

2023 Water and Sewer Master Plan

Fall 2025 Amendment



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Board of County Commissioners

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2023 Carroll County Water and Sewer Master Plan Fall 2025 Amendment Cycle

November 18, 2025

In accordance with §1-303 and §1-304 of the Land Use Article and §9-505 of the Environment Article, the Planning & Zoning Commission finds the fall 2025 amendments to the 2023 Water & Sewer Master Plan consistent with the 2014 Carroll County Master Plan (as amended in 2019), based on the following:

1. Chapter 2 of the Carroll County Master Plan (Interjurisdictional Coordination, Planning Process and Community Involvement) has a goal to “promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern.” Water and sewer planning is an issue of mutual concern for multiple jurisdictions because it is instrumental in achieving the timing, patterns, and intensities of growth envisioned in local and regional plans. Coordination between the municipalities, County, and State on these amendments has achieved this goal.
2. Chapter 5 of the Carroll County Master Plan (Water Resources) has a goal to “protect and enhance the water quality of Carroll County’s rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.” Water and sewer planning ensures that development is appropriately located and timed to respond to existing and future water supply and water quality protections. These amendments reflect careful study of the need for water and sewer service that will serve planned development and the ability to meet these demands in a way that protects the county’s water resources.
3. Chapter 6 of the Carroll County Master Plan (Public Facilities & Services) notes that the Water & Sewer Master Plan enables the County and its municipalities to plan for and fund improvements to public water and sewer systems in a way that is consistent with and implements local plans. The Planning & Zoning Commissions for each of the affected municipalities have certified that the amendments are consistent with their

4. comprehensive plans. Because the County Master Plan recognizes that the municipal plans and County Master Plan are “vitally linked together to help implement the overall vision for each plan,” (p. 137), actions such as these amendments that implement and are consistent with local plans also implement and are consistent with the County Master Plan.
5. Chapter 16 of the Carroll County Master Plan (Land Use & Growth Management) contains goals to “facilitate a development pattern that is consistent with the fabric of our communities” and to “pursue policies that facilitate development in appropriate areas.” It also contains a recommendation to “work with the municipalities to incorporate ways to achieve the County’s goal to pursue policies that facilitate development in appropriate areas.” Planning for public water and sewer service in accordance with local plans facilitates development in appropriate areas. These amendments will support the pattern of development envisioned in local plans and the County Master Plan, namely to direct growth to the designated growth areas where public water and sewer service is available or planned.

Therefore, the Planning & Zoning Commission recommends the Board of County Commissioners adopt and submit to Maryland Department of the Environment the fall 2025 amendments to the 2023 Water & Sewer Master Plan as presented on November 18, 2025 by staff and summarized on the attached pages.


Janice R. Kirkner, Chair
Carroll County Planning and Zoning Commission


Daphne Daly, AICP, Secretary
Carroll County Planning and Zoning Commission

Fall 2025 Water Amendments:

Unincorporated Area:

- Update the Unincorporated Water Supply table (Table 15A) and County Unincorporated Water Appropriations table (Table 15B) by adding the Shamrock Farm Training Facility to the Priority Water (W-3) category and reflecting the pending water appropriations permit.

Table 15A: County Unincorporated Water Supply

SERVICE AREA	PRESENT YEAR					PRIORITY PLANNING (0-6 Year)					FUTURE PLANNING (7-10 Year)							
	POPULATION			CAPACITY MILLION GAL. DAILY (MGD)		POPULATION			CAPACITY MILLION GAL. DAILY (MGD)		POPULATION			CAPACITY MILLION GAL. DAILY (MGD)				
	TOT.	SER.	UNS.	GCPD	DEMAND	EXISTING CAPACITY	TOT.	SER.	UNS.	GCPD	DEMAND	PLANNED CAPACITY	TOT.	SER.	UNS.	GCPD	DEMAND	PLANNED CAPACITY
INDUSTRIAL - COMMERCIAL																		
Shamrock Farm Training Facility							500	500	0	78	0.039	0.075	500	500	0	78	0.039	0.075

**Table 15B: Unincorporated County Water Appropriations
(Non-Municipal and Non-Agricultural)**

Permit No.	GW or Surface	Owner	Average Daily Demand (gpd)		Max Daily Demand (gpd)		Aquifer Name	
			Industrial	Pending	Maryland Stadium Authority	39000	75000	Gillis/Sam's Creek
Totals						5,24988,300	10,376451,300	

City of Taneytown:

- Update the Taneytown Water Service Area Map (Map 18) by moving four Property's with SDAT No. 070-1001000, 0701-004190, 0701-029681 (Bollinger Park) and 0701-003739 from Long Range Water Service (W-6) to No Planned Water Service. The change in water service areas will not modify Table 15.

Town of Mount Airy:

- Move zero single-family dwelling units on property with SDAT No. 0713-044317 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move sixty-seven single-family dwelling units and 11.87 acres of Commercial on property with SDAT No. 0713-010374 from Priority (W-3) to Existing (W-1) and add 16,750 GPD of Residential Demand and 8,309 GPD of Other Demand to Existing, in Table 15.
- Move zero single-family dwelling units on property with SDAT No. 0713-001898 from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move six single-family dwelling units on property with SDAT No. 0713-004862 from Priority (W-3) to Existing (W-1) and add 1,500 GPD of Residential Demand to Existing, in Table 15.
- Move seventeen single-family dwelling units on property with SDAT No. 0713-003688 from Long-Range Future (W-6) to Future (W-5) and add 4,250 GPD of Residential Demand to Future, in Table 15.

- Move **two single-family dwelling units** on property with **SDAT No. 0713-027129** from Long-Range Future (W-6) to Existing (W-1) and add 500 GPD of Residential Demand to Existing, Priority, and Future, in Table 15.
- Move **fourteen single-family dwelling units** on property with **SDAT No. 0713-014663** from Long-Range Future (W-6) to Existing (W-1) and add 3,500 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
- Move **zero single-family dwelling units** on part of property with **SDAT No. 0713-014663** from Priority (W-3) to Long-Range Future (W-6) and remove 0.0 GPD of Residential Demand from Future, in Table 15. Note, this is for the small area to the west of West Church Street.
- Move **seven single-family dwelling units** on property with **SDAT No. 0713-019304** from Long-Range Future (W-6) to Existing (W-1) and add 1,750 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
- Move **zero single-family dwelling units** on property with **SDAT No. 0713-014507** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
- Move **zero single-family dwelling units** on property with **SDAT No. 1118-379562** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
- Move **zero single-family dwelling units** on property left of property with **SDAT No. 1118-379562** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing in Table 15.
- Move **eight single-family dwelling units** on property with **SDAT No. 1118-379031** from Existing (W-1) to Long-Range Future (W-6) and remove 2,000 GPD of Residential Demand from Existing, Priority, and Future, in Table 15.
- Move **fifty-nine single-family dwelling units** on property with **SDAT No. 0713-005893** from No-Planned Service to Priority (W-3) and add 14,750 GPD of Residential Demand to Future and Priority, in Table 15.
- Move **zero single-family dwelling units** on property with **SDAT No. 0713-019533** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
- Remove **two-hundred and eleven single-family dwelling units** and 90.95 acres of Commercial on property with **SDAT No. 0713-000468** from Existing (W-1) to Priority (W-3) and remove 52,750 GPD of Residential Demand and 63,665 GPD of Other Demand from Existing, in Table 15.

- Move zero single-family dwelling units on property with SDAT No. 0713-430877 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to existing, in Table 15.
- Move zero single-family dwelling units and 8.5 acres of Industrial on property with SDAT No. 0713-022798 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand and 6,800 GPD of Other Demand to Existing, in Table 15.
- Move zero single-family dwelling units and 2.6 acres of Industrial on property with SDAT No. 0713-431979 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand and 2,080 GPD of Other Demand to Existing, in Table 15.
- Move zero single-family dwelling units on property with SDAT No. 0713-431981 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move one single-family dwelling units on property with SDAT No. 0713-433105 from Priority (W-3) to Existing (W-1) and add 250 GPD of Residential Demand to Existing, in Table 15.
- Move zero single-family dwelling units on property with SDAT No. 0713-433111 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move zero single-family dwelling units on property with SDAT No. 0713-433115 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move zero single-family dwelling units on property with SDAT No. 0713-433116 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move zero single-family dwelling units on property below property with SDAT No. 0713-433111 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move zero single-family dwelling units on property with SDAT No. 0713-006261 from Long-Range Future (W-6) to Future (W-5) and add 0.0 GPD of Residential Demand to Future, in Table 15.
- Move 1.13 acres of industrial on property with SDAT No. 7130-05672 from No-Planned Service to Priority (W-3) and add 904 GPD of Other Demand to Future and Priority, in Table 15.
- Move zero single-family dwelling units on property with SDAT No. 0713-016917 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
- Move 0.54 acres of industrial buildable land on property with SDAT No. 0713-016925 from Priority (W-3) to Existing (W-1) and add 432 GPD of Other Demand to Existing, in Table 15.

