



# Department of Planning Staff Report to the Carroll County Planning and Zoning Commission

## Manchester Annexation No. 41 – Patapsco 91, LLC.

Presented to the Planning Commission on March 29, 2023

### Summary:

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<b>Petitioner/Property Owner:</b>	Patapsco 91, LLC.
<b>Total Acreage:</b>	13.9208 acres
<b>County Zoning:</b>	“R-40,000” Residential, “C” Conservation
<b>Proposed Municipal Zoning:</b>	“R-10,000” Residential, “C” Public Conservation
<b>Waiver Requested:</b>	Yes
<b>Existing Use of Land:</b>	Unimproved
<b>Land Use Designation:</b>	Residential
<b>Public Water Service Area:</b>	No Planned Water Service Area (W-7)
<b>Public Sewer Service Area:</b>	No Planned Sewer Service Area (S-7)

### Petitioner/Property Owner:

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The petitioners of the annexation and the owners of the property are Patapsco 91, LLC.

### Annexation Area Description:

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Located in the Sixth Election District, the total area to be annexed is approximately 13.9208 acres. The annexation area is designated as Parcel 491 at Tax Map 23, Grid 23 and situated North of Ciesta Court. The area is contiguous to the Town of Manchester’s corporate limits. The petitioned area is a part of an existing enclave including the annexation property and four (4) other parcels. Annexing the petitioned area, would shrink the existing enclave. The area to be annexed is located in Tax Map No. 23 and 32.

The area to be annexed is located to the north of Ciesta Court and south of Southwestern Avenue. The annexation area is in the southern most portion of the Town of Manchester Municipal Growth Area Boundary, and is bordered to the:

- north by Tax Map 23, Parcel 3608 (incorporated and owned by Boris Pargamanik), Tax Map 23, Parcel 3608 (incorporated and owned by David M. Vogelsang), Tax Map 23, Parcel 3608 (incorporated and owned by James W. Bond).
- east by Tax Map 23, Parcel 0048 (unincorporated and owned by Gary R. Chamberlin), Tax Map 23, Parcel 3533 (incorporated and owned by Timothy M. Bindas), Tax Map 23, Parcel 3533 (incorporated and owned by George V. Nelson Jr.).

- south by Tax Map 32, Parcel 3608 (incorporated and owned by Justin R. Brown), Tax Map 32, Parcel 3608 (incorporated and owned by Town of Manchester), and Tax Map 32, Parcel 3608 (incorporated and owned by Alexander Dunnigan), Tax Map 32, Parcel 3608 (incorporated and owned by Andreas Lennartsson), Tax Map 32, Parcel 3608 (incorporated and owned by Ava D. Shivers), Tax Map 23, Parcel 3608 (incorporated and owned by Paul W. Boteler), Tax Map 23, Parcel 3608 (incorporated and owned by Timothy M. Jones), Tax Map 23, Parcel 3608 (incorporated and owned by Kenneth E. Wierzbic), Tax Map 23, Parcel 3608 (incorporated and owned by Andrew C. Evans), Tax Map 23, Parcel 3608 (incorporated and owned by Glen C. Dryden), Tax Map 23, Parcel 3608 (incorporated and owned by Christopher P. Brockdorff), Tax Map 23, Parcel 3608 (incorporated and owned by Donna L. Lyons).
- west by Tax Map 23/32, Parcel 3608 (incorporated and owned by Town of Manchester), Tax Map 23, Parcel 3608 (incorporated and owned by Town of Manchester), Tax Map 23, Parcel 3608 (incorporated and owned by Richard P. Mallonee), Tax Map 23, Parcel 3608 (incorporated and owned by Lester R. Rienhimer), Tax Map 23, Parcel 3608 (incorporated and owned by Gregory T. Crawford), Tax Map 23, Parcel 3608 (incorporated and owned by Sharon M. Dale), Tax Map 23, Parcel 3608 (incorporated and owned by Louis Lang).

### **Use of Land & Description:**

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The annexation area is currently unimproved and no one resides on the area to be annexed. The petitioners have stated their desire to add fourteen (14) single family homes on the property, if annexed.

### **Zoning:**

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The annexation area is in the County’s “R-40,000” Residential and “C” Conservation Zoning districts (see Exhibit E – Zoning). Adjoining properties within the County are zoned “R-40,000” Residential. Adjoining properties in the Town are within the “R-15,000” Residential “C” Public Conservation Zoning districts.

The Town has indicated its intent to place the annexation area into the “R-10,000” Residential and “C” Public Conservation Zoning districts.

The Town’s “R-10,000” Residential Zoning District is 50% more dense than the County’s “R-40,000” Residential Zoning District. Therefore, this annexation **does** require a zoning waiver.

