Westminster Family Fitness Center | Longwell Avenue | Added indoor pickleball courts to gymnasium |
| Westminster Municipal Pool | Royer Road | Main Pool expansion and renovation. Remodeled community room |

Annual Report 2022 - City of Westminster -

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

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

| Resolution # | Date adopted | Summary of main concepts |
|--------------|--------------|--------------------------|
| | | |

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2022? Yes No
If yes, please list:

| County File # | Name | Total Site Plan Area Approved (Gross Acres) | # of New Lots | # of New Units/Dwellings | Lot Buildable Land Area (Square Feet) | Zoning | Map # | Block/ Grid # | Parcel # |
|---------------|---|---|---------------|--------------------------|---------------------------------------|----------|-------|---------------|----------|
| FR-22-1 | Lot Five Section Two-Pine Knoll Development | 2.496 | 2 | 1 | 108,931.52 | R-10,000 | 46 | 14 | 1184 |

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

Zoning Map & Text Amendments

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

| Date adopted | Resolution number | Name | Current (new) zoning |
|--------------|-------------------|------------------------------|----------------------|
| 8/22/22 | 22-03 | 404 Malcolm Drive | B-Business |
| 8/22/22 | 22-04 | 207 and 209 Greenwood Avenue | B-Business |

2. 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 # |
|--------------|-------------------|-----------------------|----------|
| | | | |

3. Were there any text amendments? Yes No

| Date adopted | Resolution number | Description of change |
|--------------|-------------------|---|
| 8/22/22 | Ordinance 942 | Add microbreweries and pub breweries in certain zones 184-155.6 |

| Waterfield Valley Park | Fenby Farm Road | Started renovation of Historic Dublin House. |
|------------------------|-----------------|--|
|------------------------|-----------------|--|

Other Changes in Development Patterns

1. Where there PZA 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>

Planning for Success in Carroll County



Planning Annual Report Introduction

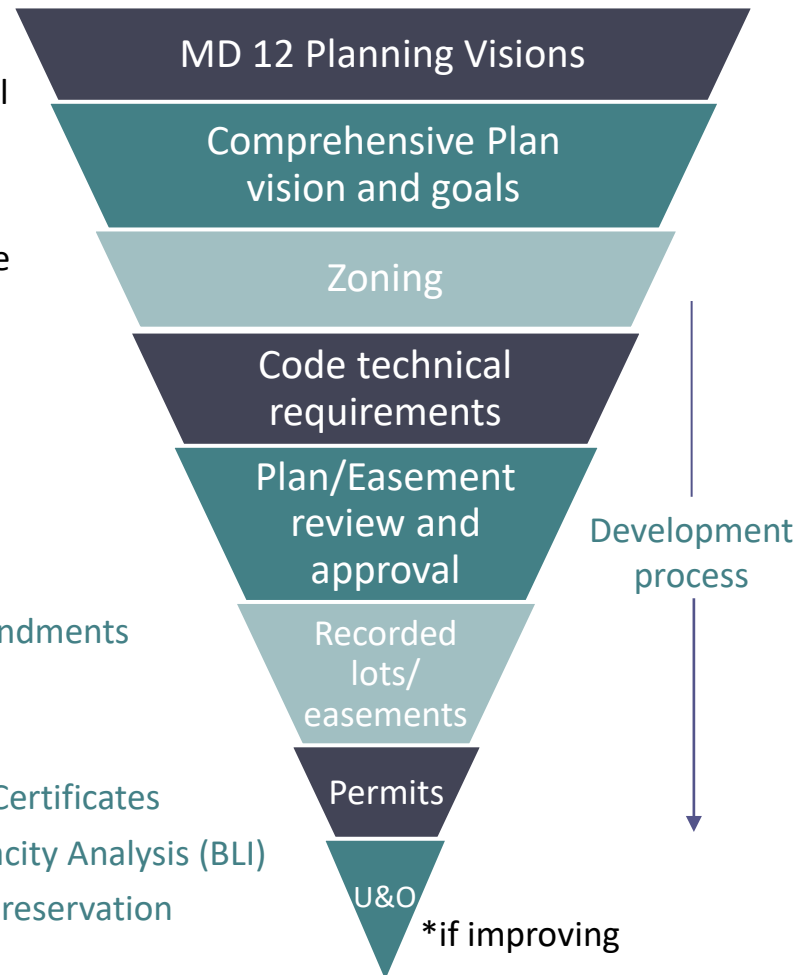
Planning Staff Review to County Planning Commission
July 20, 2023



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



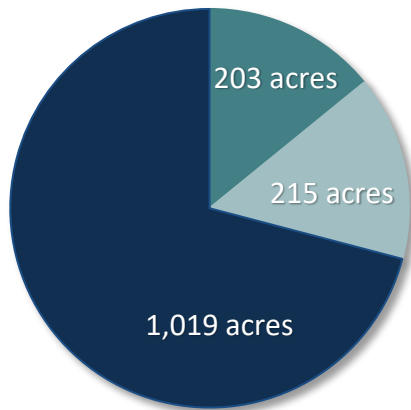
Quality Of Life And Sustainability

Economic Development Housing Implementation Growth Areas Community Design Environmental Protection Infrastructure Resource Conservation Public Participation Transportation

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

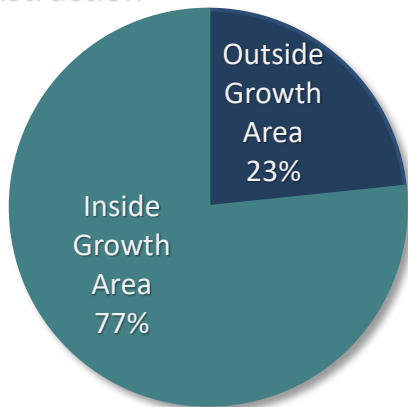
At-a-Glance (P. 2)