Mount Airy	Table 15 Projected Water Supply Demands and Planned Capacity*					
	<u>Present Year</u>					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
Mount Airy			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	9,691	65	628,000.00	177,000.00	805,000.00	927,000.00
Amendment 1	9,747	65	633,000.00	177,000.00	810,000.00	927,000.00
Amendment 2	9,404	64	602,500.00	130,956.00	733,456.00	927,000.00

Mount Airy	Table 15 Projected Water Supply Demands and Planned Capacity*					
	<u>Priority Planning</u> (0-6 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
Mount Airy			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	9,888	65	646,000.00	303,000.00	949,000.00	1,079,000.00
Amendment 1	9,944	65	651,000.00	303,000.00	954,000.00	1,079,000.00
Amendment 2	10,152	66	669,500.00	303,904.00	973,404.00	1,079,000.00

Mount Airy	Table 15 Projected Water Supply Demands and Planned Capacity*					
	<u>Future Capacity</u> (7-10 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
Mount Airy			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	9,888	65	646,000.00	304,000.00	950,000.00	1,079,000.00
Amendment 1	9,944	65	651,000.00	304,000.00	955,000.00	1,079,000.00
Amendment 2	10,200	66	673,750.00	304,904.00	978,654.00	1,079,000.00

Fall 2025 Sewer Amendments

Freedom Area:

- 6743 Marvin Avenue - Move property with **SDAT No. 0705-018463** from Long Range (S-6) to Existing/Final Planning (S-1) to allow for **four** single-family dwelling units and add 1,000 GPD of Residential Demand to Present Year, Priority Planning, and Future Capacity in Table 32.
- Gibbons Road - Move property with **SDAT No. 0705-434146** from Long Range (S-6) to Priority (S-3) to allow for **one** single-family dwelling unit and add 250 GPD of Residential Demand to Priority Planning and Future Capacity in Table 32.

Freedom	Table 32 Projected Sewer Supply Demands and Planned Capacity*					
	<u>Present Year</u>					
	Residential Population Served	Gallons Per Capita Per Day	Capacity			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	25,964	85	2.209	0.116	2.325	3.500
Amendment 1			2.209	0.116	2.325	3.500
Amendment 2			2.210	0.116	2.326	3.500

Freedom	Table 32 Projected Sewer Supply Demands and Planned Capacity*					
	<u>Priority Planning</u> (0-6 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	31,209	86	2.674	0.488	3.162	3.500
Amendment 1			2.673	0.488	3.161	3.500
Amendment 2			2.674	0.488	3.162	3.500

Freedom	Table 32 Projected Sewer Supply Demands and Planned Capacity*					
	<u>Future Capacity</u> (7-10 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	31,677	86	2.740	0.548	3.288	3.500
Amendment 1			2.739	0.548	3.287	3.500
Amendment 2			2.740	0.548	3.288	3.500

Unincorporated Area:

- Update the Unincorporated Area Future Wastewater Demand (Table 27A), Unincorporated Area Treatment Plants (Table 27B), and Unincorporated Area Discharge Permits (Table 27D) by adding the Shamrock Farm Training Facility to the Priority Sewer (S-3) category and reflecting the pending wastewater treatment plant and discharge permit.

Table 27A: Unincorporated Area Future Wastewater Demand

Service Area	Present Year						Priority Planning (0-6 Year)						Future Planning (7-10 Year)					
	Population			Capacity Million Gal. Daily (MGD)			Population			Capacity Million Gal. Daily (MGD)			Population			Capacity Million Gal. Daily (MGD)		
	Tot.	Ser.	Uns.	GCPD	Demand	Existing Capacity	Tot.	Ser.	Uns.	GCPD	Demand	Planned Capacity	Tot.	Ser.	Uns.	GCPD	Demand	Planned Capacity
INDUSTRIAL - COMMERCIAL																		
Shamrock Farm Training Facility							500	500	0	60	0.030	0.060	500	500	0	60	0.030	0.060

Table 27B: Unincorporated Area Treatment Plants

Service Area and/or WWTP Name	WWTP Treatment Type	Points of Discharge	WWTP Design Capacity (mgd)	Flows Average/Peak
Industrial/Commercial				
Shamrock Farm Training Facility	Package	Sub-surface	0.060	0.030/0.060

Table 27D: Unincorporated Area Discharge Permits

Name	City	Permit	NPDES Number
Shamrock Farm Training Facility	Woodbine	TBD	

City of Taneytown:

- Update the Taneytown Sewer Service Area Map (Map 27) by moving four Property's with SDAT No. 070-1001000, 0701-004190, 0701-029681 (Bollinger Park) and 0701-003739 from Long Range Sewer Service (S-6) to No Planned Sewer Service. The change in sewer service areas will not modify Table 32.

Town of Mount Airy:

- Move **zero single-family dwelling units** on property with **SDAT No. 0713-024049** from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move **zero single-family dwelling units** on property with **SDAT No. 0713-044325** from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move **zero single-family dwelling units** on property with **SDAT No. 0713-044317** from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move **sixty-seven single-family dwelling units and 11.87 acres of Commercial** on property with **SDAT No. 0713-010374** from Priority (S-3) to Existing (S-1) and add 16,750 GPD of Residential Demand and 8,309 GPD of Other Demand to Existing, in Table 32.
- Move **zero single-family dwelling units** on property with **SDAT No. 0713-002444** from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move **zero single-family dwelling units** and 1.71 acres of Commercial on property with **SDAT No. 0713-007705** from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand and 1,197 GPD of Other Demand to Existing, in Table 32.
- Move **one single-family dwelling unit** on property with **SDAT No. 0713-005923** from Priority (S-3) to Existing (S-1) and add 250 GPD of Residential Demand to Existing, in Table 32.

- Move zero single-family dwelling units on property with SDAT No. 0713-001898 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 0713-047936 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move six single-family dwelling units on property with SDAT No. 0713-004862 from Priority (S-3) to Existing (S-1) and add 1,500 GPD of Residential Demand to Existing, in Table 32.
- Remove five single-family dwelling units on property with SDAT No. 0713-002851 from Existing (S-1) to Long Range (S-6) and remove 1,250 GPD of Residential Demand from Existing, Priority, and Future in Table 32.
- Remove eight single-family dwelling units on property with SDAT No. 1118-379031 from Long-Range (S-6) to No-Planned Service. No changes to Table 32 are warranted.
- Move fifty-nine single-family dwelling units on property with SDAT No. 0713-005893 from No-Planned Service to Priority (S-3) and add 14,750 GPD of Residential Demand to Future and Priority, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 0713-430877 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move zero single-family dwelling units and 8.5 acres of Industrial on property with SDAT No. 0713-022798 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand and 6,800 GPD of Other Demand to Existing, in Table 32.
- Move zero single-family dwelling units and 2.6 acres of Industrial on property with SDAT No. 0713-431979 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand and 2,080 GPD of Other Demand to Existing, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 0713-431981 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move one single-family dwelling units on property with SDAT No. 0713-433105 from Priority (S-3) to Existing (S-1) and add 250 GPD of Residential Demand to Existing, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 0713-433111 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 0713-433115 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.

- Move zero single-family dwelling units on property with SDAT No. 0713-433116 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move zero single-family dwelling units on property below property with SDAT No. 0713-433111 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move 1.13 acres of industrial on property with SDAT No. 0713-005672 from No-Planned Service to Priority (S-3) and add 904 GPD of Other Demand to Future and Priority, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 0713-016917 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
- Move 0.54 acres of industrial buildable land on property with SDAT No. 0713-016925 from Priority (S-3) to Existing (S-1) and add 432 GPD of Other Demand to Existing, in Table 32.
- Move seventeen single-family dwelling units on property with SDAT No. 0713-003688 from Long-Range (S-6) to Existing (S-1) and add 4,250 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.
- Move seven single-family dwelling units on property with SDAT No. 0713-019304 from Long-Range (S-6) to Existing (S-1) and add 1,750 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 0713-014507 from Long-Range (S-6) to Existing (S-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.
- Move fourteen single-family dwelling units on property with SDAT No. 0713-014663 from Long-Range (S-6) to Existing (S-1) and add 3,500 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.
- Move two single-family dwelling units on property with SDAT No. 0713-027129 from Long-Range (S-6) to Existing (S-1) and add 500 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.
- Move zero single-family dwelling units on property with SDAT No. 1118-379562 from Long-Range (S-6) to Existing (S-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.
- Move zero single-family dwelling units on property left of property with SDAT No. 1118-379562 from Long-Range (S-6) to Existing (S-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.

