



# *Hampstead Community Comprehensive Plan*



## **APPENDIX D**

### **AN AMENDMENT TO THE HAMPSSTEAD COMMUNITY COMPREHENSIVE PLAN**

#### Introduction

This is the second amendment to the 2010 adopted Hampstead Community Comprehensive Plan. The amendment reduces the designated municipal growth area southeast of Town limits by 75 acres, but expands the municipal growth area on the west side by 51.6 developed acres, assigns a recommended land use to the new growth area, and projects water demand associated with this parcel which already receives sewer services.

This amendment reflects the Town's intent to make this parcel eligible for future annexation subject to Town planning and zoning ordinances provided water services and water recharge areas per MDE guidelines are found to be adequate at the time requests are made for service. This amendment does not change the official Water and Sewer Master Plan maintained by Carroll County. However it does signal the Town policy intent that all such lands be included in the planned water and sewer service areas when appropriate.

This Amendment replaces Maps 5, 6, and 15 in the adopted 2017 amendment to the 2010 Hampstead Community Comprehensive Plan with new maps which are otherwise identical except for the expanded growth boundary changes. These new maps are shown at the end of this Appendix.





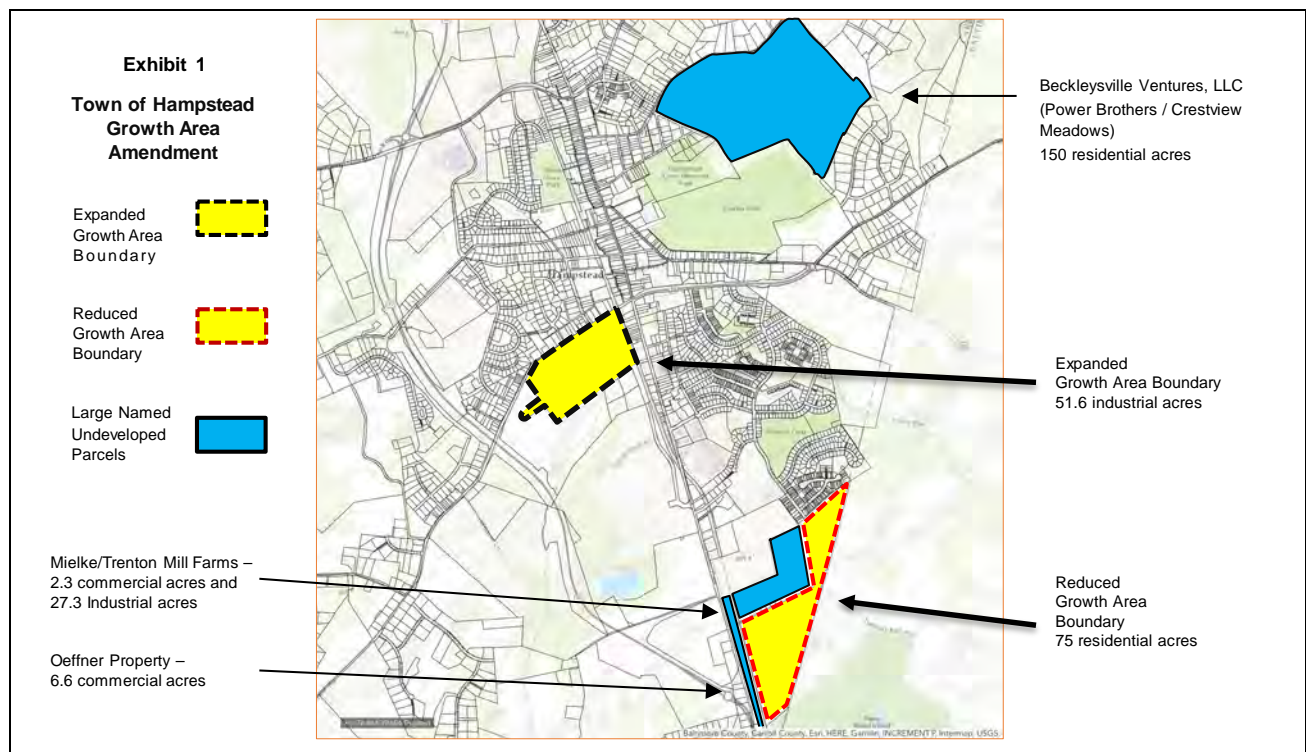
# Hampstead Community Comprehensive Plan



