

***Staff Report***  
Bureau of Comprehensive Planning

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Westminster Sewer Chapter and Sewer Service Areas**

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This request will amend the 2023 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Sewer Supply Demands and Projected Capacity table (32), Westminster Sewer Service Area map (29).

**Request**

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1. Add Parcel 33 (Acct. ID 0707001223) and Parcel 1648 (Acct. ID 0707431089) to the Priority Service Area (S-3) of the Westminster Sewer Service Area Map (29). Add 4,465 GPD (based on a pre-concept plan from developer showing 19 units x 235 GPD/unit) to Priority Planning in the Projected Sewage Supply Demands and Projected Capacity table (32).

**Background Information**

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The City, along with the Bureau of Comprehensive Planning received the requests from Optimum Properties, LLC, and Ellen Potepan, owner/developer for each property, requesting these property's addition to the water service area via the included letter.

**Agency Comments**

---

The Bureau of Comprehensive Planning has worked with multiple stakeholders and none of them have had any objection regarding this amendment.

**Staff Analysis**

---

The current owners are proposing developing the two parcels under R-20,000 zoning with the potential of 19 lots. These two parcels will also be annexed into the City, as both abuts the Stonegate subdivision. Both Stonegate and Walnut Ridge developments are served by public water. However, only Stonegate is served by sewer. Sewer is accessible for both parcels, off Kent Terrace, and through utility easements as part of the Stonegate development. The City can provide sewer upon working with the developer through the development process. The Walnut Ridge development is served by private septic; however, these two parcels are being annexed into the City, therefore connection to sewer is required for the proposed development.

## **Staff Recommendation**

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County staff recommends approval of this amendment. County staff is recommending that the Westminster Planning and Zoning Commission certify this request as consistent with the City of Westminster 2009 Comprehensive Plan.

**Spring 2024 Amendment  
Carroll County Water and Sewer Master Plan**

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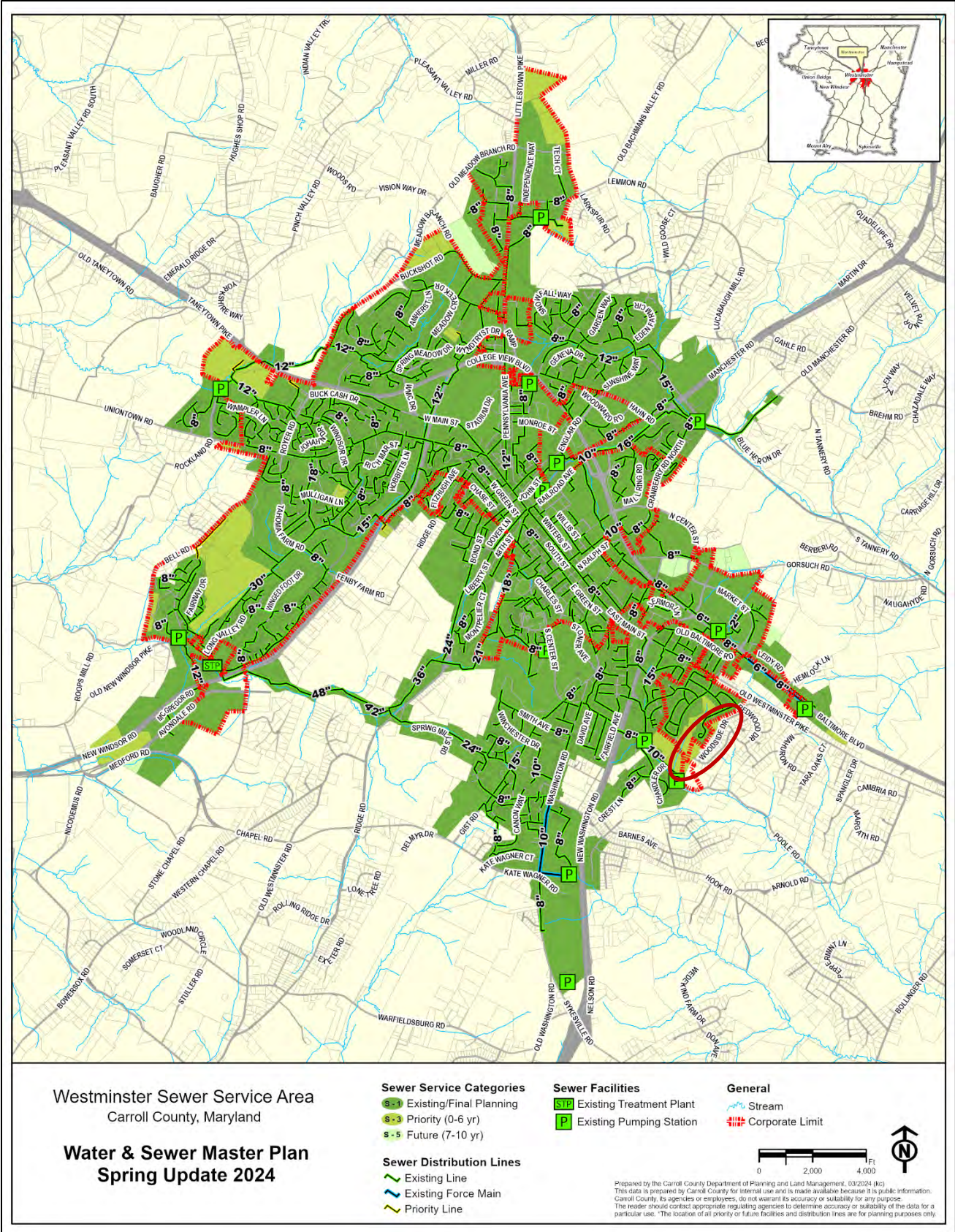
*Projected Water Supply Demands and Projected Capacity*

The following table summarizes projected sewer demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

<b>Table 32<sup>3</sup></b>																		
<b>Projected Sewerage Demands and Planned Capacity*</b>																		
<u>Service Area</u>	<u>Present Year</u>						<u>Priority Planning</u> (0-6 Year)						<u>Future Planning</u> (7-10 Year)					
	<u>Res. Pop. Ser.<sup>1</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>2</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>3</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)			
			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Ex. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>
Westminster <sup>11</sup>	28,839	144	4.156	0.676	4.832	5.000	33,124	138	4.588	1.08	5.668	6.5	33,525	138	4.628	1.118	5.746	6.5



# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



**Spring 2024 Amendment  
Carroll County Water and Sewer Master Plan**

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**OPTIMUM PROPERTIES, LLC  
PO Box 217  
Glyndon, Md 21071**

February 29, 2024

**Price Wagoner**  
Planner III, Bureau of Comprehensive Planning  
Department of Planning & Land Management  
225 North Center Street  
Westminster, MD 21157

Re: Properties as shown on CC Tax Map 46, Parcel 33 (Maps Attached)

Subject: Request to be placed in the water and sewer service area for the City of Westminster

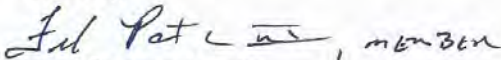
Dear Mr. Wagner:

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As a result of that meeting, this is a request to return the two parcels back into the priority water and sewer service areas for the Community Planning Area for the City of Westminster. The areas are identified on the attached maps. For your convenience I am including the SDAT report for the parcels. The property is currently zoned R-20000, with a planned lot yield of approximately 19 lots.

Please let me know if you desire further information to get the process started. Thank you for your attention to this matter.

Sincerely,

  
Frank Potepan, Member

Attachments: Parcel Maps  
SDAT Reports

CC: Andrea Gerhard, City  
Kierston Marple

**Spring 2024 Amendment  
Carroll County Water and Sewer Master Plan**

---

**ELLEN POTEPAN  
2017 Western Run Rd.  
Cockeysville, Md 21030**

February 29, 2024

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Planner III, Bureau of Comprehensive Planning  
Department of Planning & Land Management  
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Sincerely,

*Ellen Potepan, Principle*

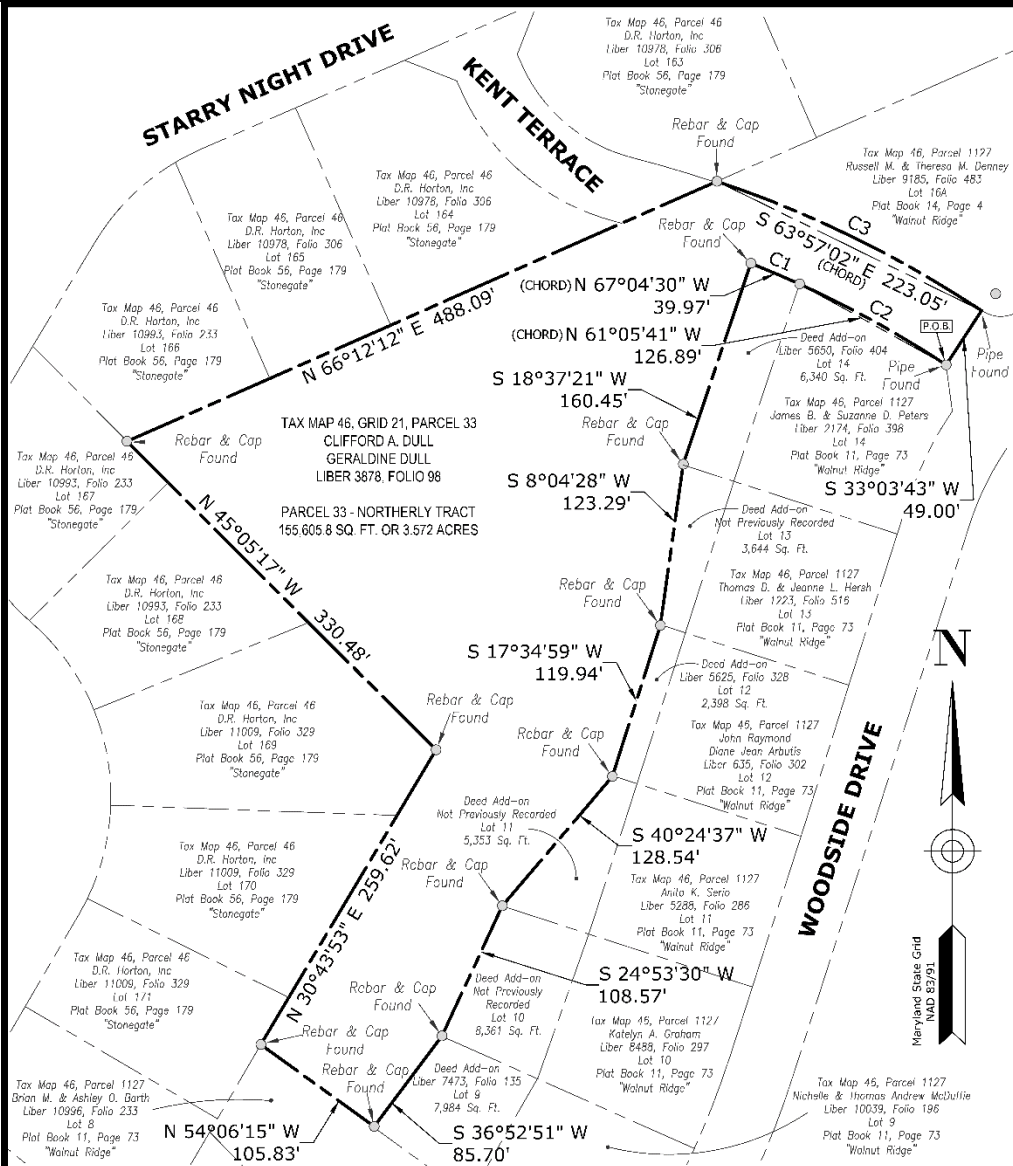
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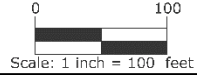
# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



**GENERAL NOTES**

1. This survey was prepared without the benefit of a Title Report, which may reveal additional Easements, Right-of-Ways, and Building Restriction Lines that are not shown hereon.
2. For reference see:  
Tax Map 46, Grid 21, Parcel 33  
Deed Reference: Liber 3878, Folio 98
3. The Boundary Survey for this plat was completed in June 2023, by BPR, LLC, Westminster, MD.
4. The Bearings Shown hereon are based on NAD 83/91, Determined by a GPS Session.