### **Comprehensive Plan:**

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The annexation area is located within the Town’s Municipal Growth Area Boundary. The annexation area has a Land Use Designation of Medium Density Residential in the *2018 Manchester Comprehensive Plan* (see Exhibit F – Designated Land Use). The proposed annexation is consistent with this Land Use Designation.

The annexation area is located within the County-certified Priority Funding Area.

### **Agency Referrals:**

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The following agencies were notified of the proposed annexation and have been asked to submit comments:

C.C. Dept. of Public Works	C.C. Public Schools
C.C. Bureau of Engineering	C.C. Office of the County Attorney
C.C. Bureau of Utilities	C.C. Dept. of Fire & Emergency Medical Services (EMS)
C.C. Dept. of Land Resource Management	MD Dept. of Transportation - SHA
C.C. Dept. of Economic Development	C.C. Health Dept.
C.C. Dept. of Public Safety	

Miscellaneous comments:

For this annexation and all future annexations, it is recommended that the Town of Manchester give public notice by posting the property, prior to the date of the public hearing, and notifying all adjoining property owners.

The following agencies DO NOT have comments:

Maryland Dept. Transportation- SHA	C.C. Dept. of Public Safety
C.C. Health Dept	C.C. Bureau of Utilities

### **Water and Sewer:**

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The annexation area is currently in the No Planned Service Area (W-7 and S-7) for both water and sewer (see Exhibit G and H – Water and Sewer Service Areas). The Carroll County Department of Planning is currently updating the 2019 Carroll County Water and Sewer Master Plan through the Triennial Update. The Town of Manchester and the County are working to bring the entire annexation area into the priority service categories (W-3 and S-3) for both water and sewer.

### **Other Municipal Services:**

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*Roads:* The annexation area is accessed by a private drive from Washington Way via Brier Way. The annexation area also has access via Jamer Drive.

*Schools:* Local school capacity is a concern for this annexation. The petitioner is proposing to add 14 single family homes in the R10,000 density.

According to Carroll County Capacity Management Projections for Schools, Manchester Elementary is at 95% capacity until 2026 when projected to be 100%, North Carroll Middle School is at 79.5% capacity until 2029 when projected to be

87%, and Manchester Valley High School is at 97% capacity until 2029 when projected to be 100%. Local school capacity is a concern for this annexation. A transmittal for comment has been sent to Carroll County Public Schools but no comments have been received.

*Parks and Recreation:* The proposed annexation would not negatively impact the Town's Parks and Recreation facilities. Subdivision regulations will govern the applicable open space requirements if the annexation is successful.

*Fire and Rescue Service:* The annexation area has several concerns for fire apparatus due to substantial access issues. Issues arise due to topography and elevation in inclement weather providing dangerous conditions for responders.

*Police Protection:* The proposed petitioned annexation area will be patrolled by the Manchester Police Department. The Manchester Police Department currently has seven (7) officers for community response. Calls for service and traffic issues are increasing. This annexation as well as other developments in the Town (ie: Lippy Property and Patriots Overlook), puts a strain on the Town's police coverage due to the expansion in real estate covered by police.

### **Staff Recommendation:**

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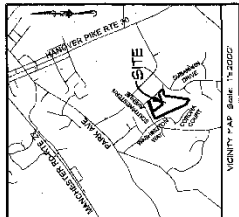
Planning staff is recommending support of this annexation and zoning waiver.

### **Staff Recommended Motion:**

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I make a motion that the Carroll County Planning and Zoning Commission forward the comments outlined in this staff report and the accompanying zoning waiver to the Board of County Commissioners with a favorable recommendation.