## Recommended Changes to the Municipal Growth Area

Exhibit 1 illustrates the recommended changes to the Municipal Growth Area. The Municipal Growth Area would be expanded on the west side by adding roughly 52 acres of developed industrial land and reduced on the south side of Town limits by removing 75 acres of residential land. Exhibit 1 delineates the amended growth areas and the boundaries of tracts of undeveloped land that are in the growth area but have not been annexed into Town limits. The exhibit shows the growth area amendments outlined in a heavy dashed line as follows:

### Exhibit 1



- Expansion on the west side between the Bypass and the Town boundary by adding nearly 52 acres of developed industrial land.
- Reduction on the south side, by removing approximately 75 acres of undeveloped residential land.



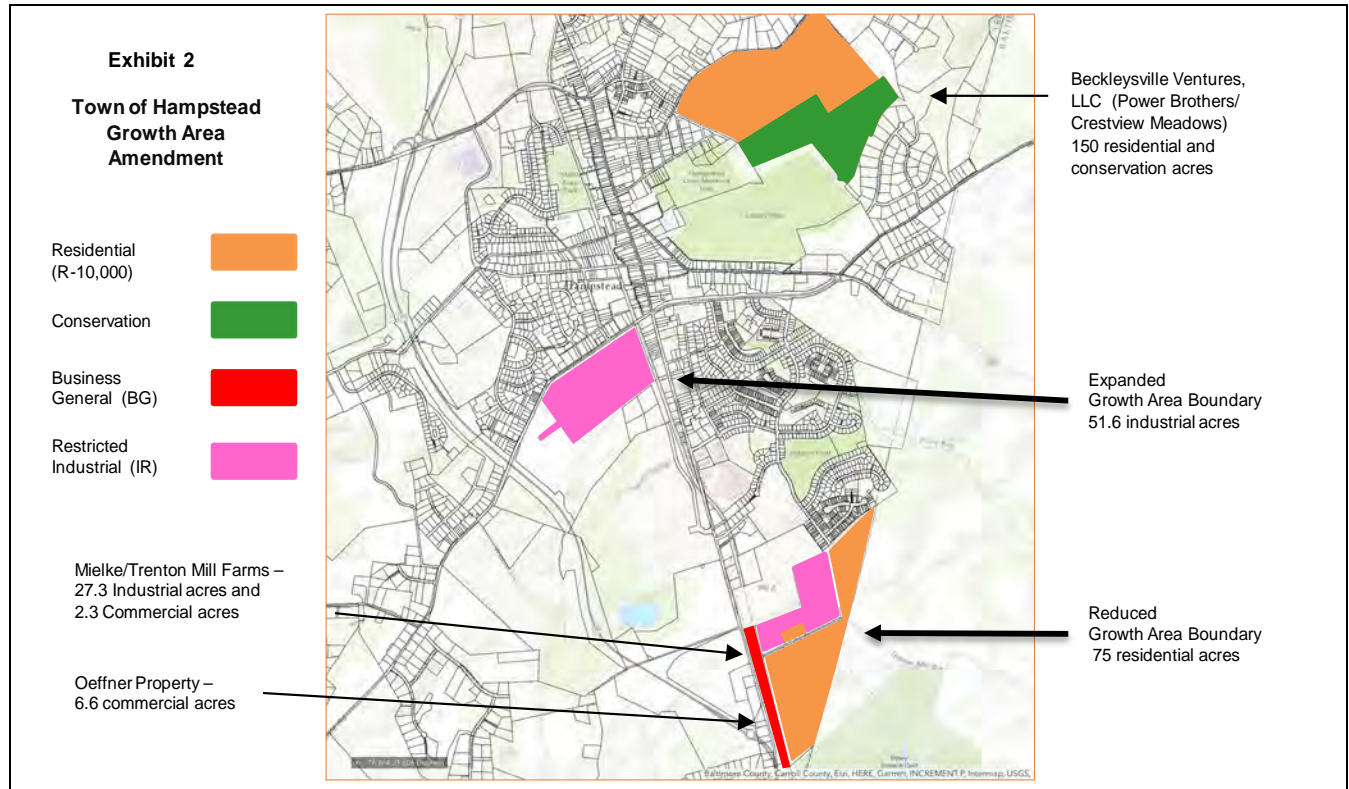


# Hampstead Community Comprehensive Plan



Exhibit 2 shows the recommended future land use that the Town would support if/when the property was annexed.

