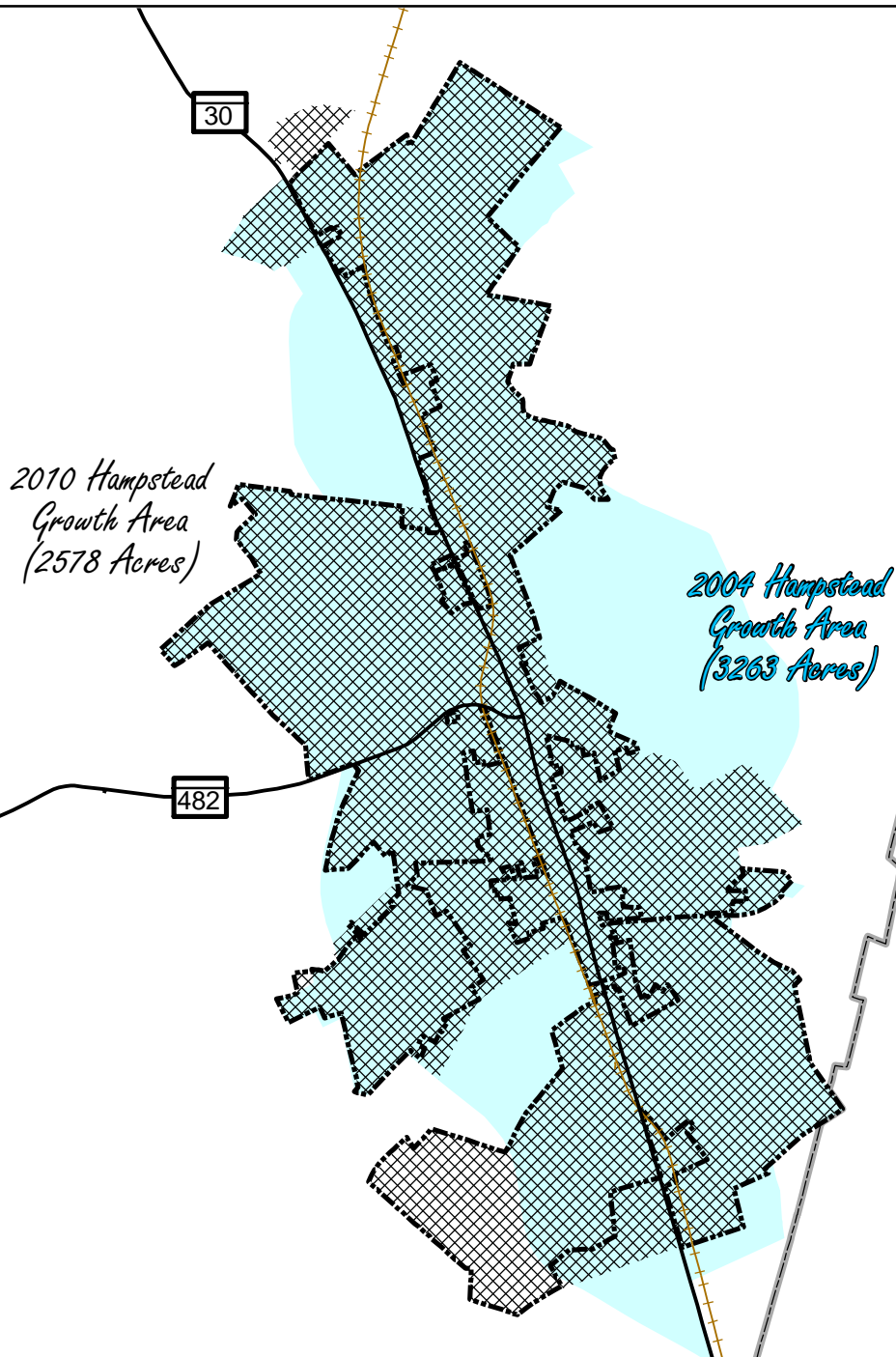






# Hampstead Community Comprehensive Plan



## Legend

-  2010 Hampstead Growth Area
-  2004 Hampstead Growth Area
-  Town Limits
-  County Boundary

Adopted by  
Mayor and Council  
Town of Hampstead  
July 13, 2010



**THE TOWN OF HAMPSTEAD  
RESOLUTION 2010-01**

A RESOLUTION TO ADOPT AN UPDATED COMMUNITY COMPREHENSIVE PLAN FOR THE TOWN OF HAMPSTEAD

WHEREAS, the Town Council adopted the most recent update to its Community Comprehensive Plan in 2002, and

WHEREAS, Article 66B of the Maryland Code provides that the local legislative body may adopt a plan as a whole and may further adopt any amendment or extension thereof or addition thereto following proceedings by a planning commission, and

WHEREAS, the Hampstead Planning and Zoning Commission, working in cooperation with Carroll County and Town staff, developed a Hampstead Community Comprehensive Plan where the draft was referred to and comments received from all adjoining planning jurisdictions and all relevant state and local agencies, and

WHEREAS, the Hampstead Planning and Zoning Commission, acting in accordance with the provisions of Article 66B of the Maryland Code, did approve and recommend for adoption by the Town Council of the Town of Hampstead the Hampstead Community Comprehensive Plan dated April 28, 2010, as shown by the proceedings of said Commission, and

WHEREAS, a public hearing on the update to Hampstead Community Comprehensive Plan including the Water Resources Element was duly advertised which hearing was held on February 24, 2010, with public and agency comments being received, and

WHEREAS, all comments received were subsequently considered at a public meeting of the Mayor and Council scheduled and held on June 8, 2010 and

WHEREAS, the Mayor and Council has determined and found that the adoption of a Community Comprehensive Plan would be in the public interest and would serve to promote the health, safety and general welfare of the Town, and

WHEREAS, due to the amount of time involved in the review and approval of the Plan and the current economy, the timelines set forth in the Plan may be unrealistically ambitious.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF HAMPSTEAD THAT:

Section 1: The Hampstead Community Comprehensive Plan in the form attached hereto is hereby adopted as the Community Comprehensive Plan for the Town of Hampstead.

Section 2: The Hampstead Main Street Revitalization Plan in the form attached shall be included as part of the Hampstead Community Comprehensive Plan.

Section 3. The Water Resources Element, jointly developed by the Town of Hampstead and Carroll County and in the form attached, shall be included as part of the adopted Hampstead Community Comprehensive Plan.

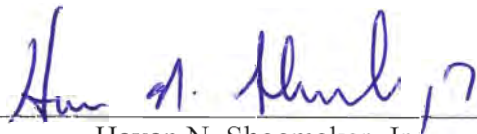
Section 4: Be it further resolved that in the event it be judicially determined that any part or said Community Comprehensive Plan or the application thereof to any person or firm is invalid, illegal or unenforceable, the remaining provisions thereof and the application of the same to other persons or circumstances shall not be affected thereby, the Mayor and Council of the Town of Hampstead hereby declaring that it would have adopted the remaining portions thereof and their application without the part or the application thereof, so held invalid, illegal or unenforceable.

Introduced this 11<sup>th</sup> day of May, 2010.

Passed this 13 day of July, 2010 by the affirmative votes of Five members of the Council.



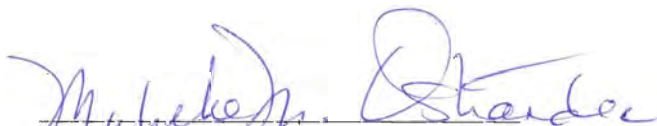
Ken Decker  
Clerk of the Council



Haven N. Shoemaker, Jr.  
Mayor

Approved as to form and legal sufficiency this 11<sup>e</sup> day of May, 2010.

MICHELLE M. OSTRANDER, ESQ.

  
Town Attorney

**THE TOWN OF HAMPSTEAD  
PLANNING AND ZONING COMMISSION  
RESOLUTION PZC-2010-01**

A RESOLUTION TO RECOMMEND THE ADOPTION AN UPDATED  
COMMUNITY COMPREHENSIVE PLAN FOR THE TOWN OF HAMPSTEAD

WHEREAS, the Planning and Zoning Commission of the Town of Hampstead, in exercising its planning function under Article 66B of the Annotated Code of Maryland, has created an updated plan known as the Hampstead Community Comprehensive Plan (hereinafter referred to as the "Plan") including all maps, charts and reference materials included therein, and

WHEREAS, a copy of the Plan which has been signed by the Chairperson of the Planning and Zoning Commission has been attached hereto as Exhibit "A," and

WHEREAS, the Plan has been properly circulated for the required sixty (60) review period and public hearings have been held in accordance with State Law, and

WHEREAS, upon consideration of all deliberations related to the Plan, and all comments submitted thereto, the Hampstead Planning and Zoning Commission has determined that adoption of the Plan by the Town Council of Hampstead is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND  
ZONING COMMISSION OF THE TOWN OF HAMPSTEAD THAT:

Section 1: The Hampstead Community Comprehensive Plan in the form attached hereto is hereby approved and is certified to the Hampstead Town Council for adoption.

Section 2: The Hampstead Main Street Revitalization Plan in the form attached shall be included as part of the Hampstead Community Comprehensive Plan.

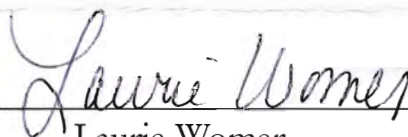
Section 3. The Water Resources Element, jointly developed by the Town of Hampstead and Carroll County and in the form attached, shall be included as part of the Hampstead Community Comprehensive Plan.

Section 4. The procedural and notification requirements of Article 66B of the Annotated Code of Maryland, §3.07-3.08 have been complied with.

Passed this 28 day of July, 2010 by the affirmative votes of Five members of the Commission.



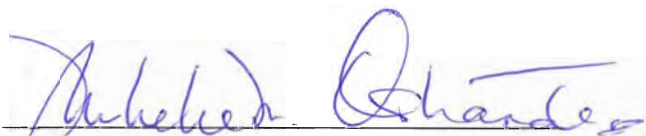
Ken Decker  
Clerk of the Council



Laurie Womer  
Chair

Approved as to form and legal sufficiency this 28 day of July, 2010.

MICHELLE M. OSTRANDER, ESQ.



Town Attorney



# Hampstead Community Comprehensive Plan



## *Preface*

**By Mayor Haven N. Shoemaker, Jr.**

Every Maryland town and county is required to adopt a “community comprehensive plan.” We have to update this plan at least once every six years. Since Hampstead adopted its last comprehensive plan in 2003, we are due.

This plan is a very thick document. Much of it will make your eyes glaze over... at least it did for me. I decided to write this introduction to explain—in plain talk—what this plan is and what it says about the future of our small town.

Every property in Hampstead exists in a zoning district. Zoning is basically a set of rules about what you can and cannot do with your property. Your property’s zoning classification is important—for you and for us. The only way the Town can normally change zoning on any property is through the comprehensive plan update process. Once every six years or so property owners get a “bite at the apple” to request changes in zoning. And the Town gets its chance to reconsider zoning on every parcel.

Much of Hampstead is developed. We have residential subdivision, commercial areas and industrial districts. Most of this zoning is going to stay exactly the same. It doesn’t make any sense to change the zoning of an established residential area like Roberts Fields or North Carroll Farms. I suspect most folks want to preserve our quiet residential neighborhoods. Most of the proposed zoning changes are in our Main Street Revitalization Area, aka “downtown.” And most changes are relatively minor.

While the Community Comprehensive Plan is more than just changing the zoning on some properties, zoning is where the rubber meets the road. This is particularly true for undeveloped properties. Hampstead still has a substantial amount of vacant land. What happens on these parcels will shape our community in the future.

So, before this plan gets very technical and very dull, let me try to explain the big picture. Hampstead is going to continue to grow... but don’t panic. We’re not going back to the 80s and 90s “boom” when the Town more than doubled in size due to major residential developments like Roberts Fields and North Carroll Farms. The era of large-scale residential growth is largely over.

Some of the remaining residential growth will happen in “Hampstead” but not in the Town limits. If you look at the maps of Hampstead showing a Town boundary, you will see a very long squiggly line. Yes, that’s our Town limits and yes, it doesn’t make any sense. Inside the Town limits is the Town of Hampstead. Outside of the Town limits may be called “Hampstead” but it is beyond our jurisdiction. We don’t pick up the trash for residents outside the Town limits. Our police will respond, but only in emergencies. We don’t plow the county roads. Out-of-town residents pay Carroll County property taxes, but not Town of Hampstead property taxes (though our tax rate is very, very low).





# Hampstead Community Comprehensive Plan



The primary reason the Town boundary is so convoluted is Maryland's annexation law. We can only annex property owners who want to come into the Town. So, unless there is a compelling reason like a household's well failing, folks with developed properties generally don't annex.

The Community Comprehensive Plan covers a "study area" larger than the Town. Planning, zoning and development decisions inside the Town limits are made by the Town's Planning and Zoning Commission and the Town Council. Those decisions outside the Town limits are made by the Carroll County Planning Commission and the Carroll County Commissioners. So, if you hate the Sweetheart/Solo Cup building, you'll need to take that up with the County, not the Town.

Now that you hopefully better understand why the Town of Hampstead isn't the same as the community of Hampstead, we can get back to talking about the big picture. As I wrote earlier, the big residential boom is over. This isn't just due to the economic meltdown and the collapse of housing prices. We just don't have much vacant, residentially-zoned land in or around Hampstead. We do, however, have some undeveloped commercial parcels and a very substantial amount of vacant industrially-zoned land.

To accommodate future growth, development and redevelopment, we have to solve some tough infrastructure problems. As I write this, the single most important project in Hampstead's history has been completed. The opening of the Hampstead Bypass has alleviated traffic congestion downtown. The Town can now reclaim Main Street. The other major infrastructure challenges are water and sewer capacity. In Hampstead, the Town operates the water system; the County operates the sewer system. This plan will have detailed discussions about water and sewer, but here's my sneak preview. We have problems. I'm not as familiar with the sewer situation, but I'm up to my neck in water issues. (Sorry about the pun.)

Hampstead depends on a system of deep wells to provide water to the Town. Through circumstances beyond our control, we have lost some of these wells. We still know where they are... we just can't use them for one reason or another. While we are working very hard to restore this lost capacity, we also face major regulatory challenges. For the Town to pump water, we need permits from the State of Maryland. The rules and regulations surrounding these water "appropriation" permits are complicated, difficult, often unwritten and they seem to change quite often. One of the biggest challenges is the difference between what we think we can pump every day and what MDE thinks we can pump every day. This is a difference of opinion we have not resolved.

In putting this plan together, the water situation has been one of the biggest wild cards. The uncertainty has forced us to work along multiple tracks to maximize the possibility that we will have the water our residents and businesses will need in the future. As always, Hampstead has been a leader in aggressively meeting these challenges. We've been innovative, flexible and determined.

It wouldn't be a Mayor's preface to anything without a little old-fashioned suspender-pulling talk. Before we launch into a new community comprehensive plan, we should celebrate our remarkable accomplishments. As noted, the Bypass is now a reality. The Town saved its historic







# Hampstead Community Comprehensive Plan



school at the heart of Main Street, converting it into affordable senior housing. Our Police Station is housed in a renovated historic Main Street building. We have developed one of the nicest parks in the County including a badly needed 90' baseball diamond. We have kept the level of municipal services high while maintaining one of the lowest property tax rates in the state. In Hampstead, we're good at planning... but we are great at doing. Now that I have jawboned a bit, I'll turn this planning document over to the experts.

Mayor Haven N. Shoemaker, Jr.





# Hampstead Community Comprehensive Plan



*Adopted by Hampstead Mayor and Council – July 13, 2010*





# Hampstead Community Comprehensive Plan



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# Hampstead Community Comprehensive Plan



# Chapter 1

## Introduction





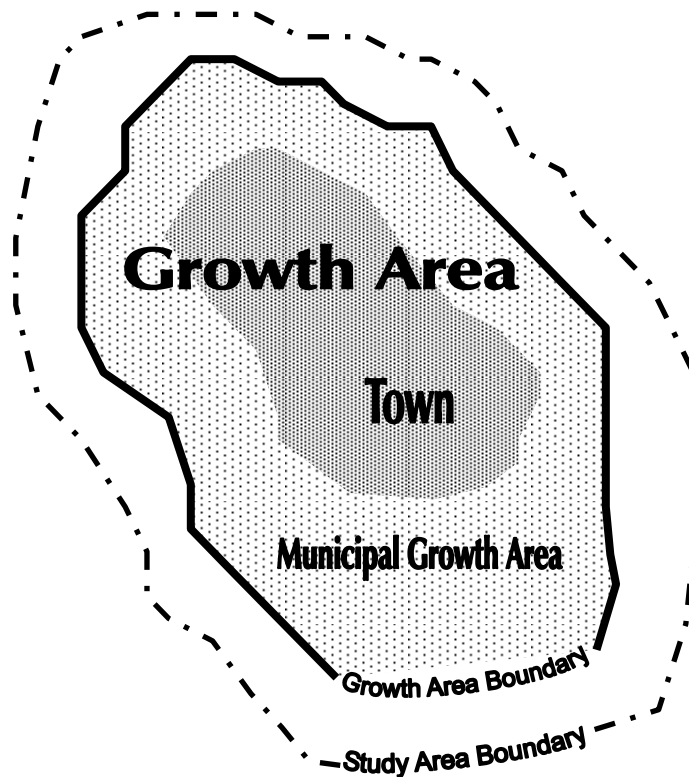


## Chapter 1: Introduction

The 2010 Hampstead Community Comprehensive Plan is a blueprint for growth in and around the Town of Hampstead. The vision, goals, policies, and actions described in the plan apply to the area that lies within the Growth Area Boundary (GAB). The GAB is envisioned as the future corporate limits line and the land within this line is known as the “Growth Area.”

Establishing the GAB in this plan was an iterative process. Working with Carroll County Planning, the Town learned that the development of vacant land within the GAB including the annexation of developed properties currently on private wells represented over a million gallons a day of potential *new* water demand. For a number of reasons which will be discussed more fully in the Water Resources Element of this plan, it simply was not realistic to think the Town could develop one million gallons per day of groundwater capacity or obtain the required groundwater recharge area. This led the Planning and Zoning Commission to begin reducing the GAB established in 2004 and to concurrently reduce the priority, planned and future municipal water service areas. The goal of reducing the GAB was to create a future “footprint” of build-out where the Town could realistically achieve “water balance.” Water balance is a situation where the Town has not only the productive well capacity but the recharge area to serve reasonably anticipated development and annexation.

The graphic below may be helpful to refer to as the various terms are used throughout the plan to describe different geographic areas.





# Hampstead Community Comprehensive Plan



## Plan Definition and Purpose

The purpose of the comprehensive plan is to provide a legal framework that guides the growth and development of a community. A set of goals is developed to help achieve the overall vision for the future of the community. Specific actions and policies that are needed to implement the goals are recommended and become a work program for the local government, community leaders, and citizens of the community. Decisions and activities that are made and undertaken subsequent to the adoption of a plan should be consistent with the intent and content of the plan.

**VISION OR VISION STATEMENT** - A vision is a statement that defines a community's preferred future. To choose a direction, a community must have a mental image of a possible and desirable future state. The vision not only helps to define the community's preferences and desires for the future but also helps to empower members of the community. A shared vision builds cooperation between the public and private, the leaders, and the residents. It is easier to establish priorities when community leaders know what end they are working toward. The defined vision must become an integral part of the management and operation of the local government(s) and the activities in which residents participate. The purpose of this vision statement is to serve as a guide that community leaders and decision makers use to make decisions.

**GOALS** - A goal is a broad statement of intended accomplishments to bring the community closer to meeting its overall vision of the future. It does not identify specific activities that will be undertaken. Rather, they identify a set of objectives designed to guide the community toward meeting its goals.

**POLICIES** - A policy identifies the course of action to be taken on a given issue. Policy statements are included in the plan. These policy statements express the community's desires for future decisions to achieve the goals they have developed. The policies indicate the direction that decision-makers would take regarding town and county services and land use development. The policy statements are based on an overall set of goals for the community and its future.

**ACTIONS** - An action is a recommended activity to help bring a community closer to achieving its goal(s). Actions are planning, land use, and general government-related activities that can be pursued, ideally as a whole and in combination with the recommended policies, to help the community meet its goals. Actions are often referred to as objectives or implementation measures.

The comprehensive plan for a specific community within Carroll County, a small area plan called a "community comprehensive plan," gives that community the opportunity to study in more detail the factors which influence its area and provides more direction on what the community hopes to accomplish beyond what the County Comprehensive Plan addresses. Individual properties can be reviewed, specific areas can be designated for revitalization, and unique functional plan elements can be developed to apply to these small areas. These more detailed activities and items would not normally be addressed in the County Comprehensive Plan.





# Hampstead Community Comprehensive Plan



As a comprehensive plan addresses more than just land uses and zoning, the community comprehensive plan gives a community the opportunity to address such issues as economic development, community involvement, park facilities, and historic resources, among other things. These issues can and should be addressed regardless of whether the community ultimately decides to make changes to the existing land use designation map or zoning districts.

The Plan presents a set of goals that address growth management and land use, transportation, community facilities, natural resources, economic development and activity, historic/cultural resources, community involvement, interjurisdictional coordination and communication, and housing and community design. The chapters around which these issues are organized each share common components. They all discuss current conditions, an analysis of community needs, recommended policies and actions, fiscal implications, and anticipated Capital Improvement Plan (CIP [town]), Community Investment Plan (CIP [county]) projects. These components, which encompass more of the community's needs than they often have in the past, will be consistent among all the community comprehensive plans as they are updated. Through incorporating a fiscal implications and related CIPs projects component, the community will have a plan that is more realistic and better represents what the citizens are willing to accept.

## **Planning Commission Responsibility**

Traditionally, the Planning Commission consists of members of the public at large, who reside in that particular jurisdiction, with little or no formal training in planning. Article 66B authorizes municipalities and counties to create a Planning and/or Zoning Commission made up of five to seven members, one of whom may be a member of the local legislative body to serve in an ex-officio capacity concurrent with his or her official term. In the Town of Hampstead, there is a Planning and Zoning Commission. Four members are appointed by the Mayor to serve a term of five years, with members' terms staggered so that terms end at different times. One member is a representative from the Town Council appointed by the Mayor. The County Planning Commission has six members appointed by the Board of Commissioners with one Commissioner participating as a representative.

Removal of a member may only occur by the legislative body through a public hearing process and filing of a written statement demonstrating inefficiency, neglect of duty, and/or malfeasance in office. The idea of appointing a group of lay people to make decisions and recommendations about land use planning came about to reduce political influence on decisions.

The purpose of the Planning Commission is to serve as advisor to the elected officials, the Town Council or Board of County Commissioners, on land use planning and to review matters related to planning and development. The Commission holds a meeting open to the public on a regular monthly basis to consider land use issues. One of the most significant responsibilities that the Planning Commission is given is the authority to develop the County or Town's comprehensive plan. Upon completion of a final draft acceptable to the Commission, the members will vote to approve the plan and will forward it to the elected officials with a recommendation for adoption. The elected officials have the authority to accept or reject this





# Hampstead Community Comprehensive Plan



recommendation. While the elected officials cannot make revisions to the plan themselves, they may send it back to the Planning Commission to make suggested modifications.

The Planning Commission is also empowered with original jurisdiction for the review and approval of subdivision and site plans for development. It is also responsible to develop and approve subdivision regulations which must be adopted by the elected officials in their respective jurisdictions in order to become effective. As with comprehensive plans, the Council or Commissioners may not make changes to the proposal. If the elected officials disapprove the proposal for adoption, they may only send the proposal back to the Commission for revisions. Since the Commission focuses on planning issues, it is a valuable intermediary between the public and the elected officials.

The Planning Commission also makes recommendations to the elected officials on proposals relating to zoning or rezoning. The elected officials have the authority to accept, reject, or modify those recommendations.

Planners are the Commission's research staff. Several of the County's municipalities have a planner on staff. Many of the municipalities, however, do not employ their own planners (as is the case in Hampstead). In these cases, the County liaison comprehensive planner also serves as planner for the Town and its Planning Commission. The planner advises the Commission on the comprehensive plan, development plans, zoning ordinance, subdivision regulations, and other miscellaneous planning issues. In addition, the planning staff may provide background information and recommendations on the proposals that are under the Commission's consideration and answer technical questions. The liaison planner attends all of the regularly scheduled Town Planning Commission meetings. The liaison planner for the Town of Hampstead is Bobbi Moser. The primary contact for the Town is Ken Decker, Town Manager and Zoning Administrator. The secondary contact is Tammy Palmer, Assistant Town Manager.

## State Legislation

### *1 Article 66B of the Annotated Code of Maryland*

Article 66B, added to the Maryland Code in 1927 and now entitled *Zoning and Planning*, delegates basic planning and land use regulatory powers to the State's municipalities, Baltimore City, and non-charter counties. Important sections of Article 66B apply to charter counties as well.

Under Article 66B, it is the function and duty of the Planning Commission to develop, with the help of staff, and approve a plan which will be recommended to the local legislative body for adoption. This required plan serves as a guide to all public and private actions and decisions to ensure that development of public and private property occurs in appropriate relation to each other. This plan document satisfies the requirement to provide a statement of goals and objectives, principles, policies, and standards which shall serve as a guide for the development and economic and social well-being of the jurisdiction.





# Hampstead Community Comprehensive Plan



## 2 *Economic Growth, Resource Protection, and Planning Act of 1992*

On October 1, 1992, the Maryland Economic Growth, Resource Protection, and Planning Act of 1992 (the Planning Act) went into effect with the intent of encouraging economic growth, limiting sprawl development, and protecting the State's natural resources. The Planning Act amends Article 66B. Most local jurisdictions in the State have established priority areas for resources protection. The Planning Act encourages these jurisdictions to build on that base with consistent development regulations and targeted infrastructure investment by the State.

A premise of the Act is that the comprehensive plans prepared by counties and towns are the best place for local governments to establish priorities for growth and resource conservation, and that once those priorities are established, it is the State's responsibility to back them up.

The Planning Act is based on twelve "Visions." County and municipal plans are required to be amended so that the plans implement an established set of policies, which should be based on the Visions. These Visions were revised and expanded in 2009 as part of the Smart, Green, and Growing legislation.

Making the Visions part of Maryland's planning and zoning enabling legislation gives local jurisdictions a succinct statement of Maryland's priorities for their plans.

Local Planning Commissions must now review, and if necessary, amend their plans at regular six-year intervals. Until the adoption of the Planning Act, there had been no state-wide requirement that local jurisdictions review their plans on a regular basis. This provision ensures that plans are frequently reconsidered in light of new needs.

## 3 *Smart Growth and Neighborhood Conservation Act of 1997*

The 1997 General Assembly adopted several specific programs, which together form the *Smart Growth* initiatives. Under these initiatives, counties may designate areas as Priority Funding Areas if they meet guidelines for intended use, availability of plans for sewer and water systems, and permitted residential density. The State will not put their funds where development is low in density; there must be an average density of 3.5 dwelling units per acre to qualify for state funds. In addition, areas eligible for county designation are existing communities and areas where industrial or other economic development is desired. Counties may also designate areas planned for new residential communities which will be served by water and sewer systems and meet density standards. As of October 1, 1998, the State is prohibited from funding growth-related projects not located in a Priority Funding Area.

*Smart Growth* also establishes a Rural Legacy program to preserve sensitive rural areas and to help jurisdictions purchase agricultural land easements, a brown fields program to encourage redevelopment, a Job Creation Tax Credit to promote revitalization, and a Live Near Your Work program to promote settling in older urban areas.





# Hampstead Community Comprehensive Plan



## 4 House Bill 1141 (Land Use – Local Government Planning), and House Bill 1160 (Workforce Housing Grant Program – Establishment)

The 2006 session of the Maryland General Assembly produced two notable bills related to land use planning and the comprehensive plan, HB 1141 and HB 1160. The new legislation requires three new plan elements that apply to both the County and municipalities. These elements are: a Water Resources Element; a Municipal Growth Element; and a Workforce Housing Element (for jurisdictions that wish to participate in the Workforce Housing Grant Program).

The **WATER RESOURCES ELEMENT** is designed to express the relationship between planned growth, as identified in the plan, and the water resources that will serve and be affected by it. The Water Resources Element will:

- Identify drinking water and other water resources adequate for the needs of existing and future development proposed in the land use element of the comprehensive plan; and,
- Identify suitable receiving waters for both wastewater and stormwater management to meet the needs of existing and projected development proposed in the land use element of the comprehensive plan.
- This element must be included in the comprehensive plan no later than October 1, 2009.

The **MUNICIPAL GROWTH ELEMENT** requires municipalities to identify future growth areas that will implement their long-range vision for the future. These areas are to be based upon population projections, an assessment of land capacity and needs, and an assessment of infrastructure and sensitive areas, among other things. The element should be done in conjunction with the County, since it will guide future annexations, a process involving both jurisdictions. This element must be included in municipal comprehensive plans no later than October 1, 2009 as well.

The **PRIORITY PRESERVATION AREA ELEMENT**, addressed in HB 2, is required of the County to maintain its certification of its agricultural land preservation program. This element requires that the County identify priority preservation areas based upon the productivity of and/or profitability of agricultural and forestry enterprises, and that policies be in place in these areas to prevent them from being converted to or compromised by development. The acreage goal for land in a priority preservation area to be preserved through easements and zoning must equal at least 80 percent of the undeveloped land within the area. Counties also must demonstrate in future plan updates how they are contributing towards the statewide preservation goals of the Maryland Agricultural Land Preservation Foundation and what they can do to address any shortcomings. In order to maintain certification, the Priority Preservation Area element must be included in the County comprehensive plan by July 1, 2008.

The fourth element is only required of local governments if they wish to be eligible for participation in the Workforce Housing Grant Program, which was established in 2006 by HB 1160. The **WORKFORCE HOUSING ELEMENT** should assess workforce housing needs and contain goals, objectives, and policies to preserve or develop workforce housing. “Workforce housing” is defined in the bill as rental housing that is affordable to households with an annual income between 50 percent and 100 percent of the area median income, or homeownership housing that is affordable to households with an annual income between 60 percent and 120 percent of the





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median income. Measures that could be included in the element to address workforce housing include:

- Preservation and renovation of existing housing stock
- Redevelopment of existing residential areas
- Streamlined regulatory processes and reduced regulatory fees for construction or renovation
- Financial incentives for construction and renovation including local property tax credits
- Special zoning regulations for construction and renovation including inclusionary zoning
- Efforts to preserve workforce housing stock for subsequent first-time homebuyers and renters
- Coordination with neighboring jurisdictions
- Coordination with private sector employers
- Leveraging of federal financial assistance
- No date for inclusion of this element in the local plan has been established.

HB 1141 also resulted in several changes to annexations and rezonings. Any annexations that take place after October 1, 2009 must be consistent with the municipal growth element. Additionally, as of October 1, 2006 all annexation proposals must contain an “annexation plan,” which is simply the new name for the outline for the extension of services and public facilities that has been required in the past. The annexation plan must be provided to the County and the State (Maryland Department of Planning) 30 days prior to the public hearing for their review and comment.

Another change that applies to annexations relates to the “five-year rule.” Previously under this rule, unless a zoning waiver was obtained from the County the zoning on an annexed property could not be changed for five years if the desired zoning was substantially different from that envisioned in the master plan (comprehensive plan). This requirement no longer applies unless the proposed zoning is more dense than the current County zoning by 50 percent or more. A municipality still may request a waiver of zoning from the County to avoid waiting five years. This change became effective on October 1, 2006.

Changes also were made to the Priority Funding Area criteria. Beginning October 1, 2006, municipalities must base their Priority Funding Areas on an analysis of the capacity of land available for development, in-fill, or redevelopment and an analysis of the land area needed to satisfy demand for development at densities consistent with the master plan.

If all of the elements required are not in place on or before October 1, 2009, the affected jurisdiction (County or Town) “may not change the zoning classification of a property until that county or municipal corporation” is in compliance.

5 *Smart, Green, and Growing Legislation (SB 273/HB 294 – The Planning Visions; SB 280/HB 297 – The Smart and Sustainable Growth Act of 2009; SB 276/HB 295 – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions)*

The *Smart, Green, and Growing Legislation* passed in 2009 includes three significant planning bills designed to update prior planning legislation and further enhance its State and local implementation.

The **PLANNING VISIONS** bill (SB 273/HB 294) replaced the eight visions established in the 1992 Planning Act with twelve new visions. These visions relate to quality of life and





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sustainability, public participation, growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection, resource conservation, stewardship, and implementation of the visions. The visions establish a State policy towards land use, and they are to be reflected in local comprehensive plans and implemented through local regulations. The Planning Visions bill also contains reporting requirements for local jurisdictions and the Maryland Department of Planning related to the effect of Adequate Public Facility Ordinances on Priority Funding Areas (PFAs). Lastly, the bill permits local jurisdictions to develop Transfer of Development Rights (TDR) programs in PFAs that will offset the cost to acquire land and construct public facilities in PFAs with proceeds from the sale of transferred development rights.

The **SMART AND SUSTAINABLE GROWTH ACT OF 2009** bill (SB 280/HB 297) establishes a more defined link between local comprehensive plans and their implementation. In addition to explicitly indicating the legislative intent to overturn the Court of Appeals ruling in *David Trail, et al. v. Terrapin Run, LLC et al.*, 403 Md. 523 (2008), the bill defined actions that are “consistent with” or have “consistency with” a comprehensive plans as those that further, and are not contrary to, the plan with respect to policies, timing of implementation of the plan, timing of development, timing of rezoning, development patterns, land uses, and densities or intensities. Actions that would fall under this definition include local ordinances and regulations, variances or special exceptions, annexations, and water and sewer plan amendments. An exception to the definition was made for Priority Funding Areas to exclude the need for consistency with land uses and densities or intensities expressed in the plan. This exception provides flexibility in permitting mixed use development and density bonuses in areas where development is meant to be focused. The bill also requires Planning Commission and Board of Zoning Appeals members to complete an education course.

The **SMART GROWTH GOALS, MEASURES, AND INDICATORS AND IMPLEMENTATION OF PLANNING VISIONS** bill (SB 276/HB 295) identifies a statewide land use goal to increase the percentage of growth within PFAs and decrease the percentage of growth outside PFAs. Towards this end, the bill requires that a local jurisdiction issuing more than 50 building permits per year submit an annual report that indicates how well it is achieving smart growth measures and indicators. Each jurisdiction must establish its own local goal towards achieving the statewide land use goal. This is to be identified in the annual report along with a time frame for achieving the goal, the resources that will be necessary for providing infrastructure inside the PFA and land preservation outside the PFA, and any progress that has been made since the last report in achieving the goal. The report also must describe the following in terms of what is inside and outside the PFAs: amount and share of growth; net density of growth; and, creation of new lots and residential and commercial building permits issued. Also to be included is a report on the jurisdiction’s development capacity analysis, which should be updated every three years or when there is a significant change in zoning or land use. Additionally, the report should identify the number of acres preserved using local agricultural land preservation funds.

## Meeting the Twelve Visions

The 2010 *Hampstead Community Comprehensive Plan* endeavors to implement the







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Twelve Visions set forth in the Planning Act.

Growth Areas and Community Design: The suitable areas for development in Carroll County are the designated growth areas. The growth areas are areas for which a more detailed plan (than the County Master Plan) is prepared. These areas are also usually designated to accept new growth. Public water and sewer services are generally provided here, along with other services. Most of the growth areas are centered on an incorporated municipality, which has been in existence since the turn of the century or longer, where densities are higher than in the rural areas, and which boasts historic qualities. Municipalities also feature a community design that contains and promotes compact, walkable neighborhoods. This design is reinforced by the land-use designations and pedestrian facilities improvements contained in this plan. The *Hampstead Community Comprehensive Plan* implements this relationship between the Town and the County (the *Carroll County Master Plan*) by accepting a higher density of development and providing the appropriate needed facilities and services. The success of this effort is demonstrated by the current development patterns, which show a near threefold increase in households in the Town of Hampstead and a smaller increase in households in the surrounding 8<sup>th</sup> Election District.

Quality of life and sustainability and Stewardship: The County actively pursues the preservation of agricultural land as a basic premise on which other planning efforts are focused. Preservation of agricultural land helps to protect the resource lands as well as encourage growth to locate where services are available. By concentrating growth within the Town, the vitality of the municipality can be sustained and land, water, and other resources can be protected. Through the use of a GAB which identifies the limit to which the Town plans to grow and the area within which higher density development will occur, this plan and the agricultural and resources preservation efforts reinforce each other.

Environmental protection and Resource conservation: In addition to making good use of the land through preserving agriculture and concentrating growth in designated areas, the plan suggests recommendations that can be taken to achieve the goal of preserving environmental resources. The plan includes a Natural and Agricultural Resources Element, which acts as the sensitive areas element of the plan, and identifies the sensitive areas, or “environmental resources” to be protected. Innovative and resourceful community design, participation in the Rural Legacy Program, and provision of measures to further protect the water supply are among the many recommendations the community will consider to use the land efficiently and to reduce and mitigate the impacts of development on environmental resources.

Economic Development: Economic development is a vital part of the County’s and Town’s economy and tax base. The plan seeks to promote the protection of industrial land from preemption by commercial uses. Buffering, landscape requirements, concentration of business uses, and support for Main Street revitalization are recommendations to promote economic development within the community. The Town and County have coordinated efforts to plan for the provision of needed water and sewer service to defined industrial areas.

Implementation: Implementation is partly achieved through the creative use of the annual Capital Improvement Program, the Town-County Agreement, and other implementation





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recommendations. Allocating adequate funding for land acquisition and preservation, economic development opportunities, and revenue sharing with the County further promotes the attainment of this vision.

Infrastructure: The plan provides measures to ensure that adequate public facilities and infrastructure under the control of the County or Town are available or planned in areas where growth is to occur. The County provides some of the facilities and services needed by the residents of this community. The County adopted an Adequate Public Facilities and Concurrency Management Ordinance and prepares an annual Concurrency Management Report. This program and the Town's Adequate Public Facilities Ordinance are designed to phase and time growth and public facilities through the local jurisdiction's Capital Improvement Program. Planned residential growth is permitted to proceed at a rate that will not unduly strain public facilities, especially schools, roads, water and sewer facilities, and police, fire, and emergency medical services. The Town's Adequate Public Facilities Ordinance allows it to prevent new development from moving forward if there is not capacity available in the facilities needed to serve that development.

Transportation: The Transportation Element of the plan identifies needs for vehicular, bicycle/pedestrian, and pedestrian improvements to the transportation network. This element also recommends specific projects to promote a safe and convenient multimodal transportation system to serve the residents and businesses in Hampstead.

Housing: The plan provides a variety of residential land uses that vary in density (minimum lot sizes) and housing types. The residential land-use designations range from R-7,500 (minimum lot size of 7,500 square feet per residential lot) to R-120,000 (minimum lot size of 120,000 square feet per residential lot). Multi-family development (as part of a planned unit development) is allowed in the areas designated and zoned R-7,500 and R-10,000. This variety in density and house type also promotes an assortment of house-size options, as well.

Public Participation: The Community Involvement Element identifies various opportunities to inform citizens of governmental and decision-making processes and to elicit their participation and input. This element also includes recommendations to involve community organizations, ensure local media awareness of meetings and events, and take advantage of emerging technology to keep citizens informed and involved.



# Chapter 2

## Plan Foundation





## Chapter 2: Plan Foundation

### Maryland's Twelve Visions

The 1992 Planning Act is based on eight visions and these visions were expanded in 2009 as part of the Smart, Green, and Growing legislation. These visions are as follows:

- 1) Quality of life and sustainability: a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;
- 2) Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;
- 3) Growth areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;
- 4) Community design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;
- 5) Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
- 6) Transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;
- 7) Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;
- 8) Economic development: economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;
- 9) Environmental protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
- 10) Resource conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;





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11) Stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and,

12) Implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.

## Carroll County's Vision

Through the process of developing the 2000 County Master Plan, the work teams, representing each municipality and many other diverse interests, supported the following vision statement for the county.

*Carroll County offers a safe environment in which all its citizens may reside, work, shop, learn, and play. The rural character of our county is preserved through measures that protect our natural and cultural resources, minimize residential sprawl, and save farmland. Carroll County is enriched by sustainable agriculture and agribusiness as well as retention and recruitment of responsible, productive business and industry that offer family-wage jobs and employ the existing skilled workforce in the county. Adequate public facilities will be provided as Capital Improvement Program funding is available and concurrent with timed and phased development demand.*

## Carroll County's Goals

The Carroll County Master Plan contains goals that address multiple aspects of the county-wide community. They are broad enough to be applicable county-wide. All of the functional and small area (detailed) plans developed within the county strive to achieve and to be consistent with these overall goals.

- Goal 1        Direct new development to the designated growth areas to protect and conserve agricultural and environmental resource areas, preserve open space, and provide public facilities and services efficiently and cost effectively.
- Goal 2        Preserve agricultural land for the production of agricultural products and promotion of related agribusiness.
- Goal 3        Protect, maintain, and restore, where practical, the environmental resources and natural ecosystems in the county by promoting land use practices that are in balance with, and minimize the effects on, the natural environment.
- Goal 4        Promote a healthy economy and additional employment opportunities by 1) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies and 2) providing land





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appropriately located and zoned for a variety of types and intensities of new economic development activities.

- Goal 5 Phase and time development at a rate consistent with the county's ability to fund and expand community services and facilities through public and private resources.
- Goal 6 Ensure adequate and appropriate Capital Improvement Program and operating budgets to implement the Master Plan and provide public facilities and services.
- Goal 7 Provide a safe and functional transportation system which implements the land use plan while promoting access and mobility for people and goods through a network of roads, rail, transit, and non-motorized opportunities.
- Goal 8 Promote development design that is in harmony with the surrounding built and natural environments, encourages community interaction, and, in rural areas, preserves the county's rural character.
- Goal 9 Preserve the county's historic, cultural, scenic, and architectural heritage.
- Goal 10 Provide for a wide range of housing types, density, and affordability that is well maintained and will meet the needs of the entire community.
- Goal 11 Provide a coordinated and comprehensive system of public and private parks, recreational facilities and programs, and open space that will meet the active and passive recreational needs of all citizens of the county and enhance community design, identity, and vitality.
- Goal 12 Provide community educational opportunities, facilities, and resources, particularly libraries and schools, to meet the needs of a diverse population.
- Goal 13 Ensure communication and coordination between the county and the municipalities on projects and issues of mutual concern. Promote interjurisdictional cooperation in planning and land use decisions.
- Goal 14 Involve the community in implementing the Master Plan.

## **Hampstead Community Planning Area Vision**

While the community comprehensive plans within Carroll County support and implement the County Master Plan, it is also recognized that each individual community holds values and cherishes characteristics unique to that community. Each community has its own strengths, weaknesses, opportunities, and challenges. While these characteristics may also be found in other Carroll communities, each area may choose to address these issues in its own way and within its own set of priorities. Therefore, each community also develops its own vision





# Hampstead Community Comprehensive Plan



statement.

The following vision statement represents what the participants in the various forms of community involvement (for this community plan update) felt to be the future that they preferred for their community. Future decisions and activities of the community will be consistent with this vision. Members of the community will strive to bring about the changes that will make this vision attainable.

*Hampstead is the quintessential American small town. The community is clean, safe and attractive. The residential neighborhoods are quiet and well maintained. While many residents work outside the community, this is “home.” Hampstead is a great place for families. The public schools are excellent and the neighborhoods have very little crime. There are outstanding youth sports programs and a wide range of parks, playgrounds and recreational facilities. Hampstead is an active community. Residents walk, particularly around neighborhoods and on Main Street.*

*While primarily a residential community, Hampstead has a thriving business district. The historic downtown is constantly improving. With many commuters using the Hampstead Bypass, the congestion on Main Street is much reduced. Heavier commercial uses are clustered at the north and south ends of Towns, preserving Hampstead’s “small town” feel. Industrial development is concentrated in and around existing industrial sites. These sites are buffered from the rest of the community. All new construction is held to high standards for design.*

*While large enough to qualify as a “city,” Hampstead is committed to remaining a “town” - in name and character. It is a community people are proud to call home.*

## Hampstead Community Planning Area Goals

With the adoption of the 2010 Hampstead Community Comprehensive Plan, several goals were incorporated into the Plan. These goals are distinct and more specific to the needs of the Hampstead community than the countywide goals. These goals, presented by topic or category, are:

### *Growth Management and Land Use...*

- ◆ To concentrate development in and around the existing town.
- ◆ To limit the ultimate size of the Town to maintain its small-town atmosphere.
- ◆ To locate limited industrial development in appropriate designated fringe areas of the Town with sufficient buffers to established residential areas.
- ◆ To direct heavier commercial development to areas around the established “nodes” on the north and south ends of Hampstead fronting on Maryland Route 30.
- ◆ To restrict downtown commercial development to businesses that are small in size and scale and that enhance family values and small-town atmosphere.
- ◆ To create a GAB that is strengthened by farmland and open space preservation.
- ◆ To ensure the character of new development in Hampstead blends with the character of the community.







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- ◆ To normalize the Town's convoluted corporate boundary.

## *Transportation...*

- ◆ To protect the access limitations on the Hampstead Bypass to ensure the roadway functions as designed.
- ◆ To develop frontage roads to protect the Bypass.
- ◆ To promote the development of "grid" roadway connections to improve overall traffic flow through and around Hampstead (avoiding cul-de-sacs and dead ends).
- ◆ To encourage the development of sidewalks and pedestrian paths, particularly in developed residential areas outside of the Town limits where no such connections exist, and to encourage Carroll County to fund construction of these badly needed sidewalks.
- ◆ To create more off-street parking opportunities in downtown Hampstead.
- ◆ To carefully manage parking requirements for new developments to balance the needs of the development with the environmental goal of reducing impervious surface.
- ◆ To encourage new developments accommodate alternative means of transportation.
- ◆ To support paratransit for mobility-disadvantaged persons, but not traditional public transit bus service.

## *Community Facilities...*

- ◆ To allow new development only when all community facilities are available or can be expanded to serve that development.
- ◆ To ensure that new and existing users of community facilities pay their fair share for expansion and impacts.
- ◆ To enhance the feeling of public and personal safety.
- ◆ To ensure Planned Unit Developments have sidewalks on both sides of the street and street lights.
- ◆ To ensure that the Town and County's parks are used efficiently and effectively by promoting the cooperation of different user groups including the North Carroll Recreation Council, the Hampstead Lion's Baseball and Softball Association, the Hampstead Ravens and other user organizations.
- ◆ To support County-operated community facilities such as the North Carroll Senior and Community Center and the North Carroll Library.
- ◆ To support the Hampstead Volunteer Fire Department and the North Carroll Police Auxiliary.

## *Natural and Agricultural Resources...*

- ◆ To strive for outcomes in environmental protection that provide a benefit to all stakeholders.
- ◆ To support farmland preservation and creation of open space.
- ◆ To protect rare, threatened or endangered species.
- ◆ To protect the aquifer and manage the use of groundwater.
- ◆ To promote water conservation, demand management and water reuse.
- ◆ To support urban reforestation.
- ◆ To promote the planting of native species.

## *Economic Development and Activity...*

- ◆ To support small business success while respecting the right of local businesses to do





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- business without burdensome government interference.
- ◆ To operate on a “core services” model of local government where the highest possible quality of services are provided for the lowest price.
- ◆ To promote low tax rates as the best and most equitable form of economic development.
- ◆ To keep local tax rates low.
- ◆ To focus economic development efforts on businesses that provide high-quality local jobs, that are environmentally sound, and that are clean and attractive.
- ◆ To work cooperatively with developers to ensure that commercial and industrial development contributes to community character and is acceptable to its residents.
- ◆ To support our local farmers and to establish a local farmer’s market in the downtown area.
- ◆ To promote competition for broadband Internet providers for local homes and businesses.

## *Historic and Cultural Resources...*

- ◆ To promote activities that improve the appearance of the community.
- ◆ To help protect the historic character of the community through adaptive reuse and through an architectural style of new development that is historically consistent where reasonable and realistic.
- ◆ To work with property owners to preserve and/or restore as many historic structures and sites as possible without unduly interfering with economic revitalization.
- ◆ To maintain a flexible approach to the use of historic properties to ensure there is an economic incentive for property owners to maintain these properties.
- ◆ To maintain the Historic Zoning District.
- ◆ To support the historic Hampstead Train Station and the Hampstead Train Station Committee.

## *Community Involvement...*

- ◆ To improve resident awareness of the comprehensive plans, community decisions, and the impacts of each.
- ◆ To increase public participation in government processes.
- ◆ To attract quality elected and appointed officials who promote projects that benefit the greater good of the community.
- ◆ To use established and emerging technologies to communicate with residents.
- ◆ To make an effort to translate technical documents full of “jargon” into plain English.
- ◆ To conduct outreach activities.
- ◆ To promote Town-wide wireless broadband or “Wi-Fi.”
- ◆ To support community events in the downtown/Main Street area such as Hampstead Day, the Hampstead Fireman’s Carnival and other events.
- ◆ With the opening of the Hampstead Bypass, to support new events that generate interest and activity in the downtown area.
- ◆ To support local social, civic, fraternal or other community organizations.

## *Interjurisdictional Coordination and Communication...*

- ◆ To improve communication and coordination between the towns, county, and state.
- ◆ To increase partnering with other government bodies on local community projects.
- ◆ To support activities that bring public officials in Carroll County together to share information and ideas.





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- ◆ To support the Council of Governments.
- ◆ To participate in the Water Resources Coordinating Council.

## *Housing and Community Design...*

- ◆ To encourage efforts to maintain the quality and appearance of individual properties to help retain property values.
- ◆ To achieve features in new construction and development in the Town that mimic traditional town amenities and design.
- ◆ To create usable and friendly public spaces that enhance the small-town atmosphere and foster a neighborly community.
- ◆ To create pedestrian links that connect neighborhoods with each other, the downtown, and other major features.
- ◆ To support private sector housing opportunities to meet the needs of the young and elderly population without compromising the quality of our residential neighborhoods.
- ◆ To recognize and support a “Hampstead” aesthetic in the design of new developments.

## **Plan Structure**

To better identify how the goals that support the vision may be accomplished, this plan uses each of the following topics as a separate element (chapter) of the plan, each with its own individual recommendations for implementation. These topics correspond with the traditional and required elements of a comprehensive plan. These same topics and chapters, with the exception of the Main Street Revitalization chapter and the more recently required Municipal Growth chapter, can be found in each community comprehensive plan developed in Carroll County after 1999. Therefore, the types of information and the format are consistent and predictable among community plans.

- *Growth Management and Land Use* addresses issues related to the intended future use of the land as well as issues surrounding measures to manage growth.
- *Municipal Growth* specifically addresses the topic of anticipated municipal growth to meet the requirements of HB 1141.
- *Transportation* addresses issues related to roadway function, improvements, and new roadway connections; pedestrian accommodation, improvements, and new connections; and combined bicycle/pedestrian facility connections.
- *Community Facilities* addresses the need for certain amounts and types of facilities and services based on capacity and future population.
- *Natural and Agricultural Resources* addresses stewardship of environmental resources and farmland.
- *Economic Development* addresses availability of land for commercial and industrial development and related issues.
- *Historic Resources* addresses the significance of historic structures and their preservation.
- *Community Involvement* addresses the input of citizens and leaders to the planning process.
- *Interjurisdictional Coordination and Communication* addresses the relationship between the Town, County, and State and issues of coordination and cooperation between the





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jurisdictions.

- *Housing and Community Design* addresses the way neighborhoods and features of the community are designed, how design affects the community, and promotion of community connectedness.

These chapters also correspond to the various plan elements required by the State under the Land Use enabling code (Article 66B, Section 3.05). The chapters and corresponding required elements are listed below.

<b>Hampstead Plan Chapter</b>	<b>State Required Element</b>
Land Use and Growth Management	Land Use Element
Municipal Growth	Municipal Growth Element
Transportation	Transportation Element
Community Facilities	Community Facilities Element
Natural and Agricultural Resources	Water Resources Element (future)
	Sensitive Areas Element
	Mineral Resources Element (by reference)
Economic Development and Activity	
Historic and Cultural Resources	
Community Involvement	
Interjurisdictional Coordination and Communication	
Housing and Community Design	

## Terms Used

A number of terms and acronyms are used throughout this plan. The list below is a short summary of terms used and their definitions.

*Adequate Public Facilities Ordinance (APFO)* – Regulation that determines which elements of a community’s infrastructure are capable of continuing to function and which are at or beyond capacity to provide service. This ordinance generally defines which facilities, such as roads, schools, water/sewer systems, police, fire/emergency medical services are going to be considered for adequacy. Further it defines the standards and benchmarks for services or capacities to determine how facilities will be considered adequate, approaching inadequate or inadequate.

*Average Annual Growth Rate (AAGR)* – The rate of growth, averaged over a period of time. AAGR is derived by calculating the rate of growth per year for a given time period, adding these numbers together, and dividing it by the number of years in the given time period. AAGR uses the averaging process to present a more stable indicator of past and possible future growth rates.





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*Average Daily Traffic (ADT) Volume* – An average daily traffic flow calculated by sampling several individual time periods for a defined road section.

*Buildable Land Inventory (BLI)* – An inventory of residential land that is still buildable or able to be developed. It uses available Geographic Information System (GIS) data to analyze where, how much, and what type of additional development could occur. The number of residential lots that could be created or units constructed based on the jurisdiction's current zoning and/or proposed future zoning, called "land use designation," are estimated. It also identifies land zoned for commercial and industrial development. A BLI will not address the capacity of the natural systems or infrastructure because it is based on zoning that may or may not have been put in place with these considerations in mind. It also does not address the timing of potential development.

*Community Investment Plan (County) or Capital Improvement Plan (Town)* – A list and/or description of planned projects involving capital investment/expenditures. The CIP typically is developed in tandem with an annual operating budget and outlines estimated costs and funding sources for "bricks and mortar" projects planned over the next six years.

*Concurrency Management Ordinance* – The regulations that organize and establish a process to determine the timing of construction or implementation of needed community facilities that are monitored by the adequate public facilities ordinance (APFO).

*Fire District* – The designated service area for each of the county's volunteer fire and ambulance companies, determined by geography, population density, average and maximum call response times and the proximity to other fire companies for alternate or backup coverage.

*Geographic Information System (GIS)* – A computer based mapping system which tracks multiple types of geographic (spatial) data each classified by type and maintained as individual layers that can be combined as needed to answer questions or provide data.

*Growth Area* – The land that falls within the Town boundaries, as well as its immediate surroundings. Land outside the municipality generally is included within the Growth Area if it is immediately adjacent to the Town boundaries and/or lies within the Town's future corporate limits line. The future corporate limits line also is referred to as a GAB. The land that is within the Growth Area is the subject of the community comprehensive plan.

*Growth Area Boundary (GAB)* – The line that delineates the boundaries of the Community Planning Area. It also is the future corporate limits line.

*Maryland Agricultural Land Preservation Foundation (MALPF)* – A State program designed to preserve prime farmland through the purchase of conservation easements that prohibit development of the property. The program has two stages. In the first stage, landowners volunteer to have their farms designated as an Agricultural Preservation District by signing a District Agreement, which prohibits development for a minimum of 5 years. In the second stage, owners of Districts have an opportunity to submit a competitive asking price for easement sale.





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*Metropolitan Planning Organization (MPO)* – A local governmental unit that has legal authority for a specified geographic region to provide coordinated governmental research and planning services in areas such as transportation or land-use planning. Carroll's local MPO is the Baltimore Regional Transportation Board (BRTB).

*Municipal Growth Area* – The land that falls between the Town boundary and the GAB.

*Planned Unit Development (PUD)* – A development guided by an overall design plan which may permit additional flexibility through variances from some zoning and subdivision regulations. The goal is to increase creativity in site design and usage as well as building and community design in exchange for the additional latitude that the variances will permit.

*Priority Funding Area (PFA)* – An area eligible for State investment because it meets certain criteria established in the 1997 Smart Growth legislation for intended use, availability of plans for sewer and water systems, and permitted residential density.

*Program Open Space (POS)* – A State program operated by the Department of Natural Resources to protect open space and create State and local parks. The program is funded through a portion of the State real estate transfer tax.

*Super-elevation* – A road construction and design technique to increase safety. It is the tilting the roadway to help offset centripetal forces developed as the vehicle goes around a curve.

## **Hampstead Zoning Classifications**

Twelve zoning classifications, the specific terms and definitions of which are found in the Code of the Town of Hampstead, Maryland, Chapter 135. The zoning districts are:

- Local Business (B-L)
- General Business (B-G)
- Restricted Industrial (I-R)
- Groundwater Conservation (G-C)
- Historic (H)
- Residential R-120,000
  - Residential R-40,000
  - Residential R-20,000
  - Residential R-10,000
  - Residential R-7,500
  - Residential Office (R-O)
  - Residential Business (R-B)





# Hampstead Community Comprehensive Plan



## Summary of Community Input

In early 2008, County planning staff presented a list of questions to the Town of Hampstead, to a group of County agencies, and to attendees at a public meeting. The list provided points of discussion for input and consideration in the development of the comprehensive plan update. The Town drafted responses to the questions and submitted them to the County in January. In February and March, County planning staff conducted meetings with select County agencies and the public, respectively, to elicit additional input and responses to the questions. The list of questions, as presented to these community groups, was:

- What do you feel are the most pressing development-related issues facing your community right now?
- What do you feel are emerging trends that will need to be factored into planning efforts?
- What are some examples of recent successes in land-use issues?
- What are some examples of recent failures in land-use issues?
- What historic sites or community character issues do we need to be sensitive to as we put the plan together?
- In addition to what is already planned or recommended in the adopted plan, what other community facilities do you feel need to be upgraded or provided (including parks, trails, schools, libraries, community/senior centers, ball fields, etc.)
- In looking at the last comprehensive plan map, what land use, transportation, or community facility proposals should be reevaluated?
- In addition to what is already planned or recommended in the adopted plan, what transportation-related issues need to be addressed with the plan?
- What mechanisms, programs, or policies need to be updated or put into place to help implement the plan's vision, goals, and recommendations?
- Do you think the vision statement from the last plan still adequately addresses the comments you have made?

Key issues that members of the community focused on were **vehicular mobility, water constraints, pedestrian accessibility, economic development, and downtown revitalization.**

### Vehicular Mobility

Community participants recognized traffic congestion as an issue needing to be addressed. Within the entire Hampstead community, Main Street (MD 30) is by far the most heavily travelled roadway. In 2007, the average daily traffic ranged from 17,000 to 21,000 vehicles per day. The purpose of the Hampstead bypass (Relocation of MD 30) is to relieve traffic congestion on Main Street by redirecting through-traffic from the Town's downtown area to the new roadway that extends along the western end of Town. The Bypass will be open to traffic before this plan is adopted. Participants noted that after the Hampstead bypass is completed, there will still be a lot of traffic along Main Street and other roads in the community. Main Street is characterized by many driveway entrances that impede vehicular traffic flow and interrupt pedestrian travel. There are few service roads or intersecting roads that provide





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alternate access to Main Street. Controlling access on Main Street and creating alternate entryways for properties abutting Main Street will help create a Main Street that is safe for motorists and pedestrians and more peaceful to the surrounding neighborhood. For the community as a whole, there is a lack of a connected roadway network. Planned major street projects need to be finished to fill in the gaps and provide efficient circulation. Of particular concern was the completion of Boxwood Drive, particularly the segment that provides access to the planned Leister Regional Park. Additional connections are needed to create more of a “grid” roadway network pattern that improves circulation and reduces congestion throughout the community. Expansion of CATS service on weekends and evenings could improve mobility for segments of the population that do not have access to cars. Other forms of transit service, such as shuttle buses or trolleys, should be investigated for their potential in serving resident and commuter transportation needs as well. The Town of Hampstead supports paratransit, but not traditional public mass transit.

The Manchester bypass is a long-range planned relocation of MD 30 that loops around the Town of Manchester on the east side of Town. The alignment of the Manchester Bypass has not been determined or approved by the State Highway Administration. The County and the Town of Manchester were given the opportunity to purchase land located within one potential alignment of the Manchester Bypass. Neither the County nor the Town of Manchester exercised this option. The Town believes the Manchester Bypass should be addressed in the Manchester and Environs Community Comprehensive Plan but declines to show an alignment for the proposed roadway absent SHA recognition of the alignment as valid.

## **Water Constraints**

The Town owns and operates the municipal water system which serves properties within the Town’s corporate limits. The system also serves a small number of out-of-town properties. The system relies solely on groundwater sources of water through a series of production wells. In 2009, the Maryland Department of the Environment approved renewal of three groundwater appropriation permits increasing the total withdrawal from 521,400 gallons per day to 580,000 gallons per day. These permits require the Town to reacquire Wells 20 and 21 (elevated nitrate levels in water and not under Town ownership) and put them into production, return Well 32 to production (elevated manganese level in water) and connect the final two wells in the Town’s inventory (Triple Green Court and Stansbury).

In April 2008, the Town adopted a moratorium on site plan and subdivision approvals due to water issues. In January 2009, the moratorium expired but was not renewed. The Town has had drought restrictions in effect since April 2008. Drought restrictions lowered annual average day demand from 460,000 gpd in 2007 to 421,000 gpd in 2008.