2022 Approved Development and Preservation Acreage

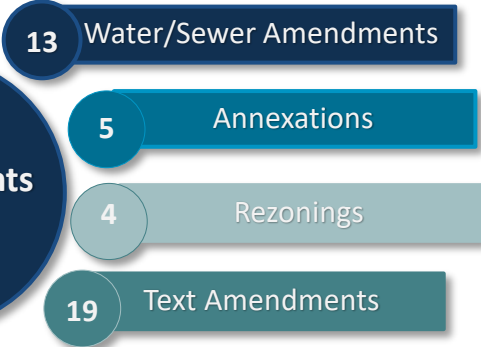


- Approved Residential Development
- Approved Non-residential Development
- Ag & Conservation preservation easements

New Residential and Non-Residential Construction



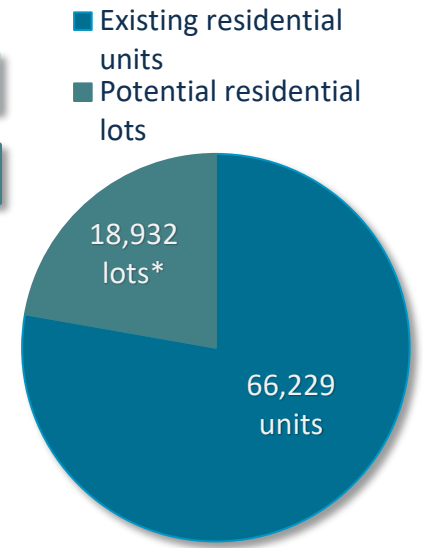
Amendments



Construction



Potential Residential Development



New Plans & Plan Amendments

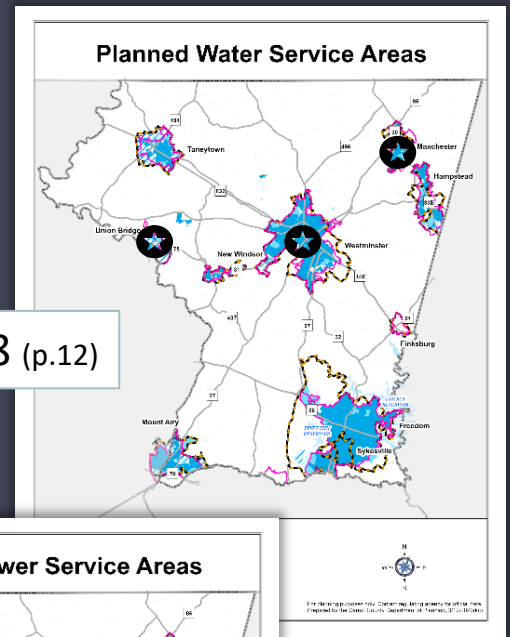
Pages 3 through 13

Maps 1-9 (pp. 5-13)

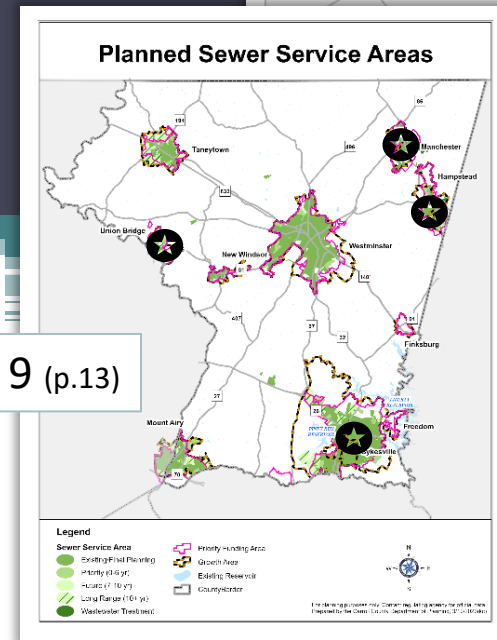
There were no new plans

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

Map 8 (p.12)



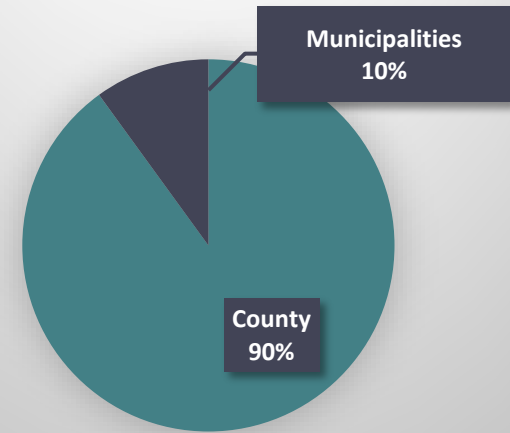
Map 9 (p.13)



Site Plans and Subdivisions Approved

30 lots; 158 units; 202.7 acres

Approved New Residential Lots

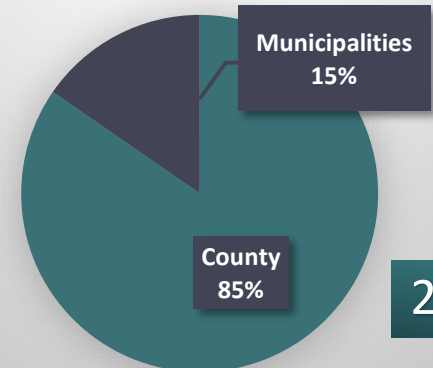


Pages 14 through 18

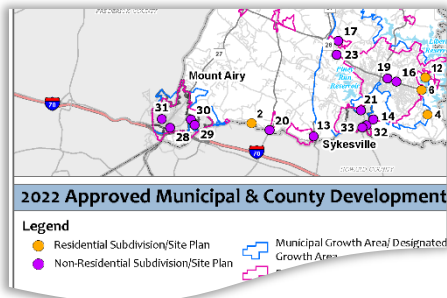
Tables 1-4

Map 10 (p.18)