## Exhibit 2



- On the east side of Route 30 Business/Main Street south of Upper Beckleysville Road , the undeveloped growth area is proposed for R-10,000 Residential and Conservation.
- On the West side, the expanded growth area is already developed and is zoned Restricted Industrial.
- On the south side, the undeveloped growth area is proposed for a combination of Restricted Industrial and General Business (the R-10,000 Residential is recommended to be removed from the growth area).



*Adopted by Hampstead Mayor and Council – November 14, 2023*





# *Hampstead Community Comprehensive Plan*



## Anticipated Water and Sewer Demand Related to Expanded Growth Area

Table 1 shows the potential water demand for the addition to the growth area.

Table 1

Overview: Hampstead Expanded Municipal Growth Area

<u>Property</u>	<u>Land Use</u>	<u>Acreage</u> Gross	<u>Potential Yield</u> Floor Area	<u>Demand Impact<sup>1</sup></u>	
				Water (gpd)	Sewer (gpd)
STAG Hampstead, LLC (Penguin-Random House)	Industrial	51.5	1,034,020	1,000	0
<b>Total</b>		<b>51.5</b>	<b>1,034,020</b>	<b>1,000</b>	<b>0</b>

Notes: Priority water demand for Penguin-Random House (PRH) is based on the current average sewer usage of 1,000 gpd.

<sup>1</sup> PRH is an existing sewer customer, adding the PRH property will not have an impact on Hampstead's sewer demand.



*Adopted by Hampstead Mayor and Council – November 14, 2023*





# Hampstead Community Comprehensive Plan



## Development Potential and Anticipated Water and Sewer Demand Related to Existing Growth Area

Table 1a shows the development potential of each undeveloped tract and the anticipated public water and sewer demands. In sum, this growth area has the potential to add over 36 acres of industrial/commercial land, 275 new dwelling units, and 778 persons, assuming an average household size of 2.83 persons per household. The daily demand for water and sewer services under the Town's recommended land use would add approximately 96,820 gallons per day.

Table 1a  
Undeveloped Properties in the Growth Area that have not been annexed into Town limits

<u>Property</u>	<u>Land Use</u>	<u>Acreage</u>  Gross	<u>Potential Yield<sup>1</sup></u>		<u>Demand Impact<sup>2</sup></u>	
			Dwelling Units	Pop. Units	Water (gpd)	Sewer (gpd)
Mielke/Trenton Mill Farms	Industrial	27.3	--	--	21,840	21,840
	Commercial	2.3	--	--	1,610	1,610
Oeffner Property	Commercial	6.6	--	--	4,620	4,620
Beckleysville Ventures, LLC (Power Brothers/ Crestview Meadows)	Res-10	150.0	275	778	68,750	68,750
<b>Total</b>		<b>186.2</b>	<b>275</b>	<b>778</b>	<b>96,820</b>	<b>96,820</b>

Notes: The water and sewer demand impacts shown in this table are projections based on the land use recommendation of this Plan Amendment and the assumptions used to estimate the yield of new development. They are not determinative of the level or amount of development on any given property that the Town would ultimately approve.

<sup>1</sup>Yield in dwelling units presented for Beckleysville Ventures, LLC (Power Brothers/Crestview Meadows) is as proposed by developer's engineer by using the town's average of 2.83 persons per household as stated on page 45 of the 2010 Hampstead Community Comprehensive Plan.

<sup>2</sup> Water and sewer demands based on 250 gpd/dwelling unit for residential, 800 gpd/acre of undeveloped land for industrial, and 700 gpd/acre of undeveloped for commercial.