# Exhibit A - Annexation Plat



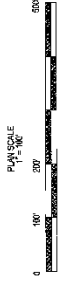
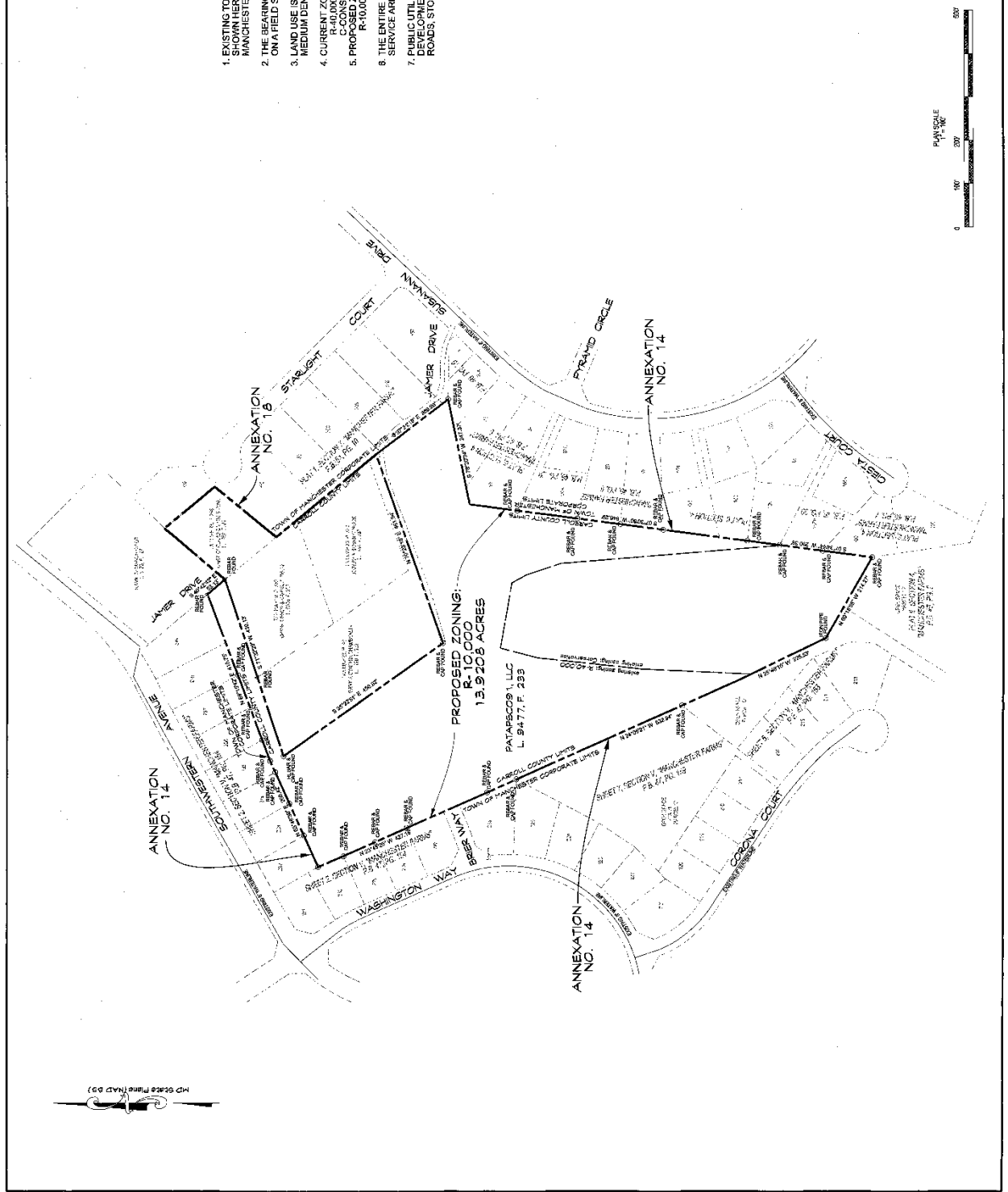
1. EXISTING TOWN OF MANCHESTER CORPORATE BOUNDARY SHOWN HEREON HAS BEEN TAKEN FROM THE TOWN OF MANCHESTER RECORDS.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A FIELD SURVEY BY GLSI INC. ON MARCH, 2020.
3. LAND USE IS IN COMPLIANCE WITH THE PROPOSED MEDIUM DENSITY RESIDENTIAL AS SHOWN HEREON.
4. CURRENT ZONING IS:  
 CC-CONSERVATION  
 R-10,000
5. PROPOSED ZONING IS:  
 R-10,000
6. THE ENTIRE ANNEXATION IS NOT WITHIN THE WATER AND SEWER SERVICE AREA PER THE 2019 COUNTY WATER AND SEWER MASTER PLANS.
7. PUBLIC UTILITIES TO BE EXTENDED AT THE TIME OF ACTUAL DEVELOPMENT AT THE EXPENSE OF THE DEVELOPER, INCLUDES ROADS, STORM DRAIN AND PUBLIC WATER AND SEWER FACILITIES.

OWNER/DEVELOPER  
 PATAPSCO9 1, LLC  
 3553 MANCHESTER ROAD  
 HYDERSVILLE, MD 21154

ANNEXATION PLAT  
 PATAPSCO9 1, LLC  
 PROPERTY  
 TOWN OF MANCHESTER, CARROLL COUNTY, MARYLAND

4339 East Pine Street, Suite 200, P.O. Box 21127, Ellicott City, MD 21117, (410) 848-1750 Fax: (410) 848-1911  
 www.glssi.com