Expansion of the water system through the addition of new wells will be challenging since certain portions of the area’s aquifer (groundwater) are contaminated, making them less suitable for the location of municipal water production wells. This includes the large VOC contamination plume at the Black & Decker property and MTBE contamination in the Hillcrest neighborhood area.







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Over the last decade, the MDE has added to the challenge by changing groundwater regulations, including the lowering of the calculation for well yields and groundwater recharge rates. The decision to calculate recharge by eight-digit watershed caps the Town's ability to withdraw water from the Piney Run watershed.

Other changes in water appropriation regulations have increased the difficulty in expanding public water supply systems in the Piedmont Plateau region of the state that rely on groundwater. These rule changes produce lower estimates of groundwater flows that can be safely withdrawn from any given well. The result is a necessity to develop more water supply sources and the associated infrastructure to serve the population. Given these constraints, community participants stated that the extent and boundaries of the planned water service area need to be re-evaluated, possibly resulting in the contraction of the service area in specified areas deemed nonessential. A reduction in the planned service area would lessen the amount of additional water resources that would need to be developed to meet future water demand. In those areas that would be removed from the planned water service area, participants noted that the zoning classifications for the properties involved would need to be reassessed.

In the long-term, surface-water resources could provide additional capacity to the Hampstead community. Since 1970, the Carroll County Water and Sewerage Master Plan has included the planned Union Mills Reservoir as a future water supply source to serve Hampstead, as well as Manchester and Westminster. The County has purchased a majority of the land needed for the reservoir. Community participants emphasized the importance of making realistic and concrete the plans for actually developing the reservoir as a water-supply resource that will adequately serve the Hampstead and Manchester communities.

## **Pedestrian Accessibility**

Participants expressed a desire that the Town and community be walkable and pedestrian friendly. A network of pedestrian facilities, including linear trails, should be developed that will satisfy residents' recreational and transportation needs. Pedestrian access should extend from people's neighborhoods to Main Street (particularly in developed residential areas outside the Town limits which currently lack sidewalks) and all parks located in the community should be accessible to walkers. Pedestrian connections to the planned Leister Regional Park were singled out as particularly important, from both residential communities (such as Robert's Field) as well as the Veterans Memorial, a major gathering spot on Main Street. Participants stressed the need to extend sidewalks along Main Street to encourage pedestrian traffic toward and convenience to the commercial establishments concentrated along the roadway. The Hampstead Streetscape project will go a long way in achieving this objective. This Maryland State Highway Administration (SHA) project will upgrade pedestrian facilities along Main Street generally from North Woods Trail to Evergreen Drive. Within this length of Main Street, sidewalks that meet ADA guidelines will extend on both sides of the roadway. Unfortunately, funding for the project does not extend beyond design. Construction costs, which have not been funded, are estimated at \$18,725,000. Based on conversations with SHA officials, it is unlikely the Hampstead streetscape project will be funded in the foreseeable future. The Town believes SHA should act in the interim to make other badly needed improvements to Main Street including mill-and-overlay of the existing road and improvement of the stormwater management system.





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## Economic Development

Participants noted a lack of industrial, employment-based development in the area, even though there is a sizable residential population. This results in a jobs-to-homes imbalance. The industrial sites located south of Town (Black and Decker and the Leister property) and located north of MD 482 within Town (North Carroll Business Park, formerly known as the “Hospital property”) provide important opportunities for industrial development.

Given that these industrial sites abut the Hampstead bypass, and direct access to the highway is prohibited, careful consideration needs to be given to aesthetic design and circulation as these properties are developed or redeveloped. Another consideration is that the development be appropriate to the community and its needs. The Solo Cup site was given as an example of inappropriate development, where the use consumes a large expanse of industrially zoned land but employs very few people. Participants expressed concern that older retail centers, such as Robert’s Field Shopping Center, are failing, resulting in an increasing number of commercial vacancies. Development of broadband infrastructure (e.g., fiber optic cable) would be one way to make commercial and industrial properties more attractive and marketable for development.

## Downtown Revitalization

The *Town of Hampstead Main Street Revitalization Plan* was adopted by the Mayor and Council in 2000. The Main Street Plan is also incorporated as an element of the *2004 Hampstead Community Comprehensive Plan*. Focused on the downtown area of Hampstead, generally defined as the area abutting and proximate to Main Street from North Woods Trail to the railroad crossing toward the north end of Town, the Main Street Plan aims to provide a short- and long-term guide to revitalize and enhance the business district and conserve the residential areas on Main Street. Concurrent with stimulating growth and development, the Plan strives to retain Hampstead’s small-town character. The Town is working to update the 2000 Main Street Plan. Community participants noted that provisions in the updated comprehensive plan and Main Street Plan must complement each other. Given the recommendations that will be incorporated in the Main Street Plan, zoning classifications in the downtown area of Hampstead may need to be updated.

Participants have observed a decline in property maintenance in the downtown area. Numerous properties, both vacant and occupied, have not been adequately kept up, and the condition of rental houses on Main Street has deteriorated. Part of the problem is that much of the downtown area is occupied by aging buildings. Many of these buildings are poorly constructed commercial structures built in the 1960’s and 1970’s and are maintained by absentee landlords who do not properly maintain the buildings. Completion of the Hampstead bypass is seen as creating an opportunity and imperative to focus on redevelopment of downtown Hampstead. Participants expressed their desire that the downtown area be redeveloped to make it a significant destination, while at the same time maintaining its small-town feel. Concerns were raised that the bypass could have a negative impact on the downtown. The Town has been losing businesses on Main Street and new business starts have too often failed. New commercial developments on the outskirts of Town (Hampstead Market Place is potentially an example),



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attracted by opportunities provided by the bypass, could lure existing downtown businesses to relocate, resulting in even more vacancies in the downtown area and making it more difficult for the remaining and new downtown establishments to compete.

Community participants emphasized a number of concepts that they want incorporated in the revitalization of Hampstead. Safe and adequate parking is needed for Main Street businesses. Development projects should be encouraged to integrate and maximize energy efficiency and minimize water usage, such as the design and construction of, or conversion to, “green” buildings. New development and redevelopment of land should be encouraged to incorporate a complementary mix of uses where residential and business uses are combined within a building or within a site. Where economically feasible, multi-story development and redevelopment should be encouraged to conserve land while recognizing and complementing the Town’s historic character. More outdoor seating areas and places where people can congregate and socialize, with the Main Street Memorial Park given as an example, should be provided in the downtown area. Finally, revitalization projects must maintain Hampstead’s sense of place by respecting the characteristics that make it unique and recognizable and provide a feeling of belonging to or identifying with the Town.

One key thread in Main Street-related comments is the need for the private sector, not the local government, to take a leadership role. The Town has historically operated on a “core services” model, keeping the municipal property tax rate very low. The Town does not have a planner, an economic development director, a parks and recreation director, or a Main Street Manager on staff. From a perspective of both governmental philosophy and limited resources, it will be necessary for local businesses to spearhead and sustain the economic development effort in the downtown area. Community participants recognized that much of the discussion relating to Hampstead’s downtown revitalization would fall within the scope of the Main Street Revitalization Plan update instead of the Community Comprehensive Plan update.





# Hampstead Community Comprehensive Plan



# Chapter 3

## Review Findings and Major Concepts





## Chapter 3: Review Findings and Major Concepts

### Summary of Current Plan Review

The Hampstead Planning Commission began the review of the *Hampstead Community Comprehensive Plan* in early 2008. The primary focus of the early review was the consideration of zoning recommendations made by the Main Street Committee. The Commission also convened experts to learn more about the Town’s water situation. The existing plan was adopted by the Town of Hampstead in 2003 and by Carroll County in 2004. Town and County staff reviewed the goals and recommended actions contained in the 2003/2004 Comprehensive Plan to determine which ones had been accomplished since adoption of the Plan. Additional discussions focused on determining which of the remaining goals and recommendations were still applicable or needed adjustment and what goals or recommendations needed to be added. The goals and recommendations contained in this plan reflect the results of those discussions.

During the early stages in the review of the 2003/2004 plan, a few concerns were acknowledged as needing to be addressed in the 2010 update. These issues included the impact to the Town once the Hampstead bypass was completed and the Town’s ability to continue to develop given the limits of available water supplies to serve that development.

### Progress Achieving Smart Growth Principles

#### *1 Implementation of the 2004 Hampstead Community Comprehensive Plan*

In evaluating what needed to be included in this Plan update, the 2003/2004 Plan was reviewed to determine what goals and recommended actions had been accomplished since the 2003/2004 Plan’s adoption. Many of the goals/recommended actions identified in the 2003/2004 Hampstead Community Comprehensive Plan represent efforts that are continually ongoing. The following goals and actions are considered to have been accomplished since the adoption of the Plan or are anticipated to be essentially completed by the adoption of this plan update:

#### **Growth Management and Land Use:**

Recommended Action: Adopt a GAB – the boundary was established with the adoption of the 2003/2004 comprehensive plan.

Recommended Action: Retain current zoning on unincorporated land within the GAB until the land is annexed – no such properties have been rezoned (without benefit of annexation) since the comprehensive plan’s adoption in 2003/2004. This recommended action is an ongoing process rather than a finite accomplishment.

Recommended Action: Amend the Priority Funding Area (PFA) to reflect additional residential development, changes to prior land-use designations, and other areas appropriate for inclusion – this was accomplished around September 2006.





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Recommended Action: Amend the Town and County Zoning Ordinances to include the proposed new zoning districts (Residential Office and Residential Business) to be consistent with the land-use designations and the Main Street Revitalization Plan – the Town has added these districts to its zoning code and applied these zoning classifications to specific properties on the Hampstead Zoning Map.

## Transportation:

Goal: Complete the design, engineering, and land acquisition for the Hampstead Bypass within 5 years – the Bypass is built.

Goal: Design and build a limited-access Hampstead Bypass that not only serves concentrated industrial development but is pedestrian-friendly as well – the bypass will be a limited-access highway. No pedestrian facilities are being provided along the mainline of the highway, but sidewalk will be provided along MD 482 from the bypass to Panther Drive. The bridge over Shiloh Road is wider to accommodate a 10-foot wide bike/pedestrian trail to be built along Shiloh Road.

Recommended Action: Consider and mitigate long-term impacts of intersections of the Bypass with MD 30 and possible bottlenecks – the Hampstead Bypass is built; the design includes a roundabout at both the north and south ends (where it connects back into existing MD 30) and at MD 482. Roundabouts are one-way circular intersections without traffic signals that are designed to maintain traffic flow, at reduced speeds, and increase safety compared to conventional intersections.

Recommended Action: Identify areas where sidewalks are needed to improve pedestrian access and construct – In 2007, County staff inventoried and evaluated existing sidewalk facilities located throughout the County, including the eight municipalities and their immediate environs. Five projects for the Hampstead environs were identified as priority projects and could be included in the County's capital improvement program (known as the Community Investment Plan, or CIP) at some point. These are:

1. Extension of sidewalks along Hillcrest Avenue to complete the connection between Main Street and the east end of the roadway;
2. Extension of sidewalks along Black Rock Road to complete the connection between Gill Avenue and the Ridgely House senior housing complex;
3. Extension of sidewalks along Shiloh Avenue to complete the connection between Willow Street and the corporate boundary west of Carroll Street;
4. Extension of sidewalks along Highfield Drive between Shiloh Avenue and Houcksville Road; and,
5. Extension of sidewalks along Ralph Street to complete the connection between Century Street and Main Street.

Projects that make it into the adopted County CIP have a good chance of being completed within a one-to-six-year timeframe. Projects that do not make it into a given year's CIP







# Hampstead Community Comprehensive Plan



can be proposed for future CIP's, which are adopted each year. This recommended action is an ongoing project rather than a finite accomplishment.

## Recommended Action: Anticipated CIP Projects:

- Connect Dakota Road to Christopher Way through the planned Hampstead Municipal Park – the roadway project has been completed, as well as the pedestrian walkway on one side of the road. The pedestrian path runs along the perimeter of the entire Park and connects to the pedestrian network (sidewalks) in adjoining residential areas.

## Community Facilities:

Goal: Develop a community park and provide recreational opportunities for all age levels – while not completely accomplished, progress on the Leister Regional Park has been made. The county has acquired the property and the site development plan is in the review/approval process. The county anticipates that construction on the first stages of the park will begin in spring 2011. The Town has largely completed work on Hampstead Municipal Park. This major park is located just west of the CSX rail line across from the downtown area. The Park provides two ball fields, one multipurpose field, a pavilion, sand volleyball courts, grills and a walking trail. The Park also includes natural areas including a wetland planted in native species.

Recommended Action: Revise the Water and Sewer Master Plan to reflect desired timing of future development – this action mentioned incorporating needed changes with the next triennial update to the Water/Sewer Plan, which was adopted in September 2007.

The Maryland Department of the Environment (MDE) sent Carroll County and the Town of Hampstead a letter regarding an update to the Carroll County Water and Sewer Plan. The letter dated June 8, 2009, and addressed to County Commissioner Julia Gouge approves the proposed changes while expressing concerns that “proposed growth may exceed the Town’s water supply capacity.” The changes were approved “with the condition that water resource issues remain which may impact future growth.”

Recommended Action: Identify and acquire a site for a future community park, including a site for additional ball fields and basketball courts – the property was acquired by the County and the site development plan review and approval process is.

## Recommended Action: Anticipated CIP Projects:

- New Library and/or New Senior Center – the senior center has been moved to the North Carroll Shopping Center (in the former Ames Store location).
- Hampstead Municipal Park – this park has been essentially completed.
- Leister Community Park – the site development plan is being processed.





## **Natural and Agricultural Resources:**

Recommended Action: Support the county and state Agricultural Land Preservation Program through strict compliance with the GAB – the Town has expanded its corporate boundary through several annexations since 2003, but none have involved property zoned agriculture. For its part, the County has not added agricultural districts or easement properties located within the GAB, but has added two easement properties just outside the GAB. This recommended action is an ongoing project until all land located within the GAB is developed and agricultural land outside the GAB is secured for agricultural preservation.

Recommended Action: Support the Upper Patapsco Rural Legacy Area application and implementation to help preserve the Liberty Reservoir Watershed, its headwaters, and other resources and culture of that area; enforce the Town's GAB; and provide a buffer between Westminster and Hampstead – in 2003 the County acquired an 108-acre easement property that is located within the Rural Legacy Area and just outside the Hampstead GAB. This recommended action is an ongoing project until all land located within the GAB is developed and agricultural land outside the GAB is secured for agricultural preservation.

Recommended Action: Adopt a town water supply and recharge area protection ordinance to protect Hampstead's community water supply – the Town adopted a new zoning district, Groundwater Conservation. The purpose of this zone includes the desire to minimize impervious surfaces, maximize groundwater recharge, and protect the aquifer to attain the objective of balancing water use with groundwater recharge. The next step is to apply this zoning classification to specific properties. The Town has researched a possible wellhead buffer ordinance, but no action has been taken.

## **Economic Development and Activity:**

Recommended Action: Foster small business success – the Town loosened regulations on commercial signage to allow businesses to better communicate with customers without creating visual clutter. The Town maintained the same low property tax rate. The Town supported local business activities such as the Hampstead Business Expo, Hampstead Day and the Holiday Lighting Ceremony. The Town provided downtown coupon/fliers to promote downtown businesses for the Lighting Ceremony. The completion of the Hampstead School Senior Housing added residences within walking distance of downtown while converting a dilapidated building to productive use.

Recommended action: Allow industrial and commercial development that contributes to community character – The Town approved new commercial projects: Illiano Plaza and Hampstead Marketplace that established a high bar for architectural design. The Town employed an architect to consult on design review. These projects have been very successful.





# Hampstead Community Comprehensive Plan



## **Historic Resources:**

Recommended action: Help protect the historic character of the community through adaptive reuse and through an architectural style of new development that is historically consistent – The renovation of the historic Hampstead School was a major accomplishment for the community. Converting the original building to an adaptive reuse as affordable senior housing saved one of Hampstead’s true landmarks. The Town supported the Hampstead Train Station Committee through a donation of \$15,000. This donation allowed the Committee to complete restoration of the historic Train Station near the downtown core. The Town’s Police Station is located in the historic Wheeler building on Main Street.

## **Community Involvement:**

Recommended Action: Form citizen committees to research and address key issues faced by the community – the Town appointed a citizen committee to prepare a draft update to the Hampstead Main Street Revitalization Plan. This recommended action is an ongoing process rather than a finite accomplishment. The Town provides a detailed website. Some Town Council meetings are televised. The Town participated in provided information via Channel 23, a community-based public television channel. The Town provides a newsletter, mailing a copy to every resident three times per year. Town officials attend community events like Hampstead Day and the Hampstead Business Expo. The Town sponsors a kiosk where interested residents and businesses can ask questions and receive information about the Town.

## **Interjurisdictional Coordination and Communication:**

Recommended action: Improve communication and coordination between the Town, County and State – the Town is an active participant in the Carroll County Water Resources Coordinating Council (WRCC). The Hampstead Town Manager organizes and facilitates the monthly meetings of the County municipal managers. Hampstead elected officials participate in the Carroll County Chapter of the Maryland Municipal League and the Carroll County Council of Governments. The County provides a liaison planner who attends all Planning and Zoning Commission meetings. Town officials attend County meetings regarding development issues. Through the Town-County Agreement, the Town and County share information about developments within one mile of the Town limits.

## **Housing and Community Design:**

Recommended Action: Expand the design review process to require mandatory participation but allow voluntary compliance – the Town requires developers to submit a concept plan and architectural elevations to the Hampstead Planning Commission for properties located within the Main Street area for review prior to submittal of a site plan, subdivision plan, or building permit application.





# Hampstead Community Comprehensive Plan



Recommended Action: Identify locations where sidewalks are absent or not connected and plan for construction of these segments – See Transportation section above. This recommended action is an ongoing project rather than a finite accomplishment.

## 2 *Annexations and Development*

Nine annexations have occurred since the 2003 Plan was adopted:

- Four annexations (Weikers property, Proulx/Moxley property, Crockett property, and Graham property) involve residential sites smaller than an acre in size. Another (Yingling and Summers properties), also residential, is less than two acres in size. These annexations were requested to allow the houses on these properties to receive public water service from the Town.
- The Old Hampstead Elementary School annexation (5.36 acres) has been redeveloped into a senior housing complex.
- The Pick property annexation (12.62 acres) has been developed into the commercial Hampstead Marketplace project.
- The Summit Street/Taylor Street annexation will allow the twelve residential properties to connect to the Town's public water system. This annexation was forward funded by the Town. The purpose of the annexation was to provide municipal water service to properties negatively impacted by MTBE contamination.
- The Hampstead Industrial Exchange annexation (304.09 acres) will substantially expand the Town's inventory of industrially zoned land, both developed and undeveloped.

Only the Yingling/Summers annexation (1.87 acre) and a portion of the Hampstead Industrial Exchange annexation fall outside the 2003 Plan's GAB. However, the entire annexation area for the Hampstead Industrial Exchange annexation is located within the Priority Funding Area (PFA). In general, these annexations have been consistent with the land-use designations specified in the 2003 Plan and have implemented the overall goals of the Plan, which are consistent with Smart Growth principles.

## 3 *Capital Projects, Facilities, and Other Initiatives*

Several major initiatives have been achieved since the 2003/2004 Plan that serve to implement the comprehensive plan and advance Smart Growth principles by focusing public-sector investment on the existing community and its planned growth area. These include:

- Construction of the Hampstead bypass;
- Development of the Hampstead Municipal Park, including the park road connecting Christopher Way and Dakota Road and the construction of a walking trail, pavilion, sand volleyball courts and other amenities;
- Construction of the roundabout at the intersection of Black Rock Road and Lower Beckleystown Road;
- Construction of two new schools, Ebb Valley Elementary School, which opened for the 2008 school year, and Manchester Valley High School, which opened for the 2009





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school year. While both schools are located within the Town of Manchester, they will benefit the schools located within the Town of Hampstead. The new elementary school will reduce enrollment levels for Hampstead Elementary and Spring Garden Elementary Schools, which were near capacity in 2007, and the new high school will relieve overcrowding at North Carroll High School;

- Two easement properties were added to the Maryland Agricultural Preservation Foundation (MALPF) program. The first, a 108-acre property located on the west side of Brodbeck Road, which is also located within the Upper Patapsco Rural Legacy Area, was acquired in 2003. The second, a 106-acre property located north of the northeast corner of Town, was acquired in 2006. These purchases contribute to agricultural land and water quality preservation and help to provide a greenbelt around Hampstead.
- In 2006, the Hampstead Priority Funding Area (PFA) was amended as a follow-up to the 2003/2004 update to the Hampstead Community Comprehensive Plan. The Plan update resulted in adjustments to the GAB. The amendments adjusted the PFA boundary to align with the GAB in those areas that met the PFA criteria.

New development and redevelopment within the Town have been consistent with the 2003 Plan. Major projects include the ongoing construction of a large residential development, Westwood Park. This subdivision is comprised of single-family homes and multi-family condominiums. Westwood Park was approved in the mid 90s and has developed very slowly. The Town anticipates completion of the planned unit development within five years. The Town has not approved any new residential subdivisions since the Westwood Park approval.

The old Hampstead Elementary School was renovated and redeveloped into an affordable senior housing facility. The project is a good example of well-designed adaptive reuse. Illiano Plaza was formerly a small business center on Main Street that was redeveloped and enlarged. The Hampstead Marketplace is a large new planned business center that also fronts on Main Street although this is well outside the Main Street Revitalization Area.

## Summary of New Legislation

Several key pieces of State and local legislation have been adopted since the 2003/4 plan. New State legislation that affects this plan is summarized in the Plan Foundation chapter.

### *1 County Legislation*

Regulations relating to development have been substantially modified since the last plan was adopted in 2004, although the groundwork for these modifications was laid several years prior. In 2002, the Board of County Commissioners recognized that adopted growth control laws were not working as intended. Moreover, other development review and implementation measures were identified as needing improvements. On June 5, 2003, the Board adopted a 12-month deferral on residential subdivision plans (applicable to unincorporated properties) to give County staff time to address identified growth and development issues.

On April 1, 2004, the Board adopted several revised chapters of the Code of Public Local





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Laws and Ordinances of Carroll County (County Code) and one new chapter that addressed environmental issues. The rewritten chapters included: Chapter 105 (Environmental Management of Storm Sewer Systems), Chapter 114 (Floodplain Management), Chapter 115 (Forest Conservation), Chapter 121 (Grading, Erosion and Sediment Control), and Chapter 191 (Stormwater Management). The new ordinance that was adopted is Chapter 218 (Water Resource Management).

On April 20, 2004, the Board adopted two rewritten chapters of the County Code that addressed development issues. These were Chapter 71 (Adequate Public Facilities and Concurrency Management), and Chapter 103 (Development and Subdivision of Land).

## 2 *Town Legislation*

From the Town's perspective, several major legislative initiatives have been enacted. In 2002, the Town added the Residential Office ("R-O") District and Residential Business ("R-B") Districts to the Zoning Code. The "R-O" District provides areas for residential uses and professional and administrative offices that preserve and enhance the residential character of the area involved. The "R-B" District provides the opportunity for low-intensity commercial development that is consistent with the general character of a residential neighborhood. Specific properties located within the Main Street Revitalization Area have been classified in either of these districts. Also in 2002, and subsequently, the Town added amendments located throughout the Zoning Code that provide special provisions for properties located within the Main Street Revitalization Area that promote consistency with the objectives of the Area.

In 2003, the Town added the Resource Protection Overlay Zone to the Zoning Code. The stated purpose of the Zone is to protect and conserve endangered and threatened animal species and wildlife and fisheries habitat. Of principal concern is the identified habitat area for the bog turtle. The objective is to protect, maintain, restore and improve the hydrological and ecological conditions of the wetlands in which the bog turtle lives and through which it migrates.

In 2004, the Town adopted a major update to the subdivision regulations. The changes include higher standards for public improvements and more detailed plan submission requirements. In 2005, the Town enacted an ordinance expanding the opportunities for home occupations and home-based businesses. This Ordinance was intended to recognize changes in the workplace and allow residents to potentially reduce commute trips. The Town also amended the Main Street Design Review process in 2005. In 2007, the Town moved the site plan regulations from the Zoning Ordinance into a separate chapter. The changes to the site plan regulations parallel earlier amendments to the subdivision regulations. The Town amended the sign ordinance and made changes to allow artisan bakeries and coffee shops in the Business Local District. In 2008, the Town changed the 1 lot per acre "Conservation District" to "R-120,000 (i.e., 1 lot per 120,000 square feet or roughly 2.75 acres)." The Town also updated the Industrial Restricted (IR) district, radically reduced the requirements for off street parking and created a new chapter of the Town Code related to open space.

In mid-2008, the Town enacted a temporary moratorium on the processing of applications for concept or final subdivision or site plan approval for properties located within





# Hampstead Community Comprehensive Plan



the Town. This action was taken because of concerns about available water capacity to serve additional development resulting from difficulties in renewing the Town's water appropriation permit with MDE and in bringing Wells 20 and 21 back online to the water distribution system. The moratorium expired in January 2009.

Also in mid-2008, the Town added the Groundwater Conservation ("G-C") District to the Zoning Code. The General Industrial District was repealed. This new District provides the opportunity for environmentally sensitive commercial and industrial development that preserves significant environmental features; encourages sustainable "green" design and construction methods for buildings, roads, and parking areas; minimizes impervious surfaces; maximizes groundwater recharge; and protects the aquifer. The district allows a mix of low- to moderate-intensity industrial and commercial uses that uphold high performance standards that protect the environment, balance water use with groundwater recharge, and minimize any harmful effects on adjoining uses. The Planning and Zoning Commission plans to recommend some vacant parcels be rezoned to GC in this comprehensive plan update.

In 2008, the Town updated language in the Town Code regarding nonconforming uses (zoning). These are continuous uses which predate Town's zoning regulations. The Town Council adopted changes to broaden the range of uses in the Historic District and created a "Public Conservation" district for publically-owned property. The Town began an overhaul of residential zoning districts by amending the R-7,500 District. The Town plans to continue updating all of its residential districts.

On June 16, 2006, the Mayor and Council of Hampstead passed a resolution amending the comprehensive plan to incorporate those portions of the Heart of the Civil War Heritage Area Management Plan that apply to the Town of Hampstead. That plan is incorporated by reference into this update of the comprehensive plan as well. The "Heart of the Civil War Heritage Area" (HCWHA), along with its management plan, was certified by the Maryland Heritage Areas Authority in July 2006 as the eleventh heritage area in the state certified through Maryland's Heritage Preservation and Tourism Areas Program. The heritage area includes significant portions of Carroll, Frederick, and Washington counties that contain Civil War battlefields and other sites related to the conflict. In Carroll County, these sites primarily relate to supply efforts and troop movements through the area prior to and after the Battle of Gettysburg. The County's portion of the heritage area includes the corridors (defined as 500 feet from the centerline) of most of the major roadways. All of the incorporated municipalities contain at least one of these routes and, therefore, lie partially within the heritage area.

Certification enables businesses and organizations to use State grants, loans, and tax incentives to undertake projects that support the heritage area's goals and capitalize on the area's significant Civil War-related history. Additionally, Target Investment Zones (TIZs) have been identified as part of this process. TIZs are areas towards which substantial amounts of funding are to be directed as a result of their having concentrations of heritage resources and visitor services. Properties within activated TIZs are eligible for additional grants and loans for capital projects and economic development projects, as well as state income tax credits for the rehabilitation of certified heritage structures.





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Overall, between the adoption of the 2003/4 community comprehensive plan and this update, the Town has refined land use, zoning and development regulations building on a core philosophy of intelligent managed growth, respect for the environment, careful allocation of limited public facilities, and “pay-your-fair-share” policies with developers. Through a wide range of Ordinances, the Town Council has tried to minimize the regulatory burden on businesses while ensuring the rules for development are clear and coherent.

## Discussion of New Development Issues

This plan update attempts to address several issues that have emerged since the 2003 Plan was adopted.

The Town of Hampstead has experienced serious challenges in managing and expanding the Hampstead community water supply system, including changing and often unwritten groundwater appropriation rules by the State of Maryland. This situation has created limits to the water resources considered to be available for additional development that were unforeseen in 2003. These limits may create a major impediment and jeopardize the Town’s ability to achieve the development pattern and land uses envisioned by the 2003/2004 Plan. The Town has determined the “build-out boundary” established in the previous comprehensive plan is probably not realistic under the current circumstances.

The Town is caught between two state mandates. One, the Maryland Department of the Environment limits the appropriation of groundwater by several factors. One of these factors is the amount of groundwater recharge. Hampstead is limited to an area of “own and control” to determine this recharge. Two, the State of Maryland requires Priority Funding Areas to maintain a density of at least 3.5 dwelling units per acre.

The problem is that Hampstead only receives credit for 352 gallons per day of groundwater recharge. According to MDE, every home or “equivalent dwelling unit” uses 250 gallons per acre per day. That means everywhere Hampstead has developed at more than 1.4 units per acre, there is a water deficit.

Like every other incorporated community in Carroll County, the historic density of development in Hampstead is higher than 3.5 homes per acre (or its equivalent). This means Hampstead effectively has a structural water deficit. Simply, the Town must reduce the GAB established in 2003/4 to establish a more realistic projected water demand at build-out. Reducing the GAB, however, also reduces the future “own-and-control” area, thus reducing potential groundwater recharge.

The Town and many other jurisdictions served by public water systems using fractured rock aquifers in the Piedmont Plateau have explained this paradox. To date, the “best” answer from the State of Maryland has been to tell jurisdictions they need to buy large, vacant areas of land around established water systems to use for “recharge.” This is not economically feasible for small municipalities like Hampstead. Concurrently with the recharge dilemma, the Maryland Department of the Environment has also radically reduced well yields forcing communities







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dependent on groundwater to aggressively expand capacity or radically curtail growth.

This plan and related documents outline a multi-pronged approach to these problems.

1. The Town must scale back its notion of “build-out.” Decisions about future development must be very carefully considered from a water use perspective.
2. Additional water capacity must be developed through new production wells. While many areas of Hampstead are not available for drilling exploratory wells, the Town must make ongoing exploration and acquisition a priority.
3. The Town must be keenly sensitive to opportunities to expand recharge areas. This includes acquiring land through Program Open Space funding, when available.
4. The Town must work with other jurisdictions to identify regional solutions such as connection of the Hampstead municipal water system to the Manchester municipal water system or the construction of the Union Mills Reservoir.
5. The Town must develop adequate reserve capacity by adding new wells. This is necessary to develop a reasonable safety margin in the event production wells must be taken out of service for any reason.
6. The Town must continue to work with the State of Maryland to develop greater coherence in policies including the appropriation permit policies. This includes potential appeals of unfavorable permitting or regulatory decisions.
7. The Town must aggressively pursue reuse opportunities such as the post-treatment water from the Black & Decker VOC removal operation.
8. The Town must continue to refine land use regulations such as zoning, subdivision and site plan requirements to use water more efficiently.
9. The Town must continue to promote water conservation and awareness.

In addition to water capacity issues, the Town faces new regulations related to stormwater including the development of TMDLs (Total Maximum Daily Load) for constituents in runoff. These regulations could severely limit growth and development.

Completion of the Hampstead bypass provides an opportunity to focus more fully on the Main Street area. Since the 2003 Plan update, several businesses located on Main Street have either failed or have relocated to newer development sites (e.g., Illiano Plaza and Hampstead Marketplace), resulting in vacant stores and commercial buildings along the Main Street corridor. Redevelopment of these sites may need assistance to ensure that they will be able to compete successfully with businesses that locate in new commercial developments located beyond the downtown core.

While not a new issue, the Hampstead community expressed strong interest in making the area more walkable and pedestrian-friendly. Main Street has frequent driveway interruptions that inhibit vehicular traffic flow and create hazards for pedestrians. Now that the Hampstead bypass is complete, access control along Main Street could become a higher priority in the Town’s effort to make the downtown a safe and pleasant pedestrian destination. Pedestrian facilities that link residential neighborhoods to Main Street and to Hampstead parks still need to be provided and remain a primary interest. The Town is also committed to making sidewalk





# Hampstead Community Comprehensive Plan



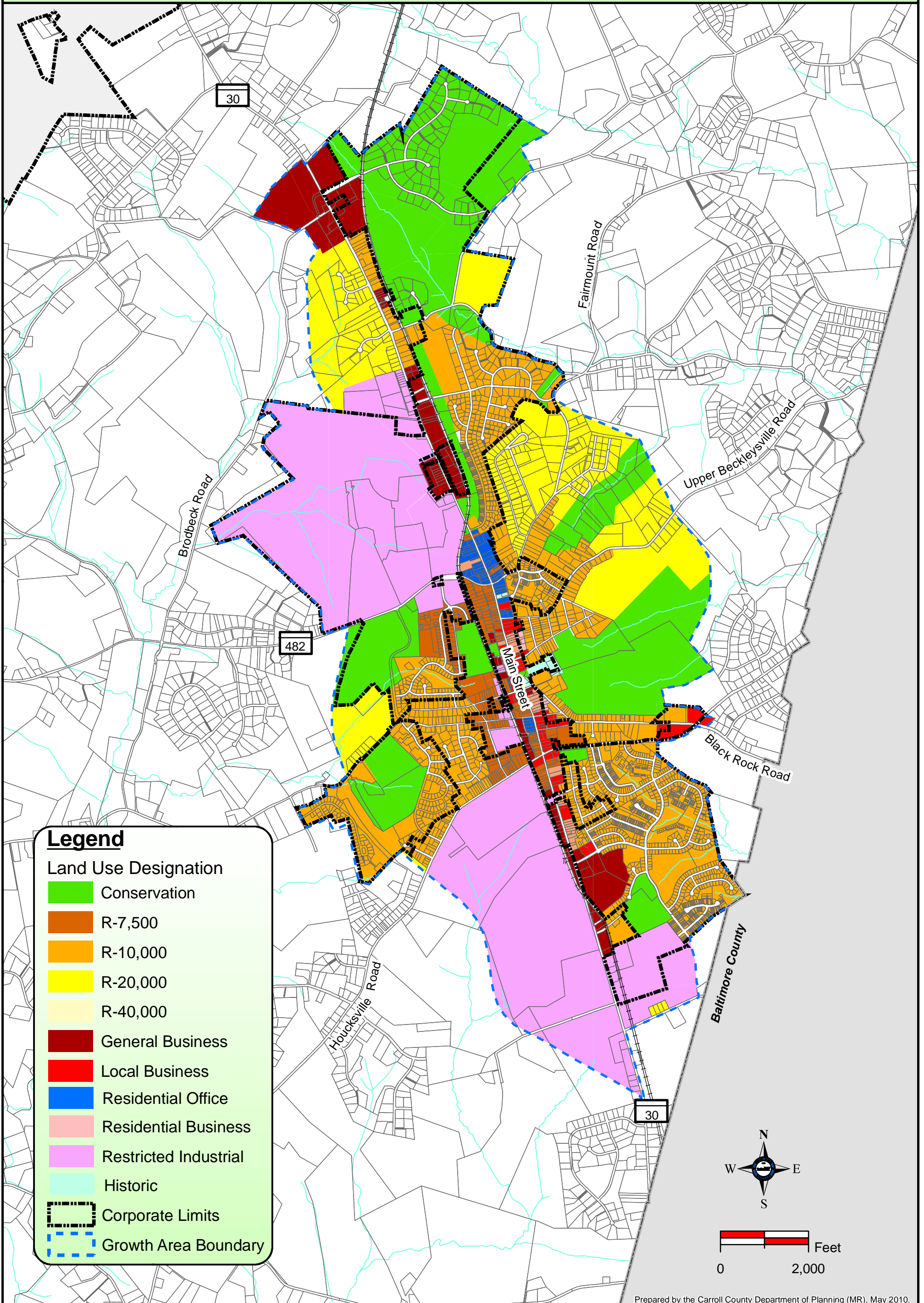
improvements to come into compliance with the Americans with Disabilities Act.

As the Town has continued to grow in population, no significant industrial, employment-based development has taken place since the 2003 Plan update. Attracting industrial development remains an essential objective for the Town and County. Since much of the acreage designated and zoned industrial abuts the Hampstead bypass, completion of the bypass may trigger productive interest in developing these areas.

Since the 2003 Plan update, the Hampstead community has become more aware of “green” building and “Smart Growth” concepts and interest has grown in their implementation. Citizens have expressed their desire that development and redevelopment projects integrate and maximize energy efficiency and minimize water usage, and that they incorporate a mix of residential and commercial uses. Conserving land by building multi-story buildings that concurrently complement the Town’s historic character, as opposed to the typical single-story construction that consumes much more land, has also become a interest though Town officials understand that such growth must be economically feasible.



# Map 1 Hampstead Community Comprehensive Plan 2004 Land Use Designations



# Chapter 4

## Demographics and Projections





## Chapter 4: Demographics and Projections

### Census and Other Data

Demographics are a description of the population characteristics of an area. A demographic study over time helps identify trends that show how the population is changing. A clear understanding of these trends and the characteristics of the current population is necessary to better understand the community's needs. These demographics also help determine certain needs in the population that should be included in the planning process. A community's current and projected characteristics can help predict the demand for various land uses and establish the types of services and facilities that may be needed in the future.

The following data were compiled using U.S. Census Bureau information. A census of the United States' population is taken every 10 years. Each household in the country receives a questionnaire. One out of every 10 households receives a longer, more detailed survey. These data provide the best base of demographic information that is available to and used by the majority of the country's jurisdictions. Although the information becomes outdated toward the end of the decade, the census still provides a valuable resource. The most recent census was taken on April 1, 2000.

#### *1 Population Characteristics*

The Town of Hampstead has, at various times, experienced both high and low rates of population growth since the 1930s. The overall population decreased nearly 27 percent during the 1940's, prior to U.S. involvement in World War II. The town didn't reach 1930 population levels again until 1970. Since then, the town population has increased dramatically, more than doubling between 1980 and 1990 (101.7 %) and nearly doubling again between 1990 and 2000 (94.0 %), greatly outpacing both the election district and the county during those time periods. While Carroll County has been recognized as one of the fastest growing counties within the Baltimore region, population growth as a percentage within the town and election district has consistently outpaced county growth for the last 30 years, with little exception. The State of Maryland experienced its greatest rate of growth during the mid point of the century, between 1940 and 1970, averaging much slower rates of growth since that time.



# Hampstead Community Comprehensive Plan

Population 2000 Census								
Year	Town of Hampstead		Hampstead Election District		Carroll County		Maryland	
	#	% Change	#	% Change	#	% Change	#	% Change
1930	905	n/a	2,404	n/a	35,978	n/a	1,631,526	n/a
1940	664	-26.6	2,529	5.2	39,054	8.5	1,821,244	11.6
1950	667	0.5	2,627	3.9	44,907	15.0	2,343,001	28.6
1960	696	4.3	3,410	29.8	52,785	17.5	3,100,689	32.3
1970	961	38.1	5,290	35.5	69,006	30.7	3,923,897	26.5
1980	1,293	34.5	7,857	48.5	96,356	39.6	4,216,933	7.5
1990	2,608	101.7	10,300	35.8	123,372	28.0	4,781,468	13.4
2000	5,060	94.0	13,111	27.3	150,897	22.3	5,296,486	10.6

Source: U.S. Census

According to the 2000 Census, the Hampstead election district population, which includes the Town population, was 13,111. Females represented 51.0 percent of the population, and males represented 49.0 percent of the population, a common trend. The table below presents the population age structure for 2000 by gender for the entire election district. The most significant population group is the 25-54 block, representing 46.8 percent of the population. The age groups that qualified as dependent children (19 years and younger) represented about 31.4 percent of the population. College-aged and retirement-aged persons had the smallest representation.

Age	Persons by Gender by Age Hampstead Election District 2000 Census					
	Male		Female		Total	
	#	%	#	%	#	%
0-4	509	7.9	494	7.4	1,003	7.7
5-9	616	9.6	554	8.3	1,170	8.9
10-14	583	9.1	519	7.8	1,102	8.4
15-19	412	6.4	432	6.5	844	6.4
20-24	273	4.2	243	3.6	516	3.9
25-34	814	12.7	904	13.5	1,718	13.1
35-44	1,208	18.8	1,273	19.0	2,481	18.9
45-54	950	14.8	976	14.6	1,926	14.8
55-64	535	8.3	537	8.0	1,072	8.2
65-74	334	5.2	405	6.1	739	5.6
75+	192	3.0	348	5.2	540	4.1
<b>Total</b>	<b>6,426</b>	<b>100.0</b>	<b>6,685</b>	<b>100.0</b>	<b>13,111</b>	<b>100.0</b>

Source: U.S. Census

# Hampstead Community Comprehensive Plan

## Persons by Gender 2000 Census

Gender	Town of Hampstead		Election District		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Male	2,456	48.5	6,426	49.0	74,470	49.4	2,557,794	48.3
Female	2,604	51.5	6,685	51.0	76,427	50.6	2,738,692	51.7
<b>Total</b>	<b>5,060</b>	<b>100.0</b>	<b>13,111</b>	<b>100.0</b>	<b>150,897</b>	<b>100.0</b>	<b>5,296,486</b>	<b>100.0</b>

Source: U.S. Census

The table below shows the Town of Hampstead's racial characteristics in 1990 and 2000. The area was predominantly white (96.0 %). All minority categories accounted for 4 percent of the total population in 2000, nearly 4 times the percentage of 1990 (0.6 %). As the study area continues to grow, it is assumed that the population will become more diverse.

## Racial Characteristics Town of Hampstead 1990-2000 Census

Race	1990		2000	
	Persons	%	Persons	%
White	2,586	99.2	4,948	97.8
Black	12	0.5	40	0.8
American Indian, Eskimo, Aleut	1	<0.1	3	0.1
Asian, Pacific Islander	9	0.4	26	0.5
Other/2 or More	0	0.0	43	0.8
<b>Total</b>	<b>2,608</b>	<b>100.0</b>	<b>5,060</b>	<b>100.0</b>

Source: U.S. Census

The next table compares the racial structure of the population of the Hampstead election district with the county and state. The county population is only slightly more diversified racially than the Hampstead election district, with 95.7 percent of the county population being white and 97.9 percent of the election district being white. All minority categories in the election district and county are generally smaller, and in some cases significantly smaller, than the percentage of minorities in each category statewide.

## Racial Characteristics 2000 Census

Race	Hampstead Election District		Carroll County		Maryland	
	#	%	#	%	#	%
White	12,832	97.9	144,399	95.7	3,391,308	64.0
Total Minority Populations	194	2.1	6,498	4.3	1,905,178	36.0
Black	84	0.6	3,433	2.3	1,477,411	27.9
American Indian, Eskimo, Aleut	7	0.1	330	0.2	15,423	0.3
Asian or Pacific Islander	79	0.6	1,162	0.8	213,232	4.0
Other Race	24	0.2	471	0.3	95,525	1.8
2 or More	85	0.6	1,102	0.7	103,587	2.0
<b>Total</b>	<b>13,111</b>	<b>100.0</b>	<b>150,897</b>	<b>100.0</b>	<b>5,296,486</b>	<b>100.0</b>

Source: U. S. Census



# Hampstead Community Comprehensive Plan

## 2 Household Type, Size, and Relationship

The table below shows types of households for 1990 and 2000 for the Town of Hampstead, the Hampstead election district, Carroll County, and Maryland. Family households consist of a householder and one or more persons living in the same household who are related to the householder by birth, marriage, or adoption. By a wide margin, the town experienced the greatest rate of growth in overall number of households (68.7 %) over the last decade. Both the town and election district experienced an increase in the average persons per household between 1990 and 2000, while the county and state saw their persons per household number decrease.

Household Type	Town of Hampstead		Hampstead Election District		Carroll County		Maryland	
	1990	2000	1990	2000	1990	2000	1990	2000
Family Households	720	1,328	2,932	3,673	33,909	41,094	1,245,814	1,359,318
Married-couple families	597	1,059	2,598	3,106	29,476	34,936	948,563	994,549
Other family, male householder	18	66	79	167	1,197	1,808	65,362	84,893
Other family, female householder	105	203	255	400	3,236	4,350	231,889	279,876
Non-family households	339	459	743	986	8,339	11,409	503,177	621,541
<b>Total Households</b>	<b>1,059</b>	<b>1,787</b>	<b>3,675</b>	<b>4,659</b>	<b>42,248</b>	<b>52,503</b>	<b>1,748,991</b>	<b>1,980,859</b>
Persons per household	2.46	2.83	2.8	2.81	2.85	2.81	2.67	2.61
Group Quarters Population	0	0	0	0	2,915	3,581	113,856	134,056

Source: U. S. Census

In both 1990 and 2000, 100 percent of all town and election district residents lived in a household (no group quarters). Family households (2 or more related people living in one unit) continued to make up the majority of households, numbering 2 to 3 times that of non-family households at the town, county, and state level. In 2000, approximately 79.7 percent of the family households in the town were married-couple families, a lower percentage than the election district as a whole (84.6 %) and county (85 %), but more than the state (73 %).

## 3 Household Income

The 2000 Census shows that in 1999 the majority of households in the election district had an income ranging between \$30,000 and \$99,999, with the largest number falling between \$75,000 and \$99,999. As shown in the following table, the median family income is slightly higher than the median household income for the election district. Median, family, and per capita income levels are lower for the election district than in both the county and state.

# Hampstead Community Comprehensive Plan

## Household Income in 1999 2000 Census

Income Range	Hampstead Election District		Carroll County		State of Maryland	
	# of Households		# of Households		# of Households	
Less than \$10,000	126		1,866		137,199	
\$10,000 - \$19,999	402		3,911		172,067	
\$20,000 - \$29,999	295		4,564		201,960	
\$30,000 - \$39,999	545		5,029		215,351	
\$40,000 - \$49,999	493		5,216		200,176	
\$50,000 - \$59,999	511		5,701		187,711	
\$60,000 - \$74,999	670		7,902		239,469	
\$75,000 - \$99,999	832		8,933		268,558	
\$100,000 - \$124,999	412		5,035		151,573	
\$125,000 - \$149,999	231		2,224		78,712	
\$150,000 - \$199,999	94		1,335		69,102	
\$200,000 or more	60		885		59,917	
Median Household Income in 1999	\$42,616		\$60,021		\$52,868	
Median Family Income in 1999	\$46,487		\$66,430		\$61,876	
Per Capita Income in 1999	\$15,931		\$23,829		\$25,614	

Source: U. S. Census

#### 4 Educational Attainment

The table below presents the distribution of educational attainment for the Town of Hampstead, Hampstead election district, Carroll County, and the State of Maryland for persons aged 25 and over in 2000. More than half of the people in the Town of Hampstead (57.4 %) and the Hampstead election district (58.5 %) had either a high school diploma or some college education but no degree. Overall, Carroll County (31.2 %) and the state (36.8 %) had a higher percentage of persons who had a Bachelor's degree, or Graduate/Professional degree compared to the Town (17.1 %) and election district (16.7 %).

## Educational Attainment Persons 25 Years of Age and Over 2000 Census

Educational Level	Town of Hampstead		Hampstead Election District		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Less than 9 <sup>th</sup> Grade	129	7.7	497	7.5	4,492	4.6	178,169	5.1
9 <sup>th</sup> - 12 <sup>th</sup> Grade, No diploma	161	9.6	770	11.5	10,010	10.1	386,917	11.1
High School Graduate (or equivalency)	549	32.9	2,541	38.1	32,891	33.3	933,836	26.7
Some College, No Degree	409	24.5	1,361	20.4	20,534	20.8	711,127	20.3
Associate Degree	137	8.2	387	5.8	6,274	6.4	186,186	5.3
Bachelor's Degree	208	12.4	727	10.9	15,786	16.0	629,304	18.0
Graduate or Professional Degree	78	4.7	387	5.8	8,697	8.8	470,056	13.5
<b>Total Persons 25 and Over</b>	<b>1,671</b>	<b>100.0</b>	<b>6,670</b>	<b>100.0</b>	<b>98,684</b>	<b>100.0</b>	<b>3,495,595</b>	<b>100.0</b>

Source: U. S. Census



## Population Projections

Population projections are used in several ways in the process of developing a comprehensive plan. Projecting what the population will be at certain years helps a jurisdiction to plan for needed improvements to public facilities. A jurisdiction can then include items in the capital improvements program budget at the appropriate times to ensure that facilities are brought on line as they are needed, before they become inadequate. These projections help us to establish the capacity of needed facilities, or the demand. By studying population projections and associated growth trends, a determination can be made about the point at which this may occur. Appropriate measures may then be taken to ensure that additional population growth does not negatively impact facilities or create demand before a jurisdiction can improve its facilities.

Many factors are typically entered into the formula for population projections, for which the specific factors depend on the projection method. These factors generally include statistics related to births, deaths, in migration (new people moving in), outmigration (people moving out), labor force, average annual growth rate, and potentially many more. This presents a difficult situation for the Town of Hampstead. Much of this information is not available for such a small geographic area. Therefore, some of the more complex and accurate models commonly used to make projections, such as the Cohort Survival Method, cannot be used. Moreover, traditional population forecasting models - using historical growth rates, current demographic trends, and other data – have no way to take into account the limitations that zoning and other land development policies can place on actual growth potential.

To account for this, a more realistic and useful method for projecting population is to determine an area’s development potential as envisioned by the land use designations and/or zoning. Land use designations identify the ultimate use desired for the land, which generally equates to being the future zoning for the land. After a property is zoned to match the land use designation shown on the adopted comprehensive plan map, the development potential is defined by that zoning. Once all of the land within the scope of the comprehensive plan, which in this case is the GAB, is developed, theoretically there would be no additional residential units added and thus no additional population. At this point, the area has reached its “zoning capacity” or is said to have reached “build-out”.

### *1 Build-Out Analysis (Development Capacity Analysis)*

The 2005 “Buildable Land Inventory Report” produced by the Carroll County Department of Planning provided an inventory of land that is still buildable or able to be developed both in the municipalities and in the unincorporated areas of the county. The report contains an analysis of where, how much, and what type of additional development could occur. It provides high-, medium-, and low-range<sup>1</sup> estimates of the number of residential lots that could

<sup>1</sup> High-range estimates were derived from a straight density calculation applied to land identified as buildable after absolute constraints were removed.  
Medium-range estimates were derived from calculations using a multiplier applied to land identified as buildable after absolute constraints were removed. A straight density calculation was used after the multiplier was applied and absolute constraints removed.  
Low-range estimates were derived from straight density calculations on buildable residential land from which



# Hampstead Community Comprehensive Plan

be created or units constructed based on the jurisdiction's current zoning and/or proposed future zoning, which is based upon adopted land use designations. It also identifies buildable land zoned for commercial and industrial development. The Buildable Land Inventory (BLI) does not address the capacity of natural systems or infrastructure because it is based on zoning that may or may not have been put in place with these considerations in mind.

The table below presents potential population growth for the entire growth area based upon the land use designations adopted in the *2004 Hampstead and Environs Community Comprehensive Plan*. It is the medium-range estimate, which deducts absolute constraints to development (such as parks, land preservation easements, and landlocked parcels) and applies a multiplier that reflects net developable acreage after infrastructure such as roads and stormwater management facilities are accounted for. A complete description of the methodology used can be found in the report.

<b>Buildable Residential Land – 2004 Hampstead Growth Area</b>					
<b>Medium-Range Estimate: Absolute Constraints &amp; Undividable Properties Removed, &amp; Multiplier Used</b>					
<b>Land-Use Designation</b>	<b>Total Gross Acreage</b>	<b>Buildable Acreage</b>	<b>Multiplier</b>	<b>Net Buildable Acreage</b>	<b>Potential Lot Yield</b>
Conservation	727.2	113.5	0.950	107.8	31
Residential "R-20,000"	426.4	306.3	0.900	275.7	525
Residential "R-10,000"	672.4	233.3	0.875	204.1	655
Residential "R-7,500"	93.6	46.3	0.850	39.4	177
Residential Business	11.6	5.0	0.850	4.3	16
<b>Total</b>	<b>1,931.1</b>	<b>704.4</b>		<b>631.2</b>	<b>1,404</b>

Source: Carroll County Department of Planning, August 2008

Note: "Total Gross Acreage" comprises all the land within the given land-use designation. "Buildable Acreage" equates to "Total Gross Acreage" left over after absolute constraints are removed and properties that are not eligible to divide off at least one lot are removed. "Net Buildable Acreage" equates to "Buildable Acreage" left over after infrastructure is subtracted out using the multiplier. "Potential Lot Yield" is calculated based on the "Net Buildable Acreage" and minimum lot sizes attributable to each land-use designation.

Based upon the BLI calculations above, there is the potential that an additional 1,404 lots could be added within the town and unincorporated growth area. Using the town's average of 2.83 persons per household, this equates to an additional 3,973 persons. The town and growth areas' combined estimated existing population as of December 2007 was 9,407 (6,370 for the town, 3,037 for the growth area). When the existing population is added to the potential future population, the "build-out" population for the entire growth area (including town) based on 2004 land use designations and 2004 GAB is estimated at 13,380.

## 2 Traditional Population Projection

A traditional population projection can be made, using historical growth rates and current demographic trends, to anticipate when certain facilities or services might be needed and to assess the adequacy of the growth area to accommodate projected growth. The graphic below

absolute and partial constraints were removed *and* which applied a multiplier to land identified as buildable.



# Hampstead Community Comprehensive Plan

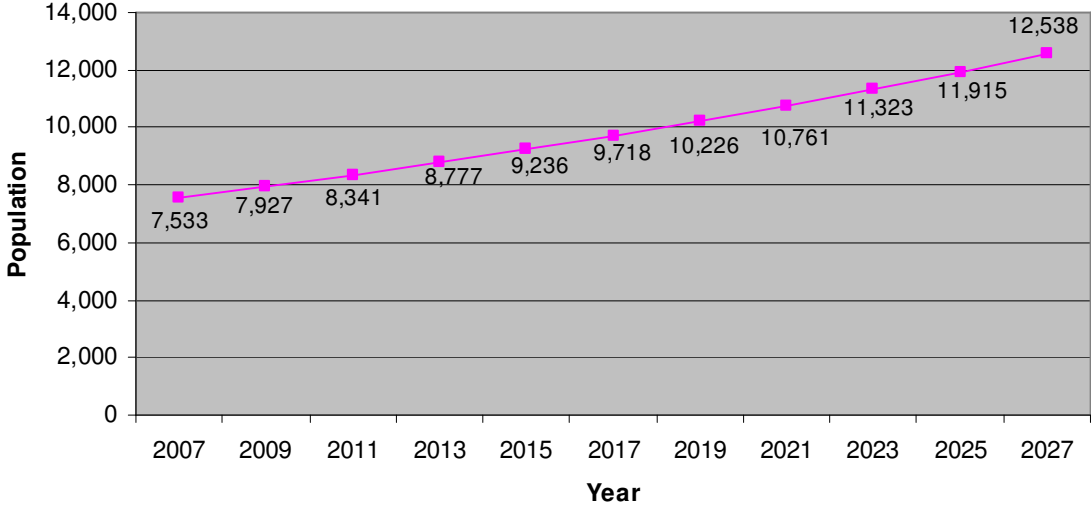


illustrates this traditional projection using an average annual growth rate (AAGR) of 2.58 percent (based on the average annual growth rate for population within Hampstead for the 5-year period between 1990 and 2007 with the lowest AAGR; i.e., from 2002 to 2007). Given this growth rate, the population would reach 12,538 in twenty years (2027), which is the planning horizon for this plan.

This growth rate is considered reasonable for a number of reasons. The residential housing “boom” that occurred between the late 1980s and 2000 was anomalous. Much of the residentially zoned land in Hampstead was developed during this period. The capacities of the water and sewer systems create serious limitations to future growth.

The total build-out population for this plan is estimated at 8,653. The traditional population projection estimates 12,538 people by 2027 (the 20-year planning horizon). The traditional population projection is based on an annual average growth rate of 2.58 percent. This growth rate would result in the growth area reaching its build-out population within the 20-year timeframe of this plan. The build-out population of 8,653 is the population used for planning purposes in this plan.

**Population Projection  
Town of Hampstead and Growth Area  
Based on 2.58 Percent Growth Rate**



## Analysis of Statistics

The population of the Town of Hampstead grew by an incredible 291 percent between 1980 and 2000, which is an average annual growth rate of 7.1 percent. However, during the current decade (between 2000 and 2007), the pace of growth has slowed considerably (26 %), or





# Hampstead Community Comprehensive Plan



an average annual growth rate of 3.3 percent. There is enough undeveloped residential land available within both town limits and the growth area to support additional growth for some time. However, with new state and local laws continuing to place greater emphasis on adequate facilities and natural fluctuations in the housing market, high percentages of growth in future decades may not be sustainable unless jurisdictions at all levels work together to remedy current and future adequacy issues.

With the enormous amount of in-migration over the previous two decades, it will be difficult to point to any demographic trends with certainty until growth becomes more stable. However, a few demographic statistics may have bearing on the land use planning process.

Between 1990 and 2000, the Hampstead area saw less than 2 percent proportional change, as a percentage of the overall population, in most age categories. The only noticeable shifts in population occurred in the 25-34 (-5.9 %) and 45-54 (+3.4) age groups. This may be an indication that the population is aging in place or younger adults as they reach their late twenties and early thirties are leaving the immediate area.

For many jurisdictions, including the town, election district, and county, gender percentages are likely to remain the same. Historically, the male/female split in the population has generally been 49 percent/51 percent respectively or a close variation thereof. One would need to look at the state level to find a larger gap (48.3 percent male/51.7 percent female). The racial make-up of the Hampstead area continues to be predominately white (97.9 %). Although between 1990 and 2000 the total minority population within the election district increased from less than 1 percent to 2.1 percent, the Town's minority population more than quadrupled (from less than 1 percent to 4 percent) in that same time period. While 4 percent is not a large percentage of the population as a whole, this increase does represent a trend towards greater diversity in the population that is consistent with demographic trends nationwide.

As opposed to the county and state numbers, the town saw an increase from 2.46 to 2.86 persons per household between 1990 and 2000. Family households also increased, making up 67.9 percent of all households in 1990 and 74.3 percent in 2000. This may suggest that Hampstead has seen an influx of young families, keeping the persons per household number from trending downward. If growth continues to slow, these numbers may change over time and fall more in line with countywide trends. Both of these demographic trends have ultimately led to the construction of Ebb Valley Elementary School and Manchester Valley High School to meet the needs of a growing community. The pace of future development and potential aging of the population could have significant effects on the types of other facilities, such as senior or community centers and libraries, which might be needed in the future.

Both household and personal income levels have traditionally been lower in the Hampstead area than the county and state averages. Educational attainment for high school or its equivalent is comparable between Hampstead and the county as a whole. While the percentage of residents with associate degrees or some college are higher in the town than the county, the area falls below the county averages when it comes to bachelor's and graduate/professional education, illustrating a relationship equivalent between educational attainment and earnings potential.





# Hampstead Community Comprehensive Plan



# Chapter 5

## Growth Management and Land Use







## Chapter 5: Growth Management and Land Use

### Goals

- ❖ To concentrate development in and around the existing town.
- ❖ To limit the ultimate size of the Town to maintain its small-town atmosphere.
- ❖ To locate limited industrial development in appropriate designated fringe areas of the Town with sufficient buffers to established residential areas.
- ❖ To direct heavier commercial development to areas around the established “nodes” on the north and south ends of Hampstead fronting on Maryland Route 30.
- ❖ To restrict downtown commercial development to businesses that are small in size and scale and that enhance family values and small-town atmosphere.
- ❖ To create a GAB that is strengthened by farmland and open space preservation.
- ❖ To ensure the character of new development in Hampstead blends with the character of the community.
- ❖ To normalize the Town’s convoluted corporate boundary.

### Current Conditions

#### *1 Current Development Regulations*

In the 1990s, the Town adopted many development regulations including a strong adequate public facilities ordinance. The political climate in Hampstead included a widespread public perception of “out-of-control” residential growth. During this era, Town officials had a general sense that the County was far more permissive with developers. This led to the Town breaking away from the County on a number of development-related regulations including stormwater management, erosion and sediment control, and landscaping.

Over time, the County increased the standards in many of its development-related ordinances to match the Town. In light of this, the Town returned to granting Charter exemptions for County ordinances. At present, the Town grants exemptions to:

- Chapter 97, Construction Codes.
- Chapter 105, Environmental Management of Storm Sewer Systems.
- Chapter 114, Floodplain Management.
- Chapter 115, Forest Conservation.
- Chapter 121, Grading and Sediment Control.
- Chapter 134, Landscape Enhancement of Development.
- Chapter 141, Livability Standards.
- Chapter 191, Stormwater Management.

The County generally enforces development ordinances for the Town with the exception of the Town’s zoning ordinance. The County also performs many of the development-related





# Hampstead Community Comprehensive Plan



reviews for the Town. The Town makes all adequate facilities determinations with the exception of sewerage. The Town’s Planning and Zoning Commission does retain the power to accept or reject recommendations received from the County regarding development plans. The County also provides plan processing services for the Town.

Plans and comments are routed, tracked, and distributed thru the Development Review office in the County. The County provides inspection services for the Town including roads, grading, sediment control, sewer, stormwater management, landscaping, forest conservation, emergency services, and recreation and parks. The Town inspects water main and meter connections and conducts supplemental inspections to the County’s landscaping and recreation and parks inspections. The County also provides building permitting, inspection and GIS services for the Town.