Mount Airy	Table 32 Projected Sewerage Demands and Planned Capacity*					
	<u>Present Year</u>					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	9,654	59	571,000	161,000	732,000	1,200,000
Amendment 1	9,963	60	598,500	179,818	778,318	1,200,000

Mount Airy	Table 32 Projected Sewerage Demands and Planned Capacity*					
	<u>Priority Planning</u> (0-6 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	9,851	60	589,000	287,000	876,000	1,200,000
Amendment 1	10,115	61	612,500	287,904	900,404	1,200,000

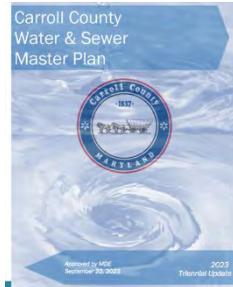
Mount Airy	Table 32 Projected Sewerage Demands and Planned Capacity*					
	<u>Future Planning</u> (7-10 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	9,851	60	589,000	288,000	877,000	1,200,000
Amendment 1	10,115	61	612,500	288,904	901,404	1,200,000

2023 Water and Sewer Master Plan – Fall 2025 Amendment Staff Report

To: Board of County Commissioners
From: Daphne Daly, AICP
Meeting Date: December 18, 2025
System Change: Freedom Sewer – Amendment No. 2
Requestor: Property Owners
GPD Transferred: Please see below
Current Service Area: Long Range Sewer (S-6)
Proposed Service Area: Existing/Final Planning (S-1) and Priority Sewer (S-3)
Request Summary: Please see below
Requested Action: Adopt



Bureau of
Comprehensive Planning

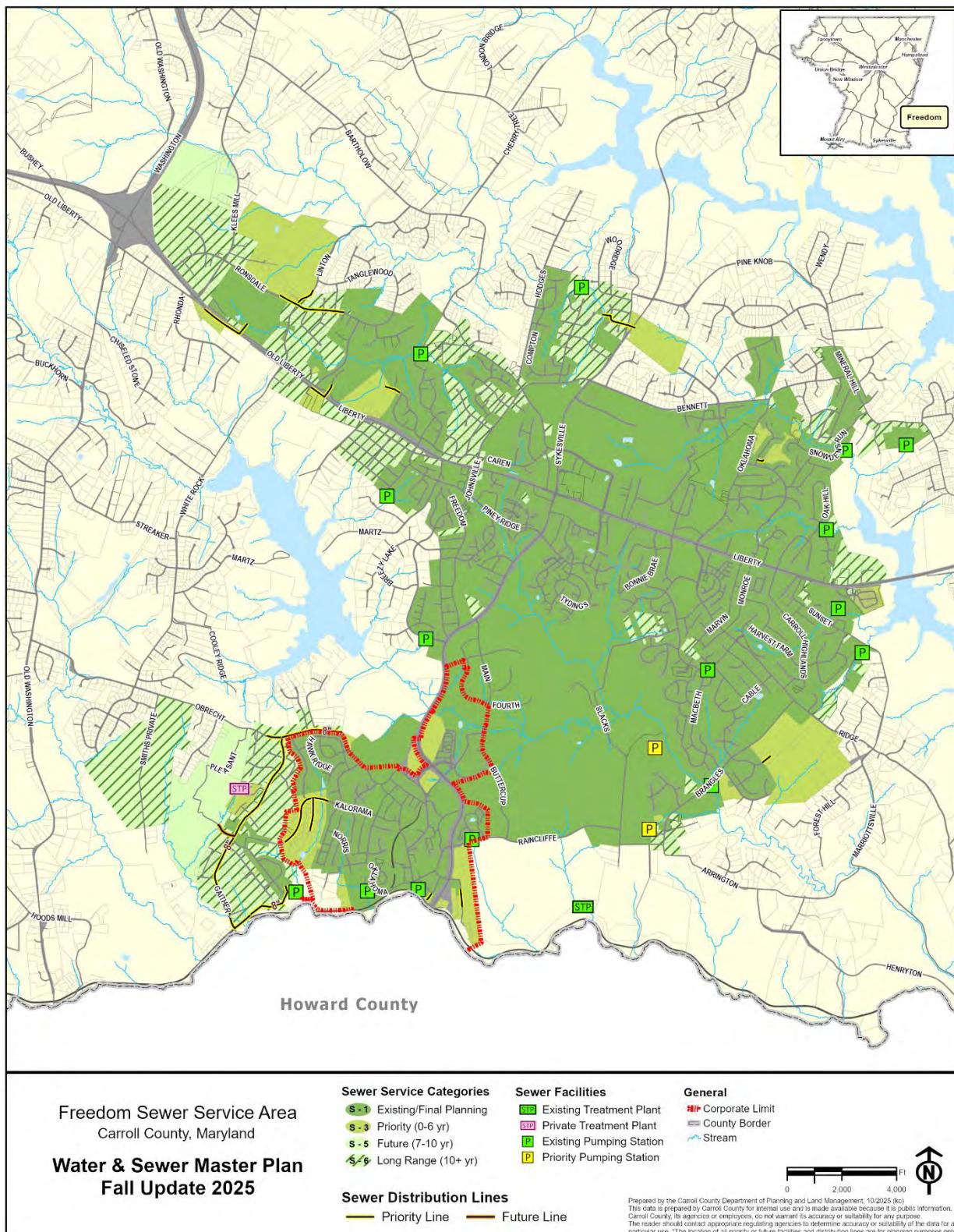


Summary

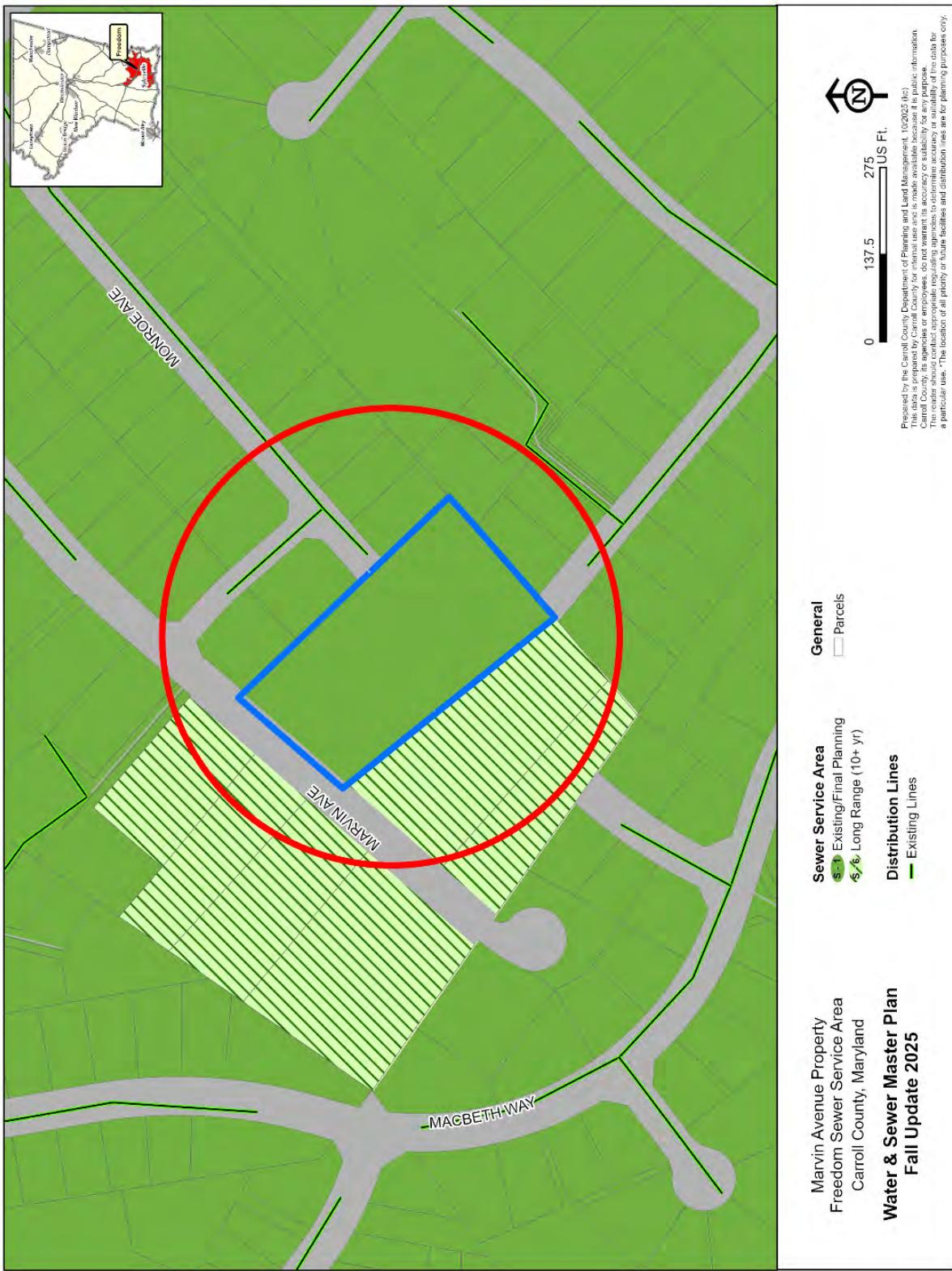
In September and October 2025, the Carroll County Bureau of Comprehensive Planning received two requests from private property owners to be included in the fall cycle of amendments to the Carroll County Water & Sewer Master Plan. One request was to move one property from the Freedom Long Range Sewer Service Area (S-6) to the Freedom Existing/Final Planning Sewer Service Area (S-1) to allow for four single-family dwelling units. The other request was to move one property from the Freedom Long Range Sewer Service Area (S-6) to the Freedom Priority Sewer Service Area (S-3) to allow for one single-family dwelling unit. No water is being transferred since the properties are located in the Existing (W-1) Water Service Area in the *Carroll County Water and Sewer Master Plan*.

