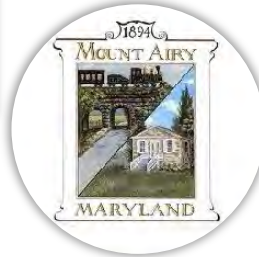


June 2025



Planning Annual Report 2024

Carroll County
Bureau of Comprehensive Planning

This 2024 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with the Md. LAND USE Code Ann. § 1-207 (Annual Report-In general) and § 1-208 (Annual Report-Measures and Indicators).

ACCESSIBILITY NOTICE: The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.

Board of County Commissioners

Kenneth A. Kiler, President
Joseph A. Vigliotti, Vice President
Thomas S. Gordon III
Michael R. Guerin
Edward C. Rothstein



Planning & Zoning Commission

Janice R. Kirkner, Chair
Michael Kane, Vice Chair
Peter Lester
Matthew Hoff
Steven Smith
Ralph Robertson
Richard Soisson, Alternate
Thomas S. Gordon III, Ex-officio
Daphne Daly, AICP, Secretary

2024 Planning Annual Report

June 17, 2025

The Carroll County Planning & Zoning Commission hereby adopts the *2024 Planning Annual Report* in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

A handwritten signature in black ink, reading "Janice R. Kirkner", is written over a horizontal line.

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

A handwritten signature in blue ink, reading "Daphne Daly", is written over a horizontal line.

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

225 North Center Street Westminster, Maryland 21157
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MD Relay 711/800-735-2258

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Acknowledgements

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Department of Technology Services:

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Sara Condon, Programmer

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Donna L. Black, Office Technician

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Town of Hampstead:

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Jim Roark, Assistant Zoning Administrator

Town of Manchester:

Michelle Wilder, Zoning Administrator

Town of Mount Airy:

John Breeding, Director of Planning and Zoning

Debra Clinton, Planning & Zoning Review Coordinator

Town of New Windsor:

Gary P. Dye, Jr., Town Manager

Dana Mangus, Clerk/Treasurer

Town of Sykesville:

Joe Cosentini, Town Manager

Jana Antrobus, Development Coordinator

Kevin Rubenstein, Town Planner

City of Taneytown:

Jim Wieprecht, City Manager

Darryl Hale, Planning and Zoning Director

Town of Union Bridge:

Dawn Metcalf, Town Clerk

Ned Cueman, Town Consultant

City of Westminster:

Mark Depo, Director of Community Planning & Development

Andrea Gerhard, Senior Planner

Introduction

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

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

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

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

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

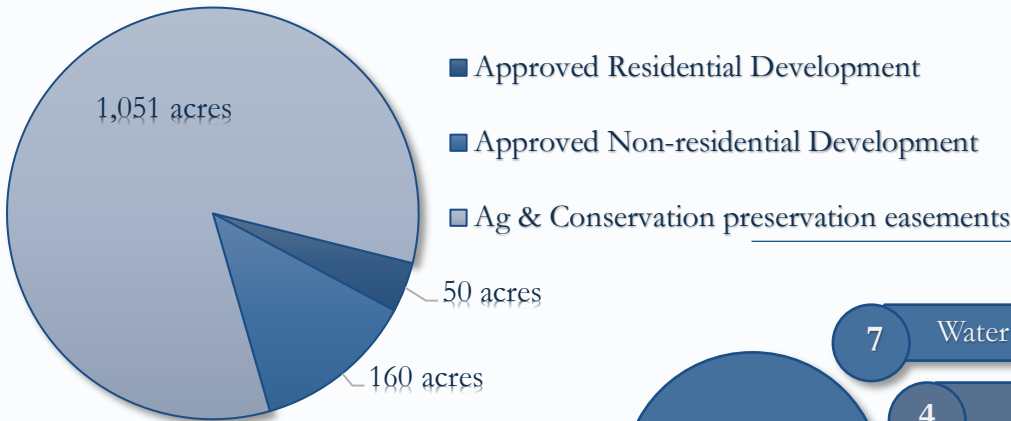
The Municipalities provide the County with the planning and development-related data to be included in the report.