CURVE #	LENGTH	RADIUS
C1	39.98'	800.00'
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**SURVEYOR'S CERTIFICATE**

This is to certify that this survey was personally prepared by me or that I was in responsible charge over its preparation and the surveying work reflected in it and that this Boundary Survey is in compliance with COMAR Sections 09.13.06.12 of the Minimum Standards of Practice as now adopted by the board for Professional Land Surveyors.

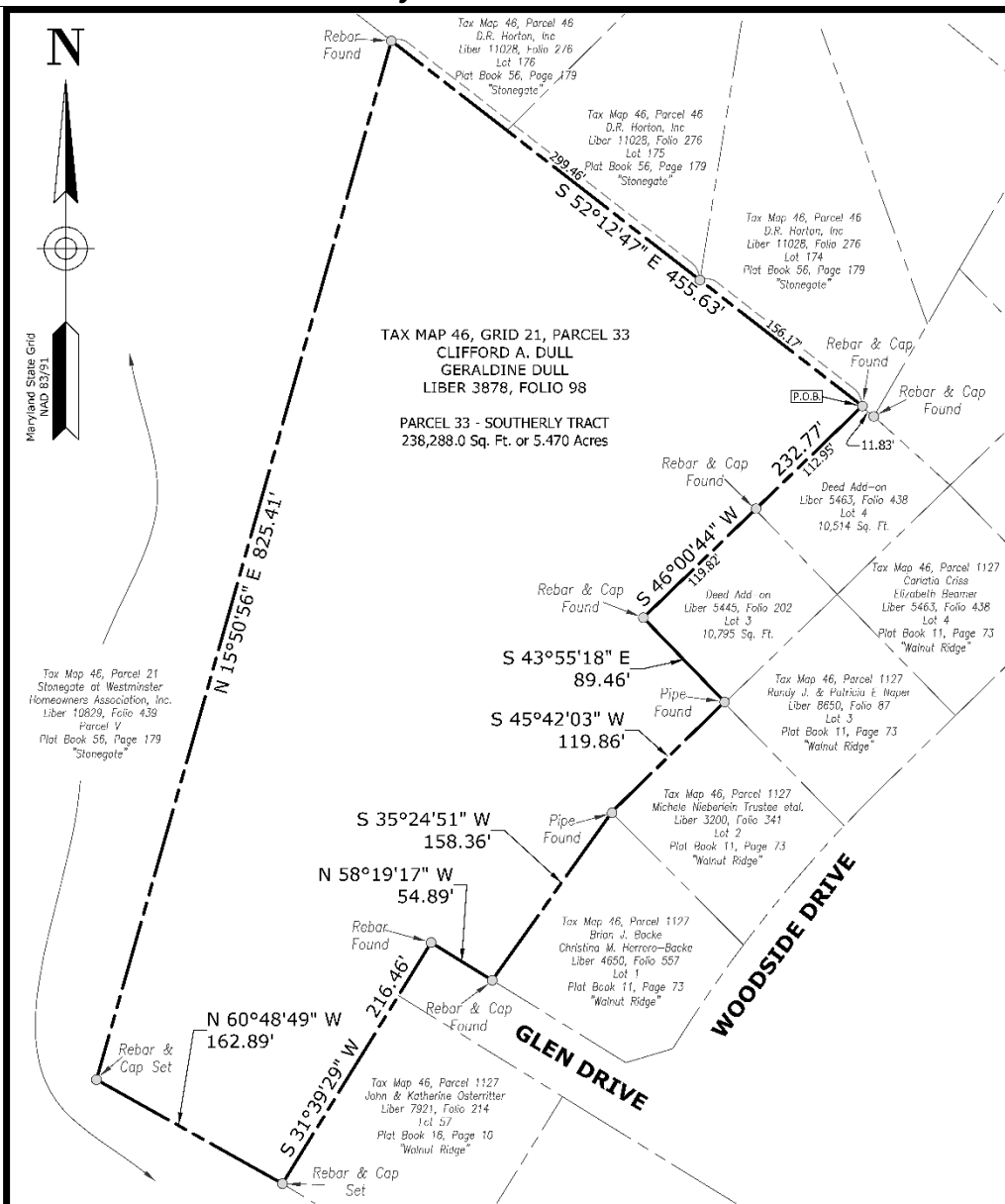
Scott M. Landis \_\_\_\_\_ Date \_\_\_\_\_  
Professional Land Surveyor (Maryland No. 21613)  
Expires/Renews: 8-18-2025

**EXHIBIT A  
PARCEL 33 - NORTHERLY TRACT  
CLIFFORD A. & GERALDINE  
DULL PROPERTY  
OLD WESTMINSTER PIKE  
7TH ELECTION DISTRICT  
CARROLL COUNTY, MARYLAND**

Drawn: J. J. Matalavage  
Checked: S. M. Landis  
Date: 8/7/2023  
Project No.: 23-0516  
Scale: 1 inch = 100 feet  
Sheet: 1 of 1

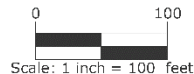
**BPR LAND SURVEYING & CIVIL ENGINEERING**  
150 Airport Drive, Suite 4 | 410-857-9030  
Westminster, Maryland 21157 | WWW.BPRSURVEYING.COM

# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



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Scott M. Landis Date  
Professional Land Surveyor (Maryland No. 21613)  
Expires/Renews: 8-18-2023

**EXHIBIT B**  
**PARCEL 33 - SOUTHERLY TRACT**  
**CLIFFORD A. & GERALDINE**  
**DULL PROPERTY**  
**OLD WESTMINSTER PIKE**  
7TH ELECTION DISTRICT  
CARROLL COUNTY, MARYLAND

Drawn: J. J. Matalavaga

Checked: S. M. Landis

Date: 8/7/2023

Project No. : 23-0516

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***Staff Report***  
**Bureau of Comprehensive Planning**

**2024 Spring Amendment  
Carroll County Water and Sewer Master Plan**

**Re: Mount Airy Water Chapter and Water Service Areas**

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This request updates the *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to Town of Mount Airy water chapter, the Projected Water Supply Demands and Projected Capacity table (15), and the Mount Airy Water Service Area Map (15)

## **Request**

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With increased attention to PFAS levels in drinking water systems by the EPA the Mount Airy Water System was tested at all 5 stations' points of entry to the system and on all raw water points at all 11 individual wells. Several stations/wells were found to have elevated levels of PFAS which, if EPA's recently proposed MCL holds, the Town will then need to treat several treatment plants for these forever chemicals. Quarterly testing has been implemented and a DWSRF grant application has been submitted for funding assistance. The Twin Arch Mobile Home Park on Mathis Lane has similarly high levels of PFAS and, though not in the Town limits, should be connected to the Town of Mount Airy's Water System per MDE's request. The property will add approximately 5,000 gpd to the Existing/Final Planning (W-1) Water Service Area for the Town.

## **Background Information**

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The Twin Arch Village Mobile Home Park is a small community of about 20 homes with its own water system and groundwater well. The Twin Arch water system is separate from the Town of Mount Airy's water system. Multiple rounds of testing by MDE have detected high concentrations of PFAS in the well that supplies Twin Arch Village. To remedy this issue, MDE has requested that the Town supply treated water to Twin Arch Village so that their well can be abandoned. MDE believes this approach is more cost effective and reliable than providing treatment to remove PFAS in the Twin Arch Village well. The Town is amenable to MDE's request, but we are requesting DWSRF funding to cover the costs associated with the capital improvements necessary to connect the Twin Arch Village Mobile Home Park to the Town's water system. As the Town explained during a November 28, 2023, meeting with MDE, we cannot supply Twin Arch Village until after the Town has addressed PFAS in our own water supply. The Town has submitted a separate DWSRF application to request funding to install PFAS treatment at Water Stations #2 and #5. Supplying the Twin Arch Village Mobile Home Park will also require the appropriate amendment to the Carroll County Water and Sewer Master Plan. The Town has already drafted the necessary amendments and was approved by the Town Commissioners on January 8, 2024.

## **Agency Comments**

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The Department of Planning has heard back from two different stakeholders and none of them have had any comment regarding this amendment.

## **Staff Analysis**

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This amendment will bring approximately 20 homesites, which currently rely on an onsite well system which has high levels of PFAS, the ability to connect to the Municipal system.

## **Staff Recommendation**

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County staff recommends approval of this update. County staff is recommending that the Town of Mount Airy Planning and Zoning Commission certify this request as consistent with the Town of Mount Airy 2013 Comprehensive Master Plan.

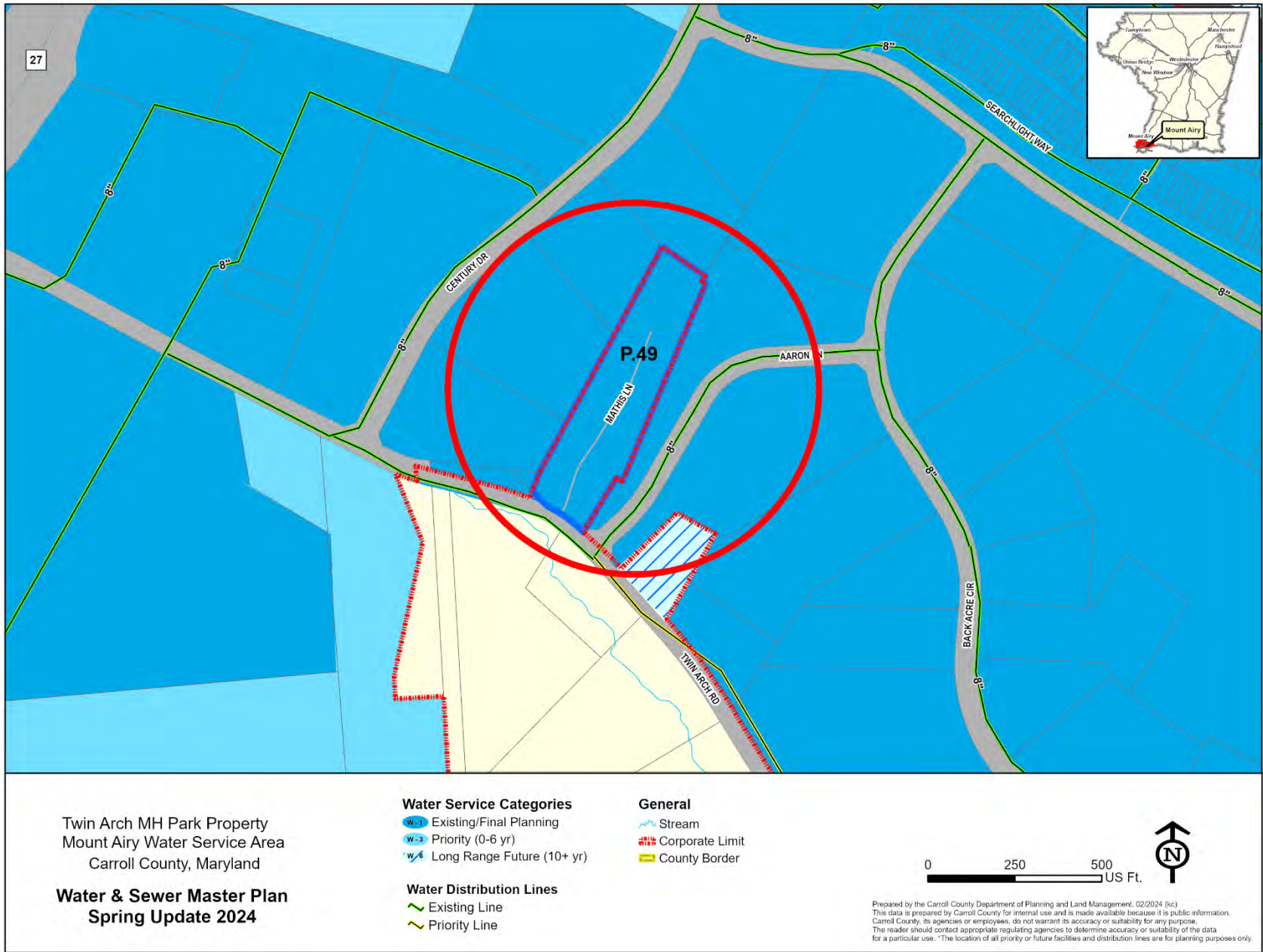
**2024 Spring Amendment  
Carroll County Water and Sewer Master Plan**