## 2 *Current Development Patterns*

The Hampstead area has seen a modest amount of growth since the last Hampstead comprehensive plan update in 2003. At the end of 2003, Hampstead had 2,147 households in town and 3,054 households in the surrounding Hampstead (8<sup>th</sup>) Election District. By the end of 2008, the Town of Hampstead had grown to 2,250 households in town and the surrounding election district had grown to 3,151 households. While new industrial development has been minimal, new commercial development has been more robust.

The majority of developed land within the town’s limits is residential. Generally higher density, most of the dwelling units are located outside the downtown core. On the west side of town (i.e., west of Main Street), homes are concentrated between Houcksville Road and Hampstead-Mexico Road (MD 482). On the east side of town, residences extend the full length of the town, from Eagle Ridge Court to the north to Hillock Lane to the south. Outside the town, older homes tend to be located closer to Main Street and on small lots. Newer homes located on larger lots are located toward the periphery of the study area.

The downtown core, stretching north and south along Main Street, generally is a mix of residential and commercial properties occupying older buildings on small properties. These businesses have a small town, “Main Street” character. A number of commercial sites are vacant or have vacant spaces. The vacancy rate has increased with the recent economic downturn. Further vacancies may occur depending on the economic climate and the impact of the Hampstead Bypass opening. Much of the commercial development located outside the downtown core, in both the town and study area, is newer and has more of a “highway” character. These include the Roberts Field Shopping Center, Oakmont Green Business Center, North Carroll Plaza, Hampstead Village Center, and Hampstead Marketplace. With the exception of the Hampstead Village Center, located at Black Rock Road and Lower Beckleysville Road, these commercial sites are located off of Main Street/Hanover Pike (MD 30). Some of these sites, particularly the older and/or poorly maintained properties, also have vacancies.

Most of the industrial development in the study area is located within the Town and beyond the downtown core. Generally sited on large tracts of land, the majority of existing industries are



# Hampstead Community Comprehensive Plan

concentrated on the west side of Main Street, both north of Hampstead-Mexico Road and south of Houcksville Road. The Hampstead bypass extends just west of these developed industrial areas. The Solo Cup distribution center and Jos. A Bank property are outside the Town limits. The Black & Decker facility and undeveloped Houck/Leister property are inside the Town limits.

### 3 Inventory of Existing Use of Land

The following table describes the existing use of properties in the study area in January and February of 2009 when this inventory was taken. Not all uses are consistent with the zoning because some of the land uses have been in existence prior to zoning or changes in zoning. These may be “nonconforming” uses as defined in the Hampstead Town Code. Other uses are conditional uses within another zone. See the map entitled “Existing Use of Land” for more detail on the use of specific properties located within Hampstead and the balance of the study area.

Existing Uses of Land by Acreage Hampstead Study Area April 2009						
Use of Land	Town of Hampstead	Percentage of Town	Remainder of Study Area	Total Acreage	Percentage of Study Area	
Agriculture / Resource	550.1	26.9	541.0	1,091.1	31.9	
One- & Two-Family Residential	451.5	22.1	409.2	860.7	25.2	
Multi-Family Residential	27.3	1.3	2.1	29.4	0.9	
Commercial	40.6	2.0	60.2	100.8	2.9	
Mixed Residential & Commercial	3.4	0.2	1.3	4.7	0.1	
Office	17.1	0.8	42.0	59.1	1.7	
Mixed Office & Commercial	29.8	1.5	3.3	33.1	1.0	
Mixed Office & Residential	3.7	0.2	0.8	4.5	0.1	
Mixed Office/Residential/Commercial	0.3	0.0	0.0	0.3	0.0	
Industrial/Manufacturing	173.2	8.5	3.9	177.1	5.2	
Warehouse & Wholesale Trade	0.7	0.0	55.6	56.2	1.6	
Public Facilities & Institutions	142.3	7.0	16.0	158.3	4.6	
Open Space & Recreation	281.5	13.8	43.0	324.5	9.5	
Reservoir	255.6	12.5	102.2	357.8	10.5	
Transportation	32.8	1.6	1.0	33.8	1.0	
Transportation Support Uses	36.4	1.8	94.2	130.6	3.8	
Utility	550.1	26.9	541.0	1,091.1	31.9	
Vacant Land	451.5	22.1	409.2	860.7	25.2	
<b>Total Acres</b>	<b>2,046.1</b>	<b>100.0</b>	<b>1,375.7</b>	<b>3,421.9</b>	<b>100.0</b>	

Source: Carroll County Planning Department, 2009

### 4 Current Zoning

The following table shows the current zoning by acreage within the existing Town limits as well as within the remaining portion of the study area. The zoning identifies the uses that are currently permitted on a property or in an area. Some categories exist within the Town but not within the County and vice versa. See the map entitled “Current Zoning” for locations.

# Hampstead Community Comprehensive Plan

## Current Zoning by Acreage Hampstead Study Area 2009

Zoning Category	Town of Hampstead (acres)	Percentage of Town	Remainder of Study Area (acres)	Total (acres)	Percentage of Study Area
Agricultural "A"	0.0	0.0	2.6	2.6	0.1
Historic "H"	6.4	0.3	0.0	6.4	0.2
Local Business "BL"	37.1	1.9	0.0	37.1	1.2
Neighborhood Retail Business "B-NR"	0.0	0.0	3.7	3.7	0.1
General Business "BG"	86.2	4.5	75.4	161.6	5.0
Restricted Industrial "IR"	764.7	40.0	289.4	1,054.1	32.9
General Industrial "IG"	0.0	0.0	0.0	0.0	0.0
Groundwater Conservation "GC"	0.0	0.0	0.0	0.0	0.0
Employment Campus "EC"	0.0	0.0	0.0	0.0	0.0
Residential Office "RO"	22.4	1.2	0.0	22.4	0.7
Residential Business "RB"	13.2	0.7	0.0	13.2	0.4
Public Conservation (Town)	152.1	8.0	0.0	152.1	4.7
Conservation "C"	0.0	0.0	156.3	156.3	4.9
Residential "R-120,000"	282.0	14.7	0.0	282.0	8.8
Residential "R-40,000"	0.0	0.0	52.2	52.2	1.6
Residential "R-20,000"	30.2	1.6	471.2	501.4	15.6
Residential "R-10,000"	474.8	24.8	204.7	679.5	21.2
Residential "R-7,500"	43.2	2.3	38.7	82.0	2.6
<b>Total Acres of Zoning</b>	<b>1,912.4</b>	<b>100.0</b>	<b>1,294.1</b>	<b>3,206.5</b>	<b>100.0</b>

Note: Non-zoned land (e.g., roads and railroads) are excluded from the above calculations.

Source: Carroll County Planning Department, 2009

## 5 Current Growth Management Measures

The Hampstead study area falls into two jurisdictions for growth management. The comprehensive plan for Hampstead includes the Town of Hampstead's jurisdiction, inside the corporate limits, and portions of Carroll County's jurisdiction, outside the corporate limits. The Mayor, Town Council, and Hampstead Planning and Zoning Commission have approval and development control within the town's limits. The Carroll County Commissioners and the Carroll County Planning Commission have development control outside the town's limits.

### A Comprehensive Plan

The comprehensive plan for the Hampstead area is the guiding growth management tool for the Town and the area of the County within the growth area. The plan is to be updated every six years. The Hampstead Planning Commission develops and approves the comprehensive plan and the Mayor and Town Council adopt the plan and any associated zoning changes.

### B Annexation Petitions

Most of the residentially and commercially zoned properties within the town limits of Hampstead have been developed. Additional residential and commercial development could occur through infill development and redevelopment. To facilitate substantially more new



# Hampstead Community Comprehensive Plan



development, unincorporated land located within the county would need to be annexed. The Mayor and Town Council of Hampstead have the authority to annex properties. This allows the Town to decide when and where new land can be annexed and developed. Article 23A of the Annotated Code of Maryland, the State law which provides for annexations, requires that, for five years following the annexation, the annexed land may not be zoned for land uses which are substantially different from the land uses that are authorized for the current County zoning classification, without the express approval of the County Commissioners.

As noted in the Plan, one of the goals for the Town is to “normalize” the corporate limits. At present, the convoluted Town boundary creates challenges to providing public services for both the Town and Carroll County. The Town supports a cooperative effort with Carroll County to create incentives to annex enclaves (areas in the county but surrounded by the Town) or near enclaves such as the Clearview area.

## **C Capacity and Availability of Water and Sewer Services**

The Town of Hampstead supplies municipal water within the town limits. New development in the Town of Hampstead must connect to public water if the Town makes it available. Since the Town controls the water system, the Town can decide when and where the facilities will be extended or allocated and if the supply is adequate for any proposed development. The Town also controls the Capital Improvements Program (CIP), which allocates the funding and phasing of the expansion or upgrade of the water system. The Town can deny additional connections or expansions, thereby controlling growth. The County owns and operates the sewerage system that serves the town and areas around Hampstead, and, therefore, controls when and where sewer facilities are extended.

The Town and County participate jointly in the Carroll County Water and Sewer Plan process.

## **D Adequate Public Facilities**

The Town and the County have separate adequate public facilities ordinances. The ordinances are used to keep residential and commercial growth from proceeding at a rate which would unduly strain public facilities, especially schools, roads, water and sewer facilities, police, fire, and emergency medical services.

The Town of Hampstead’s adequate public facilities regulations provide for review of the facilities for adequacy during preliminary and final plan stages of residential development and during the site plan process of commercial and industrial development. The Hampstead Planning Commission is required to deny an application if any public facility is certified inadequate, unless an exception is granted by the Town Council.

Carroll County has an Adequate Public Facilities and Concurrency Management Ordinance that applies to the unincorporated portion of the study area. This ordinance is designed to establish minimum thresholds for public facilities. Limits and allocations for development are set each year in accordance with growth history and projections. Although





# Hampstead Community Comprehensive Plan



development in town is not restricted by county regulations, the development within town is accounted for in the development of the County’s allowable growth standards. The County Commissioners have the authority over this ordinance and its provisions.

## **E Smart Growth Priority Funding Areas Act of 1997**

In 1997, the State of Maryland passed the Priority Funding Areas Act to capitalize on the influence of State expenditures on economic growth and development. This legislation directs State spending to designated Priority Funding Areas, which are defined as communities and places that local governments want State investment to support future growth. Projects that may include State funding include highways, water and sewer facilities construction, and economic development assistance. Under these Smart Growth initiatives, Counties were authorized to designate Priority Funding Areas (PFA’s) that met State criteria. These criteria included provisions for industrially zoned areas, employment areas, areas served or planned to be served by sewer or both water and sewer, existing residential development having an average density of two or more units per acre, future residential development that has a permitted density of 3.5 or more dwelling units per acre, and other provisions. This initiative prohibits the State from funding growth-related projects located outside the defined PFA.

The Hampstead PFA was initially established in October 1998 and was amended in 2008.

## **Analysis of Community Needs**

The County and Town have put in place regulations that are designed to provide for growth in a manner that is consistent with and contingent upon existing or planned community facilities. These regulations limit residential developments to a number of lots per year based on the adequacy of the facilities (in large residential subdivisions). Coordinated capital planning involving both the private and public (Town, County, and State) sector will be needed to ensure that public facilities will be adequate to serve the areas planned for development. Of particular importance is the availability of adequate water and sewer capacity to serve all the property located within the planned service areas.

There are three large areas that are identified for industrial developed that are partly developed or undeveloped. These areas are located north of MD 482 and west of Main Street, south of Houcksville Road and west of Main Street, and north of Trenton Mill Road and east of Main Street. The Hampstead bypass traverses through the two located west of Main Street. Future industrial development west of the bypass will depend on transportation access that does not connect directly to the bypass.

The town boundary for Hampstead is an oddly-shaped line which primarily has been developed through annexation of properties that needed or desired to connect to public Town water. Many areas of unincorporated properties exist that are already developed and are enclaves or nearly enclaves. These areas often cause operational inefficiencies and confusion over jurisdictional responsibility for police and public works activities. The community could be more cohesive and work more efficiently with a more consistent boundary.





# Hampstead Community Comprehensive Plan



The primary reason for the unusual Town boundary is Maryland annexation law. For an annexation to be *sustained* requires at least fifty (50) percent of registered voters and at least fifty (50) percent of property owners representing at least fifty (50) percent of the property value to consent to annexation. In developed areas, it is extraordinarily difficult to achieve this fifty percent approval level. In many cases, residents who live just outside the town limits enjoy many of the benefits of the Town without paying any of the expenses. To normalize the Town boundary may ultimately require enabling legislation to allow involuntary annexation of enclaves or near enclaves (areas of County surrounded or nearly surrounded by the Town).

The Hampstead community desires to retain its small town character with limited growth. Providing a level of limited growth would aid the Town in directing growth that would be in step with the expansion of community facilities and services. As the discussions in other plan chapters indicate, water and sewer capacities and limitations significantly influence the amount, location and timing of growth opportunities. This plan recognizes the need to examine land use designations and the GAB in the context of these and other challenges.

## Recommended Actions

The table below shows the ultimate intended land uses as planned and designated on the comprehensive plan map accompanying this plan. This information is different from the current zoning map. The zoning should eventually match these land-use designations. Please see the map titled “2010 Land Use Designations” for locations and distribution of land-use designations within the Growth Area.

Acreage of Land Use Designations Within Hampstead Growth Area Boundary						
Land Use Designation	Town of Hampstead	Percentage of Town	Carroll County Portion	Percentage of County Portion	Total Acreage	Percentage of Growth Area
Groundwater Conservation	51.1	2.5	0.0	0.0	51.1	2.0
Restricted Industrial	455.9	22.3	46.2	8.7	502.8	19.5
General Business	77.3	3.8	61.5	11.6	138.1	5.4
Local Business	31.6	1.5	3.4	0.6	34.3	1.3
R-40,000	43.8	2.1	0.0	0.0	43.8	1.7
R-20,000	0.4	0.0	8.5	1.6	8.9	0.3
R-10,000	432.7	21.1	175.2	33.0	607.9	23.6
R-7,500	58.5	2.9	27.0	5.1	85.5	3.3
Historic	7.8	0.4	0.0	0.0	8.5	0.3
R-120,000 (Town)/ Private Conservation (County)	302.3	14.8	27.7	5.2	330.0	12.8
Public Conservation	407.9	19.9	137.3	25.9	545.2	21.1
Residential Business	17.6	0.9	3.2	0.6	20.8	0.8
Residential Office	23.3	1.1	0.0	0.0	23.3	0.9
Roads, Utilities, Rights of Way	137.3	6.7	40.2	7.6	177.5	6.9
<b>TOTAL</b>	<b>2047.5</b>	<b>100.0</b>	<b>530.3</b>	<b>100.0</b>	<b>2577.8</b>	<b>100.0</b>

Source: Carroll County Planning Department







# Hampstead Community Comprehensive Plan



- ◆ *Following adoption of the comprehensive plan, pursue a comprehensive rezoning within the Town to reflect the land-use designations shown in the plan*

A comprehensive rezoning is a commonly used tool to achieve the desired land uses envisioned in the plan and implement specific comprehensive plan recommendations. By completing a comprehensive rezoning within the Town, the area within the Town's limits will match the land-use designations in the plan and reinforce the desired intentions and vision for the Town.

After the 2003/4 update of the Community Comprehensive Plan, the Town updated its zoning map. Carroll County did not. The Town is hopeful the County Commissioners will implement zoning recommendations made by the Plan outside the town limits, particularly in areas where changes are required for the Plan to be consistent with the adopted Water and Sewer Plan.

- ◆ *Following adoption of the comprehensive plan, the Town and County should coordinate to pursue a comprehensive plan amendment of the Carroll County Master Plan and corresponding comprehensive rezoning for areas formerly but no longer within the GAB*

The County Master Plan directs most of the county's future growth to the growth areas established by individual community comprehensive plans and other designated areas in the county as defined in the plan. Areas outside these defined growth areas are to be assigned land-use designations that meet the goals of the plan and to be comprehensively rezoned to zoning classifications that reflect and correspond to the land-use designations. Establishment of the Hampstead GAB occurred well into the planning process for the Hampstead Plan update. By following up with a county plan amendment and comprehensive rezoning, any gaps or inconsistencies in planning direction and purpose between the Hampstead Community Comprehensive Plan and Carroll County Master Plan will be eliminated.

- ◆ *Prioritize annexation of developed areas within the GAB where such annexation would result in a greater efficiency in providing public services*

The current town boundary is very erratic. A number of enclaves still remain from the time before state law prohibited creation of enclaves through annexation. Other areas are not technically enclaves, but are nearly surrounded by the Town. Consequently, it is very difficult to identify where the town boundary is and to most effectively plan for future services. Annexation can only occur if a property or group of properties to be annexed is contiguous to the town boundary. It is the Town's intention that all of the land within the GAB will one day be within the town boundary. Properties outside this limit should not be annexed. However, it would be most beneficial for the Town to annex any contiguous properties within the GAB as soon as possible. These properties should be those which have already exercised their development rights, as they will not need water and sewer services right away. Those that are not developed yet should wait until water and sewer services are available.





# Hampstead Community Comprehensive Plan



- ◆ *Use annexation agreements as a means to require provision of certain facilities or amenities that are linked to the property or to the demand created by the planned development*

Annexation agreements are contracts that the owner of a property seeking to annex will enter into with a town. A property owner enters into such an agreement to ensure that his expectations with regard to sewer and water service and other similar matters are met. A town enters into an annexation agreement to secure such things as dedications of streets, park or recreational facilities, and payment of the expenses of annexation. It may also address specific patterns of development or subdivision. What it cannot do is ensure a specific zoning category for the property, agreeable to the owner but not consistent with the comprehensive plan, following annexation.

The annexation agreement should be negotiated prior to drafting the annexation resolution. Attorneys for both the municipality and the property owner should work together to ensure there is no miscommunication. The agreement should provide the municipality with the ability to withdraw from the otherwise binding contract contingent upon enactment of the resolution and passage of any possible referendum. Annexation agreements do not guarantee legislative or voter approval of the annexation itself. The property owner should also be permitted to withdraw from the contract if the terms and conditions no longer serve his best interests; however, the specific reasons and type of notice should be specified. Specific enforcement mechanisms in the event of a breach should also be addressed by the agreement.

The Town should ensure that any annexation agreement requires the property owner to pay for any legal expenses incurred by the Town relating to the annexation process. Once executed, the Town will need to ensure recordation of the agreement in the County Office of Land Records. The Town should also consider including in an annexation agreement any off-site public improvements that will serve the site and possibly other areas as well. This may include, but is not limited to, road improvements, stormwater management, sewage pumping and treatment facilities, and new public water sources. *[Information summarized from “Annexation”, by Christopher B. Kehoe, Frederick C. Sussman, and Charles W. Thompson, Jr., MICPEL, June 1989.]*

- ◆ *Create an incentive program to allow annexed existing county residences to delay or phase in the payment of town taxes*

The primary reason people oppose annexation is the aversion to paying municipal property taxes. Municipal property taxes are an “add on” to County property taxes. Every resident of Hampstead pays a full measure of County taxes and the additional Town of Hampstead taxes. While Town property owners receive more services than out-of-town residents, generally people seek to minimize taxes. Unless there is a compelling reason—like the need for municipal water—property owners of developed properties rarely annex.

One of the ways to “normalize” the Town boundaries—eliminating enclaves and panhandles—is to offer financial incentives. An incentive program to allow newly annexed residents to delay or phase in payment of town taxes would make the annexation more palatable, thereby providing better cooperation and agreement with the Town. Ideally, Carroll County could lower the much higher County property tax rate on annexed properties for a period of time to offset the cost of municipal taxes, thereby making the option of annexation more attractive.





# Hampstead Community Comprehensive Plan



- ◆ *Establish a greenbelt between the corporate limits of the Towns of Hampstead and Manchester to prevent the towns from merging into one area*

It has long been a concern of residents of the community that the area between the Towns of Manchester and Hampstead is developing in a way that would cause the two towns to eventually be continuous with no break in between. Establishing a greenbelt between the towns would help to prevent this from happening. Several measures could be taken to accomplish a greenbelt, including but not limited to implementation of the Rural Legacy Program, downzoning of properties in that area, purchase of easements on properties in that area, and the development of park land in that area.

- ◆ *As properties are annexed and zoned in the Town, amend the Priority Funding Area (PFA) to adjust the PFA boundary as needed*

Ensuring that any additional appropriate areas are included in the PFA will make the Town eligible for state funding for projects in that area.

## **Anticipated CIP Projects**

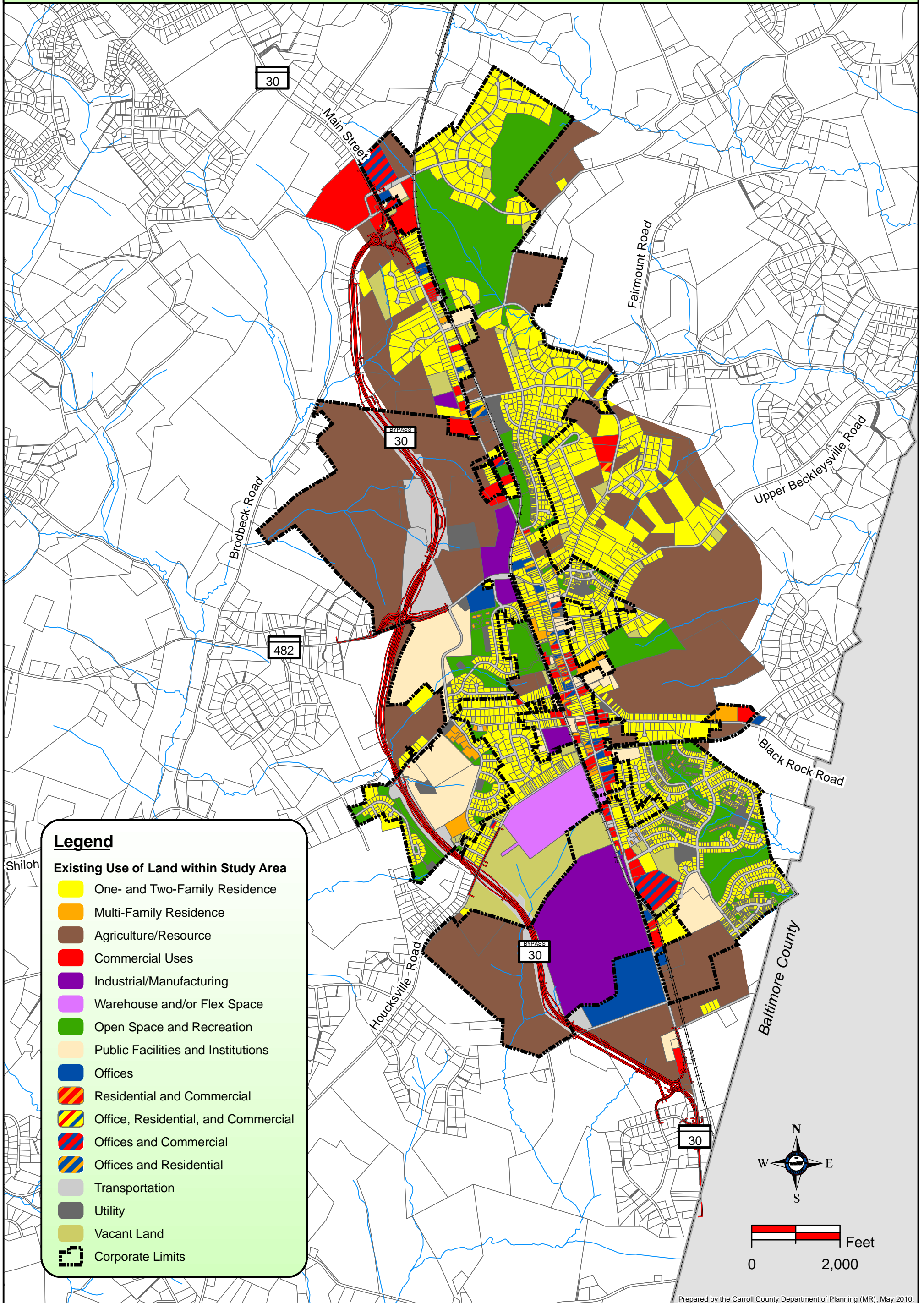
No CIP projects are anticipated as a result of the recommendations in this chapter.

### ***What is a Priority Funding Area (PFA)?***

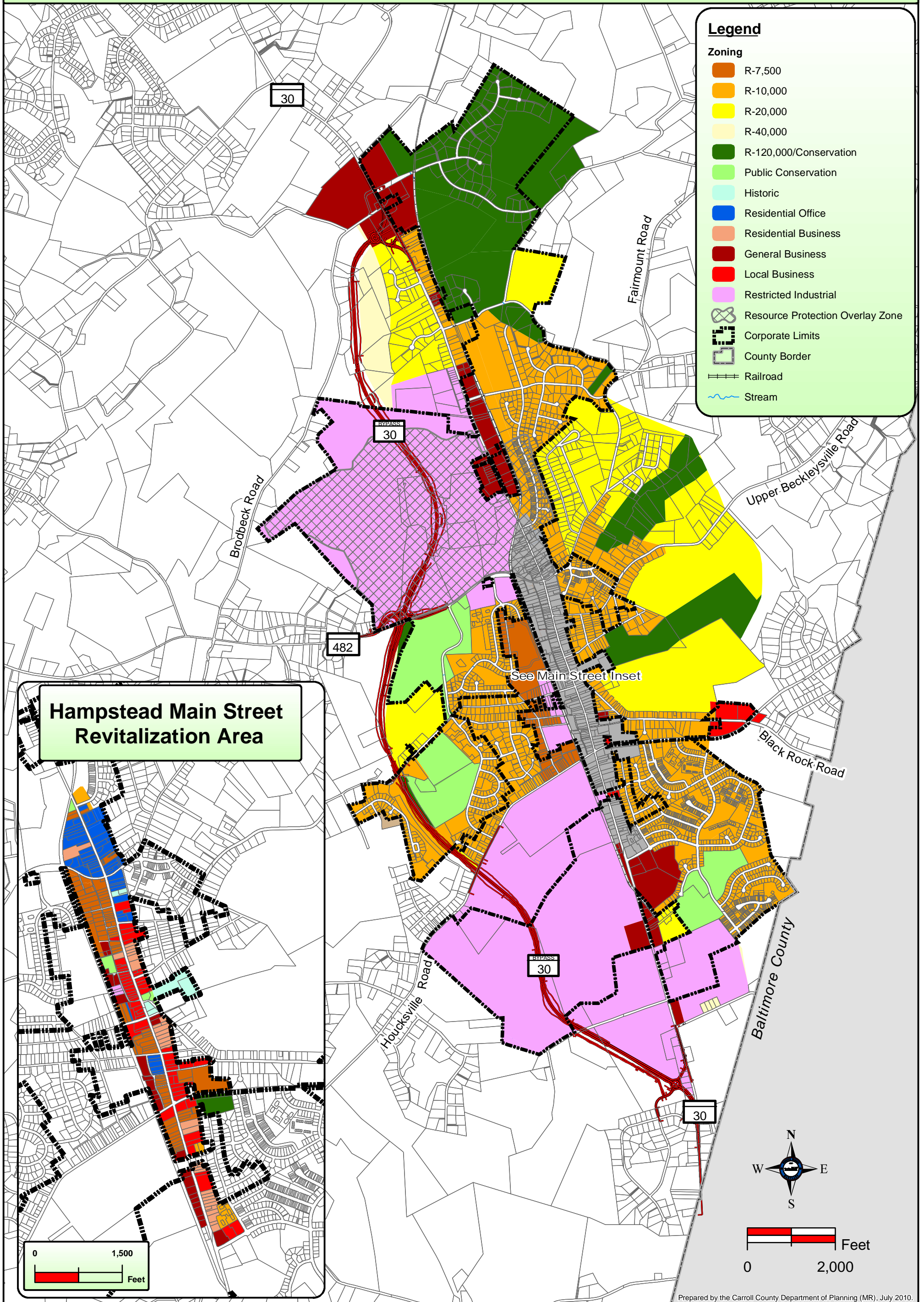
The Smart Growth legislation establishes a policy for the use of state funds which supports communities and influences the location of development. State funding for projects in Maryland municipalities, other existing communities, industrial areas, and planned growth areas designated by counties will receive priority funding over other projects. PFA's are locations where the state and local governments want to target their efforts to encourage and support economic development and new growth.



# Map 2 Hampstead Community Comprehensive Plan Existing Use of Land within the Study Area



# Map 3 Hampstead Community Comprehensive Plan Current Zoning within the Study Area

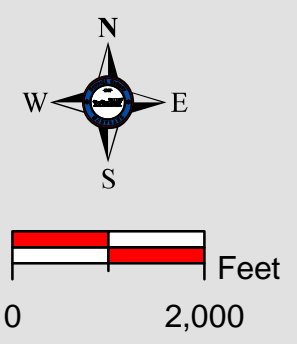
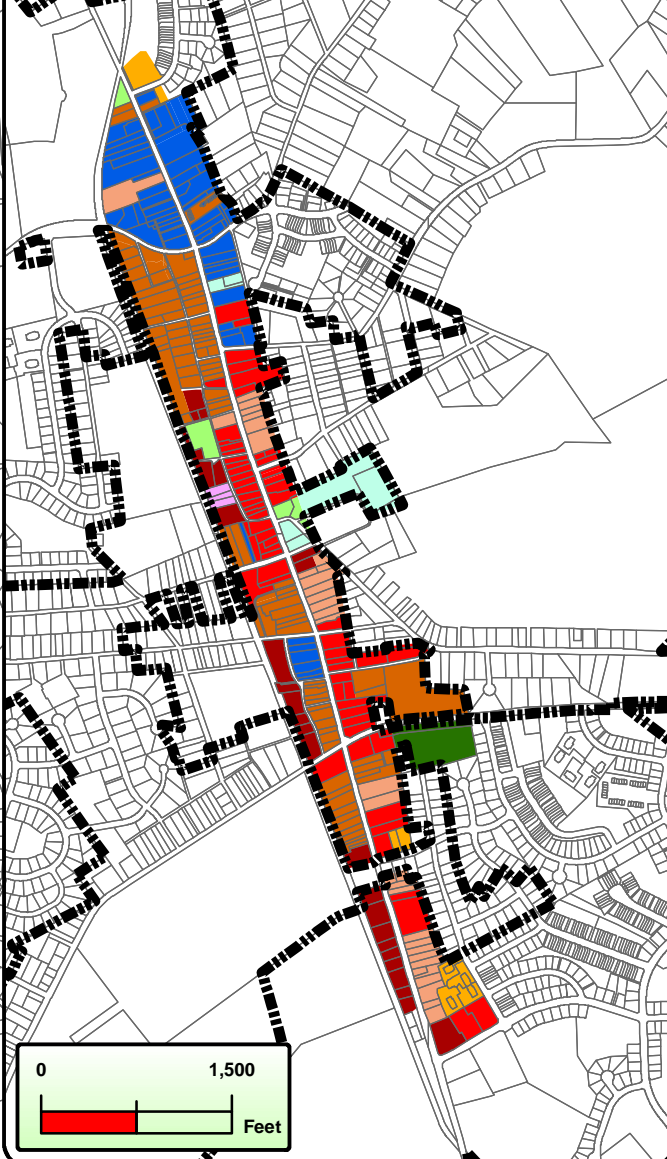


**Legend**

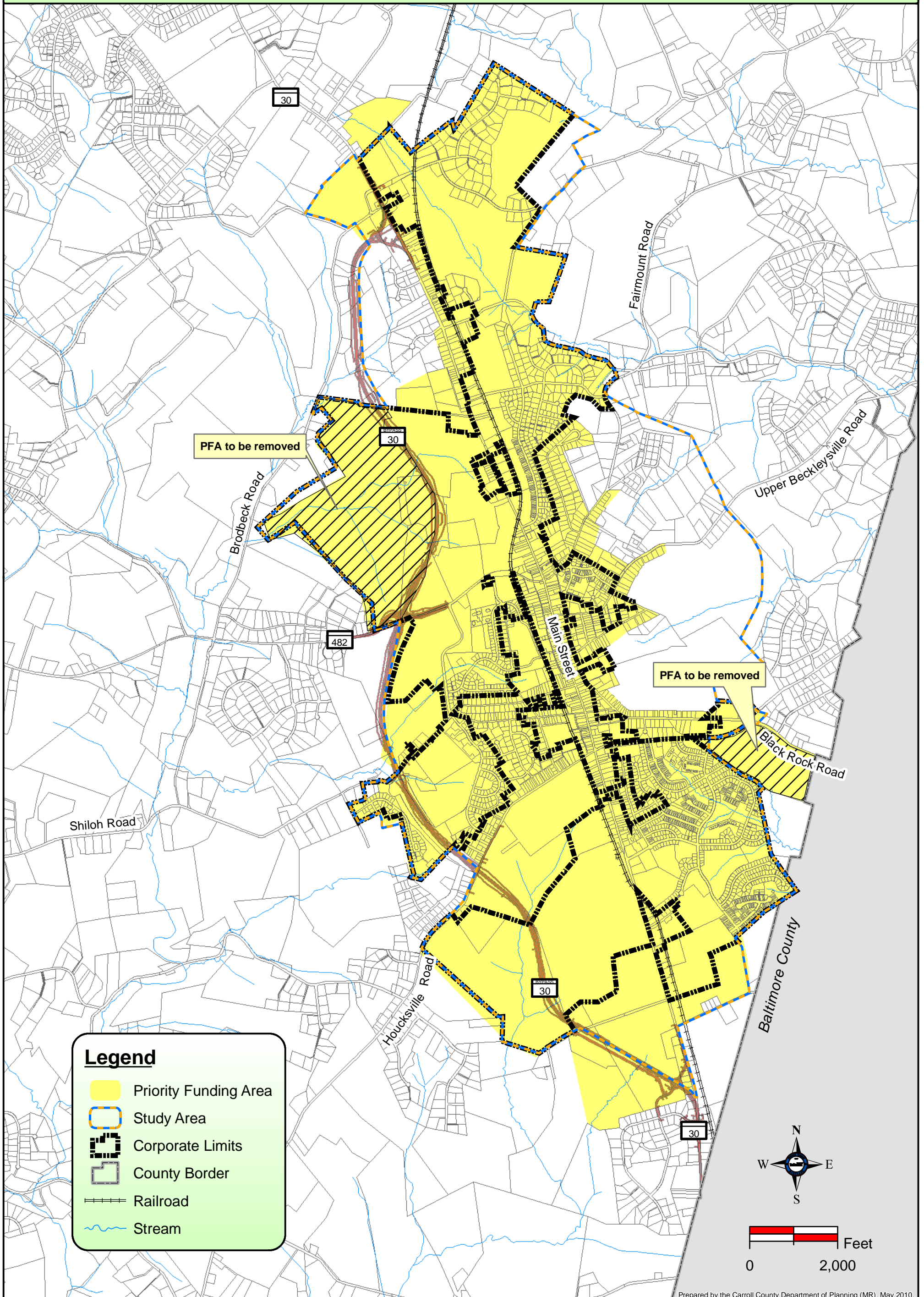
**Zoning**

- R-7,500
- R-10,000
- R-20,000
- R-40,000
- R-120,000/Conservation
- Public Conservation
- Historic
- Residential Office
- Residential Business
- General Business
- Local Business
- Restricted Industrial
- Resource Protection Overlay Zone
- Corporate Limits
- County Border
- Railroad
- Stream

**Hampstead Main Street Revitalization Area**

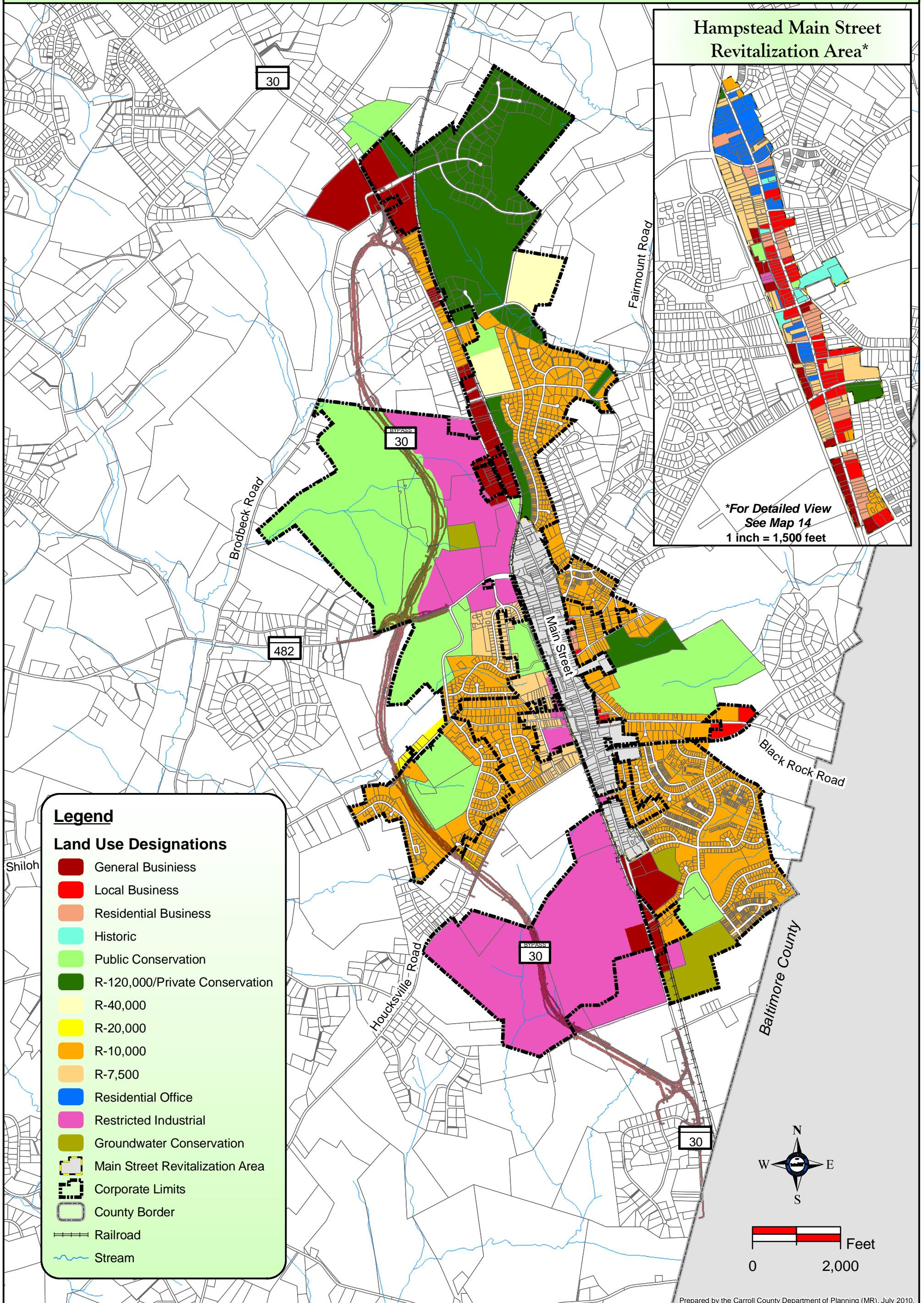


# Map 4 Hampstead Community Comprehensive Plan Priority Funding Area



# Map 5

## Hampstead Community Comprehensive Plan 2010 Land Use Designations within the Growth Area Boundary



# Chapter 6

## Municipal Growth





## Chapter 6: Municipal Growth

Municipal Growth constitutes the new Municipal Growth Element required under HB 1141. HB 1141 was passed by the Maryland General Assembly during the 2006 legislative session and amends the Land Use sections (Article 66B) of the Annotated Code of Maryland. The sections that follow address the specific points cited in the amendment. They are designed to substantiate the desire and need for limited municipal expansion and demonstrate how the municipality intends to provide the necessary services and facilities for the expanded population. The designated municipal growth area was developed in conjunction with the County. The following analysis is based on the 2010 Hampstead Community Comprehensive Plan recommendations.

### *1 Past growth patterns of the municipal corporation*

The Town of Hampstead historically has followed a fairly traditional pattern of development. Originally based along Main Street, it grew steadily through the 19<sup>th</sup> and early 20<sup>th</sup> centuries into a narrow, dense linear town stretched north and south along Main Street. Newer residential development constructed in the mid- to late-20<sup>th</sup> century continued a linear pattern along Main Street, but also branched out in areas along roadways that intersect Main Street, including Houcksville Road, Shiloh Avenue, Sunset Drive, North Woods Trail, Black Rock Road, Upper Beckleysville Road, Hillcrest Avenue, Fairmount Road, Farm Woods Lane, and Eagle Ridge Court. Most of the commercial development in the town has located along Main Street as well. The older commercial buildings are generally concentrated in the downtown core, primarily between Upper Forde Lane and Ralph Avenue. These commercial sites have a Main Street development pattern and context, incorporating an orientation toward and accommodation for pedestrian activity. Commercial developments that have occurred since the late 20<sup>th</sup> century are located toward the northern and southern limits of the town. These developments tend to be shopping centers that provide ample parking and follow a development pattern oriented toward the roadway. Historically, industrial development has been limited in scope and has located along Main Street, South Carroll Street, North Carroll Street, and Hampstead Mexico Road (MD 482). With the recent annexation of the area known as the “Hampstead Industrial Exchange” annexation, the inventory of industrial sites within the Town limits has grown substantially with the addition of the Hampstead Industrial Exchange, formerly known as the Black and Decker property, located at the south end of town.

### *2 The relationship of the long-term development policy to a vision of the municipal corporation’s future character*

This plan expresses a vision for Hampstead of a small town that retains its unique character while providing opportunities for quality residential, business, and industrial growth consistent with this character and with the needs of the community. To this end, the growth area has remained generally similar to the 2003/2004 Plan. The 2003/2004 Plan designated most of the areas adjoining the Town for residential development, with the exception of the areas designated for industrial development (south of Town and the area on the west side of Main Street opposite Farm Woods Lane) and commercial development (northwest of Town). These land-use designations made sense because they promote development that will extend and



# Hampstead Community Comprehensive Plan



harmonize with adjoining development within the Town.

The growth area of the 2003/2004 Plan was revised for this Plan. Properties that were annexed in the interim are incorporated within this Plan's GAB. The North Carroll Middle School property was also added to the GAB. Other areas located outside the Town's corporate limits were removed from the growth area. These eliminated areas are dispersed throughout the Hampstead area. The new GAB essentially follows the boundary of the proposed planned water service area. Map 6, Municipal Growth Area, shows the areas that are located within the proposed growth area.

The planned growth area beyond the municipal corporate limits encompasses a variety of proposed land uses designed to be compatible with the existing uses in Town. Areas planned for commercial and industrial development support the Town's desire to augment local employment and shopping opportunities while correspondingly expanding the local economy. Areas planned for residential development support the Town's desire to provide for limited residential growth that retains the Town's small-town character and identity and advances the principles of Smart Growth. Hampstead will continue to monitor and manage the rate, location, and magnitude of development through the provision of water service and provisions that may be specified in annexation agreements. Since the County provides community sewer service in the Hampstead community, the County will need to coordinate with the Town when considering the extension of sewer service in areas that are currently outside the municipal corporate limits. By managing growth in this way, Hampstead will be able to grow in a measured, deliberate way and avoid being overwhelmed by growth. This will in turn enhance the Town's ability to continue moving toward the Town's vision for the future.

### *3 Capacity of land areas available for development within the municipal corporation, including in-fill and redevelopment*

In 2005, the Carroll County Department of Planning undertook a buildable land inventory to determine approximately how many residential lots potentially could be constructed on vacant or underutilized land throughout the county. This study took into consideration a variety of possible conditions that might affect lot yield, producing a high-, medium-, and low-end estimate of residential development potential. The results were published in a document entitled "Buildable Land Inventory" in June 2005. The following numbers, based on that document and revised to reflect the GAB and land-use designations contained in this plan, address the medium-range estimate conditions for residential development within the Town of Hampstead.

Using this medium-range estimate, approximately 248 dwelling units could be added within the Town of Hampstead based on the 2010 plan's land-use designations. Assuming an average household size of 2.83 persons per household (based on 2000 Census data for the town), approximately 702 additional people could be locating in town.





# Hampstead Community Comprehensive Plan



<b>Medium-Range Residential Development Potential Town of Hampstead 2010 Comprehensive Plan Land-Use Designations</b>			
<b>Land-Use Designation</b>	<b>Total Gross Acres</b>	<b>Net Buildable Acres</b>	<b>Potential Additional Lots</b>
Residential "R-120,000"	302.3	4.1	2
Residential "R-40,000"	43.8	40.3	43
Residential "R-20,000"	0.4	0.0	0
Residential "R-10,000"	432.7	36.2	118
Residential "R-7,500"	58.5	15.6	64
Residential Business	17.6	6.6	21
<b>Total</b>	<b>855.3</b>	<b>102.8</b>	<b>248</b>

Source: Carroll County Department of Planning, October 2009

#### 4 *Population growth projections*

Calculations also were performed for the unincorporated portion of the planning area to determine potential lot yield and population based on land-use designations contained in the 2010 plan.

<b>Medium-Range Residential Development Potential Hampstead Growth Area (excluding Town) 2010 Comprehensive Plan Land-Use Designations</b>			
<b>Land-Use Designation</b>	<b>Total Gross Acres</b>	<b>Net Buildable Acres</b>	<b>Potential Additional Lots</b>
Conservation (Private)	27.7	0.0	0
Residential "R-20,000"	8.6	0.9	1
Residential "R-10,000"	166.5	32.2	98
Residential "R-7,500"	27.0	11.3	49
<b>Total</b>	<b>229.8</b>	<b>44.4</b>	<b>148</b>

Source: Carroll County Department of Planning, August 2008

Using the medium-range estimates again, approximately 148 dwelling units could be added to the unincorporated area within the GAB once these areas are annexed and provided with public facilities. Applying an average household size of 2.83 persons per household, this translates into approximately 418 additional people that could be accommodated in the future growth area.

When added to the 702 additional people that potentially could be accommodated within the current municipal boundaries, it is estimated that the Town of Hampstead could grow by approximately 1,120 people once all of the land within the GAB is annexed, served with public facilities, and developed.





# Hampstead Community Comprehensive Plan



Based on the land-use designations and GAB of this plan, the estimated population for the entire growth area in 2007 is estimated to be 7,533. Adding 1,120 additional people would result in a “build-out” population of 8,653.

While the build-out analysis allows us to estimate the ultimate population that could be accommodated in the Town and its growth area based on the plan, it does not indicate when this population might be reached. This information is particularly important to understanding the impacts of growth on public facilities and services and planning for their expansion. To estimate when the residential build-out capacity of the plan might be reached, data used in traditional population projections can be blended with projections based on land-use designation capacity or build-out. This “blended forecast” applies a traditional population growth scenario and projects it out to the timeframe within which the ultimate, or build-out, population, is reached.

The population growth scenarios start with the December 2007 estimated Hampstead growth area population of 7,533. The growth scenario projects population based on the Average Annual Growth Rate (AAGR) for the 5-year timeframe between 1990 and 2007 that experienced the lowest AAGR (2002-2007). The AAGR for this period was 2.58 percent.

The growth area’s population of 7,533 is 87 percent of the build-out population of 8,653. As an area begins to approach its theoretical population limit, the growth rate slows down. Also, given the slowdown of building construction in the nation’s housing industry that is expected to persist at least for the short term, it seems reasonable to apply a low growth rate for calculating future population.

The growth rate scenario partly reflects the slowdown in housing construction following the end of the nationwide “housing boom” phenomenon of 2002-2005. Another factor is that the timeframe associated with the growth rate for this scenario corresponds to the most recent five years of the Town’s growth as it edges closer to build-out, which is attended by a lower growth rate. Population growth at this rate would reach build-out in six years after 2007.

The completion of the Hampstead Bypass may create a boost in residential development in Hampstead and the growth area similar to what happened following completion of I-795 and Owings Mills Station. It is unlikely this development will occur within the Town due to the paucity of residentially-zoned land and the limits of infrastructure such as water and sewer. It is possible increased residential growth will occur on larger lots (1+ acre) outside of the Town limits. Lots of this size or greater can be developed on private wells and septic. Much of this depends on the County’s decisions regarding zoning vis-à-vis the Comprehensive Plan update.

The timing of this potential development depends on the economic climate. The recent drop in housing and property prices reflects a new equilibrium of supply and demand. Until the supply of housing is reduced, housing prices are likely to remain depressed and development interest modest.





# Hampstead Community Comprehensive Plan



**Hampstead Community Planning Area Population Projections  
Year Population Would Reach Land-Use Designation Capacity  
(Based on 2007 Combined Town and Unincorporated Growth Area Population of 7,533 and Projected Build-out Population of 8,653)**

Year	AAGR 2002-2007 (2.58 percent)
2007	7533
2008	7727
2009	7927
2010	8131
2011	8341
2012	8556
2013	8777
2014	
2015	
2016	
2017	
2018	
2019	
2020	
2021	
2022	
2023	
2024	
2025	
2026	
2027	

Source: U.S. Census Bureau; Carroll County Bureau of Permits & Inspections; Carroll County Department of Planning

Note: Calculations for the annual growth rate and population increase were based on residential activity within the Town. The rate and increase were then applied to the entire growth area to calculate total population for each year in the future.

The majority of the population that is projected to locate in the Town and growth area already exists and the housing downturn being felt in the nation and in Maryland will likely persist, at least in the short term. It is therefore considered highly unlikely that the Hampstead community will see a return to the high growth rate of the early 1990's.

The area's population, based on the growth rate scenario, would reach build-out around 2013. This timeframe would be short of the 20-year planning horizon (to 2027) of this Plan. However, for purposes of this Plan, it is anticipated that the ultimate build-out population of 8,653 will be reached within the 20-year planning horizon, whether it happens by 2013, by 2027, or sometime in-between. A final population of 8,653 is the population that is used for planning purposes in this plan.





# Hampstead Community Comprehensive Plan



## 5 Land area needed to satisfy demand for development at densities consistent with the long-term development policy

The Town of Hampstead has made clear its desire to maintain its small-town character as it grows. This plan designates areas within the Town for residential development that permit the urban and suburban residential densities that correspond to much of the Town’s existing residential developments. An estimated 491 acres are designated for urban and suburban residential development (Residential “R-7,500” and “R-10,000”), which is 59 percent of the land area designated as Residential and would promote development that is consistent with Smart Growth. These land-use designations are concentrated along Main Street (“R-7,500”) and in the vicinity of Farm Woods Lane, Upper Beckleysville Road, Shiloh road, and Boxwood Drive (“R-10,000”). Much of the land comprising these land-use designation areas have been developed, including the developments known as North Carroll Farms, Small Crossings, Shiloh Run, Westwood Park, Hampstead Valley, and Robert’s Field. Nearly 90 percent of the acreage has been developed.

Most of the area within the Town limits currently zoned R-20,000 is recommended for rezoning to R-40,000 and a change to the Residential “R-40,000” land-use designation. This is because these lots will be served by private septic. It is the Town’s position, and the preference of the Carroll County Health Department, that residential lots served by private septic be at least 40,000 square feet to allow for adequate septic replacement areas and reasonable areas for the dwelling and accessory uses.

Another reason for the recommended change in zoning and land-use designation is the conflict between MDE’s policy on groundwater recharge and the projected domestic use of residential households. Developing at a rate of greater than 1.4 homes per acre exacerbates the imbalance between use and recharge area.

With these proposed changes, there would be 43.8 acres of “R-40,000” and 0.4 acre (a recently annexed property located on the north side of Shiloh Road) of “R-20,000”.

An estimated 302 acres are designated in the Residential “R-120,000” land-use designation. The majority of this designation is comprised of the Oakmont Green development and golf course and designated open space areas of specific residential developments.

Outside the town, the residential land-use designations for the balance of the growth area reflect a mix of urban and suburban development densities and lower density residential development. An estimated 202 acres of land are designated for urban and suburban residential development (Residential “R-7,500”, “R-10,000”), which is 96 percent of the land area designated as Residential. Nearly 9 acres are designated Residential “R-20,000”, comprising only 4 percent of the land designated as Residential in the county. No land is designated Residential “R-40,000” in the county within the growth area.

The Town believes that no area outside the water and sewer service areas should be zoned at residential densities of R-20,000 or less. While the Town understands the Smart Growth principle of maintained high density growth surrounded by greenbelts, MDE policy on





# Hampstead Community Comprehensive Plan



groundwater appropriations and recharge make it effectively impossible for the Town to implement this approach. This means the focus of the Town will be to develop adequate facilities for in-fill residential lots and for vacant commercial and industrial land within the Town limits. For the most part, the areas of the growth area located outside the Town's current limits and designated residential are predominantly already developed. Annexation of areas that are comprised of small developed lots that are separately owned is more difficult and time consuming than annexing larger undeveloped parcels of land in single ownership. The Town therefore anticipates that expanding to the limits of the GAB could take many more years than are reflected in the population projection table and graphic.

Other long-term guiding principles for development are expressed in the land-use plan as well. Nearly 545 acres, or 27 percent of the growth area, are allocated to the Public Conservation land-use designation. Much of this acreage is devoted to protection of the town's water resources and other natural areas; the balance is assigned to public park and school sites.

Approximately 225 acres (nearly 9 percent of the growth area) are designated for business development or a mix of business and residential development (General Business, Local Business, Residential Business, Residential Office, and Historic). For the most part, the areas include businesses in the downtown area of Main Street and at the north and south ends of Town, also along Main Street. Nearly 503 acres, or almost 20 percent of the growth area, are designated Industrial to accommodate not only existing industries, but to realize the Town's and County's desire to provide employment opportunities and generate revenue. For the most part, these areas are located at the edge of the Town, fronting along either Main Street (MD 30) or Hampstead Mexico Road (MD 482), with access from one or the other roadway. The Hampstead bypass traverses several of the industrial sites, but excludes direct access.

Groundwater Conservation is a newly created land-use designation with this plan. Allowing for a mix of commercial and industrial uses that are environmentally sensitive, this designation comprises 51 acres, or 2 percent of the growth area.

For the population projected for the next 20 years (based on a 2.58 percent growth rate), the 1,097 acres of Private Conservation (county), Residential "R-120,000" (town), Residential "R-40,000", Residential "R-20,000", "R-10,000", "R-7,500", and Residential Business land designated in the Town and its growth area are adequate to accommodate the projected population of 8,653, which is also the build-out population for the growth area.

For the foreseeable future, the Town is anticipated to grow at a gradual and steady pace though there are some very significant potential industrial developments on the horizon. There are no large residential development projects that are poised to begin in the short- or mid-term. Consequently, the need to expand public facilities (e.g., roads, groundwater supply resources) to serve future development will occur gradually as well, although this could change depending on the evolution MDE regulations, the success or failure of the Town's efforts to expand capacity, and the rate of development activity on large, vacant industrial parcels. While the increase in demand may be gradual, the amount of time required to identify new water sources, secure appropriation permits, design facilities, secure permit approval and construct facilities is substantial. The Town must begin infrastructure expansion years in advance. This is why the







# Hampstead Community Comprehensive Plan



Town is moving aggressively forward on projects like the planned “Super Pump House” in North Carroll Farms.

*6 Public services and infrastructure needed to accommodate growth within the proposed municipal growth areas, including those necessary for schools, libraries, public safety, water and sewerage facilities, stormwater management systems, and recreation*

Carroll County uses a concurrency management program to track development and the adequacy of public facilities and services needed to serve that development. The system assesses the adequacy of schools, roads, public water and sewer, police, fire and EMS (Emergency Medical Services) for each project based on existing and/or funded capacity, then “reserves” that capacity for the project. Hampstead does not participate in this system, but they do address the need to have adequate public facilities through provisions contained in the Town’s subdivision regulations (Chapter 119, Subdivision of Land) and site plan requirements (Chapter 120, Site Plans) specified in the Town Code. The Town tests for schools, recreational facilities, public water and sewer service, roads, police, fire protection and emergency services, and solid waste removal. Although the County is not empowered to stop approval of a development within a municipality, development activity in the towns are factored into the capacities analyzed by the County and this information is shared with the towns.

## **A Public Schools**

Once fully built out, the planned growth of Hampstead will have an overall marginal impact on the public schools that serve the growth area: Hampstead Elementary, Spring Garden Elementary, Manchester Elementary, North Carroll Middle, North Carroll High, and Manchester Valley High Schools. To quantify the impact of growth as envisioned by this Plan, student-yield factors were applied to the projected increase in residential dwelling units (i.e., the difference between the existing number of dwelling units and the total number of dwelling units by 2021) as approximated by Scenario #3 to attain an estimated number of students in each school category that might be added to the school system. The following student-yield factors, based on September 30, 2007 enrollment figures, were applied:

- Elementary: 0.19 students per dwelling unit
- Middle: 0.11 students per dwelling unit
- High: 0.16 students per dwelling unit
- Total: 0.46 students per dwelling unit



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School (Student-Yield Factor)	Students Generated by Population Growth (396 additional dwelling units from 2007 to 2027)	
	Total Student Increase	School Increase By School
Elementary School (0.19)	75	
Hampstead Elementary		28
Spring Garden Elementary		38
Manchester Elementary*		9
Middle School (0.11)	44	
North Carroll Middle		9
Shiloh Middle		35
High School (0.16)	63	
North Carroll High		55
Manchester Valley High*		8
<b>Total (0.46)</b>	<b>182</b>	<b>182</b>

Source: Carroll County Department of Planning

\* School is located outside the Hampstead growth area, but serves a portion of the area

Based on elementary school district boundaries, it is estimated that approximately 37 percent of the future additional elementary school population generated within the Hampstead growth area will attend Hampstead Elementary School, 51 percent will attend Spring Garden Elementary School, and the remaining 12 percent will attend Manchester Elementary School. Based on middle school district boundaries, it is estimated that approximately 20 percent of additional middle school students will attend North Carroll Middle School and the remaining 80 percent will attend Shiloh Middle School. Based on the proposed school district boundary for the new Manchester Valley High School, an estimated 13 percent of additional high school students living in the Hampstead growth area will attend Manchester Valley High School and the remaining 87 percent will attend North Carroll High School.

The tables below illustrate the impact of projected increases in school-age children on each of the relevant school facilities. These enrollment increases result from projected residential development occurring within the Hampstead growth area and do not take into account additional increases that would result from residential development occurring within the defined school district but beyond the Hampstead growth area. When the projected increases calculated above are added to the 2008 enrollment projections contained in the Board of Education's 2008-2017 Facilities Master Plan for those years, one school, Spring Garden Elementary School, is projected to exceed the facility's current State Rated Capacity (SRC). These data reflect the new Ebb Valley Elementary School which opened in Manchester for the 2008 school year. While the new Manchester Valley High School opened in Manchester for the 2009 school year, the projected growth in school enrollment begins in 2010, the first year of full enrollment. These new school openings affect the projected school enrollments for the schools whose districts were drawn from to create the new school districts.

# Hampstead Community Comprehensive Plan

<b>Hampstead Elementary</b>				
	<b>Total SRC</b>	<b>2008 Enrollment</b>	<b>Additional Students</b>	<b>Projected 2027 Enrollment</b>
Enrollment	588	402	28	430
% of SRC		68		73
Over (Under) SRC		(186)		(158)

<b>Spring Garden Elementary</b>				
	<b>Total SRC</b>	<b>2008 Enrollment</b>	<b>Additional Students</b>	<b>Projected 2027 Enrollment</b>
Enrollment	593	544	38	582
% of SRC		80		98
Over (Under) SRC		(49)		(11)

<b>Manchester Elementary</b>				
	<b>Total SRC</b>	<b>2008 Enrollment</b>	<b>Additional Students</b>	<b>Projected 2027 Enrollment</b>
Enrollment	727	615	9	624
% of SRC		85		86
Over (Under) SRC		(112)		(103)

When the number of projected new students is added to the 2008 enrollments, the projected enrollment over the next 20-year period indicates that Hampstead Elementary and Manchester Elementary Schools will continue to serve a student population that is within its current State Rated Capacity. Spring Garden Elementary School is projected to approach, but not quite exceed, its current capacity at build-out of the growth area. However, additional students that would come from areas of the school district beyond the growth area would probably result in enrollment that would exceed current capacity. Since this enrollment growth will occur over 20 years, this plan anticipates that adjustments will be made to accommodate these additional students as needed. Adjustments could include building additional classrooms to enlarge school capacity or modifying school district boundaries to adjust enrollment, or a combination of both.

As stated above, the impact of additional residential development outside the Hampstead growth area is not represented in this analysis. Most of the geographic coverage of the Manchester Elementary School district encompasses the majority of the Town of Manchester and a portion of the Manchester Election District; the school district takes in a small portion of the Hampstead growth area and Hampstead Election District. Consequently, most of this school's growth in school enrollment will come from the Town of Manchester and its community growth area. Conversely, the school districts serving Hampstead and Spring Garden Elementary Schools



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encompass generally comparable areas of the Hampstead growth area and Hampstead Election District. Consequently, growth in school enrollment beyond the Hampstead growth area generally will come from portions of the Hampstead Election District located outside the growth area. Additional growth that occurs in these outlying areas, which is beyond the scope of this comprehensive plan, may therefore influence future enrollments above what is calculated here.