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

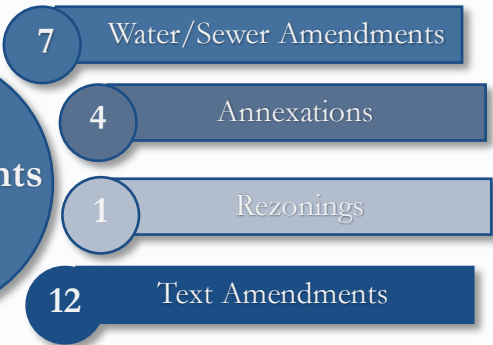
The annual report is posted on the Carroll County Carroll County Department of Planning and Land Management website. Copies are also provided to the Maryland Carroll County Department of Planning.



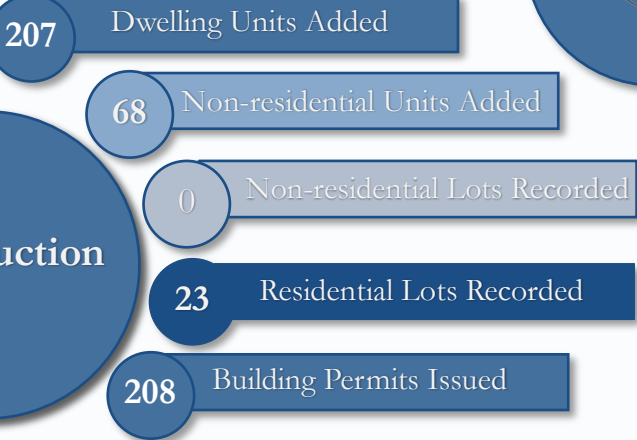
2024 Approved Development and Preservation Acreage



Amendments

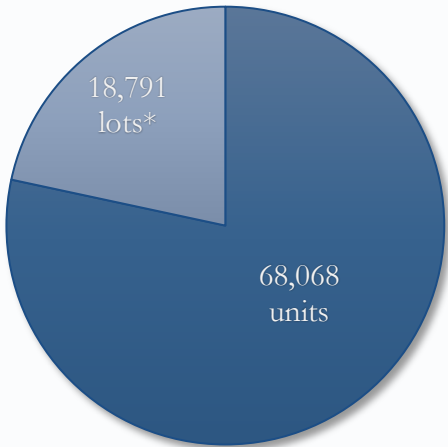


Construction



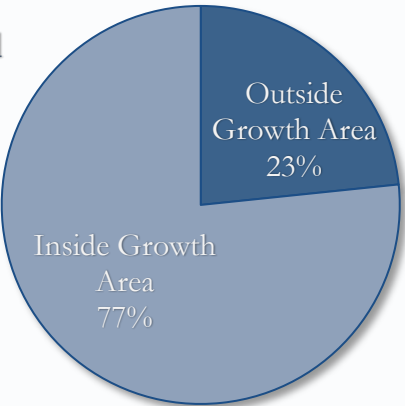
Potential Residential Development

- Existing residential units
- Potential residential lots



*Assumes 1 unit per lot

New Residential and Non-Residential Construction



New Plans Adopted & Plan Amendments Adopted

Carroll County Water & Sewer Master Plan

There were several amendments to the Carroll County Water and Sewer Master Plan that became effective in 2024, as part of the Spring 2024 Amendment Cycle. These amendments pertained to the Towns of Mount Airy and Hampstead, the City of Westminster, and the Freedom/Sykesville Area.

On May 16, 2024, the Board of County Commissioners adopted the Spring 2024 Amendment to the 2023 Carroll County Water and Sewer Master Plan (Resolution No. 12-2024). The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on July 18, 2024.