*Projected Water Supply Demands and Projected Capacity*

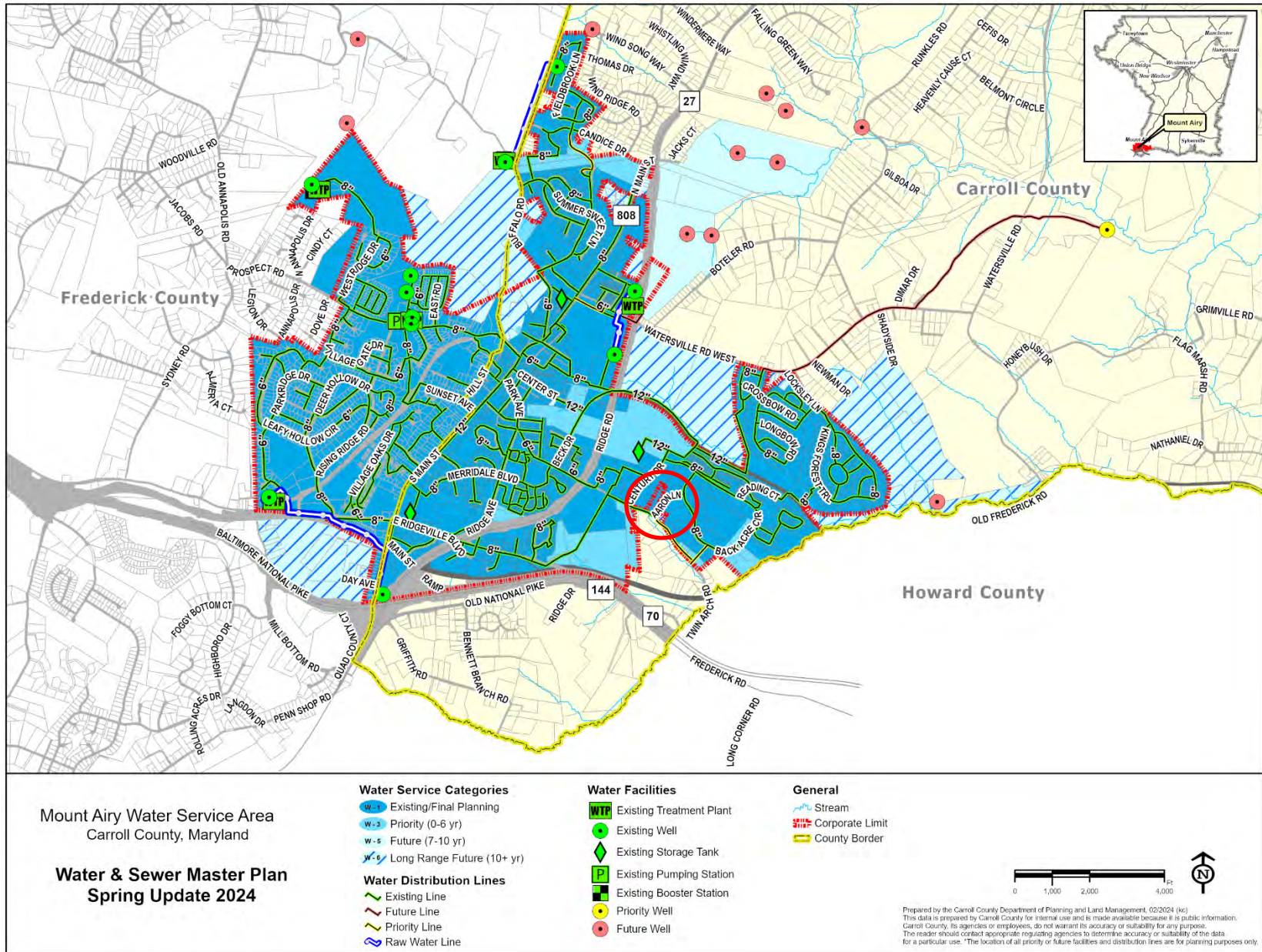
The following table summarizes projected water demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

<b>Table 15<sup>2</sup></b>																		
<b>Projected Water Supply Demands and Planned Capacity</b>																		
<b>Service Area</b>	<b>Present Year</b>						<b>Priority Planning (0-6 Year)</b>						<b>Future Planning (7-10 Year)</b>					
	<b>Res. Pop. Ser.</b>	<b>G P C D</b>	<b>Capacity Million Gal. Daily (MGD)</b>				<b>Res. Pop. Ser.</b>	<b>G P C D</b>	<b>Capacity Million Gal. Daily (MGD)</b>				<b>Res. Pop. Ser.</b>	<b>G P C D</b>	<b>Capacity Million Gal. Daily (MGD)</b>			
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	Mount Airy <sup>4</sup>	9,727	65	0.633	0.177	0.812	0.927	9,924	66	0.651	0.303	0.954	1.079	9,924	66	0.651	0.304	0.955

**Fall 2022 Amendment  
Carroll County Water and Sewer Master Plan**



# Fall 2022 Amendment Carroll County Water and Sewer Master Plan



***Staff Report***  
Bureau of Comprehensive Planning

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Westminster Water Chapter and Water Service Areas**

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This request will amend the 2023 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Water Supply Demands and Projected Capacity table (15), Westminster Water Service Area map (20).

**Request**

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1. Add Parcel 33 (Acct. ID 0707001223) and Parcel 1648 (Acct. ID 0707431089) to the Priority Service Area (W-3) of the Westminster Water Service Area Map (20). Add 4,465 GPD (based on a pre-concept plan from developer showing 19 units x 235 GPD/unit) to Priority Planning in the Projected Water Supply Demands and Projected Capacity table (15).

**Background Information**

---

The City, along with the Bureau of Comprehensive Planning received the requests from Optimum Properties, LLC, and Ellen Potepan, owner/developer for each property, requesting these property's addition to the sewer service area via the included letter.

**Agency Comments**

---

The Bureau of Comprehensive Planning has worked with multiple stakeholders and none of them have had any objection regarding this amendment.

**Staff Analysis**

---

The current owners are proposing developing the two parcels under R-20,000 zoning with the potential of 19 lots. These two parcels will also be annexed into the City, as they both abut the Stonegate subdivision. Both Stonegate and Walnut Ridge developments are served by public water. The City is in a better water allocation situation then previous years and can provide water upon working with the developer through the development process.

Although the previous owners requested removal from the water service area in 2021, the City is in a better position regarding available water, and the new owners are planning on developing at a lesser density than what the previous demand estimates were based on (R-10,000, equates to 31 potential lots).



## **Staff Recommendation**

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County staff recommends approval of this amendment. County staff is recommending that the Westminster Planning and Zoning Commission certify this request as consistent with the City of Westminster 2009 Comprehensive Plan.

**Spring 2024 Amendment  
Carroll County Water and Sewer Master Plan**

*Projected Water Supply Demands and Projected Capacity*

The following table summarizes projected water demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

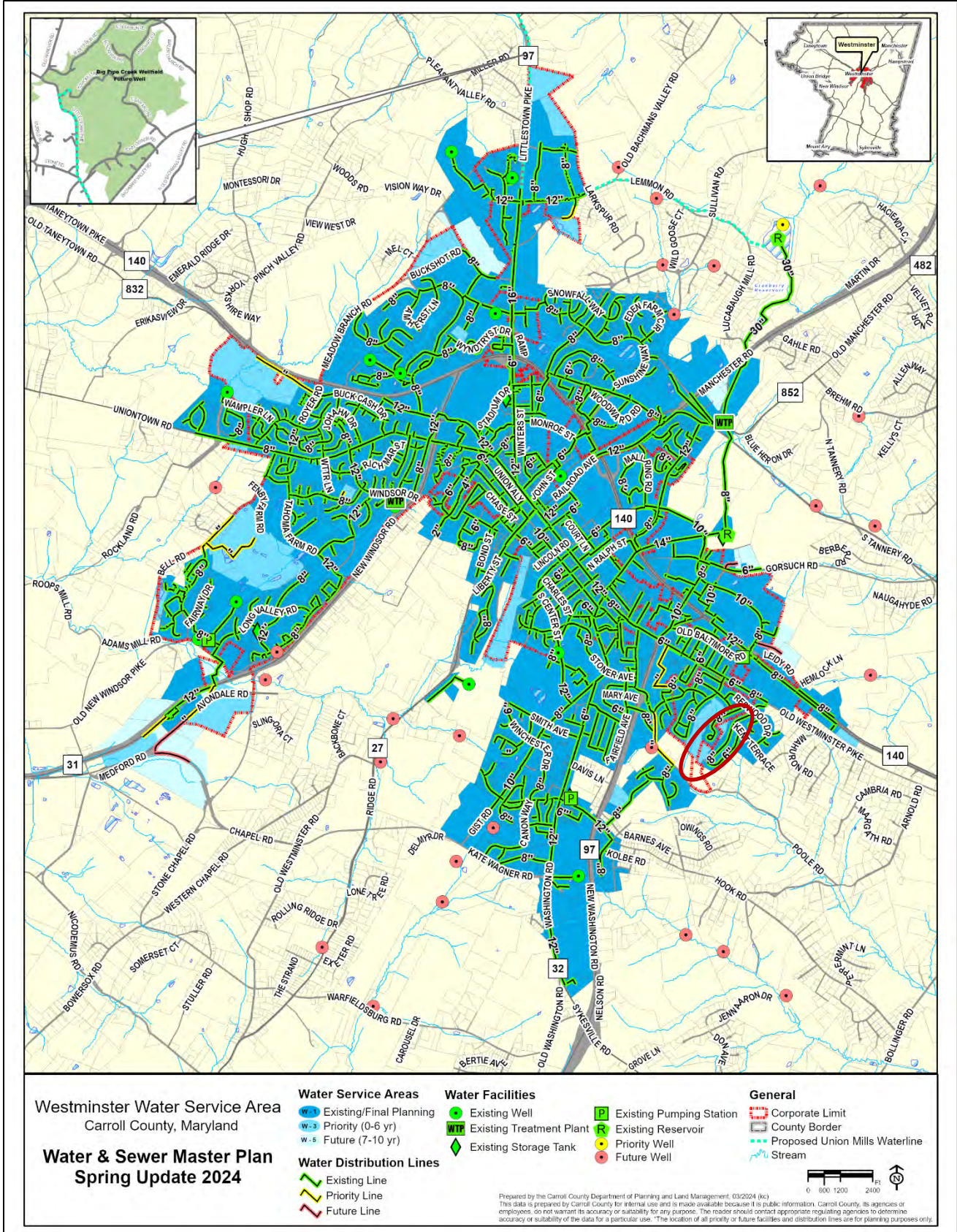
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	Westminster <sup>8 9</sup>	29,308	91	2.66	0.396	3.056	4.231	32,846	92	3.017	0.758	3.775	5.231	33,073	92	3.040	0.811	3.851

<sup>8</sup> Westminster’s Priority and Future calculations are based on 235 gal per unit for residential demand and 55 gallons/1,000 sf. other demand.

