



ANNUAL REPORT 2018



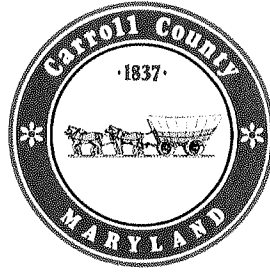
June 2019

**Carroll County, Maryland
Department of Planning**

This 2018 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with the Md. LAND USE Code Ann. § 1-207 (Annual Report-In general) and § 1-208 (Annual Report-Measures and Indicators).

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2018 Planning Annual Report

June 18, 2019

The Carroll County Planning and Zoning Commission hereby Certifies and Adopts the *2018 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

A handwritten signature in cursive script, reading "Richard J. Soisson", is written over a horizontal line.

Richard J. Soisson, Chair
Carroll County Planning and Zoning Commission

A handwritten signature in cursive script, reading "Lynda D. Eisenberg", is written over a horizontal line.

Lynda D. Eisenberg, Secretary
Carroll County Planning and Zoning Commission

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Introduction

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

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

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

The annual report also contains a local land use goal and data on specific “measures and indicators.” Measures and indicators include data on the amount, share, and density of growth inside and outside of Priority Funding Areas (PFAs). They are meant to provide a way of tracking progress towards meeting the state and local land use goals. More information on this new requirement can be found in the Measures and Indicators section of this annual report.

The Carroll County Planning and Zoning Commission provides this report on behalf of the County, as well as the eight Municipalities.

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

The Land Use Article requires the Planning Commission to “prepare, adopt, and file an annual report, on or before July 1 of each year for the previous calendar year, with the local legislative body.”

The annual report is posted on the Carroll County Department of Comprehensive Planning website. Copies are also provided to the Maryland Department of Planning.



Amendments & Growth Related Changes in Development Patterns

New Plans Adopted & Plan Amendments Adopted

The Freedom Community Comprehensive Plan was adopted in 2018. In addition to this, there were two newly adopted Comprehensive Plan Elements in the Town of Manchester Comprehensive Master Plan and the Westminster Comprehensive Master Plan.

2018 Freedom Community Comprehensive Plan

The 2018 Freedom Community Comprehensive Plan was adopted on October 10, 2018 (Resolution No. 1035 - 2018). Carroll County updated the prior 2001 Freedom Community Comprehensive Plan to meet the Annotated Code of Maryland (Land Use Article) requirement for review of plans every ten years. Since the adoption of the 2001 plan, significant changes had occurred. These changes include:

- The amendment of the Land Use Article to include a requirement for additional elements
- The amendment of the visions set forth in the Land Use Article
- An increase in the population and number of housing units in the Freedom CPA that is not in line with the 2001 Plan projections
- The release of census data for 2000 and 2010, as well as American Community Survey (ACS) data
- Numerous commercial rezonings and conditional use approvals in the MD 26 corridor
- The construction of a new high school and senior and community center, expansion and construction of several area parks, and renovation of the library
- Capacity enhancing and intersection improvements to portions of MD 26 and MD 32
- The development of a Municipal Growth Element (MGE) by the Town of Sykesville
- Significant changes to the water supply and sewer system capacities and conditions in the Freedom CPA
- Adoption of a new Carroll County Water and Sewer Master Plan
- Adoption of a new Carroll County Master Plan and Town of Sykesville Master Plan

Freedom's Vision for its future is:

Freedom is a suburban and rural community; a safe place, with a high quality of life; high performing schools; and recreational opportunities. Growth is carefully managed to protect quality of life; values; promote sense of place; and preserve character of existing communities; while supporting measured, balanced commercial development and employment opportunities. Carroll County values, and citizens' unalienable rights of life, liberty, and property, are respected, protected, and sustained.

In order to achieve this vision, the Plan has 11 Goals to promote the public health, safety, and welfare of this area of the County. These Goals are as follows:

Goal 1

Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

Goal 2

Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

Amendments & Growth Related Changes in Development Patterns

Goal 3

Approve housing types and densities as permitted under existing land use definitions and zoning. Any increases of residential densities and property types should be limited, and should respect the fabric of existing communities.

Goal 4

Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs, and expand the county's employment tax base.

Goal 5

Focus on enhancing existing motor vehicle roads and route, while augmenting traditional motor vehicle routes with safe, well-connected transportation system alternatives, including sidewalks, bicycle routes, trails, and shared transportation services where appropriate within the Freedom CPA and Carroll County.

Goal 6

Identify and conserve Freedom's architectural, historic, and cultural heritage.

Goal 7

Develop strategies for intelligent use, conservation, and when appropriate, preservation, of Freedom's heritage.

Goal 8

Efficiently and cost effectively provide adequate public facilities and services for the Freedom CPA, including education, safety, recreational, water, sewer, and other community facilities and services to enhance and meet the changing needs of the Freedom CPA.

Goal 9

Continue to protect and maintain the recognized environmental resources and natural ecosystems in the Freedom area by administering land use practices that are in balance with, and minimized the effects on, the designated conservation areas.

Goal 10

Encourage community, stakeholder, and multi-jurisdictional participation and coordination in the implementation of the Freedom CPA's Comprehensive Plan.

Goal 11

Support the county's agricultural vision as articulated in the Master Plan by encouraging agricultural activities and appropriate agricultural preservation within the Priority Preservation Area and the Rural Legacy Area.

Amendments & Growth Related Changes in Development Patterns

2018 Manchester Comprehensive Plan (2018 Update)

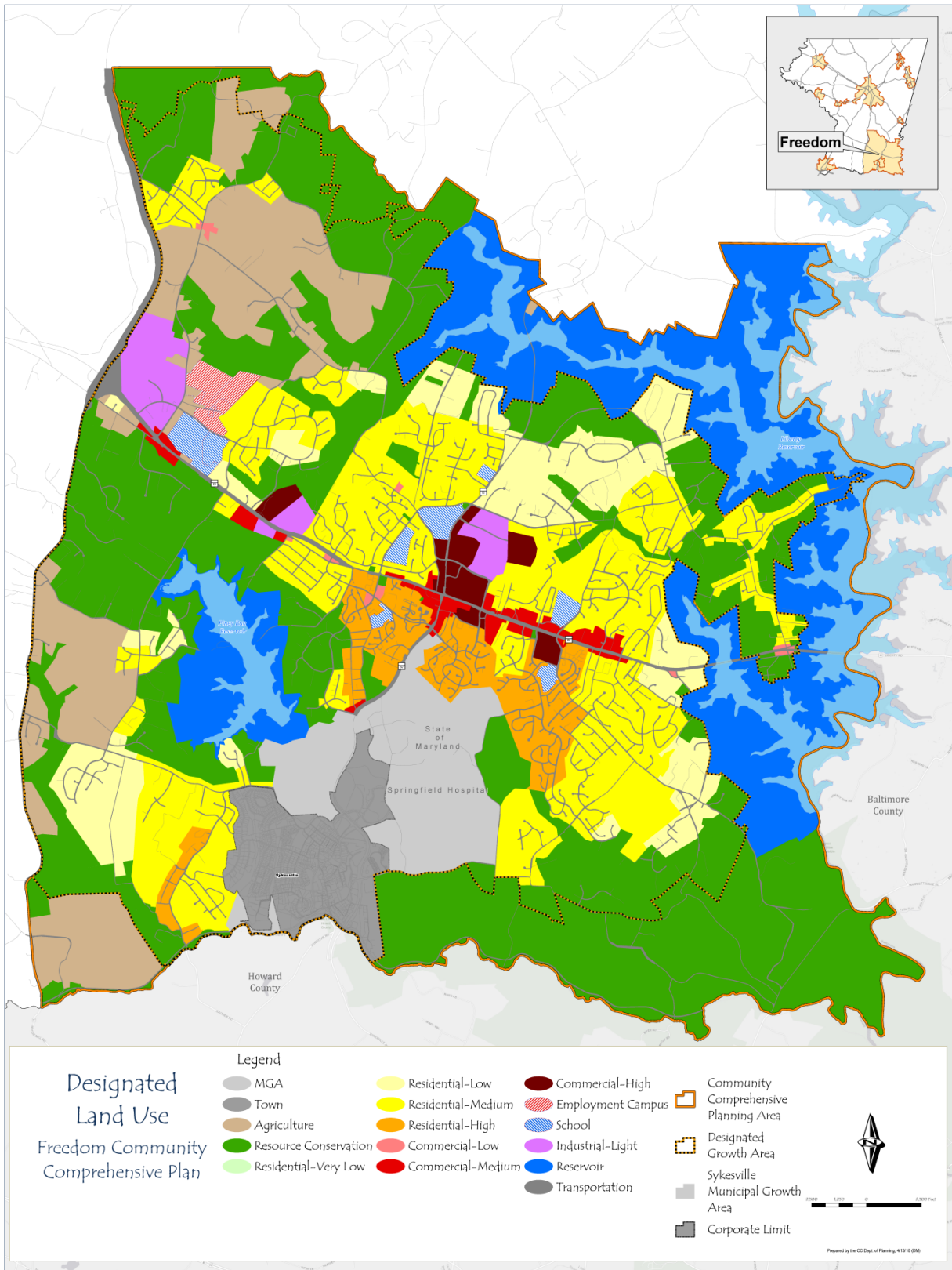
The 2018 Town of Manchester Comprehensive Plan was created to provide the foundation to save community ideals such as family activities, public safety, community living, volunteerism, green open spaces, recreation facilities, nearby shops and restaurants, employment opportunities, local attractions, and dependable public services. A resolution (Resolution No. 04-2018) was passed and adopted in the plan on July 10, 2018. The vision of the adopted plan is to maintain small town character and appeal while planning for the future and securing the essential public facilities necessary to serve the community.

2009 Westminster Comprehensive Plan (Amendment)

On December 7, 2012, the City of Westminster administratively adopted a Growth Tier Map, pursuant to Title 1, Subtitle 5, of the Land Use Article of the Annotated Code of Maryland. The addition of the Growth Tier Map to the 2009 Comprehensive Plan was recommended by the Westminster Planning and Zoning Commission on December 14, 2017, as part of its Mid-Cycle Review in 2017. The amendment included this map in the Comprehensive Plan with new areas annexed into the City, since 2012, with the corresponding tiers applied to the new areas accordingly. On December 13, 2018, the Westminster Planning and Zoning Commission held an advertised public hearing on the proposed plan amendment. Comments were received from the Carroll County Planning Department and Maryland Department of Planning which were included in the record and approved by the Westminster Planning and Zoning Commission.

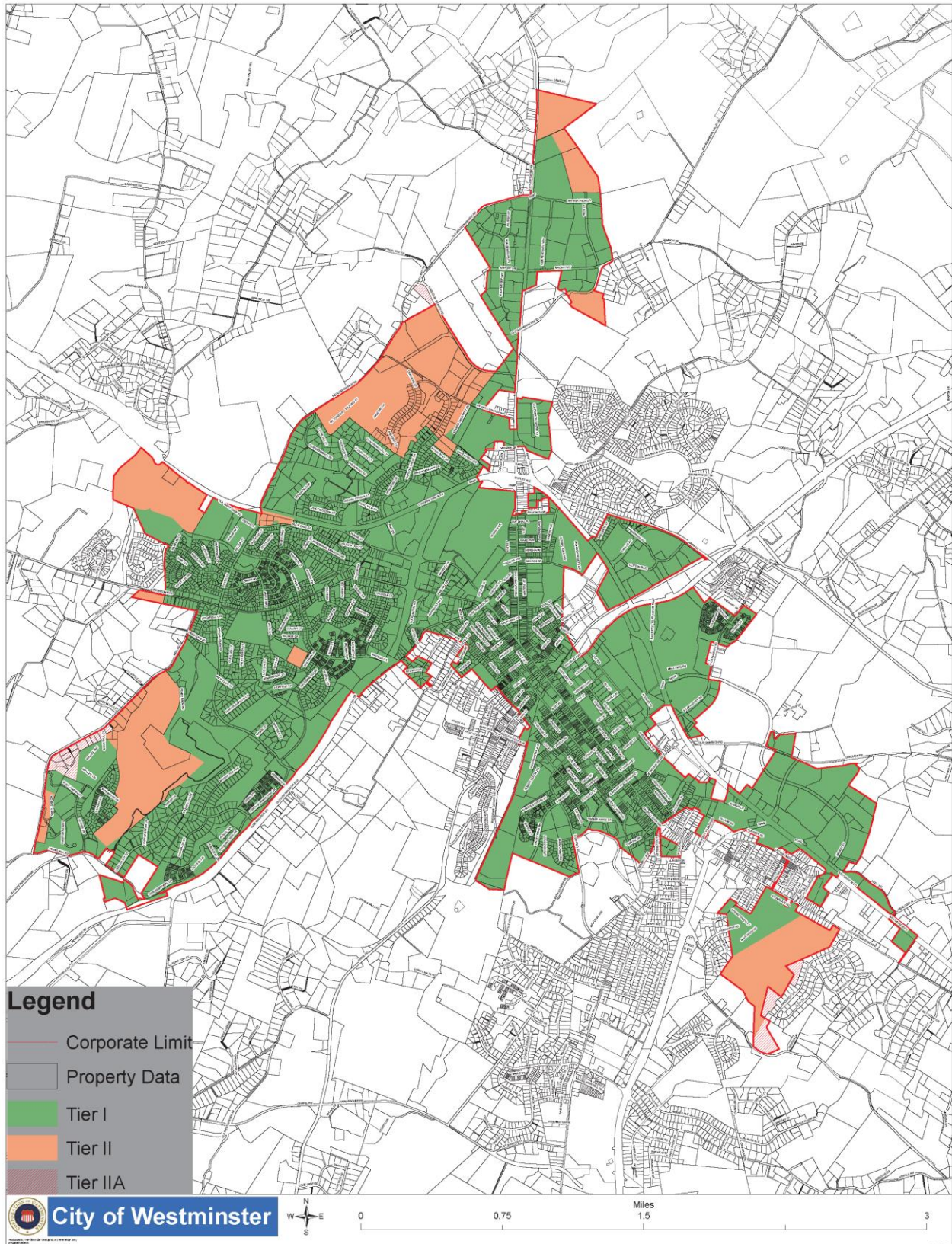
Amendments & Growth Related Changes in Development Patterns

Map 1: Freedom Area Land Use Map



Amendments & Growth Related Changes in Development Patterns

Map 2: City of Westminster Growth Tier Map



Amendments & Growth Related Changes in Development Patterns

Subdivisions and Site Plans Approved

County Subdivisions and Site Plans Approved

The following tables (Tables 1 and 2) list all new subdivisions and site plans in the County that received final approval during calendar year 2018. Map 3 on Page 11 shows the location of these subdivisions and site plans. During 2018, 20 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 137.21 acres. The tables also include residential and commercial site plans and subdivisions that were amended, expanded, or resubdivided.