Water

Freedom Area:

Zabel Property: Updated the *Freedom Water Service Area* map by moving five single-family dwelling units from the Priority Service Area (W-3) to the No-Planned Service Area and subtracted 1,250 GPD of Residential Demand from Priority and Future, in the *Projected Water Supply Demands and Planned Capacity* table. The Carroll County Planning and Zoning Commission certified consistency with the 2014 County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan during their April 16, 2024, meeting. Shown in Map 1 on page 5.

Sykesville Development Corporation Property: Updated the *Freedom Water Service Area* map by moving five single-family dwelling units from the Existing (W-1)/Priority (W-3) Service Areas to the No-Planned Service Area and subtracted 1,250 GPD of Residential Demand from Priority and Future, in the *Projected Water Supply Demands and Planned Capacity* table. The Carroll County Planning and Zoning Commission certified consistency with the 2014 County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan during their April 16, 2024, meeting. Shown in Map 1 on page 5.

Town of Mount Airy:

Twin Arch Village Mobile Home Park: Updated the *Mount Airy Water Service Area* map by moving 20 single-family dwelling units from the No Planned Service Area to the Existing/Final Planning (W-1) Service Area and added 5,000 GPD of Residential Demand to Future, Priority, and Existing/Final Planning in the *Projected Water Supply Demands and Planned Capacity* table. The Mount Airy Planning and Zoning Commission certified consistency with the 2013 *Town of Mount Airy Comprehensive Master Plan*, during their February 26, 2024, meeting. Shown in Map 2 on page 6.

City of Westminster:

Parcel 33 and 1648: Updated the *Westminster Water Service Area* map by moving 19 single-family dwelling units from No Planned Service to the Priority (W-3) Service Area and added 4,465 GPD of Residential Demand to Future and Priority, in the *Projected Water Supply Demands and Planned Capacity* table. The Westminster Planning and Zoning Commission certified consistency with the 2009 *City of Westminster, Maryland Comprehensive Plan*, during their March 21, 2024, meeting. Shown in Map 3 on page 7.

Sewer

Freedom Area:

Zabel Property: Updated the *Freedom Sewer Service Area* map by moving five single-family dwelling units from Priority Service Area (S-3) to the No-Planned Service Area and subtracted 1,250 GPD of Residential Demand from Priority and Future, in the *Projected Sewerage Demands and Planned Capacity* table. The Carroll County Planning and Zoning Commission certified consistency with the 2014 *Carroll County Master Plan, Amended 2019* and the 2018 *Freedom Community Comprehensive Plan* during their April 16, 2024, meeting. Shown in Map 4 on page 8.

Amendments & Growth-Related Changes in Development Patterns

Town of Hampstead:

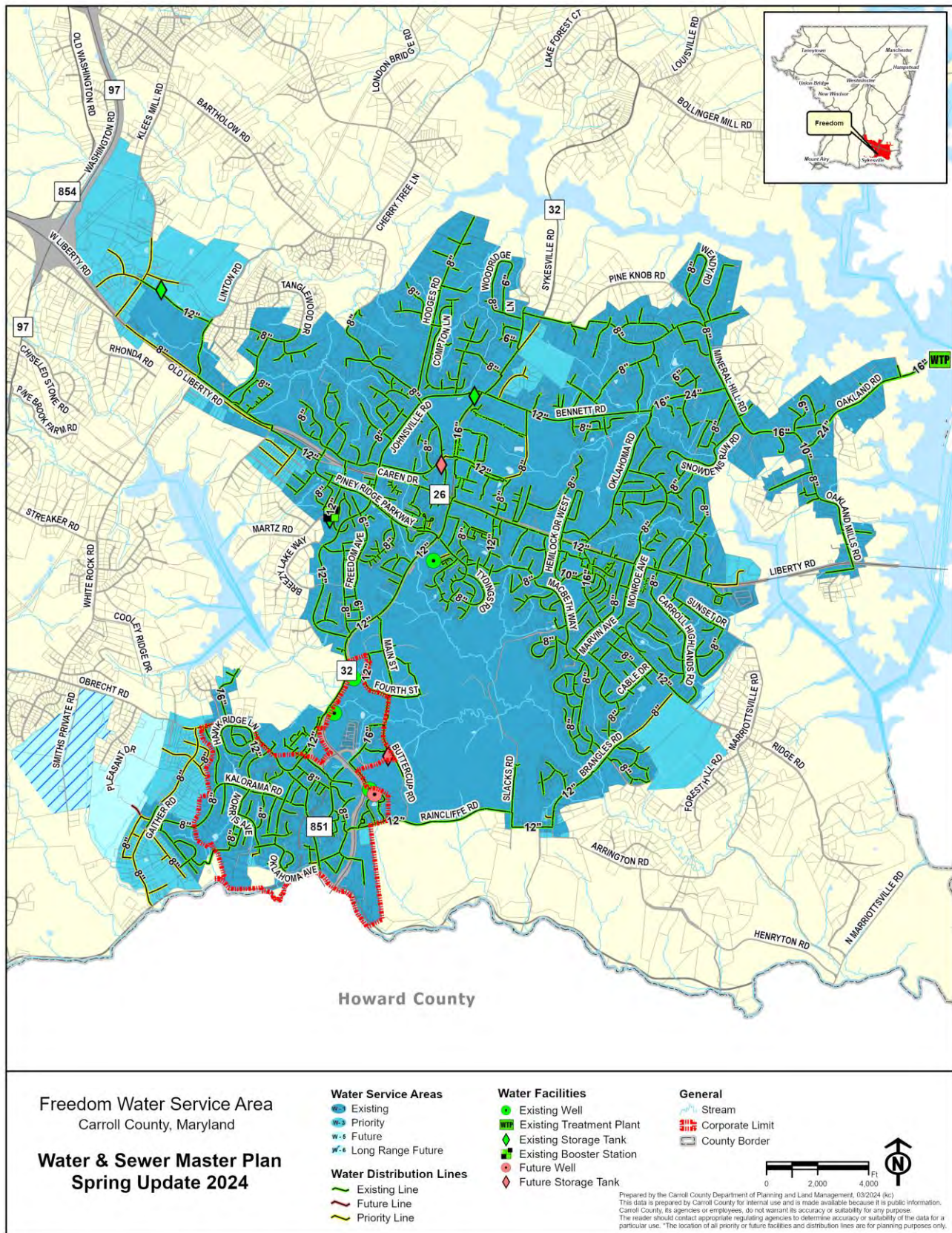
Elwood Michael Estate LLC Property: Updated the *Hampstead Sewer Service Area* map by moving 45 single-family dwelling units from the Future Service Area (S-5) to the Priority Service Area (S-3) and added 11,250 GPD of Residential Demand to Priority, in the *Projected Sewerage Demands and Planned Capacity* table. The Hampstead Planning and Zoning Commission certified consistency with the *2010 Hampstead Community Comprehensive Plan, amended in 2023*, during their March 27, 2024, meeting. Shown in Map 5 on page 9.

City of Westminster:

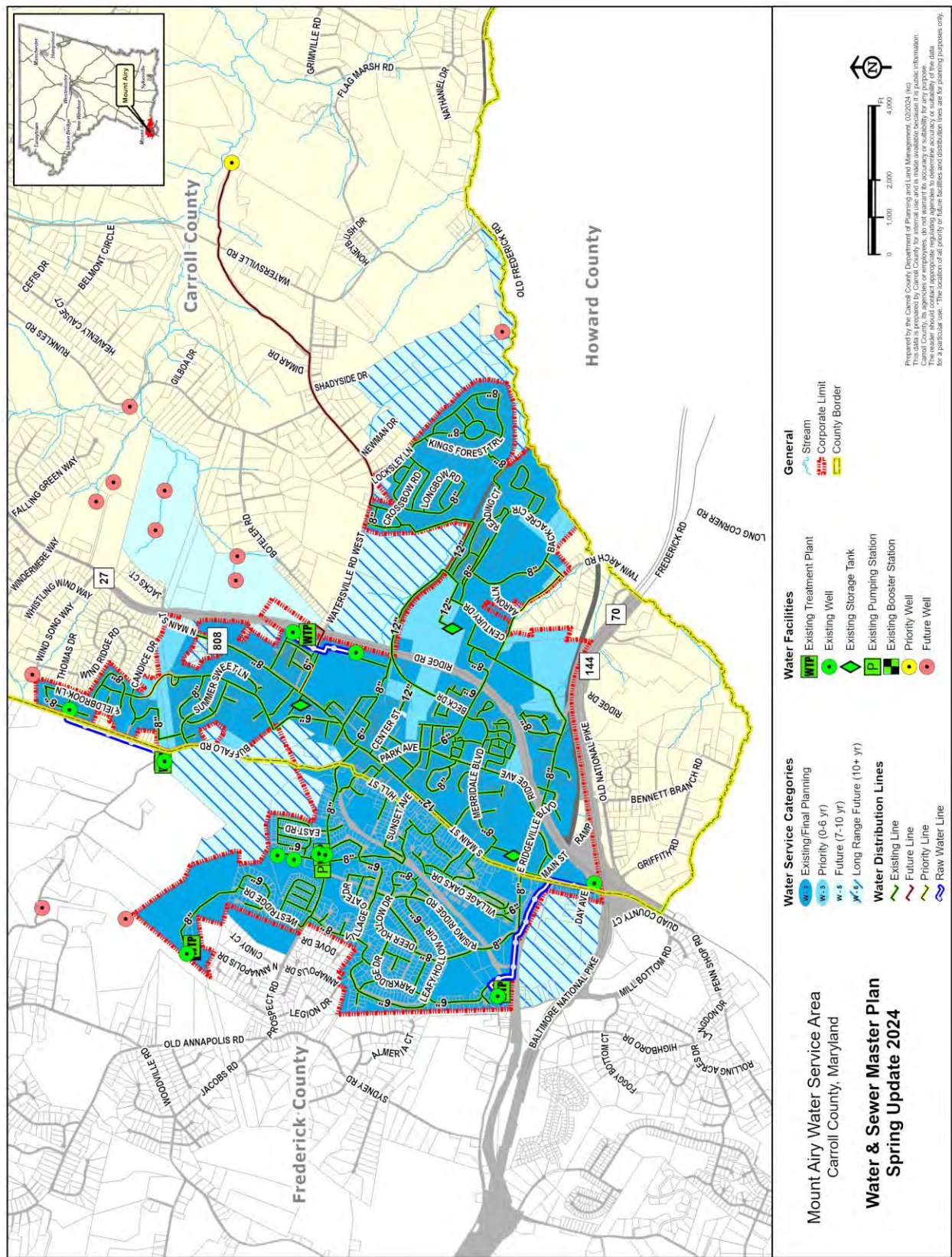
Parcel 33 and 1648: Updated the *Westminster Sewer Service Area* map by moving 19 single-family dwelling units from the No Planned Service Area to the Priority Service Area (S-3) and added 4,465 GPD of Residential Demand to Future and Priority, in the *Projected Sewerage Demands and Planned Capacity* table. The Westminster Planning and Zoning Commission certified consistency with the *2009 City of Westminster, Maryland Comprehensive Plan*, during their March 21, 2024, meeting. Shown in Map 6 on page 10.