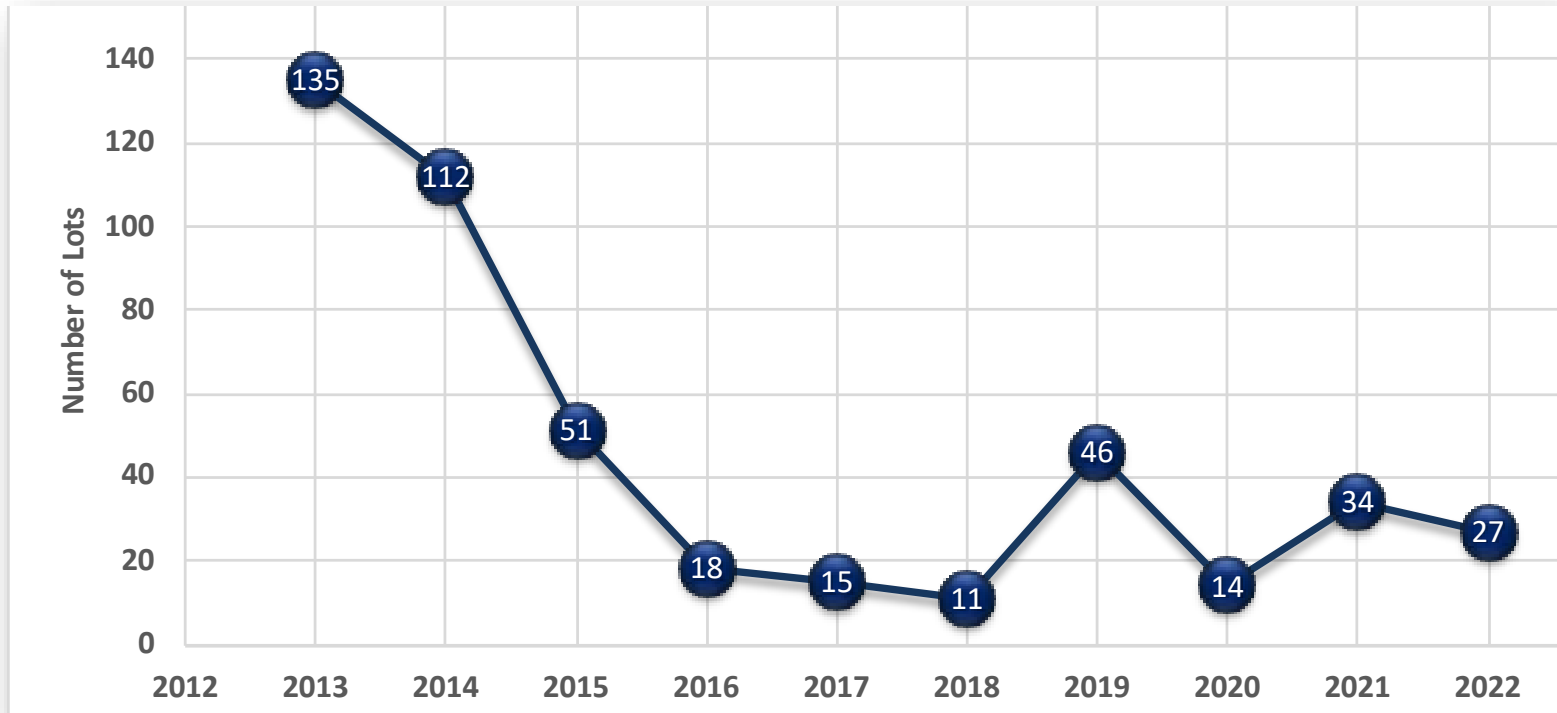
Approved Non-residential Development Acres