Table 1 – County Residential Site Plans and Subdivisions 2018						
Location # (Map 3)	Name	Lots	Units	Acres	Zone	Election District
1	Silver Run Estates Resubdivision of Lot 4, Section 1	1	1	18.53	Agriculture	3
2	Cody's Crossing	3	3	12.21	Conservation	13
3	Morgan Chapel Estates	1	1	6.1	Agriculture	14
4	Woelper Estates	1	1	1.87	Agriculture	9
5	Runway Estates	1	1	1.72	Agriculture	10
6	Bowling Brook, Section 2	1	1	9.18	Agriculture	10
7	MacDonald Property	1	1	8.449	Agriculture	8
8	Benson Mill 3	1	1	2.087	Agriculture	4
9	Alloway Creek Estates	1	1	5.0	Agriculture	1
11 lots/ 11 units/ 65.15 acres						

Source: Bureau of Development Review

Amendments & Growth Related Changes in Development Patterns

Table 2 – County Commercial & Industrial Site Plans and Subdivisions 2018					
Location # (Map 3)	Name	Type	Acres	Zoning	Election District
10	Crossroads Vehicle Shop-Amended	Commercial	4.219	General Business	4
11	Charles Ray Acres	Commercial	15	Neighborhood Retail Business	9
12	Liberty Crossing	Commercial	6.38	General Business	9
13	Colonial Pipeline	Industrial	13.4	General Industrial	14
14	Dunkin Donuts	Commercial	0.55	General Business	5
15	McDonald's Eldersburg	Commercial	1	Neighborhood Retail Business	5
16	River Valley Ranch	Commercial	3.4	Conservation	6
17	Eldersburg Crossing, 2 nd Amended	Commercial	16.11	General Business	5
18	Blacks Corner, Vertical Bridge Tower	Utility	0.5	Agriculture	3
19	Verizon Tower at AG Center	Utility	0.5	Conservation	7
20	Keymar Fertilizer	Commercial	11	Agriculture	10
72.10 acres					

Source: Bureau of Development Review

Amendments & Growth Related Changes in Development Patterns

Municipal and Site Plans Approved

Municipal Subdivisions and Site Plans Approved

Tables 3 and 4 list all new subdivisions and site plans in the Municipalities that received final approval during the calendar year of 2018. The locations of these subdivisions and site plans are also shown on Map 3. During 2018, a total of 19 substantive plans were approved in the Municipalities, covering approximately 118.19 acres.

**Table 3 – Municipal Residential Site Plans and Subdivisions
2018**

Location # (Map 3)	Name	Lots	Units	Acres	Zone	Municipality
21	Snader's Summit Phase 1	128	128	14.55	R-5	New Windsor
22	7353 Spout Hill Learner Property	2	2	2.17	R-10,000	Sykesville
23	Warfield Subdivision Phase 1	145	145	15.51	Planned Employment Center	Sykesville
24	Meadowbrook Section 5	43	43	13.677	R-10,000	Taneytown
25	Stonegate – Section Two	21	21	6.2246	R-10,000	Westminster
26	Mayors Manor	1	1	0.6650	R-10,000	Westminster
340 lots/ 340 units / 52.80 acres						

Source: Bureau of Development Review

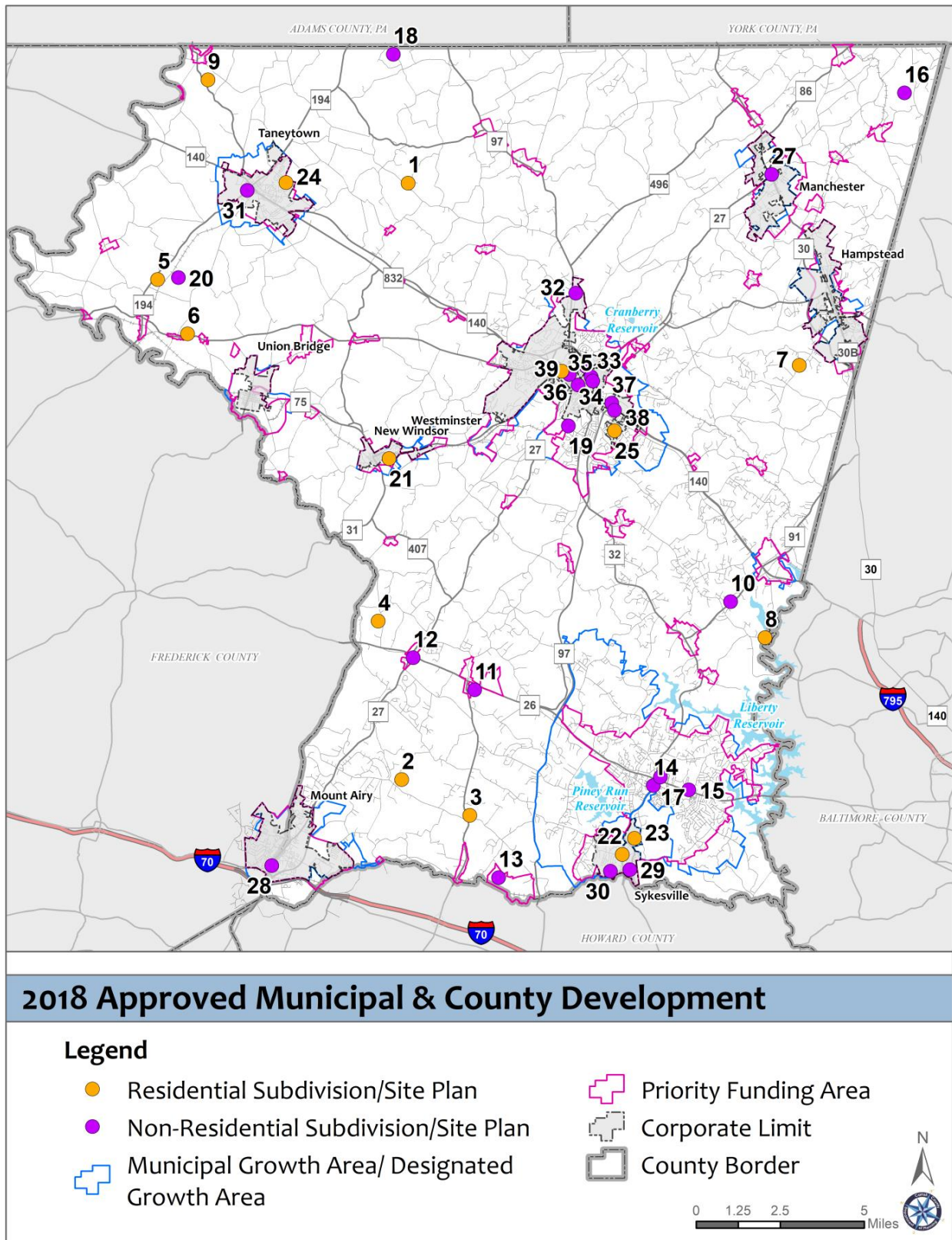
Amendments & Growth Related Changes in Development Patterns

Table 4 – Municipal Commercial & Industrial Site Plans and Subdivisions 2018					
Location # (Map 3)	Name	Type	Acres	Zoning	Municipality
27	Sheetz	Commercial	1.8418	Business Local	Manchester
28	Illiano Main Street Plaza	Commercial	1.343	Community Commercial	Mount Airy
29	Montessori School – Addition to existing building	School	0.471	Business Local	Sykesville
30	Schoolhouse Road Pump Station	School	0.664	Conservation	Sykesville
31	Tannery Barn	Commercial	0.830	Downtown Business	Taneytown
32	Knorr Brake	Industrial	24.385	Planned Industrial	Westminster
33	Chick-Fil-A	Commercial	10.84	Business	Westminster
34	Westminster Station Lot #1	Commercial	8.338	Business	Westminster
35	Westminster Station Lot #2	Commercial	3.950	Business	Westminster
36	Boys and Girls Club of Westminster – Gymnasium Addition	Recreation	0.251	Central Business	Westminster
37	Heritage Honda	Commercial	2.47	Business	Westminster
38	Burger King	Commercial	9.87	Business	Westminster
39	Love and Whiskey Boutique and Apartments	Commercial	0.140	Downtown Business	Westminster
65.39 acres					

Source: Bureau of Development Review

Amendments & Growth Related Changes in Development Patterns

Map 3: Subdivisions and Site Plans Approved



Amendments & Growth Related Changes in Development Patterns

Zoning Map Amendments

Zoning Map Amendments

Table 5 and Table 6 list all rezoning activities and annexations, respectively, within Carroll County for 2018. Map 4 shows the location of these rezonings and annexations. During 2018, 3 rezonings and 1 annexation were processed within Carroll County. The 2 rezonings in the City of Westminster involved approving medical cannabis dispensaries within the Medical Cannabis Overlay District. However, these rezonings did not require further changes to the Westminster zoning map. On December 10, 2018, the zoning map for the Town of Sykesville was amended to correct some street name discrepancies.

**Table 5 – Rezonings
2018**

Rezoning Case No.	Name	District Change	Acres	Effective Date	Plan Reference
Res. 2018-04	FRP Hampstead LLC	Restricted Industrial (I-R) to Residential (R-7,500)	118.0055	December 21, 2018	Hampstead
*Ordinance No. 887	700-K Corporate Center Court	Application of Medical Cannabis Overlay Zone	0.0575	February 12, 2018	Westminster
*Ordinance No. 895	330 One Forty Village Road, Units 7-8	Application of Medical Cannabis Overlay Zone	0.0757	August 13, 2018	Westminster

**Rezoning did not involve further zoning map changes*

Source: Department of Planning

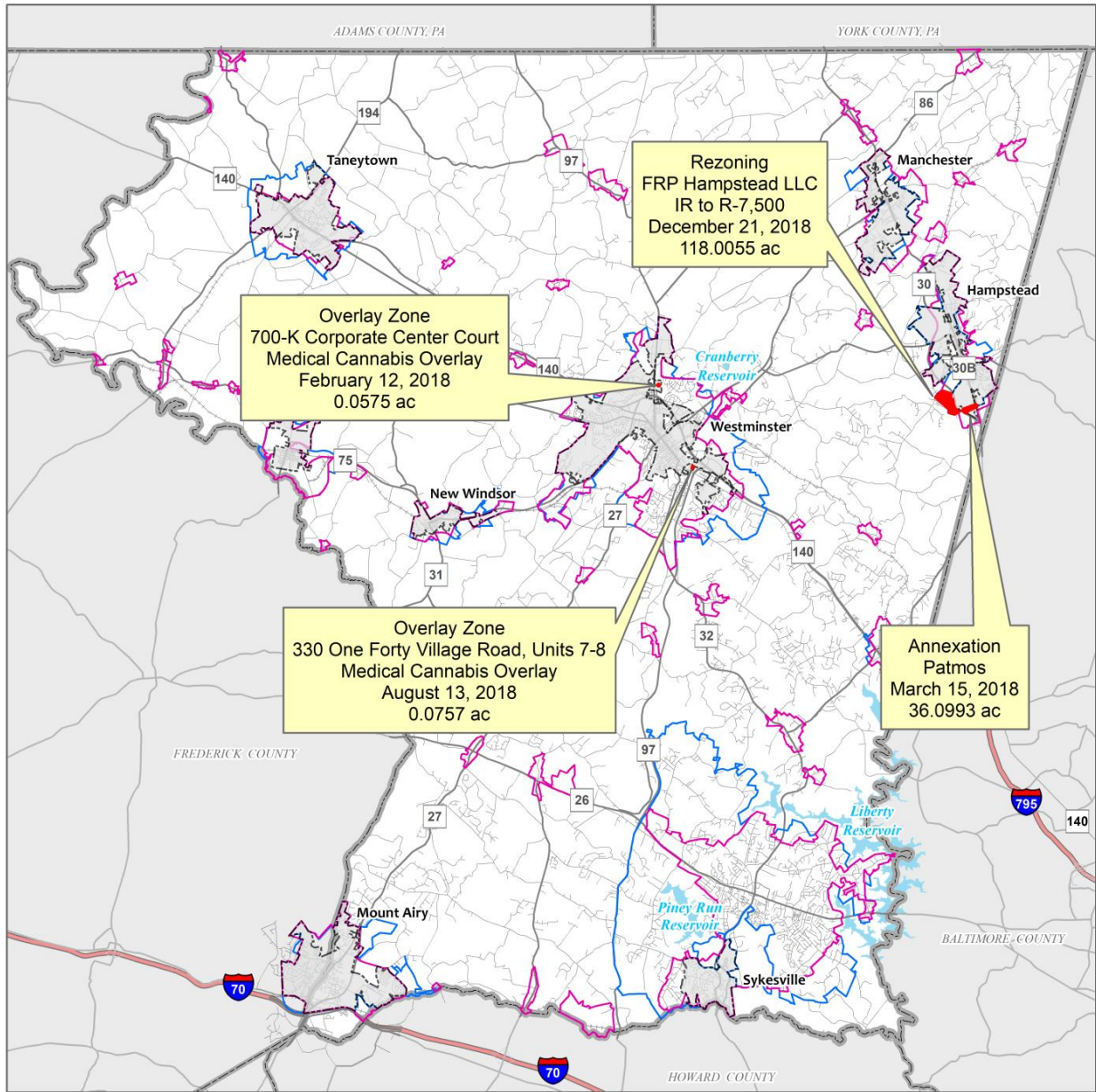
**Table 6 – Annexations
2018**

Name	Acreage	Jurisdiction	Effective Date
Patmos	36.0993	Hampstead	March 15, 2018

Source: Department of Planning

Amendments & Growth Related Changes in Development Patterns

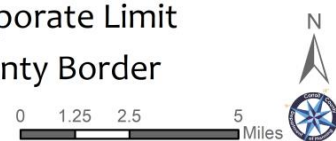
Map 4: Annexations and Rezoning



2018 Annexations & Rezoning

Legend

- Annexation / Rezoning
- ⊕ Municipal Growth Area/ Designated Growth Area
- ⊕ Priority Funding Area
- ⊕ Corporate Limit
- County Border



Amendments & Growth Related Changes in Development Patterns

Zoning Text Amendments

Zoning Text Amendments That Resulted in Changes in Development Patterns

The following revisions to local County and Municipal ordinances substantively affected future development patterns within the County.