# Hampstead Community Comprehensive Plan



Table 2 provides detail on water demand and supply and shows that there is existing capacity in the Town's water system to meet the needs of the Growth Area while still serving existing users and development potential within the current water service area boundaries. Over 33,875 gallons per day would remain available after all potential growth within the current boundaries of the water service area was served.

Table 2

Water Capacity and Demand

Capacity and Demand	gpd
Existing MDE Water Service Area Appropriation	
Patapsco	283,000
Gunpowder	347,000
Total Existing Appropriation	630,000
Planned Future Capacity	873,800
Existing Average Daily Use (system wide)	337,000
Planned (system wide)	
Infill (W-1)	117,084
Priority (W-3)	236,587
Future (W-5)	51,434
Existing Undeveloped Growth Area outside Town Limits	96,820
Expanded Growth Area	1,000
Total Existing and Planned Use	839,925
Difference between Future Capacity and Future Demand	33,875

Source: Carroll County Water and Sewer Master Plan (2023 Triennial Update), except for demand for Expanded Growth Area (see Table 1 in this document) and existing average daily use the source of which is the Town of Hampstead water use tables.





# Hampstead Community Comprehensive Plan



Table 3 provides detail on sewer demand and supply and shows that the build out of the expanded growth area could be constrained in the future by a lack of sewer capacity. As shown in Table 3, upon serving the full growth area, a deficit of about 122,030 gpd may occur. Carroll County operates the sewer system. The Town and County will need to continue to coordinate closely on sewer service area planning over the long term.

Table 3  
Sewer Service Capacity and Demand

Capacity and Demand	gpd
Existing Capacity	900,000
Future Capacity with Upgrade	900,000
Demand in Current Sewer Service Area	948,000
Demand in undeveloped Growth Area	74,030
Total Demand	1,022,030
Difference between Planned Capacity and Total Demand	(122,030)

Note:

Penguin/Random House is served by sewer and the Mielke/Trent Mill Farms Partnership Property is included in the Hampstead Sewer Service Area Water & Sewer Master Plan. So this demand is accounted for in the Current Sewer Service Area.

The Demand in the existing Growth Area that is not currently in the sewer area would include 6.6 acres of Commercial land on the Oeffner Property and 150 acres of Residential 10,000 on the Beckleysville Ventures, LLC (Power Brothers/ Crestview) property that could potentially produce 275 dwelling units.

Source: Carroll County Water and Sewer Master Plan (2023 Triennial Update)