<b>North Carroll Middle</b>				
	<b>Total SRC</b>	<b>2008 Enrollment</b>	<b>Additional Students</b>	<b>Projected 2027 Enrollment</b>
Enrollment	881	632	9	641
% of SRC		72		73
Over (Under) SRC		(249)		(240)

<b>Shiloh Middle</b>				
	<b>Total SRC</b>	<b>2008 Enrollment</b>	<b>Additional Students</b>	<b>Projected 2027 Enrollment</b>
Enrollment	921	733	35	768
% of SRC		80		83
Over (Under) SRC		(188)		(153)

When the number of projected new students is added to the 2008 enrollments, the projected enrollments over the next 20-year period indicate that the middle schools serving the growth area will continue to be well within current state-rated capacities.

Most of the geographic coverage of the North Carroll Middle School district encompasses the entire the Town of Manchester and almost all of the Manchester Election District; the school district takes in a small portion of the Hampstead growth area and Hampstead Election District. Consequently, most of this school’s growth in school enrollment will come from the Town of Manchester and its community growth area. Conversely, the school district serving Shiloh Middle School encompasses the majority of the Hampstead growth area and Hampstead Election District, as well as a sizeable portion of the Woolery’s (4<sup>th</sup>) Election District. Consequently, growth in school enrollment beyond the Hampstead growth area generally will come from portions of the Hampstead and Woolery’s Election Districts located outside the growth area. Additional growth that occurs in these outlying areas, which is beyond the scope of this comprehensive plan, may therefore influence future enrollments above what is calculated here.



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North Carroll High				
	Total SRC	Projected 2010 Enrollment	Additional Students*	Projected 2027 Enrollment
Enrollment	1,359	851	50	901
% of SRC		63		66
Over (Under) SRC		(508)		(458)

\* Computed at 90 percent of additional students projected from 2007 to 2027

Manchester Valley High				
	Estimated Total SRC	Projected 2010 Enrollment	Additional Students*	Projected 2027 Enrollment
Enrollment	1,294	746	7	753
% of SRC		58		58
Over (Under) SRC		(548)		(541)

\* Computed at 90 percent of additional students projected from 2007 to 2027

Projected additional enrollment for the area's high schools are computed beginning in the 2010 school year, the first year when the new Manchester Valley High School will be at full enrollment. Since the projection timeframe is shortened by two years, the total student increase calculated for the next 20-year period for both high schools was reduced by 10 percent.

When the number of new students is added to the projected 2010 enrollments, the projected enrollments over the next 20-year period (or 18-year period beyond 2010) indicate that the high schools serving the growth area will be well below current state-rated capacities.

Most of the geographic coverage of the new Manchester Valley High School district encompasses the entire the Town of Manchester and almost all of the Manchester Election District; only a small portion of the Hampstead growth area and Hampstead Election District beyond the growth area will be served by this school. Consequently, most of this school's growth in school enrollment will come from the Town of Manchester and its community growth area. Conversely, the school district serving North Carroll High School encompasses the majority of the Hampstead growth area and most of the Hampstead Election District, as well as a portion of the Woolery's (4<sup>th</sup>) Election District. Consequently, growth in school enrollment beyond the Hampstead growth area generally will come predominantly from a majority of the Hampstead Election District located outside the growth area. Additional growth that occurs in these outlying areas, which is beyond the scope of this comprehensive plan, may therefore influence future enrollments above what is calculated here.

## B Libraries

The North Carroll Branch Library serves Hampstead, Manchester, and the areas outside both towns. The facility comprises 16,262 square feet. At the end of 2007, the combined population of the Hampstead and Manchester election districts was 29,404. Using a ratio of 1.65 people per square feet (or 0.61 square feet per person) as a planning tool to approximate a



# Hampstead Community Comprehensive Plan



general level of adequacy, the facility would need to be 17,820 square feet in size. The existing facility would appear to be undersized for the current population. However, library staff considers the facility to have ample space and flexibility to serve the current population and do not anticipate any need to expand the facility in the near future. Moreover, the county has no plans for facility expansion at this time.

As the Hampstead growth area continues to develop and increase in population, the branch library may eventually need expansion. With a potential population increase of 1,120 people over the next 20 years, and using the 1.65-people-per-square-foot ratio, the facility could conceivably need to expand by roughly 679 square feet beyond its current 16,262 square feet of library area. Since the library also serves the Manchester growth area, which could grow by a comparable or larger population increase in the next 20 years, the facility may need to expand by roughly 1,500 square feet or more. One possible option for expansion would be to relocate the satellite office of the Sheriff’s Office, which is located on the lower level of the building housing the library and immediately below the library, and expand the library facility into that space. The satellite office comprises 5,400 square feet.

## **C Public Safety**

The County uses a standard of 1.3 police officers per 1,000 people to gauge whether police service is adequate to serve residential populations. The Town of Hampstead standard is 1 officer per 1000 people. With an estimated population of 6,370 and nine (9) police officers, the Town of Hampstead exceeds the adequate facilities standard. The additional population that would be added over the next 20 years within the municipal growth area would require additional officers over that time period.

For fire and emergency medical services (EMS), population increases will generate growth in the number of calls, which could create the need for additional personnel. However, the more important factor in considering the adequacy of emergency fire and medical services is response time. Given the location of the Hampstead Fire Station and compact configuration of the municipal growth area, existing and future development is and will be within a two and a half mile distance from the station, facilitating quick response times. As the number of calls increase over time, however, response times should be monitored to ensure that additional personnel are provided when necessary.

The large majority of the Hampstead growth area is served by the Hampstead Volunteer Fire Engine & Hose Company No. 1. The north end of the growth area (north of Greenmount Church Road and Brodbeck Road) is served by the Manchester Volunteer Fire Department. The FY 2007 Concurrency Management Report showed good response times and percentages of late and no responses for fire and EMS calls responded to by the Hampstead Volunteer Fire Department. The same was true for the Manchester Volunteer Fire Department. Emergency fire and medical services are deemed adequate for both fire departments.





## D Water and Sewerage Facilities

### Water

Future water demand is generally discussed in gallons per day of use. The following chart represents historic water demand in Hampstead:

Year	Water Pumped (gpd)
1995	359,333
1996	365,000
1997	370,667
1998	365,667
1999	367,000
2000	382,667
2001	402,667
2002	394,167 <sup>1</sup>
2003	415,417
2004	423,667
2005	443,833
2006	427,333
2007	459,667
2008	421,000 <sup>1</sup>

<sup>1</sup> Years with drought-related water restrictions imposed

As evidenced by the chart, water demand in Hampstead has steadily increased. Much of this demand is due to the build-out of residential subdivisions approved in the late 80s and early to mid 90s. Since the 2003/4 Community Comprehensive Plan, Hampstead has also seen a marked increase in commercial development.

The analysis of projected future demand in water naturally begins with current use. The next step was to calculate demand at “build out” of the Town to the GAB (the GAB of the 2003/4 plan plus area annexed since 2003) and water service area. The initial calculations provided by Bobbi Moser of Carroll County Planning indicated an additional demand of roughly 1 million gallons of water per day. These calculations were based on using the County’s buildable land inventory and demand factors generally accepted by MDE, i.e., 250 gpd per equivalent dwelling unit (EDU), 700 gpd for undeveloped commercial acreage and 800 gpd for undeveloped industrial acreage. These calculations were also based on the current planned water service area (See Map 9-A, Existing Water Service Area).

Based on the results of the analysis, the Hampstead Planning and Zoning Commission chose to recommend significant reductions in the GAB and water service areas. The goal of the process was to create a future “footprint” of Hampstead’s municipal water system that reflected realistic and sustainable water demand.

The initial analysis by Ms. Moser reflected a serious imbalance. Put simply, the projected demand represented by the 2003/4 GAB greatly exceeded the water available in the





# Hampstead Community Comprehensive Plan



prospective recharge. Working with the County staff, the Commission began an iterative approach to reduce the GAB to a point where there was a rough balance between future water demand and available groundwater recharge. The culmination of this work was a serious but careful reduction in the GAB to maximize available recharge and minimize potential demand. To the extent that the growth area was reduced, the planned water service area was correspondingly reduced, as well. Map 9-B, Proposed Water Service Area, incorporates the proposed changes. The calculations for the new GAB (and planned water service area) are as follows:

<u>Water Service Area Category</u>	<u>Demand (gpd)</u>	<u>Recharge (gpd)</u>
Existing (W-1)	459,667	-----
Infill (W-1)	79,893	488,365
Priority (W-3)	267,840	178,640
Future (W-5)	108,986	92,435
No Planned Service (W-7)	<u>0</u>	<u>146,467</u>
	916,386	905,907

To explain the methodology, infill demand was based on the development potential using current zoning within the Existing/Final Planning Water Service Area. Future demand was based on development potential using this plan’s land-use designations in the Priority and Future Planned Water Service Areas. Estimated flows from the Hampstead Industrial Center (former Black and Decker property) were plugged into the calculations directly.

While the analysis is useful for considering the “build out” scenario, Town officials understand that municipal build-out to the GAB is unrealistic in six years when the next Community Comprehensive Plan update will be due. It is far more likely that the Town will move towards build-out over the next few decades. The long-term demand analysis, however, does offer useful insights into the eventual infrastructure demands of the community.

It is also important to consider that in a small community even a single large-water customer can make a profound difference in demand. Most of the Town’s growth over the past two decades has been residential. The water demand created by dwelling units is fairly stable and predictable. Much of the Town’s remaining inventory of undeveloped land is zoned for commercial or industrial use. Water use by businesses or industry can vary remarkably. A change of use within an established, developed commercial or industrial parcel can radically increase or decrease water demand.

On the positive side, the Town’s level of pumping remains well within its permitted capacity of 580,000 gpd (annual average). On the negative side, the 580,000 gpd permits issued by MDE presume all 17 municipal wells in service. This is discomfiting when the Town does not own currently two of the wells (Wells 20 and 21) and two more (Triple Green Court and Stansbury) will require the construction of a \$1.8 million “Super Pump House” (SPH). [Note: Since this plan was developed, the Town acquired Wells 20 and 21.]

The SPH will allow the connection of the remaining wells in the Town’s inventory







# Hampstead Community Comprehensive Plan



(Triple Green Court and Stansbury). The project will also allow the blending of the high nitrate water from Wells 20 and 21. The Town also may connect Wells 11 and 12 to the SPH, thus avoiding a rebuild of the aging Melvin Miller Pump House (near the tennis courts). The SPH may add one modest capacity well from the 6-acre site (testing pending). This well could add some capacity to the existing 580,000 gpd permits. The SPH also will include permanent generator backup to operate wells in the event of an extended power outage. The groundwater appropriation permit issued by MDE presupposes the Town will have all 17 wells in service. To put every well in service, the Town must construct the SPH.

To revisit goals established earlier in this plan:

**The Town must scale back its notion of “build-out.” Decisions about future development must be very carefully considered from a water use perspective.**

This plan’s municipal GAB represents a substantive reduction of the 2003/4 GAB. The Town has strong adequate public facilities standards. Concerns about potential water use have been incorporated in land use regulations like the Groundwater Conservation (GC) District and in decisions regarding subdivisions and site plans.

**Additional water capacity must be developed through new production wells. While many areas of Hampstead are not available for drilling exploratory wells, the Town must make ongoing exploration a priority.**

The Town’s first priority is getting all 17 municipal wells online. This includes the installation of manganese filtration equipment for Well 32, the “reacquisition” of Wells 20 and 21 and the connection of Wells 11, 12, 20, 21, Triple Green Court and Stansbury to the Super Pump House. A very close second in terms of priorities is adding new wells to the municipal inventory. While previous exploration attempts have been unsuccessful, the Town must make an ongoing commitment to drilling test wells. The Town must actively pursue acquisition of existing wells when possible and strongly encourage property developers to bring new water sources into the municipal system.

**The Town must be keenly sensitive to opportunities to expand recharge areas. This includes acquiring land through Program Open Space funding, when available.**

For some municipal water systems, recharge area is the primary limiting factor to system capacity. Hampstead is not in that situation yet, however, expansion of recharge is a significant concern. The Town has added a “No Planned Service, Recharge Area” category to the Master Water and Sewer Plan to effectively use the recharge from protected natural areas such as parks and open space. This effort should be expanded to include protected agricultural areas.

**The Town must work with other jurisdictions to identify regional solutions such as connection of the Hampstead municipal water system to the Manchester municipal water system or the construction of the Union Mills Reservoir.**

In the long run, regionalization of local water systems may be necessary. This would allow





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economies of scale that currently do not exist. This approach also addresses the increasing regulatory bias against groundwater systems. While the Town has no specific plans to interconnect its system, the Manchester Municipal Water System is less than one-half mile away from the Hampstead system. To the extent resources are available, it makes sense to explore the costs and benefits of making connections.

**The Town must develop adequate reserve capacity by adding new wells. This is necessary to develop a reasonable safety margin in the event production wells must be taken out of service for any reason.**

The Town currently has no reserve wells. Every well in the system is appropriated under the 580,000 gpd (annual average) permits. Through hard experience, the Town has learned that production wells can be lost for any number of reasons, i.e., contamination, water quality, mechanical issues, ownership, etc. Restoring wells to service can take months or even years. Having reserve wells is imperative to the long-term safety of the community's water supply. These reserve wells should be added through exploration or acquisition whenever possible.

**The Town must continue to work with the State of Maryland to develop greater coherence in policies including the appropriation permit policies.**

As noted earlier in the Plan, there is a fundamental difference of professional opinion as to the capacity of the Town's system. MDE is beginning work on an ambitious "Piedmont Study" which will evaluate groundwater supply, base stream flows, and other environmental issues. This work could further reduce groundwater available to the Town. It is critical for the Town to remain fully engaged in the ongoing regulatory process.

**The Town must aggressively pursue reuse opportunities such as the post-treatment water from the Black & Decker VOC removal operation.**

Due to increasing restrictions on the appropriation of groundwater, the State of Maryland is beginning to take its first small steps towards allowing water reuse and recycling. Unfortunately, the inherent conservatism of MDE has limited regulatory progress for spray irrigation. The Town is uniquely situated to serve as a pilot project for water reuse, particularly given the strong potential for commercial and industrial development. The Town should actively explore the opportunity for reuse and other innovative strategies to reduce future water demand.

**The Town must continue to refine land use regulations such as zoning, subdivision, and site plan requirements to use water more efficiently.**

It may be impossible for the Town to build enough capacity to stay ahead increasingly more restrictive state and federal regulations. The Town cannot simply focus on adding wells and increasing recharge area. Land use regulations including zoning must reflect the increasing scarcity of groundwater as a resource.

**The Town must continue to promote water conservation and awareness.**



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Demand management is an important component of managing a modern municipal water system. The Town provides information to residents promoting water conservation. The Town also has an innovative program where customers with unusually high quarterly demand (as compared to historic use) are notified. Customers are encouraged to look for leaks and make repairs. The Town's progressive water rate structure encourages conservation. The Town also runs a very "tight" water system. The industry standard for system leakage is ten percent. The Town's difference between water pumped and water billed runs between three to five percent.

<b>Capacity Currently Available for Existing Development and Future Growth</b>	
<b>Water Supply Capacity</b>	
<b>Planned Water Service Areas</b>	
<b>Hampstead Public Water Supply System</b>	
<b>April 2010</b>	
	<b>Values (gpd)</b>
Total permitted Annual Average Daily Appropriations = 580,000 gpd	
<b>Average Daily Capacity</b>	
Average Day Capacity	580,000
Average Day Demand (2007)	- 459,667
Capacity available for unserved and future demand	= 120,333
<b>Unserved Infill Demand (W-1 Existing/Final Planning Service Area)</b>	
Estimated demand from existing unimproved residential lots and additional potential residential lots that could be created through subdivision in the W-1 service area (124 lots x 250 gpd)	+31,000
Estimated demand from additional commercial and/or industrial flows from improved and unimproved acreage ((16.7 ac. x 700 gpd)+(43.6 ac. x 800 gpd))	+ 46,570
Estimated demand from additional development flows from improved and unimproved groundwater conservation acreage (6.6 AC x 352 gpd)	+ 2,323
Total unserved infill demand (31,000 + 46,570 + 2,323)	= 79,893
<b>Future Demand (W-3 Priority and W-5 Future Planned Service Areas)</b>	
Estimated residential flows from existing improved residential lots in the W-3 and W-5 service areas (295 lots x 250 gpd)	+ 73,750
Estimated demand from existing unimproved residential lots and from additional potential residential lots created through subdivision (201 lots x 250 gpd)	+ 50,250
Estimated commercial and industrial flows ((9.1 ac. x 700 gpd) + (273.7 ac. x 800 gpd))*	+ 225,330
Estimated flows for the Hampstead Industrial Center	+ 15,000
Estimated groundwater conservation flows (35.5 ac. x 352 gpd)	+ 12,496
Total future demand (79,893 + (73,750 + 50,250 + 225,330 + 15,000 + 12,496))	= 456,719
<b>Capacity available for future demand</b>	
Current capacity available for future demand	120,333
Potential Annual Average Daily Demand	- 456,719
<b>Net (Average Day) Capacity Available to Serve Estimated Future Demand within Planned Service Area</b>	<b>= (336,386)</b>
* Excludes acreage for the Hampstead Industrial Center (former Black & Decker property)	

The table above estimates the amount of water demand that would be generated at full build-out of the entire growth area (everything within the GAB). Water demand was based on proposed zoning within the Town and current zoning in the County for the Existing/Final Planning (W-1) service category. Demand was based on the land-use designations of this plan for the Priority (W-3), Future (W-5), and No Planned Service (W-7) categories. Current system capacity corresponds to the water appropriation of 580,000 gpd.



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The estimates for infill water demand indicate that the water system's current capacity will be able to meet unserved infill demand and will have 40,440 gpd of capacity available for additional development beyond the Existing/Final Planning service category area. The estimates for future water demand (the areas beyond the W-1 service category) show that system capacity will fall 336,386 gpd short of being able to meet this additional demand. This suggests that the Town will need to identify measures either to increase system capacity or further reduce future demand.

It is important to note that given the proposed changes to the Hampstead Water Plan Map, there are an estimated 416 acres that would be designated in the No Planned Water Service Area (W-7), but are defined as water recharge areas. Located within the GAB of this plan, these areas are publicly owned and are either not anticipated to be developed or would be developed at such a low level of intensity and water usage that any future water usage would be negligible. The Leister Community Park is an example of the latter case.

## **Wastewater**

The available capacity and future demand for public sewer service for Hampstead was determined using an approach that is generally consistent with the methodologies used to complete the Wastewater Capacity Management Plans required as background data for the Water Resources Element.

The permitted flow for the wastewater treatment plant (WWTP) is 900,000 gallons per day (gpd). The Hampstead Sewerage System is owned and operated by Carroll County. Sewer demand was based on proposed zoning within the Town and current zoning in the County for the Existing/Final Planning (S-1) service category. Demand was based on the land-use designations of this plan for the Priority (S-3) and No Planned Service (S-7) service categories (note: at present, there is no Future [S-5] Planned Service Area for the Hampstead sewerage system).

Map 10-A, Existing Sewer Service Area, represents the current planned sewer service area. Given the proposed changes to the limits of the growth area, the planned sewer service area was evaluated for consistency with the GAB. To better conform to the proposed growth area, areas designated within the planned sewer service area but located outside the GAB were removed from the planned service area. Exceptions were those properties already served by the sewerage system and properties that are currently zoned business or industrial. These revisions are reflected on Map 10-B, Proposed Sewer Service Area.

In the first table below, current average flows, inflow and infiltration (I&I), infill demand for the Existing/Final Planning Service Area, and projected demand for the Priority Planned Service Area were determined and compared against the total permitted capacity. The infill and future sewer demand were calculated for the portion of the planned service area located within the GAB and are based on the proposed sewer service area (Map 10-B).

One of the areas proposed for addition to the planned sewer service area is known as the Joseph A. Bank property, located on the west side of MD 30 at the south end of the proposed service area. To serve this property with public sewer, the County is evaluating options to



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optimize the system's capacity. The County hired JMT, an engineering consulting firm, to assess the feasibility of recovering capacity by reducing the system's I & I (infiltration and inflow) flows. The firm completed the *Hampstead Sewer System – Preliminary Infiltration & Inflow Study* in the fall of 2009. The analysis indicates that an estimated 105,000 gallons of base infiltration can be removed per day through rehabilitation of specified targeted areas. This estimated recapture is incorporated in the projections for sewer demand.

Infill demand was based on the development potential within the Existing/Final Planning Service Area (within the GAB). The demand based on development potential in the Priority Planned Service Area (within the GAB), combined with infill demand, indicates that the WWTP has capacity to serve the entire planned service area that is located within the GAB.

Total demand (including I&I and I&I recapture) within the sewer service area located within the GAB is estimated to be 853,411 gpd.

**Capacity Currently Available for Existing Development and Future Growth  
Wastewater Capacity  
Planned Wastewater Service Areas  
Hampstead Public Sewer System  
April 2010**

<b>Rated (Average Day) Capacity (Design Flow) = .900 MGD</b>	<b>Values (gpd)</b>
National Pollutant Discharge Elimination System (NPDES) Permitted Flow	900,000
Estimated Inflow and Infiltration (I&I) Flow impacting the Wastewater Treatment Facility	- 231,000
Remaining capacity for existing and future wastewater flow.	= 669,000
<b>Infill Flow Demand (S-1 Existing/Final Planning Service Area) within GAB</b>	
Current flow without I&I (2007)	397,000
Estimated flow from existing unimproved residential lots and from additional potential residential lots created through subdivision ((19 lots + 134 lots) x 250 gpd)	+ 38,250
Estimated additional commercial and industrial flow ((19.1 ac. x 700 gpd) + (6.2 ac. x 800 gpd))	+ 18,330
Estimated additional groundwater conservation flow (6.6 ac. x 352 gpd)	+ 2,323
Capacity Needed for Existing and Potential Infill Flow	= 455,903
<b>Current remaining capacity (669,000 - 455,903 =)</b>	<b>213,097</b>
<b>Future Flow Demand (S-3 Priority Planned Service Area) within GAB</b>	
Estimated residential flow (4 lots x 250 gpd)	1,000
Estimated commercial and industrial flow ((5.8 ac. x 700 gpd) + (313.7 x 800 gpd))	+ 255,020
Estimated groundwater conservation flow (44.0 ac. x 352 gpd)	+ 15,488
Capacity Needed for Potential Future Flow	= 271,508
Total flows needed to service existing and planned sewer service areas (455,903 + 271,508 =)	727,411
Estimated Inflow & Infiltration Flow	+ 231,000
Estimated Recapture of Inflow & Infiltration	- 105,000
Total Future Capacity Needs (including I&I)	= 853,411
<b>Net (Average Day) Capacity Available to Serve Future Needs within Planned Service Area within GAB</b>	<b>= 46,589</b>

The table below estimates potential sewer demand that would occur based on the presumption that the Town of Hampstead would eventually annex all the property located within the GAB and that the affected properties would be served by the Hampstead community



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sewerage system. These properties are currently designated in the No Planned Sewer Service Area. Since a portion of the planned sewer service area is located beyond the GAB, the table also estimates future sewer demand for this area, as well.

Extending sewer service to the entire GAB would exceed the capacity of the Hampstead wastewater treatment plant by nearly 109,500 gpd. Extending service further to serve the entire planned service area would exceed the plant's capacity by nearly 177,000 gpd. This substantial shortfall suggests that measures or changes need to be identified to reconcile the discrepancy between planned growth and public sewage treatment capacity.

Total demand (including I&I and I&I recapture) within the entire GAB is estimated to be 1,009,491 gpd; total demand to serve the entire GAB and planned service area is estimated to be 1,076,681 gpd.

**Capacity Currently Available for Existing Development and Future Growth  
Wastewater Capacity  
No Planned Sewer Service Area within Growth Area Boundary  
and S-1 and S-3 Service Areas outside Growth Area Boundary  
Hampstead Public Sewer System  
April 2010**

<b>Estimated Flow Demand – No Planned Service (S-7) Area within GAB</b>	
Estimated flow from existing improved residential lots (219 lots x 250 gpd)	54,750
Estimated flow from existing unimproved residential lots and from additional potential residential lots created through subdivision (155 lots x 250 gpd)	+ 38,750
Estimated commercial and industrial flow ((21.0 ac. x 700 gpd) + (41.1 ac. x 800 gpd))	+ 47,580
Estimated flow from developed portion of Hampstead Industrial Center	+ 15,000
<b>Total Flows from No Planned Service Area within GAB</b>	<b>= 156,080</b>
Net (Average Day) Available Capacity to Serve Estimated Additional Future Demand within Planned Service Area (within GAB)	46,589
<b>Net (Average Day) Capacity Available to Serve Additional Future Needs within Entire GAB</b>	<b>= (109,491)</b>
<b>Estimated Flow Demand – S-1 and S-3 Service Areas outside GAB</b>	
Estimated flow from existing improved residential lots, existing unimproved residential lots, and additional potential residential lots created through subdivision (0 lots x 250 gpd)	0
Estimated commercial and industrial flow ((4.1 ac. x 700) + (80.4 x 800))	+ 67,190
<b>Total Flows from S-1 and S-3 Service Areas outside GAB</b>	<b>67,190</b>
Net (Average Day) Available Capacity to Serve Estimated Additional Future Demand within Planned Service Area but Beyond GAB	(109,491)
<b>Net (Average Day) Capacity Available to Serve Additional Future Needs within Entire GAB and Planned Service Area</b>	<b>= (176,681)</b>

## E Stormwater Management Systems

The Maryland General Assembly passed legislation (HB 1141) during the 2006 Legislative Session that resulted in several significant changes to land-use regulations controlled by Article 66B of the Annotated Code of Maryland. New watershed-based planning requirements are among the more significant changes. A new Water Resources Element (WRE)





# Hampstead Community Comprehensive Plan



must be developed and adopted by all local governments by October 1, 2009 (Carroll County and its eight municipalities have received an extension by MDP). As an element of the community comprehensive plan, the WRE would serve as a comprehensive watershed management plan.

Among the provisions of the WRE is the requirement to identify suitable receiving waters and land areas for management of stormwater and other nonpoint sources (NPS) of water pollution, including private septic systems. Components of this management system will include the following:

- Provide a programmatic assessment that includes a review of all local stormwater management requirements and implementation effectiveness
- Assess the potential impact of land-use changes likely to occur under the comprehensive plan on NPS pollutant loads
- Refine the NPS analysis to assess the feasibility of achieving NPS pollutant load reductions where necessary
- Develop strategies to enhance stormwater management programs and address NPS loading impacts that will protect and maintain water quality standards, including possible land-use changes
- Identify interaction and impacts of balancing pollutant loads accruing from wastewater treatment facilities and NPS and develop strategies to attain pollutant load reductions where necessary

## **F Recreation**

Using the standard of 30 acres of recreational land per 1,000 people (half of which must be publicly owned), the current population in the Hampstead municipal growth area is adequately served by recreational facilities. Located within the growth area, there are 616 acres that are publicly or privately owned parks and recreational land. This acreage includes facilities such as Hampstead Municipal Park, Hampstead Lions Club Park, Roberts Field Park, the future Leister Park, Oakmont Green Golf Club, and public school sites, including Hampstead Elementary School and North Carroll Middle School. Of this total acreage, 311 acres, or 50 percent, are publicly owned (i.e., by the Town or County).

With an estimated population of 7,533 (town and county environs combined), the growth area exceeds the standard by 391 acres. Focusing on publicly-owned acreage, this population would need at least 113 acres, which is well under the 311 currently owned by the Town and County. This Plan envisions an additional 1,120 people within the next 20 years. The 30-acre standard indicates that 34 acres, including 17 publicly-owned acres, would be needed to adequately serve this additional population. Looking at the total build-out population that would be attained over the next 20 years, the municipal growth area will need approximately 259 total acres of recreational land, including roughly 130 acres that are publicly owned. Fortunately for the Hampstead community, these acreages fall well within the acreages that are currently





# Hampstead Community Comprehensive Plan



available.

It is important to note that many of the recreational facilities located within the growth area serve an area extending well beyond it. There are an estimated 7,634 people living within the Hampstead Election District but outside the growth area who are likely to use many of these facilities. Using the 30-acre standard, this population would need the equivalent of nearly 230 acres, including nearly 115 acres publicly owned. The total acreage currently available (616 acres) for recreational use exceeds what is needed to serve this outlying area (in addition to the growth area). Likewise, the 311 acres of publicly owned land exceeds (by 66 acres) what would be needed to serve this outlying area and the growth area.

The acreages cited above do not include park and recreational facilities that lie just outside the GAB but serve users from the Hampstead community. These include North Carroll Community Pond and Cape Horn Park. Combined, these facilities comprise nearly 41 acres. While these facilities serve residents of the Hampstead growth area, they also serve the Manchester community and therefore do not represent “surplus” acreage that could be applied to the acreage requirements for the Hampstead community.

In addition to the recreational land that is available today, it is anticipated that the Town will continue to require the provision of recreational land and recreational amenities through the development process.

## *7 Anticipated financing mechanisms to support necessary public services and infrastructure*

The Town of Hampstead has a Capital Improvements Program (CIP) that projects needs and costs for capital projects over a five-year period and budgets for their expenses. It is anticipated that this mechanism will work in conjunction with the comprehensive plan and supporting documents and studies to determine what improvements to public facilities and services will be needed, when they will be needed, and how they will be financed. Typically, a combination of general local funds and State monies from agencies such as State Highway Administration, Maryland Department of the Environment, or Program Open Space are used to implement capital projects. The Town also has the capacity to issue municipal bonds to fund capital projects.

## *8 Any burden on services and infrastructure for which the municipal corporation would be responsible for development in areas proximate to and outside the proposed municipal growth area*

The Town of Hampstead does not extend municipal water service to properties located outside its corporate limits (public sewer service is provided by the County and jurisdictional boundaries are irrelevant to its extension). The Town provides and maintains numerous parks within the community. Town services include police protection, street lighting, street maintenance, and other public maintenance services that are provided within its corporate limits. Other facilities and services such as schools and fire and emergency services are provided by the County and volunteer fire companies, whose service areas transcend the municipal boundaries.







## 9 *Rural buffers and transition areas*

The Hampstead planning area is located in an area of the county with a relatively high participation rate in land preservation programs. It also lies within the Upper Patapsco Rural Legacy Area, which adds another program to the list of potential ways that land can be protected from development and preserved for agriculture and resource protection. Due to the willingness of numerous property owners to voluntarily placed development restrictions on their land through the use of restrictive easements, a permanently preserved buffer is forming in the area between the Hampstead growth area and the Westminster and Finksburg growth areas located to the south and southwest. Most of the area bordering the Hampstead growth area has been zoned for many years for moderate to low density residential development. Many of these properties have developed, thereby setting the development pattern. The Town of Manchester lies to the north-northwest of Hampstead. The planning area boundary of the Manchester community abuts that of the Hampstead community. In the last several decades, the towns have annexed land between the two, resulting in the extension of corporate boundaries that are getting closer. As of September 2008, the corporate boundaries, measured at their closest points, were only approximately 4,560 feet apart, or 0.86 mile.

## 10 *Protection of sensitive areas, as defined in the Land Use statutes {Article 66B, § 1 (J)} of the code, that could be impacted by development planned within the proposed municipal growth area*

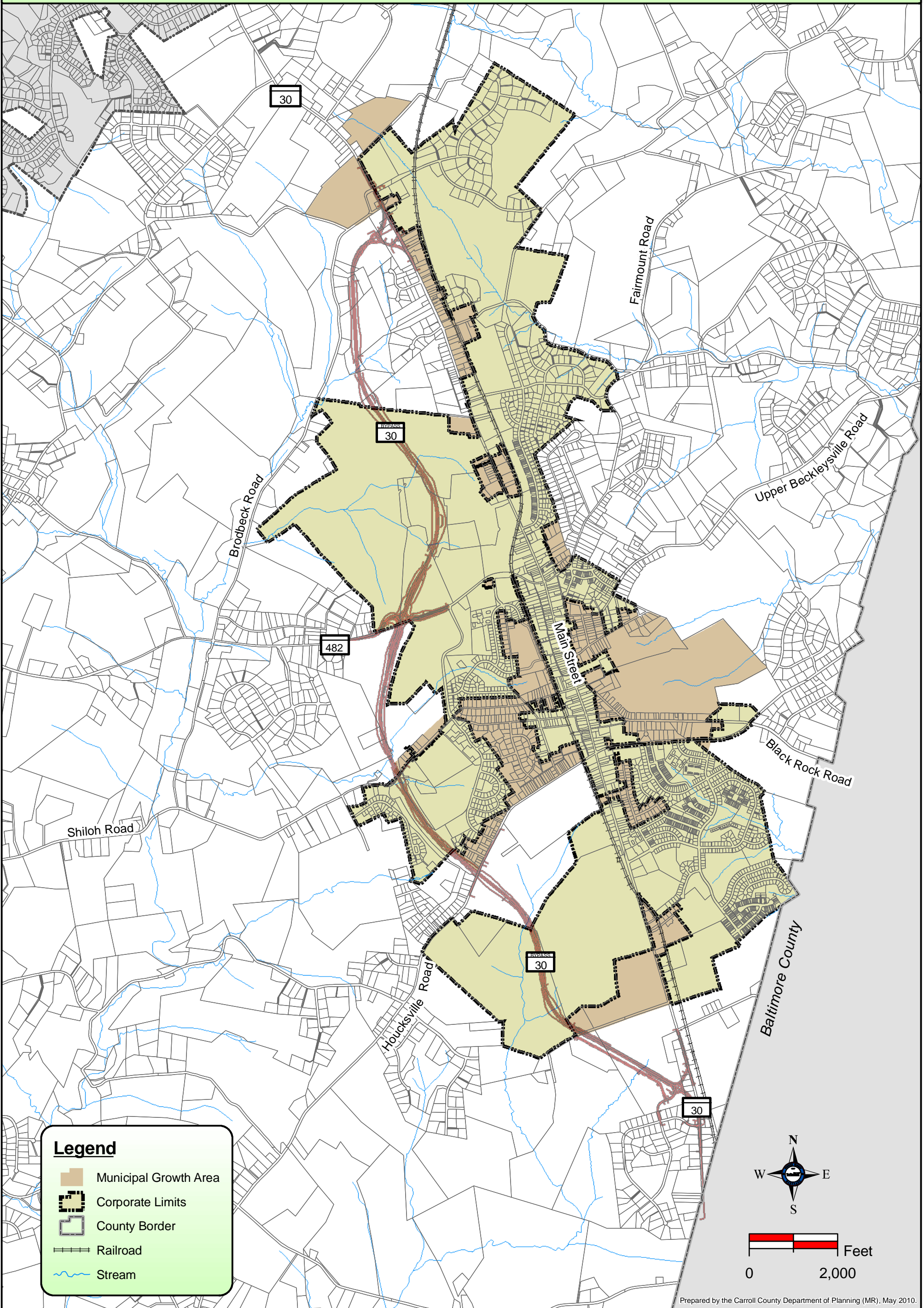
Chapter 9 (Natural and Agricultural Resources) of this plan summarizes the various measures that the Town of Hampstead and Carroll County employ to protect the environmental resources that have been identified as sensitive areas in this area of the County. These measures are generally applied when property is developed and are required as part of the development review and approval process. All development planned within the proposed municipal growth area would be affected and shaped by these various programs and regulations.

## 11 *Anticipated future municipal growth areas outside the existing corporate limits of the municipal corporation*

The future municipal growth area of the Town of Hampstead is designated on the Municipal Growth Area map (Map 6) included at the end of this document. The municipal growth area boundary coincides with the unincorporated portion of the GAB. The combination of the incorporated Town and municipal growth area comprise the entire growth area of this plan.



# Map 6 Hampstead Community Comprehensive Plan Municipal Growth Area



**Legend**

- Municipal Growth Area
- Corporate Limits
- County Border
- Railroad
- Stream

North arrow and scale bar (0 to 2,000 Feet).

# Chapter 7

## Transportation





## Chapter 7: Transportation

### Goals

- ❖ To protect the access limitations on the Hampstead Bypass to ensure the roadway functions as designed.
- ❖ To develop frontage roads to protect the Bypass.
- ❖ To promote the development of “grid” roadway connections to improve overall traffic flow through and around Hampstead (avoiding cul-de-sacs and dead ends).
- ❖ To encourage the development of sidewalks and pedestrian paths, particularly in developed residential areas outside of the Town limits where no such connections exist, and to encourage Carroll County to fund construction of these badly needed sidewalks.
- ❖ To create more off-street parking opportunities in downtown Hampstead.
- ❖ To carefully manage parking requirements for new developments to balance the needs of the development with the environmental goal of reducing impervious surface.
- ❖ To encourage new developments that accommodate alternative means of transportation.
- ❖ To support paratransit for mobility-disadvantaged persons, but not traditional public transit bus service.

### Current Conditions

#### *1 Existing State, County, and Local Roads*

This summary of existing roads identifies the significant transition with the recently completed Hampstead Bypass (MD 30). The bypass significantly alters and relieves congested traffic conditions and failing intersections identified in previous Hampstead Community Comprehensive plans. Monitoring of area roadways and intersections will be essential to fully assessing real impacts and improvements into the future.

Further, this summary also reflects a tightening of the study area inventory of roads. This list retains artery and collector roads that are key access routes to the Town and its growth area or are located at least partially within the current study area. This summary also retains those roads that form part of the study area. Additions to the list include local roads which may merit future study and assessment as interconnecting routes to serve movement in the community without using either the limited access bypass or the Main Street/MD Business Route 30 corridor.



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ID	Road Name	Functional Classification	Average Daily Traffic Count (ADT)	Comments
<b><u>State Roads</u></b>				
MD Route 30/ MD Business 30*	Main Street Hanover Pike	Principal Arterial	20,381 (2008 SHA count south of MD Route 88) 17,251 (2008 SHA count north of MD Route 482)	* Designation following summer 2009 opening of the Bypass
MD Route 30*	Hampstead Bypass	Principal Arterial	(Projected 2013 ADTs from SHA) 17,550 south of MD 482; 13,500 north of MD 482	*The bypass will be the primary course for MD Route 30
MD Route 88	Lower Beckleysville Road	Major Collector* Local Road	As of 7/14/2005: 4288 as of East of MD Route 833; 4197 West of Wynside Lane	* Classification west of intersection with MD Route 88 & Black Rock Road
MD Route 482	Hampstead-Mexico Road	Principal Arterial* Minor Arterial**	8451 (2008 SHA count west of MD Route 30)	*East of Brodbeck Road to Bypass ** Between Bypass and MD Route 30
MD Route 833	Black Rock Road	Minor Collector-Rural		
<b><u>County/Town Roads</u></b>				
	Boxwood Drive	Local Roadway		
	Brodbeck Road	Minor Collector	2826 as of 7/14/2005*; 3032 as of 4/12/2007**	*East of Ralph Dell Road ** North of MD 482
	Doss Garland Road	Local/Private Roadway*		* As of winter 2009, a Use in Common Road
	Fairmont Avenue/ Fairmont Road	Minor Collector	2629 as of 11/6/2008*; 3424 as of 11/20/2008**	* Count at corporate limits ** North of Northview Drive
	Farmwoods Lane	Local Roadway		
	Forde Lane	Local Roadway		
	Greenmount Church Road	Local Roadway	609 as of 11/6/2008*; 694 as of 11/6/2008**	* West of Fairmont Road ** East of MD Route 30
	Houcksville Road	Major Collector	4793 as of 4/19/2007*; 3559 as of 4/19/2007**	*South of CSX railroad line **South of Highfield Drive
	North Woods Trail	Local Roadway		
	Panther Drive	Local Roadway		
	Shiloh Avenue	Minor Collector	1408 as of 4/12/2007 east of Sunset Drive	
	Shiloh Road	Minor Collector	2403 as of 4/12/2007 south of Shiloh Avenue	
	Trenton Mill Road	Local Roadway	695 as of 4/26/2007 east of MD Route 30	
	Upper Beckleysville Road	Minor Collector	1613 as of 4/12/2007*; 1374 as of 10/23/2008**	* West of Hillcrest Street ** West of Gross Mill Road
	Willow Street	Local Roadway	1128 as of 7/14/2005 west of Houcksville Road	



## 2 *Inventory of Pedestrian and Bicycle Facilities and Greenways*

Pedestrians and bicyclists currently use the same facilities in the Hampstead area. These facilities are primarily sidewalks, as there are no existing separated bicycle/pedestrian pathways or trails. A small number of the community’s roadways have a shoulder wide enough for bike routes or lanes, however none have been designated for this use. The recently completed Bypass provides bike lanes. Since current Town code only requires sidewalks on one side of the street, most newer developments provide an incomplete pedestrian network. This endangers pedestrian safety by forcing multiple street crossings without marked crosswalks. While most of the downtown core provides sidewalks on both sides of Main Street, many of the side streets lack sidewalks entirely. Outside of the municipal boundary, large portions of Main Street in addition to the side streets fail to provide any pedestrian or bicycle facilities.

## 3 *Inventory of Other Transportation Facilities and Services*

The following is a list of other transportation facilities and services available to residents even though many are located outside the boundaries of the study area:

### **A Railway**

The CSX rail system travels through Hampstead from Baltimore north to York, Pennsylvania’s area lines. In Emory Grove, this line junctions with the Maryland Midland Railroad line, providing connections to other portions of Carroll and Frederick Counties.

### **B Commuter Transportation**

Park and ride lots are intended for commuters who transfer from their own vehicles to alternative means of getting to work such as a carpool, vanpool, or other shared transportation. The Hampstead area is served by a new park and ride facility that was developed in conjunction with the Hampstead Bypass project. The lot is accessed from MD Route 482 and provides 40 parking spaces but has been designed to facilitate expansion for up to 35 additional spaces. The lot is owned and maintained by the State of Maryland. Depending on travel destinations, park and ride lots in Manchester, Glyndon or Sandymount may also provide a viable option to serve Hampstead area commuters.

The Maryland Transit Administration (MTA) has developed a free ride-matching service. This program has been designed to assist residents and employees with their commute to and from work by offering alternatives to driving alone. Currently, the primary focus is being placed on car pooling and van pooling.

### **C Local Transit Opportunities**

#### **CARROLL AREA TRANSIT SYSTEM**

The Carroll Area Transit System (CATS) is a private, non-profit corporation with a primary mission of providing reliable, efficient, and safe transportation to older adults, persons





# Hampstead Community Comprehensive Plan



with disabilities, economically disadvantaged citizens, transportation-dependent citizens, as well as the general public of Carroll County.

The system operates Monday through Friday from 7 a.m. to 5 p.m. on a demand-response system. Persons requiring transportation are requested to call 24 hours in advance to schedule their rides. Riders will normally share a vehicle with other passengers coming from the same general area, going in the same direction. Every attempt is made to accommodate passengers calling for same-day pick-up.

CATS has a fleet of 30 vehicles. On many days all 30 vehicles are scheduled to serve a growing user population. Eighteen of these vehicles (60 %) are lift-equipped providing 37 wheelchair positions. The service currently transports an average of over 12,000 one-way trips per month. Based on the population growth in Carroll County, these numbers are expected to continue to grow. The vehicles range in size from 7-passenger minivans to small buses with 23 seats.

The Town of Hampstead strongly supports the CATS paratransit program. The Town has consistently written letters of support in grants to increase services to CATS customers.

## **D Airports**

There are a total of eight airports in Carroll County. One is a regional airport, two are small local airports, while the remaining five are small private airfields. The closest regional airport to Hampstead is the Carroll County Regional Airport located on MD Route 97 at the northern edge of Westminster, approximately 10 miles from Hampstead. Currently it is the 6<sup>th</sup> largest general aviation field in the state and is preparing for further field and service improvements. It is a designated reliever airport for Baltimore/Washington International Thurgood Marshall Airport.

Interstate and international commercial air travel is available through a number of airports in the Maryland/DC/Virginia region. The closest to Hampstead, located approximately 35 miles south, is Baltimore/Washington International Thurgood Marshall Airport.

### *4 Planned Major Streets*

Planned major streets are proposed in order to provide access, redundancy, and logical connections between developed and/or geographic areas. Numerous roadways and roadway connections were proposed within the *2004 Hampstead Community Comprehensive Plan*. The following is a list of Planned Major Streets contained in the 2004 Plan:

- Connector Road (Dakota Road to Christopher Way) - Completed
- Boxwood Drive Extended (MD 88 to Upper Beckleysville Road) - Planned
- Boxwood Drive Extended – Roberts Field to Trenton Mill Road - Planned
- Hampstead Bypass – Completed (2009)
- Willow Street Extended – Completed







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Some of these proposed roadways will most likely be privately funded through the development of the residential, industrial, and commercial sites on which they are contained.

## Analysis of Community Needs

Road and parking improvements, pedestrian and bicycle needs, transit, and rideshare are part of the overall transportation network. To analyze and assess these needs for the 2010 Hampstead Community Comprehensive Plan, feedback from work sessions with Town staff, County staff and a public informational meeting, as well as current traffic and level of service statistics, accident rates, existing conditions for services, and underutilized opportunities were all studied and considered.

With the Hampstead Bypass open, many of the transportation issues faced by the Hampstead community for decades will change. Undoubtedly, with the new alignment becoming the most expedient route between points north and south of Hampstead, many existing concerns and problems will be resolved. As of the drafting and adoption of this plan, it is too early to assess the ultimate impact of this roadway on the Hampstead community. While traffic flow calculations were made as part of the planning for the Hampstead Bypass, real-time monitoring will be needed to assess the accuracy of these projections. During the intervening years until the next plan update, careful study and assessment will provide guidance on the additional needs in the community. Also at issue for the community will be the status and alignment of the planned Manchester Bypass, which has recently been reaffirmed in the 2009 Manchester Comprehensive Plan. While the Town of Hampstead supports the Manchester Bypass conceptually, the Town does not believe any alignment for the roadway has been established by the State Highway Administration. This became an issue a few years ago when the Town of Manchester believed that a proposed development in the Town of Hampstead fell into the projected “alignment” of the Manchester Bypass. The Town delayed the development project to allow Manchester and/or Carroll County to purchase the property and secure the right of way. After 18 months, negotiations failed and the property was not purchased. The Town of Hampstead is not inclined to include an alignment for the Manchester Bypass until such alignment has been approved by SHA.

In previous plans, the primary transportation issues were related to the excessive demands being placed on MD Route 30 (Main Street). Many failing intersections along MD Route 30 were discussed. It is expected that the level of service for all of these locations will dramatically improve. However, issues such as green-light timing, changes in route, and demand by local traffic will likely need to be monitored and readjusted to ensure that the intersections function well over time. Most of the existing road structures are in good physical shape. The one noted exception is the Houcksville Road bridge over the railroad. This bridge was cited for inadequate traffic volumes, weight, and emergency service vehicle access. This bridge has been replaced with a new structure and is now adequate.

The residential roads through and between Hampstead’s neighborhoods have been cited as safety concerns due to speeding traffic. Therefore, traffic impacts of residential and commercial development have also caused concerns within the community. While the Town





# Hampstead Community Comprehensive Plan



continues to receive complaints about excess speed in residential areas, radar enforcement data suggest that the vast majority of Hampstead residents and motorists obey the traffic laws.

Also at issue in the community has been the lack of an interconnected road network permitting residents to reach destinations in Town without using MD Route 30. Several redundant routes were proposed in the previous plan. Two of those Town road projects have recently been completed. The first was the connection of Willow Street with Normandy Court and Panther Drive during 2004. The second, completed roughly a year later, was the linking of Dakota Road to Christopher Way around Hampstead Municipal Park.

The Town of Hampstead has an underdeveloped sidewalk system. While most newer neighborhoods have sidewalks, they exist primarily only on one side of the street. Although this may meet current Town Code, it creates risks for pedestrians. There are few, if any, crosswalks anywhere in the Hampstead community and residents frequently have to cross the street, moving in and out of parked vehicles to get onto a sidewalk. Additionally, most communities are not connected either to each other or to the older sections of the Town. Furthermore, the sidewalks in the older sections of town are in poor condition and in need of repair. The Town has moved forward on sidewalk repairs in some areas.

Mass transit is available to Baltimore by rail from Owings Mills and by bus from Reisterstown. A large percentage of Hampstead's residents work outside of the County, resulting in heavy peak-hour commuter traffic through town. This is further aggravated by a lack of alternative transportation options. While a contemplated expansion of the CATS Shuttle service may be available in the near future, it will not serve the majority of commuter demand. Commuter buses connecting Hampstead to the Owings Mills Metro station at peak commuting times could prove to be feasible based on current needs. However, the notable lack of community support for this service currently indicates insufficient demand or probable users.

## **Recommended Actions**

- ◆ *Work towards completion of planned roadway projects.*

The Town and the County lack the funds to build new roads. As such, a majority of new public roads will be constructed by developers as part of land development projects. Notably, the Town expects the developer of the Houck/Leister property to build the Hampstead Bypass frontage road which will extend Doss Garland Drive from the southern Bypass roundabout to Houcksville Road. While a much more long-term plan, the Town expects developer(s) will construct the extension of Panther Drive to Maryland Route 30 at Farm Woods Lane.

While the Town and County have very limited resources, the long-term viability of the local transportation network depends on investing in not only roadway maintenance, but road construction. It is unrealistic to expect all of the listed projects to be built by developers or the State Highway Administration. While the Comprehensive Plan contains many laudable goals about multimodal transportation, transit, bicycle and pedestrian access, mobility in Hampstead will continue to depend on the roadway network for the foreseeable future.





# Hampstead Community Comprehensive Plan



Furthermore, the Town and County must move away from the flawed subdivision planning of the 80s and 90s where numerous cul-de-sacs and dead ends were created towards development of a transportation “grid.” Many of the proposed roads represent “natural” connections in the transportation network. It is important for the Town and County to make these connections a priority, despite any highly localized opposition which may occur.

- ◆ *Work with the State to have as many improvements to Main Street as possible completed by the State before the road is turned over to the Town after the Bypass construction*

The Town has a Main Street Revitalization Plan that calls for improvements to MD 30 (Main Street) in the downtown area. MDOT has included in its program a project to reconstruct this section of MD 30 with streetscape amenities. The project is funded for concept/preliminary engineering only. Based on conversations with SHA personnel, including the District Engineer, it now seems unlikely funding will be available for a streetscape project in Hampstead in the foreseeable future. The most recent cost estimate for the streetscape project is roughly \$22 million (excludes cost of right-of-way acquisition). In addition, the current funding for the concept/preliminary engineering is not sufficient to ensure completion.

Given the lack of funding, the Bypass will be open for a long time before any streetscape project occurs. When the streetscape project is completed, the Town expects SHA will dedicate Main Street (“old MD 30”) to the Town within the Town limits and to the County outside the corporate boundaries. The Town’s acceptance of the road will be contingent on the road, sidewalks, curbs and stormwater management system being brought up to an acceptable condition.

In light of the experience of Manchester with its streetscape project and the current outcry from Taneytown residents regarding their streetscape project, careful planning will be required to ensure the Hampstead streetscape project is not a short-term disaster for downtown businesses and residents. Some possible steps might include:

- Hire a project manager to coordinate between SHA, the contractor(s) and downtown property owners.
  - Phase the project to avoid an impact on the entire downtown area at one time.
  - Conduct pre-construction meetings to inform business owners and residents about what activity will occur and when.
  - Conduct regular update meetings for the downtown community during the streetscape project.
  - Work on creative ideas to offset the inherent disruption of construction activity.
  - Work to ensure that traditional events like Hampstead Day, the Little League Parade, and the Fireman’s Parade and Carnival are not negatively impacted.
- ◆ *Identify locations where multi-modal service roadway connections might be appropriate to help limit access points and reduce congestion*

The construction of service roads providing access to multiple parcels and commercial or





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business/industrial destinations would help to reduce congestion on the principal routes in the community. Specific planned service roads include a frontage road paralleling the Bypass between the southern roundabout and Houcksville Road and a frontage road from Panther Drive to Farmwoods Lane. These roads would be designed to protect the Bypass as a limited access facility. By reducing the number of access points and improving incoming traffic flow, the hazards created by slowing and turning vehicles on the principal roadways would likely improve overall safety. By including the opportunity for bicycle and pedestrian connections, this service road network may also provide functional connections to appropriate destinations. This approach would not be suitable in the downtown and is incompatible with Main Street revitalization goals. More simply, roads can provide vehicular movement and access. In general the less access (fewer “curb cuts”), the greater the roadway capacity and operating speeds. As more access points are created (streets, parking lot entrances, driveways), the lower the capacity and operating speed.

- ◆ *Prioritize those areas identified where sidewalks are needed to improve pedestrian access and incorporate into the existing Community Improvement Plan (CIP)*

In 2007 the County Planning staff inventoried sidewalk and trail facilities for all existing communities in the County. This inventory was then mapped to aid in analysis for recommended connections. This effort confirmed areas of the Town which are not connected by sidewalks. This effort also identified gaps in connections between existing sidewalks. Priority was given to recommending connections between large residential areas to downtown, shopping or commercial centers, schools, parks and other identified major destinations. These linkages will reduce vehicular traffic while increasing safety for both pedestrians and drivers. Other areas of Town provide sidewalks on only one side of the street. While it may be difficult to retrofit sidewalks in existing subdivisions, consideration should be given to revising the Town’s subdivision regulations to require sidewalks on both sides of the street. This will also help to increase pedestrian safety. In some locations there may be opportunities to utilize overly wide roadway sections for pedestrian improvements. Low Impact Design techniques could be considered for new sidewalks to encourage pervious pedestrian walkways and a more natural way for stormwater to be managed.

- ◆ *Identify and construct bicycle and pedestrian connections between neighborhoods and between the downtown, residential areas, and other activity centers*

To facilitate additional mitigation of traffic congestion, measures to promote alternative modes of transportation should also be implemented. In addition to providing a social connection between downtown, residential areas, and other activity centers, appropriate locations for bicycle and pedestrian facilities should be identified and constructed to provide residents with alternatives to driving to stores, neighbors’ houses, and other destinations within the Town.

- ◆ *Develop a trail along Shiloh Road and Panther Drive connecting Westwood Park on west side of Bypass to elementary school and high school*

With the completion of the Bypass, the western portion of Westwood Park is effectively cut off from the schools and the rest of the neighborhood. A trail can be constructed along





# Hampstead Community Comprehensive Plan



Shiloh Road to its intersection with Willow and Panther Drive. The trail can then run along Panther Drive to the high school. This connection would provide pedestrian access between the schools and several neighborhoods.

- ◆ *Monitor demand and function of the new park and ride lot to determine if and when additional spaces are needed*

The new park and ride serves the Hampstead community with a capacity of 40 spaces. It has been designed to be expanded to provide up to 75 spaces. The facility should be monitored to ensure that it is adequately serving the community and to determine the appropriate timing for developing additional spaces. Should other commuter parking opportunities still be needed, developing a cooperative agreement with the owners of underutilized parking areas may also present a good option. By providing parking in an existing lot, such as the Roberts Field Shopping Center, the businesses that share that lot may see an increase in the number of customers as it becomes very convenient for commuters parking there to patronize these businesses.

- ◆ *Assess, update and implement plans to address parking needs, including downtown Main Street and surrounding areas*

The Hampstead Bypass is anticipated to reduce the parking problems currently experienced in the downtown area. Put simply, many people do not feel comfortable with on-street parking given the narrowness of the roadway and the heavy traffic including large trucks. As with many other potential impacts of this significant project, its actual impacts on downtown parking will need to be assessed. These results may confirm or contradict projections and accordingly planned solutions. However, as the Town continues to grow, additional parking will undoubtedly be needed. Parking improvements for both on-street facilities and small lots have been addressed in the existing Hampstead Main Street Plan. These recommendations can help provide a model for the immediately adjacent areas, as well as for portions of Hampstead more distant from downtown.

In the discussion of parking, it is important to differentiate between customer/public parking areas and private employee/business parking areas. Public parking areas should be located in areas where people want to park to patronize downtown businesses. Private parking areas are and will continue to be the responsibility of private business owners. Town officials may wish to consider time-limited or metered parking in areas where public parking spaces are being used for tenant parking, park-and-ride parking, employee parking or long-term storage of vehicles.

Attention should be given to hardscape, landscape and lighting details that are consistent or compatible with the approach laid out in the Main Street Revitalization Plan. Efforts to screen the parking lots with plantings and/or walls, as well as providing safe, appealing and convenient connections between parking and the primary business destinations, are universal issues. Locating parking lots to the side or rear of the primary face of buildings will enhance community character in many locations, as will providing additional landscaping within larger lots.





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- ◆ *Identify additional road connections in the neighborhoods on either side of MD Route 30 to increase route options and improve traffic circulation for local residents*

Currently the local roadway network provides very few opportunities for travel within the community without getting on MD 30. Several opportunities for connections between existing local or collector roads and adjoining neighborhoods have been previously identified. While some projects have been completed, others remain unaddressed. During 2004 and 2005, a connection was made between Christopher Way and Dakota Road and the project to extend Willow Street to Houcksville Road was completed. However, other envisioned connections have yet to be made. One such connection, which is reaffirmed through adoption of this plan, is the proposed extension of Boxwood Drive/Quiet Meadow Way. Ultimately, this project will provide a continuous north-south link between Upper Beckleystown Road and Trenton Mill Road. While the entire project will require significant budget allocations, there may be opportunities to complete intermediate portions that would be useable sections of the total project. This project would also allow the connection of the County's Leister Park to the large residential area of Roberts Field. In the 2003/4 Plan, the Town specified that the extension of Boxwood Drive would only occur after the Bypass had been built to avoid creating a "mini-Bypass" through a residential neighborhood. The construction of the Bypass has rendered this point moot.

Traffic circulation within the Town could be further improved by providing additional local roadway connections. This plan identifies several roadway connections and extensions to improve circulation:

- Provide a service road in the vicinity of Eagle Ridge Court and MD 30
- Extend Upper Forde Lane to connect to Greenmount Church Road
- Extend Panther Drive north of MD 482 and connect to MD 30 in the vicinity of the Farm Woods Lane intersection
- Extend Doss Garland Drive north to connect to Houcksville Road in the vicinity of Oakdale Drive

As an additional goal, every new subdivision or site plan should accommodate the need for transportation access to adjoining parcels, when possible.

- ◆ *Investigate use of traffic calming options where speed is a problem in residential neighborhoods*

Speeding traffic is a reported problem in several residential neighborhoods/developments within Town. Many of the affected streets are actually designed for larger volumes or higher speeds but are posted at 25 mph. These wide road sections have been found to alter a driver's perception of residential roadways and tend to encourage speeding. Excessive vehicle speeds may create a safety hazard for pedestrians, children and drivers.

While the Town has heard complaints from residential areas, field traffic enforcement by the Hampstead Police Department indicates that the vast majority of drivers obey local traffic laws including the posted speed limit. The Police Department actively patrols residential





# Hampstead Community Comprehensive Plan



communities and conducts radar enforcement on busy streets. The Department also uses a “community-oriented policing” model of assigning officers to specific areas.

The Town believes that the construction of the Hampstead Bypass will change local traffic patterns. Many drivers, particularly commuters and local residents, know and use Hampstead’s side streets to avoid congestion on Main Street. With the Bypass providing a high-speed alternative route around the Town, the volume of vehicles on residential streets should drop.

If there are areas where vehicles speeds prove an ongoing problem, the Town may consider traffic calming measures such as surface variations (cobblestone), chicanes (narrowing) or redirection (median islands or circles). The Town does not support the use of speed humps, speed bumps or speed tables due to the expense of installation, the cost of maintenance and potential liability issues.

- ◆ *Build a pedestrian bridge over the CSX rail line to connect the Hampstead Municipal Park with the Main Street Revitalization Area*

The location of the Hampstead Municipal Park falls directly across the CSX rail tracks from the heart of the downtown area. Its proximity to the Main Street area is a great benefit, especially with Oden Kemp Park being so close and providing additional recreational facilities nearby. However, crossing the rail line could cause safety concerns as well as conflicts with CSX. A pedestrian bridge across the rail line at the location where Rinaman Avenue currently dead-ends as a public road would provide access between the downtown area and the Hampstead Municipal Park and residences on the west side of the railroad tracks. Although the most appropriate location for this bridge would be parallel to the current Rinaman Avenue, this may not be the most cost effective location.

## **Anticipated CIP Projects**

Please refer to the map titled “Transportation & Local Circulation” for general alignments and locations of proposed roads and trails.



