

# Growing the Local Economy

Master Plan Topics and Trends Brief



# The Trend

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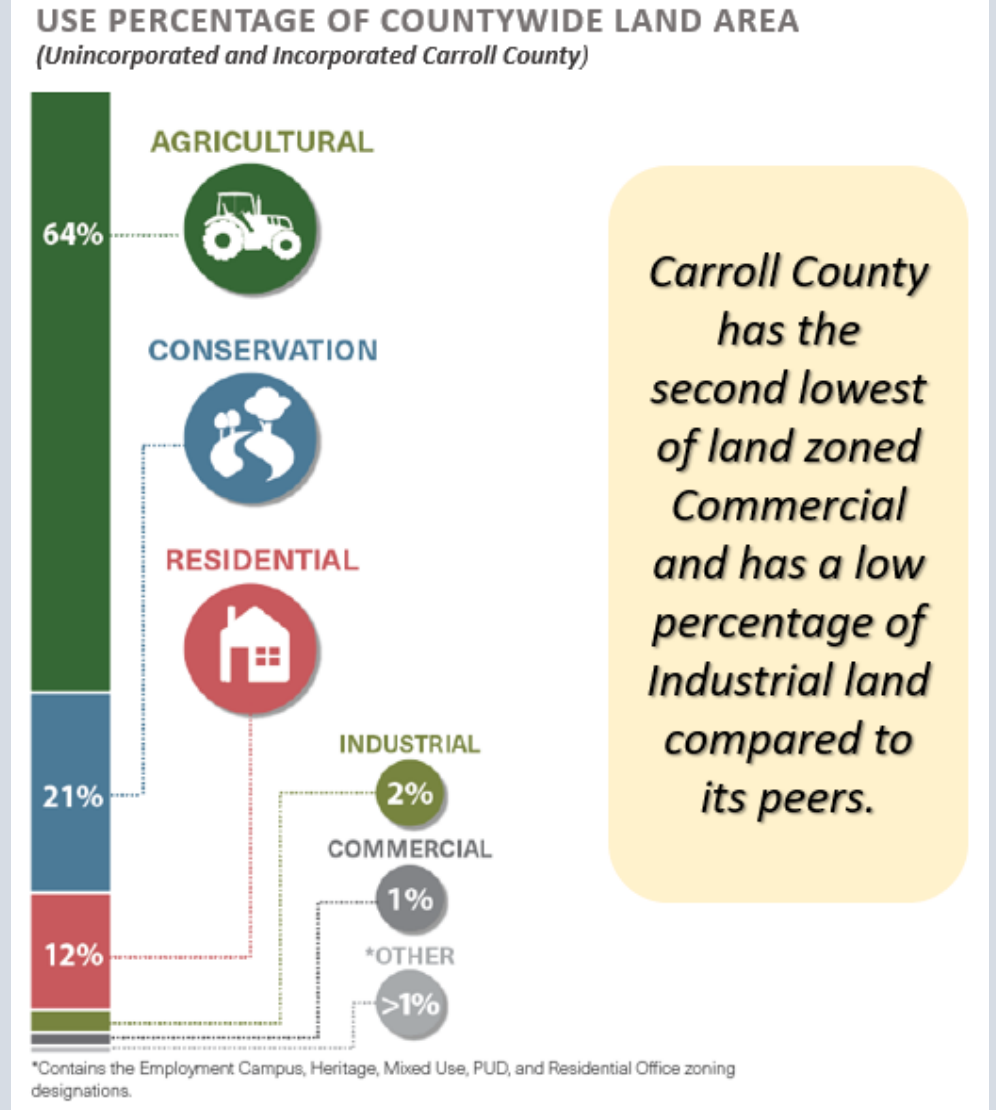
- Surging post-pandemic entrepreneurship
- Increases in e-commerce
- Growing numbers of distribution and fulfillment centers
- Reduction of brick-and-mortar stores
- Tech hubs
- Reshoring manufacturing jobs
- Mobile factory movement