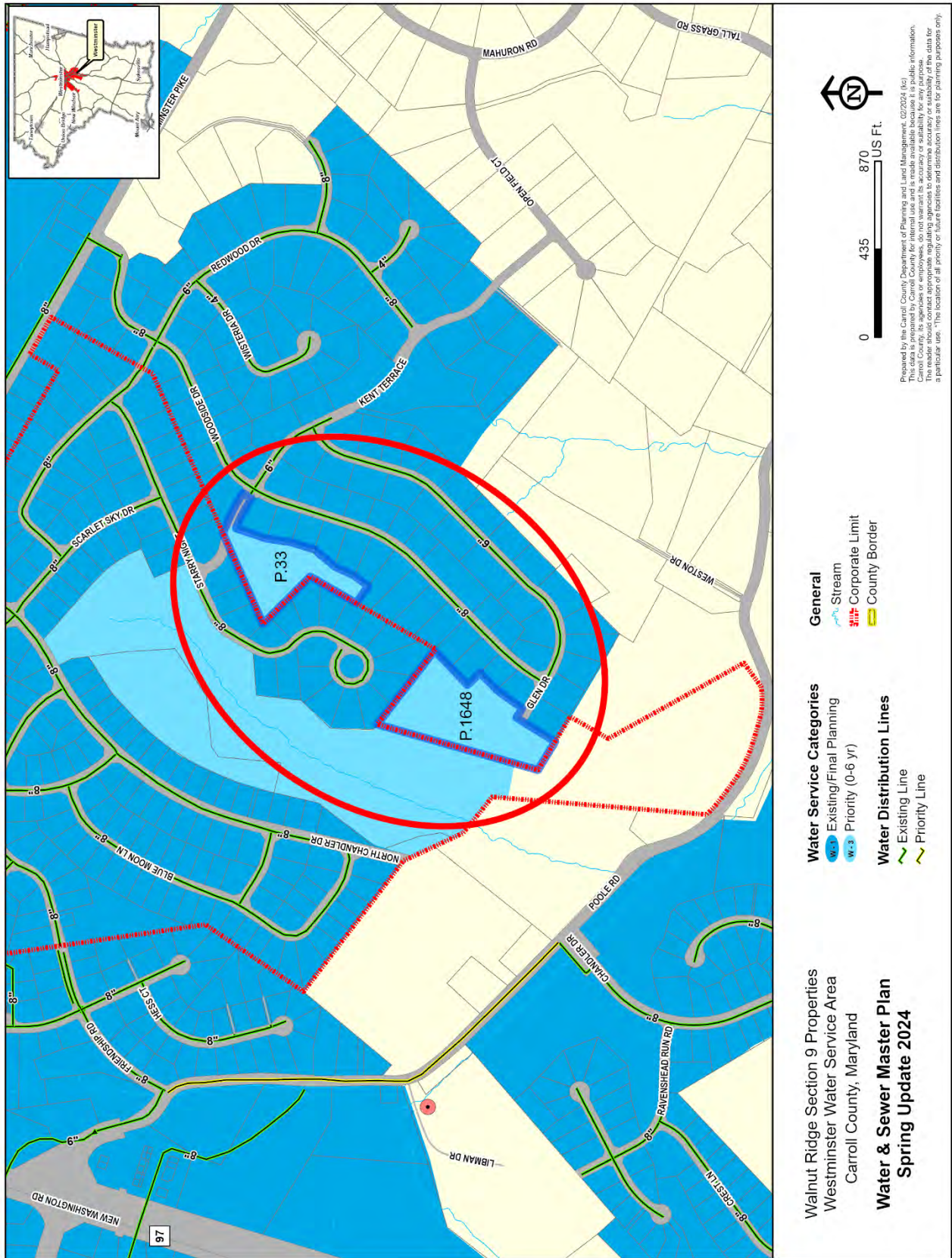
<sup>9</sup> Westminster does not have any residential properties in the Future Planning Category



# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



Walnut Ridge Section 9 Properties  
Westminster Water Service Area  
Carroll County, Maryland  
**Water & Sewer Master Plan  
Spring Update 2024**

**Water Service Categories**  
— Existing/Final Planning  
— Priority (0-6 yr)  
**Water Distribution Lines**  
— Existing Line  
— Priority Line

**General**  
 Stream  
 Corporate Limit  
 County Border

0      435      870 US Ft.

Prepared by the Carroll County Department of Planning and Land Management, 02/2024 (K2)  
 This data is prepared by Carroll County for internal use and is made available because it is public information.  
 It is provided as a planning tool only. It is not intended to be used as a basis for any legal action.  
 The reader should consult appropriate agencies to determine accuracy or suitability of the data for  
 a particular use. \*The location of all priority or future facilities and distribution lines are for planning purposes only.

**Spring 2024 Amendment  
Carroll County Water and Sewer Master Plan**

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PO Box 217  
Glyndon, Md 21071**

February 29, 2024

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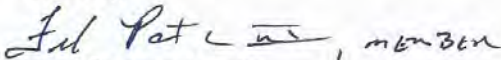
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Please let me know if you desire further information to get the process started. Thank you for your attention to this matter.

Sincerely,

  
Frank Potepan, Member

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2017 Western Run Rd.  
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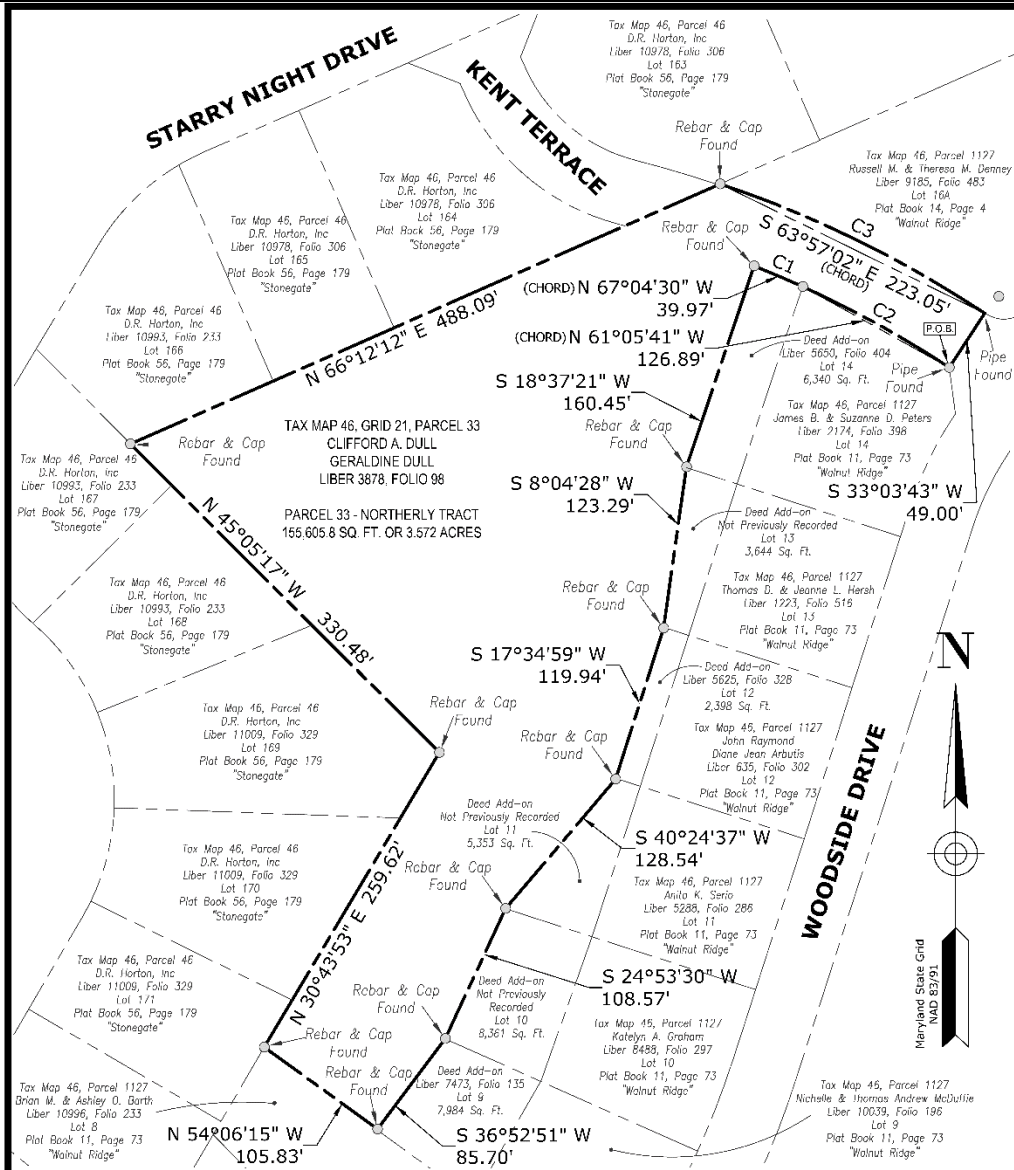
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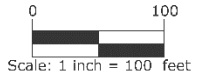
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PARCEL CURVE TABLE		
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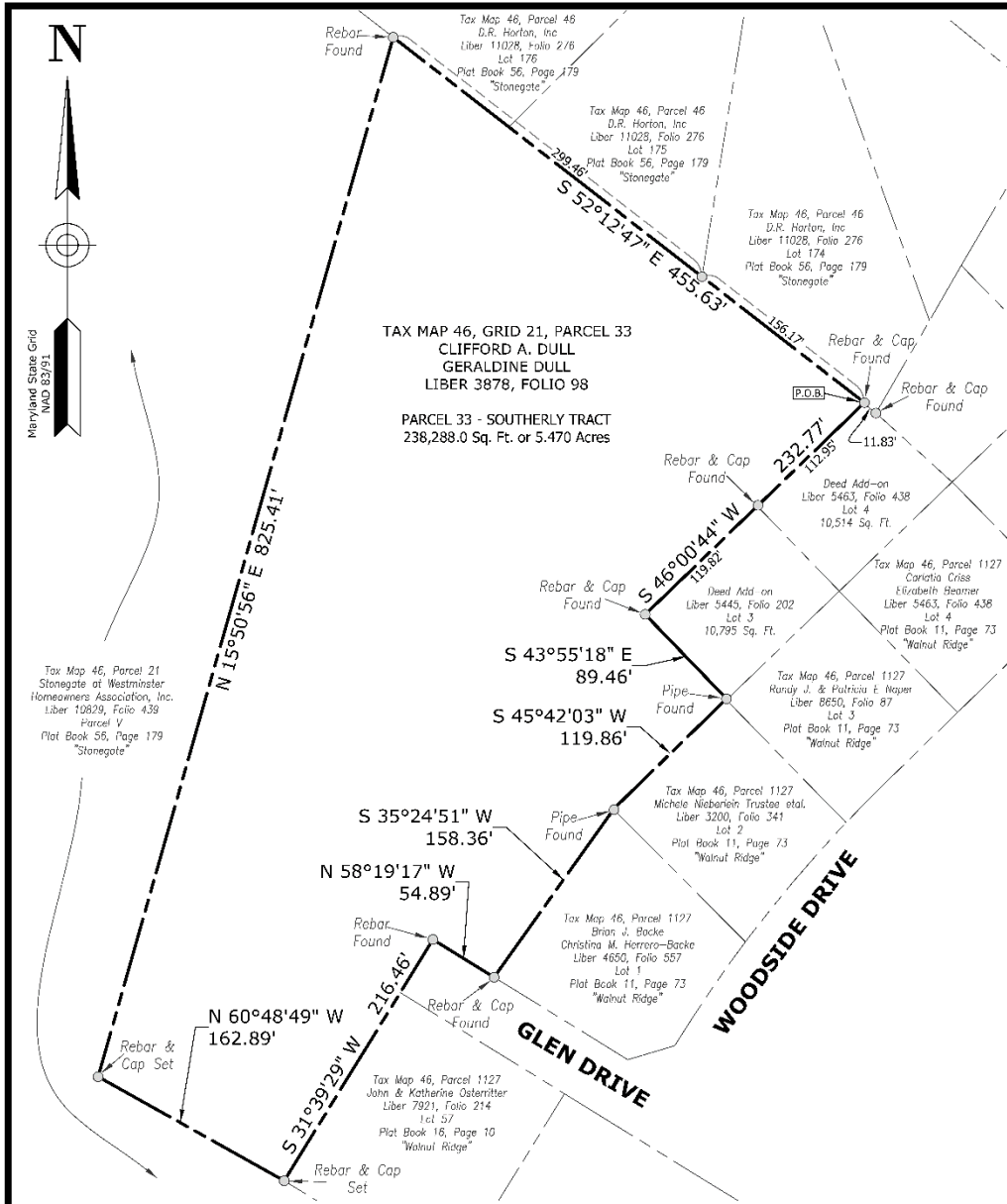
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**BPR LAND SURVEYING & CIVIL ENGINEERING**  
150 Airport Drive, Suite 4 | 410 - 857 - 9030  
Westminster, Maryland 21157 | WWW.BPRSURVEYING.COM

EXHIBIT A PARCEL 33 - NORTHERLY TRACT CLIFFORD A. & GERALDINE DULL PROPERTY OLD WESTMINSTER PIKE 7TH ELECTION DISTRICT CARROLL COUNTY, MARYLAND	
Drawn:	J. J. Matalavage
Checked:	S. M. Landis
Date:	8/7/2023
Project No. :	23-0516
Scale:	1 inch = 100 feet
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**EXHIBIT B**  
**PARCEL 33 - SOUTHERLY TRACT**  
**CLIFFORD A. & GERALDINE**  
**DULL PROPERTY**  
**OLD WESTMINSTER PIKE**  
7TH ELECTION DISTRICT  
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***Staff Report***  
**Department of Planning and Land Management**  
**Bureau of Comprehensive Planning**

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Freedom Sewer Service Areas**

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This request will amend the 2023 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Sewerage Demands and Planned Capacity table (32), and the Freedom Sewer Service Area map (21).