# Hampstead Community Comprehensive Plan

## Anticipated CIP Projects Related to Transportation Improvements Hampstead Community Comprehensive Plan 2009

Project	Description	Cost Estimate*	Anticipated Funding Sources
◆ Boxwood Drive/Quiet Meadow Way Extended – terminus (south of MD 88) to Upper Beckleysville Road	6,050' @ 22' wide	\$1,447,000	Town of Hampstead Carroll County Developer
◆ Bicycle/pedestrian trail along Boxwood Drive/Quiet Meadow Way Extended – terminus (south of MD 88) to Upper Beckleysville Road	Construction of 6'-wide, 7,200'-long macadam trail w/ ≈ 2,000 linear ft of acquisition &/or easement required	\$235,000	Town of Hampstead Carroll County Developer
◆ Boxwood Drive Extended – Roberts Field to Trenton Mill Road	1,450' @ 36' wide Sidewalk on one side @ 5' wide	\$610,900	Town of Hampstead Carroll County Developer
◆ Service Road between Eagle Ridge Court and MD 30	950' @ 20' wide Sidewalk on one side @ 5' wide	\$235,000	Town of Hampstead Carroll County Developer
◆ Extension of Upper Forde Lane to Greenmount Church Road	550' @ 29' wide Sidewalk on one side @ 5' wide	\$189,900	Developer
◆ Extension of Panther Drive north of MD 482 to MD 30	5,250 @ 36' wide Sidewalk on one side @ 5' wide	\$2,211,900	Developer
◆ Doss Garland Drive Extended to Houcksville Road	3,950' @ 24' wide	\$1,030,500	Developer
◆ Trails into Leister Community Park	Construction of a 6'-wide macadam trail @ 6,000 lf	\$120,000	Town of Hampstead Carroll County MD Program Open Space
◆ Trail connecting Old Field Lane to Roberts Field Shopping Center	Construction of an 8'-wide macadam bicycle & pedestrian trail w/ landscaping @ 600 lf	\$16,800	Town of Hampstead Carroll County MD Program Open Space
◆ Trail connecting Rinaman Lane to park to be developed at Hampstead Municipal Park	Construction of a 6'-wide macadam trail @ 600 lf	\$12,000	Town of Hampstead Carroll County MD Program Open Space
◆ Trail along Shiloh Road & Panther Drive connecting west side of Westwood Park to elementary school and high school	Construction of a 6'-wide macadam trail connection w/ landscaping & signage @ 4,000 lf	\$80,000	Town of Hampstead Carroll County MD Program Open Space Safe Routes to School
◆ Pedestrian bridge over CSX rail line between Hampstead Municipal Park & Main Street Revitalization	Engineering & construction of 70 – 90' long, 6'-wide pedestrian bridge ≈ 22' high	\$374,000**	Town of Hampstead

\* Cost estimates for road projects consist of construction costs for roadway paving (estimated at \$10.87 per square foot of paving). Where sidewalks are included, the cost estimate includes construction cost (estimated at \$6 per square foot). These cost estimates exclude cost estimates for engineering, land acquisition, or contingencies. Land acquisition for road projects is anticipated to be provided primarily by developers. Cost estimates for trail projects include construction costs (estimated at \$20 per linear foot for 6-foot wide and \$28 per linear foot for 8-foot wide trails); some projects include other cost estimate components, such as landscaping, as well.

\*\* This is a very rough estimate. More accurate figures cannot be developed until the specific location of the bridge has been established and CSX has signed off on the design.





# Hampstead Community Comprehensive Plan



It should be noted that the alignments shown on the accompanying Transportation & Local Circulation Map are very general. An engineering study has not yet been done for any of these projects. Once engineering and design of an alignment has taken place, the alignment may shift a little due to topography or other factors.

CIP projects related to text recommendations in this chapter cannot be anticipated or estimated at this time. The projects associated with these recommendations need to be developed in more detail before specific CIP projects and their estimated costs can be identified. The following are projects (recommendations) which will have future fiscal impacts to the Town or County:

- ◆ Sidewalk improvements, connections, and additions
- ◆ Park & Ride Lot(s)
- ◆ Downtown Parking Improvements

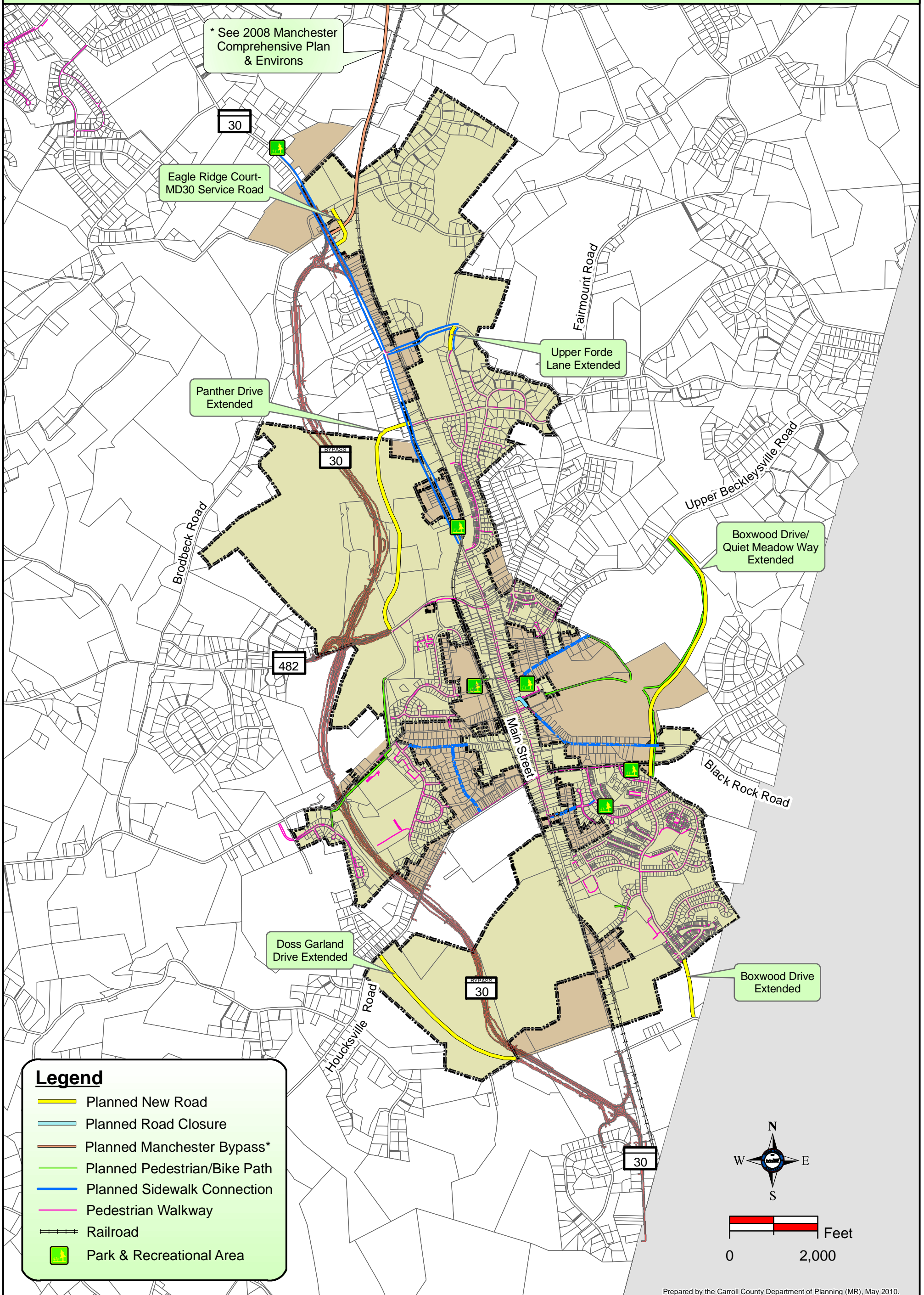




# Hampstead Community Comprehensive Plan



# Map 7 Hampstead Community Comprehensive Plan Transportation & Local Circulation within the Study Area



# Chapter 8

## Community Facilities





## Chapter 8: Community Facilities

### Goals

- ❖ To allow new development only when all community facilities are available or can be expanded to serve that development.
- ❖ To ensure that new and existing users of community facilities pay their fair share for expansion and impacts.
- ❖ To enhance the feeling of public and personal safety.
- ❖ To ensure higher Planned Unit Developments have sidewalks on both sides of the street and street lights.
- ❖ To ensure that the Town and County’s parks are used efficiently and effectively by promoting the cooperation of different user groups including the North Carroll Recreation Council, the Hampstead Lion’s Baseball and Softball Association, the Hampstead Ravens and other user organizations.
- ❖ To support County-operated community facilities such as the North Carroll Senior and Community Center and the North Carroll Library.
- ❖ To support the Hampstead Volunteer Fire Department and the North Carroll Police Auxiliary.

### Current Conditions

Please refer to the map entitled “Existing Community Facilities” for the locations of the community’s schools, the library and senior center, parks, and police and fire stations.

#### *1 Public Schools*

Currently, five schools serve the Hampstead area: North Carroll High School, North Carroll Middle School, Shiloh Middle School, Hampstead Elementary, and Spring Garden Elementary. Shiloh Middle School opened in August of 2000. North Carroll

School	2008 Enrollment	State Rated Capacity	Percent
Hampstead Elem.	383	588	65.1
Manchester Elem.	587	727	80.7
Spring Garden Elem.	550	593	92.7
North Carroll Middle	623	913	68.2
Shiloh Middle	733	934	78.5
Manchester Valley High	N/A	N/A	--
North Carroll High	844	1,359	62.1

Middle School is planned for renovations and improvements in 2003, with occupancy in 2005. Both middle schools will continue to serve the Hampstead area. Projections for the middle school enrollments indicate the area will be sufficiently served in the future. Enrollments at the high school level are projected to continue to climb. In 2003, Winter’s Mill High School opened in Westminster and helped to alleviate the overcrowding that existed in both the Westminster and Hampstead areas. Additionally, two new schools have been constructed in the Manchester area.





# Hampstead Community Comprehensive Plan



Ebb Valley Elementary School opened in August 2008. The building is 73,103 square feet and was designed with a capacity of 591 students in grades Kindergarten through 5, and Pre-Kindergarten. Manchester Valley High School is located on Maple Grove Road in Manchester. The building opened in the fall of 2009 with grades 9, 10, and 11. The building is a 217,500 square foot facility with a capacity for 1,294 students. Both schools will relieve overcrowding in Hampstead area schools.

## 2 *Library*

The North Carroll Library serves Hampstead, Manchester, and the surrounding areas. The library provides a full range of books and other materials offering popular and in-depth reading and media for people of all ages. The Book Babies Corner is an area set aside for the youngest children's first encounter with books. A special section of materials appeals to teens. Many programs, including children's story times and a summer reading club for children from preschool to middle school age are offered. The North Carroll Library offers access and instruction on how to use the internet and other computerized databases for research.

There are no projected improvements to the North Carroll Library system as it is adequately serving the community at this time. The eventual need for more space and services will increase with the population.

## 3 *Solid Waste*

The Town of Hampstead has curbside pick-up of trash and recycling for the residents of the Town. The residents outside of town utilize private refuse pick-up. The Town contracts with Ecology Services for waste removal and recycling. The waste is hauled to an out-of-county landfill. The recyclables and yard trimmings are delivered to the county facilities. Recycling items are sorted and transferred from the landfill. There are two operating landfills in Carroll County. The Northern Landfill on MD 140 east of Westminster is 220 acres, 65 acres of which are planned as sanitary landfill. The remaining capacity of the landfill is over 2.5 million cubic yards. Projections for 2000 to 2010 indicate 25,000-30,000 cubic yards per year of waste will be landfilled at the Northern Landfill. This projection assumes the County will continue to transfer most of the waste to the York Regional Incinerator. The second operating landfill in Carroll County is Hoods Mill in Woodbine.

The *Solid Waste Management Plan*, adopted February 22, 2007, addresses specific recommendations regarding the future needs for solid waste within Carroll County. Please refer to this plan for specific recommendations related to solid waste.

## 4 *Senior Center*

The North Carroll Senior Center, which opened July 14, 2006, is operated by the Bureau of Aging, Carroll County Department of Citizen Services. The center is 24,500 square feet and is located on Hanover Pike. The center provides meals, activities, and services for the area's seniors. The number of regular participants is 1,166, although not all attend every meal or activity. The dining room can hold 198 participants who are eating and 500 participants who are





# Hampstead Community Comprehensive Plan



meeting. The number of meals served from October 1, 2007 to October 1, 2008 was 3,940. To accommodate all of the participants, there are large meeting rooms throughout the facility. There is an activity room which holds 357 people and a crafts room which holds 131 people. The facility has 135 parking spaces with 11 additional handicapped ones. Also, the facility is located within a shopping center which could potentially provide overflow parking. Funding for the center and the various programs is made possible through State and Federal grants and County funding.

## 5 *Parks and Recreation*

There are a number of parks and recreational opportunities spread throughout the Hampstead area. The Town of Hampstead has several small parks located in town. These park facilities include a tot lot, picnic tables, basketball courts, multipurpose fields, trails, ball fields, a 50-seat outdoor theater, tennis courts, pavilions, and gazebo. Several of the Town's parks are owned by homeowners' associations, which include many of the aforementioned amenities and offer walking paths as well. The Town has a modest skate park at Chief Sites Park.

There is one existing county park, North Carroll Community Pond, located outside the north end of town that includes a tot lot, picnic tables, and a pond for fishing or ice skating. Hampstead Municipal Park is the most recent addition to the Town of Hampstead's parks. It has a 90-foot baseball diamond, a 60-foot softball diamond, a multipurpose field, volleyball court, pavilion, and a picnic area. Hampstead Municipal Park also has a walking trail.

This park coincides nicely with the other amenities that are offered by the other parks around Hampstead. The County recently purchased 105 acres of land to create a new community park. Leister Park, as it will be known, will provide recreational opportunities for Hampstead and Manchester. Currently, preliminary plans have been submitted for the new park, which will have two multipurpose fields and a two mile walking trail. It will be the future site of a regional recreational center that will have basketball and volleyball courts

The five public schools located within the area -- Hampstead Elementary, Spring Garden Elementary, North Carroll Middle, Shiloh Middle School, and North Carroll High School -- also provide recreation facilities for the community. The elementary schools provide multipurpose fields, ball fields, and tot lots. The middle schools have ball fields, multipurpose fields, a lighted ball field, and basketball courts. The high school has a track, lighted stadium, tennis courts, basketball courts, ball fields, multipurpose fields, and a tot lot. Each school also has a gymnasium for indoor sports and recreation.

Several private recreational facilities are available as well near Hampstead. Four Seasons Sports Complex offers health and fitness programs, outdoor pool, indoor soccer and softball, batting cages, miniature golf, racquetball, and volleyball. Cascade Lake offers a recreational lake with boating, swimming, picnic areas, and trails. Cascade Lake is planning an expansion with some soccer and ball fields. Both facilities offer summer camp programs. These facilities are located west of the Town of Hampstead near Snyderburg.

The Town of Hampstead is also proximate to Prettyboy Reservoir and Gunpowder State





# Hampstead Community Comprehensive Plan

Park in Baltimore County. The lake and surrounding area, which is part of the Baltimore Water Supply, provide opportunities for lake and stream fishing, small-vessel boating, horse and walking trails, as well as other state park recreation and nature programs.

Park and Recreation Facilities for the Hampstead Area		
Name/Location	Park or Recreation Amenities	Park Provider
North Carroll Community Pond	Fishing/skating pond, picnic area	Carroll County
Cape Horn Park	Multipurpose fields, ball fields, picnic area, playground, pavilions, trails	Carroll County
North Carroll Middle School	Gymnasium, ball fields, multipurpose fields, lighted baseball field, outdoor basketball courts, tennis courts	Carroll County Public Schools
North Carroll Farms	Park 1: tot lot, trail Future park 2: tot lot, multipurpose field	Homeowners Association
Melvin Miller Memorial Park	Tennis courts, basketball court, tot lot, picnic area	Town of Hampstead
North Carroll High School	Gymnasiums, lighted stadium, track, ball fields, multipurpose fields, tennis courts, basketball courts, tot lot	Carroll County Public Schools
Hampstead Elementary School	Ball fields, multipurpose fields, gymnasium, playground, tot lot	Carroll County Public Schools
Shiloh Middle School	Gymnasium, ball fields, multipurpose fields	Carroll County Public Schools
Oden Kemp Park	Basketball court, tot lot	Town of Hampstead
Chief Sites Memorial Park	Picnic area, tot lots, multipurpose field, trail, skateboarding ramps	Town of Hampstead
Kimberly Village Park	Tot lot, multipurpose field	Homeowners Association
Hampstead War Memorial Park	Open area, outdoor theater	Town of Hampstead
Spring Garden Elementary	Gymnasium, playground, tot lot, multipurpose fields, ball fields	Carroll County Public Schools
Roberts Field	Multipurpose fields, basketball court, tennis court, fishing pond, trails, tot lots, pavilion	Homeowners Association
Hampstead Lions Club Park	Multipurpose fields, ball fields, picnic area, playground, pavilions, horse shoe pits	Hampstead Lions Club
Hampstead Municipal Park	Baseball diamonds, multipurpose field, pavilion, picnic area, volleyball courts	Town of Hampstead
Leister Park (In planning stages)	2 multipurpose fields, walking trail, volleyball courts, basketball courts, future site for recreational center	Carroll County



# Hampstead Community Comprehensive Plan



## 6 *Public Safety: Police Services*

Police service to the Hampstead community is provided by the Hampstead Town Police, Maryland State Police, and the Carroll County Sheriff's Department. Between them, coverage is 24 hours per day, 7 days per week. As of the end of 2008, the Hampstead Town Police Department had 9 sworn officers, comprised of a Chief, a Captain, a Sergeant, and 6 officers. The Carroll County Sheriff's Department had 45 sworn officers assigned to patrol and 4 sworn officers assigned to the court system. In 2008, the Westminster State Police Barrack had 83 sworn officers.

In 2000, the facilities for the Hampstead Police Department were moved from the location adjacent to the Town office on Carroll Street to a new facility at the intersection of Shiloh Avenue and Main Street. A new Maryland State Police, Westminster Barracks, was completed and occupied in 1999. Additional site work and facilities are currently under construction. The Carroll County Sheriff's Department recently completed an expansion project at their facility in Westminster.

Total calls for response by the Maryland State Police were as follows: 58,279 in 2006; 53,086 in 2007; and 49,814 in 2008. These figures are a total of all calls for which the State Police respond including the following: domestic offenses, complaints, situations, and inquiries; traffic violations, accidents, details, control, assistance, and investigations; homicides; bomb threats; burglar alarms; animal complaints; fires; general law violations; court appearances; follow-up responses; and other miscellaneous crimes and situations.

## 7 *Public Safety: Fire and Emergency Medical Services (EMS)*

The Hampstead area is primarily served by the Hampstead Volunteer Fire Engine & Hose Company No.1, Inc. The Hampstead Company currently has paid staff to cover the hours of 7:00 a.m. to 5:00 p.m. on weekdays. There is one paramedic and one EMT on call 24 hours a day, 7 days a week. This staff is used to supplement the volunteer staff by providing primary coverage during those hours. Other hours are staffed entirely by volunteer paramedics, EMT's, and firefighters.

In Fiscal Year 2007-2008, the County funded 90 percent of the Fire Company's operating budget through the Carroll County Volunteer Emergency Service's Association (VESA). Other funds were obtained by company-sponsored fundraising efforts. The volume of responses during 2008 was 695 for fire and 11 for EMS.

Part of the Hampstead area is also served by the Manchester Hook and Ladder Company No. 1, Inc. The Manchester Fire Company primarily serves as a secondary or back-up response company to the Hampstead area. The Manchester station has a Heavy Rescue Squad which responds regularly to the Hampstead area. Manchester has two paid EMT positions 24 hours per day, 7 days per week, to help with 24-hour EMT coverage in the Manchester and Hampstead areas. The company is otherwise staffed by volunteers.

The Hampstead Fire Company is also supported by other volunteer companies in the





# Hampstead Community Comprehensive Plan



area, including Lineboro, Reese, Westminster, and Arcadia, which respond into the Hampstead area with engines and other specialized equipment. The Hampstead Fire Company routinely responds into Baltimore County to provide mutual aid to companies there. The “first due” areas of these surrounding companies overlap into this study area. The Hampstead “first due” fire district served a population of 12,770 as of the end of 2008 with approximately 4,560 households.

The *Emergency Services Master Plan* (the latest edition was completed in 2009) addresses specific recommendations regarding improvements to the service and equipment of the fire companies within Carroll County. Please refer to this plan for fire and EMS recommendations related to these services.

## 8 Public Water Facilities

The Town of Hampstead owns and operates the municipal water supply system which limits service to the corporate boundary. Approximately 96 dwelling units in the County receive public water service because they were connected to the system before this policy was adopted by the Town in 1962. The current planned service area is situated in the northeast section of the County along MD 30 and covers approximately 2,479 acres (see map entitled “Existing Water Service Area”).

The system was built by the Town beginning in 1936, has 17 wells in inventory, though the ownership of two wells (20 and 21) is unresolved.

All sources pump directly into the system following chlorination and pH adjustment using soda ash. The operation and production of the pumps in the wells are controlled and monitored by a mechanical system and time clocks. The Town has installed a computerized control (SCADA) system in four pump houses and in the Panther Drive and North Hampstead water storage tanks.

A 100,000-gallon storage tank was constructed on the central-eastern side of the Town as part of the original water system built in the 1930’s. The Hillcrest Street tank remains in service today. In 1975, the Town built a 500,000-gallon storage tank near North Carroll High School. The Panther Drive water tank was repainted in the spring of 2005. In 2001, the Town built a 400,000-gallon storage tank near the North Carroll Shopping Center. The three tanks provide water storage of about one million gallons, about double the current daily demand. This is substantially more than the industry standard of one-day’s worth of consumption in storage.

The Water Resources Administration has issued an allocation of 580,000 gallons per day (gpd) for annual average daily usage. These permits expire in 2015.

The following data represent average water flows in gallons per day from 2001 to 2008:





# Hampstead Community Comprehensive Plan



Town of Hampstead Average Water Usage		
Year	Gallons Per Day	Percent of Allocated Daily Usage (491,000 gpd)
2001	402,667	77.2
2002	394,167	75.6
2003	415,417	79.7
2004	423,667	81.3
2005	443,833	85.1
2006	427,333	82.0
2007	459,667	88.2
2008	421,000	80.7

Source: Town of Hampstead

In 2002 and from 2008 to 2009 water demand was lower than normal due to water restrictions imposed by the Town Council because of drought and operating conditions.

Of the Town’s inventory of 17 wells, 12 are in production. Wells 20 and 21 are out of production due to elevated nitrate levels and unresolved issues regarding ownership of the wells. A well in North Carroll Farms (Stansbury) and a well in Oakmont Green (Triple Green Court) are scheduled to be put into production with the construction of the Super Pump House (SPH) in North Carroll Farms. Well 32 is out of service due to elevated manganese levels. The Town has approved a contract for installation of manganese filtration equipment in Pump House 16 after the lack of success of manganese sequestering.

MTBE contamination was discovered in private wells in the Hillcrest area, very near the town limits and in the planned service area. The Town offered to annex these properties and serve them with public water. However, the annexation was not supported by a majority of the residents of the entire neighborhood since many wells were not directly affected. A small portion of the neighborhood on Summit and Taylor Streets did annex into the Town. The Town agreed to forward fund construction of the water mains in the area. Annexed homeowners will repay construction costs through increased water fees.

## 9 Public Sewer Facilities

Carroll County owns and operates the public sewerage system that serves both the Town of Hampstead and adjoining areas in the County. The current planned service area comprises approximately 1,470 acres, which are located in the northeast section of the County along MD 30 (see map entitled “Existing Sewer Service Area”).

The existing system, constructed in 1970, consists of a collection system, four pumping stations, and a sewage treatment plant. The treatment plant is located outside the Town of Hampstead, on the southeast side of Town near the boundary with Baltimore County. The treatment plant is accessed via a service road off of North Woods Trail.





# Hampstead Community Comprehensive Plan



The Hampstead Wastewater Treatment Plant provides advanced secondary treatment of domestic wastes using an activated sludge treatment process. Activated sludge plants use a variety of mechanisms and processes to use dissolved oxygen to promote the growth of biological flocculants that substantially removes organic material. It also traps particulate material and can, under ideal conditions, convert ammonia to nitrite and nitrate ultimately to nitrogen gas. The plant has a permitted capacity of 0.900 mgd.

Since the early 1990's, the plant has been the subject of litigation focused on the effect that the temperature of the plant's effluent may have on the receiving stream (Piney Run). As the plant was not previously subject to any temperature limitation, no compliance violations were found during this period. However, as a result of the litigation and resultant regulatory processes, the Maryland Department of the Environment (MDE) placed a temperature limitation on the plant's effluent of 20° C as well as thermal monitoring requirements. Carroll County moved for a stay of the permit modification until a decision was reached by the Court of Special Appeals regarding the merits of its appeal. The stay request was granted by the Court, but expired on November 20, 2005. As a result, the Permit became effective on that date.

When the temperature rises during the summer months, past monitoring data has shown that the temperature of the plant's effluent may exceed the Permit limitation of the higher of 20° C or upstream ambient temperature. As a technical response to compliance, Carroll County has designed, but has not installed, chiller equipment. The County has been issued a permit by MDE to construct the chiller system, but has not taken any other measures to reduce the temperature of its sanitary wastewater to a level necessary to satisfy the Permit temperature limit. Desiring to pursue an alternative that was both less costly and less energy consumptive, as well as potentially less environmentally invasive, Carroll County decided to perform an assessment of the condition of Piney Run to determine if an Alternate Thermal Limit would be environmentally appropriate.

Carroll County submitted an application for an alternate effluent limit in connection with its application for a renewal discharge permit, and on July 9, 2004, submitted a Study Plan for Alternate Effluent Limitation (AEL) for review by MDE. On December 21, 2005, Carroll County submitted its Final Report in connection with its Study Plan to the MDE. MDE requested additional information resulting in Carroll County submitting a supplemental report to MDE on May 7, 2006.

Based on the analysis and documentation submitted to MDE requesting the Alternate Thermal Effluent Limit, Carroll County believes that it has demonstrated that the temperature of the wastewater discharged thus far has not disrupted the need for protection and propagation of a balanced, indigenous community of shellfish, fish, and wildlife in and on the Piney Run. MDE is currently reviewing Carroll County's request for an alternate effluent limit, thus it remains pending.

Currently, the plant is being operated under a Consent Judgment Agreement that places any violations in abeyance until the resolution of the AEL process. In conjunction with that agreement, Carroll County is implementing several projects designed to assess other impacts to the stream and any corrections that may be warranted, including:





# Hampstead Community Comprehensive Plan



1. A thermal study of stormwater discharges upstream of the treatment plant discharge location. This study is intended to identify potential retrofit opportunities;
2. The improvement of the streamside buffer along Piney Run on County property; and,
3. The investigation of potential improvements to buffers downstream of the plant, including the establishment of new buffers.

In each case the intent is to make measurable improvements to the stream's ecology over time that will be long lasting.

A *Hampstead Wastewater Treatment Plant Upgrades Evaluation Report* was completed in 2003 by Whitman, Requardt and Associates. The report identified process upgrades needed at the plant including:

- ▶ Rehabilitate Oxidation Ditch No. 1 / Place Oxidation Ditch No. 2 online;
- ▶ Polyaluminum chloride facility replacement;
- ▶ Dewatering facility improvements;
- ▶ Sludge tank upgrades;
- ▶ Control room renovations;
- ▶ Influent pumping station control upgrades;
- ▶ UV system rehabilitation;
- ▶ Generator replacement.

All of the above items are included in Carroll County's Community Investment Plan (CIP).

## 10 U.S. Postal Service Office

While the post office is not typically covered in the community comprehensive plan and the adequacy of this facility is beyond the control of local government, it is important to note that the U.S. Postal Service currently has its facility located in the downtown area at the intersection of Houck Avenue and West Street North, one block off of Main Street. The U.S. Postal Service has determined that it has outgrown this facility and has a need for a larger facility to accommodate current and future postal needs. They purchased a site on the southwest corner of the intersection of Lower Beckleysville Road and Black Rock Road. The site was annexed into the Town in 2002. As of January of 2009, no development plans for the site had been officially submitted for review.

## Analysis of Community Needs

The ability of a jurisdiction to supply adequate public facilities concurrent with reasonable, planned demand and concurrent with the financial ability to make improvements is of paramount importance and relates directly to managing growth. Article 66B gives express authority for the Town to request certification that public facilities are adequate when a proposed development plan is submitted. It also states that the Planning Commission may condition approval of a development plan on the basis of adequacy.





# Hampstead Community Comprehensive Plan



The Town of Hampstead’s adequate public facilities regulations provide for review of the facilities for adequacy during preliminary plan stages of residential development and during the site plan process of commercial development. The Hampstead Planning and Zoning Commission is required to deny an application if any public facility is certified inadequate, unless an exception is granted by the Town Council.

Since the adoption of the 2003/4 Community Comprehensive Plan, the pace of growth and development in Hampstead has been slow. No residential subdivisions have been approved. Aside from some modest infill growth, most new developments have been commercial.

### 1 Public Schools

The current capacity of the schools in the Hampstead area is identified in the *School Facilities Master Plan*.

Two new school facilities, Manchester Valley High School and Ebb Valley Elementary School were built to alleviate the overcrowding of Hampstead area schools.

School	State Rated Capacity	Actual 2008 Full-Time Enrollment	Portable Classrooms
Hampstead Elem.	588	383	4
Manchester Elem.	727	587	4
Spring Garden Elem.	593	550	2
North Carroll Middle	913	623	0
Shiloh Middle	934	733	0
Manchester Valley High	N/A	N/A	--
North Carroll High	1,359	844	16

Manchester Valley High School opened in the fall of 2009. This school is intended to specifically alleviate overcrowding at North Carroll High School. In February 2009, North Carroll High School had 16 portable classrooms. The majority of these portable classrooms are scheduled to leave the school property during the summer of 2009. Ebb Valley Elementary School opened in the fall of 2008. The school has brought children together from both the Hampstead and Manchester areas.

The *School Facilities Master Plan* contains student and enrollment projections and identifies when new schools are needed and where. Please refer to this document for more information on planned schools.

### 2 Libraries

The North Carroll Library serves approximately 25,059 people in the Manchester and Hampstead areas. Population growth in the area is projected to increase to 28,613 by the year 2010. The North Carroll Library opened as a new facility in 1990 and shared the building with the new North Carroll Senior Center. The Senior Center moved to its current location in 2006, which opened up additional space for the library.

### 3 Solid Waste

Solid waste removal within the Town limits is provided by a contractor. Outside the Town limits, residents and businesses make private arrangements for the disposal of solid waste.





# Hampstead Community Comprehensive Plan



Until 2009, the Town's solid waste was hauled to a transfer station in Baltimore County. Due to contractual changes, a new tipping location must be determined.

## 4 *Senior Centers*

The North Carroll Senior Center serves approximately 1,166 people (age 60+) in the Manchester and Hampstead areas. Senior population growth in the area is projected to increase to 5,047 by the year 2010. The North Carroll Senior Center relocated to Hanover Pike. The new facility opened in 2006 in an existing shopping center (in the former Ames Store) and is significantly larger than the older facility that was located under the area's library.

## 5 *Parks and Recreation*

The community seems to have a fair number of tot lot facilities scattered throughout the Town. Many of these are provided by homeowners' associations. The new Hampstead Municipal Park and planned Leister Park will fill a need for community recreation fields. Leister Park especially will also meet the Town's needs for more passive recreation opportunities.

## 6 *Public Safety: Police Service*

Carroll County is served by 128 policemen from the State Police and County Sheriff's office. The Town of Hampstead is served by the municipal police department which consists of 9 sworn police officers. The Maryland State Police Department and the Carroll County Sheriff's Office provide supplementary coverage within the Town boundaries. Beyond Hampstead's municipal limits, the Carroll County Sheriff's Office and the Maryland State Police Department share patrol and response duties. They are supplemented by the Hampstead Police Department when assistance is requested.

Domestic violence, juvenile complaints (often associated with the four public schools located within the Town of Hampstead), traffic complaints, and motor vehicle accidents encompass the majority of calls for service within the municipal borders.

## 7 *Public Safety: Fire and EMS*

The growing strain on fire, EMT, and ambulance services will continue as the volunteer fire company struggles to staff emergency equipment for an increasing number of emergency calls. The growth in overall population in general and senior-age population in particular will place a more immediate demand to address this facility need. This problem is exacerbated by an increased difficulty to find volunteers to staff the needs of the company. The need for additional volunteers and paid medical and fire positions for the Hampstead area will continue to grow with the community's size.

## 8 *Public Water Service*

See Municipal Growth Element chapter for a complete analysis of Public Water Service capacity and demand.







# Hampstead Community Comprehensive Plan



## 9 Public Sewer Service

See Municipal Growth Element chapter for a complete analysis of Public Sewer Service capacity and demand. Extending sewer service to the entire GAB would exceed the current capacity of the Hampstead wastewater treatment plant by nearly 253,000 gpd.

### Recommended Actions

- ◆ *Revise the Water and Sewer Master Plan to reflect new service areas and demand figures contained in this plan*

The limits of the planned service areas for both municipal water and public sewer will be modified during the next triennial update to coincide with the recommendations of this plan and make them consistent. The proposed service area designations for both public water and public sewer service, shown as Existing & Final Planning, Priority Planning, and Future Planning, are shown on the maps entitled, “Water Service Areas” and “Sewer Service Areas”. Designation on these maps within the Priority or Future Planning Service Area does not indicate an intention by the Town to provide service. Rather, it indicates a willingness to provide service if capacity is or can be made available and if the property is already within the corporate boundaries or will be annexed.

- ◆ *Create agreement between Town and County that new areas of development will not be served with public sewer service unless annexed into the Town*

There is a clear benefit to coordinating the extension water and sewer service. The high quality commercial and industrial developments sought by the Town and County generally require both public water and sewer. Interjurisdictional cooperation helps ensure the limited public infrastructure is fully utilized in an efficient manner.

One challenge to annexation is the state law requirement that annexations be contiguous to an existing municipal boundary. The Town and County should jointly develop an approach where property owners provided sewer service sign an “Agreement to Annex” ensuring that annexation will occur when possible.

The overall goal is to ensure water and sewer service is provided to projects of mutual interest and that the boundaries of the Town are eventually “normalized.” A more intuitive municipal boundary will lower costs and reduce resident confusion. This approach to joint planning is consistent with the philosophy embodied in the Community Comprehensive Plan and ensures orderly development within the bounds of limited infrastructure.

- ◆ *Encourage cooperation between the Town and County on evaluation of adequacy of public facilities and commitment to providing facilities*

The Planning and Zoning Commission has the authority to disapprove development if





# Hampstead Community Comprehensive Plan



public facilities are not available to serve that development. However, some facilities are provided by the County, and some are provided by the Town. For example, the Town can approve residential subdivisions while the County is responsible for constructing schools. Conversely, the County can approve projects at the periphery of Hampstead which burden locals infrastructure such as roads.

The existing Town-County Agreement creates a basis for information sharing on development projects. The natural next step is a partnership to ensure that development in one jurisdiction does not create an inadequacy in the other.

- ◆ *Continue to acquire and protect land for the planned Union Mills Reservoir as a future community water supply source for the Towns of Hampstead and Manchester and the City of Westminster*

The Union Mills Reservoir has been a planned reservoir site for the County for nearly 30 years. As State regulations and policies are tightened and water sources become more and more difficult to find and secure, it is important to continue to work toward ultimate development of this planned reservoir site as a future water supply for these communities. Recent drought conditions have exacerbated this need and reinforced the importance of continuing to plan for this reservoir.

The land necessary for the Union Mills Reservoir is far beyond the boundaries of the Town of Hampstead. As such, the Town cannot actively acquire or protect the land necessary. The Town does recognize the importance of the Union Mills Reservoir project to the area and has begun considering the implementation of a surface water source into water system planning.

## Anticipated CIP Projects

Anticipated CIP Projects Related to Community Facilities Hampstead Community Comprehensive Plan - 2009			
Project	Description	Cost Estimate	Funding
◆ Super Pump House	New treatment facility to connect remaining wells in inventory	\$1,800,000	Bond issuance
◆ Renovate Melvin Miller Tennis Courts	Replace fencing, resurface courts	\$125,000	POS Grants
◆ Oakmont Green Water Pumping Station	Construct water treatment facility for well at Oakmont Green, if acquired	\$500,000	Bond issuance
◆ Leister Community Park	Grading, seeding, landscaping, SWM, & construction of 2 or more ball fields, restroom, play equipment, picnic pavilions, trail system, backstop, & parking	\$1,874,534	Carroll County MD Program Open Space
◆ Salt shack	Construction of a road salt storage facility at Larry Hentz PW facility	\$150,000	General revenues
◆ Tot lot at Oden Kemp	Replace existing tot lot equipment	\$50,000	General revenues
◆ Main Street Streetscape & Revitalization	Town share of streetscape	\$2,500,000	Bond issuance

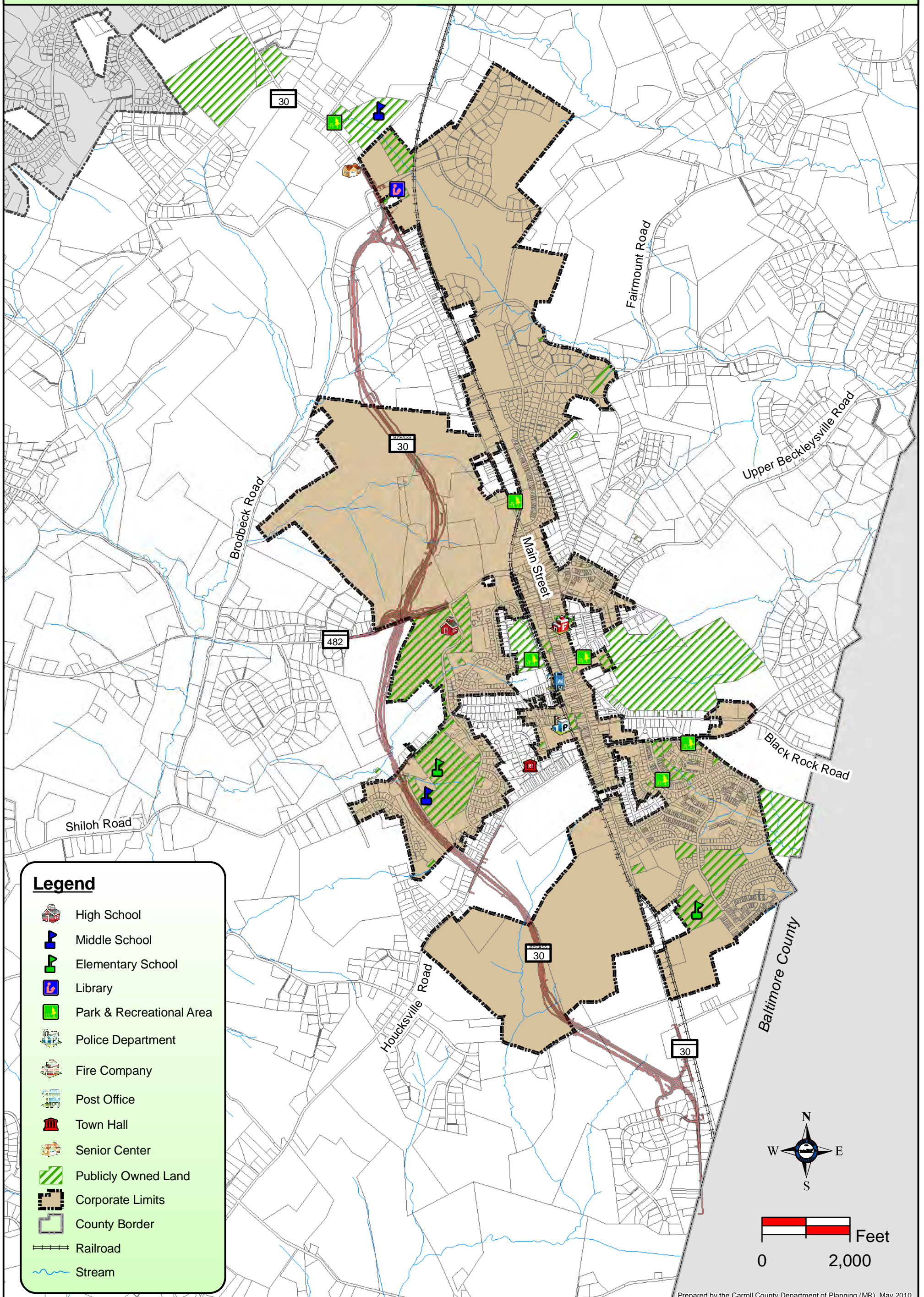




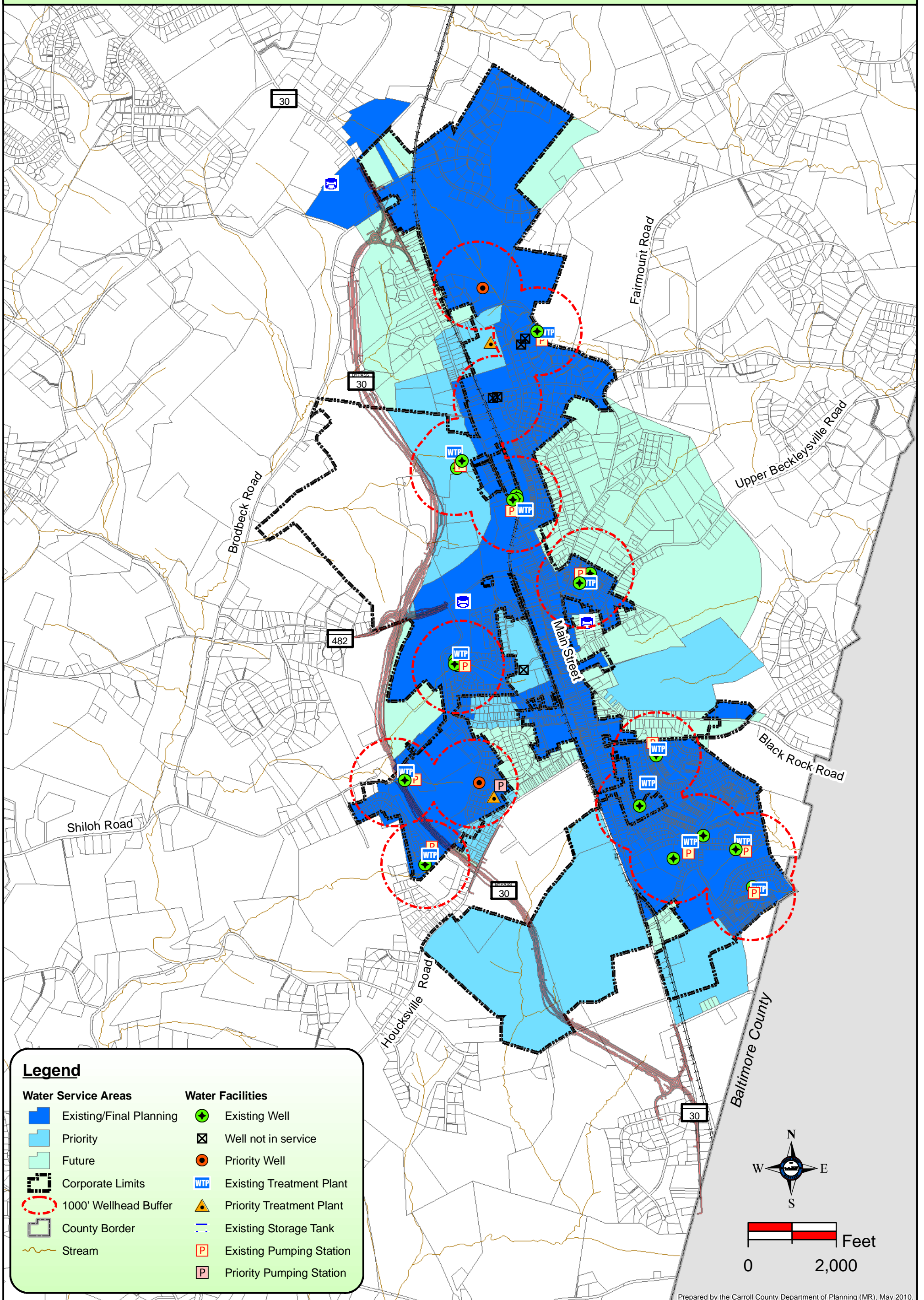
# Hampstead Community Comprehensive Plan



# Map 8 Hampstead Community Comprehensive Plan Existing Community Facilities



# Map 9-A Hampstead Community Comprehensive Plan Existing Water Service Area



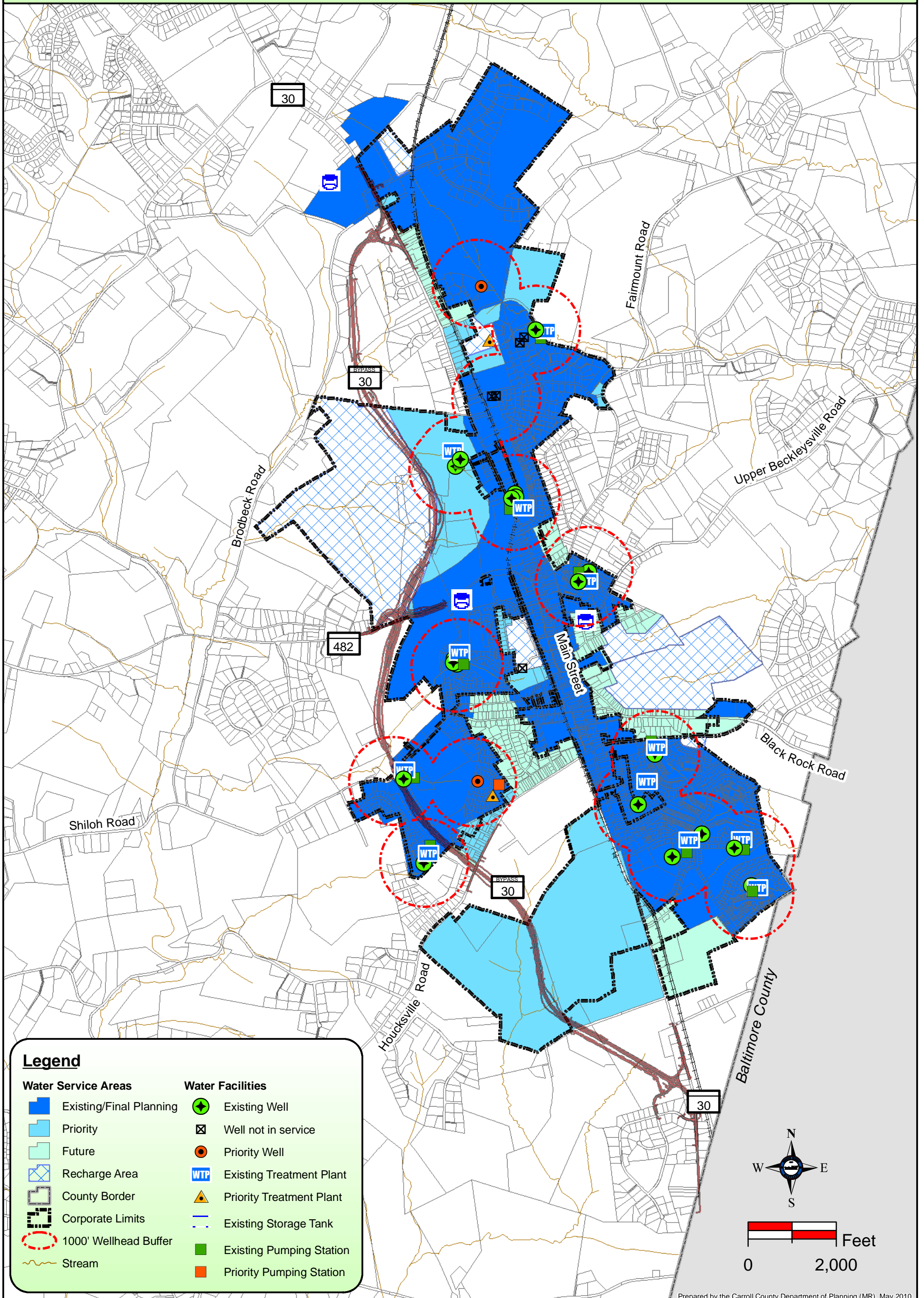
**Legend**

<b>Water Service Areas</b>	<b>Water Facilities</b>
<span style="color: blue;">■</span> Existing/Final Planning	<span style="color: green;">⊕</span> Existing Well
<span style="color: lightblue;">■</span> Priority	<span style="border: 1px solid black; padding: 0 2px;">X</span> Well not in service
<span style="color: cyan;">■</span> Future	<span style="color: orange;">●</span> Priority Well
<span style="border: 2px dashed black; padding: 0 2px;"> </span> Corporate Limits	<span style="border: 1px solid blue; padding: 0 2px;">WTP</span> Existing Treatment Plant
<span style="border: 2px dashed red; padding: 0 2px;"> </span> 1000' Wellhead Buffer	<span style="color: yellow;">▲</span> Priority Treatment Plant
<span style="border: 1px solid gray; padding: 0 2px;"> </span> County Border	<span style="border: 1px solid blue; padding: 0 2px;">T</span> Existing Storage Tank
<span style="color: brown;">~</span> Stream	<span style="border: 1px solid red; padding: 0 2px;">P</span> Existing Pumping Station
	<span style="border: 1px solid purple; padding: 0 2px;">P</span> Priority Pumping Station

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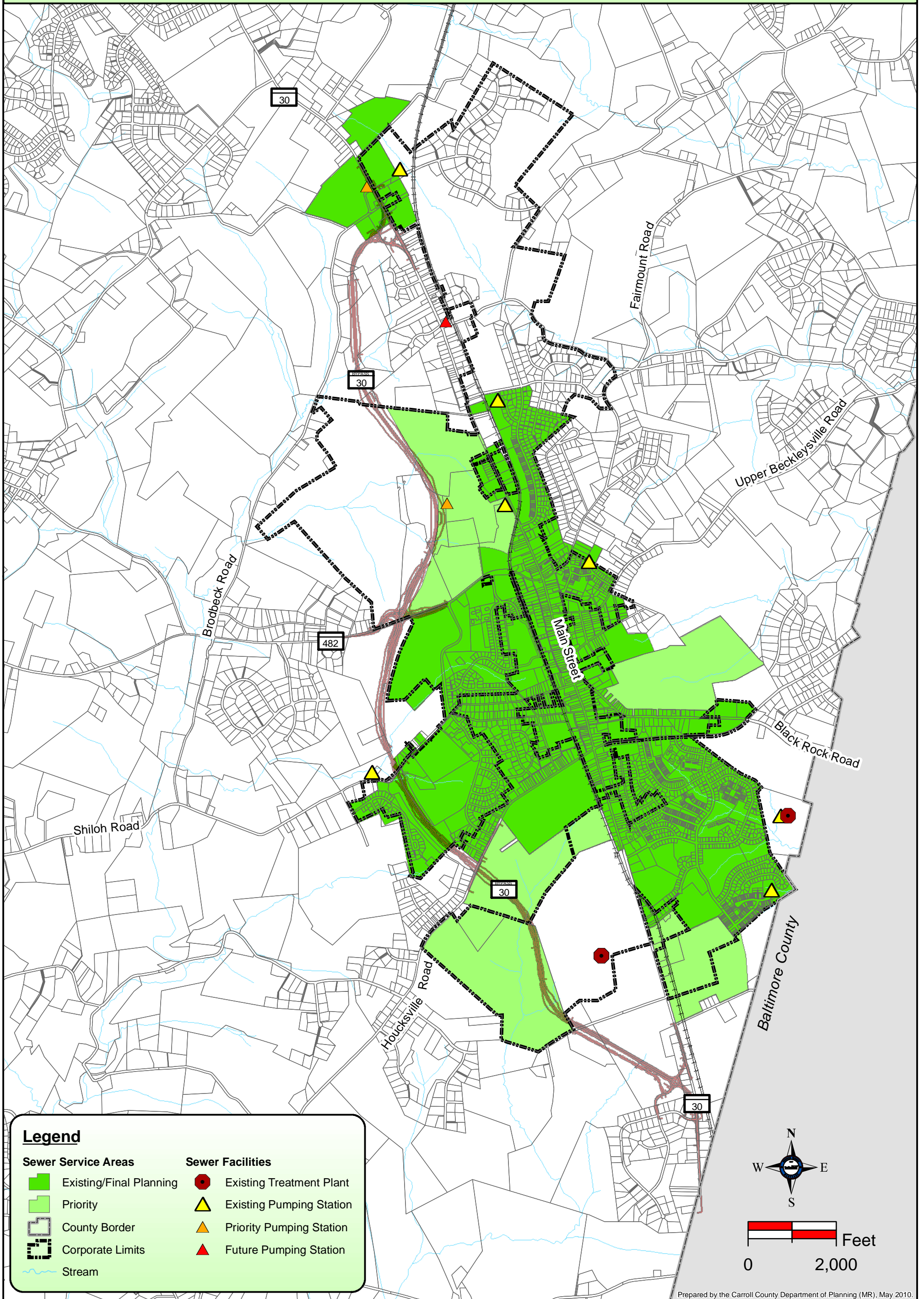
# Map 9-B Hampstead Community Comprehensive Plan Proposed Water Service Area



# Map 10-A

## Hampstead Community Comprehensive Plan

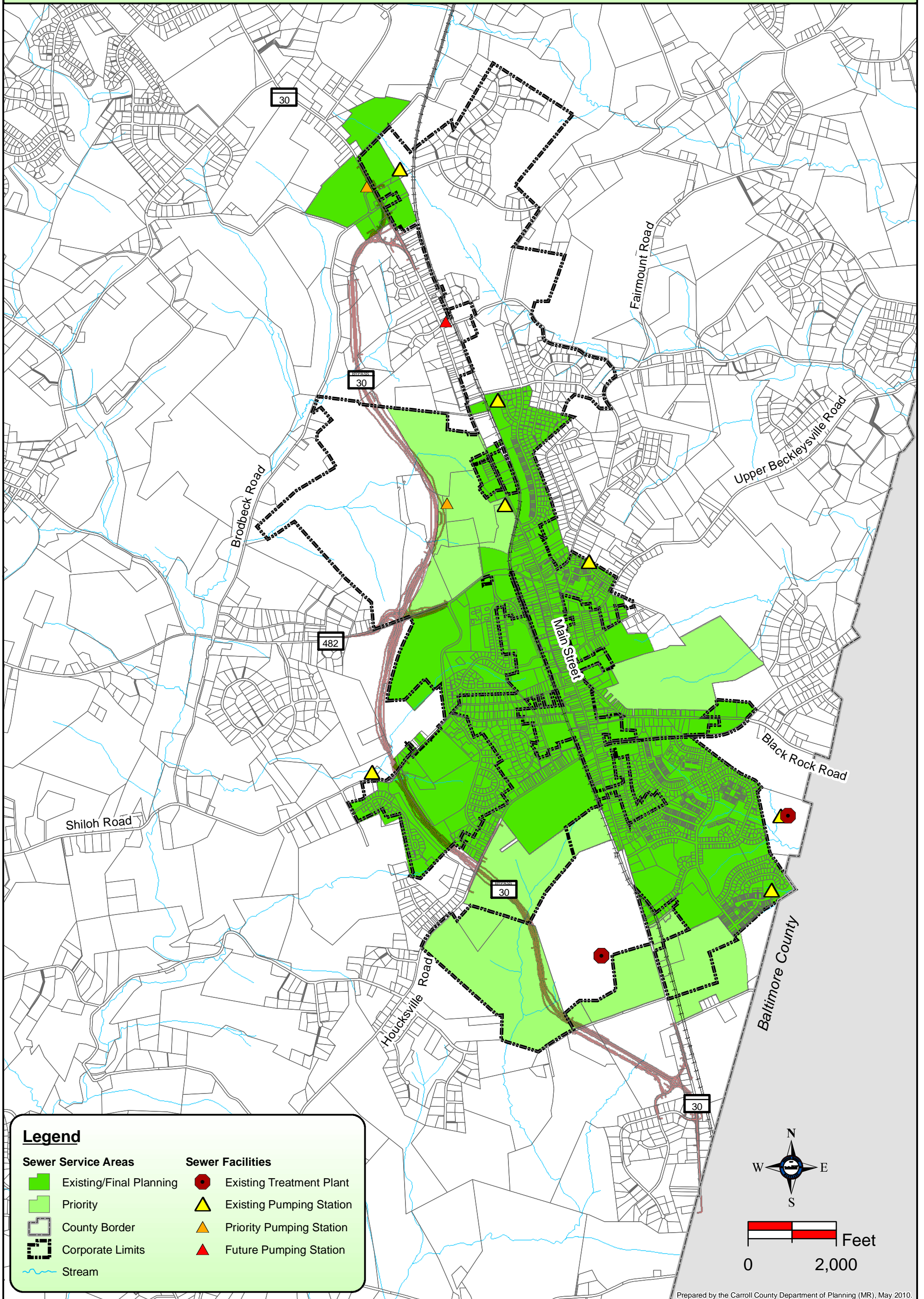
### Existing Sewer Service Area



# Map 10-B

## Hampstead Community Comprehensive Plan

### Proposed Sewer Service Area



**Legend**

<b>Sewer Service Areas</b>	<b>Sewer Facilities</b>
Existing/Final Planning	Existing Treatment Plant
Priority	Existing Pumping Station
County Border	Priority Pumping Station
Corporate Limits	Future Pumping Station
Stream	

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# Chapter 9

## Natural and Agricultural Resources





## Chapter 9: Natural and Agricultural Resources

### Goals

- ❖ To strive for outcomes in environmental protection that provide a benefit to all stakeholders.
- ❖ To support farmland preservation and creation of open space.
- ❖ To protect rare, threatened or endangered species.
- ❖ To protect the aquifer and manage the use of groundwater.
- ❖ To promote water conservation, demand management and water reuse.
- ❖ To support urban reforestation.
- ❖ To promote the planting of native species.

### Current Conditions

#### *1 Environmental Resources*

The environmental resources which are required to be protected under the Planning Act are streams, stream buffers, steep slopes, 100-year floodplains, habitats of threatened and endangered species, wetlands, and agricultural and forested lands intended for resource protection or conservation. The areas are shown on the Environmental Resource Areas map. The Planning Act of 1992 does not specify the extent or degree of protection to be accorded to each environmental resource. Therefore, the definitions developed for each environmental resource identify the level of protection. To adequately provide consistent protection, the best course of action suggests adoption of uniform definitions among the County and the municipalities. Definitions are included for both the sensitive areas required to be protected under the Planning Act as well as the additional environmental resources the jurisdictions are addressing. They are defined as follows:

**STREAM** means part of a watercourse, either naturally or artificially created, that contains intermittent or perennial base flow of groundwater origin. Ditches that convey surface runoff exclusively from storm events are not included in this definition.

**STREAM BUFFERS** are areas which extend a minimum of 100 feet from the top of each stream bank along both sides of a stream unless modified by the Planning Commission.

**STEEP SLOPES** are defined as areas with slopes greater than 25 percent.

**ONE HUNDRED-YEAR FLOODPLAINS** are those areas which, after ultimate development of their watershed based on current zoning, would be inundated by water runoff from the 100-year storm.

**HABITATS OF THREATENED AND ENDANGERED SPECIES** are areas which, due to their physical or





# Hampstead Community Comprehensive Plan



biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species listed in COMAR 08.03.08. This area may include breeding, feeding, resting, migratory, or over-wintering areas. Physical or biological features include, but are not limited to, structure and composition of the vegetation; faunal community; soils; water chemistry and quality; and geologic, hydrologic, and microclimatic factors.

**WETLANDS** (defined under COMAR, Title 08.05.04.01) are generally areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly know as hydrophytic vegetation.

**AGRICULTURAL LAND** is land used for all methods of production and management of livestock, crops, trees and other vegetation, as well as aquiculture. This resource includes the related activities of tillage, fertilization, pest control, and harvesting, as well as the feeding, housing, training and maintaining of animals such as cows, sheep, goats, hogs, horses, and poultry. (Source: <http://www.dnr.state.md.us/met/model.html>)

**FOREST LAND** is a biological community dominated by trees and other woody plants covering a land area of 10,000 square feet or greater. This area must have a tree density of at least 100 trees per acre with at least 50 percent of those trees having a 2-inch or greater diameter at 4.5 feet above the ground. A forest may include duff, leaf litter, understorey, and forest areas that have been cut but not cleared. Forest does not include orchards or Christmas tree plantations. (Source: *Carroll County Maryland Code of Public Local Laws and Ordinances, 115-1 Definitions*)

The County and Municipalities have identified additional environmental resource areas which they feel are worthy of protection under the Environmental Resources Element, as well. These resources include wellhead buffers, carbonate rock areas, reservoir watersheds, Tier II Waters, and Use III waters.

**WELLHEAD BUFFERS** are areas which extend a minimum of 100 feet around any existing or proposed community water supply well or well site, unless modified by the Planning and Zoning Commission, as may be designated on the adopted Water and Sewer Master Plan or identified during the development process.

**CARBONATE ROCK AREAS** are areas which are currently known or suspected to be underlain by carbonate rock. This includes the Wakefield Marble and Silver Run Limestone geologic units, as well as unnamed calcareous zones within schist and phyllite areas.

**RESERVOIR WATERSHEDS** are areas which drain into an existing or proposed water supply reservoir.

**USE III WATERS** (defined under COMAR, Title 26.08.02) are protected for the propagation of natural trout populations. These waters are governed by more stringent dissolved oxygen, chlorine, and temperature standards than other waters.