Maps

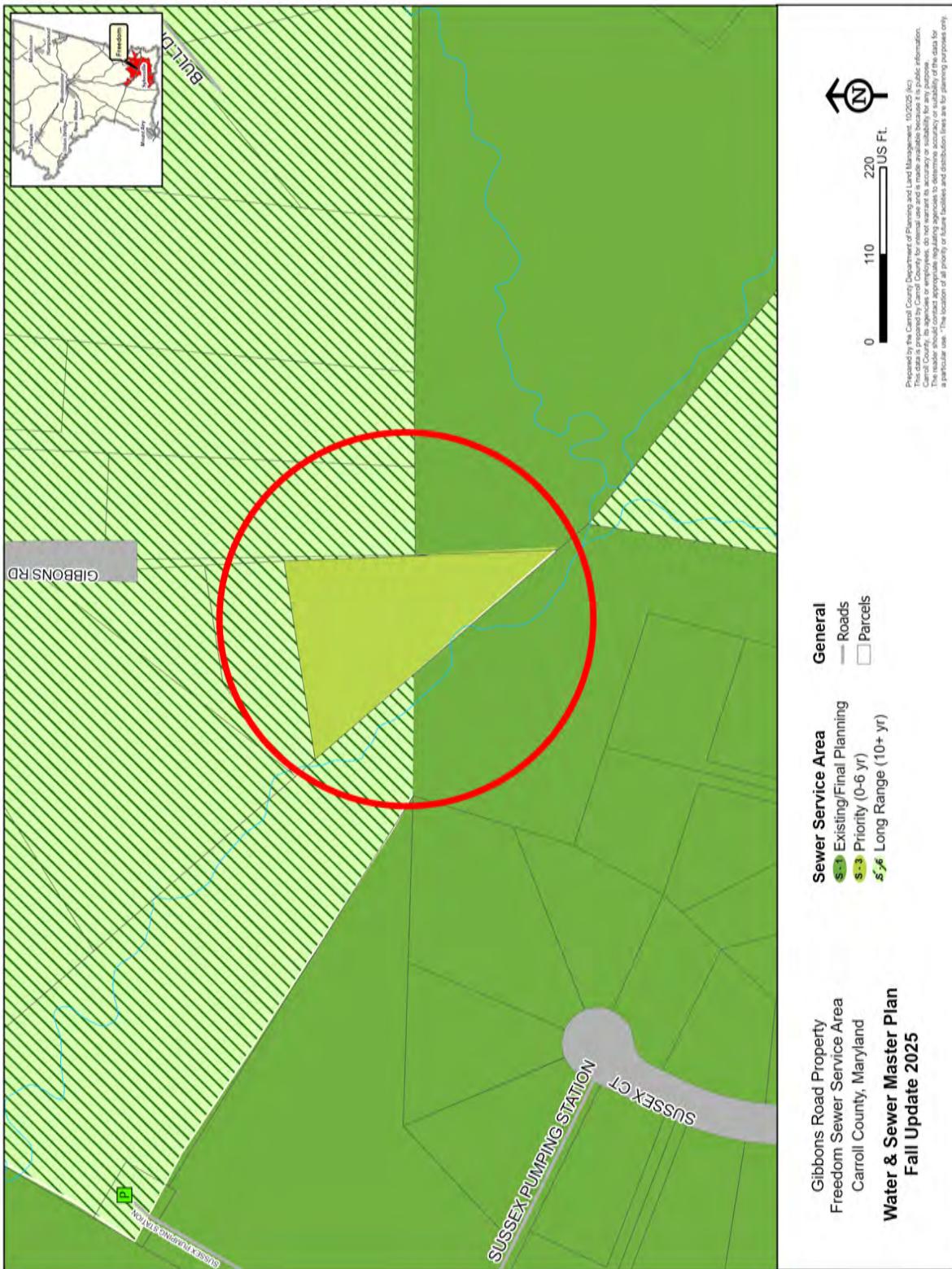
Map 21



6743 Marvin Avenue



Parcel 585 (SDAT 0705-434146)



Comprehensive and Master Plan Goals

Both properties are located within the area covered by the **2018 Freedom Community Comprehensive Plan**. This plan identifies applicable goals that are related to providing properties with public water and sewer as follows:

Element 7: Land Use Goal: Pursue policies that facilitate the implementation of the Plan Vision Statement, including: development in appropriate areas at densities not to exceed those that are consistent with the character of existing communities, where water, sewer, and other infrastructure are projected to be available...

Element 10: Public Facilities & Services Goal: 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.

The **2014 Carroll County Master Plan, as amended in 2019**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 3: Vision Statement & Goals

Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Chapter 3: Vision Statement & Goals

Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Analyzing Changes to Projected Sewer Supply and Capacity

According to County Policy, the County is using MDE multipliers for water and wastewater supply (unless otherwise noted) as follows:

Residential GPD	250 GPD x No. of units (Residential Buildable Land Inventory GIS Layer)
Commercial GPD	700 GPD x usable acres (Non-Residential BLI GIS Layer)
Industrial GPD	800 GPD x usable acres (Non-Residential BLI GIS Layer)

Freedom Sewer Service Area Map (Map 21) and Demand Calculations:

This amendment is the second amendment to the Master Plan for the Freedom Sewer Service Area. This amendment will update the Freedom Sewer Service Area Map (Map 21) by moving one property with SDAT No. 0705-018463 from Long Range Sewer Service (S-6) to Existing/Final Planning Sewer Service (S-1), and one property with SDAT No. 0705-434146 from Long Range Sewer Service (S-6) to Priority Sewer Service (S-3) as described below.

1. 6743 Marvin Avenue - Move property with **SDAT No. 0705-018463** from Long Range (S-6) to Existing/Final Planning (S-1) to allow for **four** single-family dwelling units and add 1,000 GPD of Residential Demand to Present Year, Priority Planning, and Future Capacity in Table 32.
2. Parcel 585 (Gibbons Road) - Move property with **SDAT No. 0705-434146** from Long Range (S-6) to Priority (S-3) to allow for **one** single-family dwelling unit and add 250 GPD of Residential Demand to Priority Planning and Future Capacity in Table 32.

As exhibited above, the change in sewer demand will modify Table 32, as follows:

Freedom	Table 32 Projected Sewer Supply Demands and Planned Capacity*					
	Present Year					
	Residential Population Served	Gallons Per Capita Per Day	Capacity			
			Million Gallon Daily (MGD)			
Triennial	25,964	85	Residential Demand	Other Demand	Total Demand	Existing Capacity
Amendment 1			2.209	0.116	2.325	3.500
Amendment 2			2.210	0.116	2.326	3.500

Freedom	Table 32 Projected Sewer Supply Demands and Planned Capacity*					
	Priority Planning (0-6 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity			
			Million Gallon Daily (MGD)			
Triennial	31,209	86	Residential Demand	Other Demand	Total Demand	Existing Capacity
Amendment 1			2.674	0.488	3.162	3.500
Amendment 2			2.674	0.488	3.162	3.500

Freedom	Table 32 Projected Sewer Supply Demands and Planned Capacity*					
	Future Capacity (7-10 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	31,677	86	2.740	0.548	3.288	3.500
Amendment 1			2.739	0.548	3.287	3.500
Amendment 2			2.740	0.548	3.288	3.500

Definitions

Definitions for service area categories can be found on pages 23 and 24 of the 2023 Water and Sewer Master Plan.

Agency Comments

The Comprehensive Planning Division had sent out the staff report and information to the review agencies on the listed dates below, for their preliminary review:

Department of Natural Resources (DNR) – October 23, 2025
 Carroll County Health Department (CCHD) – October 23, 2025
 Maryland Department of the Environment (MDE) – October 23, 2025
 Maryland Department of Planning (MDP) – October 23, 2025
 Carroll County Bureau of Utilities (Utilities) – October 23, 2025

The Carroll County Bureau of Utilities had no comments on the amendment. Comments were received from DNR, MDE, and MDP on December 8, 2025 and have been addressed, as applicable.

Planning and Zoning Commission Recommendation

On November 18, 2025, the Carroll County Planning and Zoning Commission certified that the following amendment is consistent with the *2014 Carroll County Master Plan, amended in 2019* and the *2018 Freedom Community Comprehensive Plan*:

1. Amend the Existing Sewer Service Area on Map 21 (Freedom Sewer Service Area) as described above, adding 1,000 GPD to the demand calculations in Table 32 as described above.
2. Amend the Priority Sewer Service Area on Map 21 (Freedom Sewer Service Area) as described above, adding 250 GPD to the demand calculations in Table 32 as described above.

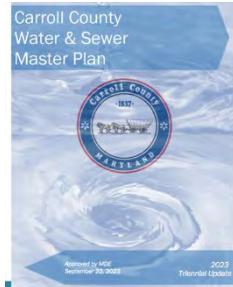
The Planning and Zoning Commission recommends the Board of County Commissioners adopt and submit to Maryland Department of the Environment the fall 2025 amendments to the 2023 Water & Sewer Master Plan.