County:

Chapter 158, Ordinance No. 2018-03: Modified the Agricultural and Conservation zoning districts to provide definitions and regulations for farm alcohol producers and associated events related to wineries, breweries, and distilleries.

Chapter 158, Zoning (advertising requirements for BZA hearings) Ordinance No. 2018-08: Updated the County Code in 158.133 (E) so that notices of hearings of the Carroll County Board of Zoning appeals be published only once in the newspaper rather than twice.

Municipality:

Mount Airy – MA-A-18-01 / Greentree Special Exception Request: An ordinance was passed on March 26, 2018 to allow Mixed Use in a Community Commercial (CC) District.

Westminster – Ordinance No. 886, 2-12-2018: Ordinance amending Chapter 164, “Zoning”, of the Westminster City Code, Article VIII, “B Business Zone”, § 164-41, “Uses Permitted”; Article VIII B, “Downtown Business Zone (D-B)”, § 164-45.8, “Uses Permitted” and § 164-45.9, “Special Exceptions”, Article IX, “Central Business Zone (C-B)”, § 164-47, “Uses Permitted” And § 164-48, “Special Exceptions”; Article VIII A, “Central Commerce Zone (C-C)”, § 164-45.2, “Uses Permitted”, and § 164-45.3, “Special Exceptions”; and Article VII A, “Mixed Use Infill Zone”, § 164-39.2, “Uses Permitted,” to permit the operation of tattoo parlors as of right or, in some cases, by special exception.

Westminster – Ordinance No. 885, 2-26-2018: Ordinance amending Chapter 164, “Zoning,” of the Westminster City Code, Article VIII B, Downtown Business Zone (D-B), Section 164-45.8, “Uses Permitted,” to permit schools for firearms safety training not including discharge of firearms or handling of live ammunition.

Westminster – Ordinance No. 891, 4-9-2018: Ordinance amending Chapter 164, “Zoning”, of the Westminster City Code, Article XXIV, and Article XXV, to delete certain provisions related to Water and Sewer Allocations in order to ensure consistency of the Zoning Ordinance with the City’s Water and Sewer Allocation Policy.

Westminster – Ordinance No. 897, 11-12-2018: Ordinance amending Chapter 164, “Zoning,” of the Westminster City Code, Article VIII C, “Compatible Neighborhood Overlay Zone,” Section 164-45.15, to include property in the R-10,000 Zone as eligible for designation as a Compatible Neighborhood Zone, and Article VIII C, Section 164-45.20, “Procedure,” to allow the initiation of the designation of a Compatible Neighborhood Zone by Local Map Amendment.

Westminster – Ordinance No. 898, 11-12-2018: Ordinance amending Chapter 164, “Zoning,” of the Westminster City Code, Article VIII B, “Downtown Business Zone (D-B)”, Section 164-45.9, “Special Exceptions,” to include an automobile car wash as a special exception.

Westminster – Ordinance No. 899, 11-26-2018: Ordinance amending Chapter 164, “Zoning”, of the Westminster City Code, Article VIII A, “Central Commerce Zone (C-C)”, § 164-45.2, “Uses Permitted”, to permit taverns and nightclubs.

Amendments & Growth Related Changes in Development Patterns

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2018.

Sustainable Community

Sustainable Community Application

In January of 2018, the County submitted a Sustainable Community application for the Finksburg PFA. The application is currently being reviewed by the State.

Schools

New Schools or Additions to Schools

There were no new schools or additions constructed in 2018. The only projects constructed were science room renovations, roof replacements, and HVAC replacements.

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 7 on page 16 describes additions that occurred to the County's roadway network in 2018. The changes were primarily system maintenance and local in nature.

APFO Restrictions

Developments that were modified due to APFO Restrictions

On March 26, 2018, the Mayor and Common Council of Westminster passed and approved Resolution No. 18-04, implementing a new water and wastewater allocation policy that supersedes all prior policies. On October 8, 2018, the Mayor and Common Council of Westminster passed and approved Resolution No. 18-08, amending the adopted water and wastewater allocation policy for 2018-2024. The current policy promotes the allocation of water for economic development purposes, such as commercial and industrial uses, and to support new multifamily residential projects. The policy provides for a limited supply of water for new single-family residences, recognizing the fact that there are approximately 600 single-family residences already allocated and in the development pipeline.

Amendments & Growth Related Changes in Development Patterns

**Table 7 – New Roadway Construction
2018**

County Road Name	From	To	Type of Change
North Chandler Drive	Old Westminster Pike	95.5' ahead	New Construction
Roop Road	Buffalo Road	3797' ahead	Gravel to Paved
Bert Koontz Road	Stone Road	Senft Road	Gravel to Paved
John Pickett Road	Gillis Falls Road	8664' ahead	Gravel to Paved
Eckard Road	0.452 miles	1.065 miles	Gravel to Paved
Gablehammer Road	MD 482	MD 482	Gravel to Paved
Raywell Ave	Middleburg Road	1425' ahead	Gravel to Paved
Old Kate Wagner Road	Kate Wagner Road	End	Name Change to Delmyr Drive
Delmyr Drive	Kate Wagner Road	End	County to Private
Old Traceys Mill Road	Traceys Mill Road	End	County to Private
Old Westminster Pike	Old Westminster Pike	End	County to Private
Old Houck Road	Houck Road	Houck Road	County to Private
Ryans Lane	Murray Road	End (T-Turnaround)	New Construction
Robert Landing	Ryans Lane	Cul-de-sac	New Construction
Old Westminster Pike	North Chandler Drive	Market Street	Roundabout
Market Street	Old Westminster Pike	169' ahead	New Construction
Municipal Road Name	From	To	Type of Change
Westminster			
Meadowbranch Road	Meadowbranch Road	End	New Construction
Kriders Church Road	Meadowbranch Road	End	New Construction
Taneytown			
Breakiron Street	Chevro Drive	Amicus Street	Residential Street accepted by the City
Amicus Street	Breakiron Street	Stumptown Road	Residential Street accepted by the City
Water Run Street	Amicus Street	Amicus Street (loop)	Residential Street accepted by the City
McCullough Street	Water Run Street	Terminus	Residential Street accepted by the City
Kenan Street	Approx. Colbert Street	Approx. Colbert Street (Colbert loops)	Residential Street accepted by the City

Source: Bureau of Engineering, Municipalities

Carroll County Water & Sewer Master Plan

There were several amendments to the Carroll County Water and Sewer Master Plan that became effective in 2018, as part of the Summer 2017 and Spring 2018 Amendment Cycles. These amendments pertained to the Town of Sykesville (Freedom Area), Town of Hampstead, and the Winfield-South Carroll high school.

On November 9, 2017, the Board of County Commissioners adopted the 2017 Special Summer Amendment Cycle to the *2014 Carroll County Master Water and Sewer Plan (Resolution No. 1014-2017)*. On June 5, 2018, the Board of County Commissioners adopted the Spring 2018 Amendment Cycle to the *2014 Carroll County Master Water and Sewer Plan (Resolution No. 1024-2018)*. The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on August 22, 2018 for the Spring 2018 cycle and January 25, 2018 for the 2017 Special Summer Amendment Cycle.

Water

Town of Hampstead: Added the Patmos property and the Melanie Acres 3 subdivision to Priority Planning in the Projected Water Supply Demands and Projected Capacity table (16). (Map 5)

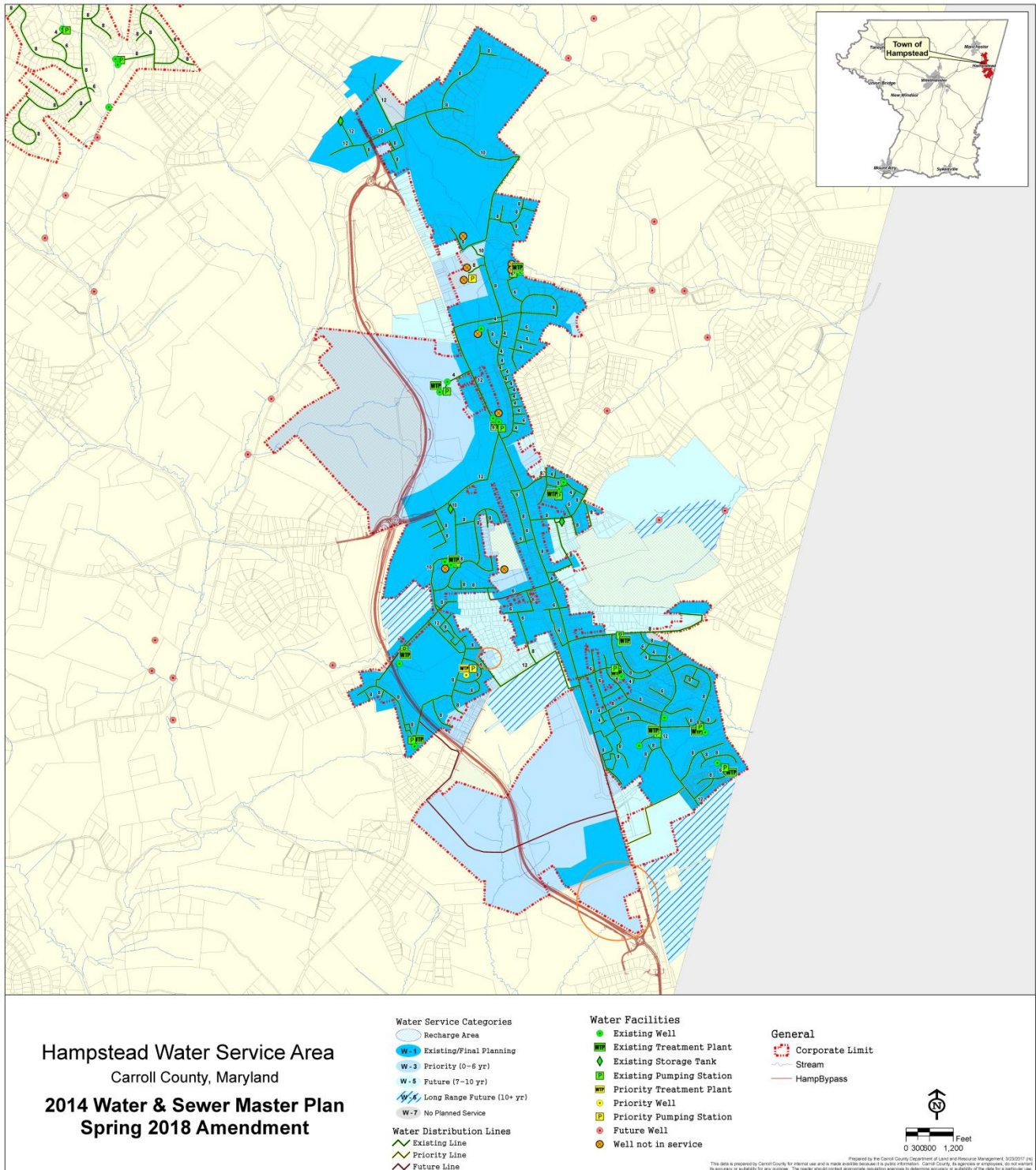
Sewer

Town of Sykesville (Freedom Area): Added the Schoolhouse Pump Station and Force main project to the Freedom Sewer Service Area (SSA) Priority Project table. (Map 6)

Winfield-South Carroll High School: Added the County salt dome respite trailer at Old Liberty Road to the Unincorporated Area Future Waste Water Demand table (28A) and updated the Winfield-South Carroll Sewer Service Area map. (Map 7)

Amendments & Growth Related Changes in Development Patterns

Map 5: Town of Hampstead



Amendments & Growth Related Changes in Development Patterns

Map 7: Winfield-South Carroll High School



Amendments & Growth Related Changes in Development Patterns

Parks

New Parks/Park Changes

County:

Bark Hill Road Park – added a new playground, two single-table picnic pavilions and 600 linear feet (LF) of a new paved ADA walking trail.

Municipality:

Sykesville – Warfield Park was renamed to Carrie Dorsey Park by the Mayor and Town Council on June 25, 2018 (Resolution No. 2018-09). The park is 27.5 acres and includes a paved walking trail.

Sykesville – The pedestrian tunnel underneath MD Route 32 was named the Jonathan S. Herman Tunnel by the Mayor and Town Council on August 13, 2018 (Resolution No. 2018-10). The tunnel creates a connection from Millard Cooper Park to Warfield.