# Hampstead Community Comprehensive Plan



**TIER II WATERS** (defined under COMAR 26.08.02.04-1) are high quality waters. Where water quality is better than the minimum requirements specified by the water quality standards in the Clean Water Act, these waters are listed by the Maryland Department of Environment as Tier II waters. Based on Maryland's anti-degradation policy, water quality shall be maintained. An anti-degradation review of new or proposed amendments to water and sewer plans (county plans) and discharge permits is required to assure consistency with anti-degradation requirements.

## **A Environmental Resources Descriptions**

The Hampstead study area straddles a ridge in the northeastern portion of Carroll County and contains approximately 3,422 acres, or nearly 5.35 square miles. Steep slopes associated with the undulating topographic characteristic of the Piedmont region are found scattered throughout Hampstead. Elevations of the study area range from approximately 930 feet above sea level, located to the east of the corporate limits just south of Upper Beckleysville Road, to approximately 560 feet, located northwest of the intersection at Emory Road and Emory Church Road along the Broad Run stream basin.

The headwaters for a number of streams originate in Hampstead, due to its elevation. Murphy Run and Little Piney Run flow to the Gunpowder Falls watershed to the east, while a tributary to the East Branch, classified as Use III waters, drains to the North Branch of the Patapsco River watershed to the west and south. Gunpowder Falls contains tributaries which are Use III streams, and the North Branch of Patapsco River contains tributaries which are Use I streams. Use III streams are maintained for the natural propagation of trout, while Use I streams are defined as suitable for water supply for public, agricultural, and industrial uses. A total of 11 miles of streams can be found in the study area, including 7.6 miles of streams found within the town limits. Outside the town limits, 9.2 miles of streams are Use III streams. All 6.5 miles within the town are Use III streams. Wetlands found in the Hampstead area are generally affiliated with the above streams. An estimated 77.5 acres of wetlands exist in the study area; this includes 44.2 acres of wetlands that can be found within the town limits. All streams in the Hampstead Study Area are in a reservoir watershed for a public water supply.

The majority of the study area contains soils comprised of the Glenelg-Chester-Manor soil association. The chief limitations that affect land use on these soils are steep slopes and erosion. There are also some soils from the Glenelg-Manor-Mt. Airy association which lay at the southern end of town. In addition to the previously mentioned limitations, the limitations of this soil group include limited depth to bedrock and rock fragments in the Mt. Airy soils. Both soil groups are considered non-hydric. Generally, the major soils which comprise these soil groups make good sites for building. Excavating is normally not difficult and is not limited by wetness. Some areas of hydric soils exist, mostly located around stream valleys, including Baile silt loam, Glenville silt loam, and Hatboro silt loam.

The Hampstead study area lies within the Piedmont physiographic province and the Piedmont Uplands sub-province. The area is characterized by moderate relief and rounded hills, with relatively gentle slopes. A thick mantle of unconsolidated weathered material, or saprolite, overlays the metamorphosed sedimentary and volcanic rocks. Hampstead's geology can





# Hampstead Community Comprehensive Plan



generally be divided into two halves. The northwestern half is predominantly underlain by rocks of the Gillis Group. The southeastern half is comprised of rocks of the Pretty Boy Schist. About 73.30 acres of land in the study area are underlain with carbonate rock, with an additional 45.45 acres in the town limits.

Very few large contiguous wooded areas can be found in and around the Town of Hampstead. However, large stands of forested areas can be found both northeast and southwest of town within the study area. The wooded areas which do exist are generally associated with either steep slopes and/or stream valleys. Approximately 290 acres of forested land can be found within the town limits of Hampstead, with an additional 148 acres of forested land in the balance of the study area (438 acres total).

## *What is a bog turtle?*

The bog turtle is only about 4 inches in diameter. The top of its shell is between black and dark brown. The bottom shell is covered with yellow to orange blotches. Bog turtles are dependent on sphagnum bogs, swamps, and clear, slow moving streams with muddy bottoms. Bog turtles are semi-aquatic and are only active during part of the year.



The U.S. Fish and Wildlife Service is extending Endangered Species Act protection to conserve the northern population of the bog turtle, which has seriously declined in the northeast United States. According to the Service's Southeast Regional Director Sam Hamilton, "Endangered Species Act protection will provide an opportunity to recover the northern population of the bog turtle and protect the southern population which has been designated as threatened (due to similarity of appearance)."

The Maryland Department of Natural Resources Natural Heritage Program has officially identified the bog turtle as an endangered species in the Hampstead area. It must be noted, however, that this does not preclude the possible existence of other threatened and endangered species in Hampstead and the surrounding area.

## **B Current Environmental Resources Protection Measures**

### CARROLL COUNTY

Carroll County and Hampstead currently provide a great deal of protection to the area's environmental resources. Substantial revisions and additions to existing regulations were not needed to meet the requirements of the 1992 Planning Act, since environmental resources were already being afforded significant protection under existing ordinances. The planning commissions have also been given the ability to require further protection measures where appropriate.

Environmental resources are currently protected during the development process in Carroll County under several different regulations, ordinances, and authorities: Ordinance No. 04-07: Stormwater Management; Ordinance No. 04-04: Floodplain Management; Ordinance No. 04-06: Grading and Sediment Control; Ordinance No. 04-05: Forest Conservation; Design Manual for Roads and Storm Drains; Subdivision Regulations; Conditions for Subdivision





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Approval; Ordinance No. 52B: Carroll County Building Code; the County Zoning Ordinance No. 1E; and Ordinance No. 04-23: County Landscape Manual. There are many provisions in these authorities which specifically provide protection to environmental resources.

### TOWN OF HAMPSTEAD

Within the municipalities of the County, many of the same or similar protection measures are in place for environmental resources. The incorporated towns have adopted many ordinances which are the same or similar to the County's ordinances and regulations, extending several protection measures described for the County to application within the municipalities as well.

As a general legal precept, incorporated municipalities are not bound to County ordinances except by Charter exception. In Hampstead, the Mayor and Town Council have authorized the following chapters of the Carroll County Code to be controlling within the Town limits:

- Chapter 97, Construction Codes.
- Chapter 105, Environmental Management of Storm Sewer Systems.
- Chapter 114, Floodplain Management.
- Chapter 115, Forest Conservation.
- Chapter 121, Grading and Sediment Control.
- Chapter 134, Landscape Enhancement of Development.
- Chapter 141, Livability Standards.
- Chapter 191, Stormwater Management.

Although the Town has not officially adopted the County's version of the *Design Manual for Roads and Storm Drains*, the Town generally follows the County's or the State Highway Administration's manual as a matter of policy.

The Town has adopted its own subdivision regulations (Chapter 119), site plan regulations (Chapter 120), open space regulations (Chapter 121), and zoning ordinance (Chapter 135). The Town of Hampstead's Zoning Ordinance contains traditional zoning districts and some innovative performance zoning districts:

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| H Historic Zoning District      | R-B Residential Business District     |
| R-120,000 Residence District    | B-L Local Business District           |
| R-40,000 Residence District     | B-G General Business District         |
| R-20,000 Residence District     | I-R Restricted Industrial District    |
| R-10,000 Residence District     | G-C Groundwater Conservation District |
| R-7,500 Residence District      | P-C Public Conservation District      |
| R-O Residential Office District | Resource Protection Overlay District  |





## **Clustering**

The Town allows clustering in planned unit developments in the R-10,000 and R-7,500 zoning districts. The Town's planned development regulations include requirements for common open space.

## **Public Conservation**

While indicated on the zoning map, the Public Conservation District was not defined in the Town Code. The Town amended the zoning regulations to recognize public uses of property such as schools, parks and public buildings.

## **Residential Office and Residential Business Districts**

These hybrid Euclidean/performance zoning districts were developed for the Main Street Revitalization Area. The goal of these zoning districts is to allow limited commercial uses while preserving the residential character of structures.

## **Historic**

The Historic District was amended to allow a wider range of commercial uses while preserving the historic character of structures. As the Town develops, historic preservation is of increased importance, particularly in the downtown area.

## **Restricted Industrial**

The Town's light industrial district was updated to reflect the changing nature of light industrial activity such as "flex space." The Town also added extensive design recommendations into the district to ensure high quality industrial development.

## **Groundwater Conservation District**

The Town adopted the highly innovative groundwater conservation district in an attempt to address groundwater issues through zoning regulations. The district is a hybrid commercial-industrial zone designed as a "performance" district rather than a traditional Euclidean "building block" zone.

The performance characteristics of groundwater conservation can be divided into broad categories such as: aquifer protection, environmental sensitivity, limited water consumption, maximum groundwater recharge, site specific design, and water conserving construction. The zoning district also creates a direct linkage between future land use and the groundwater recharge rate as determined by the Maryland Department of the Environment. The intent of the district is to create economically viable development while protecting environment resources in general and groundwater resources in particular.







## Resource Protection Overlay Zone (RPOZ)

The Town has enacted a Resource Protection Overlay Zone to provide an additional layer of protection to a large watershed providing habitat for bog turtles.

## Tree Ordinance

The Town has a tree ordinance which created a Tree Commission and allows street trees to be planted in public street rights-of-way. The Ordinance also specifies preferred species of trees.

### 2 Mineral Resources

Article 66B of the Annotated Code of Maryland calls for the identification of mineral resources within a given study area in order to:

- identify undeveloped land that should remain undeveloped until the land can be used to provide or assist in providing a continuous supply of minerals,
- identify appropriate post-excitation uses for the land that are consistent with the County’s land planning process, and
- incorporate land use policies and recommendations for regulations to balance mineral resource extraction with other land uses and to prevent the preemption of mineral resources extraction by other uses.

When developing the Mineral Resources Element of the Carroll County Master Plan (originally adopted February 27, 1992), mineral resources in the entire county were studied to determine what areas may be viable for future extraction. As a result, a Mineral Resources Overlay Zone was created. Areas currently owned by a mineral extraction company or already in use for that purpose were zoned Mineral Resource Recovery Area (MR). Areas for which the underlying mineral was economically viable for recovery, but not necessarily owned by a quarry company, were zoned Viable Resource Areas (VRA). Both of these zones were meant to prohibit any preemptive development.

The only known mineral resource within the study area is a strand of carbonate rock underlying the Brodbeck Valley from Alesia through Greenmount to Hoffman Mill. This particular area was not determined to be viable for mineral resource recovery. Therefore, it was not included in the implementation of the Mineral Resources Element.

### 3 Agricultural Resources

Although the area surrounding the Town of Hampstead, including some parts of the study area, generally remains primarily agrarian in character, the overall landscape of the farming community has continued to evolve over time. Since 1970, the area has seen a decline in dairy operations. Today, small grains and vegetables seem to be more marketable for both corporate and independent farmers in the area. The most common crops produced throughout the area are





# Hampstead Community Comprehensive Plan



corn, soybeans, wheat, green beans, peas, and barley. Hay production is also on the rise due to better profit margins and the ever-increasing number of horse farms and horse boarding facilities throughout the County and surrounding areas. Several small beef herds also exist in the Hampstead area at this time.

In order to retain the overall character of the region, both the State and the County have taken significant steps toward the permanent preservation of farmland. In the past, Carroll County has had remarkable success in attracting landowners to participate in the Agricultural Land Preservation Program. As of June 30, 2008, 53,862 acres of farmland throughout the County were permanently preserved with purchased easements prohibiting future development, primarily through both the Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program. An additional 6,654 acres are currently in MALPF agriculture districts, while 1,840 acres of farmland have permanent easements held by either the Maryland Environmental Trust or the Carroll County Land Trust. The majority of easements and districts are located in the northern half of the county, more specifically in the northwestern sector. The participation rate adjacent to the Hampstead study area is generally lower but still substantial. Please see the map entitled "Land Preservation" for the locations of preservation easements, districts, and the Upper Patapsco Rural Legacy Area boundary.

As stated previously, the Hampstead study area consists of 3,422 acres in total. Currently, nearly 3 acres within the study area are zoned Agricultural. However, because some properties classified in other zoning districts are being farmed or are predominantly covered by natural resources, approximately 1,091 acres are currently being used for agricultural or resource purposes.

It is difficult to assess the worth of agricultural products in a specific area such as the study area due to the fact that statistics for individual farms or blocks of farms are not available through the Agriculture Census. However, it is possible to interpolate the relative worth of agriculture in the study area based on the total worth of agriculture countywide. The 2007 Agriculture Census estimated the total worth of agricultural products sold by farmers in Carroll County to be around \$87,406,000 per year. With 141,934 acres in farmland at that time, this equated to an approximate worth of \$615 per acre for agricultural products. When applied to the acreage currently in agricultural use in the Hampstead study area (13,834 acres), the estimated value of all agricultural products would be approximately \$8,507,910 per year.

However, the worth of agricultural products does not reflect some of the public benefit that can be derived from the agricultural industry. Soil and water quality, which is a public good, can be profoundly affected by agricultural practices. Farmers throughout Carroll County have made significant contributions to maintaining a high quality of soil and water through participation in state and federal cost-share programs that encourage the implementation of soil and water conservation practices. Up to 87.5 percent of these cost-share expenses can be covered by the state and federal governments, with the remaining cost being paid by the farmers themselves. Clearly, protecting land in the watershed will not only protect the economic returns that can be realized from the land, but will also protect the tremendous investment that has already been made in maintaining the viability of farming here for future generations.





## Analysis of Community Needs

The area has enjoyed good groundwater and stream quality, and continues to be a viable and productive agricultural area. These areas in particular have been identified by the community as important areas of concern and enjoyment for their quality of life. The rural nature of the agricultural community is a heritage with which most residents grew up or have moved to the area to enjoy. In some areas, this heritage is threatened by development and other activities.

Agricultural lands in Carroll County were converted to other uses at a rate of 1,800 acres per year between 1982 and 1992, according to the U.S. Farm Census. Some of this farmland was planned for residential and industrial/commercial uses. On average, 300 lots per year were created in the Agricultural Zoning District during that same time period. With an average lot size of four acres, this development reduced acreage in the zone available for agricultural uses by 1,200 acres per year. Even though there was relatively little development in the Conservation District before 1988 because of the economic feasibility of developing on large 3-acre lots, a total of 1,500 lots were created in the zone during the 1982 to 1992 period, reducing farmland by more than 4,500 acres. All of this development in the rural areas makes it difficult to delineate where a town stops and the rural area begins.

The water supply is a resource the community has enjoyed but also has seen threatened in the past. Therefore, the community has a higher awareness of the real dangers to this precious resource. A need exists to maintain the availability of the quality and the quantity of community water supplies. Given the concerns and legal actions of neighboring jurisdictions and potential changes in state policies, there may be a need to find additional alternatives to meet these needs.

## Recommended Actions

### ◆ *Adopt Carroll County’s Water Resource Code*

Adopting Carroll County’s Water Resource Code would allow the County to provide detailed assistance to the Town, particularly with respect to addressing the Total Maximum Daily Load (TMDL) limits that will be released for area water bodies starting in 2010. Specific regulations for the TMDLs are going to be in-depth and complicated. The Town of Hampstead could benefit greatly from Carroll County’s assistance with this. Adopting the Water Resource Code also will help to protect buffer areas of streams by creating a Water Resource Protection Easement encompassing the buffer area of a development site. It will provide protection measures to mitigate the effects of impervious surface cover. The code helps to ensure that the proper safeguards are put in place to prevent the discharge of a regulated substance(s) to the water resource. Variances may be submitted when circumstances appear to prevent code compliance.

### ◆ *Support the County and State Agricultural Land Preservation Program through strict compliance within the GAB*

Through the planning process, the residents of the community credited the small-town





# Hampstead Community Comprehensive Plan



atmosphere with being a major contributor to the quality of life in the community. The Town should support the continuance of the Agricultural Land Preservation Program to assist them in an effort that also furthers the Town's own need to limit the amount of growth that will occur. The best initial method for the Town to provide this support is by adhering to and being consistent with the concept and implementation of the GAB. On the other hand, the County should also support the needs of the Town to be able to accommodate the growth that it will accept and to be able to have land available for that purpose. This means that the Ag Land Preservation Program should avoid pursuing or securing districts or easements that are located within the GAB.

- ◆ *Support the implementation of the Upper Patapsco Rural Legacy area to help preserve the Liberty Reservoir Watershed, its headwaters, and other resources and culture of that area; enforce the Town's GAB; and provide a buffer between Westminster and Hampstead*

The Upper Patapsco Rural Legacy area provides many benefits to the community. In addition to helping to preserve the Liberty Reservoir watershed and its headwaters, the Rural Legacy area would help to enforce the Town's GAB. Purchase of easements on eligible properties surrounding the GAB would help to ensure that the Town would not grow beyond that point and would also help to provide a greenbelt around the Town. This greenbelt would provide a buffer for Hampstead between the Town of Manchester and the City of Westminster. Each of these things would help to preserve the character of the community and its small-town and rural atmosphere.

- ◆ *Work with the County to draft, adopt, and implement a Water Resources Element*

HB 1141 requires that all county and municipal governments in the State adopt a Water Resources Element as part of their comprehensive plan by October 1, 2009 or in accordance with agreed on extensions. This element is designed to express the relationship between planned growth, as identified in the plan, and the water resources that will serve and be affected by it. The Water Resources Element: 1) Identifies drinking water and other water resources adequate for the needs of existing and future development proposed in the land use element of the comprehensive plan; and, 2) Identifies suitable receiving waters for both wastewater and stormwater management to meet the needs of existing and projected development proposed in the land use element of the comprehensive plan.

Because of the scope of this element's components and the interjurisdictional nature of watersheds and aquifers, the County and its municipalities have jointly drafted the element and incorporated it by reference into the County and all municipal comprehensive plans to meet the requirements of the law. The County and its towns, including Hampstead, partnered with the State to develop a Water Resources Element (WRE) as a pilot project example for the State. The Town will adopt the WRE as an amendment to the comprehensive plan in accordance with the state-authorized deadline. As a result, the 2101 *Carroll County Water Resources Element* is hereby incorporated by reference into this plan. It is recognized that other aspects of the plan may need to be amended in the future given the results of the analysis and recommendations contained in the WRE.





# Hampstead Community Comprehensive Plan



## **Anticipated CIP Projects**

No CIP projects are anticipated as a result of the recommendations in this chapter.





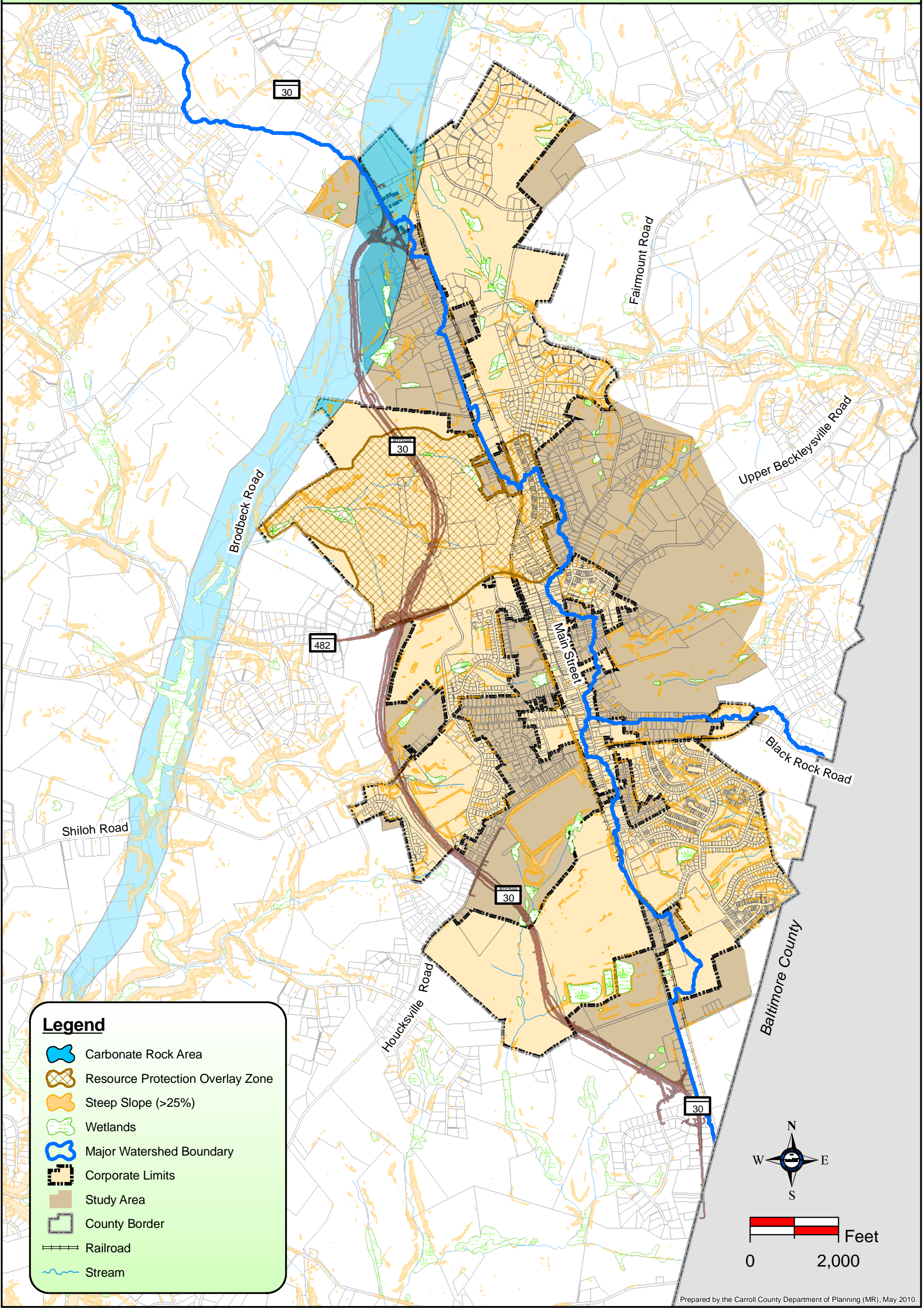
# Hampstead Community Comprehensive Plan



# Map 11

## Hampstead Community Comprehensive Plan

### Environmental Resource Areas within the Study Area



**Legend**

- Carbonate Rock Area
- Resource Protection Overlay Zone
- Steep Slope (>25%)
- Wetlands
- Major Watershed Boundary
- Corporate Limits
- Study Area
- County Border
- Railroad
- Stream

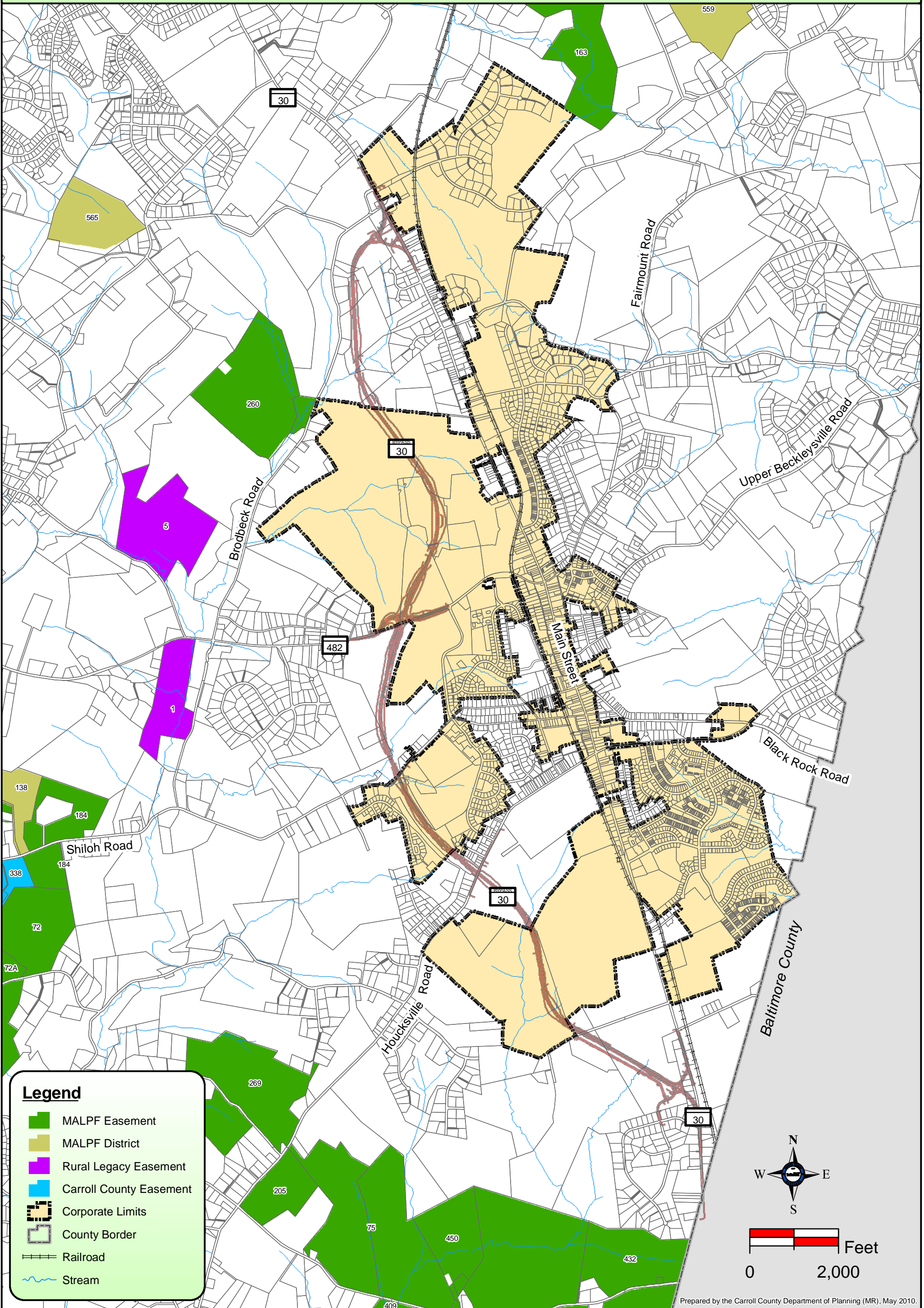
North arrow with N, S, E, W directions.

Scale bar: 0 to 2,000 Feet.

# Map 12

## Hampstead Community Comprehensive Plan

### Land Preservation



**Legend**

- MALPF Easement
- MALPF District
- Rural Legacy Easement
- Carroll County Easement
- Corporate Limits
- County Border
- Railroad
- Stream

N  
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# Chapter 10

## Economic Development and Activity





## Chapter 10: Economic Development and Activity

### Goals

- ❖ To support small business success while respecting the right of local businesses to do business without burdensome government interference.
- ❖ To operate on a “core services” model of local government where the highest possible quality of services are provided for the lowest price.
- ❖ To promote low tax rates as the best and most equitable form of economic development.
- ❖ To keep local tax rates low.
- ❖ To focus economic development efforts on businesses that provide high-quality local jobs, that are environmentally sound, and that are clean and attractive.
- ❖ To work cooperatively with developers to ensure that commercial and industrial development contributes to community character and is acceptable to its residents.
- ❖ To support our local farmers and to establish a local farmer’s market in the downtown area.
- ❖ To promote competition for broadband Internet providers for local homes and businesses.

The Town of Hampstead operates on a “core services” model. The Town strives to provide the highest quality of vital municipal services at the lowest cost to taxpayers. In general, the Town’s philosophy is that low taxes are the most efficient and equitable form of economic development. With the bulk of residential land in Hampstead developed, the Town’s focus is on sustaining high quality commercial and industrial growth. This development will allow the Town to continue providing a high level of services while minimizing the tax burden on local property owners.

### Current Conditions

#### *1 Inventory of Industrial Areas*

The Town of Hampstead and study area are home to several industrial enterprises, ranging from large packaging and distribution centers to smaller machining and metal fabrication businesses. They also range from local establishments to corporate entities with international commerce.

While industrial uses are distributed throughout the town and study area, there are two large areas that are zoned for industrial use and contain some of the area’s major industries. One area is toward the north end of Town, on the west side of MD 30. The other is toward the south end of Town, on both sides of MD 30.

The northern industrial area adjoins MD 482, MD 30, and a short segment of Brodbeck Road. An area known as the “North Carroll Business Park” covers the majority of this industrial area. Comprising roughly 130 acres, the Park is located on the north side of MD 482. The





# Hampstead Community Comprehensive Plan



Hampstead bypass extends through this industrial area, which creates access challenges because direct access to the highway is prohibited. A substantial portion of the industrially-zoned land also was purchased by SHA for bog turtle habitat.

The CSX rail line adjoins the area in the southeast corner, providing direct access to rail transportation. Much of the industrial park area is unimproved. However, Ridge Engineering, which does machining and sheet-metal fabrication, is located within the area. Fairlawn Tool and Die Company, a metal fabricator, is located near the north end of this industrial area, and Sauder’s Quality Eggs, Inc., an egg packaging and distribution center, is located near the south end.

The southern industrial area adjoins Houcksville Road, MD 30, and Trenton Mill Road. The Hampstead Industrial Center comprises most of the area located on the west side of MD 30. Industries occupying the Center area include Black and Decker (packaging and distribution), Jos. A. Bank Clothiers (clothing manufacturing, warehousing, and distributing), and Solo Cup (warehouse and distribution center). South of the Center is the Jos. A. Bank Corporate Headquarters. The Hampstead bypass traverses the area, creating challenges to providing transportation access to the portion of the industrial area located west of the bypass. Some of the area located on the east side of the bypass is unimproved, but the portion west of the bypass has been agricultural in use and provides industrial development potential essentially for the entire area. Most of the area east of MD 30 is known as the Trenton Business Center, which is located east of the CSX rail line. The Center site has been agricultural in use and is undeveloped. Most of the area between MD 30 and the rail line is unimproved as well. While a few businesses occupy the area between the highway and railroad tracks, no industrial uses have located there. The CSX rail line adjoins a portion of the industrial area located on the west side of MD 30 and the entire length of the area located on the east side of MD 30, thereby providing direct access to rail transportation.

The Hampstead area has the largest concentration of available industrially zoned land in Carroll County. This land is a combination of developed parcels like Black & Decker and vacant land like the Houck/Leister (proposed “Hampstead Trade Center”) property, located south of Houcksville Road and west of the bypass. This property has been historically neglected by large industrial users because of the lack of access to the freeway system. This has led to suboptimal industrial uses such as large distribution centers (Solo Cup) which use large tracts of land and generate very few local jobs.

## 2 *Inventory of Major Commercial Centers*

While there are businesses scattered throughout the Town and study area, the majority of them are focused in three areas – the downtown, along MD 30 near the southern crossing of the railroad tracks, and on the north end of town near the golf course. Most of the business uses outside of the downtown area are located in commercial centers. Miscellaneous smaller commercial centers are also found along MD 30.

The commercial centers on the south end of town include Roberts Field Shopping Center and Clearview Plaza on MD 30. Roberts Field Shopping Center, which is fairly sizable, is





# Hampstead Community Comprehensive Plan



anchored by a grocery store and still has several pad sites available for development. Clearview Plaza is a small strip shopping center. Another small cluster of commercial uses on the south end of town can be found at the corner of Lower Beckleysville Road and Black Rock Road. This area contains a small strip center called Hampstead Village Center and a small, two-story office building which sits across the street.

On the north end of town, the largest commercial centers include the North Carroll Plaza, anchored by a nearby Wal-Mart and located on the west side of MD 30, Hampstead Marketplace, located on the east side of MD 30 north of Eagle Ridge Court, and a grocery store on the east side of MD 30 south of Eagle Ridge Court. Several smaller commercial uses are mixed into the area as well.

### 3 Employment/Labor Force

A strong economy and ample employment opportunities are essential to maintaining a high quality of life in the community and County. Not only does a healthy economy and robust labor force promote the expansion and retention of existing businesses, they also encourage new businesses to consider locating in Carroll County. This, in turn, provides county residents with increased job opportunities and more buying power to support local businesses. Of equal importance is the effect a healthy economy has on the provision and cost of services to both county residents and businesses.

The table below indicates what types of industry the county's labor force was employed in during the 2000 Census.

County-wide Inventory of Employed Persons (16 years old and over) 2000		
Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	1,118	1.4
Construction	8,176	10.4
Manufacturing	7,768	9.9
Wholesale trade	2,870	3.7
Retail trade	8,852	11.3
Transportation and warehousing, and utilities	3,427	4.4
Information	3,037	3.9
Finance, insurance, real estate, and rental and leasing	5,635	7.2
Professional, scientific, management, administrative, and waste management services	7,360	9.4
Educational, health and social services	15,145	19.3
Arts, entertainment, recreation, accommodation and food services	4,461	5.7
Other Services (except public administration)	4,401	5.6
Public administration	6,194	7.9
<b>Totals</b>	<b>78,444</b>	<b>100.00</b>

Source: U.S. Census

The health and growth of the economy has a direct correlation to the number of jobs that exist in the County. The County has a strong tradition of cottage industries and small businesses, many of which have centered on the agricultural and manufacturing sectors. However, since 1990, the services and trade sectors have grown by 26 percent (from 30,048 jobs in 1990 to 37,890 through the second quarter of 2008) in the number of jobs they provide. Jobs in the





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manufacturing sector, on the other hand, have declined by 25 percent (from 6,111 jobs in 1990 to 4,599 jobs through the second quarter of 2008).

As of January of 2008, the Board of Education (Carroll County Public Schools) was the County’s largest employer with 3,689 people. The only other employer with greater than 1,000 employees was Carroll Hospital Center (1,824 people). Of the remaining top 20 employers in the County, the average number of employees was 453.

<b>Industrial Employment Hampstead Study Area</b>	
<b>Major Industry</b>	<b>Number of Employees</b>
J <sup>o</sup> s. A. Bank Clothiers	450
Black & Decker	130
Solo Cup	130
Ridge Engineering	125
Fairlawn Tool & Die Co.	70
Sauder’s Quality Eggs, Inc.	40
Omega Satter	25
Bell-Moore Labs, Inc.	20
Micro-Tech Designs	15
Mil-Spec Fasteners	10
<small>Source: Carroll County Dept. of Economic Development, 2009</small>	

By mid-2008, there were an estimated 58,005 jobs in Carroll County, an increase of 22,606 jobs since 1990 and 11,300 jobs since 2000. At the same time in 2008, the County labor force numbered an estimated 95,650.

According to 2000 census data, only 45 percent of the County’s resident labor force worked in the County. For workers living in the Hampstead (8<sup>th</sup>) Election District and Town of Hampstead, only 41 percent and 32 percent, respectively, worked in the County. These percentages have held steady compared to the 1990 census, when 46 percent of the Countywide labor force worked in the County compared to 40 percent of residents within the election district and 33 percent within the Town. More recent data (American Community Survey, 2005) indicate that countywide, the percentage of County residents working in the County remained at 45 percent.

The number of people in the County’s labor force has historically exceeded the number of jobs available in the County. The percentage of jobs in the County to the resident labor force has been increasing, however. In 1990, the number of jobs in the County was approximately 51 percent of the number of workers living in the County. By 2000, the percentage increased to 56 percent, and by mid-2008, the percentage approximated 61 percent. While the County labor force grew by an estimated 26,866 workers between 1990 and mid-2008, the number of jobs grew by nearly the same amount, or 22,606 jobs. As long as the gap between labor force and jobs remains substantial, however, a large number of the County residents will continue to commute outside the County.

#### 4 *Acreage of Industrial and Commercial Use and Zoning*

According to current Town of Hampstead and Carroll County zoning maps, the total amount of land zoned for industrial use within the Hampstead Study Area was 1,054 acres (see “Current Zoning” map). The results of a 2009 survey of existing land uses for the study area, including the Town of Hampstead, showed a total of 177 acres actually being used for industrial purposes, which is about 17 percent of the total industrially-zoned land. An additional 56 acres were applied to warehouse and wholesale trade uses. Of the 1,054 acres zoned for industrial use





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in the study area, an estimated 414 acres are undeveloped (absent of buildings and major structures) and deemed developable (exclusive of development constraints). However, much of the land zoned for industrial use but not actually being used for industrial purposes was in agricultural use or wooded. These areas (an estimated 385 acres) represent almost 37 percent of the industrially-zoned land and 12 percent of all the zoned land in the study area (3,207 acres). About 765 acres of the industrially-zoned land in the study area are within the Town's limits. This accounts for roughly 40 percent of zoned land within the town.

A total of 101 acres were used for commercial purposes, 59 acres for offices, and 33 acres for mixed office and commercial uses. The amount of land actually zoned for commercial use within the study area was 202 acres (this acreage excludes mixed-use zoning classifications, such as Residential Office and Residential Business). These uses represent about 96 percent of the land zoned for commercial use. Just over 123 acres of land, or roughly 6 percent of land within the town, were zoned for commercial use within the town's limits. An estimated 31 acres of commercially-zoned land remain undeveloped and deemed developable within the study area.

It is important to note that some of the land used for industrial or commercial purposes is not classified in an industrial zone or business zone, respectively.

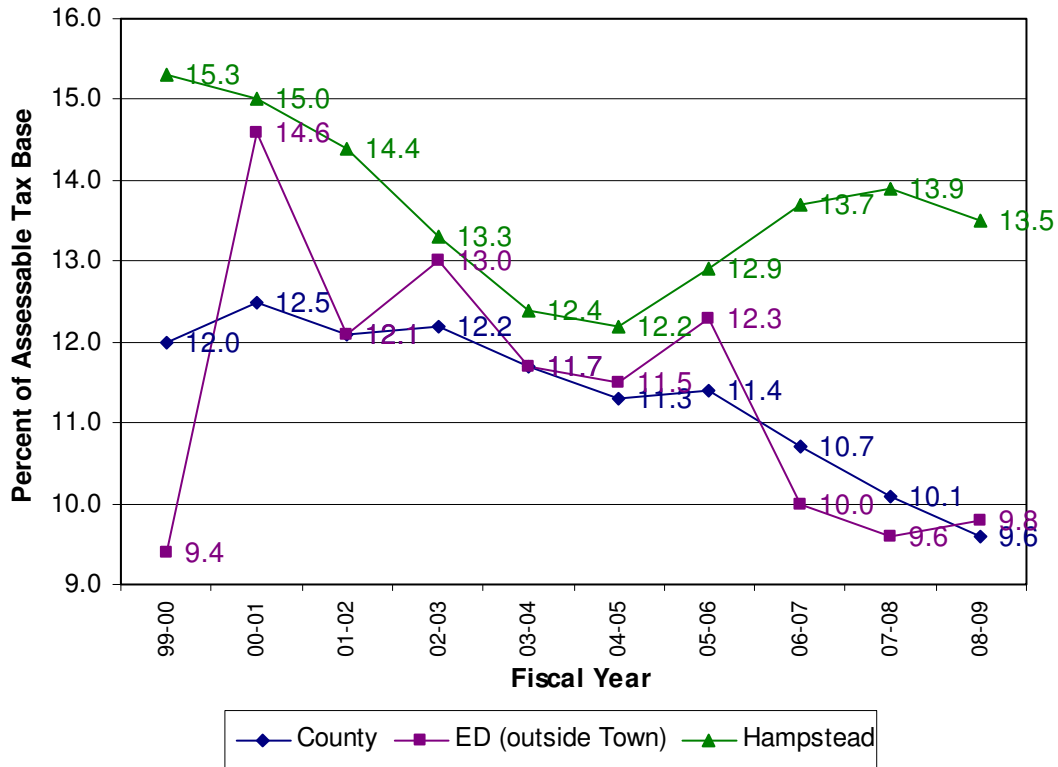
## 5 *Industrial and Commercial Tax Base*

Carroll County classifies property taxes into three main categories based on how properties are used: residential, commercial and industrial combined, and agricultural. Currently, residential development contributes the greatest dollar amount to the County's property tax revenue. It is followed by commercial and industrial development, which is then followed by agriculture. However, for every dollar contributed by residential development, roughly \$1.09 was expended by the County for services, the largest portion being the construction and operation of public schools. Conversely, for every dollar contributed to county revenue by commercial/industrial development, roughly \$0.52 was expended by the County to provide service for that development. For every dollar contributed by agriculture, roughly \$0.48 worth was expended on services.

It should be remembered, however, that each type of development has other impacts associated with it that are not accounted for in the revenue/expenditure ratios. These impacts include levels of traffic congestion and impacts on air quality, levels of environmental protection or destruction, and compatibility with other types of development, among others.



## Commercial/Industrial Tax Base Percent of Total Base FY 2000-2009



Source: Maryland Department of Assessments and Taxation, June 2009

The graphic above provides assessable tax base information for commercial/industrial development for the entire County, for the Hampstead Election District outside the Town of Hampstead, and the Town of Hampstead. The data show the percentage of the total assessable base that is derived from both commercial and industrial development. The higher the percentage of commercial/industrial assessable value, the healthier the fiscal balance sheet for the jurisdiction given that more property tax revenue is generated compared to the cost of public services. As shown in the graphic, the town has a higher ratio than both the surrounding area in the county (the unincorporated portion of the election district) and the County as a whole. Over the past ten years, the ratio in the County, for both the election district and entire County, has been declining fairly steadily. The ratio in the town has followed a more variable path and in recent years the gap between the town's ratio and that of the election district and county has widened.

The first table below indicates that while 38 percent of the industrial accounts located within the Hampstead Election District are located within the town, they account for only 7 percent of the industrial assessable base of the Election District. This ratio would suggest that industrial establishments in the town are generally much smaller than those located in the





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County. However, because these data were compiled prior to the annexation of the area known as the Hampstead Industrial Exchange, which includes the Hampstead Industrial Center, the ratio is probably more balanced now.

<b>Total Taxable Assessment – Industrial Hampstead Election District Fiscal Year 2009</b>		
<b>Election District</b>	<b># of Accounts</b>	<b>Taxable Assessment</b>
8-0 (Outside Town Limits)	8	\$58,263,564
8-1 (Inside Town Limits)	5	\$4,304,266
<b>Total</b>	<b>13</b>	<b>\$62,567,830</b>

Note: Data do not reflect jurisdictional change of the Hampstead Industrial Exchange annexation.  
Source: Maryland Department of Assessments and Taxation, 2009

<b>Total Taxable Assessment – Commercial Hampstead Election District Fiscal Year 2009</b>		
<b>Election District</b>	<b># of Accounts</b>	<b>Taxable Assessment</b>
8-0 (Outside Town Limits)	66	\$41,901,713
8-1 (Inside Town Limits)	118	\$71,301,995
<b>Total</b>	<b>184</b>	<b>\$113,203,708</b>

Source: Maryland Department of Assessments and Taxation, 2009

The table above indicates that 64 percent of the election district’s commercial establishments are located within the town. These businesses account for nearly 63 percent of the area’s commercial assessable base, indicating parity with the size of businesses in the County.

## Analysis of Community Needs

The area’s population, although growing steadily, will not support multiple “big box” stores. The Wal-Mart store north of town relies on both Manchester and Hampstead for its customer base. Additional “big box” stores would likely not find a large enough base demand to establish a successful business although the Town is not inherently opposed to large commercial uses outside of the historic Main Street area

Smaller businesses, which can justify and compete against existing businesses through sound service and quality product offerings, are needed to serve the existing and future residential population. Typically, several businesses of the same type can coexist simply because of personal preferences of the consumer. For example, Hampstead has an extraordinary number of Italian restaurants for a community of its size. There also are many goods and services that are not yet available in the community that could provide additional choices to consumers. Additional business zoning may also be needed once redevelopment and





# Hampstead Community Comprehensive Plan



rehabilitation is achieved in the existing business zones. The overall goal is to focus small, niche, neighborhood businesses in the downtown area and push heavier, “brand” commercial outlets to the heavier commercial nodes at the north and south ends of Hampstead.

The size of local businesses in Hampstead range from the large corporate headquarters of J<sup>o</sup>s. A. Bank to smaller manufacturing operations and service-oriented businesses. Recently, Hampstead has experienced growth in the retail sector with quality new development such as the Hampstead Marketplace and Illiano Plaza II. With a majority of workers commuting out of the Hampstead community and Carroll County, there is a continued need to bring additional professional and technical jobs closer to home.

Several of the commercial tenants that located to Hampstead Marketplace already existed in town and relocated to the new development. Some of the spaces they vacated are still vacant. Commercial spaces in several of the town’s older shopping centers have remained vacant for years. Numerous properties located along Main Street in the downtown area have had businesses start up and then fail, leaving vacant commercial spaces that detract from the viability of the commercial downtown core. There is substantial opportunity for redevelopment of existing commercial sites that are underused.

The study area holds potential for further industrial development, but only if certain constraints are surmounted. The industrial area north of MD 482 comprises substantial areas of environmentally sensitive resources, including streams and wetlands, but it also contains sizeable areas that would be conducive to innovative and careful site design. Highway and rail access is available, but development would have to be designed in a way that acknowledges the presence of the bypass and the prohibition of direct access to it. The same transportation issues hold true for the industrial area located south of Houcksville Road. The industrial area north of Trenton Mill Road lacks the environmental and bypass issues of the other areas, but also has the benefit of rail access. However, it adjoins a major residential neighborhood and public school. Development of this industrial area needs to be designed in a way that is sensitive to the character of the adjoining area.

With completion of the Hampstead bypass, congestion on existing MD 30 (Main Street/Hanover Pike) should be greatly reduced. Access to commercial and industrial sites located off this roadway should correspondingly improve. Availability of adequate public water and sewer service needed to serve future development and redevelopment may prove to be a challenge.

As of fiscal year 2009, commercial and industrial development accounted for approximately 9.6 percent of the countywide assessable base. This falls far short of our neighboring counties, whose commercial and industrial development, on average, accounted for approximately 14 percent of their assessable base. It also falls short of what the Town and County need to maintain their level of services in the face of increasing residential growth without substantially increasing taxes. Depending upon the rate and value of residential growth, the rate and value of commercial and industrial growth will need to keep pace with that residential development just to maintain a percentage level. To increase to a higher percentage of the total assessable base, the rate and value of commercial and industrial development would





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need to outpace that of residential development.

While the percentage share of the County's commercial/industrial sector of the assessable base has remained low, its assessable base grew almost 10 percent from fiscal year 2008 to fiscal year 2009. Since fiscal year 2004, the total value of commercial/industrial construction was nearly \$220 million. This growth reflects a concerted effort to increase this sector's tax base in the County, partly in recognition of the fact that by increasing the commercial/industrial tax base, the tax liability for the residential sector can be minimized.

Over the last several decades, residential growth has outpaced growth in the commercial/industrial sector in the County, resulting in a lower percentage of the total assessable base. However, according to recently released assessments for the western part of the County and the Westminster area (i.e., the third of the County that was involved in the triennial assessment update for fiscal year 2010), the residential sector's assessable base grew by 2 percent between FY 2009 and FY 2010 while the commercial/industrial sector grew by over 18 percent. This drop in residential base growth reflects the fall in the housing market. This trend in housing development is expected to continue for the near future. If development in the commercial/industrial sector can be sustained, there is an opportunity for the County to increase the percentage share of the commercial/industrial assessable base, particularly relative to that of the residential sector.

Completion of the Hampstead Bypass (MD 30 Relocated) will improve route options for truck traffic. MD 30 will continue to be the prime route for traffic bound for Baltimore and the Beltway, while MD 482 will continue to be the optimal route for traffic bound for Westminster and points west. Attracting businesses, particularly industrial enterprises, is made more difficult because of the absence of an interstate highway traversing the county. However, the Hampstead area does benefit from having I-795 located only eleven miles down MD 30 from MD 482. Fortunately the Maryland Midland Railway and CSX provide opportunities for freight movement and connection to other larger railroad systems. To maximize development potential, the Town and County must ensure that their industrially-zoned land is the most ideal land possible in terms of location, suitability for development, provision of services, and access.

## **Recommended Actions**

- ◆ *Incorporate landscaping and buffering requirements into industrial areas to protect surrounding uses and community character*

Many of the areas designated for industrial use adjoin properties with less intense existing or planned uses. Certain types of industrial uses can have a significant impact on other uses and their character and value. Buffering requirements would help to protect the surrounding uses; landscaping requirements would not only help to protect the surrounding uses but would also help to preserve their character. This approach has been incorporated in the Town's Restricted Industrial (IR) zoning district design guidelines.





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◆ *Promote industrial uses and limit commercial development on industrially-zoned land*

Commercial development in the industrial zones in the County had long been an issue of concern. In 2007, the County amended the County Zoning Code to restrict commercial development on land zoned industrial, although developers still try to exploit the accessory uses loophole in the County Code. Only limited commercial development that complements or supports industrial development within an industrial site is allowed. The Hampstead Zoning Ordinance allows commercial uses within the industrial zone as well, but specifies criteria that limit the amount and types of commercial uses so as to complement and benefit the desired industrial development of the site.

The Town and County need to require developers to strictly adhere to the limitations specified in their respective ordinances to prevent commercial development from obstructing or pre-empting industrial development where it is planned to occur. An apt example is a “big box” store which was proposed by a developer for the North Carroll Business Park property. The property is zoned for industrial use. A “big box” store is clearly a commercial concern. The Town took a very strong stand against modifying the zoning or otherwise opening the door to commercial development on prime industrial property.

◆ *Limit amount of additional commercial zoning to encourage redevelopment of commercial sites and the filling of vacancies of existing commercial spaces*

While lack of land available for commercial development may be an issue in some communities, Hampstead has plenty of existing areas for this type of development. Commercial development needs to be concentrated in the downtown, the existing areas at the north of Town, and the existing areas at the south end of town to prevent degradation of these existing business areas. Space is available in existing commercial centers for infill development, redevelopment, and filling of vacant spaces. Focusing on these areas would further help to improve the overall quality of these existing centers as well.

◆ *Concentrate heavy commercial uses around the Robert’s Field Shopping Center in southern Hampstead and around North Carroll Plaza and Hampstead Marketplace north of town*

The two existing major concentrations of commercial development are in the area of the Roberts Field Shopping Center and the North Carroll Plaza/Hampstead Marketplace area. Opportunity still exists for further development or redevelopment of these sites and some surrounding properties. To maintain the integrity and continued success of these areas, commercial development should continue to be concentrated here or in the downtown areas. Allowing commercial development outside these areas could hurt the existing businesses.

◆ *Encourage small business development within the Main Street Revitalization Area*

Small businesses are an integral component of a successful Main Street area. To fully and effectively implement the Main Street Revitalization Plan, development of existing and new small businesses should be encouraged.





# Hampstead Community Comprehensive Plan



## Anticipated CIP Projects

No CIP projects are anticipated as a result of the recommendations in this chapter.





# Hampstead Community Comprehensive Plan



# Chapter 11

## Historic Resources







## Chapter 11: Historic Resources

### Goals

- ❖ To promote activities that improve the appearance of the community.
- ❖ To help protect the historic character of the community through adaptive reuse and through an architectural style of new development that is historically consistent where reasonable and realistic.
- ❖ To work with property owners to preserve and/or restore as many historic structures and sites as possible without unduly interfering with economic revitalization.
- ❖ To maintain a flexible approach to the use of historic properties to ensure there is an economic incentive for property owners to maintain these properties.
- ❖ To maintain the Historic Zoning District.
- ❖ To support the historic Hampstead Train Station and the Hampstead Train Station Committee.

### Current Conditions

#### 1 *Historic Context*

Hampstead is a small Piedmont town in northeast Carroll County, Maryland, which grew up along a trade route between Pennsylvania and Baltimore that would come to be known as the Hanover Road. Prior to the creation of Carroll County, Hampstead was among the western most settlements of Baltimore County. Christopher Gist first forged a trail from Patapsco to Carlisle, Pennsylvania in 1680. The trail was in use by the 1720's and was lightly traveled by wagon. In 1737, a Baltimore Court ordered the trail to be improved from Hanover into Baltimore County to further access it as a trade route. In the late 1700's, the road was again upgraded and eventually became a stagecoach route from Baltimore to Carlisle.<sup>1</sup> Along this route settlements, including one that would become Hampstead, developed at intervals convenient for travelers' needs for food, lodging, and other services.

The first European settlers were likely English; Edward Richards is generally considered to be the first non-native resident.<sup>2</sup> Richards was soon followed by other Scottish and German settlers. The earliest tracts of land patented in the region were Spring Garden in 1738, Rattlesnake Ridge in 1739, and Wee Bit in 1739.<sup>3</sup>

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<sup>1</sup> Prall, *Hampstead: Its Heart and History*, pp. 1-2.

<sup>2</sup> Prall, *Hampstead: Its Heart and History*, pp. 1-2.

<sup>3</sup> Getty, *Carroll's Heritage*, pp. 40-41.





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Spring Garden, originally patented to Dutton Lane, was later sold to Christopher Vaughn. Vaughn platted the Town into 16 1/4-acre lots (eight on both sides of Hanover Road) on the northern portion of the Spring Garden tract in 1786. The original town limits followed an alignment now marked by the railroad crossing to the north, the railroad tracks to the west, Ralph Street to the south, and a boundary line 300 feet east of the center of Hanover Road to the east. Over half of the original lots available were eventually leased to members of the Cox family, giving the Town the temporary name “Coxes Town” or “Coxville” during its early years.

Drs. Arthur and Grace Tracey, noted historians specializing in land records research, confirmed there was no patented land in the area when Gist’s trail was created. Its primary use was simply that of a trade route. However, the creation of the trail naturally sparked interest in land acquisition.

Early settlers came to the area expecting to find mineral deposits such as iron ore or copper. When those prospects failed many took up farming instead. With rich soils and the availability of lime, the locale proved ideal for farming. The emerging trail also provided an effective market route and a ready clientele for farm products ranging from grains, fruits, and vegetables to cattle, horses, sheep, and hogs.

The land that comprised Hampstead actually belonged to Baltimore County until 1837, when Carroll County was chartered from the western portion of Baltimore County and the eastern portion of Frederick County. Little growth of any significance occurred in the area between 1786 until the completion of the railroad tracks in 1879. Shortly thereafter, the Town began to grow. By the time Hampstead incorporated in 1888, there were a total of 38 buildings between Fairmount Avenue and Houcksville Road.<sup>4</sup>

The routing of the railroad through town was perhaps the defining moment in Hampstead’s history. Not only did it attract new people, but it raised the value of the real estate in the area and made farming more profitable with conveniences such as grain elevators and more rapid access to market. With these changes and developments, modern Hampstead was born and became a destination rather than a place of passage.

While providing accessible and affordable transportation to broader markets, the railroad prompted the growth of other industry in Town. This created new local commercial and service opportunities as well as drawing new employees needing to reside in the community. Cumulatively, this boom period caused Hampstead to grow in an ever-widening area and by ever-widening types of structures.<sup>5</sup>

## 2 *Identified Historic Structures and Sites*

The development of Hampstead, like other Carroll County towns, was very different than traditional village centers. The turnpikes and roads which bisected the region

<sup>4</sup> Minnich, *Towns and Villages of Carroll County*, pp. 14-15.

<sup>5</sup> Short, “History of Hampstead: The Evidence of Buildings”, p. 6.





# Hampstead Community Comprehensive Plan



provided the earliest impetus for development. Many of the towns in Carroll began as stagecoach and wagon train stops rather than final destinations. Thus the main buildings were the taverns, inns, stables, wheelwrights, and carriage and harness shops which depended more on transient consumers than on a stable local population for their existence.

The buildings that the early settlers of Hampstead and the surrounding community erected for their homes and businesses were based on functional need, available resources, and typical regional designs. In later decades, national style trends and evolving business and development patterns shaped the structures that the Hampstead community built. However, as in so many other communities there are unique characteristics and elements that make these structures memorable within their setting.

Among the earliest buildings in most Piedmont communities are its log structures and Hampstead is no different. The Sykes House (CARR-1603) or the Ports-Grogg-Hyson House (CARR-1613), both on Main Street, offer notable examples. These vernacular homes were the most common during the early settlement period. Another regional variation found in Town is the dual-entry plan dwelling sometimes described as the “Pennsylvania Farmhouse.” The Palmer-Stick House (CARR-1593) also on Main Street is a prime example of the type.

During the final quarter of the 19<sup>th</sup> and the first quarter of the 20<sup>th</sup> centuries, concurrent with the arrival of the railroad, popular national styles did come to Hampstead. However, the styles and trends were often at least a couple of decades behind those seen elsewhere in the country. These late adoption forms included both stylistic trends such as the Carpenter Gothic style, as well as new house forms such as the asymmetrical Queen Anne house, the “L” plan, the “T” plan, the Foursquare and the Bungalow home. Many of these types are named for the pattern or shape created by the footprint of the structure.

Historic Hampstead presented some unique versions of some common building forms. One local variation of note is the existence of a significant number of cross-gable primary facades which were accented by a single-pointed or Gothic-arched window. Interestingly these gables lacked much of the other mid-19<sup>th</sup> century detailing seen elsewhere in structures seeking to emulate the picturesque Gothic look. It appears that these buildings did also focus attention on the front porches but many of these details no longer remain. A notable example of this form, actually employing two front cross gables, is the Dr. Richard C. Wells Home and Office (CARR-1610) facing onto Main Street.

Another unique Hampstead trend was the linking of the main dwelling with the summer kitchen or similar dependency buildings by a porch or other covered structure. This convention perhaps resulted from the need for more compact development on in-town lots as Hampstead grew horizontally in a grid pattern. Notable examples are the Andrew Houck House (CARR-899) and the Mayor C. W. Murray House (CARR-1263), both situated along Main Street. It is also not unusual to see a recombination of different styles and types of newer housing trends in the Hampstead community. For example, the J. Frank Switzer Home (CARR-1604) and the Wink-Martin House (CARR-1599) combine elements of a “T” plan house with the Foursquare form and Queen Anne details.





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Among the building types stimulated by the post railroad boom period growth which carried into the beginning of the 20<sup>th</sup> century were commercial and public structures as well as structures to accommodate the burgeoning workforce. Hampstead's Railroad Station (CARR-1261) was among those public structures needed for the Town's progress and modernization. The first Lutheran church as well as a "modern" structure for the Methodist church date to the 1880's. Banks and commercial structures built during this period followed the national trends of their form, materials and design clearly communicating their purpose and their stability. Broad storefronts with an ancillary dwelling on the side or above began to appear; the Murray-Matthews Store/House (CARR-1266) and the George E. Cox Store (CARR-1605) represent these commercial types well. Both of the Town's prominent, classically-inspired bank buildings date to this period. The creation of housing oriented to attract workers to local industry or canneries was also notable during this period. Remarkably some of those dwellings remain today as evidenced by the Daniel Cox Tenant Houses (CARR-1607.) Perhaps the most significant hallmark of how rapidly and dynamically the Hampstead community was growing at that time was the construction of the Hampstead School in 1918. Hampstead was among the first of Carroll's towns to have a new central facility built by the Board of Education. This monumental building marks the transition to a unified community rather than a population served by a collection of one-room schoolhouses.

Appendix A, Historic Sites List, provides additional information for inventoried historic sites located within the Hampstead study area.

### *3 Inventory of Designated Historic Districts and Resources*

One individual property on Shamer Lane, the Isaac Hoffman House (CARR-903) is listed on the National Register of Historic Places. The Town of Hampstead is not currently designated or recognized as a historic district by the National Register of Historic Places or the Maryland Historic Trust. However, an inventory of historic buildings and structures that contribute to the historic context of the Town was started in 1998.

### *4 Description of Historic Preservation Resources*

Many tools exist for the property owner interested in historic building or landscape preservation. Organizations and programs dedicated to providing technical and financial assistance for historic preservation exist at the federal, state and local level, in the public and private sector. During 2007, an updated Hampstead Main Street Committee began work to review and revise the community's Main Street Revitalization Plan which was first drafted in 1999. These efforts will be incorporated into this plan. Resources and programs that can assist property owners, developers and organizations are listed below.