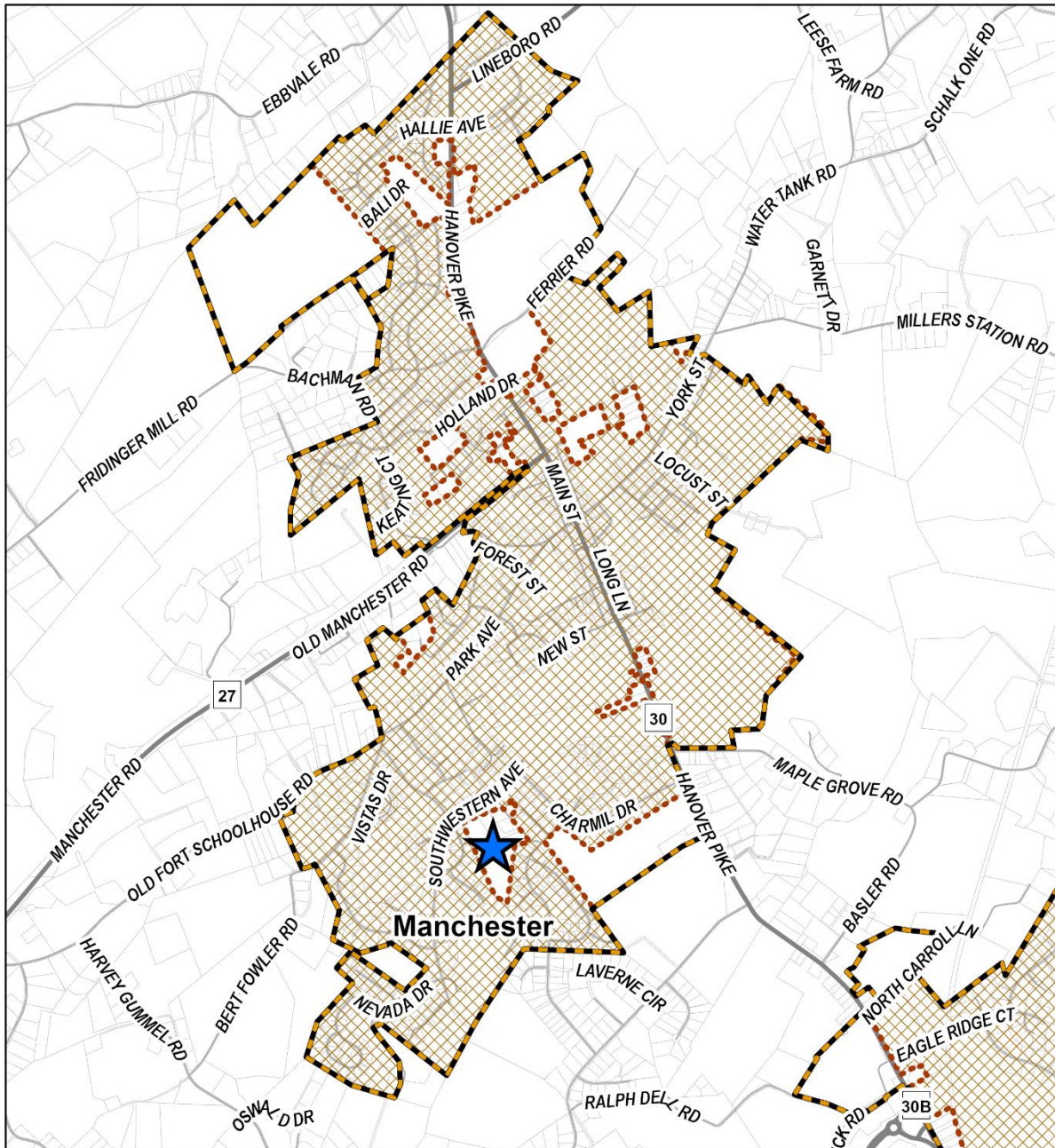
Date	
Drawn By	
Check By	
Project No.	
Account No.	
Scale	1" = 200'
Block	
Sheet	1 of 1









MD State Plane (NAD 83)

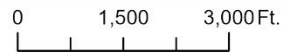
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# Exhibit B – Parcel Layout of Manchester