215.18 acres

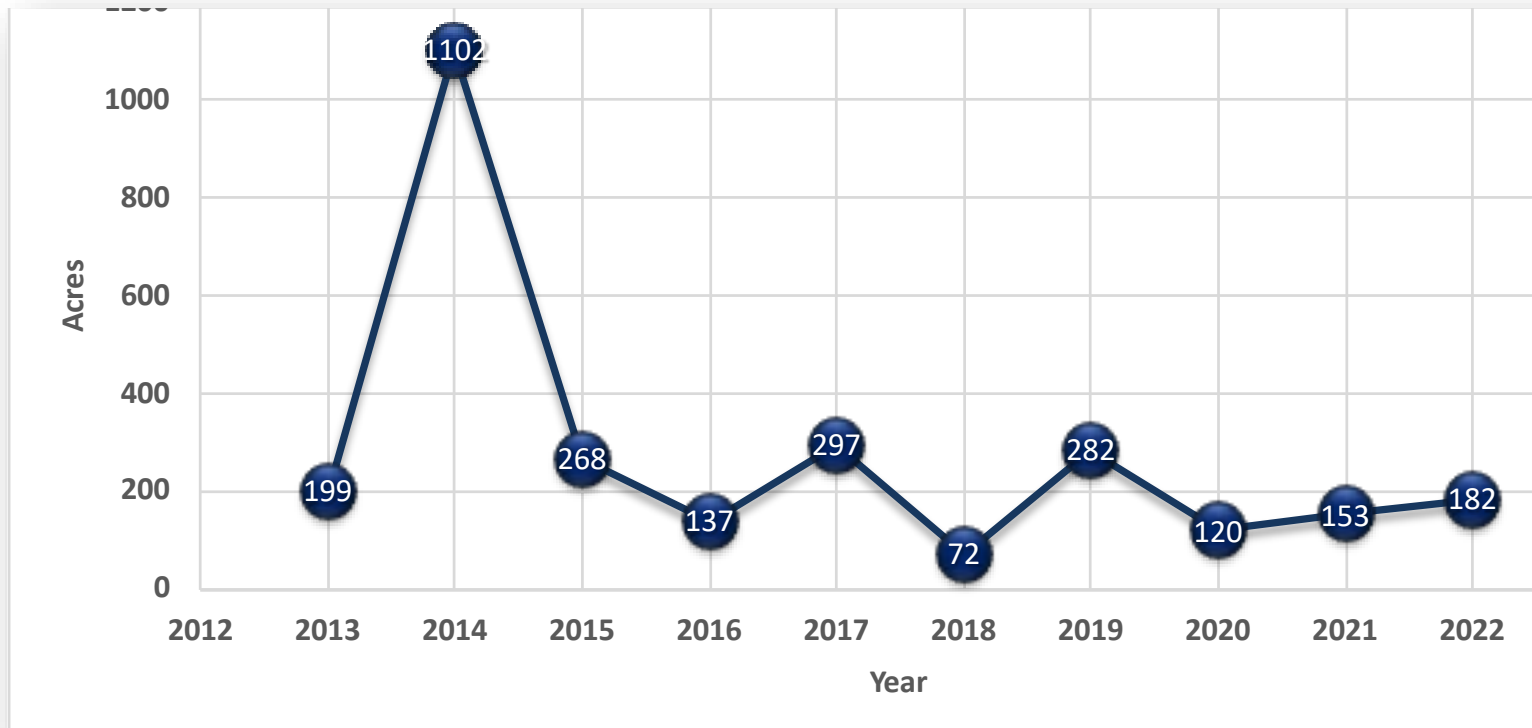


Residential Development 10-Year Trend



Does not include municipalities

Non-residential Development 10-Year Trend



Does not include municipalities

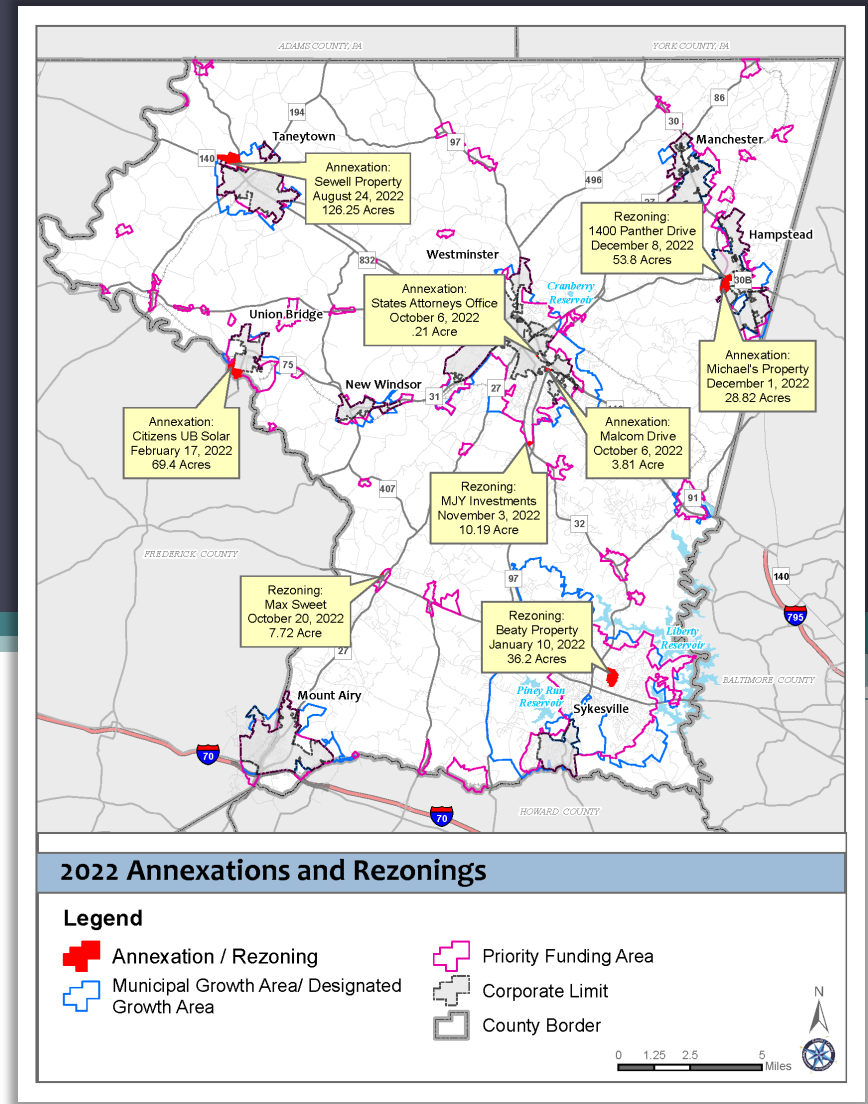
There were 5 annexations and 4 rezonings.

Zoning Map Amendments

Pages 19-21

Tables 5 & 6

Map 11 (p. 21)



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

Pages 22 - 30

Table 7

Zoning Text Amendments (pp.22 - 24)

County Revisions made in 7 local ordinances affecting future development

▫ Chapter 158 Zoning

- Revised the Purposes, Uses and Regulations in all the Residential Districts
- Revised the Purposes, Uses and Regulations in the Agricultural and Conservation Districts
- Made numerous modifications to the allowable uses, parking, signage, subdivision, and bulk requirements for business and industrial parks in the Commercial and Industrial Districts
- Allowed for ground-mounted solar development in the Employment Campus District
- Added, modified, and deleted certain definitions for all Districts
- Revised the process for administrative adjustments for the Zoning Administrator

▫ Chapter 155 Development and Subdivision of Land

- Added key items to the Definitions section
- Eliminated the calculation of density in a cluster subdivision based on a conventional plan and added minimum lot sizes
- Restricted development on Agricultural Remaining Portions
- Moved parking requirements to Chapter 158
- Retired the Development Review Manual and absorbed applicable sections of the Manual into the Code and website
- Reconfigured Chapter 155 to streamline layout and revised text throughout for clarity and predictability