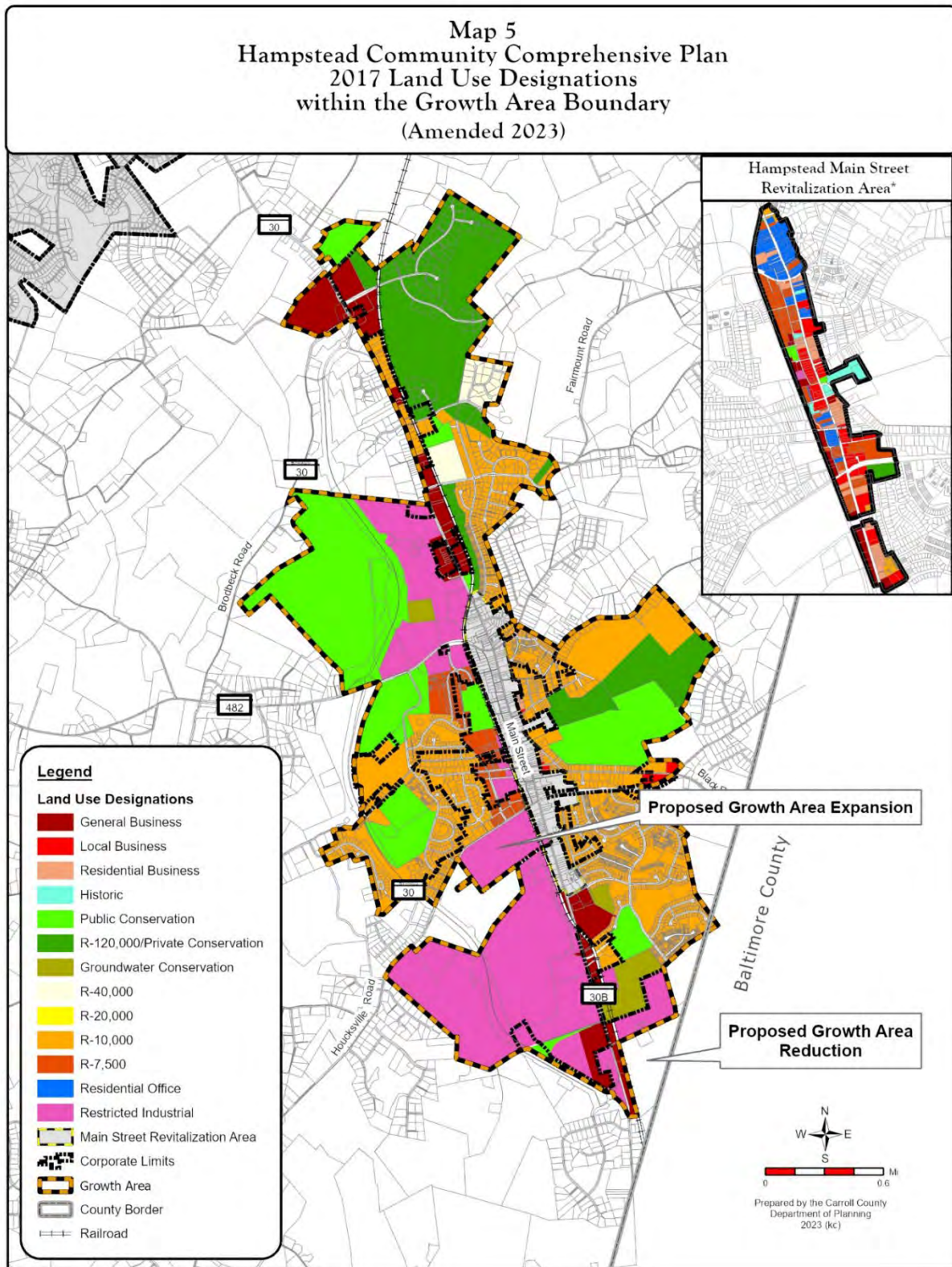
*Adopted by Hampstead Mayor and Council – November 14, 2023*