## Legend

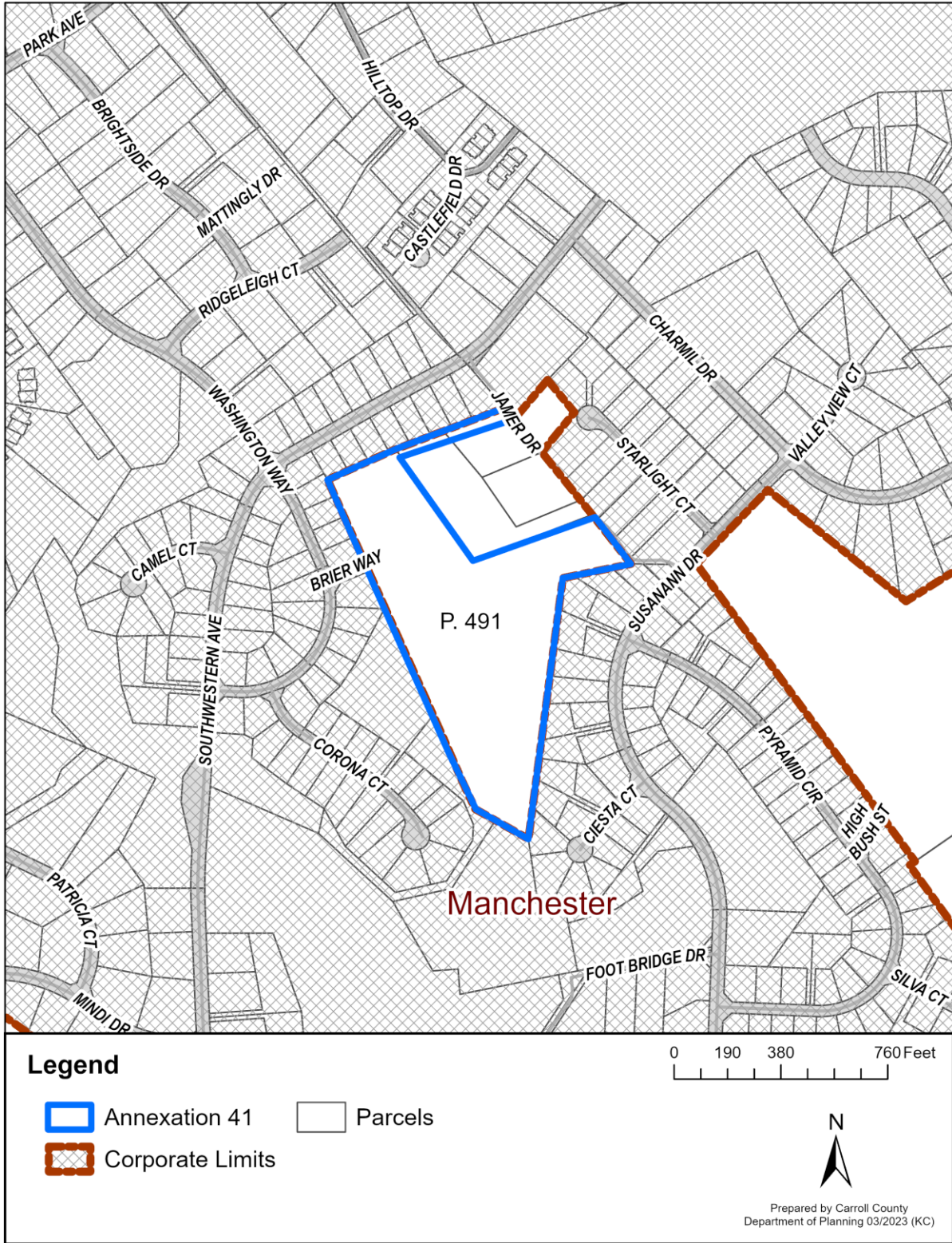
-  **Annexation 41**
-  Corporate Limits
-  Growth Area
-  Major Roads
-  Roads
-  Parcels



Prepared by Carroll County  
Department of Planning 03/2023 (KC)