Zoning Text Amendments, Amendments to PFA Boundaries,
New Schools, Transportation, APFO, Park Facilities (pp.22-30)

| | |
|--|---|
| <p>Zoning Text Amendments Revised local ordinances affecting future development</p> | <ul style="list-style-type: none"> • County (7) • Hamstead (1) • Mount Airy (4) • New Windsor (1) • Sykesville (1) • Taneytown (2) • Union Bridge (2) • Westminster (1) |
| <p>PFA Boundaries</p> | <p>No Change</p> |
| <p>Schools</p> | <p>The 89,690 square foot Carroll County Career & Technology Center was constructed and opened</p> |
| <p>Roads</p> | <p>Changes to Roadway Network primarily system maintenance and local in nature (Table 7 pp. 26-27)</p> |
| <p>APFO</p> | <p>No change</p> |
| <p>Parks Made changes or additions to parks</p> | <ul style="list-style-type: none"> • County • Hampstead • New Windsor • Taneytown • Westminster |

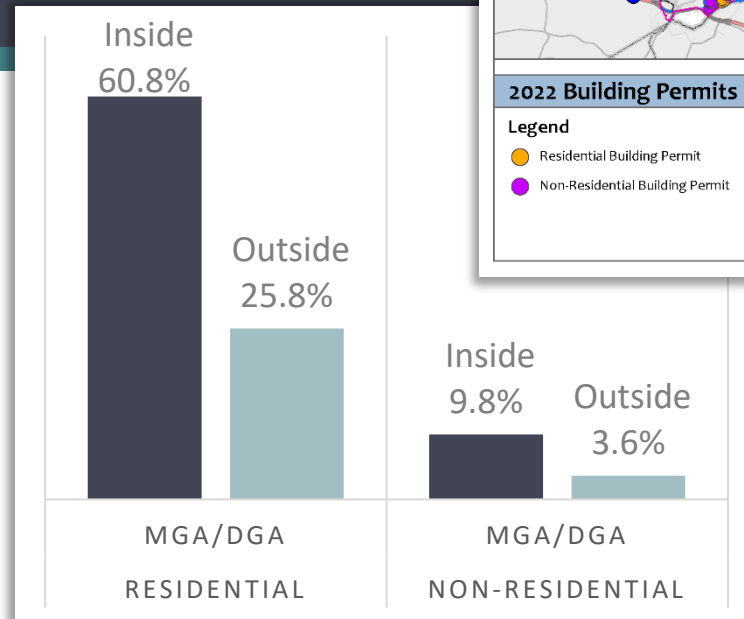
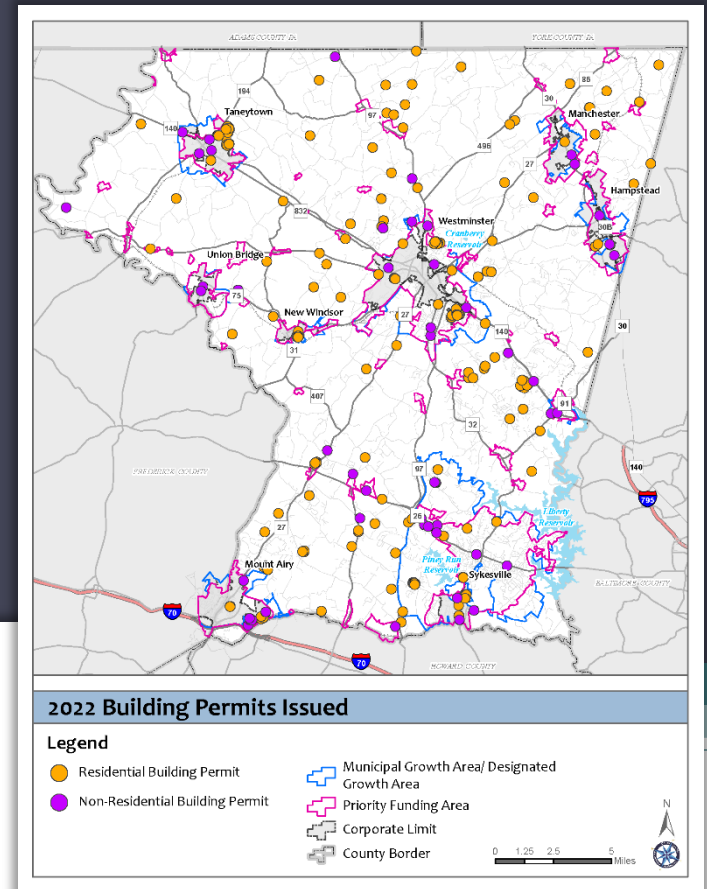
Total: 418

Building Permits Issued

Pages 38 – 39

Table 16

Map 13 (p. 39)