2023 Water and Sewer Master Plan – Fall 2025 Amendment Staff Report

To: Board of County Commissioners
From: Daphne Daly, AICP
Meeting Date: December 18, 2025
System Change: Taneytown Water – Amendment No. 1
Taneytown Sewer – Amendment No. 2
Requestor: City of Taneytown
GPD Transferred: NA
Current Service Area: Long Range (W-6/S-6)
Proposed Service Area: No Planned Service
Request Summary: To have property with SDAT No. 0701-029681, 0701-004190, 0701-001000 designated in the No Planned Water and Sewer Service Area.
Requested Action: Adopt



Comprehensive Planning
Division



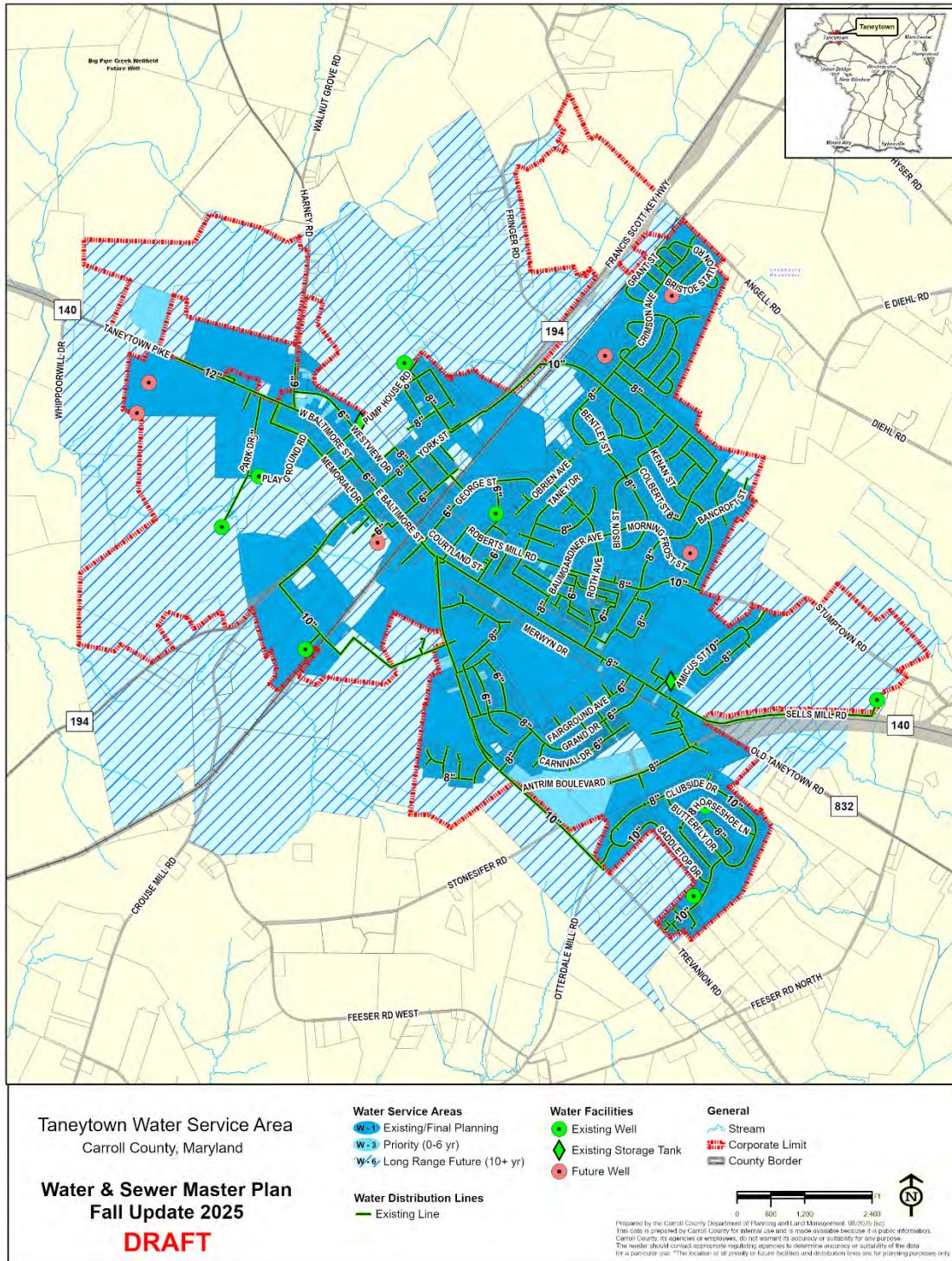
Summary

On July 17, 2025, the Carroll County Comprehensive Planning Division received a request from the City of Taneytown to move four Properties from the Taneytown Long Range Future Water Service Area (W-6) to the No Planned Water Service Area and to move four Properties from the Taneytown Long Range Sewer Service Area (W-6) to the No Planned Sewer Service Area. No water or sewer is being transferred since the W-6 and S-6 service areas are not accounted for in Tables 15 and 32 of the *Carroll County Water and Sewer Master Plan* (Master Plan).

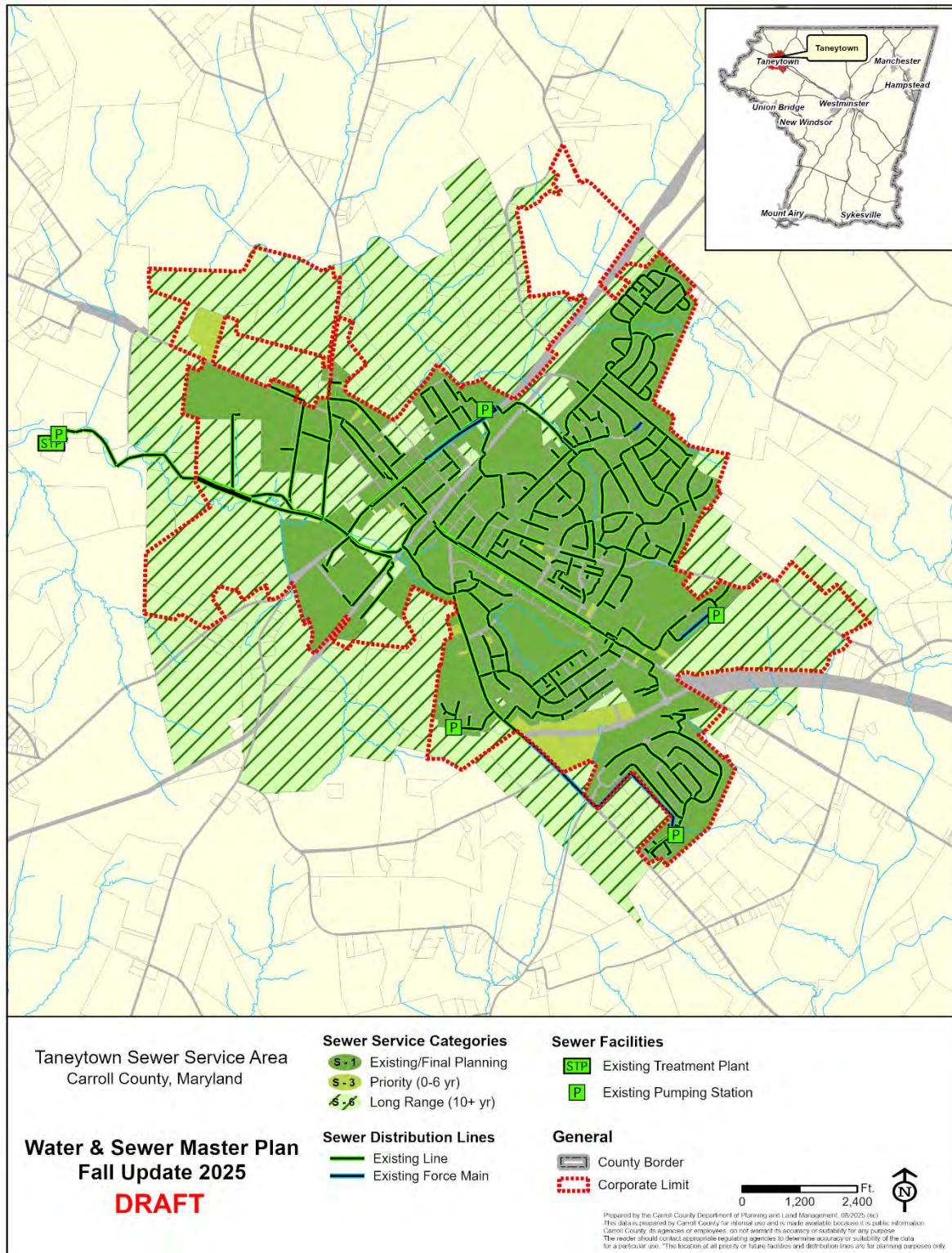
On October 27, 2025, the Taneytown Planning and Zoning Commission certified the amendments consistent with the *2010 Taneytown Community Comprehensive Plan*.

Maps

Map 18



Map 27



Comprehensive and Master Plan Goals

The **2010 Taneytown Community Comprehensive Plan** identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 5: Land Use and Growth Management, Goal 4

Ensure that development plans are sensitive to the existing physical and man-made environment by considering hydrologic and soil characteristics, topography, existing uses of the land, availability of public facilities, and accessibility.

Chapter 7: Community Facilities, Goal 3

Ensure that development plans manage growth in keeping with the community's ability and willingness to provide and maintain public services and facilities such as public water and sewer service, school facilities, police protection, fire and ambulance services, and recreational programs and facilities.