**Request**

---

1. Update the Freedom Sewer Service Area map (21), removing the Conservation zoned portion of the proposed Harvest Creek subdivision (Zabel property) from the Priority Service area as requested by the developer.

**Background Information**

---

The Harvest Creek proposed subdivision consists of two parcels known as the Zabel property. The property is zoned R-40,000, with approximately 17 acres zoned Conservation in the southeast corner. The proposed subdivision plan consists of 142 total lots, with 5 lots in the Conservation zoned area. The minimum lot size in the Conservation district is 3 acres, with homes served by septic.

**Agency Comments**

---

The Bureau of Comprehensive Planning has worked with multiple stakeholders and none of them have had any objection regarding this amendment.

**Staff Analysis**

---

The proposed development within the Conservation zoned area is for five new residential units, with the estimated demand totaling 1,250 gpd. The request will remove all the 1,250 gpd from the Sewer Service area.

This is consistent with 2014 Carroll County Master Plan, Amended 2019, the 2018 Freedom Community Comprehensive Plan and the Approved Water and Sewer Master Plan, development on water and sewer in Conservation Zoning is not the highest and best use of this utility and

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

---

should be reserved in the future for more intense residential districts and commercial and industrial districts.

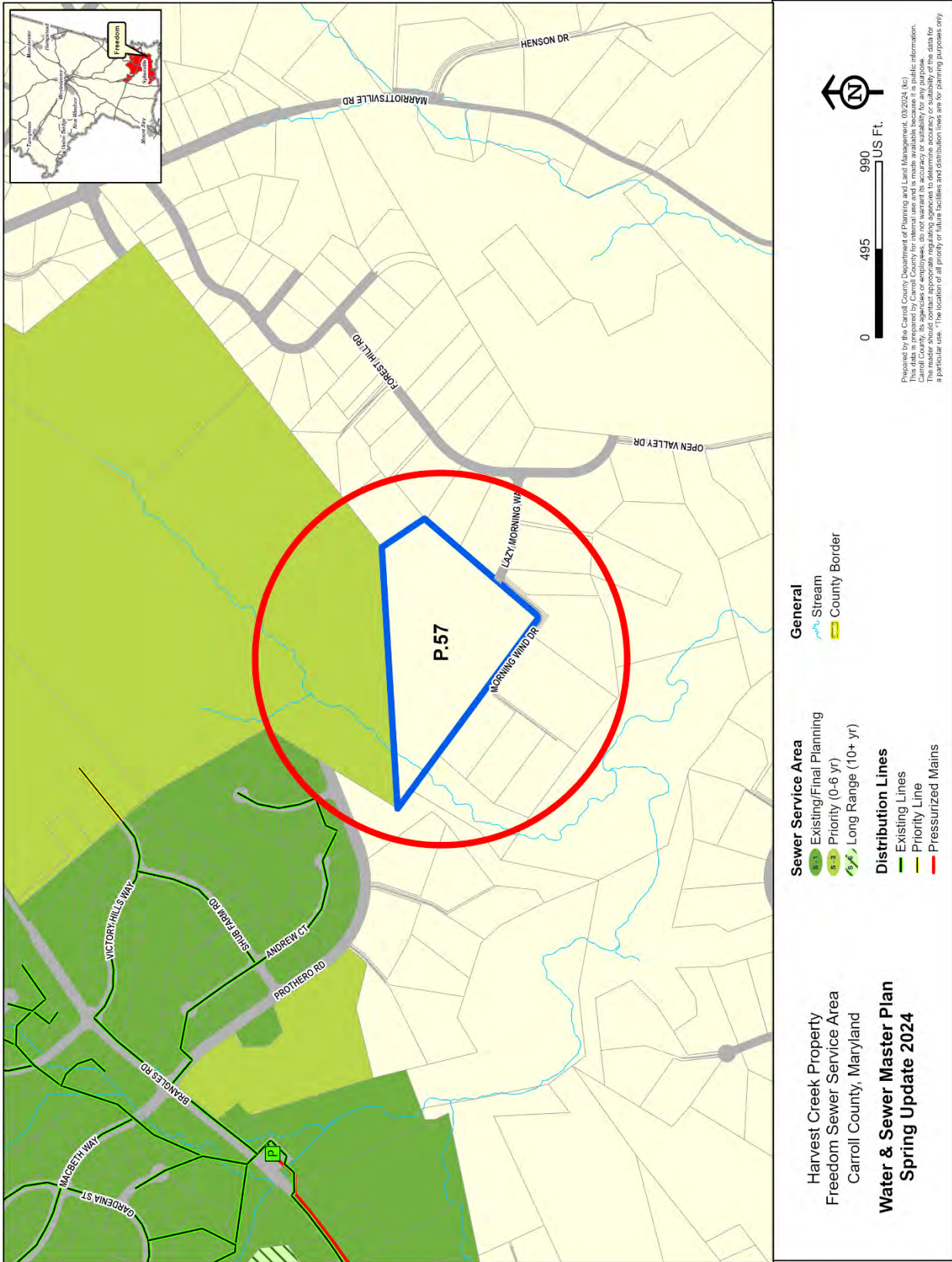
With this request, the highest and best use of the Freedom sewer utility is preserved for more intense residential, commercial, or industrial development.

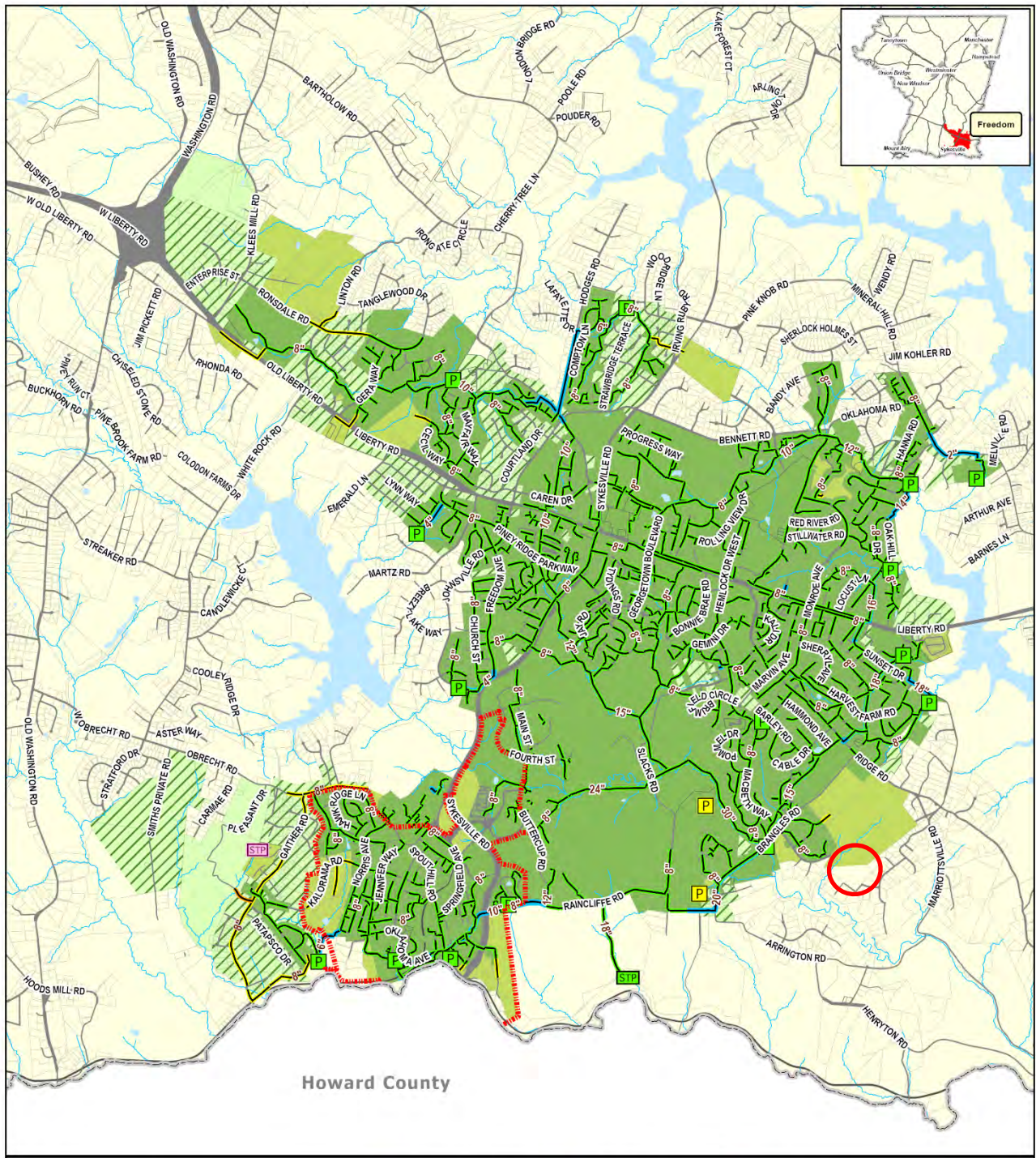
**Staff Recommendation**

---

County staff recommends approval of the table and map amendments. County staff is recommending that the Carroll County Planning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan.