# Hampstead Community Comprehensive Plan



## Community Heritage & Revitalization Resources

Resource Type	Name	Description
<b>Organizations</b>	National Park Service	Chief administrator of the National Historic Preservation Act of 1966 in concert with the states. Keeper of the National Register of Historic Places and lead agency for Section 106 review. Oversees National Historic Landmark program. Provides some funding to state preservation offices for operating expenses, some of which is passed on to local governments through the Certified Local Government program.
	National Trust for Historic Preservation	National, private non-profit organization. Sponsors the National Main Street Center and a Heritage Tourism program, provides loan and grant programs for historic preservation efforts, and co-sponsors the Barn Again! program to encourage the preservation of barns. A new for-profit initiative, the National Trust Community Investment Corporation (NTCIC), aims to facilitate preservation partnerships through redevelopment opportunities between developers and interested non-profit organizations and citizens.
	Advisory Council on Historic Preservation	Independent federal agency that advises the President and Congress on historic preservation matters, particularly federal or federally assisted projects that impact National Register properties.
	Maryland Historical Trust	The Division of Historical and Cultural Programs in the Maryland State Department of Planning acts as the State Historic Preservation Office by conducting historic and archaeological resource surveys and is the central repository for these records for all counties in the state; nominating properties to the National Register; carrying out Section 106 reviews administering federal and state preservation grants; reviewing federal and state tax incentive projects; and assisting with preservation planning statewide.
	Maryland Environmental Trust	Organization created by the Maryland General Assembly to conserve and protect the state's open space and natural environment. Core program is the conservation easement program. Also administers the Local Land Trust Assistance Program and the "Keep Maryland Beautiful" program.
	Preservation Maryland	Private, non-profit preservation organization that works statewide to raise awareness of issues and opportunities related to preserving historic buildings, districts, and archaeological sites. Provides and facilitates grant funding for preservation projects, coordinates designation of annual state endangered sites list and coordinates an annual state preservation conference, among other advocacy and outreach activities.
	Maryland Historical Society	Private, non-profit organization dedicated to collecting, preserving, and interpreting the state's history. Houses an extensive library and research center as well as permanent and rotating exhibits. Publishes a wide variety of books and periodicals on Maryland history topics
	Historical Society of Carroll County	Private, non-profit organization dedicated to preserving and interpreting the county's past. Their collections of photographs, documents and artifacts related to Hampstead and the adjacent communities are particularly rich. They are the repository for the Tracey Collection of deed research, land patent records and related documents. HSCC has published several relevant community histories. They are linked to a local network of special interest groups and resources related to regional history, genealogy and related fields of research.
	Historical Society of Baltimore County	Private, non-profit organization dedicated to preserving and interpreting Baltimore County's past. The Society is housed in the former County Almshouse and offers research opportunities relevant to Hampstead and surrounding areas prior to the creation of Carroll County in 1837. They are linked to an extensive network of special interest groups and resources related to regional history, genealogy and related fields of research.
	Hampstead Train Station Committee, Inc.	Private, non-profit organization dedicated to preserving Hampstead's c. 1912 train station as a visitor's center and history site. They will display items from local collections of photographs, documents and other artifacts in their facility currently undergoing restoration.
<b>Programs</b>	National Register of Historic Places	A listing of properties and districts significant in American history and culture. Significance is determined by a set of eligibility criteria. Nominations are made through the completion of a standard form submitted to MHT, then to NPS. Listing is voluntary and non-regulatory, and enables property owners to apply for federal and state tax benefits, loans and grants for certain preservation work.





# Hampstead Community Comprehensive Plan



## Community Heritage & Revitalization Resources

Resource Type	Name	Description
National Historic Landmarks		Program administered by the National Park Service that designates structures of national historical significance. Landmarks are subject to Section 106 Review and may be preserved through Congressional legislation if threatened. Landmarks are automatically entered on the National Register as well.
Local Historic Districts		Three local historic districts exist in Carroll County: Uniontown, Sykesville, and Westminster. The Carroll County Preservation Commission has been authorized by the County government to establish and enforce design guidelines for Uniontown and any future local historic districts in the County so that the historical and architectural qualities of the district are preserved. Municipal historic district commissions were created to monitor the Sykesville and Westminster districts. Other communities seeking greater protection and/or enhancement of their historic resources may wish to consider creation of a local historic district. Standards apply to alterations or demolitions that affect the exterior of the property. As of spring 2008 the Carroll County Historic Preservation Commission is in the process of creating and raising funds to support a competitive grant program to help protect the County's historic resources.
Section 106 Review		Section of the National Historic Preservation Act that requires federal agencies to take into consideration the impact of federally funded or permitted projects on historic properties and allows the Advisory Council on Historic Preservation the opportunity to review the projects as well.
Federal Rehabilitation Tax Credit		Allows owners of income-producing property to receive a federal investment tax credit for income taxes equal to 20 percent of the costs of rehabilitation if it is certified as complying with the Secretary of the Interior's <i>Standards for Rehabilitation</i> . Administered by MHT and NPS.
Maryland Rehabilitation Tax Credit		Provides investment tax credits for income taxes equal to 20 percent of capital costs for the rehabilitation of owner-occupied or income-producing properties. Work must conform to the Secretary of the Interior's <i>Standards for Rehabilitation</i> and must be certified by MHT, which administers the program. A new loan program is open to homeowners applying for the residential tax credits for exterior rehabilitation work
Easements		A mechanism by which limitations are placed on development potential or structural alterations through a legal document that remains with the property regardless of ownership. Easements can be held by federal, state, and local government agencies and private organizations that are tax-exempt, charitable, educational non-profits. The value of the donated easement is tax deductible and some tax benefits also may be realized through a reduced property value due to development restrictions.
Transfer of Development Rights		A mechanism by which the right to develop a property is separated from the sending historic site and exchanged at an agreed market value to allow the development to occur at another location. Legal agreements document the transfer of the right from the original historic location and permanently protect it from alterations, development, or demolition.
Certified Local Government		Provides competitive grants for historic sites survey, preservation planning, and heritage education to local governments that have legislation in place to designate and protect historic properties. Certified Local Governments also must have a qualified historic preservation review commission, must create and update an inventory of historic properties, and must allow public participation in local preservation programs.
Maryland Heritage Preservation and Tourism Areas Program		Provides matching grants and loans and tax credits to historic or contributing non-historic properties within a Certified Heritage Area. Certification is obtained through MHT and the Maryland Heritage Areas Authority. Maryland's "Heart of the Civil War Heritage Area" includes parts of Carroll County.
Maryland Byways and America's Byways Programs		Thematically defined roadway corridors permit heritage tourists to more easily capitalize on a variety of interest areas; byways and other trail resources are often interlinked allowing for regional as well as strictly thematic travel. Portions of four Maryland Byways are found in Carroll County. Hampstead is adjacent to Maryland's "Falls Road" byway. One of the four, the "Historic National Road", is also part of the America's Byways program certified by the U.S. Secretary of Transportation based on the importance of the history, culture, archaeology, scenery or recreational sites and/or opportunities that these routes connect.
Civil War Trails Program		A coordinated, interstate heritage tourism effort to develop a series of interconnected driving tours linking heritage resources, both primary sites as well as cultural institutions, related to the American Civil War history. Maryland's portion currently comprises four separate tours with all of Carroll County's sites being related to the "Gettysburg: Invasion and Retreat" tour.





# Hampstead Community Comprehensive Plan



Community Heritage & Revitalization Resources		
Resource Type	Name	Description
	Rural Legacy	Land preservation program administered by the Maryland Department of Natural Resources that seeks to preserve areas rich in agricultural, natural, and cultural resources that will promote resource-based economies, protect green belts and greenways, and maintain the fabric of rural life.
	Main Street Program	Downtown revitalization program administered by the Maryland Department of Housing and Community Development. Competitively selected communities receive assistance in improving the economy, appearance and image of their traditional downtown business districts. The program is based upon the National Trust for Historic Preservation's Main Street Approach, which applies a four-point approach to revitalization: organization, promotion, design, and economic restructuring.

## 5 *Heritage Tourism*

The term heritage tourism refers to tourist activity that is oriented around the visitation of historic and cultural attractions, natural resources, and local dining and lodging establishments that impart a unique, regional experience not duplicated anywhere else. Heritage tourists are in search of the “real” and “authentic” qualities of a place. The heritage tourism market is a lucrative one to pursue since studies have shown that tourists who fit the heritage tourist profile often are more highly educated, older, and wealthier and, as a result, tend to spend more per trip than the average tourist. However, to attract the heritage tourist, a locality must be able to offer them the type of unique and authentic experience they seek. Carroll County is fortunate to have many of the requisite qualities for heritage tourism – quaint and attractive downtowns that have been preserved to a large extent, an array of unique local dining and shopping opportunities, a calendar of events that reflect the region, and beautiful rural scenery. But in order to capitalize upon the potential that exists, a conscious effort must be put forth to retain and attract unique businesses and cultural facilities, preserve the historic fabric of the towns, and protect the rural countryside and way of life.

One major boost to local efforts is the recent designation of Maryland’s “Heart of the Civil War Heritage Area.” The “Heart of the Civil War Heritage Area” (HCWHA), along with its management plan, was certified by the Maryland Heritage Areas Authority in July 2006 as the eleventh heritage area in the state certified through Maryland’s Heritage Preservation and Tourism Areas Program. The heritage area includes significant portions of Carroll, Frederick, and Washington counties that contain Civil War battlefields and other sites related to the conflict. In Carroll County, these sites primarily relate to supply efforts and troop movements through the area prior to and after the Battle of Gettysburg. The County’s portion of the heritage area includes the corridors (defined as 500 feet from the centerline) of most of the major roadways. All of the incorporated municipalities contain at least one of these routes and, therefore, lie partially within the heritage area. On June 13, 2006, the Town Council of Hampstead passed a resolution (# 2006-03) amending the comprehensive plan to incorporate those portions of the Heart of the Civil War Heritage Area Management Plan that apply to the Town of Hampstead. That plan is incorporated by reference into this update of the comprehensive plan as well.

Certification enables Carroll County businesses and organizations to use state grants, loans, and tax incentives to undertake projects that support the heritage area’s goals and





# Hampstead Community Comprehensive Plan



capitalize on the area's significant Civil War-related history. Additionally, Target Investment Zones (TIZs) have been identified as part of this process. TIZs are areas towards which substantial amounts of funding are to be directed as a result of their having concentrations of heritage resources and visitor services. In Carroll County, three activated and/or potential TIZs have been identified: Taneytown, Westminster, and Sykesville. Properties within activated TIZs are eligible for additional grants and loans for capital projects and economic development projects, as well as state income tax credits for the rehabilitation of certified heritage structures. Other jurisdictions may be deemed eligible if they choose to apply for TIZ certification.

As a partner in the Heart of the Civil War Heritage Area Carroll County also was invited to be a partner in the "Journey Through Hallowed Ground" National Heritage Area. In 2007, the Board of Commissioners of Carroll County approved a resolution supporting the creation of this National Heritage Area stretching 180 miles from Gettysburg, Pennsylvania to Monticello, Virginia. The "Journey Through Hallowed Ground" National Heritage Area (JTHG) was designated on May 8, 2008, becoming the 38th National Heritage Area in the country. The historic corridor encompasses sites of national significance associated with the Revolutionary War, the War of 1812, presidential history, the Civil War, as well as Native-American and African-American heritage. These sites are found amidst the remarkable beauty of the Mid-Atlantic piedmont. The JTHG National Heritage Area's goals are to increase national and local awareness of the significance of this area, to foster stewardship of its resources, and to enhance tourism and education in the region for the economic benefit of its residents.

Hampstead is also included in another existing heritage tourism effort, the Civil War Trails program as a featured destination on the "Gettysburg: Invasion and Retreat" Civil War Trail. The Civil War Trails effort, begun in Virginia over a decade ago, is a coordinated interstate network of sites, landmarks, battlefields and relevant cultural destinations that are organized around each significant Civil War battle or campaign. This has enabled a wide range of history enthusiasts, re-enactors, genealogists, as well as general tourists, to retrace the footsteps of troops and understand the impacts on the local community of this turbulent period of history. This arm of the heritage tourism effort has proven particularly compelling to visitors and, as a result, particularly successful to the partner communities. This initiative seeks to bring heritage tourists into the places where history happened. The interconnected routes typically permit travelers to follow either an exclusive themed route or to connect with sections of different routes within a smaller geographic area. The success of these efforts relies on coordinated promotion and cross-marketing of the available resources and opportunities in each location for each program.

Hampstead is also adjacent to the "Falls Road" Maryland Scenic Byways route. This effort seeks to bring visitors to experience the authentic character of the many historic villages and Main Street communities which still exist today. This byway loops through Carroll and Baltimore Counties as it connects it to Baltimore City in an effort to link a variety of sites and resources as well as other byways or trail routes.

While Hampstead is supportive of the efforts of sister municipalities, the community is not a traditional tourist "destination." The Town has no local hotel or motel facilities. Guests to the community often stay with family or friends or in larger, neighboring communities like







# Hampstead Community Comprehensive Plan



Westminster. The Town does participate in the MML “Geocache” program. Geocaching is an activity where items of nominal value are placed in containers around the community. Essentially, geocaching is a worldwide game of “hide and seek” where participants use GPS technology to locate “caches.” While not historic, the placement of geocaches gives the Town the opportunity to bring new people into the community and to place the caches at historic locations such as the train station.

## Analysis of Community Needs

A number of local historians have identified past uses of properties and various historic structures. The general consensus from the community is to retain these structures through appropriate adaptive reuse and preservation. The community is proud of the conversion of the historic Hampstead School into affordable senior housing, the reuse of a former bank as the police station and the ongoing transformation of the train station into a visitor’s center and community museum as examples of preservation of their heritage resources. However, historic district designations of all eligible resources and coordinated community-wide preservation activities have never been established. In many cases the decline of individual historic structures and their surroundings is so gradual as to not be noticed on a case-by-case basis. But the cumulative loss of community character communicated by inauthentic or inappropriately remodeled buildings is dramatic when viewed over time. Without thoughtful, concerted action a community’s sense of place can be easily eroded beyond the point of reclamation.

The Town’s Main Street Revitalization Plan has preservation goals and preservation-oriented visions, but the plan’s implementation is restricted to the Main Street corridor. The adjacent historic homes, buildings, and areas, some vacant and barely standing, have no protection or encouragement for preservation of the history and heritage they represent. Many of these structures will continue to disappear without preservation activities within the community. Additionally, not all members of the community are aware of the importance of preserving historic resources or the availability of funds and programs to assist with these efforts. An enlightened stewardship ethic and understanding that these buildings represent viable economic redevelopment assets needs to extend community-wide.

Though there are some stretches of Main Street where buildings are missing or have been altered in an unfortunate manner, during the last assessment conducted in the late 1990’s enough of historic Hampstead survived to qualify it for inclusion on the National Register of Historic Places at that time.

## Recommended Actions

- ◆ *Increase both the awareness of and the appreciation for the significance and value of the community’s heritage through efforts to build a broad-based stewardship ethic in the community*

The lifeblood of any community is the enthusiastic support and participation of its





# Hampstead Community Comprehensive Plan



members. By engaging all portions of the community as partners and stewards of this rich heritage to rehabilitate the historic structures and sites, not only will the physical presence of the Town be improved but the sense of pride in place will be continually improved as well. In many other Carroll communities, citizens have organized heritage interest groups who have created walking tours, fostered historic structure marker programs, hosted public events focused on the community's heritage, among other outreach initiatives. Often times these efforts are coordinated in conjunction with the public promotion phase of the traditional four-part Main Street redevelopment approach. Many issues were considered during the Main Street discussions held in the community. However, these discussions were focused on a narrow physical area centered on the commercial/business core. Some of the envisioned physical changes in this confined corridor may be implemented as part of the transfer of the existing Route 30/Main Street to the Town upon completion of the new Hampstead Bypass. There are other community-based objectives that support the surrounding residential sectors where the clientele for Main Street businesses reside that continue to present renewal and preservation opportunities to the Town.

◆ *Develop incentives to renovate old, depressed, or rundown buildings*

Renovating old, depressed, or rundown buildings helps to further the efforts of Main Street revitalization. The main goal of these renovations would be to improve the overall appearance of the Town and to improve the living conditions or environment in some of these homes and businesses. Renovations, however, require time and money. If the Town develops incentives for property owners to make these improvements, it may motivate more people to do so.

Among the potentially most effective local programs may be property tax assessment freezes which ensure that rehabilitation and improvements do not immediately increase the valuation and the tax bill of a property under transition. The jurisdiction is ensured both of a stable current valuation and income, since the assessments do not continue to decline as a result of ongoing neglect and pre-improvement level taxes are paid. Further, they are assured that when the freeze cycle concludes the assessments and thereby the revenue income streams will actually increase. The challenge for Hampstead is that the current level of municipal property taxes is one of the lowest in the state. The amount of tax reduction is limited by the level of taxes.

Other program resources may include tax credits, heritage area funding, community development grants, homeowner loan programs, and more. Currently available investment tax-credit programs for National Register listed or eligible properties at both state and federal levels can return up to 45 cents on the dollar for income producing properties. Available state programs for residential properties may make many individual reinvestments economically viable. Further redevelopment of existing structures may also qualify for sustainability and energy efficiency programs such as LEED and alternative energy credits while minimizing landfill and disposal costs.

◆ *Review and revise the Hampstead code and County zoning ordinance to ensure a coordinated effort that provides signs and other gateway elements that improve the aesthetics*





# Hampstead Community Comprehensive Plan



*of the Town as well as complement the Town's image*

The properties approaching the Town from the north and the south meander in and out of the town limit. Therefore, not all of the properties coming into the Town fall under the Town's code. As growth occurs at the edges of Hampstead and its community planning area, it becomes increasingly important to consider how these gateways to town create that all important first impression. While areas outside the town core are often appropriate for non-residential development, it is critical that this type of development maintains compatibility with and connection to the core of Hampstead. Landscape controls, design expectations or guidelines, and similar review processes and ordinances, can be used to manage not only where needed development happens but how it looks and how it blends with the existing community. Coordination between the Town and the County on providing sign, as well as other appropriate, regulations that provide consistent application of sign and other relevant regulations would result in projects that don't detract from the appearance or gateway to the Town and could promote a consistent appearance, as well.

- ◆ *Complete nomination for designation of a Hampstead National Register Historic District to identify contributing structures and sites in the community*

An application for designation of a National Register Historic District was started but never finished. This application should be completed and submitted to the Maryland Historical Trust (MHT). Following their review, and with a positive recommendation for listing, MHT will then submit the nomination to the National Park Service. Once listed, owners of contributing properties within the district would be eligible to receive a Maryland Historic Property Rehabilitation Tax Credit equal to 25 percent of certified rehabilitation expenditures and be eligible for very low interest loans. In addition, owners of income producing property may be eligible for the Federal Rehabilitation Income Tax Credit Program which provides a 20 percent credit for certified rehabilitation expenses. Inclusion on the National Register is also a key consideration for many other potential funding and economic support opportunities. This could be used as a tool to improve Hampstead's historic properties and contribute to the Main Street revitalization effort. Funding assistance is available to complete National Register nominations through the Historic Community Investment Fund, a joint program of the Maryland Historical Trust and Preservation Maryland ([www.preservemd.org](http://www.preservemd.org)).

## **Anticipated CIP Projects**

No CIP projects are anticipated as a result of the recommendations in this chapter.





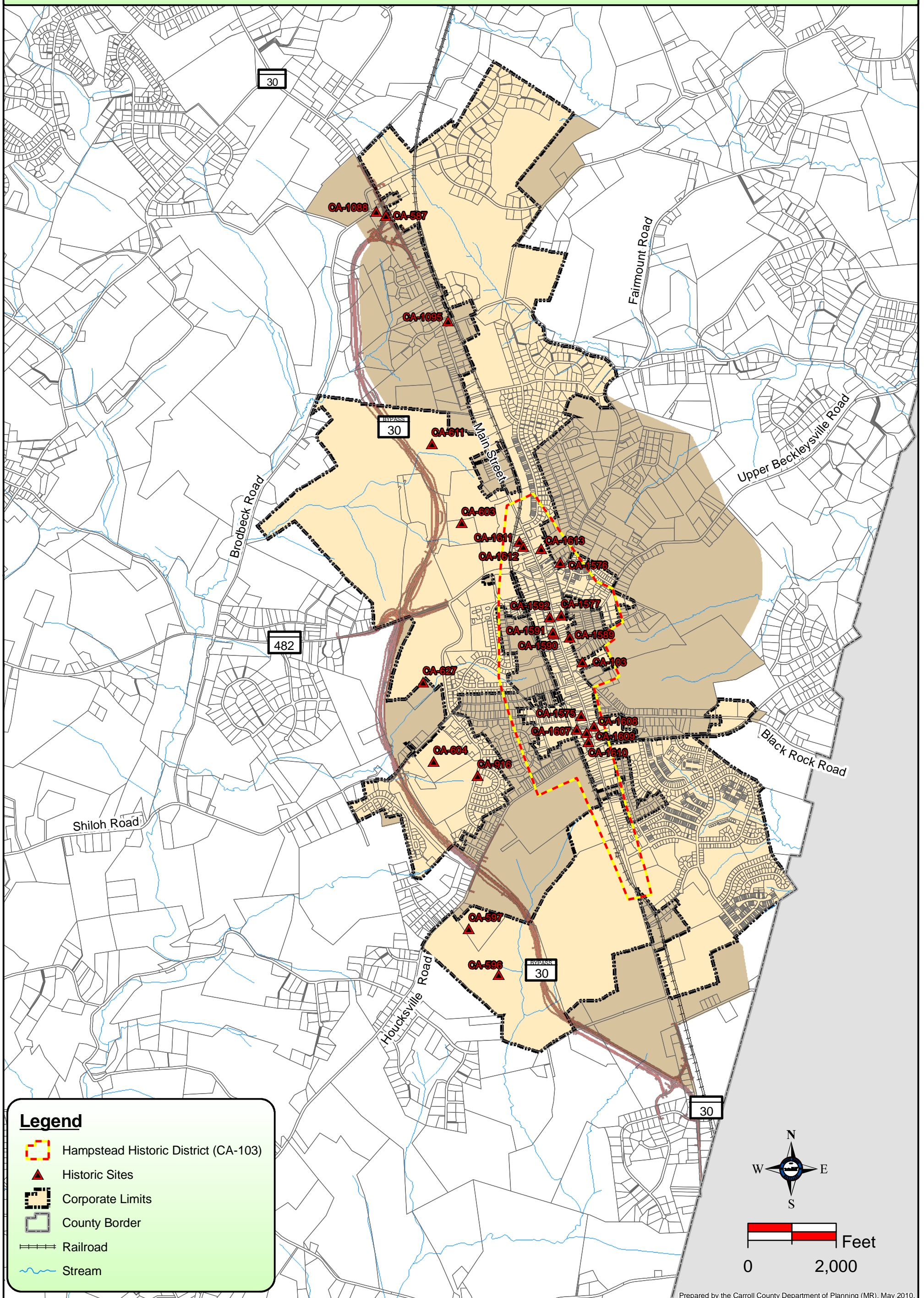
# Hampstead Community Comprehensive Plan



# Map 13

## Hampstead Community Comprehensive Plan

### Historic and Cultural Resources within the Study Area



# Chapter 12

## Community Involvement





## Chapter 12: Community Involvement

### Goals

- ❖ To improve resident awareness of the comprehensive plans, community decisions, and the impacts of each.
- ❖ To increase public participation in government processes.
- ❖ To attract quality elected and appointed officials who promote projects that benefit the greater good of the community.
- ❖ To use established and emerging technologies to communicate with residents.
- ❖ To make an effort to translate technical documents full of “jargon” into plain English.
- ❖ To conduct outreach activities.
- ❖ To promote Town-wide wireless broadband or “Wi-Fi”.
- ❖ To support community events in the downtown/Main Street area such as Hampstead Day, the Hampstead Fireman’s Carnival, and other events.
- ❖ With the opening of the Hampstead Bypass, to support new events that generate interest and activity in the downtown area.
- ❖ To support local social, civic, fraternal or other community organizations.

### Current Conditions

Citizen participation is an important component in the process of developing comprehensive and facility plans and in the decision-making process of approving plans for development. The Hampstead community has various opportunities to participate in and influence Town and County decisions relating to future development. Public participation includes activities such as voting for elected officials, running for public office, attending public meetings and hearings conducted by elected officials or appointed boards or commissions, attending public workshops or committee meetings, and participating as members of committees or appointed boards or commissions.

Several formal opportunities are available to the Hampstead community to voice concerns and provide input on issues that are important to it. Residents are strongly encouraged to participate in the review and revision of both the Hampstead Community Comprehensive Plan and the Carroll County Master Plan, as well as any associated comprehensive or functional plans.

#### *1 Government Structure*

The Town of Hampstead is governed by a Charter. The Town Charter allows residents the opportunity to vote for the Town Council and Mayor. The Town Council and Mayor are responsible for operating the municipality by adopting necessary legislation and undertaking the general administration of Town business. They serve staggered four-year terms. All qualified residents have the opportunity to register with the Town and vote for the Town Council and Mayor. The Town of Hampstead is divided into three departments: Police, Public Works, and







Town Hall. The Chief of Police supervises the Police Department. The Town Manager supervises Town Hall and Public Works.

The Board of Carroll County Commissioners is the local legislative body for the unincorporated portion of the Hampstead Growth Area. The current members of the Board were elected at large for four-year terms. Beginning in 2010, the Board will expand from three to five members and will be elected by district. The County Commissioners serve as both an executive and legislative body, deriving their powers from the state legislature through enabling legislation. Since Carroll County is neither a code nor charter county, many of the laws that govern the County must be adopted by the Maryland Legislature.

In terms of state representation, the Hampstead Election District is located in Legislative District 5A, which is represented by one Senator and two Delegates in the Maryland Legislature in Annapolis. At the federal level, the planning area is located in the Sixth Congressional District, which is represented by one member of the U.S. House of Representatives in Washington, D.C. Two Senators in the U.S. Senate also represent the State as a whole.

*2 Opportunities for Citizen Participation in Planning and Development*

**A Town Planning and Zoning Commission**

The Town Planning and Zoning Commission is a five-member commission created with powers and duties as set out in Article 66B, Zoning and Planning, of the Annotated Code of Maryland. Commission members are appointed by the Mayor and approved by the Council for staggered five-year terms. One member is a Council member serving in an ex-officio capacity.

**B Carroll County Planning Commission**

The seven-member (plus alternate) Planning Commission is an appointed body responsible for such planning-related activities as developing and approving comprehensive plans, approving subdivision and site development plans, and recommending a Capital Improvement Program to the County Commissioners. The Planning Commission also recommends to the County Commissioners amendments to planning-related regulations and ordinances such as the subdivision regulations and zoning ordinance (ordinance text and zoning map). The Planning Commission holds public meetings twice monthly to consider planning-related projects and issues. Citizens are welcome to attend; meetings are held on the third Tuesday of each month and in the evening on the fourth Monday of each month.

**C Planning Process**

Article 66B of the Annotated Code of Maryland mandates that the Planning Commission develop and approve a comprehensive plan and recommend it to the local legislative body for adoption. Community meetings and workshops are held to encourage citizen input to help ensure that the vision and goals of the plan reflect the desires of the community.



## **D Town Board of Zoning Appeals**

The Board of Zoning Appeals consists of three members, also appointed by the Mayor and Town Council, serving three-year terms. In general the Board hears and decides on issues pertaining variances, conditional uses, and decisions by the Zoning Administrator. The powers of the Board are defined in the Code of the Town of Hampstead.

## **E Carroll County Board of Zoning Appeals**

The Board of Zoning Appeals (BZA) is a quasi-judicial body comprised of three members. The Board is empowered to hear and decide on requests for conditional uses and authorize appeals for variances to the zoning ordinance. The BZA may also hear and rule on appeals to orders, requirements, decisions, or determinations that are made by an administrative officer in the enforcement of Article 66B or any ordinance adopted under the article. These cases may involve, for example, appeals to actions of the planning commission. The BZA conducts public hearings to address all cases that are filed for its review and action. Public hearing notices are published in local newspapers, signs are posted on properties under review, and notices of the public hearings are mailed to adjoining property owners. The public hearings and notification of them provide an important opportunity for citizen input to these cases.

## **F Carroll County Technical Review Committee**

Citizens have an opportunity for input in the early stages of the review and approval process involved with the development of property. The Technical Review Committee (TRC) is comprised of County and State agencies that review and comment on subdivision and site development plans. The TRC meets monthly to publicly review all development plans submitted to the County and to present its recommendations and requirements to the owner/developer of the property and the developer's engineer. When a property owner is contemplating the improvement or subdivision of his or her property, notices of the TRC meeting are mailed to adjoining property owners and signs are posted on the property informing the public of the scheduled TRC meeting. Citizens are invited to attend the TRC meeting to voice their concerns on the proposed development at this early design stage.

## **G Town Staff**

Town office personnel currently consist of a Town Manager, who serves at the pleasure of the Mayor and Council, an Assistant Town Manager, and two employees. The Town Police Department has a Chief of Police, also serving at the pleasure of the Mayor and Council, a Captain, a Sergeant, six Officers, and a secretary/dispatcher. The Town Public Works staff includes a Superintendent, and Assistant Superintendent, five maintenance workers/water operators and one administrative assistant.

The Town Attorney is a lawyer in private practice appointed by the Mayor and Town Council to advise the Town in legal matters. The Town Manager serves as the Town's Zoning Administrator and as the Clerk of the Council.



# Hampstead Community Comprehensive Plan



## 3 Citizen Information Sources

### A Media

Residents in the Hampstead area have a variety of sources of information to keep informed of local events and activities. The Town publishes a newsletter that contains a variety of local meeting notices, community events, and articles relevant to area residents. The Carroll County Times and the Carroll County edition of The Baltimore Sun are general-circulation daily newspapers that focus on news in Carroll County, in addition to providing regional, state, national, and world news. The North Carroll area is also served by a free weekly newspaper, the Northern News. The Northern News is mailed to every area resident.

Numerous television and radio stations broadcast regional news and information that may include Carroll County. WTTR (1470 AM), located in Westminster, focuses on Carroll County news and events. In addition to its standard offering of network and cable stations, the county's cable television service provider, Comcast, broadcasts Channel 24 (CCG24), a channel devoted to local government that broadcasts public meetings, events, and other programs related to local government. Additionally, Comcast broadcasts Carroll Community Television Channel 19, Carroll Community College Television Channel 18, and Carroll Educational Television Channel 21 (sponsored by Carroll County Public Schools), noncommercial local access channels that include information on local news and events as part of their scheduled programming.

Carroll County Government posts its legal ads in the Carroll County Times and provides press releases to the media regarding current events and issues. The Town posts its legal ads in the Northern News. Additionally, notices of upcoming meetings are provided for inclusion in the community news and events sections of local papers. The County also uses WTTR, Channel 24, and Carroll Community Television Channel 19 to convey public information.

### B Internet

The Town of Hampstead maintains a website with a variety of useful information including meeting schedules, contact information, rosters of various committees and boards, and needed public information such as the Town's charter and codes. This website can be found at <http://www.townofhampstead.us/>, and also is linked to the Carroll County website.

The website that contains information oriented to Carroll County is located at [www.carr.org](http://www.carr.org). This site contains extensive information on the County, County government, municipalities located in the County, the public library system, schools, services and organizations, and businesses. Also available from this website, via a link to the County government homepage ([ccgovernment.carr.org](http://ccgovernment.carr.org)), are either live web-streaming broadcasts of County meetings or archived video of County meetings or hearings for many boards and commissions. This resource is available for meetings dating back to July 2006.

### C Town Newsletter

The residents of Hampstead are also kept informed of the happenings of their local





government through a newsletter mailed to households within Hampstead’s corporate limits three times a year. The newsletter is also published online on the Town’s website. Typical newsletters contain a general overview of recent happenings as well as any relevant upcoming events. Articles by the Mayor, Council Members, Town Manager, and Chief of Police also appear in newsletters.

*4 General Town Citizen Participation Opportunities*

The most obvious and common way for citizens to participate in the workings of their local government is by voting. Beyond voting, qualified citizens may also run for public office or be appointed to serve on any one of numerous committees and commissions. Town Council, Planning and Zoning Commission, and Police Advisory meetings, among others, are also open for general public attendance and participation.

**A Committees**

The Town of Hampstead has several citizen commissions/committees on which to serve.

**B Public Meetings**

Numerous public community meeting opportunities are present and ongoing within the Town as well. The Town Council holds open meetings on the second Tuesday of each month. Likewise, the Town Planning and Zoning Commission also meets on a monthly basis holding their meetings during the fourth Wednesday of each month. Less frequent are the Police Advisory meetings, which occur on a quarterly basis. The Town Board of Zoning Appeals and the Ethics Commission convene as issues arise.

**C Surveys and Workshops**

Opportunities for participation also develop as both the Town and County prepare various plans and projects for the Hampstead area. As part of the development of the original Main Street Revitalization Plan, a series of public workshops were conducted by a private consultant gathering information and citizen input in order to formulate an approach toward the aesthetic improvement of the MD 30 corridor. The County conducted a public meeting to elicit input from Hampstead area citizens in the initial phase of developing this plan.

**D Private Associations**

Outside of the governmental realm, other associations and groups exist throughout Hampstead either bound by a common interest or by their own backyard. The Hampstead Business Association meets on a monthly basis, excluding the summer, and has an approximate membership of 155 people. The Main Street Merchants Association also meets on a monthly basis. Several private homeowners’ associations also exist within various developments in the Hampstead area. The Hampstead Valley Garden Condo Association, Roberts Field Condo Association, Hampstead Valley Townhome Condo Association, Shiloh Run Homeowners’ Association, Small Crossings Homeowners’ Association, North Carroll Farms Homeowners’





# Hampstead Community Comprehensive Plan



Association, Westwood Park, and Fields Homeowners' Association are currently in existence, among others.

Other groups include the Hampstead Lions Club, the Hampstead Lions Baseball and Softball Associations, the Hampstead Ravens, the North Carroll Recreation Council, and many others.

## **Analysis of Community Needs**

Numerous opportunities already exist for the community to be involved in government-related issues. Overall, however, participation in local government is nominal. Most Town Council meetings attract only a handful of residents. Developers with site plans or subdivision plans under review attend Planning and Zoning Commission meetings. Voter participation in municipal elections is generally low (around 15 percent).

The Town conducts extensive outreach through the website, newsletter, broadcasting some Council meetings, and participating in events like the Hampstead Business Expo and Hampstead Day. While a higher level of citizen involvement would be preferred, the lack of interest in Town government indicates a relatively high level of satisfaction with municipal services. In general, interest and participation in local government spikes when residents are angry, annoyed, or worried. To the extent local government is operating efficiently, it goes largely unnoticed by the general public.

The Town has taken a “reasonable person” approach to public participation. Put simply, does a reasonable person have access to information and opportunities to participate in Hampstead’s town government, if he or she is so inclined? The answer is, “Yes.” Local residents have largely unrestricted access to the town officials. The Town provides a great deal of information through a wide range of sources and is responsive to requests for information. All emails to the Town are generally answered within one working day.

## **Recommended Actions**

### ◆ *Involve existing community organizations in addressing key issues faced by the community*

Sometimes it is difficult to identify people who are interested, willing, and able to serve on committees. Existing community organizations present an opportunity to involve a group of people who are already organized and may have a stake in the issue faced by the community.

### ◆ *Ensure local media are aware of upcoming meetings and events*

Citizens are not always aware of current events and issues in local government. Many do not have the ability to attend meetings. The newspaper media usually send a representative to all meetings. However, if more of the meetings were televised, more of the public would have the opportunity to keep informed of the issues and decisions made by local officials. This would





also allow citizens to hear exactly what was discussed and draw their own conclusions. For the media to provide coverage, they need to be informed of upcoming meetings and events that would be beneficial for the public to view.

◆ *Take advantage of emerging technology*

Technology continues to evolve. More people are using social networking sites like Facebook. Cell phone texting and “Twittering” have emerged as essential modes of communication. Public expectations for website content have increased, both in quality and timeliness of information. The Town and County should continue to use emerging technology to meet the informational needs of residents.

## **Anticipated CIP Projects**

No CIP projects are anticipated as a result of the recommendations in this chapter.





# Hampstead Community Comprehensive Plan



# Chapter 13

## Interjurisdictional Coordination and Communication







## Chapter 13: Interjurisdictional Coordination and Communication

### Goals

- ❖ To improve communication and coordination between the towns, county, and state.
- ❖ To increase partnering with other government bodies on local community projects.
- ❖ To support activities that bring public officials in Carroll County together to share information and ideas.
- ❖ To support the Council of Governments.
- ❖ To participate in the Water Resources Coordinating Council.

Under the Planning Act, local comprehensive plans must include recommendations for improving planning and development processes to encourage economic expansion and to direct future growth to appropriate areas. Such development and economic growth often have interjurisdictional impacts on transportation infrastructure, the environment, and other areas of concern. For this reason, it is necessary for planning, growth strategies, and policies to promote and encourage cooperation among adjacent jurisdictions.

No one will dispute that interjurisdictional coordination is important and valuable. However, when real-world issues are confronted by jurisdictions with conflicting agendas, ideals often fade, and agreement can be difficult to achieve. It will be impossible to achieve the intent of the Planning Act without immediate and effective interjurisdictional coordination. It is necessary to identify potential conflicts, address them as an integral part of comprehensive plan preparation, and include provisions in the plan for continuing coordination and cooperation. As jurisdictions collaborate on issues of mutual interest in their respective comprehensive plans, they generally become more aware of one another's needs and priorities. This contributes to their ability to better anticipate potential problems.

The most important benefit of timely interjurisdictional coordination is that it enables the affected jurisdictions to identify and resolve issues at the earliest possible stage when they are usually easiest to address and manage.

### Current Conditions

The Town of Hampstead has been successfully practicing interjurisdictional coordination and communication measures with Carroll County and with the other municipalities in Carroll County for many years. These activities have produced a number of benefits and provided a good deal of assistance between jurisdictions.

#### *1 Town/County Agreement*

The primary instrument for interjurisdictional coordination and communication between the Town of Hampstead and Carroll County is the formal document known as the Town/County





Agreement. Since 1977, both jurisdictions annually have signed an agreement to coordinate planning and other governmental functions. The Town/County Agreement enumerates the types of services the County provides to the Town and is tailored to the needs of the municipality. The agreement provides for cooperative referral by each jurisdiction to the other for review of and comment on subdivision and site development plans, comprehensive plans or comprehensive plan amendments, annexation petitions, and rezoning petitions.

This cooperative relationship has worked well. It ensures the open exchange of information regarding plans and development proposals. As a result, many issues are resolved at the staff level, reducing the possibility of problems later in the process. The County Commissioners also distribute funds annually to the Town of Hampstead, as well as to all the other municipalities, upon execution of the Agreement.

2 *Joint Comprehensive Plan*

The County and municipalities have a history of preparing, approving, and adopting comprehensive plans jointly. For each plan, the Town and County work together to develop a plan which identifies land-use designations and makes planning decisions for the areas within the corporate limits. However, the general surrounding area to which the Town plans to expand its corporate limits at some point in the future is also included. Land-use designations and planning decisions for these areas are included in the Town’s plan so that they are consistent and compatible with the Town’s plans for its future. The entire area for which a plan is developed is called the Growth Area. The area within the corporate limits becomes the officially adopted plan for the Town (and the only area over which the Town actually has control), and the area of the plan outside of the corporate limits becomes a part of the County’s overall master plan.

3 *County Provides Staff Assistance*

As a provision of the Town/County Agreement, the County provides staff assistance to the towns on planning-related issues. The county planner acts as a liaison to the Town’s planning office and Planning Commission. This arrangement aids in avoiding planning and development conflicts and in developing compatible plans, goals, and regulations.

4 *Mutual Referral of Development Proposals and other Planning Activities*

As provided for in the Town/County Agreement, the County makes its development review staff available to the Town to review and comment on development plans located within Hampstead. Following submittal of a development plan, County staff reviews and provides comments to the Town on stormwater management, grading and sediment control, forest conservation, water resources, and other technical issues. The staff of the Bureau of Development Review checks plans for their conformance with town regulations and for practicality of design. Planning staff reviews for conformance with the comprehensive plan, Major Street Plan, Water and Sewerage Master Plan, historic resources, general design, and other planning-related guidelines and plans. The County provides inspections for floodplains, grading and sediment control, stormwater management, landscaping, and forest conservation. The County also holds the bond for sediment control, stormwater management, landscaping, and





# Hampstead Community Comprehensive Plan



forest conservation. While the Town has given the County enforcement authority on many regulations, the Hampstead Planning Commission has authority to accept or reject the comments and recommendations provided by County staff.

Development plans in the County that are located within a mile of Hampstead’s corporate limits are submitted to the Town for review and comment.

In addition to the reciprocal review of development plans, the Town and County notify each other of any major or planning-related activity within its jurisdiction (within a mile of Hampstead for County activities). These activities include proposals for rezonings, annexations, comprehensive plan amendments, and water and sewer master plan amendments. This mutual sharing of information allows the other jurisdiction to make comments or to act accordingly. These activities are provided for under the Town/County Agreement.

## 5 *Quarterly Mayors’ Meeting with the County Commissioners and Council of Governments*

On a quarterly basis, the County Commissioners host a meeting with the mayors of all of the municipalities within the County. The purpose of these meetings is to bring up issues of concern among the towns as well as to update the towns on the status of certain activities in which the Commissioners are participating. The meetings are open to staff, public, and the media.

The Council of Governments (COG) is comprised of representatives from all eight of the municipalities, the Finksburg Planning and Citizens’ Council, the Freedom Area Citizens’ Council, the Maryland Municipal League, State and County representatives, the Board of Education, and the Health Department. Voting members are limited to the member governments (towns and the County), but everyone is invited to participate. While the group exercises no legislative power, its purpose is to bring these diverse groups together to discuss issues of mutual interest, as determined by the members, thereby facilitating information sharing and promoting another level of cooperation and coordination.

## 6 *Technical Review Committee*

The County provides review services to the municipalities, including the services of the County’s Bureau of Development Review. Plans are submitted to this Bureau and circulated among reviewing agencies. Once each month, the reviewing agencies meet to discuss comments they may have on each preliminary subdivision plan and site development plan submitted for that month. This meeting, called the Technical Review Committee (TRC) meeting, is open to the public, and town and applicants’ representatives are encouraged to attend. The TRC enables applicants and other attendees to hear all of the agencies’ comments collectively. The Bureau of Development Review then compiles and offers their official comments to the respective town.

## 7 *Adoption of Same or Similar Ordinances*

The County has adopted all of the ordinances and regulations that are required by state





law. Since the County reviews the towns’ plans, many of the towns, including Hampstead, have adopted ordinances similar to that which the County adopted. Others have simply adopted the County’s ordinances by charter exception. As a result, review and enforcement of these regulations is streamlined, and the process runs more smoothly. The towns and the County then have fairly consistent regulations, making it easier for all county residents to understand.

*8 Membership and Participation in Carroll County Chapter of the Maryland Municipal League (MML)*

Located at the Phipps Municipal Center in the state capital of Annapolis, MML was founded in 1936 and represents 157 municipal governments and 2 special taxing districts throughout the State of Maryland. A voluntary, nonprofit, nonpartisan statewide association controlled and maintained by city and town governments, MML works to strengthen the role and capacity of municipal government through research, legislation, technical assistance, training, and the dissemination of information for its members. Through its membership in the National League of Cities, MML offers legislative representation in Washington, urban research programs, and a national municipal government information exchange.

The municipalities in Carroll County meet together on a regular basis as the Carroll County Chapter of the MML.

*9 Membership and Participation on Baltimore Metropolitan Council and Baltimore Regional Transportation Board*

Carroll County is a member jurisdiction of the Baltimore Metropolitan Council (BMC), which is the organization of the Baltimore region’s elected officials representing Baltimore City and Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties. These elected officials comprise the BMC Board of Directors. The BMC serves as a forum for identifying regional interests and developing collaborative strategies, plans, and programs that will improve the quality of life and economic vitality throughout the region.

The BMC’s mission is to provide a forum for cooperative regional planning; provide an opportunity to discuss differences among its members in attaining regional goals; collect, analyze, and disseminate regional data; cooperate and communicate with neighboring regions; ensure cost-effective delivery of services through cooperation with all levels of government; and participate with citizens and others interested in solving regional problems.

To achieve these objectives, the Board provides the following activities or programs: long-range regional transportation planning; development of demographic, economic, and geographic data; cooperative purchasing to provide cost-saving opportunities to member jurisdictions; assistance in environmental programs such as air and water quality; computerized mapping services; and acting as a regional information center.

The Baltimore Regional Transportation Board (BRTB) is the federally recognized metropolitan planning organization (MPO) for transportation planning for the Baltimore region. Members of the BMC Board serve on the BRTB, along with the Mayor of Annapolis and representatives of the Maryland Departments of Transportation, the Environment, and Planning.





# Hampstead Community Comprehensive Plan



The BMC provides technical and staff support to the BRTB.

Through its involvement on the Baltimore Metropolitan Council and Baltimore Regional Transportation Board, the County is able to participate in regional planning efforts and ensure that the other member jurisdictions take into consideration issues that are important to Carroll County, including the towns. The County can also gain important information and services provided by the Council and share more fully in the benefits that accrue to the Baltimore region as a whole.

## ***What is an MPO?***

In 1975, MPO's were created by federal regulations to firmly place in one single agency the responsibility for preparing a comprehensive transportation plan for both highway and transit modes. MPO responsibilities included three areas: coordinating the planning efforts of transportation and land use agencies in the region; conducting certain types of planning studies; and making decisions about highway and transit resource allocation when there were conflicts among agencies or when funds were not sufficient to cover all projects.

## **Analysis of Community Needs**

In general, there are many opportunities for the Town, County, and other governmental entities to coordinate with each other, both formally and informally. Maintaining these opportunities for exchange of ideas and information is essential to maintaining good relationships and open communication.

In years past, under previous Boards of Carroll County Commissioners, there had been a reluctance to grant a waiver of zoning to allow the Town to zone newly annexed property even where the zoning classification in the Town was consistent with, or corresponded to, the land-use designation depicted on the comprehensive plan. In recent years, and under more recent Boards, waivers of zoning have been granted. Since the state legislation that was passed in 2006, the "Five-Year Rule" for annexations became zoning-classification based instead of land-use-designation based. Even with this change in legislation, the County Commissioners have granted waivers of zoning.

## **Recommended Actions**

- ◆ *Encourage regular communication between the Town and County Planning Commissions*

The Town and County Planning Commissions are facing a greater number of issues that must be jointly addressed. The primary issue of joint concern and cooperation is the adoption of the Comprehensive Plan for the Town and its Growth Area. The Town and County need to work toward the same goals. The Town and County Planning Commissions, or smaller subgroups of each, should schedule at least one annual joint meeting to discuss issues of common concern and develop joint solutions.





# Hampstead Community Comprehensive Plan



- ◆ *Include in the Town/County Agreement language to show that the County will agree to a waiver of zoning for annexations that are consistent with the adopted comprehensive plan*

The intention of this plan is to provide agreement between the County and the Town that adoption of this plan indicates that the land-use designation assigned on the Comprehensive Plan Map identifies the zoning classification that will be placed on a property upon annexation into the Town. Therefore, upon annexation, the County will agree to grant a waiver of zoning for the property. To ensure that both jurisdictions adhere to this concept and make decisions consistent with the plan in this regard, this provision should be included as part of the Town/County Agreement.

- ◆ *Encourage the County and Town to coordinate on a review of the impacts to the other jurisdiction of any proposed major actions*

The current Town/County Agreement provides for joint review by the Town and the County of any land areas lying within the Town or within one mile of the town limits. This enables both the Town and County to evaluate any impacts that might result from a major project proposed in the area. Each jurisdiction has found, however, that although this policy is followed for the majority of cases, there are instances where it may be overlooked or where the comments of the other jurisdiction are ignored. Each jurisdiction should be encouraged to give greater weight and consideration to the comments and concerns of the other regarding impacts of proposed major actions or projects, as well as involving the other jurisdiction early in the process.

- ◆ *Continue the close level of coordination between the Town and County regarding planning and development issues*

By applying the provisions of the Town/County Agreement and employing joint planning efforts, the Town and County have worked together to address ways to move toward achieving the vision and goals of the comprehensive plan. This working relationship has benefited both jurisdictions.

- ◆ *Coordinate with Baltimore County on issues that affect the areas along the jurisdictional boundaries*

While improvements can always be made, Carroll County and its municipalities are known for their coordination efforts. However, the Hampstead community also shares borders with Baltimore County. Many of the activities in which each participates impact the other, just as they do between Hampstead and Carroll County. However, efforts to communicate and coordinate activities with Baltimore County to bring about results that benefit both and protect the interests of both have been lacking. Measures need to be identified and implemented to build the lines of communication and provide the opportunities needed to discuss common issues, concerns, and impacts of activities carried out by the other.

- ◆ *Invite participation of State agencies in community comprehensive plan update process*





# Hampstead Community Comprehensive Plan



The State's primary participation in the process of updating the community comprehensive plan has been through the review of the draft plan document during the 60-day review process and subsequent submission of comments to the Town and County. By inviting State agencies to attend community workshops, representatives of those agencies could have a better understanding of the issues important to members of the community from the start of the process. Coordination during the phase where recommendations are developed may help to bring new ideas to the table and reduce negative comments from the State during 60-day review. In addition, some technical services may be available from the State to provide more detail in the plan on certain areas or projects.

## **Anticipated CIP Projects**

No CIP projects are anticipated as a result of the recommendations in this chapter.







# Hampstead Community Comprehensive Plan



# Chapter 14

## Housing and Community Design





## Chapter 14: Housing and Community Design

### Goals

- ❖ To encourage efforts to maintain the quality and appearance of individual properties to help retain property values.
- ❖ To achieve features in new construction and development in the Town that mimic traditional town amenities and design.
- ❖ To create usable and friendly public spaces that enhance the small-town atmosphere and foster a neighborly community.
- ❖ To create pedestrian links that connect neighborhoods with each other, the downtown, and other major features.
- ❖ To support private sector housing opportunities to meet the needs of the young and elderly population without compromising the quality of our residential neighborhoods.
- ❖ To recognize and support a “Hampstead” aesthetic in the design of new developments.

### Current Conditions

#### *Housing*

#### *1 Acreage of Land in Each Residential Zoning District*

The total land area of the Town of Hampstead is approximately 1,912.4 acres, or roughly 3 square miles. Slightly more than 44 percent of the total acreage has a residential zoning designation.

<b>Residential Zoning Acreage Town of Hampstead 2009</b>		
<b>Zoning Category</b>	<b>Acreage Within Town Limits</b>	<b>Percentage of Town Acreage</b>
RO (Res Ofc)	22.4	1.2
R-7,500	43.2	2.2
R-10,000	474.8	24.8
R-20,000	30.2	1.6
R-120,000	282.0	14.7
<b>Total</b>	<b>850.6</b>	<b>44.5</b>

Source: Carroll County Planning Department 2009  
\*based on a total Town acreage of 1,912.4

The Town of Hampstead currently has five categories of residential zoning. Four of those categories list residential uses as their primary principal use, while Residential Office (RO)





# Hampstead Community Comprehensive Plan



allows for a combination of residential and professional office. The R-7,500 zone has a maximum density of 5 units per acre. R-10,000 has a maximum density of 4 units per acre. R-20,000 has a maximum density of 2 units per acre, and R-40,000 has a maximum density of 1 unit per acre. The Town’s R-120,000 zone is the equivalent to the County’s Conservation zone, allowing 1 unit per 3 acres.

The total land area of the Study Area (excluding the Town) is approximately 1,294.1 acres. Approximately 71 percent of the total acreage in the unincorporated portion of the Study Area has a residential zoning designation.

Carroll County currently has five categories of residential zoning. Conservation has a maximum lot yield of 1 buildable lot per 3 acres, generally clustered into 2-3 acre lots. R-7,500, R-10,000, R-20,000, and R-40,000 allow for the same densities as the corresponding Town zones. The following table presents a breakdown of the amount of land within each residential zoning category for the entire unincorporated portion of the Study Area.

<b>Residential Zoning Acreage Hampstead Study Area (outside of Town Limits) 2009</b>		
<b>Zoning Category</b>	<b>Acreage Within Study Area</b>	<b>Percentage of Study Area</b>
R-7,500	38.7	3.0
R-10,000	204.7	15.8
R-20,000	471.2	36.4
R-40,000	52.2	4.0
Conservation	156.3	12.1
<b>Total</b>	<b>923.1</b>	<b>71.3</b>

Source: Carroll County Planning Department 2009  
\*based on a Study Area Boundary acreage of 1,294.1

## 2 *Housing Statistics*

Eighty-five percent of all units in the Town of Hampstead in 2000 were single-family detached and attached (townhouse) units, with multi-family making up the remaining 15 percent. During the period of 1990-2000, the total number of residential units in the Town increased by 775 (or 69.8 percent), with single-family detached and attached seeing a proportional increase of 17 percent and multi-family seeing a decrease of around 15 percent. Housing types classified as mobile home, trailer, or other were nonexistent in the 2000 Census, which may be a result of the reclassification of these units by either the owners or the Census Bureau, or their removal from the premises. The following table shows the percentage of housing types within the Town for 1990 and 2000.



## Housing Type Town of Hampstead 1990 and 2000

Housing Type	1990		2000		Percent Change (%)
	Units	%	Units	%	
Single-Family Detached/Attached	756	68.1	1,602	85.0	+16.9
Multi-Family	332	29.9	283	15.0	-14.9
Mobile Home/Trailer	1	0.1	0	0.0	-0.1
Other	21	1.9	0	0.0	-1.9
<b>Total Units</b>	<b>1,110</b>	<b>100.0</b>	<b>1,885</b>	<b>100.0</b>	

Source: U.S. Census

### 3 Renters vs. Owners

Of the residential structures within the Town of Hampstead, approximately 83 percent were owner-occupied in 2000. Just over 13 percent were renter-occupied, while roughly 4 percent were vacant. The following table exhibits the occupancy status by type of dwelling within the study area in 2000.

## Occupancy by Type of Dwelling Town of Hampstead 2000

Structure	Owner Occupied	Renter Occupied	Vacant	Total
SF (Detached)	902	42	40	984
SF (Attached)	526	81	11	618
2 Units	9	31	0	40
3-4 Units	0	9	0	9
5-9 Units	28	32	0	60
10+ Units	92	55	27	174
Mobile Home	0	0	0	0
Other	0	0	0	0
<b>Total</b>	<b>1,557</b>	<b>250</b>	<b>78</b>	<b>1,885</b>

Source: U.S. Census

Census data from 1990 and 2000 show that the percentage of owner-occupied dwellings had increased by almost 18 percent within the town over that time period, while the percentage of rented dwellings decreased by nearly the same amount (17.1 %). During the decade, the percentage of vacant dwellings dropped by one half of a percent. The following table shows the shift between 1990 and 2000.

# Hampstead Community Comprehensive Plan

Occupancy by Type of Tenant Town of Hampstead 1990 & 2000					
Occupant	1990		2000		Percent Change (%)
	Units	%	Units	%	
Owner	722	65.0	1,557	82.6	+17.6
Renter	337	30.4	250	13.3	-17.1
Vacant	51	4.6	78	4.1	-0.5
<b>Total</b>	<b>1,110</b>	<b>100.0</b>	<b>1,885</b>	<b>100.0</b>	

Source: U.S. Census

As of 2000, the largest percentage of owner-occupied residential units (50.5 %) fell within the \$100,000 - \$149,999 housing value range, with an overall median housing value of \$125,800. The following table presents specified owner-occupied residence values in 2000.

Specified Owner-Occupied Value Town of Hampstead 2000		
Value	# of Units	% of Units
Less than \$50,000	0	0.0
\$50,000 - \$99,999	219	14.1
\$100,000 - \$149,999	787	50.5
\$150,000 - \$199,999	412	26.5
\$200,000 - \$299,999	68	4.3
\$300,000 or more	71	4.6
<b>Total</b>	<b>1,557</b>	<b>100.0</b>
<b>Median Housing Value</b>		<b>\$125,800</b>

Source: U.S. Census

Cash rent values were also tabulated for renter-occupied residences in the Town of Hampstead based on 2000 Census returns. The majority of the rental units (72.4 %) fell into the \$500 - \$749 range, with a median contract rent of \$652. The following table exhibits the monthly cash rent values for specified renter-occupied units in 2000.

Specific Renter-Occupied Residential (Cash Rent) Town of Hampstead 2000		
Rent	# of Units	% of Units
Less than \$300	11	4.4
\$300 - \$499	58	23.2
\$500 - \$749	181	72.4
\$750 - \$999	0	0.0
\$1,000 or more	0	0.0
<b>Total</b>	<b>250</b>	<b>100.0</b>
<b>Median Rent</b>		<b>\$652</b>

Source: U.S. Census



# Hampstead Community Comprehensive Plan



## 4 Current Affordable Housing Programs

There are currently several housing assistance programs available within the County. They are as follows: Section 8 Rental Assistance, Rental Assistance Program, Rural Development, and the Interfaith Self Help Program. The Carroll County Section 8 Program exists to ensure decent, safe, and sanitary housing in communities of their choice to eligible families, based on the family’s income, assets and deductions.

Roughly 92 households within the Hampstead area (21074 zip code) are currently receiving some sort of housing assistance. The Rental Assistance Program offers temporary rental assistance for low-income households. Rural Development assistance can be used by low-income families to purchase, refinance, and rehabilitate a dwelling with no down payment. Interfaith Housing helps working families build their own affordable homes, working with their neighbors and with the assistance of a construction supervisor.

## 5 General Assessment of Condition of Current Housing

A majority of the existing structures in the Town of Hampstead are of a relatively young age. Roughly 73 percent of the housing stock has been built since 1980. The most rapid period of growth occurred between 1990 and 2000 with 45 percent of the housing stock being constructed within that time period. The following table indicates the age of the Town of Hampstead’s housing stock in 2000.

<b>Age of Housing Town of Hampstead 2000</b>		
<b>Year Built</b>	<b># of Units</b>	<b>% of Units</b>
1990-March 2000	849	45.0
1980-1989	526	27.9
1970-1979	148	7.9
1960-1969	92	4.9
1950-1959	29	1.5
1940-1949	62	3.3
1939 or earlier	179	9.5
<b>Total</b>	<b>1,885</b>	<b>100.0</b>

Source: U.S. Census

## Analysis of Community Needs

The desire for affordable apartments and homes by residents often conflicts with crime levels and property appearance issues resulting from absentee landlords who do not invest in their rental properties. Most housing types are represented and available in the area at reasonable prices. However, aesthetic issues and building maintenance concerns often are not addressed.







# Hampstead Community Comprehensive Plan



Many buildings and houses have not been well maintained. These buildings detract from and diminish the overall character of the Town.

In terms of community design, the community lacks accessible park areas and convenient pedestrian or bicycle access as a part of the community design. Sidewalks are not available in all areas of town to connect residential neighborhoods to goods and services. Little, if any, bicycle and pedestrian pathways exist to connect open spaces and parks, as well as outlying areas, to downtown and Main Street. Parking for residents and patrons is currently available throughout the Town. Further development and revitalization may create a need for additional parking options in developed areas, primarily downtown.

Hampstead serves as a gateway to Carroll County from neighboring Baltimore County. The appearance of the MD 30 corridor, as a gateway to the Town and County, serves as a visual first impression to the community and should reflect and be representative of the rural nature of the County.

## Recommended Actions

- ◆ *Require developers to design open space areas that connect greenways and other open space areas*

As the layout of a development is created, open space areas should be located and designed to connect with the open space areas and greenways in other developments. This would help to create connections between neighborhoods and provide greater opportunities for the use of the open space.

- ◆ *Require developers to construct pedestrian pathway/trail amenities in their developments during the first phase of construction*

The trail amenities included as part of an approved final plan do not always get constructed when the development is complete. Most often, the developer has waited until the housing units are constructed to put in the trail. By then, residents who adjoin the trail object to its construction. The rest of the residents then lose out. If the developer constructs the trail before the housing units are built and residents are aware of its inclusion on the development plan, the residents will be more likely to accept and get used to the trail. If the trail is constructed prior to the houses, its construction is less likely to be halted.

- ◆ *Revise the town zoning ordinance to provide greater flexibility to allow lot and subdivision design and layout in a traditional neighborhood style*

As Euclidean zoning ordinances were developed over the years, many jurisdictions wound up with requirements that were inflexible and produced developments that did not resemble the original development within the town. As a result, newer developments do not blend in well with the character of the town and lack some of the amenities of the traditional neighborhood design. Many jurisdictions are now going back and revising their zoning





# Hampstead Community Comprehensive Plan



ordinances to allow more flexibility so that new development can blend in better with old development, thereby maintaining the character of the neighborhood. They're allowing setbacks to resemble that of traditional neighborhoods, and some are calling for architectural design that resembles the older part of the town.

Note: Euclidean zoning comes from the town of Euclid, Ohio. This term basically describes the land use regulation scheme which was appealed to and ruled Constitutional by the U.S. Supreme Court. The basic framework is define and separate uses on property, e.g., residential, commercial and industrial.

- ◆ *Minimize uses which are inconsistent with the goals of the Main Street Revitalization Plan and the small-town atmosphere, such as “big box” retail*

The ultimate aim of the Main Street Revitalization Plan is to create a downtown area that looks nice, has successful businesses, and attracts residents to the area. A small-town atmosphere suggests personal service in an environment where the customers know the business owners. Big box retail uses draw customers away from the downtown area to buy goods and services. They also do not blend in with the character of the old part of the small town.

- ◆ *Create visual gateways at the major entrance points to the Town*

The gateway to a community provides people with a first impression of the town. The gateway should be inviting and attractive and project the image that the community would like to promote. The Town and County should work together to identify ways that the appearance and image of the entranceways to the community can be improved.

## Anticipated CIP Projects

CIP projects related to recommendations in this chapter cannot be anticipated at this time. The projects associated with these recommendations need to be developed in more detail before specific CIP projects and their estimated costs can be identified. The following are projects (recommendations) which will have future fiscal impacts to the Town or County:

- ◆ Creation of gateways to the community
- ◆ Sidewalk improvements and connections





# Hampstead Community Comprehensive Plan



# Chapter 15

## Main Street Revitalization





## Chapter 15: Main Street Revitalization

Like many American communities, Hampstead has been shaped by a road. The Hanover Pike (Maryland Route 30) runs from Baltimore, Maryland to Hanover, Pennsylvania. The road dates back to 1807, the year Robert E. Lee was born. From a single dirt track to the Baltimore-Hanover Pike, this road is our Main Street.