Chapter 8: Natural and Agricultural Resources, Goal 1

Identify and protect ground water resources to ensure an ample municipal water supply for current and future users.

Chapter 16: Water Resources Element, Goal 1 and Goal 2

To develop, maintain and protect adequate water supplies to serve current and planned population and development.

Restore water quality and protect from pollution and encroachment, and comply with applicable state and federal requirements related to water quality and quantity.

The **2014 Carroll County Master Plan, as amended in 2019**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 3: Vision Statement & Goals

Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Chapter 3: Vision Statement & Goals

Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Analyzing Changes to Projected Sewer Supply and Capacity

According to County Policy, the County is using MDE multipliers for water and wastewater supply (unless otherwise noted) as follows:

Residential GPD	250 GPD x No. of units (Residential Buildable Land Inventory GIS Layer)
Commercial GPD	700 GPD x usable acres (Non-Residential BLI GIS Layer)
Industrial GPD	800 GPD x usable acres (Non-Residential BLI GIS Layer)

According to Table 15 in the Master Plan, water capacity for the Taneytown Water Service Area is currently 552,000 GPD.

Taneytown Water Service Area Map (Map 18)

This amendment is the first amendment to the Master Plan for the Taneytown Water Service Area. This amendment will update the Taneytown Water Service Area Map (Map 18) by moving four Property's with SDAT No. 070-1001000, 0701-004190, 0701-029681 (Bollinger Park) and 0701-003739 from Long Range Water Service (W-6) to No Planned Water Service.

The change in water service areas will not modify Table 15.

According to Table 32 in the Master Plan, sewer capacity for the Taneytown Sewer Service Area is currently 1,100,000 GPD.

Taneytown Sewer Service Area Map (Map 27)

This amendment is the second amendment for the Taneytown **Sewer** Service Area. This amendment will update the Taneytown Sewer Service Area Map (Map 27) by moving four Property's with SDAT No. 070-1001000, 0701-004190, 0701-029681 (Bollinger Park) and 0701-003739 from Long Range Sewer Service (S-6) to No Planned Sewer Service.

The change in sewer service areas will not modify Table 32.

Definitions

Definitions for service area categories can be found on pages 23 and 24 of the 2023 Water and Sewer Master Plan.

Agency Comments

The Comprehensive Planning Division had sent out the staff report and information to the review agencies on the listed dates below, for their preliminary review:

Department of Natural Resources (DNR) – October 23, 2025
Carroll County Health Department (CCHD) – October 23, 2025
Maryland Department of the Environment (MDE) – October 23, 2025
Maryland Department of Planning (MDP) – October 23, 2025
Carroll County Bureau of Utilities (Utilities) – October 23, 2025

Comments were received from DNR, MDE, and MDP on December 8, 2025 and have been addressed, as applicable.

Planning and Zoning Commission Recommendation

On November 18, 2025, the Carroll County Planning and Zoning Commission certified that the following amendment is consistent with the *2014 Carroll County Master Plan, amended in 2019*:

1. Amend the Taneytown Water Service Area on Map 18 and the Taneytown Sewer Service Area on Map 27 as described above and as certified consistent with the *2010 Taneytown Community Comprehensive Plan*.

The Planning and Zoning Commission recommends the Board of County Commissioners adopt and submit to Maryland Department of the Environment the fall 2025 amendments to the 2023 Water & Sewer Master Plan.

Attachment: Taneytown Planning and Zoning Commission Consistency Letter

MAYOR AND CITY COUNCIL

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MAYOR

RACHAEL R. MILLER
MAYOR PRO TEM

JAMES A. WIEPRECHT
CITY MANAGER

BARRI R. AVALLONE
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CLERK



COUNCIL MEMBERS

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JAMES L. McCARRON

HARRY L. MEADE

2023 Carroll County Water and Sewer Master Plan

2025 Fall Amendment

October 27, 2025

The Taneytown Planning Commission hereby certifies the 2025 Fall Amendment to the 2023 Carroll County Water and Sewer Master Plan, as it pertains to the City of Taneytown, is consistent with the 2010 Taneytown Community Comprehensive Plan, as presented in the attached staff report.

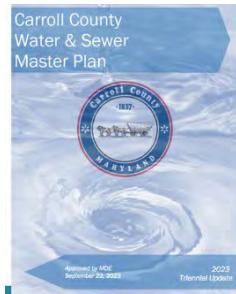
James A. Parker
Chair of the Taneytown Planning Commission

2023 Water and Sewer Master Plan – Fall 2025 Amendment Staff Report

To: Board of County Commissioners
From: Daphne Daly, Deputy Director
Meeting Date: December 18, 2025
System Change: Mount Airy Water – Amendment No. 2
Mount Airy Sewer – Amendment No. 1
Requestor: Town of Mount Airy
GPD Transferred: Please see below
Current Service Area: Please see below
Proposed Service Area: Please see below
Request Summary: To make several edits to the Mount Airy Water and Sewer Service Area
Requested Action: Adopt