# Spring 2024 Amendment Carroll County Water and Sewer Master Plan





Freedom Sewer Service Area  
 Carroll County, Maryland  
**Water & Sewer Master Plan**  
**Spring Update 2024**

- Sewer Service Categories**
- S-1 Existing/Final Planning
  - S-3 Priority (0-6 yr)
  - S-5 Future (7-10 yr)
  - S-6 Long Range (10+ yr)

- Sewer Distribution Lines**
- Existing Line
  - Existing Force Main
  - Priority Line
  - Future Line

- Sewer Facilities**
- Existing Treatment Plant
  - Private Treatment Plant
  - Existing Pumping Station
  - Priority Pumping Station

- General**
- Corporate Limit
  - County Border
  - Stream



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*Projected Sewer Supply Demands and Projected Capacity*

The following table summarizes projected sewer demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

<b>Table 32<sup>3</sup></b>																		
<b>Projected Sewerage Demands and Planned Capacity*</b>																		
<u>Service Area</u>	<u>Present Year</u>						<u>Priority Planning</u> (0-6 Year)						<u>Future Planning</u> (7-10 Year)					
	<u>Res. Pop. Ser.<sup>1</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>2</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>3</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)			
			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Ex. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>
Freedom/Sykesville <sup>4</sup>	25,964	85	2.209	.116	2.325	3.500	31,194	86	2.673	0.488	3.161	3.500	31,677	86	2.739	.548	3.287	3.500

## Wagoner, Price

---

**From:** Rick Williams <RWilliams@ddcinc.us>  
**Sent:** Monday, October 16, 2023 9:35 AM  
**To:** Wagoner, Price; Hartman, Sean  
**Cc:** Taylor Faris; Jason Van Kirk; dbowersox@hcolaw.com  
**Subject:** FW: Harvest Creek Sheet 1  
**Attachments:** Concept Plan Sheet 1.pdf

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Dear Price,

Good morning. Thank you for speaking with me recently about this project. The Developer, Elm Street, would like to move the Conservation portion of the above referenced Property (Harvest Creek) from Water and Sewer Categories S-3, W-3, to W-5 or 6. Thus allowing the Conservation Zoned Portion of the property to be served by Private Water (wells) and Private Sewer (septic). The reasons are as follows:

1. The property was originally intended to be zoned R-20,000. There could have been up to 30 +/- lots on the site and it would have necessitated having public water and sewer.
2. Currently the Conservation portion of the site is proposed to have four 1 acre+ lots which could be served by private well and septic.
3. In order to serve the proposed four Conservation Lot the proposed Public Water and Sewer would have to have one to two stream crossings. This would be eliminated by serving the Conservation Portion of the site with well and septic.
4. The public water and sewer for the four lots would be at great construction cost and maintenance as opposed to the Private well and septic.

We are enclosing a plan showing the entire site with the Conservation Area shown.

If you have any questions please contact me at my cell 443-789-2073.

Thanks,

Rick

**Staff Report**  
Bureau of Comprehensive Planning

**Spring 2024 Amendment**  
**Carroll County Water and Sewer Master Plan**

**Re: Hampstead Sewer Service Area**

---

This request will amend the 2023 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Hampstead Sewer Service Area map (22).

**Request**

---

1. Move the portion of the Elwood Michael Estate LLC property on the east side of the Hampstead Bypass from future service to priority service on the Hampstead Sewer Service Area map (22). This request will also move the residential demand of 10,000 gpd (40 units x 250 gpd/unit), from future to priority demand in Table 32.

**Background Information**

---

The owners of the property, Elwood Michael Estate LLC., requested the property move from Future Sewer Service to Priority Service as their intention is to develop the site for approximately 45 single family homes.

**Agency Comments**

---

The Bureau of Comprehensive Planning has worked with multiple stakeholders and none of them have had any objection regarding this amendment. However, the Bureau of Utilities provided these comments:  
Shiloh Pump Station is approaching capacity. The design phase of an upgrade is to begin this December with construction of upgrades scheduled to begin approximately a year later in December 2024. Presently capacity exists for the described development. However, if other large projects were to come in prior to the completion of the upgrade (i.e. Hahn's, Hampstead Crossing) capacity may become an issue. The upgrade does not need to be completed for the development to move forward however I have been making all developers aware of this possibility of building permit approval delays if capacity is reached prior to upgrade completion which is scheduled to be completed mid/late 2025.

**Staff Analysis**

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With the estimated 40 units currently calculated in "Residential demand" for future service, moving the estimate demand to priority service will not hinder other projects in the development pipeline. There is a small portion of the property, along Panther Drive, which is currently in the



**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

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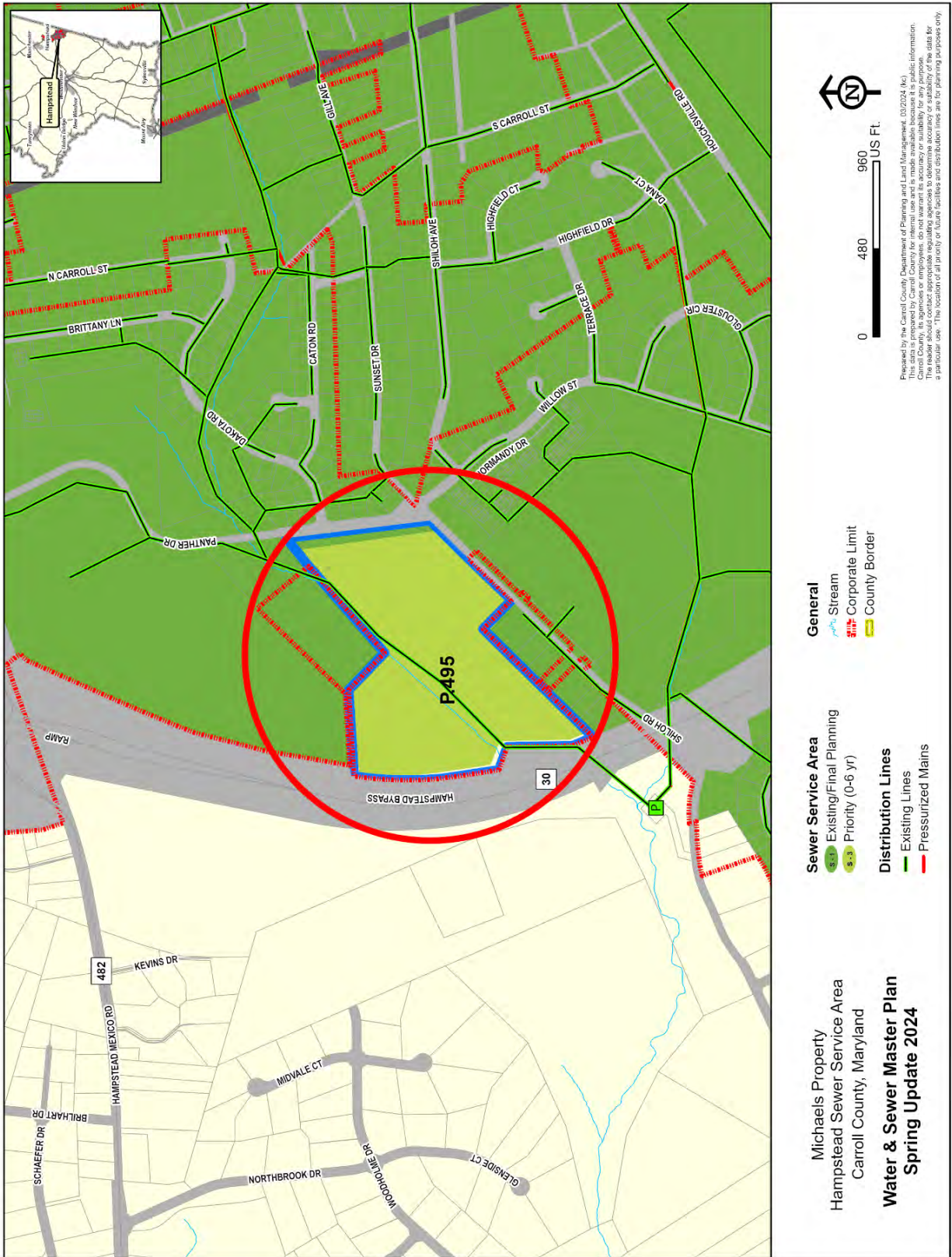
existing service area for sewer. This area equates to approximately 5 units, and the demand of 1,250 gpd is already reflected in the Priority Planning section of Table 32.

**Staff Recommendation**

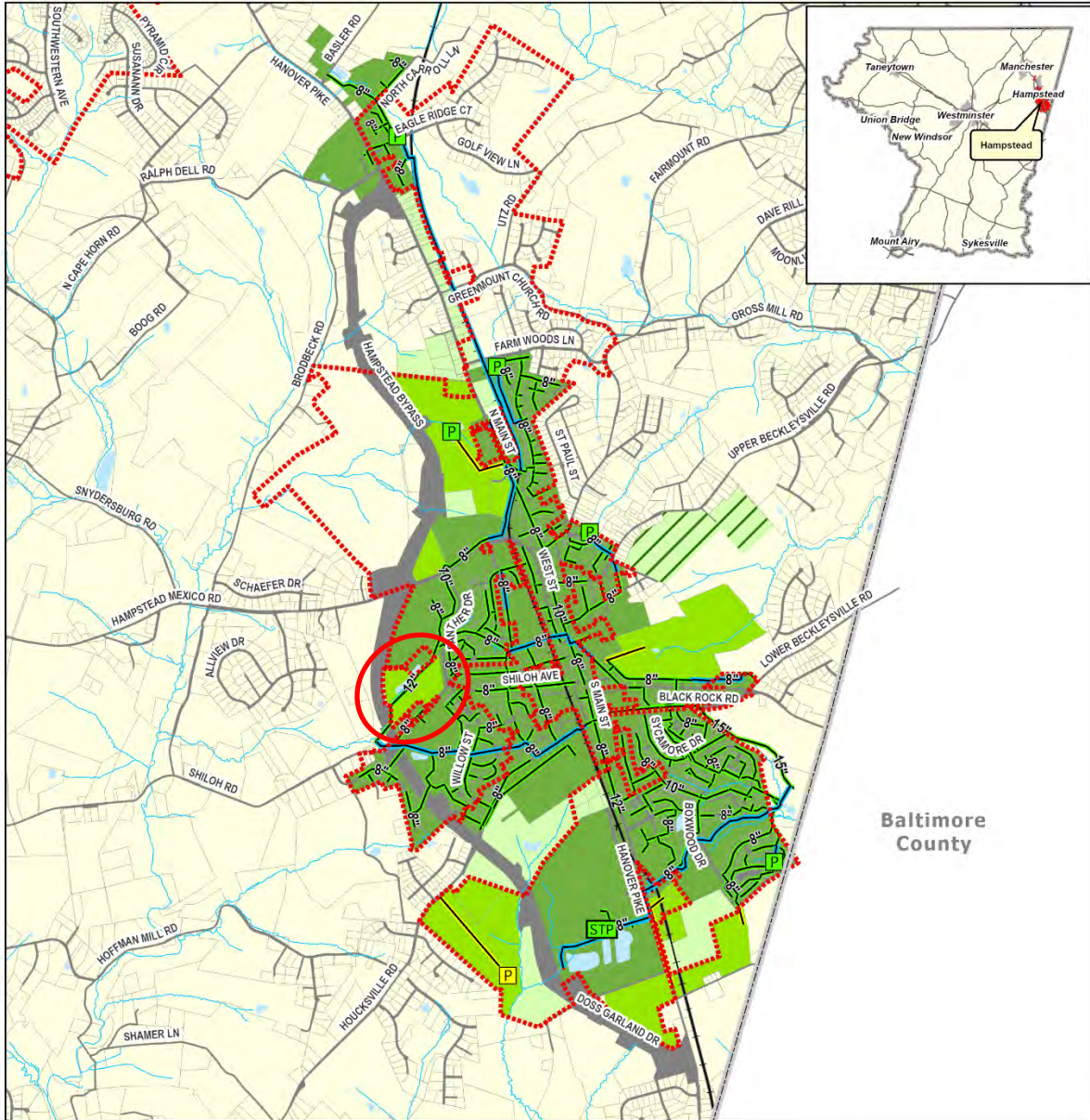
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County staff recommends approval of the map amendments. County staff is recommending that the Hampstead and Carroll County Planning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2010 Hampstead Community Comprehensive Plan, Amended 2017.

# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



**Hampstead Sewer Service Area**  
Carroll County, Maryland

**Water & Sewer Master Plan**  
Spring Update 2024

**Sewer Service Area**

- S-1 Existing/Final Planning
- S-3 Priority (0-6 yr)
- S-5 Future (7-10 yr)
- S-6 Long Range (10+ yr)

**Sewer Distribution Lines**

- Existing Force Main
- Existing Line
- Priority Line

**Sewer Facilities**

- STP Existing Treatment Plant
- P Existing Pumping Station
- P Priority Pumping Station

**General**

- ~ Stream
- County Border
- Corporate Limit

0 1,500 3,000 Ft.