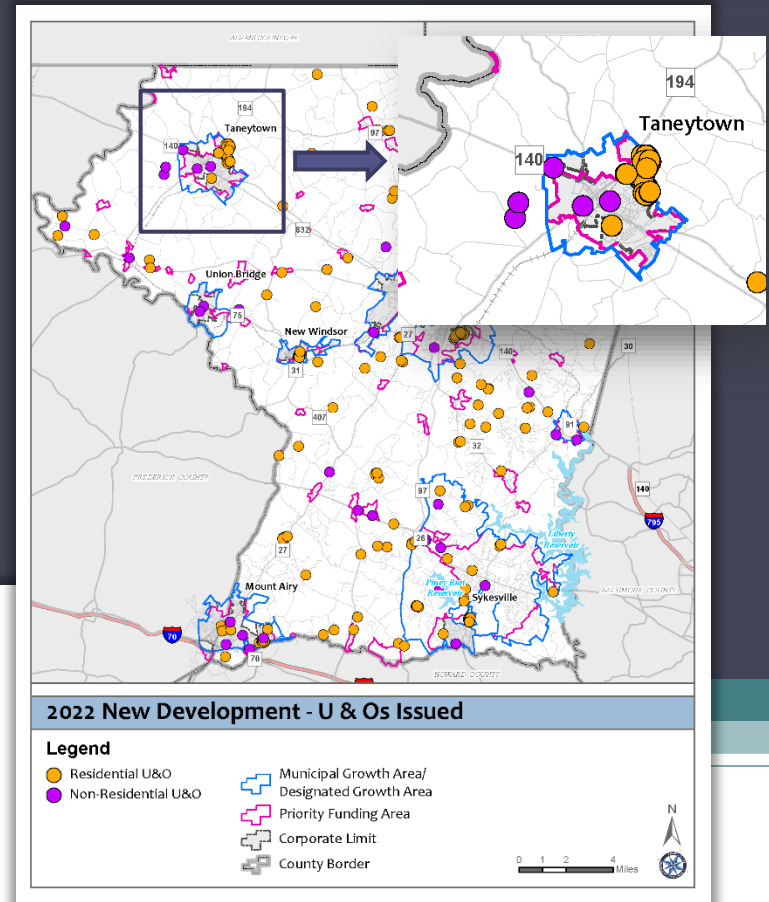
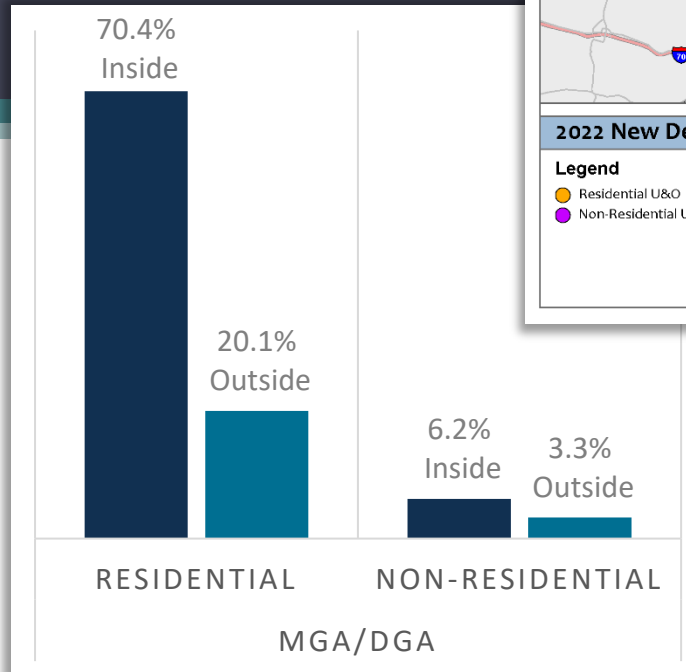
Total: 578 (new construction)

New Use & Occupancy (U&O) Certificates Issued

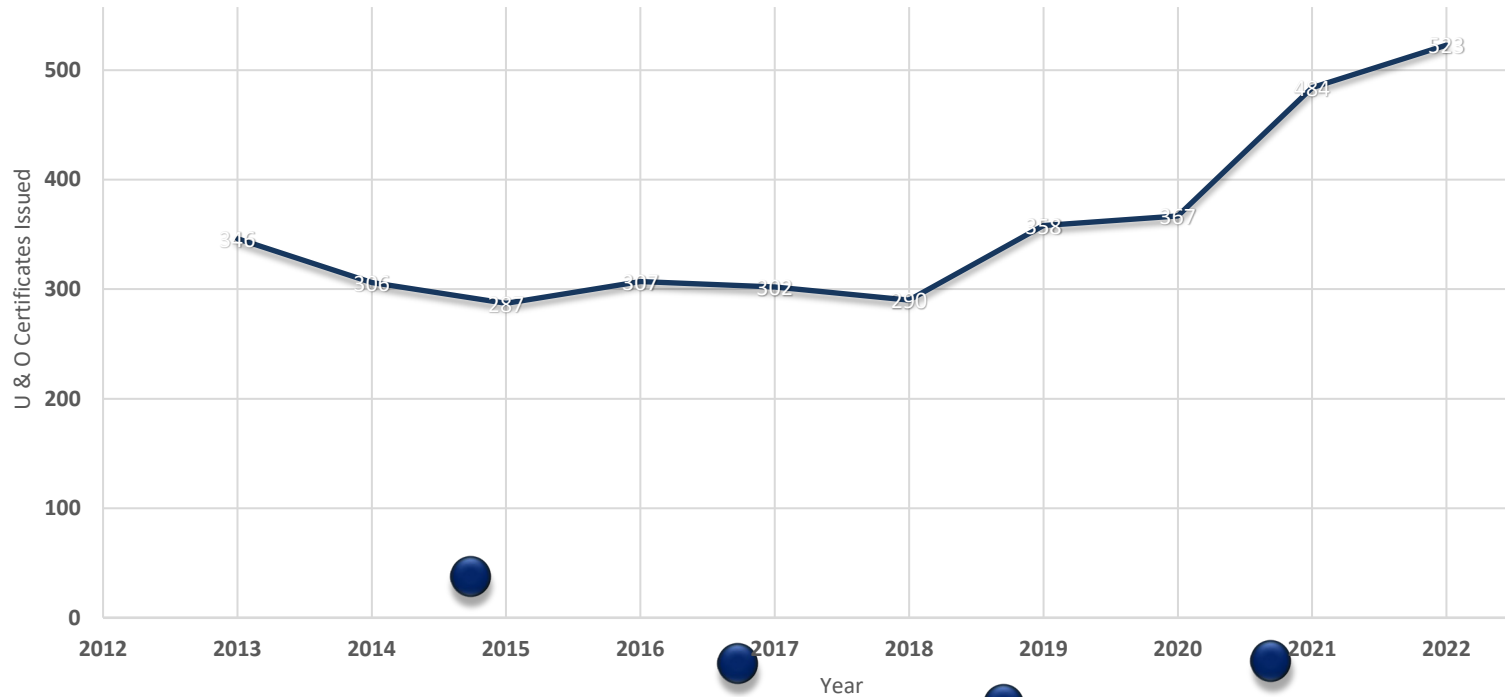
Pages 40 – 42
 Tables 17 & 18
 Map 14 (p. 42)