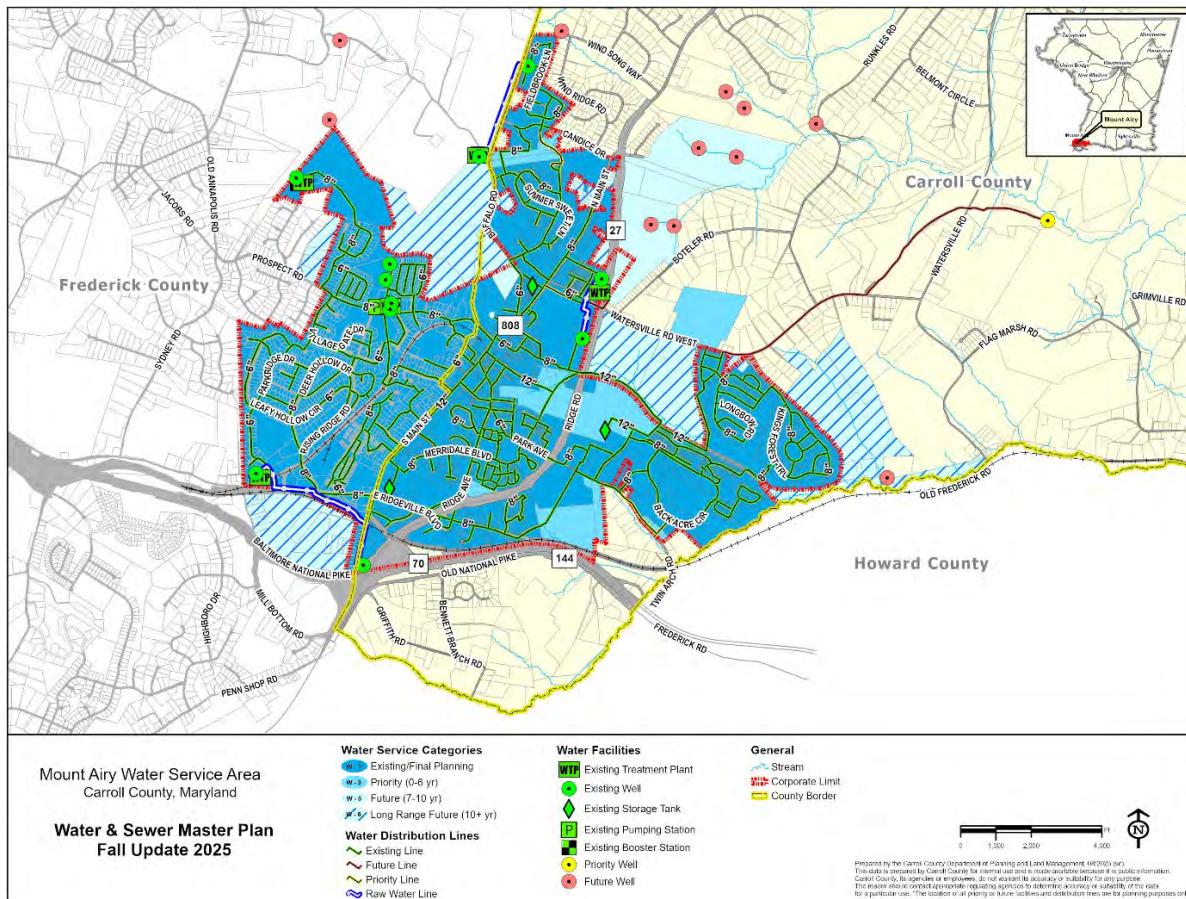
Comprehensive Planning
Division

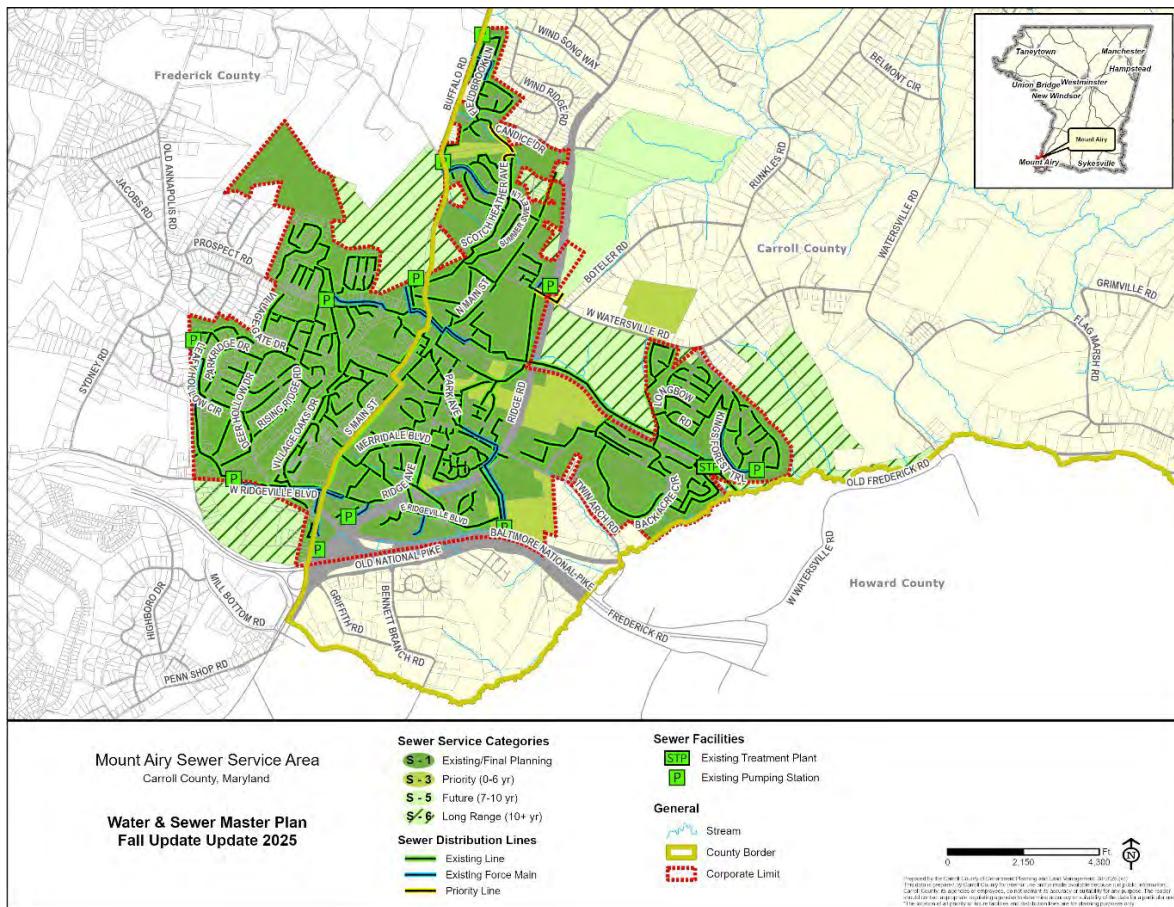


Summary

On July 30, 2025, the Carroll County Comprehensive Planning Division received a request from the Town of Mount Airy to edit the service area of many properties to make the 2023 Carroll County Water and Sewer Master Plan consistent with the newly adopted *2023 – 2033 Mount Airy Maryland Comprehensive Master Plan*.

Maps





Comprehensive and Master Plan Goals

The **2023 – 2033 Mount Airy Maryland Comprehensive Master Plan**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Adequate Public and Community Facilities: *Improve the capacity and quality of all areas of our Public and Community Facilities so that we provide, at the minimum, an adequate Quality of Life for all residents.*

Objective A.3.1: *Increase the Town's well water reserve.*

Objective Leader: Town Engineer

Implementation:

- *Search for additional drinking water sources via well drilling or Brinkley Bill application of existing wells where source capacity already exists.*
- *Require large developments to provide ample water capacity with their development to support the Town's calculation of proposed demand and drought reserve (Category 11).*

The **2014 Carroll County Master Plan, as amended in 2019**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 3: Vision Statement & Goals

Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Chapter 3: Vision Statement & Goals

Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Analyzing Changes to Projected Sewer Supply and Capacity

According to County Policy, the County is using MDE multipliers for water and wastewater supply (unless otherwise noted) as follows:

Residential GPD	250 GPD x No. of units (Residential Buildable Land Inventory GIS Layer)
Commercial GPD	700 GPD x usable acres (Non-Residential BLI GIS Layer)
Industrial GPD	800 GPD x usable acres (Non-Residential BLI GIS Layer)

According to Table 15 and 32 in the Master Plan, existing water capacity for the Town of Mount Airy is currently 927,000 GPD and the existing sewer capacity for the Town is currently 1,200,000 GPD.

This amendment (Water Amendment No. 2) - The Town submitted a Water Service Area Amendment in Fall 2025 for the following:

Mount Airy Water Service Area Map (Map 15) and Demand Calculations:

1. Move zero single-family dwelling units on property with SDAT No. 0713-044317 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
2. Move sixty-seven single-family dwelling units and 11.87 acres of Commercial on property with SDAT No. 0713-010374 from Priority (W-3) to Existing (W-1) and add 16,750 GPD of Residential Demand and 8,309 GPD of Other Demand to Existing, in Table 15.
3. Move zero single-family dwelling units on property with SDAT No. 0713-001898 from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
4. Move six single-family dwelling units on property with SDAT No. 0713-004862 from Priority (W-3) to Existing (W-1) and add 1,500 GPD of Residential Demand to Existing, in Table 15.
5. Move seventeen single-family dwelling units on property with SDAT No. 0713-003688 from Long-Range Future (W-6) to Future (W-5) and add 4,250 GPD of

Residential Demand to Future, in Table 15.

6. Move **two single-family dwelling units** on property with **SDAT No. 0713-027129** from Long-Range Future (W-6) to Existing (W-1) and add 500 GPD of Residential Demand to Existing, Priority, and Future, in Table 15.
7. Move **fourteen single-family dwelling units** on property with **SDAT No. 0713-014663** from Long-Range Future (W-6) to Existing (W-1) and add 3,500 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
8. Move **zero single-family dwelling units** on part of property with **SDAT No. 0713-014663** from Priority (W-3) to Long-Range Future (W-6) and remove 0.0 GPD of Residential Demand from Future, in Table 15. Note, this is for the small area to the west of West Church Street.
9. Move **seven single-family dwelling units** on property with **SDAT No. 0713-019304** from Long-Range Future (W-6) to Existing (W-1) and add 1,750 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
10. Move **zero single-family dwelling units** on property with **SDAT No. 0713-014507** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
11. Move **zero single-family dwelling units** on property with **SDAT No. 1118-379562** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 15.
12. Move **zero single-family dwelling units** on property left of property with **SDAT No. 1118-379562** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing in Table 15.
13. Move **eight single-family dwelling units** on property with **SDAT No. 1118-379031** from Existing (W-1) to Long-Range Future (W-6) and remove 2,000 GPD of Residential Demand from Existing, Priority, and Future, in Table 15.
14. Move **fifty-nine single-family dwelling units** on property with **SDAT No. 0713-005893** from No-Planned Service to Priority (W-3) and add 14,750 GPD of Residential Demand to Future and Priority, in Table 15.
15. Move **zero single-family dwelling units** on property with **SDAT No. 0713-019533** from Long-Range Future (W-6) to Existing (W-1) and add 0.0 GPD of Residential

Demand to Future, Priority, and Existing, in Table 15.

16. Remove **two-hundred and eleven single-family dwelling units** and 90.95 acres of Commercial on property with **SDAT No. 0713-000468** from Existing (W-1) to Priority (W-3) and remove 52,750 GPD of Residential Demand and 63,665 GPD of Other Demand from Existing, in Table 15.
17. Move **zero single-family dwelling units** on property with **SDAT No. 0713-430877** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to existing, in Table 15.
18. Move **zero single-family dwelling units and 8.5 acres of Industrial** on property with **SDAT No. 0713-022798** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand and 6,800 GPD of Other Demand to Existing, in Table 15.
19. Move **zero single-family dwelling units and 2.6 acres of Industrial** on property with **SDAT No. 0713-431979** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand and 2,080 GPD of Other Demand to Existing, in Table 15.
20. Move **zero single-family dwelling units** on property with **SDAT No. 0713-431981** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
21. Move **one single-family dwelling units** on property with **SDAT No. 0713-433105** from Priority (W-3) to Existing (W-1) and add 250 GPD of Residential Demand to Existing, in Table 15.
22. Move **zero single-family dwelling units** on property with **SDAT No. 0713-433111** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
23. Move **zero single-family dwelling units** on property with **SDAT No. 0713-433115** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
24. Move **zero single-family dwelling units** on property with **SDAT No. 0713-433116** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
25. Move **zero single-family dwelling units** on property below property with **SDAT No.**

0713-433111 from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.

26. Move **zero single-family dwelling units** on property with **SDAT No. 0713-006261** from Long-Range Future (W-6) to Future (W-5) and add 0.0 GPD of Residential Demand to Future, in Table 15.
27. Move **1.13 acres of industrial** on property with **SDAT No. 7130-05672** from No-Planned Service to Priority (W-3) and add 904 GPD of Other Demand to Future and Priority, in Table 15.
28. Move **zero single-family dwelling units** on property with **SDAT No. 0713-016917** from Priority (W-3) to Existing (W-1) and add 0.0 GPD of Residential Demand to Existing, in Table 15.
29. Move **0.54 acres of industrial buildable land** on property with **SDAT No. 0713-016925** from Priority (W-3) to Existing (W-1) and add 432 GPD of Other Demand to Existing, in Table 15.