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**Table 32<sup>3</sup>**  
**Projected Sewerage Demands and Planned Capacity\***

<u>Service Area</u>	<u>Present Year</u>						<u>Priority Planning</u> (0-6 Year)						<u>Future Planning</u> (7-10 Year)					
	<u>Res. Pop. Ser.<sup>1</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>2</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>3</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)			
			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Ex. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>
Hampstead	6,094	67	0.410	0.067	0.477	0.900	7,822	72	0.565	0.314	0.879	0.900	8,083	80	0.587	0.361	0.948	0.900

***Staff Report***  
**Department of Planning and Land Management**  
**Bureau of Comprehensive Planning**

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Freedom Water Service Areas**

---

This request will amend the 2023 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Water Supply Demands and Projected Capacity table (15), and the Freedom Water Service Area map (12).

**Request**

---

1. Update the Freedom Water Service Area map (12), and the Projected Water Supply Demands and Projected Capacity table (15) removing the Sykesville Development Corporation property from the Priority/Existing Service area as requested by the developer.

**Background Information**

---

The Sykesville Development property is zoned Conservation and was annexed by Sykesville in 2021. A previous amendment was adopted and further approved by MDE during the 2021 Spring Amendment cycle for a portion of this property to move the area for two proposed lots from Future service to Priority. This property has the potential of 5 lots based on BLI, with three of these lots considered in the Existing Service area and the remaining two lots in the Priority Service area resulting from the previous Amendment.

The 5 new lots are in the Sykesville MGA are based on Conservation zoning.

**Agency Comments**

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The Bureau of Comprehensive Planning has worked with multiple stakeholders and none of them have had any objection regarding this amendment.

**Staff Analysis**

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The proposed development is for five new residential units, with the estimated demand totaling 1,250 gpd. Total demand of 1,250 gpd (3 units in existing, 2 units in priority) is accounted for in Priority Planning as the BLI is based on the portion of the parcels within the Existing and Priority Service area. The request will remove all the 1,250 gpd from the Water Service area.

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

---

This is consistent with 2014 Carroll County Master Plan, Amended 2019, the 2018 Freedom Community Comprehensive Plan and the Approved Water and Sewer Master Plan, development on water and sewer in Conservation Zoning is not the highest and best use of this utility and should be reserved in the future for more intense residential, commercial, or industrial districts.

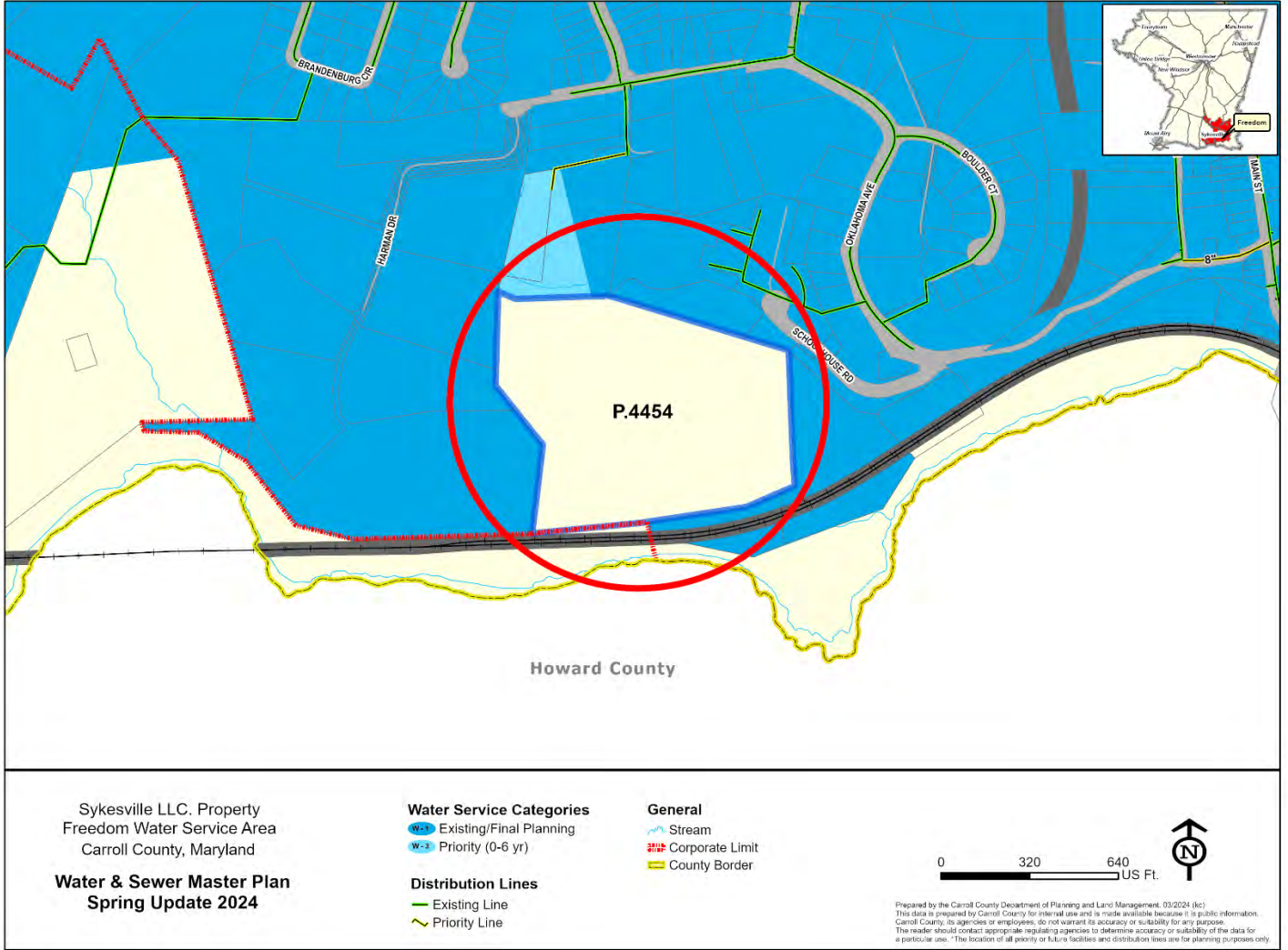
With this request, the highest and best use of the Freedom water utility is preserved for more intense residential, commercial, or industrial development.

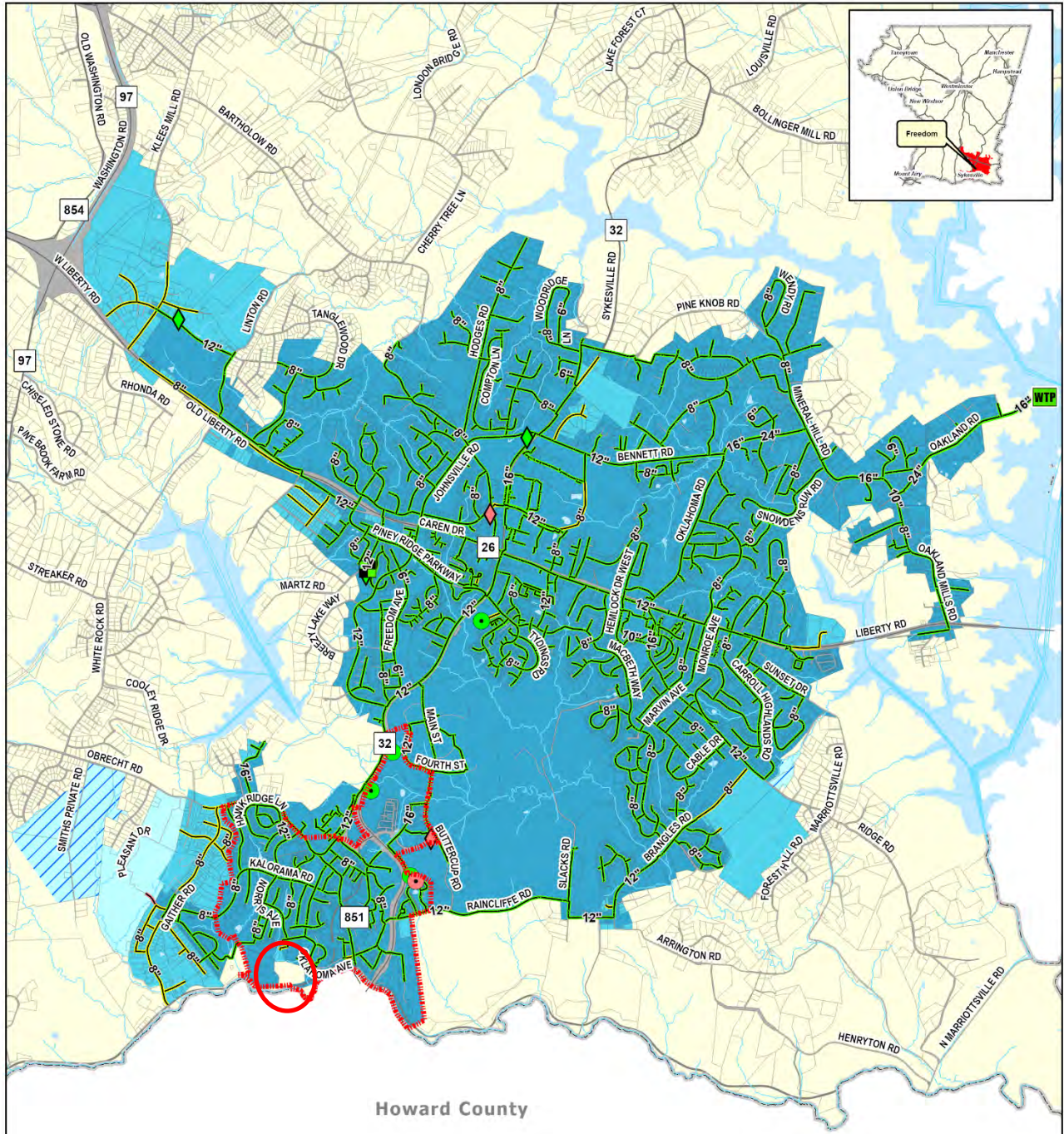
**Staff Recommendation**

---

County staff recommends approval of the table and map amendments. County staff is recommending that the Carroll County Planning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan.

# Spring 2024 Amendment Carroll County Water and Sewer Master Plan





Freedom Water Service Area  
Carroll County, Maryland

**Water & Sewer Master Plan  
Spring Update 2024**

**Water Service Areas**

- Existing
- Priority
- Future
- Long Range Future

**Water Distribution Lines**

- Existing Line
- Future Line
- Priority Line

**Water Facilities**

- Existing Well
- Existing Treatment Plant
- Existing Storage Tank
- Existing Booster Station
- Future Well
- Future Storage Tank

**General**

- Stream
- Corporate Limit
- County Border



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*Projected Water Supply Demands and Projected Capacity*

The following table summarizes projected water demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

<b>Table 15<sup>2</sup></b>																		
<b>Projected Water Supply Demands and Planned Capacity</b>																		
<u>Service Area</u>	<b><u>Present Year</u></b>						<b><u>Priority Planning</u></b> (0-6 Year)						<b><u>Future Planning</u></b> (7-10 Year)					
	<u>Res. Pop. Ser.</u>	<u>G P C D</u>	<b>Capacity</b> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.</u>	<u>G P C D</u>	<b>Capacity</b> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.</u>	<u>G P C D</u>	<b>Capacity</b> Million Gal. Daily (MGD)			
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Freedom/Sykesville	22,893	84	1.938	0.102	2.04	4.427	29,090	86	2.49	0.541	3.031	4.427	31,169	86	2.55	0.541	3.091	7.0

**SHAFFER AND SHAFFER, LLP**

ATTORNEYS AT LAW

73 E. Main Street

Westminster, MD 21157

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STACY P. SHAFFER  
*stacy@shafferandshafferllp.com*

410 / 848-3737

410 / 876-0100

FAX: 410 / 848-3977

September 12, 2023

Board of County Commissioners  
C/O Department of Planning  
Attn: Price Wagoner  
225 North Center Street  
Westminster, MD 21157  
VIA EMAIL ONLY

RE: Request to remove Sykesville Development LLC Property (Tax Map 201, Grid 14, Parcel 4454, Tax ID 05048044) from the Water Service Area on the Freedom Water Service Master Plan

Dear Price,

Our firm represents Sykesville Development LLC in reference to the above-mentioned property. As you will recall, the property was the subject of an annexation request to the Town of Sykesville and was successfully annexed into the Town in July of 2021.