Consistency of Development Changes

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

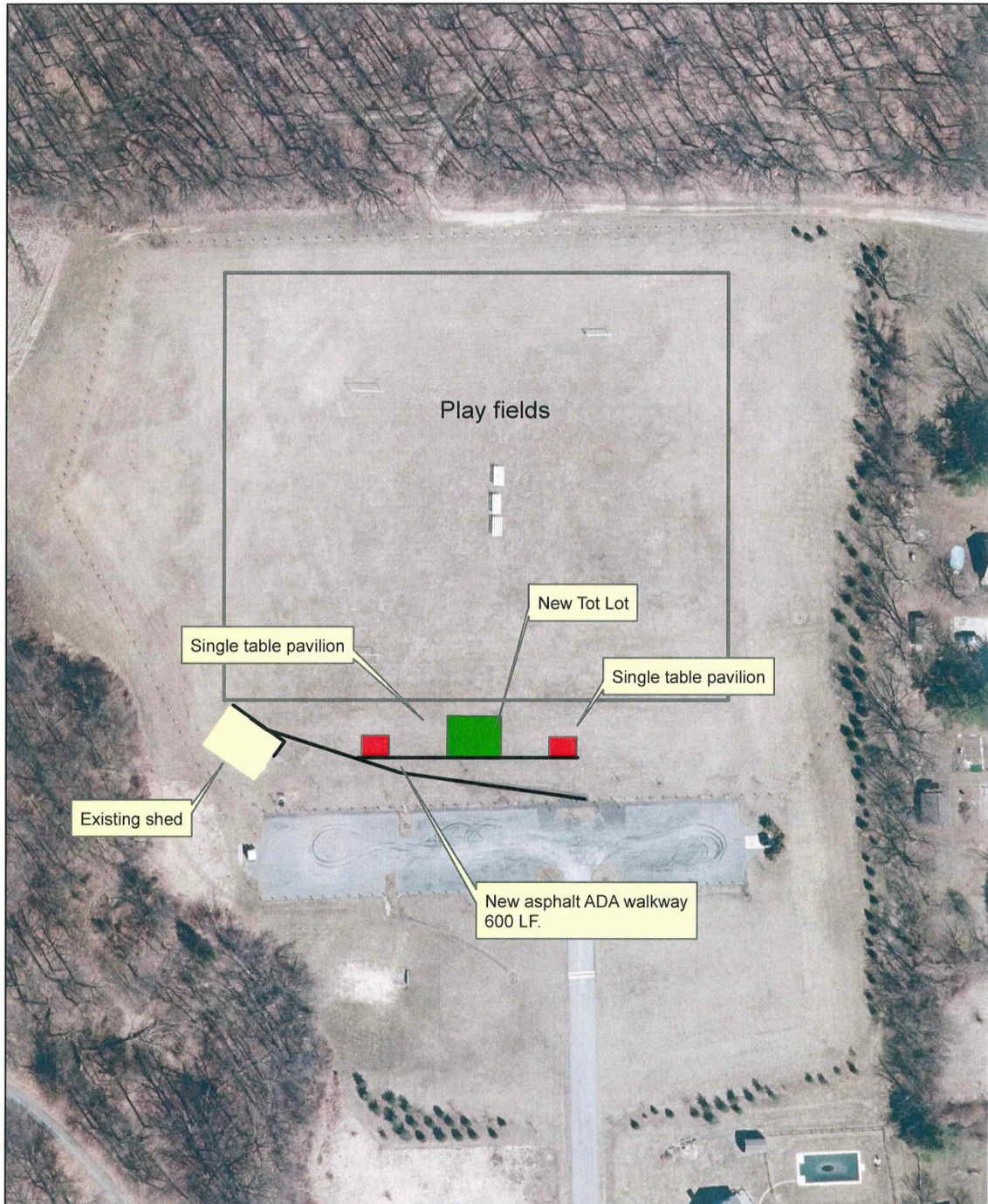
During **2018**, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, the Municipalities as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.



The Reserve at New Windsor

Amendments & Growth Related Changes in Development Patterns

Map 8: Bark Hill Road Park



Bark Hill Road Park Improvements
11.13.17R01.03.19

Measures & Indicators

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

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

The Planning Annual Reports have been required to include the measures and indicators since July 1, 2010.

In order to satisfy the requirements in the legislation, in addition to the existing requirements, the annual report examines and reports on the following measures and indicators:

- ❖ Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA)
- ❖ Net density of growth that is being located inside and outside the PFA;
- ❖ Creation of new lots and the issuance of residential and commercial building permits inside and outside the PFA;
- ❖ Development capacity analysis, updated once every 3 years, or when there is a significant zoning or land use change;
- ❖ Number of acres preserved using local agricultural land preservation funding;
- ❖ Information on achieving the statewide goals, including:
 - The local land use goal;
 - The time frame for achieving the local goal;
 - The resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
 - Any incremental progress made towards achieving the local goal.

The reported data are provided here for PFAs, Municipal Growth Areas (MGAs), and Designated Growth Areas (DGAs), which are applicable to Freedom and Finksburg. Historically, the County has not tracked population growth by PFA. Since January 1988, the County has been tracking Use and Occupancy Certificates (U&Os) as they relate to the County’s eight MGAs and two DGAs. Population and households have been estimated on a monthly basis by adding U&O data to the most recently available Census data. These estimates are generated for election districts, MGAs / DGAs, and Municipalities.

Measures and Indicators

Residential Units by PFA

Residential: Dwelling Units by Priority Funding Area (PFA)

To measure the amount and share of residential development that occurred inside and outside of PFAs, the number of new dwelling units added (i.e., Use & Occupancy Certificates issued) in 2018 was identified and compared to the number of dwelling units that existed as of December 31, 2017. Table 8 shows the dwelling units added within each PFA in 2018, as well as the cumulative total at the end of 2018. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 12 on Page 35 illustrates the location of new residential growth (i.e. purple dots for residential U&O) relative to PFA boundaries.

Priority Funding Area	PFA Totals as of 12/31/17	2018 Units Only	PFA Totals as of 12/31/18	% of PFA Totals
Finksburg	139	0	139	0.4
Freedom (Sykesville Excluded)	8,662	43	8,705	24.1
Sykesville	1,638	0	1,638	4.5
Hampstead	2,988	7	2,995	8.3
Manchester	2,097	10	2,107	5.8
Mount Airy (CC & FC)	3,471	2	3,473	9.6
New Windsor	667	11	678	1.9
Taneytown	2,723	20	2,743	7.6
Union Bridge	495	0	495	1.4
Westminster	11,040	63	11,103	30.7
Rural Villages	2,079	3	2,082	5.8
Total	35,999	159	36,158	100.0

Year	New Units % Inside PFA
2014	64.3
2015	60.2
2016	50.5
2017	51.4
2018	54.3

Source: Department of Planning, Department of Technology Services

Area	County Total as of 12/31/17	% of County Total in 2017	2018 Units Only	% of 2018 Units	County Total as of 12/31/18	% of County Total in 2018
Total Inside PFAs	35,999	55.3	159	54.3	36,158	55.3
Total Outside PFAs	29,107	44.7	134	45.7	29,241	44.7
Total	65,106	100.0	293	100.0	65,399	100.0

Source: Department of Planning, Department of Technology Services

Measures and Indicators

Residential Units by MGA & DGA

Residential: Dwelling Units by Municipal Growth Area (MGA) & Designated Growth Area (DGA)

For decades, Carroll County and its Municipalities have defined areas designated for annexation and future growth, beyond current Municipal limits. The term MGA is now applicable to Hampstead, Manchester, Mount Airy, New Windsor, Sykesville, Taneytown, Union Bridge, and Westminster. DGA is applicable to Freedom and Finksburg. These geographic areas are a very important part of how jurisdictions in Carroll County plan for future growth, development, and facilities. Table 10 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each MGA / DGA in 2018, as well as the cumulative total at the end of 2018. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the MGAs / DGAs. Map 12 on Page 35 illustrates the location of new residential growth relative to MGA / DGA boundaries.

5-Year Trend	
Year	New Units % Inside DGA
2014	73.1
2015	72.5
2016	61.4
2017	58.4
2018	56.0

Table 10 – Dwelling Units by Municipal Growth Areas / Designated Growth Areas 2018				
MGA/DGA	DGA Totals as of 12/31/17	2018 Units Only	DGA Totals as of 12/31/18	% of DGA Totals
Finksburg	138	0	138	0.4
Freedom (Sykesville Excluded)	11,137	48	11,185	30.5
Sykesville	1,638	0	1,638	4.5
Hampstead	2,856	7	2,863	7.8
Manchester	1,923	9	1,932	5.3
Mount Airy (CC & FC)	3,474	2	3,476	9.5
New Windsor	712	11	723	2.0
Taneytown	2,792	22	2,814	7.7
Union Bridge	511	0	511	1.4
Westminster	11,303	65	11,368	31.0
Total	36,484	164	36,648	100.0

Source: Department of Planning, Department of Technology Services

Table 11 – Dwelling Units Inside vs. Outside MGAs / DGAs 2018						
Area	County Total as of 12/31/17	% of County Total in 2017	2018 Units Only	% of 2018 Units	County Total as of 12/31/18	% of County Total in 2018
Total Inside MGAs / DGAs	36,484	56.1	164	56.0	36,648	56.1
Total Outside MGAs / DGAs	28,564	43.9	129	44.0	28,693	43.9
Total	65,048	100.0	293	100.0	65,341	100.0

Source: Department of Planning, Department of Technology Services

Measures and Indicators

Non-Residential Units by PFA & MGA / DGA

Non-Residential: Office, Retail, Industrial, and Institutional Uses by PFA & MGA / DGA

To measure the amount and share of non-residential development that occurred inside and outside of PFAs and MGAs / DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2018 were used to identify where new non-residential development occurred in 2018. Table 12 shows the number of units added within each PFA and MGA / DGA. The number of non-residential units added countywide (inside and outside the PFAs and MGAs / DGAs) is shown on Table 13. Map 12 on Page 35 indicates the location of the new residential (orange dots) and non-residential uses (purple dots) added in 2018.

**Table 12 – Non-Residential Units
By Priority Funding Areas and Municipal Growth Areas / Designated Growth Areas
2018**

Priority Funding Area	PFA		MGA / DGA	
	2018 Units	% of PFA Totals	2018 Units	% of PFA Totals
Finksburg	0	0.0	0	0.0
Freedom (Sykesville Excluded)	2	8.0	2	9.5
Sykesville (Town)	0	0.0	0	0.0
Hampstead	2	8.0	2	9.5
Manchester	1	4.0	1	4.8
Mount Airy (CC & FC)	3	12.0	3	14.3
New Windsor	1	4.0	2	9.5
Taneytown	0	0.0	0	0.0
Union Bridge	0	0.0	0	0.0
Westminster	11	44.0	11	52.4
Rural Villages	5	20.0	NA	NA
Total	25	100.0	21	100.0

Source: Department of Planning, Department of Technology Services

**Table 13 – Non-Residential Units
Inside vs. Outside PFAs & MGAs / DGAs
2018**

Area	PFA		MGA / DGA	
	2018 Units	% of 2018 Units	2018 Units	% of 2018 Units
Total Inside	25	78.1	21	65.6
Total Outside	7	21.9	11	34.4
Total	32	100.0	32	100.0

Source: Department of Planning, Department of Technology Services

Measures and Indicators

Preliminary Plan Approvals

Residential Preliminary Plans Approved

The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2018 is shown in Table 14. The Municipal approvals are shown in Table 15. Map 9 shows the locations of the approved residential preliminary plans listed in the tables in relationship to the PFAs and MGAs / DGAs. Approval of a preliminary plan does not necessarily mean that the subsequent steps in the development process will immediately follow. Some plans do not proceed forward.

**Table 14 – Carroll County (Unincorporated) Preliminary Plans Approved
2018**

Location # (Map 9)	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA	MGA/ DGA
1	Morgan Chapel Estates	1	6.16	Agriculture	X	X
2	Cody's Crossing	3	12.21	Conservation	X	X
3	Woelper Estates	1	1.87	Agriculture	X	X
4	Runway Estates	1	1.72	Agriculture	X	X
5	Bowling Brook, Section 2	1	9.18	Agriculture	Middleburg	X
6	Hedchar Estates, Resubdivision of Parcel B	4	17.13	Conservation	X	Freedom
7	MacDonald Property	1	8.449	Agriculture	X	X
8	Benson Mill 3	1	2.087	Agriculture	X	X
9	Alloway Creek Estates	1	5.0	Agriculture	X	X
Total		14	63.8			

Source: Bureau of Development Review

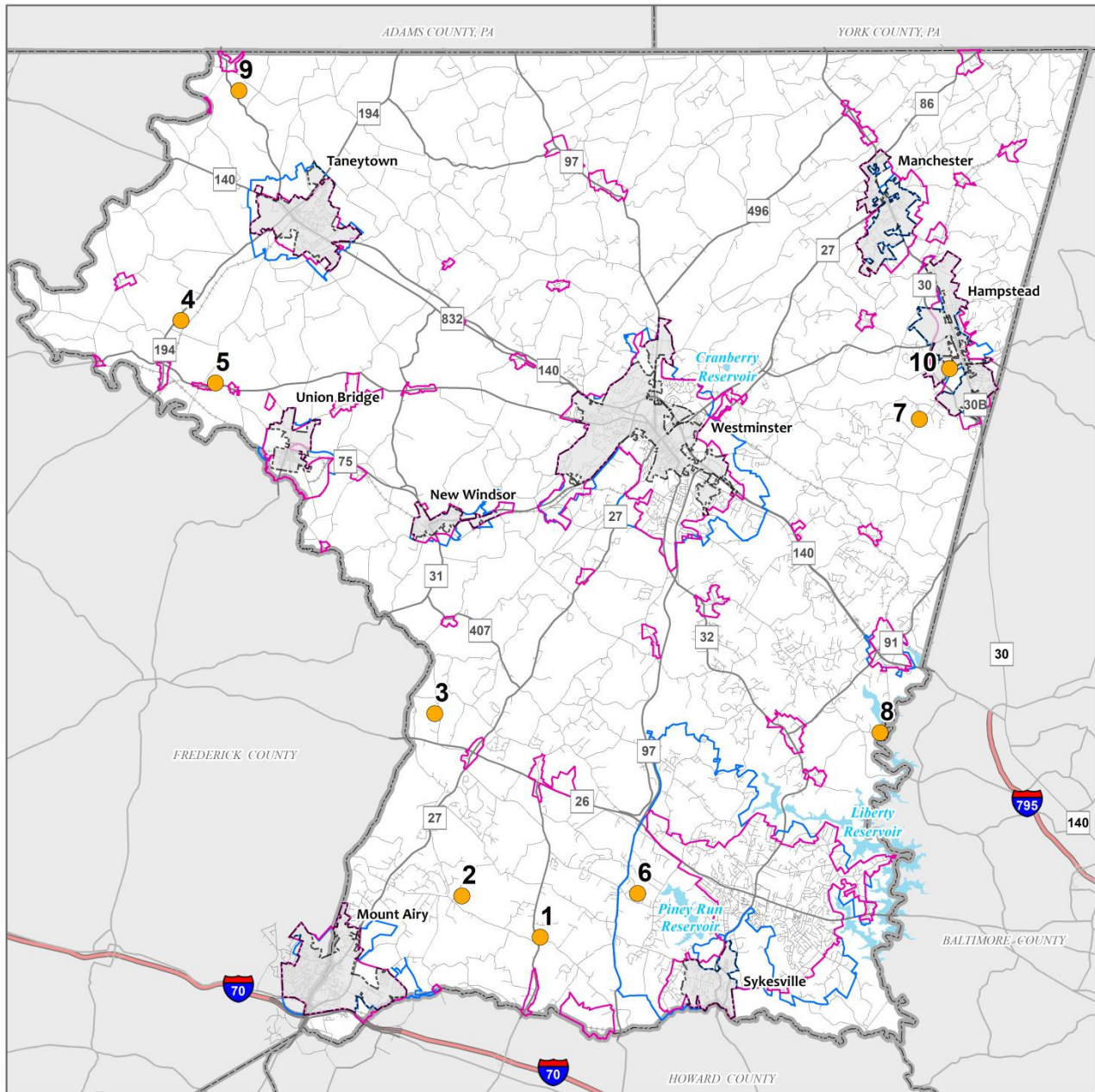
**Table 15 – Municipal (Incorporated) Preliminary Plans Approved
2018**

Location # (Map 9)	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA	MGA/ DGA
10	Melanie Acres	7	2.46	R-7500	Hampstead	Hampstead
Total		7	2.46			

Source: Bureau of Development Review, Municipalities

Measures and Indicators

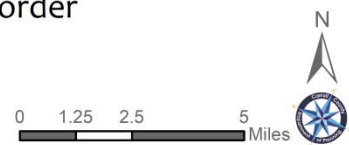
Map 9: Residential Preliminary Plans



2018 Approved Residential Preliminary Plans

Legend

- Approved Preliminary Plan
- Municipal Growth Area/
Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border



Recorded Lots

The number of residential lots recorded in 2018 is shown by PFA and by MGA / DGA in Table 16. Commercial and industrial lots are shown in Table 17. The locations of the recorded lots in these tables in relationship to the PFAs and MGAs / DGAs are shown on Map 10.