Table 17 – Carroll County NC 2022

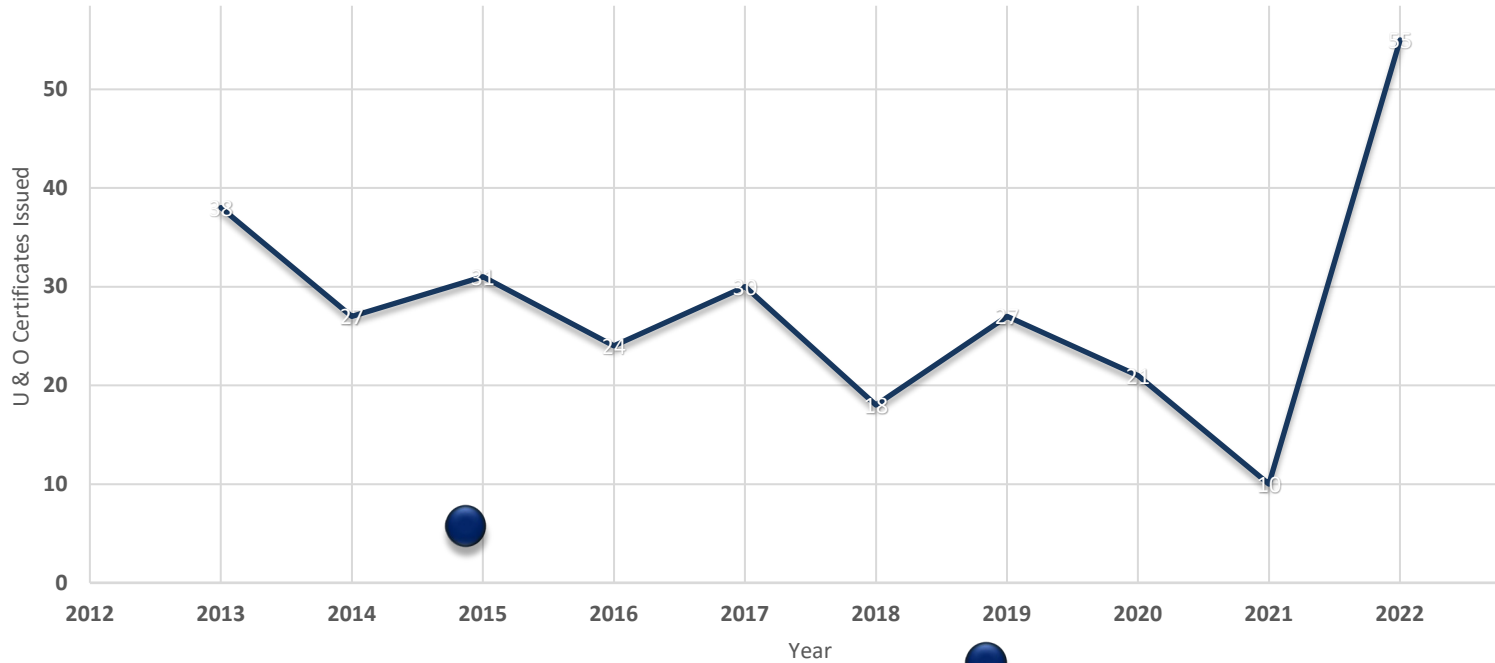
| Election District / Municipality | Apartment | Residential | Residential Improvement | Commercial |
|----------------------------------|-----------|-------------|-------------------------|------------|
| ED 1 | 0 | 0 | 25 | 0 |
| Taneytown | 0 | 156 | 83 | 0 |
| Mount Airy* | 0 | 0 | 0 | 0 |