As a result of continued development plans for the subject property (processed through the Town of Sykesville), the property owner now desires for the property to be removed from the Freedom Water Service Area. Please consider this correspondence a formal request for amendment to the Freedom Water Master Plan to remove the property from the service area. To clarify, the property owner desires to remain in the sewer service area and this request is only applicable to the water service area. Should there be any additional information that you require to process this request, please do not hesitate to contact me.

Thank you in advance for your attention to this matter. If you have any questions, comments, or concerns, please do not hesitate to contact me.

Very truly yours,

*Kelly S. Miller*  
Kelly Shaffer Miller

***Staff Report***  
**Department of Planning and Land Management**  
**Bureau of Comprehensive Planning**

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Freedom Water Service Areas**

---

This request will amend the 2023 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Water Supply Demands and Projected Capacity table (15), and the Freedom Water Service Area map (12).

**Request**

---

1. Update the Freedom Water Service Area map (12), removing the Conservation zoned portion of the proposed Harvest Creek subdivision (Zabel property) from the Priority Service area as requested by the developer.

**Background Information**

---

The Harvest Creek proposed subdivision consists of two parcels known as the Zabel property. The property is zoned R-40,000, with approximately 17 acres zoned Conservation in the southeast corner. The proposed subdivision plan consists of 142 total lots, with 5 lots in the Conservation zoned area. The minimum lot size in the Conservation district is 3 acres, with homes served by well and septic.

**Agency Comments**

---

The Bureau of Comprehensive Planning has worked with multiple stakeholders and none of them have had any objection regarding this amendment.

**Staff Analysis**

---

The proposed development within the Conservation zoned area is for five new residential units, with the estimated demand totaling 1,250 gpd. The request will remove all the 1,250 gpd from the Water Service area.

This is consistent with 2014 Carroll County Master Plan, Amended 2019, the 2018 Freedom Community Comprehensive Plan and the Approved Water and Sewer Master Plan, development on water and sewer in Conservation Zoning is not the highest and best use of this utility and

**Spring 2024 Amendment**  
***Carroll County Water and Sewer Master Plan***

---

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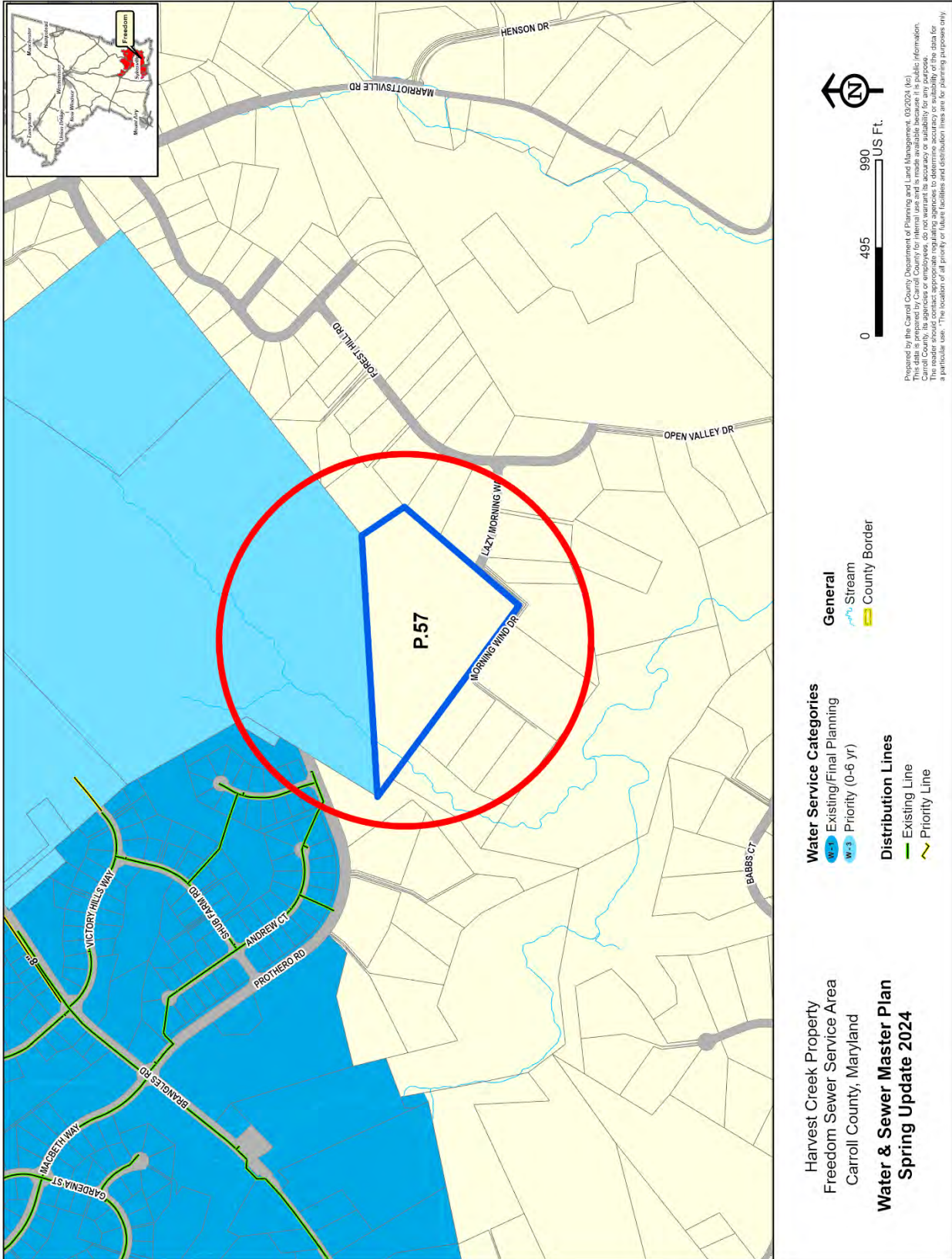
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**Staff Recommendation**

---

County staff recommends approval of the table and map amendments. County staff is recommending that the Carroll County Planning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan.

# Spring 2024 Amendment Carroll County Water and Sewer Master Plan



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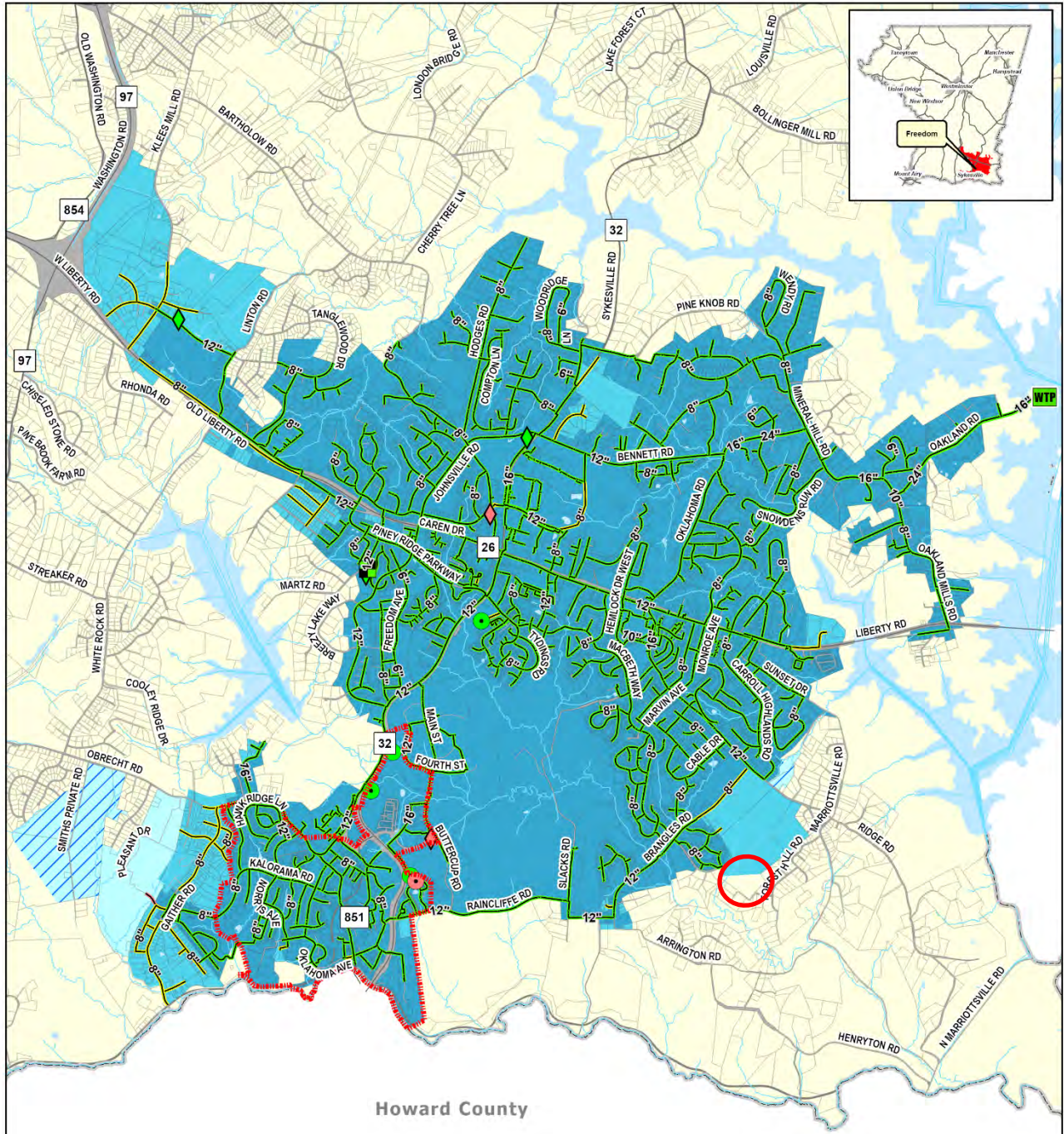
Harvest Creek Property  
 Freedom Sewer Service Area  
 Carroll County, Maryland  
**Water & Sewer Master Plan  
 Spring Update 2024**

**Water Service Categories**  
 W-1 Existing/Final Planning  
 W-3 Priority (0-6 yr)

**Distribution Lines**  
 Existing Line  
 Priority Line

**General**  
 Stream  
 County Border

0 495 990 US Ft.



Howard County

**Freedom Water Service Area**  
 Carroll County, Maryland

**Water & Sewer Master Plan**  
 Spring Update 2024

- Water Service Areas**
- Existing
  - Priority
  - Future
  - Long Range Future
- Water Distribution Lines**
- Existing Line
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- Water Facilities**
- Existing Well
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*Projected Sewer Supply Demands and Projected Capacity*

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## Wagoner, Price

---

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**Sent:** Monday, October 16, 2023 9:35 AM  
**To:** Wagoner, Price; Hartman, Sean  
**Cc:** Taylor Faris; Jason Van Kirk; dbowersox@hcolaw.com  
**Subject:** FW: Harvest Creek Sheet 1  
**Attachments:** Concept Plan Sheet 1.pdf

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2. Currently the Conservation portion of the site is proposed to have four 1 acre+ lots which could be served by private well and septic.
3. In order to serve the proposed four Conservation Lot the proposed Public Water and Sewer would have to have one to two stream crossings. This would be eliminated by serving the Conservation Portion of the site with well and septic.
4. The public water and sewer for the four lots would be at great construction cost and maintenance as opposed to the Private well and septic.

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If you have any questions please contact me at my cell 443-789-2073.

Thanks,

Rick