Table 16 – Number of Residential Recorded Lots by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2018		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	233	88.9
Outside PFA	29	11.1
Total	262	100.0
Inside MGA/DGA	232	88.5
Outside MGA/DGA	30	11.5
Total	262	100.0

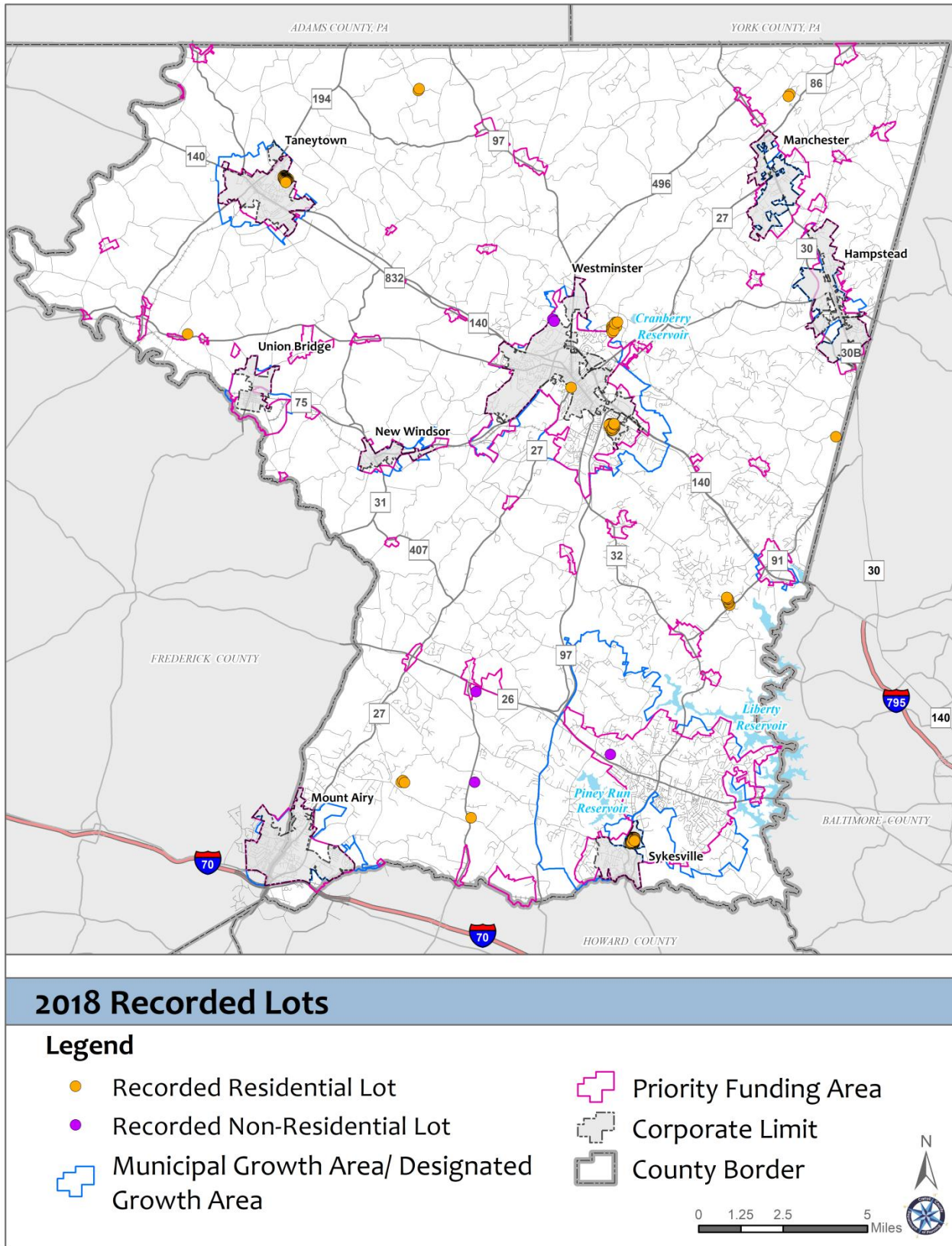
Source: Bureau of Development Review

Table 17 – Number of Commercial/Industrial Recorded Lots by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2018		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	3	60.0
Outside PFA	2	40.0
Total	5	100.0
Inside MGA/DGA	3	60.0
Outside MGA/DGA	2	40.0
Total	5	100.0

Source: Bureau of Development Review

Measures and Indicators

Map 10: Recorded Lots



Measures and Indicators

Building Permits Issued

Building Permits Issued

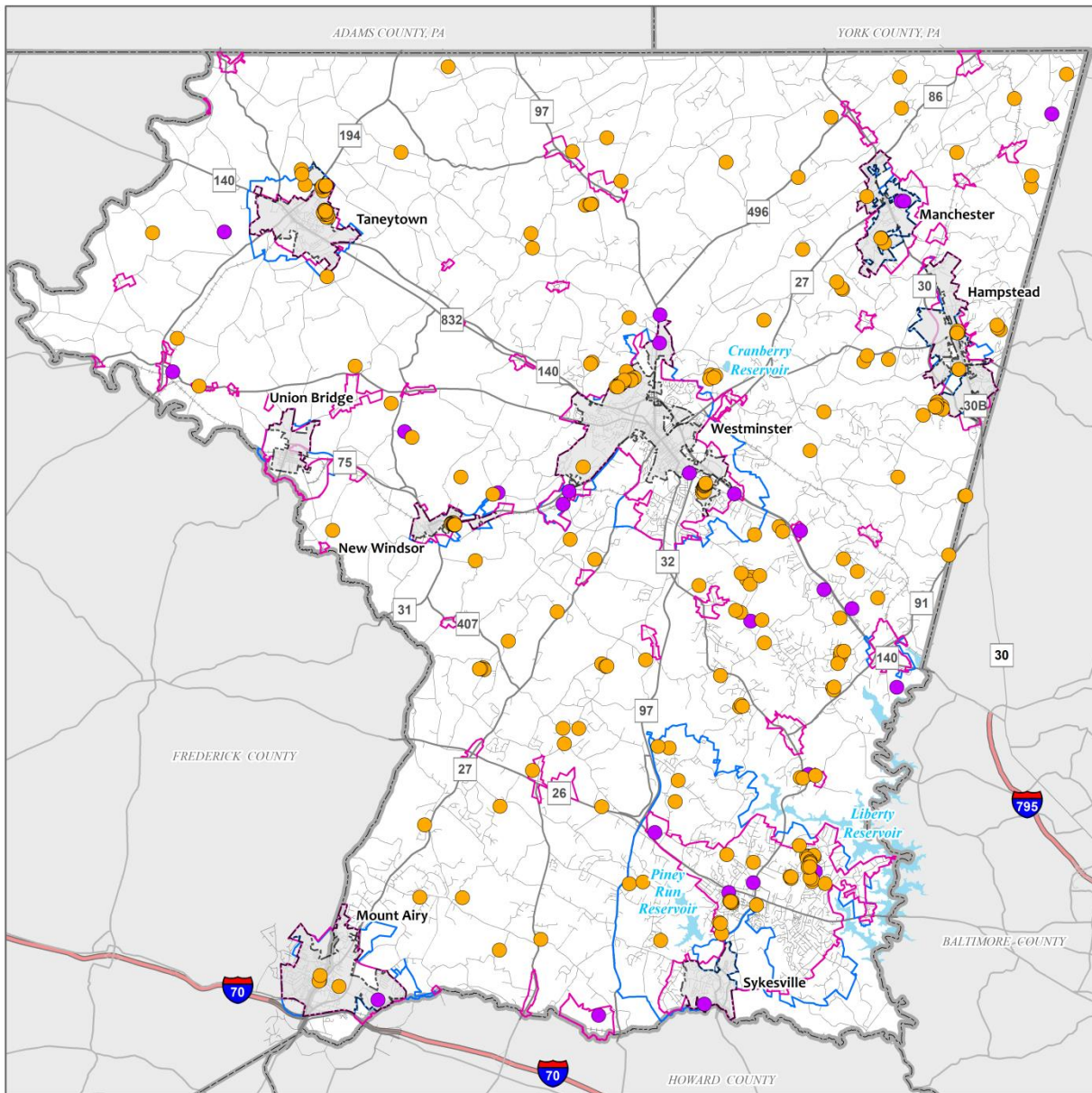
The total number of building permits issued for new construction in 2018 was 340, as shown in Table 18. This includes permits issued within the Municipalities. Map 11 shows the locations of the building permits in this table in relationship to the PFAs and MGAs / DGAs.

Table 18 – Building Permits Issued by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2018		
Area	Totals	Total % In / % Out
Residential Inside PFA	165	48.5
Residential Outside PFA	134	39.4
Non-Residential Inside PFA	23	6.8
Non-Residential Outside PFA	18	5.3
Total	340	100.0
Residential Inside MGA/DGA	174	51.2
Residential Outside MGA/DGA	125	36.8
Non-Residential Inside MGA/DGA	19	5.6
Non-Residential Outside MGA/DGA	22	6.4
Total	340	100.0

Source: Department of Technology Services

Measures and Indicators

Map 11: Building Permits Issued



2018 Building Permits Issued

Legend

- Residential Building Permit
- Non-Residential Building Permit
- + Municipal Growth Area/ Designated Growth Area
- + Priority Funding Area
- + Corporate Limit
- County Border



Measures and Indicators

U&O Certificates by Election District & Municipality

New Use & Occupancy (U&O) Certificates Issued

Table 19 shows new Use & Occupancy Certificates issued by category in Carroll County during 2018. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

Table 19 – Carroll County New U&Os 2018						
Election District / Municipality	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	4	25	0	0	1
Taneytown	0	20	56	0	10	0
ED 2	0	3	46	0	3	2
ED 3	0	14	48	1	0	1
ED 4	0	30	195	0	9	5
ED 5	3	42	249	2	27	0
Sykesville	0	0	20	0	3	0
ED 6	0	12	68	1	13	4
Manchester	0	9	50	1	6	0
ED 7	0	14	200	1	25	5
Westminster	0	60	149	3	55	0
ED 8	0	21	82	0	4	2
Hampstead	0	7	34	2	7	0
ED 9	0	19	86	1	0	4
ED 10	0	2	11	0	1	2
ED 11	0	5	26	5	5	1
New Windsor	0	11	32	0	3	0
ED 12	0	0	6	0	0	0
Union Bridge	0	0	5	0	0	0
ED 13	0	1	56	0	2	3
Mount Airy*	0	2	61	0	16	0
ED 14	0	14	142	1	20	1
Total	3	290	1,647	18	209	31

Source: Department of Technology Services
*includes Carroll County and Frederick County

New Use & Occupancy (U&O) Certificates Issued

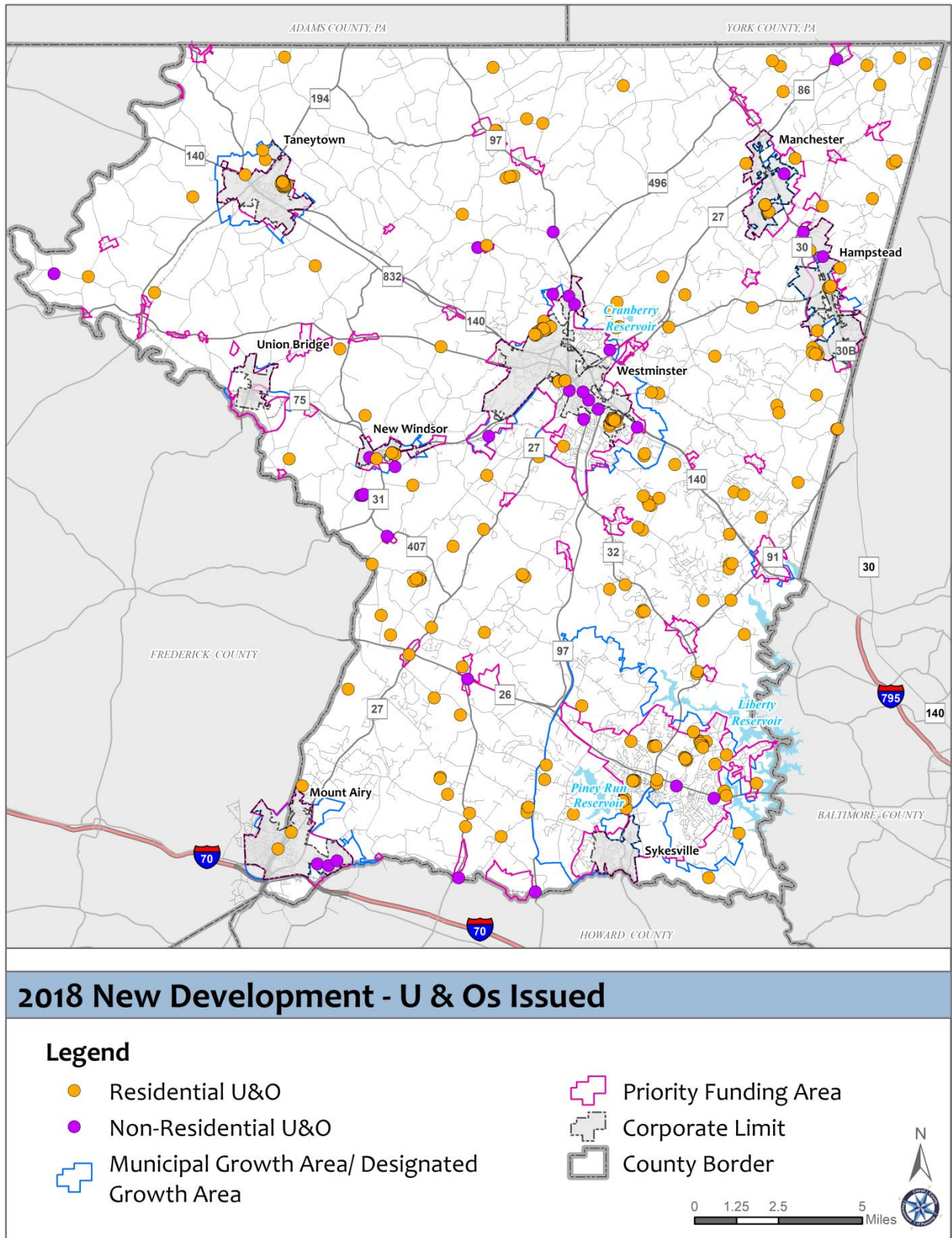
The total number of residential and non-residential U&Os issued within the PFA's and MGA / DGA's for new construction in 2018 was 325. This includes U&Os issued within the Municipalities. Table 20 presents the total residential and non-residential U&Os issued, and provides the percentage of each that occurred inside and outside the PFAs and the MGAs / DGAs. The locations of the U&Os issued in relationship to the PFAs and MGAs / DGAs can be seen on Map 12 on Page 35.