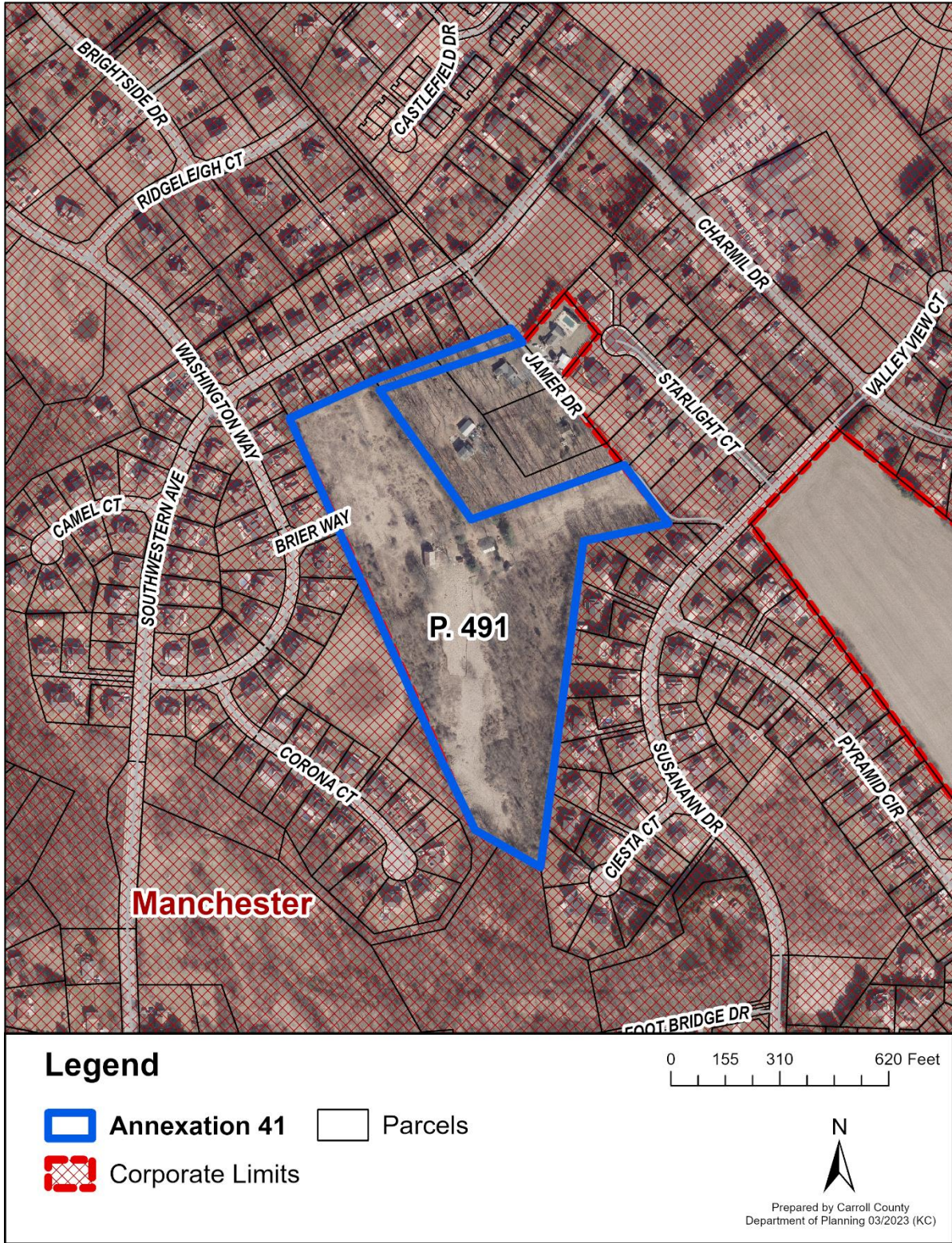


# Exhibit C – Parcel Layout of Annexation Area



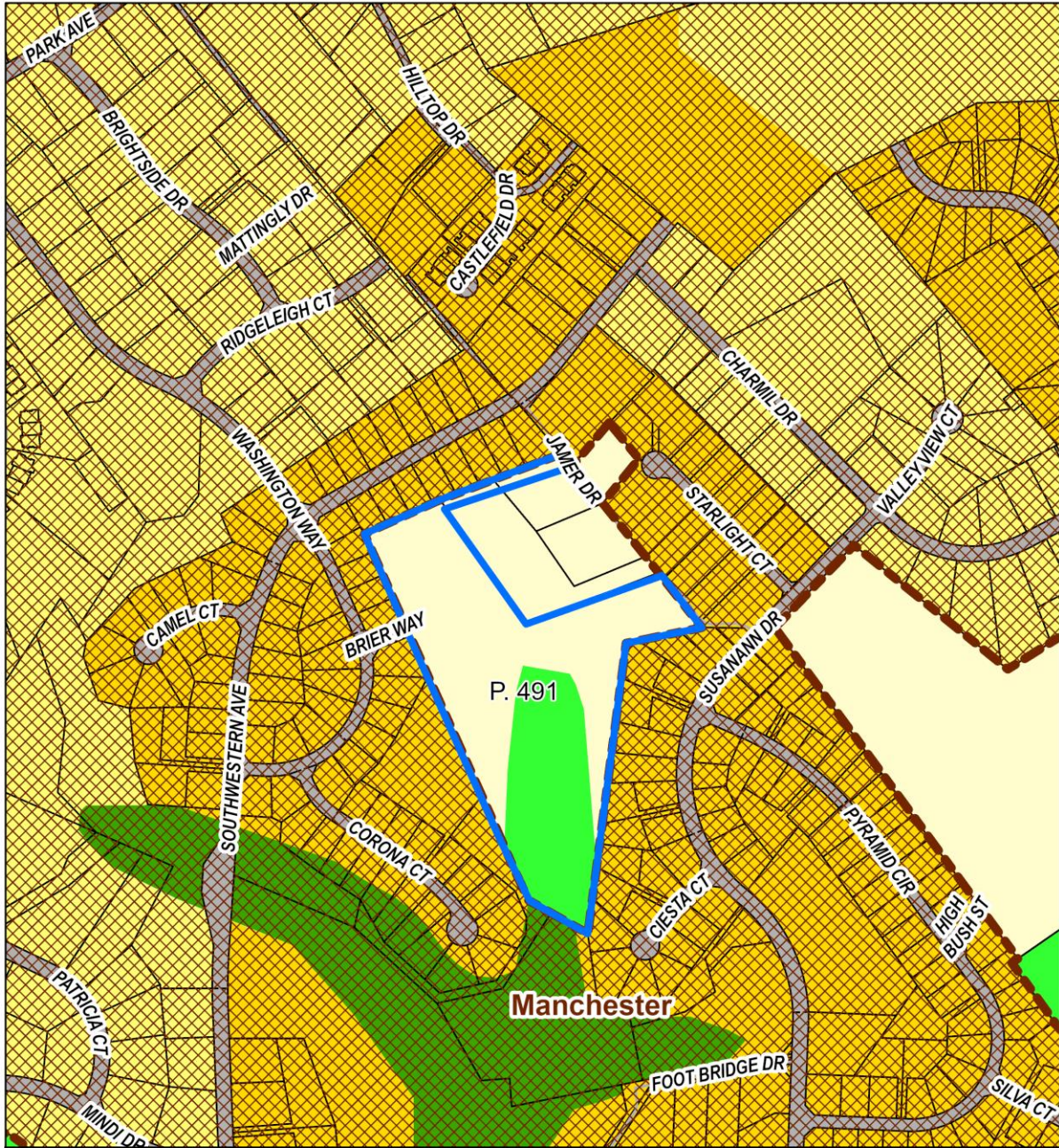


# Exhibit D – Ortho of Annexation Area










# Exhibit E – Zoning of Annexation Area



## Legend

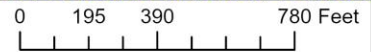