During the 20th century, traffic on this state highway escalated. In the early 1960s, discussions began on building a "bypass" to divert traffic around the Town. After over forty years of waiting, the Hampstead Bypass was completed in August 2009. For the first time in over 200 years, travelers moving between Baltimore and Hanover have a way around the community.

The creation of the Bypass opens the door to a new era of possibility, promise and potential for downtown Hampstead. With a vision to this day, the Town commissioned a Main Street Revitalization Plan in the late 1990s. The plan was completed in June 1999 and formally adopted as part of the Community Comprehensive Plan in 2003. In 2008, Mayor Haven Shoemaker appointed members to a committee to update the Main Street Revitalization Plan. This committee completed its work and forwarded recommendations to the Planning and Zoning Commission. Due to the effort required to update the Community Comprehensive Plan, the Commission has not had the opportunity to complete the update of the Main Street Revitalization Plan, however, all of the zoning recommendations from the Committee were reviewed and many were incorporated into this Plan.

Many of the changes in the original Main Street Revitalization Plan have been implemented by the Town. The old Hampstead School—a derelict building in 1999—is now 84 units of affordable senior housing. The Town's police department now resides in the restored Wheeler Building on Main Street. New zoning classifications like "residential office" and "residential business" have been adopted creating new opportunities for Main Street property owners. From seasonal banners to the holiday lighting ceremony to street events like Hampstead Day, the downtown area has flourished despite the crushing traffic congestion.

Some recommendations in the original plan have also been deferred or declined. The Town has not hired a part-time Code Enforcement Officer or a Main Street Manager. While there is strong support for the Main Street Manager position, the current budget crunch has prevented the Town from moving forward. The original plan contemplated the organization of downtown businesses. The Town has worked with Main Street business owners and there seems to be a growing coalition of business owners willing to organize themselves into a Main Street merchants' association.

The current situation in Hampstead's downtown is dynamic. With the Bypass open, traffic patterns have changed dramatically. The recent economic downturn has hurt local businesses. There are more "vacant" signs on commercial properties, particularly in the downtown core. While Main Street projects like Illiano Plaza have flourished, the downtown core is in transition. Due to state budget cuts, Hampstead's streetscape project has been delayed





# Hampstead Community Comprehensive Plan



indefinitely.

*“Life is what happens when you’re busy making other plans,” John Lennon*

While the Town has made substantial progress towards achieving many of the goals in the original Main Street Revitalization Plan, it is safe to say that the downtown core has not yet reached its potential. At the dawn of the post-Bypass era, the pressing question becomes: What now? To answer this, it is important to “unpack” the concept of revitalization.

## **What is revitalization?**

Perhaps a better question is: What does a revitalized Main Street look like? The successful small town downtown usually has a balanced mix of homes and businesses. The buildings are well maintained and architecturally interesting. Business signage is low key and tasteful. There are pedestrians on the sidewalk and shoppers in the stores. Visitors to the downtown area can find a place to park and have adequate directional signage. The lines of buildings are softened by street trees.

A revitalized Main Street offers reasons to come and reasons to stay. It has more than just goods and services. The thriving downtown has “destinations” and “attractions.” It has an identity.

### **Challenge:**

*Right now the biggest draws to downtown are the Post Office and Jiffy Mart. During the summer, the snowball stand is busy. Our busiest restaurants (like J&P) are outside the core area. When residents decide they need to go out for dinner, shopping and entertainment, they often head to Hanover, Westminster, or Hunt Valley. The traffic downtown is bothersome, but outside of weekday rush hours it is no worse than Westminster or Hunt Valley. The biggest reason local residents do not go downtown is that there are very few places to go on a regular basis.*

## **Eight Principles**

The National Trust for Historic Preservation has a “Four Point Program” and eight “Guiding Principles.” These describe the characteristic of a successful revitalization program.

**Comprehensive:** Revitalization requires more than an expensive “streetscape” program, decorative sidewalks, or promotional events. Sustained success downtown requires a “top-to-bottom” approach.

**Incremental:** Hampstead’s Main Street has developed over the past century. Change is slow and will generally occur in small steps. Painting one building creates an incentive for neighboring property owners. Opening one business helps support other merchants. Revitalization is not a project, but an ongoing process.





# Hampstead Community Comprehensive Plan



**Self-help:** This is a big one. The success of Main Street is not the responsibility of government, local or state. The future of Hampstead's downtown rests squarely on the shoulders of its property owners, residents, and businesses. Local leadership means a willingness to invest significant amounts of time and money into Main Street. The Town can offer some limited assistance, but the real leadership has to come from the Main Street community.

**Partnerships:** Main Street revitalization requires the Town and the private sector to work together. Each sector has to know and understand its role in the process.

**Identifying and capitalizing on existing assets:** The Town must capitalize on the assets that make its business district unique. Every district has unique qualities like distinctive buildings and human scale that give people a sense of place and belonging. These Town assets must serve as the foundation for all aspects of Main Street revitalization.

**Quality:** To use a small town expression: "Go big or go home." Whether in storefront façade renovations, downtown marketing materials, or streetscape improvements, revitalization must be high quality. Cheap, "corner-cutting" approaches only reinforce a negative image of the downtown area.

**Change:** For many years residents did not believe we would ever see the Hampstead Bypass. Local cynics doubted the Town could renovate the historic Hampstead School. Skepticism is part of the local landscape. It will take time, energy, and success to begin changing attitudes about downtown. Local residents have to start seeing Main Street differently. This requires more than marketing materials. Local merchants may have to look at new ways of doing businesses, building a positive sense of an exciting and vibrant commercial core.

**Implementation:** A small change today is better than a big plan tomorrow. The key to revitalization is momentum. The first Main Street Revitalization Plan was adopted over a decade ago and some dramatic changes have happened on Main Street. Some of the Town's major goals like moving the Police Station to Main Street and saving the old school have been accomplished. Future success depends not on writing a better plan, but on getting more things done.

## "Four Points"

So, how can the Town and the Main Street community make this work?

**Organization:** Who is going to do the work? There are several different approaches. An existing organization like the Hampstead Business Association (HBA) could take the lead. Downtown property owners and businesses could form a downtown development or merchants' association. The decision on the best organizational form should come from the private sector, not the Town.

Recently, some of the major downtown business and property owners formed a Main Street Merchants' Association. The Town's role in this matter is to support—not lead—the efforts of







# Hampstead Community Comprehensive Plan



local leaders.

**Promotion:** How will the community “sell” and “brand” Main Street? The Town cannot rely simply on “word-of-mouth” to promote downtown. There needs to be a comprehensive, thoughtful and vibrant marketing program to sell residents and visitors on how they can live, work, shop, play, and invest in Main Street. An active private sector organization will be the driving force behind the promotional effort.

**Challenge:**

*Until Hampstead has a dinner train or some other attraction, our target market is people who live in and around Hampstead. At present, the Town does not have a single hotel or bed and breakfast. This limits the ability to accommodate out-of-town guests. The construction of the Bypass has moved the “through” traffic around the Town limits resulting in fewer “impulse” stops. The Bypass also will lower marketing exposure to the downtown area. The primary target market for Main Street will be people who live in the residential subdivisions in and near town.*

**Design:** How can we make our downtown attractive, inviting, warm, and friendly? Hampstead has some great historic buildings. There are also a number of poorly maintained rental properties. Main Street has character and small town charm. It also has aging infrastructure like roads and sidewalks. It would be a mistake to count on the planned streetscape project to fix all of the design problems. While new sidewalks and “street furniture” will make a difference, the visual appearance of Main Street is driven by buildings, yards, and signs. This is also an area of significant potential controversy. Design is very much about aesthetics and people have widely varying opinions about what looks “good” and what does not.

**Challenge:**

*Like any neighborhood, Main Street has some “problem properties.” Some are low-income rentals. Some are vacant businesses. The common theme is poor maintenance. Some property owners don’t have the income to make improvements. Some simply don’t care. The Town has the opportunity to work with property owners in the development process, but the available tools—incentives or regulations—are limited when it comes to established buildings. One of the keys to an attractive downtown area is to motivate the owners of marginal properties to make an investment.*

**Economic Restructuring:** With the Bypass completed, downtown traffic patterns will change. Businesses that rely on traffic volumes may suffer, however, the reduction in traffic may encourage residents who normally avoid the heavy congestion to venture downtown again. While the Town can influence economic structure slightly through zoning regulations, attracting and retaining quality businesses is really a function of success in every other aspect of Main Street revitalization.





# Hampstead Community Comprehensive Plan



## The Work Plan

The previous Main Street Revitalization Plan was a “planner’s document.” It contained a wealth of information but it was not easily usable by Main Street stakeholders. This plan is much simpler and this is the most important part: Our list of “things to do.”

The structure of the list borrows from the original plan. We list a goal, who is responsible, and the timeline for completion. This list will be posted on the Town’s website as a database users can sort by category, responsible party, or completion timeline. This is the “doing” part of planning.

<u>Action</u>	<u>Time Frame</u>	<u>Responsible Party</u>
*Hire a part-time Main Street Manager	FY12	Town
*Install directional signs to downtown	FY11	Town
*Extend Boxwood Drive from Trenton Mill Road to Upper Beckleysville Road	FY15	Town, County
*Enforce Rental Housing Ordinance	Ongoing	Town
*Update downtown zoning to maintain a balance of housing and businesses	FY10	Town
*Use a consulting architect to review the design of site plans in the Main Street Revitalization Area	Ongoing	Town
*Provide information on state and federal tax incentives and grant programs	FY12	Main Street Manager (MSM)
*Identify the primary downtown business organization	FY10	Main Street Merchants Association (MSMA)
*Coordinate downtown business hours	FY11	MSMA
*Design a downtown business marketing brochure	FY12	MSM, MSMA
*Develop a downtown Hampstead website	FY11	MSM, MSMA
*Develop a Main Street Hampstead “brand” and an overall marketing strategy	FY11	MSMA
*Construct the Main Street streetscape project	Unknown	SHA, Town





## **Streetscape versus Revitalization**

Over the years, some local residents and Town officials have used the “streetscape” and “revitalization” interchangeably. The streetscape project is the planned reconstruction of Main Street by the Maryland State Highway Administration (SHA). The Town of Manchester went through a streetscape project. SHA is working on a major reconstruction of Main Street in Taneytown.

At present, SHA owns Main Street. They would like to deed the roadway back to the Town (and the County). The Town will not accept the road in its current condition. To improve the road will require a major reconstruction effort. The latest cost estimate from SHA is \$25 million.

Streetscape projects are normally funded through the State’s Community Safety and Enhancement Program (CSEP). The six-year funding for this program was \$150 million. The planned Hampstead streetscape project would consume the entire annual CSEP budget for the State. Under current economic conditions, it is not realistic to expect the streetscape project to be funded in the foreseeable future. Town officials expect to wait at least five to ten years before the work begins. This is not entirely bad news.

Downtown businesses are already adjusting to the changes in traffic and the economic recession. The streetscape project will involve at least 18 months of construction activity, tearing our sidewalks, installing new storm drains and rebuilding the roadway. Even in the best of times, this is incredibly painful for small businesses. The delay in the project will allow the downtown stakeholders to organize and to begin the process of preparing for the disruption of major work.

## **A Main Street Philosophy**

Ten years ago, the Town had a number of major goals. Move the Police Department to a restored building on Main Street. Save the old Hampstead School. Build the Bypass. Build a major new park. Upgrade the water system. These are just a few of the items from a very long list. The only major goal remaining is the revitalization of Main Street.

The Town’s philosophy about Main Street has evolved. To understand this, it’s necessary to turn back the clock.

Between the 1990 and 2000 Census, the Town doubled in size. The defining issue of the 90s was residential growth. The Town moved from a rather laissez-faire attitude towards development to a much more structured and managed approach. The Town’s zoning regulations were amended significantly. A strict adequate public facilities ordinance was adopted. Impact fees were implemented. The Town fought and eventually settled legal disputes over developments. The tide of growth turned.

Since the mid 90s, the Town has not approved a single major residential subdivision.





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While the build-out of remaining subdivisions continued, the concerns about growth relaxed. Over time, the Town began easing some restrictions. The zoning regulations were amended to allow temporary signs and window signage. The Town's Restricted Industrial (IR) district was changed to permit flex space. The Main Street Design Review ordinance was relaxed. Off-street parking requirements were lowered. The approach of the Town, particularly the Planning and Zoning Commission, became less regulatory and more collaborative. The results were successful as evidenced by projects like Illiano Plaza and Hampstead Marketplace.

Public policies are often subject to pendulum swings. Jurisdictions move in cycles between tightening regulations and easing regulations. In 1999, the Town's focus was more on controlling growth and regulating development. In 2009, there has been a shift in emphasis. There is an increasing sense among Town officials that Main Street revitalization depends not on the municipal government, complex regulatory schemes, or expensive streetscape projects, but the faith, work, and investment of our downtown property owners. The ongoing challenge for the Town is how to participate in this process without disrupting it.





# Hampstead Community Comprehensive Plan



# Chapter 16

## Implementation and Priorities



## Chapter 16: Implementation and Priorities

### Implementation of Recommended Actions

<b>Recommended Actions</b>	<b>Priority (Short, Medium, Long-Range)</b>	<b>Fiscal Impact</b>	<b>Partners in Implementation</b>
<b>Chapter 5 – Growth Management &amp; Land Use</b>			
Complete a comprehensive rezoning within the Town to reflect the land-use designations shown in the plan	Short	No expected capital expenditure	Town
Retain current zoning on unincorporated land within the GAB until the land is annexed	Medium	No expected capital expenditure	Town & County
The Town and County should coordinate to pursue a comprehensive plan amendment to the Carroll County Comprehensive Plan and corresponding comprehensive rezoning for areas formerly but no longer within the Hampstead GAB	Short	No expected capital expenditure	Town & County
Prioritize and annex developed areas within the GAB to provide greater efficiency in providing public services	Medium	No expected capital expenditure	Town
Use annexation agreements as a means to provide public facilities and amenities	Ongoing	No expected capital expenditure	Town
Create an incentive program to allow annexed county residents to delay or phase in the payment of town taxes	Short	No expected capital expenditure	Town
Establish a greenbelt between the corporate limits of the Towns of Hampstead and Manchester	Short/ Medium	No expected capital expenditure	Town & County
Amend the PFA to adjust the boundary following annexation and zoning of properties in the Town	Ongoing	No expected capital expenditure	Towns, County, & State
<b>Chapter 7 - Transportation</b>			
Work towards completion of planned roadway projects.	Ongoing	See individual road projects below	See individual road projects below
Work with the State to have Main Street improved to the extent possible before the road is turned over to the Town	Medium	\$22 million	Town, County, & State
Identify locations where multi-modal service roadway connections might be appropriate to limit access points and reduce congestion	Short	Capital costs will depend on projects specified	Town
Prioritize those areas identified where sidewalks are needed to improve pedestrian access, and incorporate into the CIP	Medium	No expected capital expenditure	Town & County
Identify and construct bicycle and pedestrian connections between neighborhoods	Short/ Medium	Capital costs will depend on projects specified	Town & County
Develop a trail along Shiloh Road and Panther Drive connecting Westwood Park on the west side of the Bypass to the elementary and high schools	Short/ Medium	\$80,000	Town, County, & State
Monitor the demand and function of the new park-&-ride lot (off MD 482) to determine when expansion will be necessary	Ongoing	No expected capital expenditure	Town
Assess, update, and implement plans to address parking needs, including downtown Main Street and surrounding areas	Short/ Medium	Capital costs will depend on projects specified	Town
Identify additional road connections in the neighborhoods on			



# Hampstead Community Comprehensive Plan

either side of MD 30 to increase route options and improve traffic circulation for local residents	Short	No expected capital expenditure	Town
Investigate the use of traffic calming options where speed is a problem in residential neighborhoods	Ongoing	No expected capital expenditure	Town
Build a pedestrian bridge over the CSX rail line to connect the Hampstead Municipal Park with the Main Street Revitalization Area	Medium/ Long	\$374,000	Town
Boxwood Drive/Quiet Meadow Way Extended (south of MD 88 to Upper Beckleysville Road)	Medium/ Long	\$1,447,000	Town, County, & Developer
Bicycle/pedestrian trail along Boxwood Drive/Quiet Meadow Way Extended (south of MD 88 to Upper Beckleysville Road)	Medium/ Long	\$235,000	Town, County, & Developer
Boxwood Drive Extended (Roberts Field to Trenton Mill Road)	Medium	\$610,900	Town, County, & Developer
Service Road between Eagle Ridge Court and MD 30	Medium	\$235,000	Town, County, & Developer
Upper Forde Lane Extended to Greenmount Church Road	Medium	\$189,900	Developer
Panther Drive Extended north of MD 482 to MD 30	Medium	\$2,211,900	Town, County, & Developer
Doss Garland Drive Extended to Houcksville Road	Medium	\$1,030,500	Town, County, & Developer
Trails into Leister Community Park	Medium	\$120,000	Town, County, & State
Trail connecting Old Field Lane to Roberts Field Shopping Center	Medium	\$16,800	Town, County, & State
Trail connecting Rinaman Lane to park to be developed at Hampstead Municipal Park	Medium	\$12,000	Town, County, & State
Recommended projects whose specifics & costs cannot be estimated at this time: sidewalk improvements, connections, & additions; park-&-ride lots; downtown parking improvements	Medium/ Long	Cannot be anticipated/ estimated at this time	Town & County
<b>Chapter 8 - Community Facilities</b>			
Revise the Water and Sewer Master Plan to reflect new service areas and demand figures contained in this plan	Short	No expected capital expenditure	Town & County
Create an agreement between the Town and County that new areas of development will not be served with public sewer service unless annexed into the Town	Short	No expected capital expenditure	Town & County
Encourage cooperation between the Town and County on evaluating the adequacy of public facilities and the commitment to providing public facilities	Ongoing	No expected capital expenditure	Town & County
Continue to acquire and protect land for the planned Union Mills Reservoir as a future community water supply source for the Towns of Hampstead and Manchester and the City of Westminster	Ongoing	Land acquisition: \$17.3 million	County
Super Pump House (water)	Short	\$1,800,000	Town
Renovate Melvin Miller Tennis Courts	Short	\$125,000	Town
Oakmont Green Water Pumping Station	Short	\$500,000	Town
Leister Community Park	Medium	\$1,874,500	County & State
Salt shack (at Larry Hentz Public Works facility)	Short	\$150,000	Town
Tot lot at Oden Kemp Park	Short	\$50,000	Town
Main Street Streetscape & Revitalization	Medium/ Long	\$2,500,000 (Town share)	Town & State
<b>Chapter 9 - Natural &amp; Agricultural Resources</b>			
Adopt Carroll County's Water Resource Code	Short	No expected capital expenditure	Town & County

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Support the County and State Agricultural Land Preservation Program through strict compliance within the GAB	Ongoing	No expected capital expenditure	Town & County
Support the implementation of the Upper Patapsco Rural Legacy Area to preserve the Liberty Reservoir Watershed, enforce the Town's GAB, and provide a buffer between Westminster and Hampstead	Ongoing	Expenditure is beyond scope of the Hampstead GAB	Town & County
<b>Chapter 10 – Economic Development and Activity</b>			
Incorporate landscaping and buffering requirements into industrial areas to protect surrounding uses and community character	Ongoing	No expected capital expenditure	Town & County
Promote industrial uses and limit commercial development on industrially-zoned land	Ongoing	No expected capital expenditure	Town & County
Limit amount of additional commercial zoning to encourage redevelopment of commercial sites and the filling of vacancies of existing commercial spaces	Ongoing	No expected capital expenditure	Town
Concentrate heavy commercial uses around the Robert's Field Shopping Center in southern Hampstead and around North Carroll Plaza and Hampstead Marketplace north of town	Ongoing	No expected capital expenditure	Town
Encourage small business development within the Main Street Revitalization Area	Ongoing	No expected capital expenditure	Town
<b>Chapter 11 – Historic Resources</b>			
Increase the awareness of and appreciation for the significance and value of the community's heritage through efforts to build a broad-based stewardship ethic in the community	Ongoing	No expected capital expenditure	Town & County
Develop incentives to renovate old, depressed, or rundown buildings	Short	No expected capital expenditure	Town
Review and revise the Hampstead code and County zoning ordinance to ensure a coordinated effort that provides signs and other gateway elements that improve the aesthetics of the Town and complement the Town's image	Short	No expected capital expenditure	Town & County
Complete the nomination for designation of a Hampstead National Register Historic District to identify contributing structures and sites in the community	Short/ Medium	No expected capital expenditure	Town
<b>Chapter 12 – Community Involvement</b>			
Involve existing community organizations in addressing key issues faced by the community	Ongoing	No expected capital expenditure	Town
Ensure local media are aware of upcoming meetings and events	Ongoing	No expected capital expenditure	Town
Take advantage of emerging technology	Ongoing	No expected capital expenditure	Town
<b>Chapter 13 – Interjurisdictional Coordination and Communication</b>			
Encourage regular communication between the Town and County Planning Commissions	Ongoing	No expected capital expenditure	Town & County
Include in the Town/County Agreement language to show that the County will agree to a waiver of zoning for annexations that are consistent with the adopted comprehensive plan	Short	No expected capital expenditure	Town & County
Encourage the Town and County to coordinate on a review of the impacts to the other jurisdiction of any proposed major actions	Ongoing	No expected capital expenditure	Town & County
Continue the close level of coordination between the Town and County regarding planning and development issues	Ongoing	No expected capital expenditure	Town & County

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Coordinate with Baltimore County on issues that affect the areas along the jurisdictional boundaries	Ongoing	No expected capital expenditure	Town & Baltimore County
Invite participation of State agencies in the community comprehensive plan update process	Periodic	No expected capital expenditure	Town, County, & State
<b>Chapter 14 – Housing and Community Design</b>			
Require developers to design open space areas that connect greenways and other open space areas	Ongoing	No expected capital expenditure	Town
Require developers to construct trail amenities in their developments during the first phase of construction	Ongoing	No expected capital expenditure	Town
Revise the town zoning ordinance to provide greater flexibility to allow lot and subdivision design and layout in a traditional neighborhood style	Short/ Medium	No expected capital expenditure	Town
Minimize uses which are inconsistent with the goals of the Main Street Revitalization Plan and the small-town atmosphere, such as “big box” retail	Ongoing	No expected capital expenditure	Town
Create visual gateways at the major entrance points to the Town	Short & ongoing	Unknown	Town & County
Recommended projects whose specifics & costs cannot be estimated at this time: creation of gateways to the community; sidewalk improvements	Medium/ Long	Cannot be anticipated/estimated at this time	Town & County
Note: Short-range actions are anticipated to occur within a 3-year period after adoption of the plan. Medium-range actions are estimated to occur 3 to 10 years following plan adoption, and Long-range actions are likely to occur beyond a 10-year timeframe.			

## Land Use Designation Changes

The Review Findings and Major Concepts identified in Chapter 3; together with the existing conditions, needs analysis, and recommendations contained in the plan; indicate the need for changes to some land-use designations and/or the GAB. As a result, numerous areas were recommended for change and are reflected on the Comprehensive Plan map.

A comprehensive evaluation of land-use designations was undertaken as part of the plan update process. Areas not recommended for a land-use designation change were considered to be appropriately designated. Some areas were considered for a specific change but ultimately not recommended for a different land-use designation. These evaluations and recommended changes in land-use designation are contained in an addendum to this plan.

The following table provides an overall comparison of the land-use designations as adopted in the 2004 plan and those contained in this plan:



# Hampstead Community Comprehensive Plan



## Land Use Designation Comparison 2004 Plan and 2010 Plan

Land Use Designation	2004 Plan*	Percentage of Growth Area	2010 Plan	Percentage of Growth Area
General Industrial	0.0	0.0	N/A	--
Groundwater Conservation	N/A	--	51.1	2.0
Restricted Industrial	911.1	27.9	502.8	19.5
General Business	172.3	5.3	138.1	5.4
Local Business/Business-Neighborhood Retail	78.3	2.4	34.3	1.3
R-40,000	0.0	0.0	43.8	1.7
R-20,000	426.6	13.1	8.9	0.3
R-10,000	722.6	22.2	607.7	23.6
R-7,500	142.2	4.4	85.5	3.3
Historic	N/A	--	8.5	0.3
R-120,000 (Town)/Private Conservation (County)	489.4	15.0	330.0	12.8
Public Conservation	253.1	7.8	545.2	21.1
Residential Business	8.5	0.3	20.8	0.8
Residential Office	8.3	0.3	23.5	0.9
Roads, Utilities, Rights of Way	49.9	1.5	177.5	6.9
<b>TOTAL</b>	<b>3262.2</b>	<b>100.0</b>	<b>2577.8</b>	<b>100.0%</b>

\* Acreage for “Medium Density Residential” in the 2004 Plan is added to R-10,000 in this table; acreage for “High Density Residential” is added to R-7,500, and “Open Space” is added to Public Conservation above. These land-use designations, which only pertained to the Main Street Revitalization Plan area, were the land-use designations specified at the time. These land-use designations have been renamed to R-10,000, R-7,500, and Public Conservation.

Source: Carroll County Planning Department

## Other Comprehensive Plan Map Changes

The recommendations contained in the plan for planned major streets, planned public facilities, proposed parks and greenways, and other planned facilities are shown on the Comprehensive Plan map as well.

## Rezoning

The land-use designation changes contained in the 2010 Hampstead Community Comprehensive Plan will be implemented over time through the rezoning process. Rezoning land to be consistent with the land uses envisioned in the comprehensive plan facilitates the orderly implementation of the plan and development of land that is in keeping with the plan’s goals and objectives.

In the short term, land already within the Town and recommended for rezoning can be rezoned through the comprehensive rezoning process. This process allows land to be rezoned concurrent with or immediately following the plan’s adoption. Land outside the current Town limits that is recommended to change to a different land use can be rezoned at the time of annexation.





# Hampstead Community Comprehensive Plan



An addendum (Appendix B: Proposed Zoning Changes to Accompany the 2010 Hampstead Community Comprehensive Plan) identifies those properties that are recommended to be rezoned as part of the comprehensive rezoning process following the adoption of the plan.

The addendum will be inserted following final action by the Hampstead Planning Commission.



Appendices



## Appendix A: Historic Sites List

(Corresponds to Historic & Cultural Resources Map)

ID Number	Site & Location	ID Number	Site & Location
CARR - 103	Spring Garden - Hampstead Survey District	CARR - 1272	Richard A. Murray House 1313 Main St
*CARR - 586	W. Shippegar Farm MD 30 (west side) north of Trenton Mill Rd (end of dirt drive)	CARR - 1273	Old Hampstead Bank 1316-1318 Main St
*CARR - 587	Brodbeck House Intersection MD 30 & Brodbeck Rd (SW Corner)	CARR - 1275	John L. Hoover House 1374 Main St
*CARR - 596	Elias Houck Residence (Leister Farm) 702 Houcksville Rd	CARR - 1276	Snyder Cigar Shop 1387 Main St
*CARR - 597	Houck Tenant House 702 Houcksville Rd	CARR - 1277	Joseph Allender House 1388 Main St
*CARR - 603	Mrs. Price Farm MD 30 (west side) north of MD 482 & northern RR crossing (end of dirt drive)	CARR - 1278	John W. Nelson House 1389 Main St
*CARR - 604	C. Richard's Farm Shiloh Rd (south side) [school site now]	CARR - 1279	Dehoff-Ebaugh Farmstead 1440 N Main St
CARR - 605	Farm, south side of MD 482 East of Kevins Drive	CARR - 1296	Oakmont Green (Dehoff-Ebaugh Farmstead) Greenmount Church Rd
*CARR - 611	Bank House MD 30 (west side) opposite Basler Rd	CARR - 1305	Fairmount United Methodist Church 2300 Fairmount Rd
*CARR - 627	Stansbury Farm #2 Shiloh Rd (north side) next to high school property	CARR - 1309	Fairmount School 2300 Fairmount Rd
CARR - 823	Noah F. Ebaugh House (site) 3322 Shiloh Rd	CARR - 1575	Site of Amos & Lydia Armacost House 1110 South Main St (Town Demolition 1998-99)
CARR - 892	Elexis Harris Graveyard Houcksville Rd/Fire Protection Rd	CARR - 1576	J. Howard Shaffer House 1422 Fairmont Ave.
CARR - 894	Peter Buchman Farm Houcksville Rd	*CARR - 1577	Ebaugh - Shaffer House 1347 N Main Street
CARR - 896	Houcksville School Houcksville Rd	CARR - 1589	Andrew J. Houck House 1317 Main St
CARR - 898	Basler's Store Houcksville Rd	*CARR - 1590	J. Oliver Murray House 1330 Main St
CARR - 899	A.J. Houck House 1317 Main St	*CARR - 1591	Caltrider House 1332 N Main St
CARR -	Emory Hoffman Store	*CARR -	John W. Williams House



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ID Number	Site & Location	ID Number	Site & Location
900	Houcksville Rd	1592	1348 Main St
CARR - 901	Michael Walsh House Houcksville Rd	CARR - 1593	Palmer – Stick House 1362 Main St
CARR - 903	ISAAC HOFFMAN HOUSE* 364 SHAMER LN	CARR - 1594	Shubkagel – Tipton House 1364 Main St
CARR - 906	Shiloh Church 3100 Shiloh Rd	CARR - 1595	St. Mark's Evangelical Lutheran Church 1375 N Main St
CARR - 907	Shiloh Schoolhouse 3100 Shiloh Rd	CARR - 1596	James Austin House 1544 N Main St
CARR - 911	Brilhart's Mill 1311 Brodbeck Rd	CARR - 1597	Cornelius & Emma Lippy House 1379 Main St
CARR-916	Richard Richards Graveyard 1830 Rattlesnake Ridge (off Shiloh Rd)	CARR - 1598	John T. Coppersmith House 1383 N Main St
CARR-1088	Site of Brodbeck Road Bank Barn (Demolished June 1985) House Inventoried as CARR-587	CARR - 1599	Wink – Martin House 4004 Gill Ave
CARR-1095	Greenmount Evangelical United Brethren Church/ Greenmount United Methodist Church 2001 Hanover Pike	CARR - 1601	Susan R. Murray House 1144 Main St
CARR - 1263	Mayor C.W. Murray House 1108 S Main St	CARR - 1602	Myerly – Lamotte House 1133 S Main St
CARR - 1264	Sapp's Tavern 1111 Main St	CARR - 1603	Sykes House 1136-1138 S Main St
CARR - 1265	First National Bank of Hampstead 1112 S Main St	CARR-1607	Daniel Cox Tenant House 4001 Mott Ave (Town Approved Demolition 1997-99)
CARR - 1266	Murray-Matthews House 1148-1150 Main St	CARR-1609	Bungalow –Brick & Stone 1031 South Main St
CARR - 1267	HAMPSTEAD SCHOOL 1211 MAIN STREET	CARR-1610	Dr. Richard C. Wells House 1008 South Main St
CARR - 1268	H.R. Lippy Store 1216 Main St (east side)	CARR-1611	William & Mary Walker House 1508 North Main St
CARR - 1269	Spring Garden Hotel (site) 1219 Main St	CARR-1612	Hann-Warner House 1502 North Main St
CARR - 1270	Samuel E. Keller House 1228 Main St	CARR-1613	Ports-Grogg-Hyson House 1431 North Main St
CARR - 1271	John W. Murray House 1310-1312 Main St		

\* Not currently mapped

ALL CAPS – LISTED AS A NATIONAL REGISTER OF HISTORIC PLACES SITE



**Appendix B: Proposed Zoning Changes to Accompany the 2010  
Hampstead Community Comprehensive Plan**





## **591 Hanover Pike**

**Five Hundred Ninety One Hanover Road LLC**

**Map/Parcel – 503/724**

**2.07 Acres**

**J & J Trash**

**Current Zoning – IR**

**Proposed Zoning – BG**

**Owner Requested Zoning Change**

**Zoning Administrator Comments:**

This parcel came to our attention based on a request by the owner just after the update 2003 of the Comprehensive Plan. The property owner currently operates a solid waste business headquartered at this facility. The change in zoning would make the trash business a nonconforming use but it would allow the owner to move forward on a plan to develop the balance of the property as a heavy equipment sales facility. The parcel is contiguous to the large industrial parcel commonly considered “Trenton Mill Business Park.” The problem with the 591 Hanover Pike parcel is that it is separated by the adjoining industrial land by the CSX rail line. It is unlikely that any cross track access would be granted to allow a unified industrial park to include the 591 Hanover Pike parcel. Recommendation: Rezone to BG.

**Commission Comments:**

The Planning Commission concurs with the recommended change from IR to BG.

**Final Recommendation:**

**BG**





## **928 Main Street**

**Joseph Eline & Sons**

**Map/Parcel – 500/3040**

**24,785 SF**

**Florist**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**Owner Requested Zoning Change**

**Zoning Administrator Comments:**

This is a residential structure contiguous with the Eline Funeral Home (934 Main) and the crematorium. The structure is currently used as a florist shop. A florist shop would be a permitted use under the RB District. There are no outstanding complaints about the business operation. The florist shop appears congruent with the neighboring commercial uses. Maintaining the residential appearance is desirable. Recommendation: Rezone to RB.

## **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

## **Final Recommendation:**

**RB**





## **1000 Main Street**

**1000 Main Street LLC**

**Map/Parcel – 502/3039**

**8,830 SF**

**Travel Agent**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is a residential structure at the corner of Houcksville Road and Main Street. The property is known locally as “Doc Gordon’s old office.” The property was purchased and renovated by 1000 Main LLC (Randy Neal). The property currently has two dwelling units, a travel agency and a beauty salon. The property is a nonconforming use in the R-7,500 district. The structure maintains its residential character. A change in zoning was requested by the owner and recommended by the Main Street Committee. The corner of Houcksville/Lower Beckleysville and Main is largely commercial in nature with a funeral home, strip center and bank on the other three corners. The commercial use of the property has resulted in renovation. With the increase in parking, there are no outstanding complaints. Recommendation: Rezone to RB.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

### **Final Recommendation:**

**RB**





## **1010 Main Street**

**Herbert Raver Sr.**

**Map/Parcel – 502/14**

**32,670 SF**

**Insurance**

**Current Zoning – R-75**

**Proposed Zoning – RO**

**MSC Recommended**

### **Zoning Administrator Comments:**

This is a midblock residential structure. This property has served as an insurance office for many years and is a nonconforming use in the R-7,500 district. The front yard is a parking area. Overall, the structure maintains its residential character aside from the parking. The property also has access onto South West Alley. There are no outstanding issues with the property aside from the poor condition of the driveway apron. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

### **Final Recommendation:**

**RO**





## **1116 Main Street**

**Daniel & April Weiner**

**Map/Parcel – 502/3001**

**18,280 SF**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**Owner Requested Zoning Change**

**Zoning Administrator Comments:**

This residential property is just north of the Hampstead Police Station at the corner of Shiloh Road and Main Street. This property has three rental units. A fourth unit (the old garage in the rear of the property) was vacated and the nonconforming use was extinguished. The property is a nonconforming use because the R-7,500 zoning district does not allow three dwelling units. The residential property is in poor repair. With the removal of the garage, there would be parking available behind the structure. Shiloh Avenue is narrow and there is no on-street parking. While the site has limited commercial potential, allowing a broader mix of uses while maintaining the residential character of the structure may promote renovation. Recommendation: Rezone to RB.

## **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

## **Final Recommendation:**

**RB**





## **1120 Main Street**

**Kathleen Brazil**

**Map/Parcel – 502/3000**

**7,425 SF**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RO**

**MSC Recommended change**

### **Zoning Administrator Comments:**

This residential property is north of and adjacent the 1116 Main Street. The property is an owner occupied residential dwelling. This is an area where there are a number of properties the Main Street Committee recommended a rezoning to RO. If the zoning on 1116 Main Street (corner of Shiloh and Main) is changed to RB, this property may be considered to the change to RO. This would create a potential transition zone buffering the potential commercial activity at the corner with the residential area to the north. As noted with other properties, an increased availability of uses may also promote renovation. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

### **Final Recommendation:**

**RO**







## **1122 Main Street**

**William & Sara Wolf**

**Map/Parcel – 502/2999**

**9,804 SF**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RO**

**MSC Recommended change**

### **Zoning Administrator Comments:**

This residential property is just north of 1120 Main Street. Aside from the “transition” comments, the same observations apply. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

### **Final Recommendation:**

**RO**





## **1125 Main Street**

**Todd Calhoun**

**Map/Parcel – 502/2987**

**25,918 SF**

**House**

**Current Zoning – RO**

**Proposed Zoning – RB**

**Owner Requested**

### **Zoning Administrator Comments:**

This is a midblock residential property currently a rental. The property is well maintained and is a relatively large lot. In the interest of full disclosure, Councilman Chad Calhoun is the current occupant of the property. He has indicated an interest in opening a niche retail business like an art gallery. Under the Main Street Revitalization Plan, the Town certainly wants to attract high-end retail businesses while maintaining the essential residential character of downtown. Recommendation: To avoid any appearance of a conflict of interest, I respectfully decline to make a formal recommendation.

**Update:** Chad Calhoun has resigned from the Town Council since the original zoning recommendation was made. I have no disagreement with the Commission's recommendation to rezone the property to RB.

### **Commission Comments**

The Planning Commission concurs with the recommended change from RO to RB.

### **Final Recommendation:**

**RB**





## **1130 Main Street**

**Illiano Properties**

**Map/Parcel – 502/2997**

**27,194**

**Apartments**

**Current Zoning – R-75**

**Proposed Zoning – RO**

**MSC Recommendation**

**Zoning Administrator Comments:**

This is a residential property with four dwelling units. This is a nonconforming use in the R-7,500 District. The property owner expressed interest in a subdivision to allow for the construction of additional units. This request was rejected on the basis that it would increase the nonconforming character of the property. The property has potential access from the rear through an “alley” of uncertain ownership. The property is adjacent to other RO properties. Recommendation: Rezone to RO.

## **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

## **Final Recommendation:**

**RO**





## **1134 Main Street**

**Byrum Cable**

**Map/Parcel – 500/2995**

**0.304 Acres**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RO**

**MSC Recommendation**

### **Zoning Administrator Comments:**

This is a single-family residential dwelling unit. The same comments apply as those for 1122 Main. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

### **Final Recommendation:**

**RO**





## **1136 Main Street**

**William & Beverly Smith Jr.**

**Map/Parcel – 502/2994**

**7,221 SF**

**Apartments**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**MSC Recommendation**

### **Zoning Administrator Comments:**

This is a single-family residential dwelling unit. The same comments apply as those for 1122 Main. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission does not concur with the recommended change to RO. The Commission recommends changing the zoning from R-75 to RB.

### **Final Recommendation:**

**RB**





## **1330 Main Street**

**Stoney Lonesome Inc.**  
**Map/Parcel – 501/3120**  
**8,745 SF**  
**House for Sale**  
**Current Zoning R-75**  
**Proposed Zoning – RB**  
**MSC Recommendation**  
**Zoning Administrator Comments:**

This is a newly renovated, historic single family residential dwelling unit. The dwelling is unoccupied and for sale. The structure, with large barn and access to West Street, is reasonably suitable for light commercial use. The residential structure is notable and should be preserved. Recommendation: Rezone to RB.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

### **Final Recommendation:**

**RB**





## **1332 Main Street**

**Lewis & Brenda Keyser**

**Map/Parcel – 501/3119**

**0.2**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**MSC Recommendation**

### **Zoning Administrator Comments:**

This is a single-family dwelling unit, residential in character. The property adjoins the historic structure at 1330 Main. This is one of two relatively small, adjacent lots owned by a single property owner (Keyser). As with 1330 Main, the buildings have some light commercial potential although the residential structures would be desirable to preserve. Creating a small node of RB zoning would allow for a potential “pocket” of residential business in a critical part of downtown: Recommendation: Rezone to RB.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

### **Final Recommendation:**

**RB**





## **1334 Main Street**

**Lewis & Brenda Keyser**

**Map/Parcel – 501/3118**

**1,334**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**MSC Recommendation**

### **Zoning Administrator Comments:**

See comments for 1332 Main Street. Recommendation: Rezone to RB.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

### **Final Recommendation:**

**RB**







## **1336 Main Street**

**Robert & Vickie Rill**

**Map/Parcel – 501-3117**

**0.2985 Acres**

**Beauty Parlor**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**MSC Recommendation**

### **Zoning Administrator Comments:**

See comments for 1332 Main Street. Recommendation: Rezone to RB.

### **Commission Comments**

The Planning Commission does not concur with the recommended change to RB. The Commission recommends changing the zoning from R-75 to Historic.

### **Final Recommendation:**

**H**





## **1370 Main Street**

**RJ Properties LLC**  
**Map/Parcel – 501-3104**  
**10,890 SF**  
**Apartments**  
**Current Zoning – R-75**  
**Proposed Zoning – RO**  
**MSC Recommendation**

### **Zoning Administrator Comments:**

This is a larger, somewhat poorly maintained residential structure with four apartments. It is a nonconforming use. This is the southern anchor of another small “strip” of residentially zoned properties that the Main Street Committee recommended rezoning to RO. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

### **Final Recommendation:**

**RO**





## **1372 Main Street**

**Maxmo LLC**

**Map/Parcel – 501-3103**

**10,890 SF**

**Business**

**Current Zoning – R-75**

**Proposed Zoning – RO**

**Owner Requested Zoning Change**

### **Zoning Administrator Comments:**

This property has one apartment and a longstanding business operation. For additional comments, see 1370 Main. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

### **Final Recommendation:**

**RO**





## **1374 Main Street**

**David & Ethel Zufall**

**Map/Parcel – 501-3102**

**0.292 Acres**

**Business**

**Current Zoning – R-75**

**Proposed Zoning – RO**

### **Zoning Administrator Comments:**

This is an extension of the RO district as described in 1370 Main. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RO.

### **Final Recommendation:**

**RO**





## **1385 Main Street**

**Wayne Martin**

**Map/Parcel – 501/3094**

**0.2 Acres**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RB**

### **Zoning Administrator Comments:**

This property is a single-family dwelling but has a commercial appearance. It is near the potentially commercial corner of Route 482/Fairmount and Main. While this corner has commercial potential, it is desirable to keep this as the western gateway into the downtown while retaining its residential character. Recommendation: Rezone to RB.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

### **Final Recommendation:**

**RB**





## **1388 Main Street**

**Shaneybrook LLC**

**Map/Parcel – 501-3098**

**34,458 SF**

**Business**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**MSC Recommendation**

### **Zoning Administrator Comments:**

This property is a mix of businesses in an old single-family dwelling. It is a nonconforming use. The change in zoning would preserve its residential character and allow it to come into conformance with the zoning regulations. As currently configured, the property is a prototypical RB site. Recommendation: Rezone to RB.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

### **Final Recommendation:**

**RB**





## **1389 Main Street**

**Jesse & Julia Gouge**  
**Map/Parcel – 501/3096**

**0.674 Acres**

**House**

**Current Zoning – RO**

**Proposed Zoning – RB**

**Owner Requested Zoning Change**

### **Zoning Administrator Comments:**

This property consists of three apartments in a historic single-family dwelling. It is a nonconforming use. The change in zoning would preserve its residential character while allowing a greater range of uses. The lot is very large (for downtown) and has parking opportunities. The requested change is congruent with 1385 Main and 1388 Main.

**Update:** We completed a survey of the right-of-way of Fairmount Road, considering a possible widening project. The Commission may want to review this before making a final recommendation.

### **Commission Comments**

The Planning Commission concurs with the recommended change from RO to RB.

### **Final Recommendation:**

**RB**





## **1606 Main Street**

**Katy Shaffer**

**Map/Parcel – 500/3217**

**1.06 Acres**

**Car Wash**

**Current Zoning – IR**

**Proposed Zoning – BG**

**Owner Requested Zoning Change**

### **Zoning Administrator Comments:**

This property consists of the Hampstead Car Wash. This is a nonconforming use in the IR district. The change in zoning would bring the property into conformance. The property owner has approached the Town about constructing a coffee kiosk. This would be permitted under the new zoning. The property is outside of the MSRA. Recommendation: Change to BG.

### **Commission Comments**

The Planning Commission concurs with the recommended change from IR to BG.

### **Final Recommendation:**

**BG**







## **4001 Mott Avenue**

**George Wachter**

**Map/Parcel – 502/3029**

**11,020 SF**

**Duplex**

**Current Zoning – BG**

**Proposed Zoning – R-75**

**Owner Requested Change**

### **Zoning Administrator Comments:**

This property is a residential structure (duplex). The property is a nonconforming use. The property owner desires the change to make the use conforming. Recommendation: Rezone to R-7,500.

### **Commission Comments**

The Planning Commission concurs with the recommended change from BG to R-7,500.

### **Final Recommendation:**

**R-7,500**





## **922 Main Street**

**Steve Eline**

**Map/Parcel – 502/3045**

**27,500 SF**

**Apartments**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**Owner Requested Zoning Change**

### **Zoning Administrator Comments:**

I am going to take a look at this property before making a recommendation.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-75 to RB.

### **Final Recommendation:**

**RB**





## **931 Main Street**

**Sallie Ann Shanahan**

**Map/Parcel – 502/2860**

**14,192 SF**

**House**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**Owner Requested Zoning Change**

### **Zoning Administrator Comments:**

This property is a residential structure. The property is a conforming use. The property owner desires the change to have an attorney's office. The property is contiguous to BB&T Bank. I concur with the need for a transition buffer, but believe RO is a more appropriate zoning district given the size of the parcel, availability of parking, access, etc. Recommendation: Rezone to RO.

### **Commission Comments**

The Planning Commission does not concur with the recommended change to RO. The Commission recommends a change from R-75 to RB.

### **Final Recommendation:**

**RB**





## **1144 – 1156 Main Street**

**Richard Matthews**

**Map/Parcel – 502/2991**

**42,636 SF**

**Business**

**Current Zoning – BL**

**Proposed Zoning – BG**

**Owner Requested Zoning Change**

### **Zoning Administrator Comments:**

The “Matthews” property is on the heavily commercial corner of Gill and Main. It is across from the Jiffy Mart and the M&T Bank. This is a block of properties including the tag & title business, the tax preparation business and Mr. Richard Matthews’ single family dwelling. While this is a busy corner, I cannot support the requested change in zoning to BG. First, we have tried to minimize or eliminate BG zoning within the Main Street Revitalization Area. The intent of the Community Comprehensive Plan and the Main Street Revitalization Plan is to keep heavy commercial uses clustered around the northern Wal-Mart/Hampstead Marketplace area or around the southern Robert’s Field Shopping Center area. Creating a consolidated BG zoning district on this corner would open the door for lot consolidation and the construction of another heavy use like the gas station/convenience store across the street. This would diminish the residential and historic character of this key downtown intersection. Recommendation: Rezone to Historic provided the district is changed to allow commercial uses.

**Update:** The property owner presented a letter opposed to the proposed zoning change during the February 2010 public hearing.

### **Commission Comments**

The Planning Commission concurs with the recommended change from BL to Historic. During the April 2010 Commission meeting, the Commission discussed the property owner’s concerns. After discussion, the Commission changed its recommendation to no change.

### **Final Recommendation:**

**No change.**





## **North Carroll Farms V**

**Holly Land Partnership**

**Map/Parcel – 500/2415**

**29.67 Acres**

**Undeveloped**

**Current Zoning – R-20**

**Proposed Zoning – R-40**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is one of a number of parcels recommended for rezoning due to water capacity issues. A detailed explanation of the water situation will be provided under separate cover. As part of an overall “retrenchment,” there is a recommendation to rezone all vacant parcels larger than five acres to zoning districts that represent less potential demand.

North Carroll Farms V is the last vacant parcel contiguous with the North Carroll Farms development. This roughly 30-acre parcel sits on the northern terminus of Upper Forde Lane. This property is large enough to allow for potential water well exploration and such exploration would be a precondition of the subdivision and site plan development. There is an existing well on the property of nominal yield and thus unsuitable for use in the municipal system.

There are essentially two zoning options to reduce potential water demand. One, if the parcel has commercial or industrial potential, the new Groundwater Conservation (GC) district can be applied. Two, if the parcel is poorly situated for commercial or industrial use, it can be zoned for a lower residential density. The latter approach is the one I recommend for NCF V. The vacant parcel is surrounded by residential areas. The roadway access is poor and well off Route 30. The intersection at Farm Woods and Route 30 is not signalized and has existing issues with southbound left turns. The recommended rezone to R-40,000 solves two issues. One, it cuts water demand by half. Two, it makes the lots large enough to comfortably accommodate septic system in congruence with the Health Department’s requirements. Recommendation: Rezone to R-40,000.

**Update:** The property owner has sent a letter opposing the proposed rezoning.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-20 to R-40.

### **Final Recommendation:**

**R-40,000**





## **Super Pump House**

**Town of Hampstead**

**Map/Parcel – 500/2415**

**6.4 Acres**

**Undeveloped**

**Current Zoning – R-10**

**Proposed Zoning – Public Conservation**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is the vacant parcel just off north Upper Forde Lane where the Town plans to build the Super Pump House. After completion of the utility pumping station, the Town may choose to plant the remaining acreage in trees. The “public conservation” district is used for all of the schools and parks within the Town limits. As part of the Comprehensive Plan Update process, I will recommend that the Commission and the Town Council adopt a public conservation zoning ordinance. Recommendation: Rezone to PC

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-10 to PC.

### **Final Recommendation:**

**PC**





## **Kopp Parcel**

**Earl E. Kopp**

**Map/Parcel – 500/2415**

**19.87 Acres**

**Undeveloped**

**Current Zoning – R-10**

**Proposed Zoning – R-40**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is a relatively large, vacant parcel contiguous to the Super Pump House parcel. The comments for NCF V are applicable here. The recommended rezone drastically reduces potential water demand. The site is poorly situated for commercial use. The larger lot size allows for septic replacement areas. Recommendation: Rezone to R-40,000.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-10 to R-40.

### **Final Recommendation:**

**R-40,000**





## **Hospital Property**

**Carroll Hospital Center**

**Map/Parcel – 33/059**

**66.96 Acres**

**Undeveloped**

**Current Zoning – IR**

**Proposed Zoning – IR (No change)**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is the large vacant parcel west of Route 30, not far from the WTTR radio tower. The parcel is part of an area informally known as “North Carroll Business Park.” The area includes parcels owned by the Industrial Development Authority and developments like Ridge Engineering.

As noted, I will provide a detailed explanation of the water situation separately. As with NCF V and other parcels, the basic question is low water use residential versus low water use commercial/industrial. The MDE planning number for industrial use is 800 gallons per acre per day. The GC district limits use to 352 gallons per acre per day. A rezone from IR to GC lowers the potential water demand on a 40-acre parcel from 32,000 gpd to 14,080; a potential savings of 17,920 gpd. This parcel is in the Natural Resource Protection Overlay Zone and is in the watershed above the bog turtle habitat. This is an environmentally-sensitive area. Recommendation: Rezone to GC.

**Update:** Having received the deeds for Wells 20 and 21, the Town now owns all 17 production wells under the Groundwater Appropriation Permits issued in April 2009. While the 580,000 gpd (annual average) permits reflect far less water than the Town believes the wells can produce and the fact that only 13 of the 17 wells are currently in service, the water situation is improved. The capital improvement plan includes the Super Pump House which will bring all remaining wells online. My updated recommendation is to leave the zoning of the parcel unchanged.

### **Commission Comments**

The Commission has decided to withhold concurring or not concurring with the recommendation pending further consideration.

### **Final Recommendation:**

**IR**







## **Bog Turtle Habitat**

**SHA**

**Map/Parcel – 33/799**

**229.22 Acres**

**Undeveloped**

**Current Zoning – IR**

**Proposed Zoning – Public Conservation**

**Staff Recommended**

### **Zoning Administrator Recommendation:**

This is the large parcel purchased by SHA for environmental mitigation for the Hampstead Bypass. Five years after the Bypass is complete, the Town will assume responsibility for maintaining the bog turtle habitat on this property. Recommendation: Rezone to PC.

### **Commission Comments**

The Planning Commission concurs with the recommended change from IR to PC.

### **Final Recommendation:**

**PC**





## **Bypass Parcel**

**SHA**

**Map/Parcel – 33/796**

**25.15 Acres**

**Undeveloped**

**Current Zoning – IR**

**Proposed Zoning – PC**

**Staff Recommended**

**Zoning Administrator Recommendation:**

See comments under Bog Turtle Habitat. Rezone to PC.

## **Commission Comments**

The Planning Commission concurs with the recommended change from IR to PC.

## **Final Recommendation:**

**PC**





## **IDA Parcel**

**Carroll IDA**

**Map/Parcel – 33/762**

**50.98 Acres**

**Undeveloped**

**Current Zoning – IR**

**Proposed Zoning – IR (No change)**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is the large vacant parcel west of Route 30 and north of Route 482. This is also part of the “North Carroll Business Park” area. As noted before, the area includes parcels owned by the Industrial Development Authority and developments like Ridge Engineering.

The Town has not received a request for rezoning at this time, but I have met with developers interested in locating a Lowe’s on the parcel contiguous to Route 482. This commercial use would not be permitted in the IR district. They may request a change to BG. Given the water situation, the only change I can recommend is to the GC district. This parcel is in the Natural Resource Protection Overlay Zone and is in the watershed above the bog turtle habitat. This is an environmentally-sensitive area. Recommendation: Rezone to GC.

**Update:** Having received the deeds for Wells 20 and 21, the Town now owns all 17 production wells under the Groundwater Appropriation Permits issued in April 2009. While the 580,000 gpd (annual average) permits reflect far less water than the Town believes the wells can produce and the fact that only 13 of the 17 wells are currently in service, the water situation is improved. The capital improvement plan includes the Super Pump House which will bring all remaining wells online. My updated recommendation is to leave the zoning of the parcel unchanged.

### **Commission Comments**

The Commission has decided to withhold concurring or not concurring with the recommendation pending further consideration.

### **Final Recommendation:**

**IR**





## **Shamrock Parcel**

### **Shamrock Communications**

**Map/Parcel – 33/763**

**8.88 Acres**

**Communication Tower**

**Current Zoning – IR**

**Proposed Zoning – GC**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is the WTTR radio tower parcel. It is currently a nonconforming use due to the height of the tower. It would remain a nonconforming use under the GC district. This parcel is in the Natural Resource Protection Overlay Zone and is in the watershed above the bog turtle habitat. This is an environmentally-sensitive area. Recommendation: Rezone to GC.

### **Commission Comments**

The Planning Commission concurs with the recommended change from IR to GC.

### **Final Recommendation:**

**GC**





## **IDA Parcel**

**Carroll IDA**

**Map/Parcel – 33/765**

**10.11 Acres**

**Undeveloped**

**Current Zoning – IR**

**Proposed Zoning – IR (Unchanged)**

**Staff Recommended**

### **Zoning Administrator Recommendation:**

This is the large vacant parcel west of Route 30 and north of Route 482. This is also part of the “North Carroll Business Park” area. As noted before, the area includes parcels owned by the Industrial Development Authority and developments like Ridge Engineering.

This parcel is in the Natural Resource Protection Overlay Zone and is in the watershed above the bog turtle habitat. This is an environmentally-sensitive area. Recommendation: Rezone to GC.

**Update:** Having received the deeds for Wells 20 and 21, the Town now owns all 17 production wells under the Groundwater Appropriation Permits issued in April 2009. While the 580,000 gpd (annual average) permits reflect far less water than the Town believes the wells can produce and the fact that only 13 of the 17 wells are currently in service, the water situation is improved. The capital improvement plan includes the Super Pump House which will bring all remaining wells online. My updated recommendation is to leave the zoning of the parcel unchanged.

### **Commission Comments**

The Commission has decided to withhold concurring or not concurring with the recommendation pending further consideration.

### **Final Recommendation:**

**IR**





## **Bypass Parcel**

**SHA**

**Map/Parcel – 33/798**

**15.65 Acres**

**Road**

**Current Zoning – R-10**

**Proposed Zoning – PC**

**Staff Recommended**

### **Zoning Administrator Comments:**

See comments under Bog Turtle Habitat. Rezone to PC.

### **Commission Comments**

The Planning Commission concurs with the recommended change from R-10 to PC.

### **Final Recommendation:**

**PC**





## **Roberts Field Retail**

**Hill Reedy, Inc.**

**Map/Parcel – 503/742 Tract 4**

**7.042 Acres**

**Undeveloped**

**Current Zoning – BG**

**Proposed Zoning – GC**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is the roughly 7-acre parcel behind Robert's Field Shopping Center. This parcel should be familiar to Commission members since the Commission received a concept plan for mixed office/retail use. The property features wetlands and the headwater for the Piney Run stream. It is adjacent to the large pond at the corner of Boxwood and North Woods Trail.

Once again, the issue is a vacant parcel larger than five acres. What makes this parcel unique is the number of environmental features. Given the proximity to nearby residential areas, the access to North Woods Trail and the environmental issues, BG is not an ideal zoning district for this parcel. Holding with the general principle of lowering potential demand, there are two options, lower density residential or GC. The proximity to the rear of a large shopping center makes the parcel less than ideal for low-density residential. The GC district creates the opportunity for a mix of low intensity commercial or industrial uses that will be congruent with the surrounding community and respect the natural features of the site.

### **Commission Comments**

The Planning Commission concurs with the recommended change from BG to GC.

### **Final Recommendation:**

**GC**





## **Trenton Mill Business**

### **Trenton Mill Farms**

**Map/Parcel – 503/848**

**36.484 Acres**

**Undeveloped**

**Current Zoning – IR**

**Proposed Zoning – GC**

**Staff Recommended**

### **Zoning Administrator Comments:**

This is the large, vacant parcel south of Robert's Fields. It is currently used for agriculture. This area has been known as "Trenton Mill Business Park," an industrially-zoned parcel across from industrial uses such as Joseph A. Banks and Black & Decker. The issue here is the same as on the Hospital and IDA parcels. The Town must lower potential demand to achieve water balance. Recommendation: Rezone to GC.

### **Commission Comments**

The Planning Commission concurs with the recommended change from BG to GC.

### **Final Recommendation:**

**GC**







## **4041 Gill Avenue**

**Hope Properties, Inc.**  
**Map/Parcel – 500/2992**  
**29,185 SF**  
**Business**  
**Current Zoning – BL**  
**Proposed Zoning – H**  
**Owner Requesting Zoning Change**

### **Zoning Administrator Comments:**

This is the parcel commonly known as “The Mill.” It currently has a mix of commercial uses and 13 apartments. It is a nonconforming use for the BL district. As noted with the Richard Matthews request for rezoning, the Community Comprehensive Plan and the Main Street Revitalization Plan recommends keeping intense commercial uses outside the downtown core. This property is in the Main Street Revitalization area but not on Main. It has reasonably good access and moderate off-street parking. I think this parcel would be an ideal fit for the Historic District if the H District allowed commercial uses. In the interest of full disclosure, Councilman Wayne Thomas is the owner of this property. Recommendation: To avoid any appearance of a conflict of interest, I respectfully decline to make a formal recommendation. Added: The Owner withdrew his request for a change to BG zoning and submitted a request to a change to Historic

### **Commission Comments**

The Planning Commission recommends a change from BL to Historic due to the unique historic features of the property.

### **Final Recommendation:**

**H**





## **Hospital Property**

**Carroll County Health Services**

**Map/Parcel – 33/764**

**15.75 Acres**

**Undeveloped**

**Current Zoning – IR**

**Proposed Zoning – IR (No change)**

**Staff Recommended**

**Zoning Administrator Comments:**

Please see my comments for the Carroll Hospital Center, Map/Parcel – 33/059, 66.96 Acres. Recommended rezoning from IR to GC.

**Update:** Having received the deeds for Wells 20 & 21, the Town now owns all 17 production wells under the Groundwater Appropriation Permits approved by MDE in April 2009. While the 580,000 gpd (annual average) permits reflect far less water than the Town believes the wells can produce and the fact that only 13 out of 17 wells are currently in service, the water situation is improved. The capital improvement plan includes building the “Super Pump House” which will bring all remaining wells online. My updated recommendation is to leave the zoning on the parcel unchanged.

## **Commission Comments**

The Commission has decided to withhold concurring or not concurring with the recommendation pending further consideration.

## **Final Recommendation:**

**IR**





## **926 Main Street**

**Patrick Reilly**

**Map/Parcel – 502/3044**

**15,875 square feet**

**Residential**

**Current Zoning – R-75**

**Proposed Zoning – RB**

**Owner Requested**

### **Zoning Administrator Comments:**

This is a single-family dwelling unit converted to a potential office/living unit use with a large parking area in the rear of the building and a large storage building. The request for rezoning came in long after the other parcels had been considered. The requested change is congruent with the mix of uses nearby and the residential/business character of the area. I have no objection to the requested change in zoning to RB.

### **Commission Comments**

The Commission supports the recommended change to RB.

**Final Recommendation: RB**





## **1600 Main Street**

**Walsh**

**Map/Parcel –  
square feet**

**Residential**

**Current Zoning – IR**

**Proposed Zoning – BG**

**Owner Requested**

### **Zoning Administrator Comments:**

The parcel is directly behind the car wash. Given the rezoning of the car wash to BG, it makes sense to rezone this parcel as well.

### **Commission Comments**

The Commission concurs with the recommendation to BG.

### **Final Recommendation: BG**