Table 20 – New Use & Occupancy Certificates Issued by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2018		
Area	Totals	Total %In / %Out
Residential Inside PFA	159	48.9
Residential Outside PFA	134	41.2
Non-Residential Inside PFA	25	7.7
Non-Residential Outside PFA	7	2.2
Total	325	100.0
Residential Inside MGA / DGA	164	50.5
Residential Outside MGA / DGA	129	39.7
Non-Residential Inside MGA / DGA	21	6.5
Non-Residential Outside MGA / DGA	11	3.3
Total	325	100.0

Source: Department of Technology Services

Measures and Indicators

Map 12: New U&O's Issued



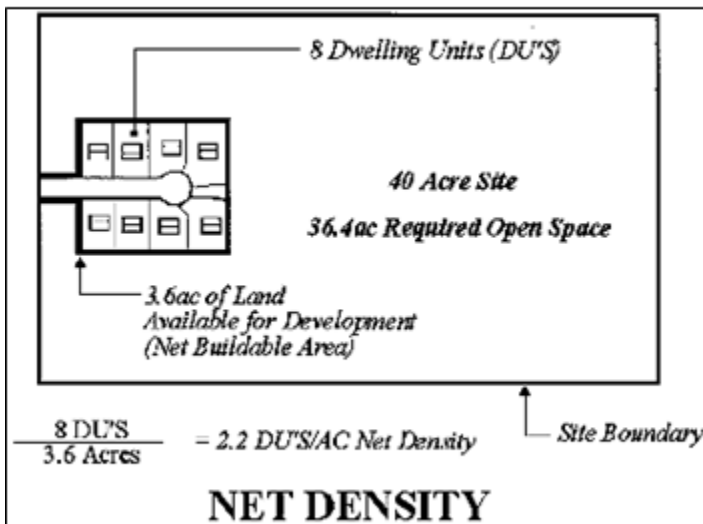
Net Residential Density & Floor Area Ratio (FAR)

Net Density or residential development (dwelling units/acre) was calculated based on the average lot size for the new lots created on residential parcels. Non-residential net density was determined using the Floor Area Ratio (FAR) of non-residential parcels approved in 2018. Floor area ratio was derived from comparing the acreage of a site with the square footage of building space. Table 21 provides the number of dwelling units/acre and FAR inside and outside PFAs, as well as inside and outside MGAs / DGAs. Resubdivisions of parcels or lots and redevelopment sites that are not substantive in nature are not included in the net density numbers, only new construction. Figures 1 and 2 illustrate how these calculations were made. Only new development on raw land was considered for these calculations. Additions, amended plans, and upgrades were not included.

Area	Residential (Area of Lots)	Non-Residential (Floor Area Ratio)
Inside PFA	0.094	0.53
Outside PFA	5.60	0.021
Inside MGA / DGA	0.094	0.57
Outside MGA / DGA	5.60	0.021

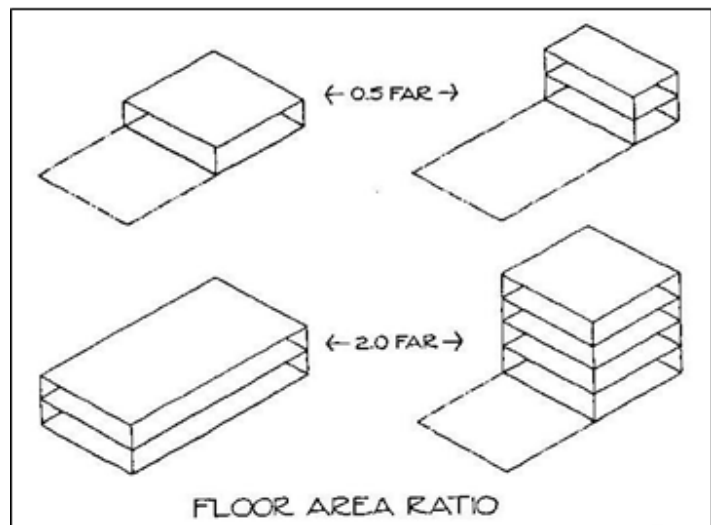
Source: Department of Planning

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

Measures and Indicators

Development Capacity Analysis

Buildable Land Inventory (Residential Development Capacity)

Carroll County estimated future residential development potential by conducting an inventory of buildable parcels. Every parcel, both in municipalities and unincorporated areas, that was zoned for residential, agricultural, or conservation uses was examined, and its development potential calculated. Development potential included houses that could be built on unimproved lots, as well as on new lots that could be created from parcels through subdivision. Various factors influenced the lot yield, including easements, ownership, and certain environmental features. Future household estimates were based on the number of potential lots generated from the Buildable Land Inventory calculations. Originally created in 2005, the inventory is updated annually. (Methodology is defined in the *Carroll County Buildable Land Inventory Report*.) Map 13 indicates the location of potential residential lots. However, this estimate could be high because of the limitation of developing on septic systems as part of the Sustainability Growth and Agricultural Preservation Act of 2012, commonly referred to as the Septic Tiers law (SB236). This act limits the number of lots created after 2012 to seven (7) maximum lots on septic.

Potential residential development (lots) is based on current zoning only for the 2018 Annual Report. This is a change from previous methodology which used the 2000 *Carroll County Master Plan* land use designation and the most recently adopted comprehensive plans for each jurisdiction to create a hybrid land use / zoning tabulation. Once new zoning categories are implemented, in accordance with the new future land use designations of the 2014 *Carroll County Master Plan*, the hybrid approach will be used once again.

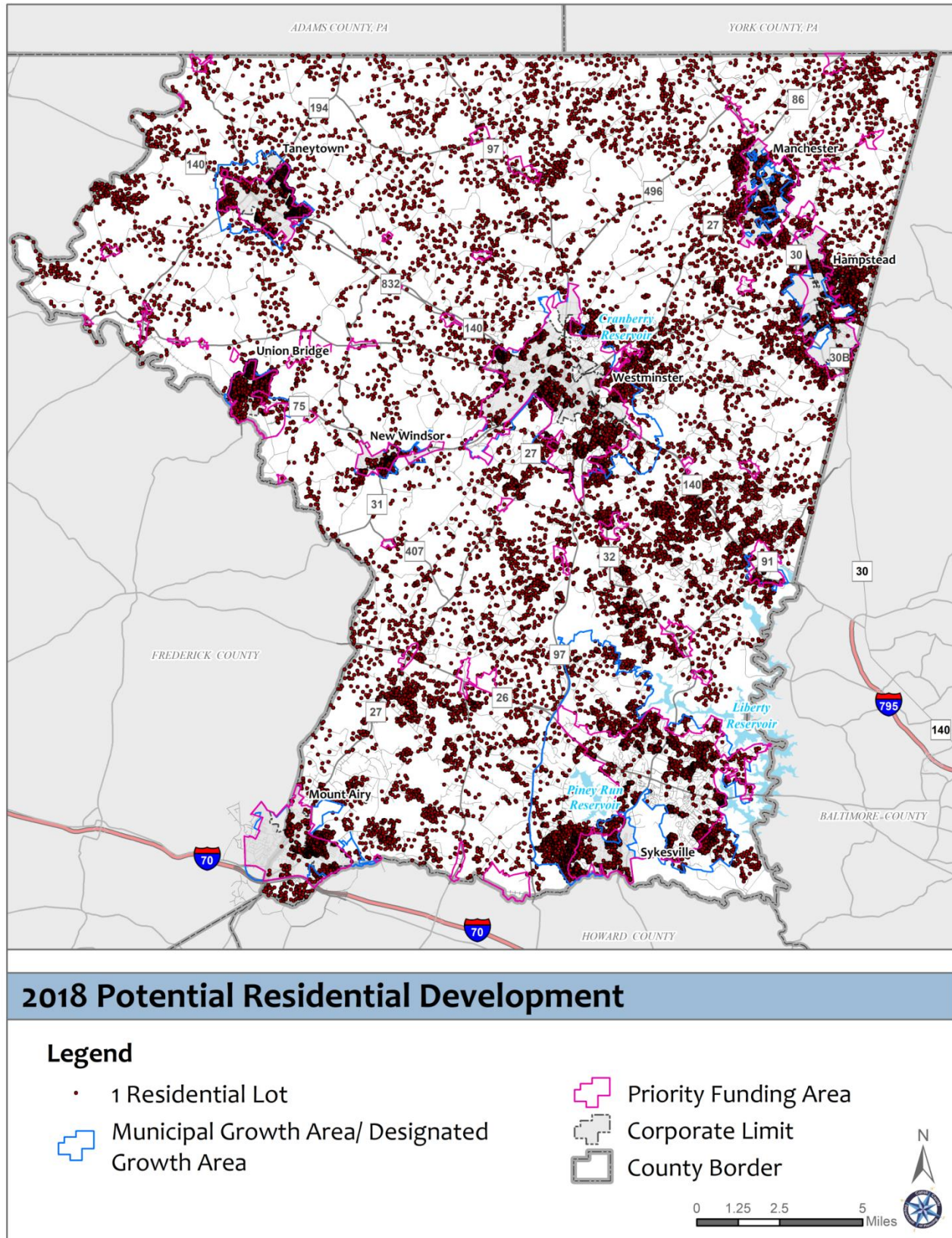
	PFA		MGA / DGA	
	Potential Lots as of 12/31/18	% of PFA Total	Potential Lots as of 12/31/18	% of PFA Total
Finksburg	111	1.1	116	1.1
Freedom (Sykesville Excluded)	1,934	18.5	3,388	30.7
Sykesville	377	3.6	536	4.9
Hampstead	473	4.5	403	3.7
Manchester	921	8.8	578	5.2
Mount Airy (CC only)	710	6.8	698	6.3
New Windsor	289	2.8	357	3.2
Taneytown	1,550	14.8	1,624	14.7
Union Bridge	1,452	13.9	457	4.1
Westminster	2,444	23.4	2,872	26.0
Rural Villages	189	1.8	-	-
Total	10,450	100.0	11,029	100.0

Source: Department of Land and Resource Management

As seen in Table 22, an additional **10,450** lots could potentially be developed within all of the PFAs combined. An additional **15,115** lots could potentially be developed outside of PFAs seen in Table 23.

Measures and Indicators

Map 13: Buildable Land Inventory (Residential)



Measures and Indicators

When the numbers for existing residential and potential lots are combined, the *distribution of lots at “build-out”* can be estimated. The **33,257** existing residential lots in the PFAs combined with the **10,450** potential developable residential lots in the PFAs would yield **43,707** lots in the PFAs at build out. Outside of the PFAs, the **31,268** existing residential lots would combine with the **15,115** potential developable residential lots to create **46,383** residential lots outside of the PFAs at build-out. This represents a total of **90,090** residential lots, **48.5** percent of which would be inside the PFAs and **51.5** percent of which would be outside. These figures are presented in Tables 23 and 24 and shown on Map 13 on Page 38.

Similarly, the **25,827** existing residential lots in the MGAs / DGAs combined with the **11,029** potential developable residential lots in the MGAs / DGAs would yield **46,856** lots at build-out. Outside of the MGAs / DGAs, the **28,698** existing residential lots would combine with the **14,536** potential developable residential lots to create **43,234** residential lots outside of the DGAs at build-out. This also represents a total of **90,090** residential lots, **52.0** percent of which would be inside the MGAs / DGAs and **48.0** percent of which would be outside.

It should be noted that the estimates for potential lots assume one dwelling unit per lot, and do not account for the potential for multi-family, age-restricted, or other similar higher-density development allowed under zoning regulations. Nor do the estimates of potential lots reflect the water and sewer capacity constraints that exist within the PFAs or MGAs / DGAs. The adoption of TIERs could also have an impact on the total numbers of potential lots.

Table 23 – Potential Developable Residential Lots Inside vs. Outside PFAs & MGAs / DGAs 2018				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/18	% of County Total	Potential Lots as of 12/31/18	% of County Total
Total Inside	10,450	40.9	11,029	43.1
Total Outside	15,115	59.1	14,536	56.9
Total	25,565	100.0	25,565	100.0

Source: Department of Land and Resource Management, Includes Rural Villages

Table 24 – Existing and Potential Developable Residential Lots by Priority Funding Areas & Designated Growth Areas 2018				
Area	Existing Lots	Potential Lots	Totals	Total % In / % Out
Inside PFA	33,257	10,450	43,707	48.5
Outside PFA	31,268	15,115	46,383	51.5
Total	64,525	25,565	90,090	100.0
Inside MGA / DGA	25,827	11,029	46,856	52.0
Outside MGA / DGA	28,698	14,536	43,234	48.0
Total	64,525	25,565	90,090	100.0

Source: Department of Land and Resource Management, Includes Rural Villages

Measures and Indicators

Potential non-residential development is based on current zoning only for the 2018 Annual Report. This is a change from the previous methodology which used the 2000 Carroll County Master Plan land use designation and the most recently adopted comprehensive plans for each jurisdiction to create a hybrid land use / zoning tabulation. Once new zoning categories are implemented, in accordance with the new future land use designation of the 2014 Carroll County Master Plan, the hybrid approach will once again be used. The data in Table 25 show the potential developable non-residential acreage within each PFA and MGA / DGA. Table 26 shows the percentage distribution for potential developable non-residential acreage inside and outside PFAs and MGAs / DGAs. The estimate of potential developable non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or MGA / DGAs. Map 14 on Page 41 indicates the location of potential non-residential development.