-  Annexation 41
-  Corporate Limits
-  Parcels

### Manchester Zoning

-  Pub Con
-  R-10000
-  R-15000
-  R-20000

### County Zoning

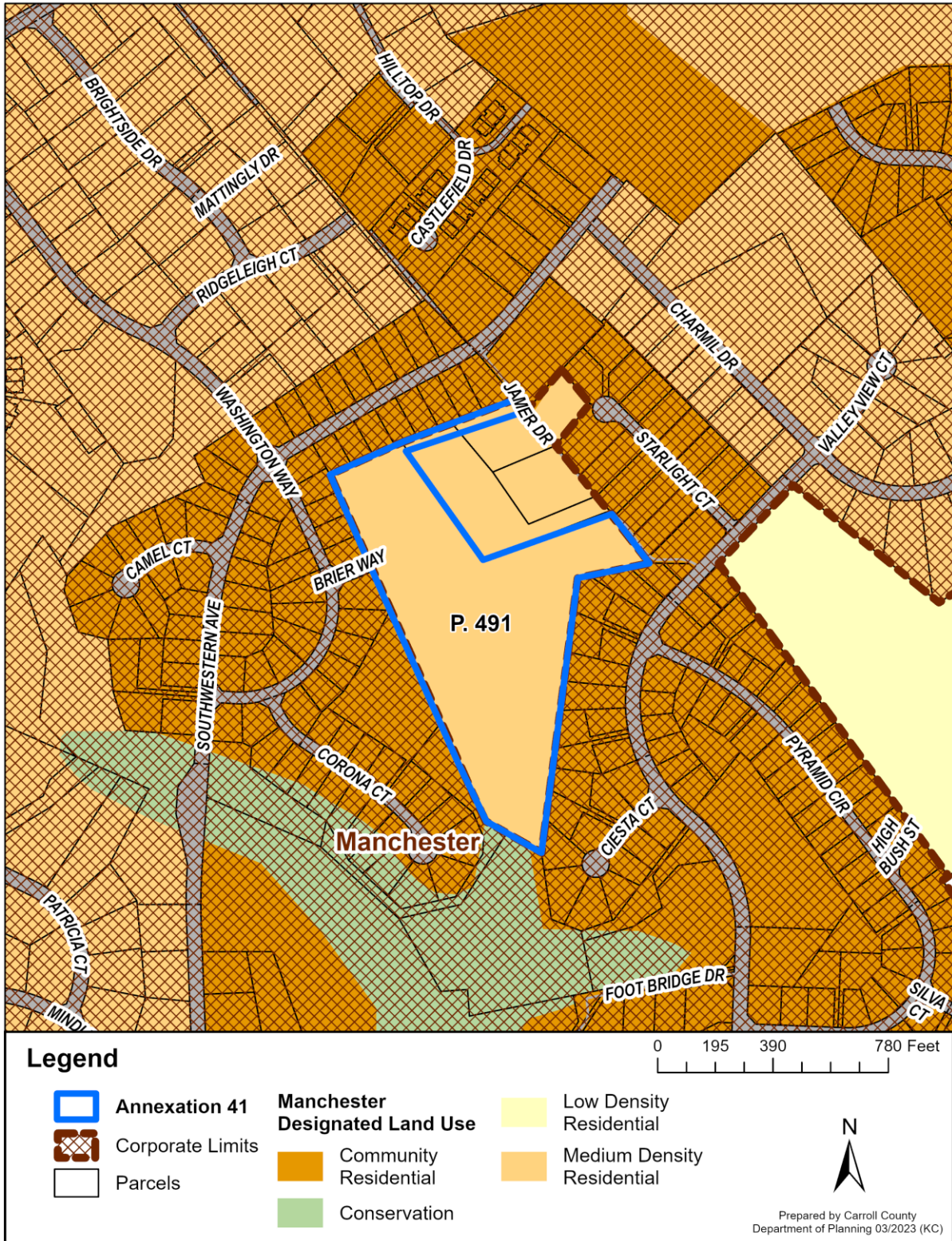
-  Conservation
-  R-40,000
-  R-20,000



Prepared by Carroll County  
Department of Planning 02/2023 (KC)