Mount Airy	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Present Year					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	9,691	65	.628	.177	.805	.927
Amendment 1	9,747	65	.633	.177	.810	.927
Amendment 2	9,404	64	.602	.131	.734	.927

Mount Airy	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Priority Planning (0-6 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	9,888	65	.646	.303	.949	1.079
Amendment 1	9,944	65	.651	.303	.954	1.079
Amendment 2	10,152	66	.670	.304	.973	1.079

Mount Airy	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Future Capacity (7-10 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	9,888	65	.646	.304	.950	1.079
Amendment 1	9,944	65	.651	.304	.955	1.079
Amendment 2	10,200	66	.674	.305	.979	1.079

This amendment (Sewer Amendment No. 1) - The Town submitted a Sewer Service Area Amendment in Fall 2025 for the following:

Mount Airy Sewer Service Area Map (Map 24) and Demand Calculations:

1. Move zero single-family dwelling units on property with SDAT No. 0713-024049 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
2. Move zero single-family dwelling units on property with SDAT No. 0713-044325 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
3. Move zero single-family dwelling units on property with SDAT No. 0713-044317 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
4. Move sixty-seven single-family dwelling units and 11.87 acres of Commercial on property with SDAT No. 0713-010374 from Priority (S-3) to Existing (S-1) and add 16,750 GPD of Residential Demand and 8,309 GPD of Other Demand to Existing, in Table 32.
5. Move zero single-family dwelling units on property with SDAT No. 0713-002444 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
6. Move zero single-family dwelling units and 1.71 acres of Commercial on property with SDAT No. 0713-007705 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand and 1,197 GPD of Other Demand to Existing, in Table 32.
7. Move one single-family dwelling unit on property with SDAT No. 0713-005923 from

Priority (S-3) to Existing (S-1) and add 250 GPD of Residential Demand to Existing, in Table 32.

8. Move zero single-family dwelling units on property with SDAT No. 0713-001898 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
9. Move zero single-family dwelling units on property with SDAT No. 0713-047936 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
10. Move six single-family dwelling units on property with SDAT No. 0713-004862 from Priority (S-3) to Existing (S-1) and add 1,500 GPD of Residential Demand to Existing, in Table 32.
11. Remove five single-family dwelling units on property with SDAT No. 0713-002851 from Existing (S-1) to Long Range (S-6) and remove 1,250 GPD of Residential Demand from Existing, Priority, and Future in Table 32.
12. Remove eight single-family dwelling units on property with SDAT No. 1118-379031 from Long-Range (S-6) to No-Planned Service. No changes to Table 32 are warranted.
13. Move fifty-nine single-family dwelling units on property with SDAT No. 0713-005893 from No-Planned Service to Priority (S-3) and add 14,750 GPD of Residential Demand to Future and Priority, in Table 32.
14. Move zero single-family dwelling units on property with SDAT No. 0713-430877 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
15. Move zero single-family dwelling units and 8.5 acres of Industrial on property with SDAT No. 0713-022798 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand and 6,800 GPD of Other Demand to Existing, in Table 32.
16. Move zero single-family dwelling units and 2.6 acres of Industrial on property with SDAT No. 0713-431979 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand and 2,080 GPD of Other Demand to Existing, in Table 32.
17. Move zero single-family dwelling units on property with SDAT No. 0713-431981 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.

32.

18. Move one single-family dwelling units on property with SDAT No. 0713-433105 from Priority (S-3) to Existing (S-1) and add 250 GPD of Residential Demand to Existing, in Table 32.
19. Move zero single-family dwelling units on property with SDAT No. 0713-433111 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
20. Move zero single-family dwelling units on property with SDAT No. 0713-433115 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
21. Move zero single-family dwelling units on property with SDAT No. 0713-433116 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
22. Move zero single-family dwelling units on property below property with SDAT No. 0713-433111 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
23. Move 1.13 acres of industrial on property with SDAT No. 0713-005672 from No-Planned Service to Priority (S-3) and add 904 GPD of Other Demand to Future and Priority, in Table 32.
24. Move zero single-family dwelling units on property with SDAT No. 0713-016917 from Priority (S-3) to Existing (S-1) and add 0.0 GPD of Residential Demand to Existing, in Table 32.
25. Move 0.54 acres of industrial buildable land on property with SDAT No. 0713-016925 from Priority (S-3) to Existing (S-1) and add 432 GPD of Other Demand to Existing, in Table 32.
26. Move seventeen single-family dwelling units on property with SDAT No. 0713-003688 from Long-Range (S-6) to Existing (S-1) and add 4,250 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.
27. Move seven single-family dwelling units on property with SDAT No. 0713-019304 from Long-Range (S-6) to Existing (S-1) and add 1,750 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.

28. Move zero single-family dwelling units on property with SDAT No. 0713-014507 from Long-Range (S-6) to Existing (S-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.

29. Move fourteen single-family dwelling units on property with SDAT No. 0713-014663 from Long-Range (S-6) to Existing (S-1) and add 3,500 GPD of Residential Demand to Future, Priority, and Existing, in Table 32. Move two single-family dwelling units on property with SDAT No. 0713-027129 from Long-Range (S-6) to Existing (S-1) and add 500 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.

30. Move zero single-family dwelling units on property with SDAT No. 1118-379562 from Long-Range (S-6) to Existing (S-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.

31. Move zero single-family dwelling units on property left of property with SDAT No. 1118-379562 from Long-Range (S-6) to Existing (S-1) and add 0.0 GPD of Residential Demand to Future, Priority, and Existing, in Table 32.

Mount Airy	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Present Year					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	9,654	59	.571	.161	.732	1.200
Amendment 1	9,963	60	.599	.180	.778	1.200

Mount Airy	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Priority Planning (0-6 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	9,851	60	.589	.287	.876	1.200
Amendment 1	10,115	61	.613	.288	.900	1.200

Mount Airy	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Future Planning (7-10 Years)					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	9,851	60	.589	.288	.877	1.200
Amendment 1	10,115	61	.613	.289	.901	1.200

Definitions

Definitions for service area categories can be found on pages 23 and 24 of the 2023 Water and Sewer Master Plan.

Agency Comments

The Comprehensive Planning Division had sent out the staff report and information to the review agencies on the listed dates below, for their preliminary review:

Department of Natural Resources (DNR) – October 23, 2025
 Carroll County Health Department (CCHD) – October 23, 2025
 Maryland Department of the Environment (MDE) – October 23, 2025
 Maryland Department of Planning (MDP) – October 23, 2025
 Carroll County Bureau of Utilities (Utilities) – October 23, 2025

Comments were received from DNR, MDE, and MDP on December 8, 2025 and have been addressed, as applicable.

Planning and Zoning Commission Recommendation

On November 18, 2025, the Carroll County Planning and Zoning Commission certified that the following amendments are consistent with the *2014 Carroll County Master Plan, amended in 2019*:

1. Amend the Existing Water Service Area on Map 15 (Mount Airy Water Service Area) as described above, removing 76,544 GPD to the demand calculations in Table 15 as described above.
2. Amend the Priority Water Service Area on Map 15 (Mount Airy Water Service Area) as described above.

described above, adding 19,404 GPD to the demand calculations in Table 15 as described above.

3. Amend the Future Water Service Area on Map 15 (Mount Airy Water Service Area) as described above, adding 23,654 GPD to the demand calculations in Table 15 as described above.
4. Amend the Existing Sewer Service Area on Map 24 (Mount Airy Sewer Service Area) as described above, adding 46,318 GPD to the demand calculations in Table 32 as described above.
5. Amend the Priority Sewer Service Area on Map 24 (Mount Airy Sewer Service Area) as described above, adding 24,404 GPD to the demand calculations in Table 32 as described above.
6. Amend the Future Sewer Service Area on Map 24 (Mount Airy Sewer Service Area) as described above, adding 24,404 GPD to the demand calculations in Table 32 as described above.

The Town of Mount Airy Planning and Zoning Commission has certified the requests are consistent with the *2023 – 2033 Mount Airy Maryland Comprehensive Master Plan*.

The Planning and Zoning Commission recommends the Board of County Commissioners adopt and submit to Maryland Department of the Environment the fall 2025 amendments to the 2023 Water & Sewer Master Plan.

Attachment: Mount Airy Planning and Zoning Commission Consistency Letter

LARRY HUSHOUR
Mayor

TIM J. WASHABAUGH
Council President



Council Members
JASON P. EVANS
Secretary

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

2023 CARROLL COUNTY WATER AND SEWER MASTER PLAN

2025 Fall AMENDMENT

October 27, 2025

The Mount Airy Planning Commission hereby certifies the 2025 Fall Amendment to the 2023 Carroll County Water and Sewer Master Plan, as it pertains to the Town of Mount Airy, is consistent with the Town of Mount Airy – 2023-2033 Comprehensive Master Plan, as presented in the attached staff report.

A handwritten signature in blue ink, appearing to read "Ralph D. Schaefer".

Chair of the Mount Airy Planning Commission