# Hampstead Community Comprehensive Plan



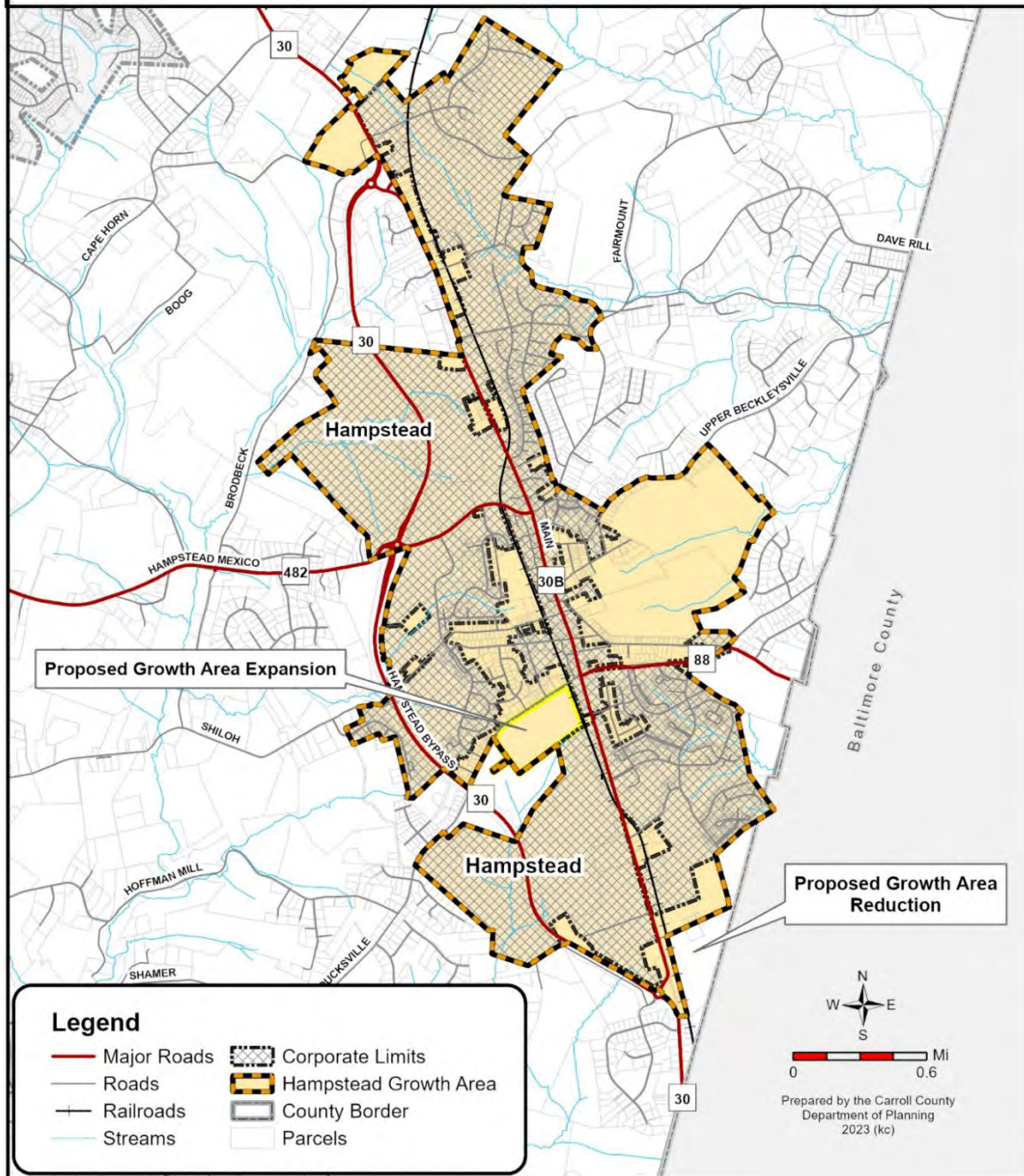
*Adopted by Hampstead Mayor and Council – November 14, 2023*