Source: Source American Planning Association

# Background and Impact

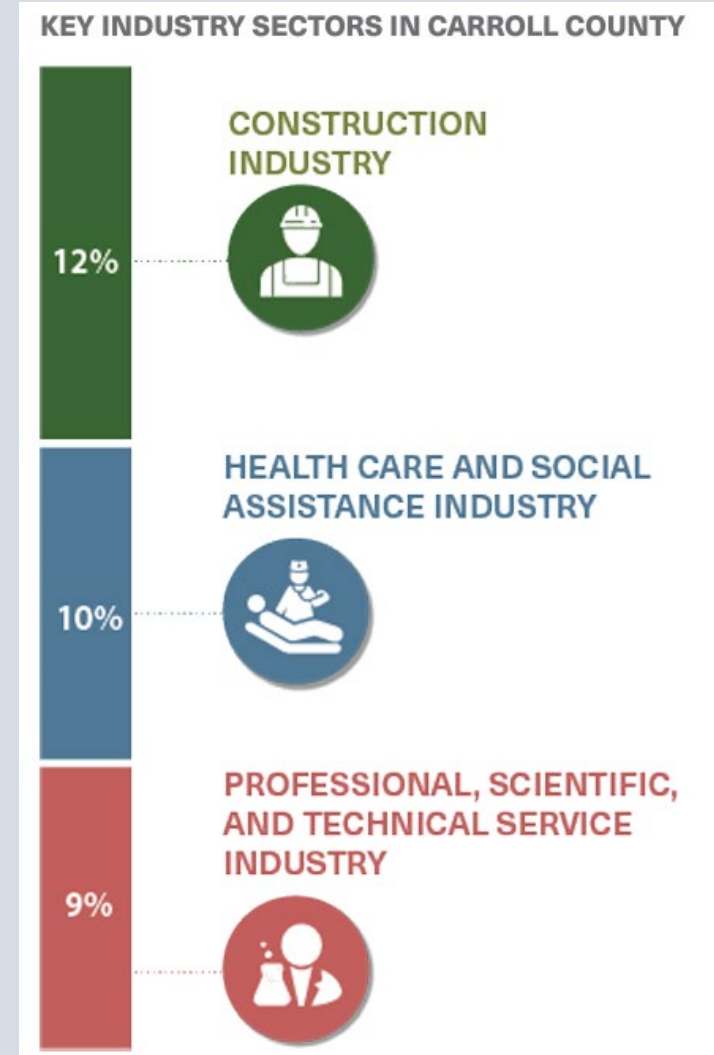
- Commercial uses provide more revenue to the County vs. residential.
- The 2014 Master Plan cited increasing the amount of land designated for commercial/industrial uses which has been fulfilled, however more work, especially in the DGA's is necessary.
- The County has a larger total percentage of land zoned Agricultural, Conservation, and Residential (combined) than surrounding counties.



# Background and Impact

- Top five industry sectors in the county are:
  - Retail Trade (13%)
  - Other Services Excluding Public Administration (13%)
  - Construction (12%)
  - Health Care and Social Assistance (10%)
  - Professional, Scientific, Technical Service (9%)

- 41% of workers are eligible to telework



# Relevance to Carroll County

PANK LAND LLC	AVONDALE ROAD	TOWNMALL OF WESTMINSTER	JOHN FROCK SITE	LONG MEADOW FARM (BEATY PROPERTY)
				
GREENFIELD SITE	GREENFIELD SITE	REDEVELOPMENT SITE	GREENFIELD SITE	GREENFIELD SITE
APPROXIMATELY	APPROXIMATELY	APPROXIMATELY	APPROXIMATELY	APPROXIMATELY
<b>39</b>	<b>82</b>	<b>55</b>	<b>89</b>	<b>118</b>
ACRES	ACRES	ACRES	ACRES	ACRES