Table 25 – Potential Developable Non-Residential Acreage By Priority Funding Areas & Municipal Growth Areas/ Designated Growth Areas 2018		
Area	PFA	MGA / DGA
Finksburg	66	73
Freedom	317	321
Sykesville	34	34
Hampstead	319	26
Manchester	13	22
Mount Airy	59	216
New Windsor	93	145
Taneytown	258	673
Union Bridge	259	301
Westminster	923	1,335
Rural Villages	188	NA
Total Inside	2,529	3,146
Total Outside	1,264	654
Total	3,793	3,800

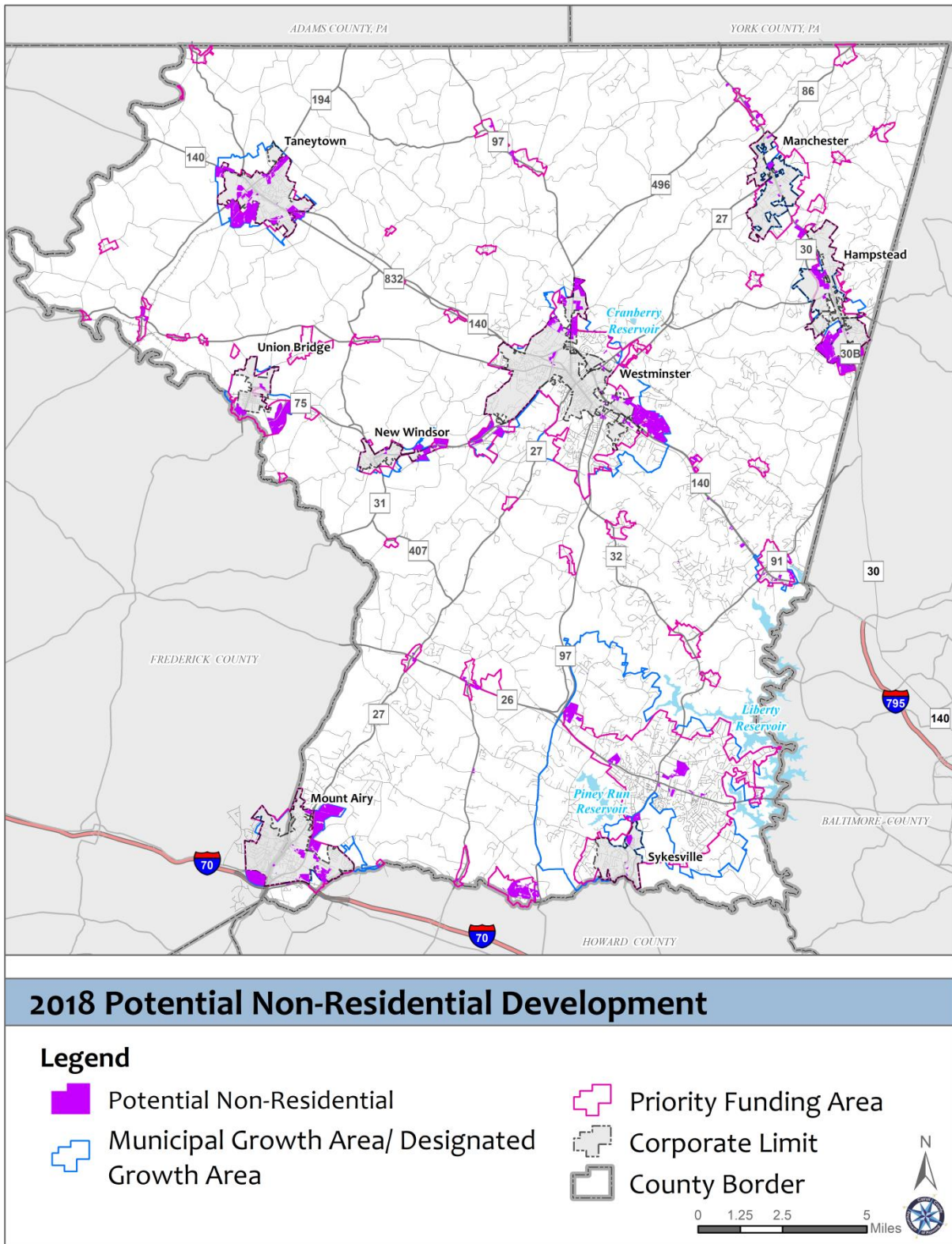
Source: Department of Land and Resource Management

Table 26 – Existing and Potential Developable Non-Residential Acreage by Priority Funding Areas & Municipal Growth Areas/ Designated Growth Areas 2018				
Area	Existing Acreage	Potential Acreage	Totals	Total % In / % Out
Inside PFA	3,303	2,529	5,832	65.0
Outside PFA	1,853	1,264	3,117	35.0
Total	5,156	3,793	8,949	100.0
Inside MGA/DGA	2,737	3,146	5,883	66.0
Outside MGA/DGA	2,412	654	3,066	34.0
Total	5,149	3,800	8,949	100.0

Source: Department of Land and Resource Management

Measures and Indicators

Map 14: Buildable Land Inventory (Non-Residential)



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Agricultural Land Preservation Program

Total agricultural land preserved in Carroll County in 2018 was 1,864 acres (Table 27). Total funding for easement acquisition in Fiscal Year 2018, as seen in Table 28, was \$5,502,500, of which 82% percent were County funds. Other sources of funding for County easements may come from Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program, which are state easements programs.

Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of June 2018, a total of 72,858 acres were permanently preserved in Carroll County by a recorded deed of easement. While the vast majority of preserved land put under easement in the County is through MALPF, other state and County land preservation programs also contribute. The County easement program and the state's Rural Legacy Program both acquire easements through purchase. MET and CCLT accept donated easements that in turn may provide potential property and income tax credits and/or deductions for the donors. Map 15 on Page 43 shows the location of newly acquired easements in Fiscal Year 2018 (which are identified by number), as well as previously existing easements.

**Table 27 – Easement Acquisition
2018**

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2018	5	641	2	111	11	1,112	0	0	18	1,864

Source: Carroll County Agricultural Land Preservation Program

**Table 28 – Local Funding for Agricultural Land Preservation
Carroll County Agricultural Land Preservation Program
Fiscal Year 2018**

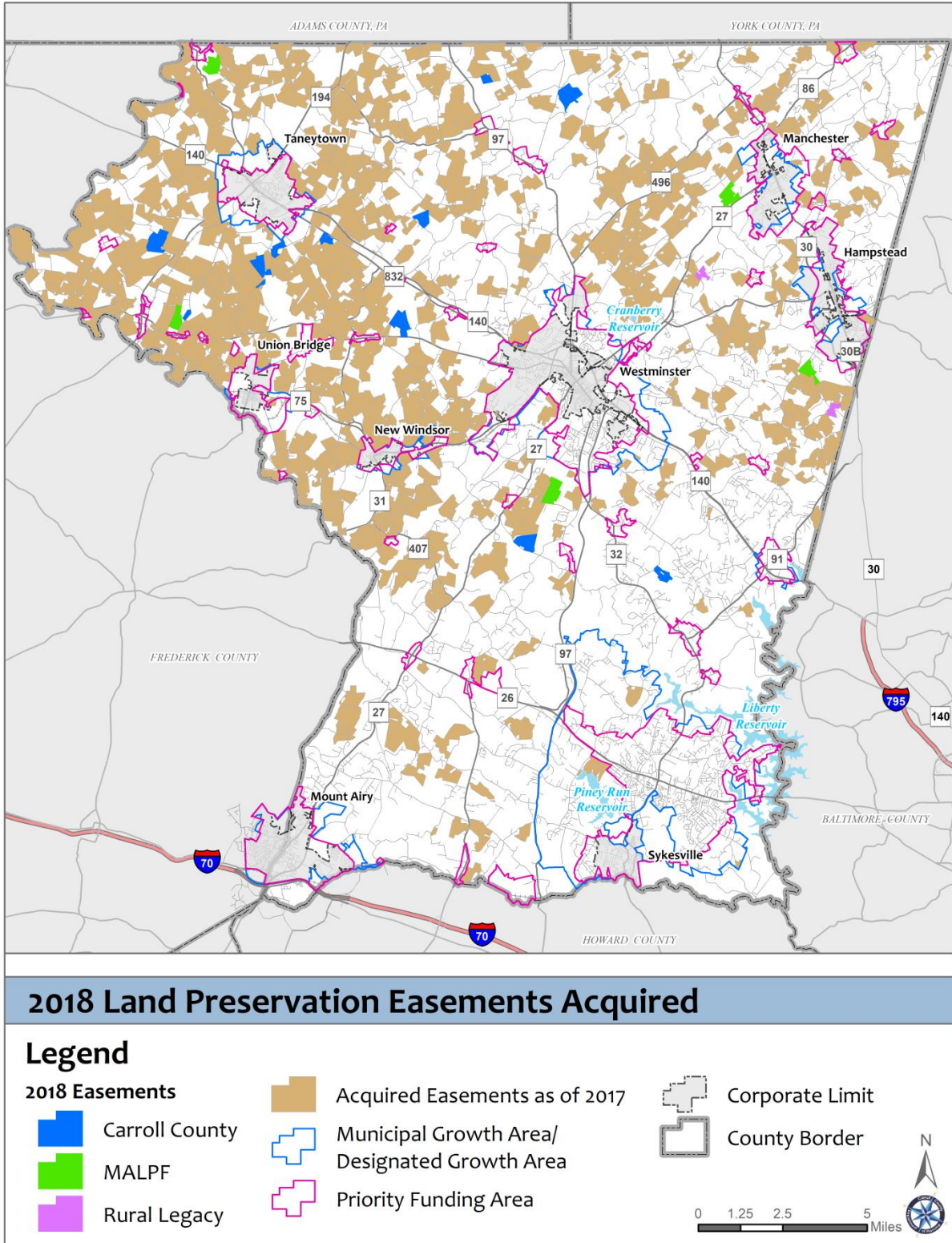
County Funding	State Funding	Total FY 2018 Funding
\$4,509,500	\$993,000	\$5,502,500

Source: Carroll County Agricultural Land Preservation Program

*Approximate State Funding

Locally Funded Agricultural Land Preservation

Map 15: Land Preservation Easements



Locally Funded Agricultural Land Preservation

Non-Agricultural Land Preservation

Non-Agricultural Conservation Easements

Table 29 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 29 – Non-Agricultural Conservation Easements 2018		
Type of Easement	# of Easements	Acres
Floodplain	8	46.33
Forest Conservation	37	65.94
Water Resource	11	71.56
Total	56	183.83

Source: Bureau of Resource Management

Floodplain Easements

During the plan approval stage for a development, the developer commits to providing a Floodplain Easement, where applicable, in order to meet the requirements of the Carroll County Floodplain Management Ordinance passed in April 2004.

Forest Conservation Easements

During the plan approval stage for a development, the developer commits to providing a Forest Conservation Easement, where applicable, in order to meet the requirements of the Carroll County Forest Conservation Ordinance passed in December 1992.

Water Resource Easements

When land is developed, one of Carroll County's requirements for approval is a permanent Water Resource Protection Easement along any stream(s). This requirement is found in the Carroll County Water Resource Management Chapter 154 of the County Code adopted in 2004.

Local Land Use Goal

State Land Use Goal

Statewide Land Use Goal: Land Use Article (2009)

The “*Smart, Green, and Growing – Annual Report – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions*” legislation (SB 276/HB 295) established a statewide land use goal “*to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.*”

HB 1257 (2012)

This legislation required additional information to be included in a local jurisdiction’s Annual Reporting, most notably:

- Requiring the annual report to state whether changes in development patterns are consistent with specified *approved* plans;
- Ensures consistency between a jurisdiction’s comprehensive plan and implementation mechanisms;
- Require a jurisdiction’s comprehensive plan to include all required plan elements as of each ten-year comprehensive plan review.

Local Land Use Goal

Local Land Use Goal: Requirement & Purpose

Local jurisdictions are now required to develop a goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

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

Local Land Use Goal

2014 Carroll County Master Plan

The most recently Adopted Master Plan’s primarily land use vision is accomplished via the following strategy: “...*facilitate development in appropriate areas, including the designated growth areas, thereby protecting and conserving agricultural and environmental resource areas, preserving open space, and providing public facilities and services efficiently and cost-effectively.*” As the result of land uses and zoning policies working in concert with this strategy, the County has recently seen 50 to 60 percent of new residential development inside the County’s DGA since 2016. The Planning Department anticipates that these trends will continue in the County as development has remained stagnant after 2016.



Appendices

Council Members:
Marlene Duff
Joseph Renehan
James Roark
Wayne H. Thomas
David Unglesbee

Christopher M. Nevin
Mayor



Town of Hampstead

Tammi Ledley
Town Manager

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

April 25, 2019

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2018 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Hampstead Planning and Zoning Commission has approved the Carroll County *2018 Annual Report* on April 24, 2019, as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (410) 386-2145.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lorena Vaccare", is written over a light blue horizontal line.