# Hampstead Community Comprehensive Plan

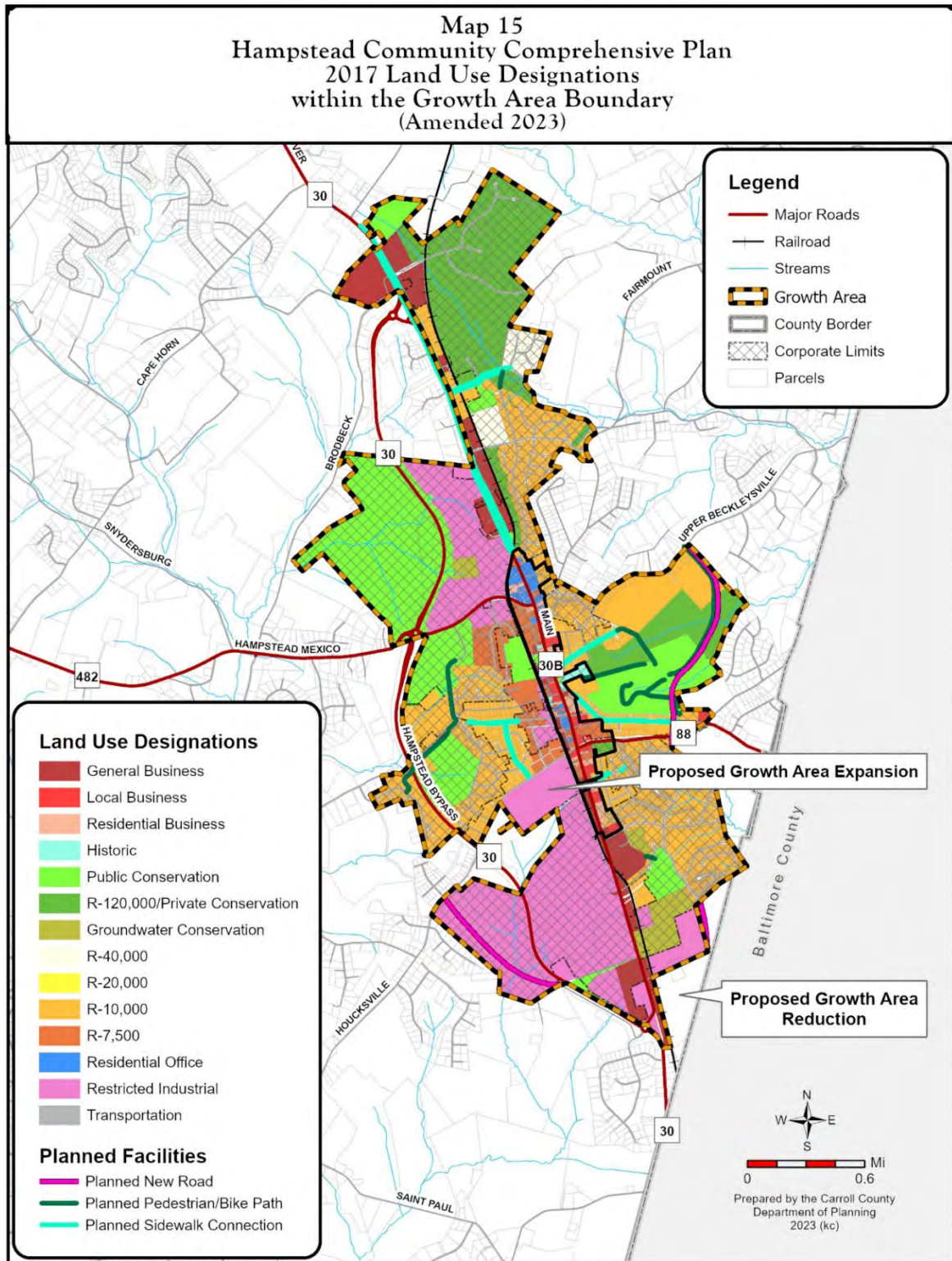
**Map 6**  
**Hampstead Community Comprehensive Plan**  
**Municipal Growth Area**  
**(Amended 2023)**



*Adopted by Hampstead Mayor and Council – November 14, 2023*



# Hampstead Community Comprehensive Plan





# *Hampstead Community Comprehensive Plan*



## **THE TOWN OF HAMPSTEAD RESOLUTION 2023-04**

### **A RESOLUTION TO ADOPT AN AMENDMENT TO THE COMMUNITY COMPREHENSIVE PLAN FOR THE TOWN OF HAMPSTEAD**

WHEREAS, the Town Council adopted the most recent update to its Community Comprehensive Plan in 2010 and amended the Plan to add Appendix C in 2017, and

WHEREAS, the Land Use Article of the annotated Code of Maryland, Title 3, 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 Amendment (Appendix D) 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 the Land Use Article of the annotated Code of Maryland, Title 3, did approve and recommend for adoption by the Town Council of the Town of Hampstead the Hampstead Community Comprehensive Plan Amendment (Appendix D) in Resolution PZC-2023-01 dated September 27, 2023, as shown by the proceedings of said Commission, and

WHEREAS, a Hampstead Planning and Zoning Commission public hearing on the amendment to Hampstead Community Comprehensive Plan was duly advertised, which hearing was held on August 23, 2023, 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 November 14, 2023, and

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

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

Section 1: The Hampstead Community Comprehensive Plan Amendment, Appendix D in the form attached hereto is hereby adopted.

Section 2: Be it further resolved that in the event it be judicially determined that any part of said Community Comprehensive Plan Amendment 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



*Adopted by Hampstead Mayor and Council – November 14, 2023*





# Hampstead Community Comprehensive Plan



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 10<sup>th</sup> day of October, 2023.

Passed this 14<sup>th</sup> day of November, 2023 by a vote of 3 Council members in favor, 0 Council members opposed, and 1 abstention.

  
MAYOR

  
CLERK OF THE COUNCIL

Approved as to form and  
legal sufficiency this 10<sup>th</sup>  
day of October, 2023.

BY:   
Michelle M. Ostrander, Esq.  
Town Attorney



*Adopted by Hampstead Mayor and Council – November 14, 2023*