= Top locations for development

## Top Growth Scenario

### Highlights of Scenario C

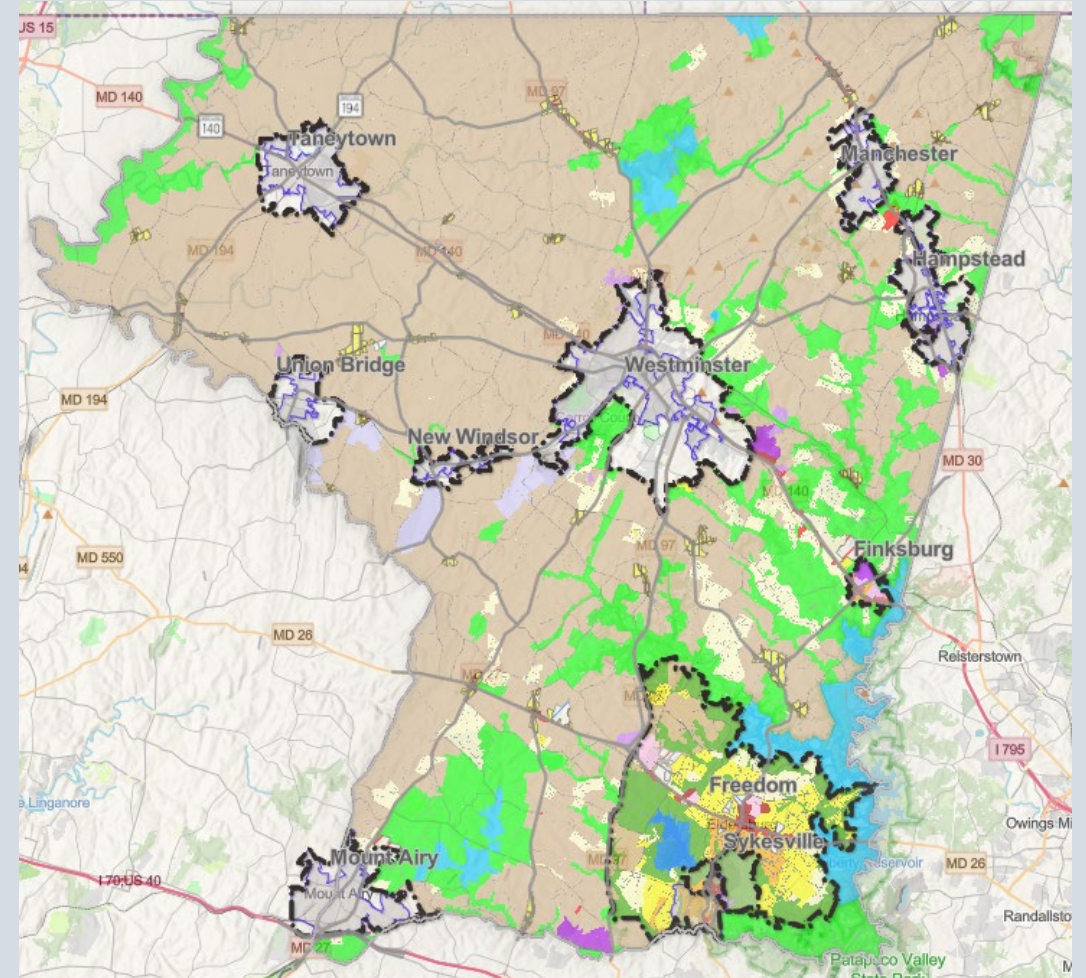
- 350K – 550K Average Annual Commercial Absorption (SF)
- 0.8% - 1.2% (approximately 1,360 – 2,000 residents) Population Growth per Year
- Moderately significant changes to existing FLU categories within MGAs/DGAs during updates to the General Development Plan.
- Future expansion of the existing MGAs/DGAs boundaries is likely.
- All MGAs/DGAs will need to be priorities for increased infrastructure capacity.
- The relationship of expenditures to revenues will rise at a more balanced rate, lending towards a low deficit or balanced budget.

- Top three industry sectors for economic growth are:
  - Hospitality and Agritourism
  - Manufacturing
  - Small Business Incubation



# Relevance to Carroll County

- How to take advantage of the *Baltimore Tech Hub for predictive healthcare.*
- Land for retail vs. distribution centers
- Agritourism
- Allocation of Commercial and Industrial land uses.



# Discussion

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- What information or data stood out to you?
- What could we continue to get more information on as we go through the Master Plan process?
- Are there any tentative recommendations that we could put in a “parking lot” for future consideration?