Amendments & Growth-Related Changes in Development Patterns

Map 1: Freedom Area Water Service Area

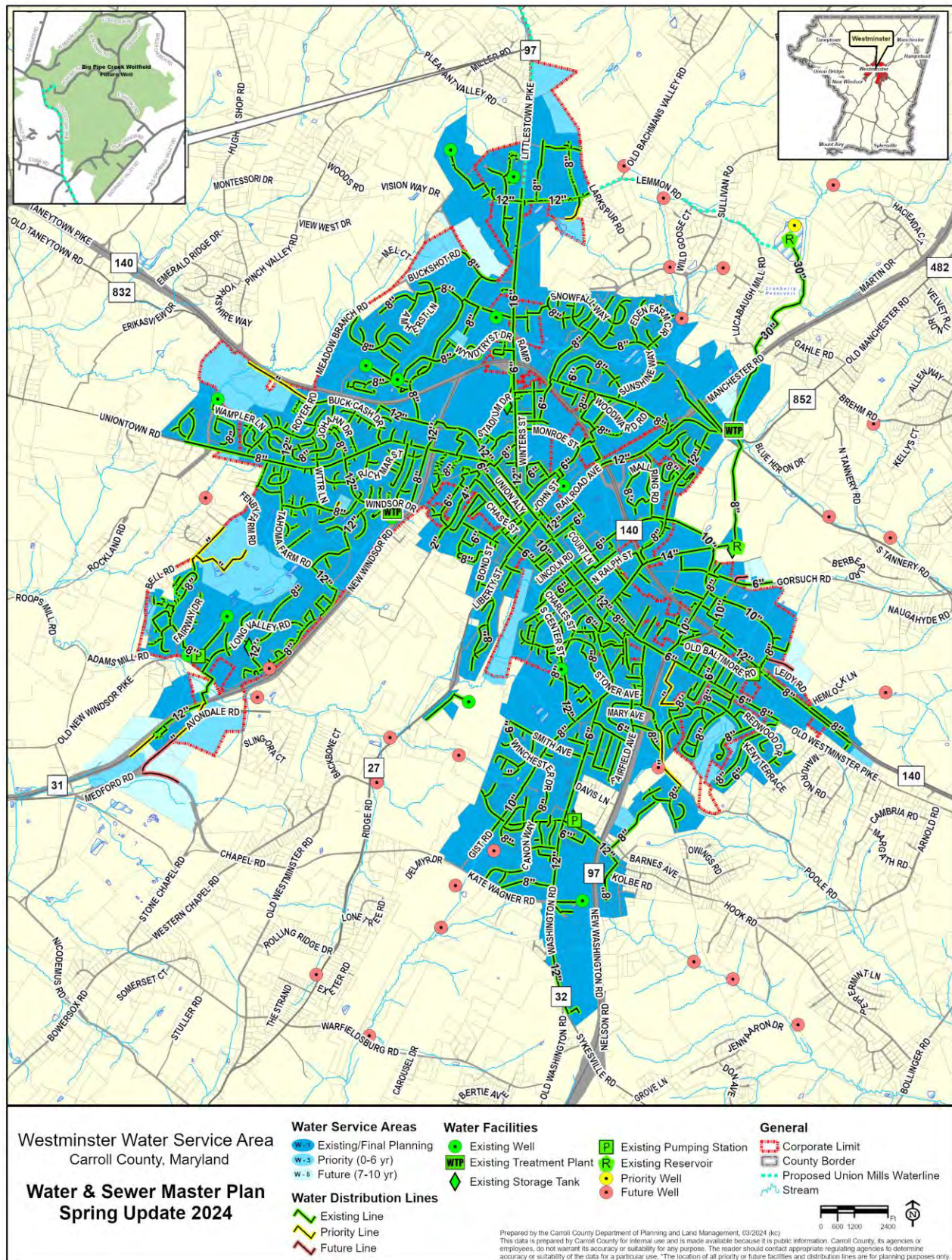