Lorena Vaccare
Assistant Zoning Administrator

cc: Lynda D. Eisenberg, Director, Carroll County Department of Planning
Arco Sen, Comprehensive Planning Technician, Carroll County Department of Planning



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

May 20, 2019

Mr. Dave Dahlstrom
Maryland Department of Planning
301 West Preston St Suite 1101
Baltimore, MD 21201

RE: Carroll County 2018 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Manchester Planning Commission has approved the Carroll County 2018 Annual Report on May 20, 2019 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

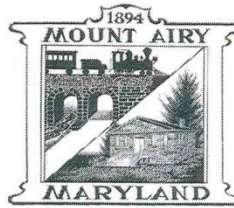
Alexander J. Perricone, Chairperson
Planning & Zoning Commission

cc: file

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

PATRICK T. ROCKINBERG
Mayor

PETER R. HELT
Council President



Council Members
JASON M. POIRIER
Secretary

ROBERT H. KING, JR
LARRY G. HUSHOUR
PATRICIA R. WASHABAUGH

March 25, 2019

Mr. Dave Dahlstrom
Maryland Department of Planning
301 West Preston St Suite 1101
Baltimore, MD 21201

RE: Carroll County 2018 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Mount Airy Planning Commission has approved the Carroll County 2018 Annual Report on March 25, 2019 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

A handwritten signature in blue ink that reads 'Roxanne Hemphill'.

Roxanne Hemphill
Chairwoman

cc: file

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

Town of Mount Airy:

Monika Weierbach, Town Administrator

John Breeding, Community Planning Administrator

Melissa Thorn, Main Street and Economic Development Manager

Debra Clinton, Community Planning Administrative Assistant

Population Growth of Town and Counties from 1970-2010

Year	Mount Airy	Average % Growth Rate per Year	Frederick County	Average % Growth Rate per Year	Carroll County	Average % Growth Rate per Year
1970	1,825		84,927		69,006	
1980	2,450	+3.4%	114,792	+3.5%	96,356	+3.9%
1990	3,892	+5.9%	150,208	+3.1%	123,372	+2.8%
2000	6,425	+6.5%	195,277	+3.0%	150,897	+2.2%
2010	9,288	+4.5%	233,385	+1.9%	167,134	+1.1%

Summary of development trends since the adoption.

Over the past several years, Mount Airy has experienced a slower rate of residential growth, due in part to residential land areas being primarily developed. This slower trend follows a significant high rate of residential growth between 1980 and 2000 prior to the housing slump in the early 2000.

Mount Airy has taken several steps to advance economic development initiatives for the Downtown/Main Street and surrounding mixed use and industrial areas.

The sections below will describe what goals in the comprehensive plan have been implemented during the last five years.

Status of Plan implementation tools to carry out Plan provisions.

Mount Airy is committed of preserving its small town character and enhancing the vitality of its many business districts and providing a true walkability to all the different areas within the corporate limits.

- Downtown/Main Street and Twin Arch Business Park Area, Twin Ridge, East Ridgeville, and West Ridgeville the town has addressed several of Maryland’s Twelve Visions when implementing local planning visions.
- The following planning measures have been implemented:

Planning & Zoning—

The Town passed a text amendment to allow for the MXU overlay for the CC zoning currently special exception, §112-39, in FY-17. The Town passed an ordinance to allow for micro distillery, Coffee Roasting, and brewery with in the “DTZ” Downtown Zone in FY-15. Code section §112-37.

Parks and Open Space—

The town of Mount Airy has not added any new parks since the last master plan. The town is working on providing an accessible playground unit to one of its largest parks, to meet the needs of all types of users.

Economic Development-

The Town of Mount Airy received the Sustainable Community Designation Area in 2015. In addition the Town applied for a grant, and was awarded a Community Legacy Facade Grant FY19-21. The town has increased its art presence in town with art galleries and displays of local artist with in Town Hall.

Town has a partnership with Mount Airy Main Street Association (MAMSA) that works with staff members within the Town Hall to support and motivate Main street revitalization projects.

Implementation-

The town has made an effort to increase pedestrian links between neighborhoods and the downtown areas and the schools, the implantation of additional sidewalk along South Main Street and with the addition of cluster postal boxes are proposed along a portion of south Main Street.

Identification of any significant changes to existing programs, regulations.

None: The Mount Airy Planning Commission will review the 2013 Comprehensive Plan in 2019/2020. They will discuss any impediments to the progress of the Master Plan implementation at that time.

Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

None: The Mount Airy Planning Commission will review the 2013 Comprehensive Plan in 2019/2020. They will discuss any impediments to the progress of the Master Plan implementation at that time.

Future land use challenges and issues.

None: The Mount Airy Planning Commission will review the 2013 Comprehensive Plan in 2019/2020. They will discuss any impediments to the progress of the Master Plan implementation at that time.

A summary of any potential updates to the comprehensive plan.

None: The Mount Airy Planning Commission will review the 2013 Comprehensive Plan in 2019/2020. They will discuss any impediments to the progress of the Master Plan implementation at that time.

TOWN OF NEW WINDSOR
211 High Street, P.O. Box 609
New Windsor, MD 21776
info@NewWindsorMD.org



NEAL C. ROOP, MAYOR
NRoop@NewWindsorMD.org
Phone: 410-635-6575
Fax: 410-635-2995

April 22, 2019

Mr. Dave Dahlstrom
Maryland Department of Planning
301 West Preston St Suite 1101
Baltimore, MD 21201

RE: Carroll County 2018 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of New Windsor Planning Commission has approved the Carroll County *2018 Annual Report* on April 22, 2019 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

A handwritten signature in green ink, which appears to read "Mark J. Schultz". The signature is written in a cursive style.

Mark J. Schultz,
Chairman, Town of New Windsor Planning Commission

cc: file



Town of Sykesville

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

Town House

Ian Shaw, Mayor
Evelyn Sweet, Town Treasurer
Kerry G. Chaney, Town Clerk

April 1, 2019

Mr. Dave Dahlstrom
Maryland Department of Planning
301 West Preston St Suite 1101
Baltimore, MD 21201

RE: Carroll County 2018 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission has approved the Carroll County *2018 Annual Report* on April 1, 2019 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

cc: file

MAYOR AND CITY COUNCIL

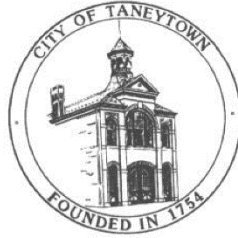
JAMES L. McCARRON
MAYOR

DIANE A. FOSTER
MAYOR PRO TEM

HENRY C. HEINE, JR.
CITY MANAGER

BARRI R. AVALLONE
TREASURER

CLARA KALMAN
CLERK



COUNCIL MEMBERS

JOSEPH A. VIGLIOTTI

BRADLEY J. WANTZ

DONALD C. FRAZIER

JUDITH K. FULLER

March 26, 2019

Mr. Dave Dahlstrom
Maryland Department of Planning
301 West Preston St Suite 1101
Baltimore, MD 21201

RE: Carroll County 2018 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Taneytown Planning Commission has approved the Carroll County 2018 Annual Report on March 25, 2019 as applicable to Taneytown and as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

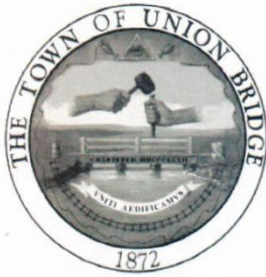
A handwritten signature in black ink that reads "James Parker". The signature is fluid and cursive, with a long, sweeping underline.

James Parker

Chairman Taneytown Planning Commission

cc: file

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



THE TOWN OF UNION BRIDGE

PERRY L. JONES JR., MAYOR

MEMBERS OF COUNCIL:
DONALD E. WILSON, PRESIDENT
LAURA CONAWAY
LOU ELLEN CUTSAIL
AMY KALIN
EDGAR WENTZ

April 22, 2019

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

Re: Carroll County 2018 Planning Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, The Town of Union Bridge Planning Commission approved the portions of the Carroll County 2018 *Planning Annual Report* relating to The Town of Union Bridge on April 18, 2019 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document and were computed and prepared exclusively by Carroll County. Fewer than fifty (50) building permits for new residential units have been issued in Union Bridge over the past twenty (20) years.

We participated in the development of this report by providing the incorporated town data that accurately reflects planning and development activities within our jurisdiction. The overall report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the overall report or its contents, please contact Clare Stewart, Planning Technician, Carroll County Department of Planning at (410) 386-2145. If you have any questions concerning the Union Bridge data in the report, please contact Dawn Metcalf, Clerk-Treasurer at (410) 775-2711.

Sincerely,

Thomas Long, Chairman
The Town of Union Bridge Planning and Zoning Commission

cc: Clare Stewart, Comprehensive Planner
Perry L. Jones, Jr., Mayor

THE TOWN OF UNION BRIDGE 104 WEST LOCUST STREET UNION BRIDGE, MD 21791
PHONE: 410-775-2711 FAX: 410-775-1095 E-MAIL: UNIONBR@CARR.ORG

Annual Report Findings 2018 (Union Bridge)

1. Residential Subdivisions that received final approval from Planning Commission in 2018
None
2. Commercial and Industrial Site Plans that received final approval from Planning Commission in 2018
None
3. Residential Preliminary Plans approved by the Planning Commission in 2018
None
4. Rezoning and Annexations
None
5. Zoning Map and Text Amendments
None
6. New Parks
None
7. New Roads or Substantial Changes in Roads or Other Transportation Facilities
None
8. PFA and APFO restrictions
None
9. Comprehensive Plan and Plan elements
None

The Town of Union Bridge Planning and Zoning Commission approved a 5-year midcycle report (per the State Land Use Article) at its January meeting for inclusion in the Annual Report for Union Bridge.

Special Report
Union Bridge Planning Commission Meeting
January 17, 2019

Subject: MD Code, Land Use, Section: 1-207 Annual Report

Background:

The Union Bridge Comprehensive was adopted in 2008. The first 5 year cycle report prepared by Union Bridge pursuant to the above citation occurred in May 2014, for the 5 year period following adoption in conjunction with the 2013 Annual Report submitted annually by the County and municipalities to MDP. In that a second 5 year period has now elapsed since the first five year period, and because the Town is transitioning to a 10 year Comprehensive Plan Review Schedule which is set to immediately follow availability of the most recent U.S. Census data rather than precede it, this 5 year report is hereby filed.

Section 1-207 (c) (6) at least once within the 5 year period after adoption or review by the local jurisdiction of a comprehensive plan under Part II of Subtitle 4 of this title or under title 3 of this article, contain a narrative of the implementation status of the comprehensive plan, including:

(6) (i) summary of development trends over the above period:

Development trends have remained static in terms of building permit issuance, creation of new subdivision development and new development plans. The 2010 U.S. Census reported a small decline in population from the previous Census. The upcoming 2020 Census will provide a current snapshot.

(6) (ii) status of Plan implementation tools to carry out Plan provisions

The Town adopts comprehensive zoning concurrently with Plan adoption as means of carrying out provisions of the land use element of the Plan. Subdivision and Site Plan Review requirements follow suit. The CIP has reflected the reality of the economy since the 2008 market crash and capital projects have necessarily been deferred for lack of funding ability.

(6) (iii) identification of any significant changes to existing programs, regulations, financing programs, or State requirements necessary to achieve Plan goals during the remaining planning time frame.

The CIP as noted above has suffered at the hands of diminished revenue streams; e.g. Highway User Funds being withheld by the State and used for other State purposes at the expense of local governments (until recently being restored); reduced real property tax revenues due to reduced assessments and reduced personal property tax revenue. Again, these reductions have combined to necessitate deferral of needed new capital projects in favor of maintenance of existing assets and infrastructure.

With passage of the 2010 Sustainable Communities Act, in order for Union Bridge to continue to undertake State grant and loan programs, certification under the Sustainable Community umbrella was necessary as a prerequisite. The Town was *designated* a Sustainable Community following submission of an application prepared by the Town and approved by the State in 2013. Per State requirements, work has commenced on securing re-certification of the Sustainable Community Designation.

(6) (iv) identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

Unfunded mandates imposed on local governments by State government have serious consequences on local governments, particularly those like Union Bridge already financially stressed. The recommendation and request is to stop the practice and provide revenue and cost sharing to accomplish necessary projects and activities. Additionally, inherently conflicting decades old State policy, vis-à-vis Smart Growth and State water appropriation permitting requirements remain unresolved. The MDE water recharge model precludes growth area lands from achieving targeted density. Recommendation: A serious focus study by MDE and MDP should attempt to resolve these decades old conflicting policies and amend the laws and regulations accordingly.

(6) (v) Future land use challenges and issues

Expansion of the WWTP capacity is a critical necessity; the challenge is developing a feasible and equitable cost sharing plan with the State as a major stakeholder. The critical importance of this for the Town’s sustainability in the real world has been addressed in the Town’s Sustainable Community Designation.

(6) (vi) a summary of any potential updates to the comprehensive plan

The release of 2020 decennial census data is expected in three (3) stages: the first in February 2021, the last in the summer of 2021. Union Bridge anticipates reviewing and updating its Plan as that information becomes available, thereby putting its 10 year plan review cycle in sync with the most recent U.S. Census, enabling current census data to be immediately available to incorporate into the Comprehensive Plan.

Recommendation: Transmit this report to County Planning Dept. for inclusion in the Union Bridge section of the upcoming County and Town 2018 Annual Report to MDP.

ERC: 1/16/19

CITY OF WESTMINSTER
56 West Main Street, Suite 1
Westminster, Maryland 21157



TELEPHONE:
Local (410) 848-9000
Baltimore Line (410) 876-1313
www.westminstermd.gov

May 9, 2019

Mr. Dave Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, MD 21201

RE: Carroll County 2018 Planning Annual Report

Dear Mr. Dahlstrom:

Pursuant to requirements in the Land Use Article § 1-207 of the Annotated Code of Maryland, the Westminster Planning and Zoning Commission voted to endorse the Carroll County 2018 Planning Annual Report on May 9, 2019, as presented by Carroll County Department of Planning staff.

Reporting related to development measures and indicators, as required in the Land Use Article §1-208, are included in the document. The Westminster Planning and Zoning Commission also participated in preparing the document by providing Carroll County planning staff with data on the planning and zoning activities within the City of Westminster during the 2018 calendar year.

It's my understanding that this jointly submitted annual report incorporates required planning indicators not only for the City of Westminster but those required of Carroll County's Planning and Zoning Commission and the seven other participating municipalities within Carroll County.

We trust you will agree this submittal satisfies the City of Westminster's obligations under State law and will be helpful to you. If you have any question concerning the data or information in the report, which applies to the City of Westminster, please contact me.

Sincerely,

Kevin W. Beaver

Chair

Westminster Planning and Zoning Commission

c: Barbara B. Matthews, City Administrator
Elissa D. Levan, City Attorney
Bill Mackey, AICP, Director of Planning
Andrew Gray, Comprehensive Planner
Bobbi Moser, Carroll County Department of Planning

Planning for Success in Carroll County