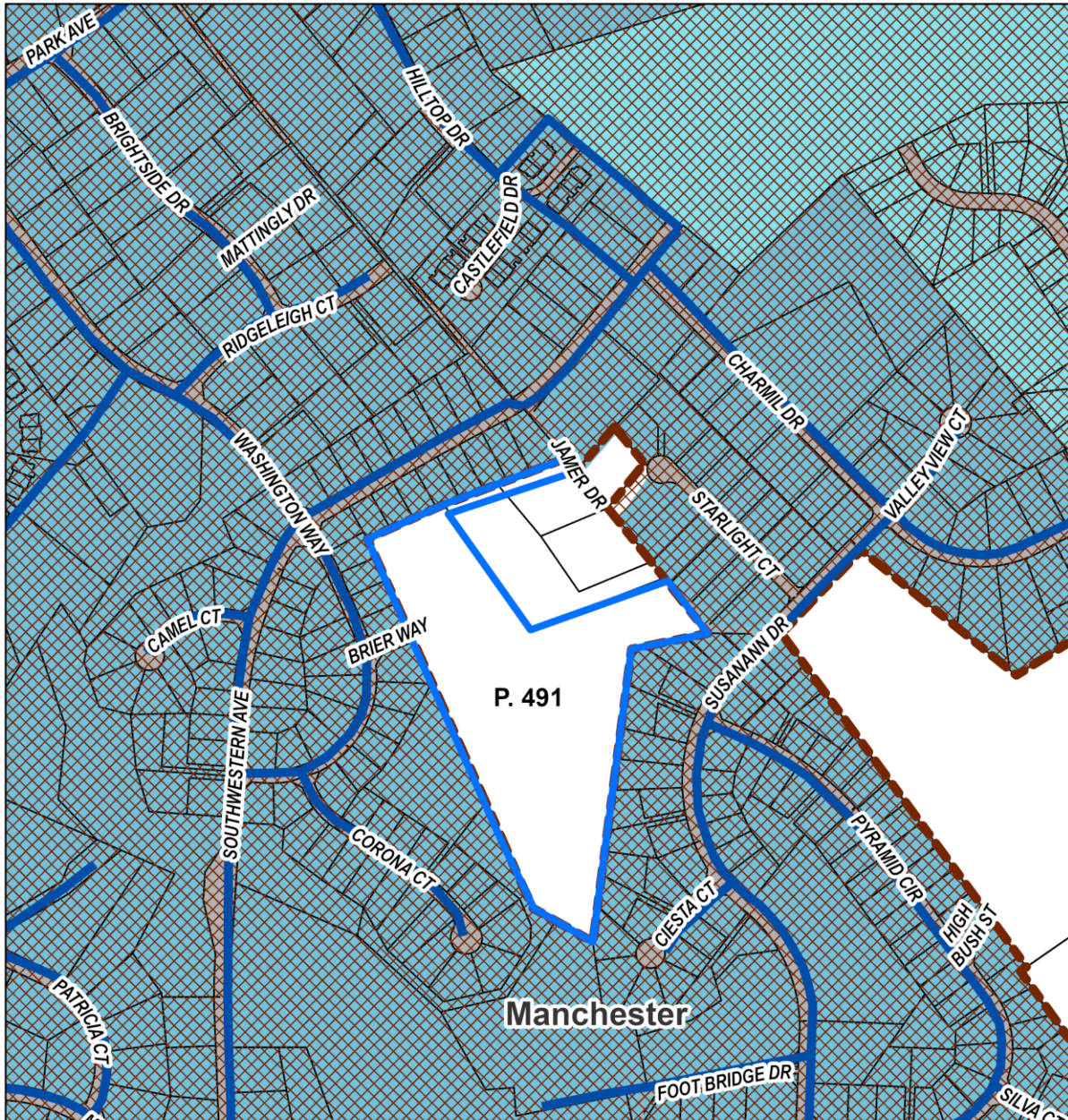


# Exhibit F – Designated Land Use of Annexation Area











# Exhibit G – Water Service Area

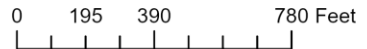


## Legend

-  Annexation 41
-  Corporate Limits
-  Parcels
-  Roads

## Water Service Area

-  Existing
-  Priority
-  Water Lines



Prepared by Carroll County  
Department of Planning 03/2023 (KC)



# Exhibit H – Sewer Service Area