Map 2: Mount Airy Water Service Area



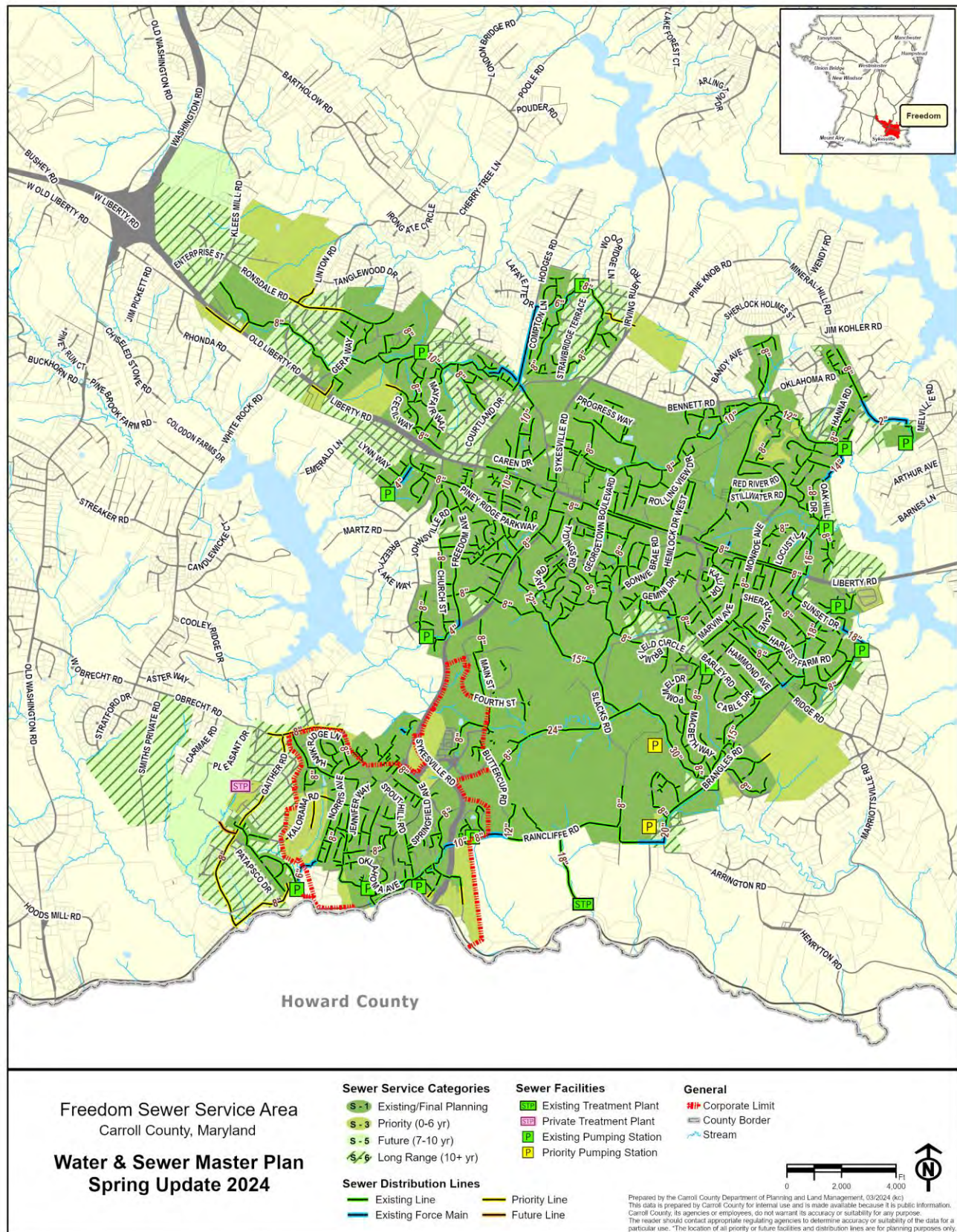
Amendments & Growth-Related Changes in Development Patterns