Residential U&O Certificates Countywide 10-Year Trend



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

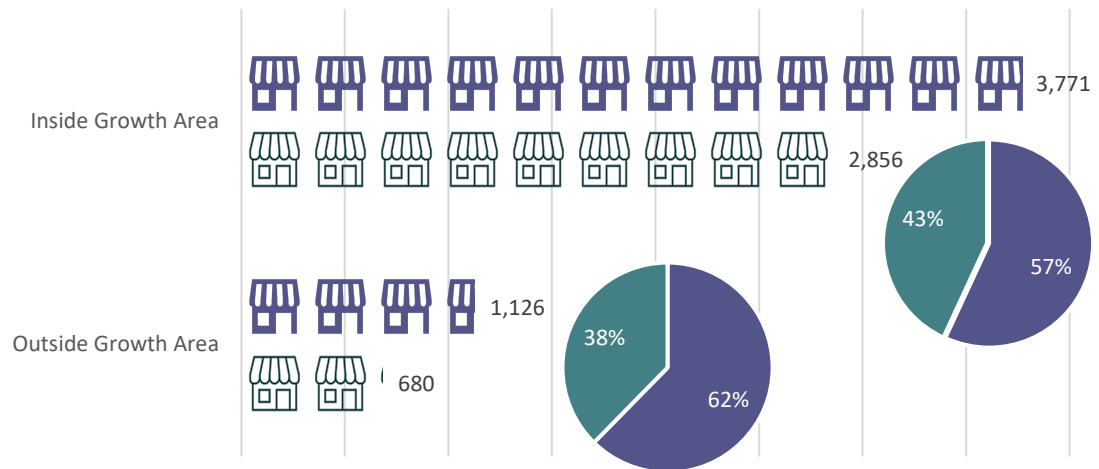


Development Capacity Analysis

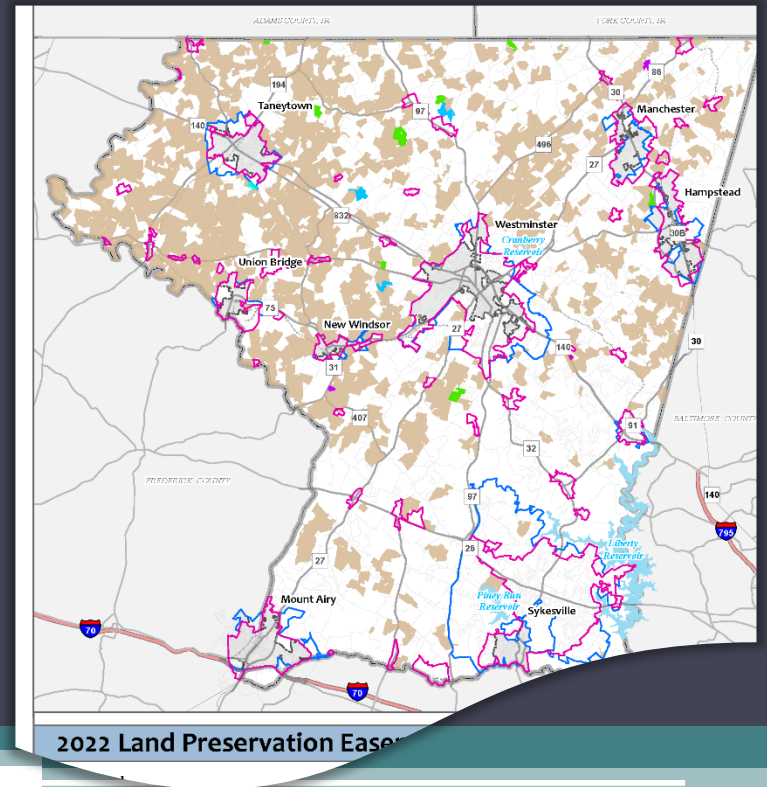
Pages 44 – 48
 Tables 20 – 24
 Maps 15 & 16
 also referred to as-
 Buildable Land Inventory
 (BLI)



Existing & Potential Developable Non-residential Acreage



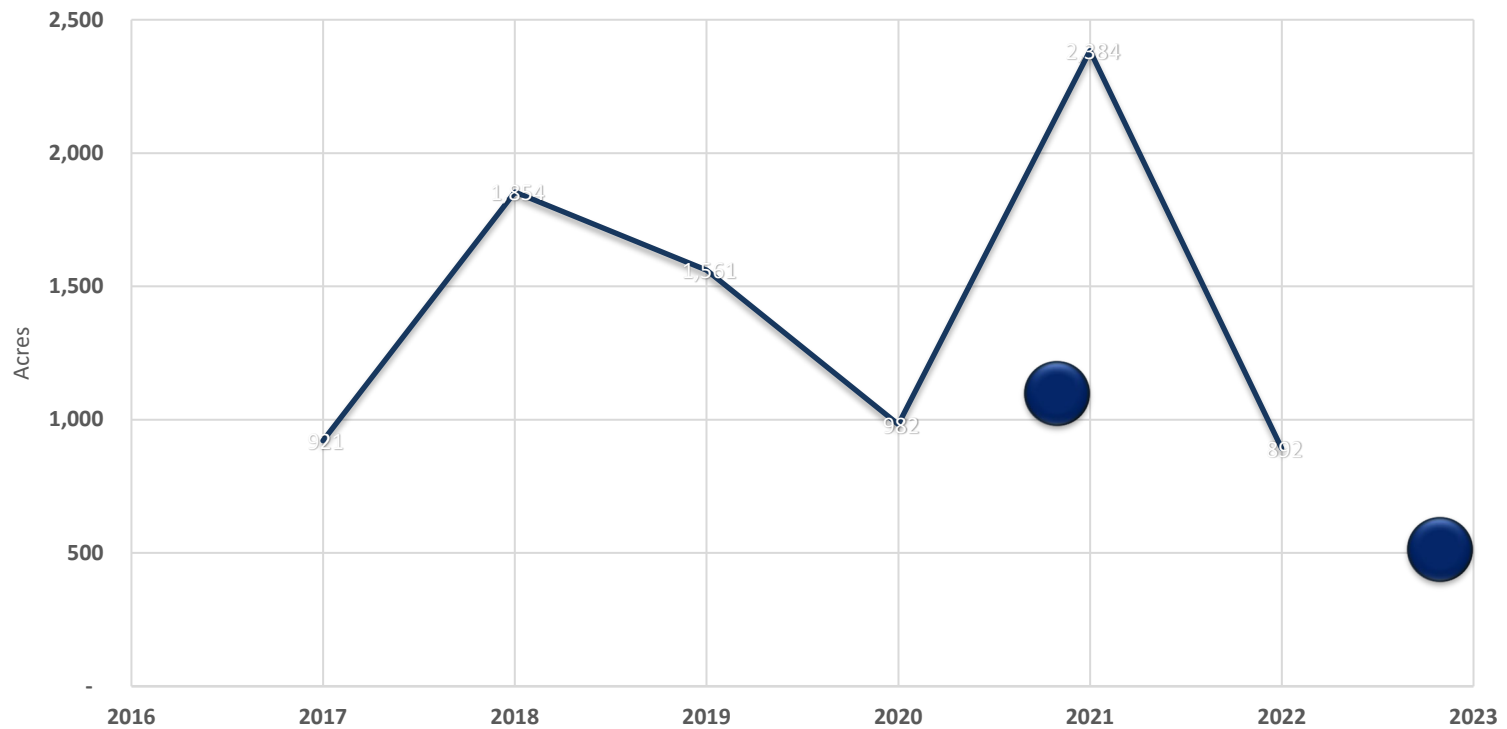
Agricultural Land Preservation



Pages 49 – 50
Tables 25 & 26
Map 17 (p. 50)

- 892 acres
- 14 farms
- \$7,067,112 for FY22
(59% were County funds)
- Total of 77,487 acres for Agriculture Use
(77.5% of 100,000-acre goal)

Agricultural Land Preservation 5-Year Trend



Approved Development 2018-2022



Final report actions-

- All eight Municipalities certified their information before sending it to the County
- County Planning Commission Certification – July 20
- Emailed Final Report to Maryland Department of Planning and municipalities– June 23
- Posted on Planning Website
- Distribute hardcopies to municipalities

Questions?