Map 3: Westminster Water Service Area



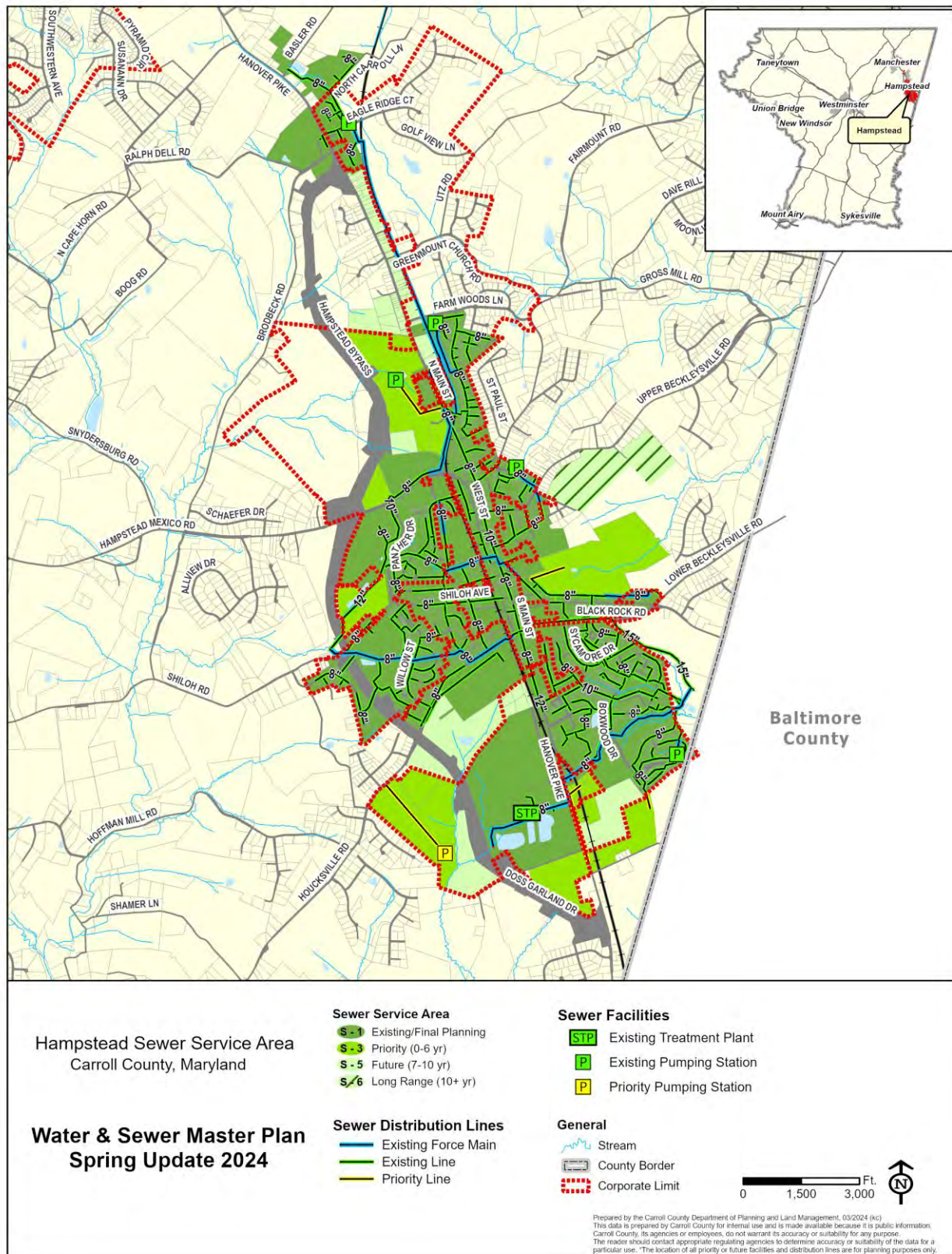
Amendments & Growth-Related Changes in Development Patterns

Map 4: Freedom Area Sewer Service Area



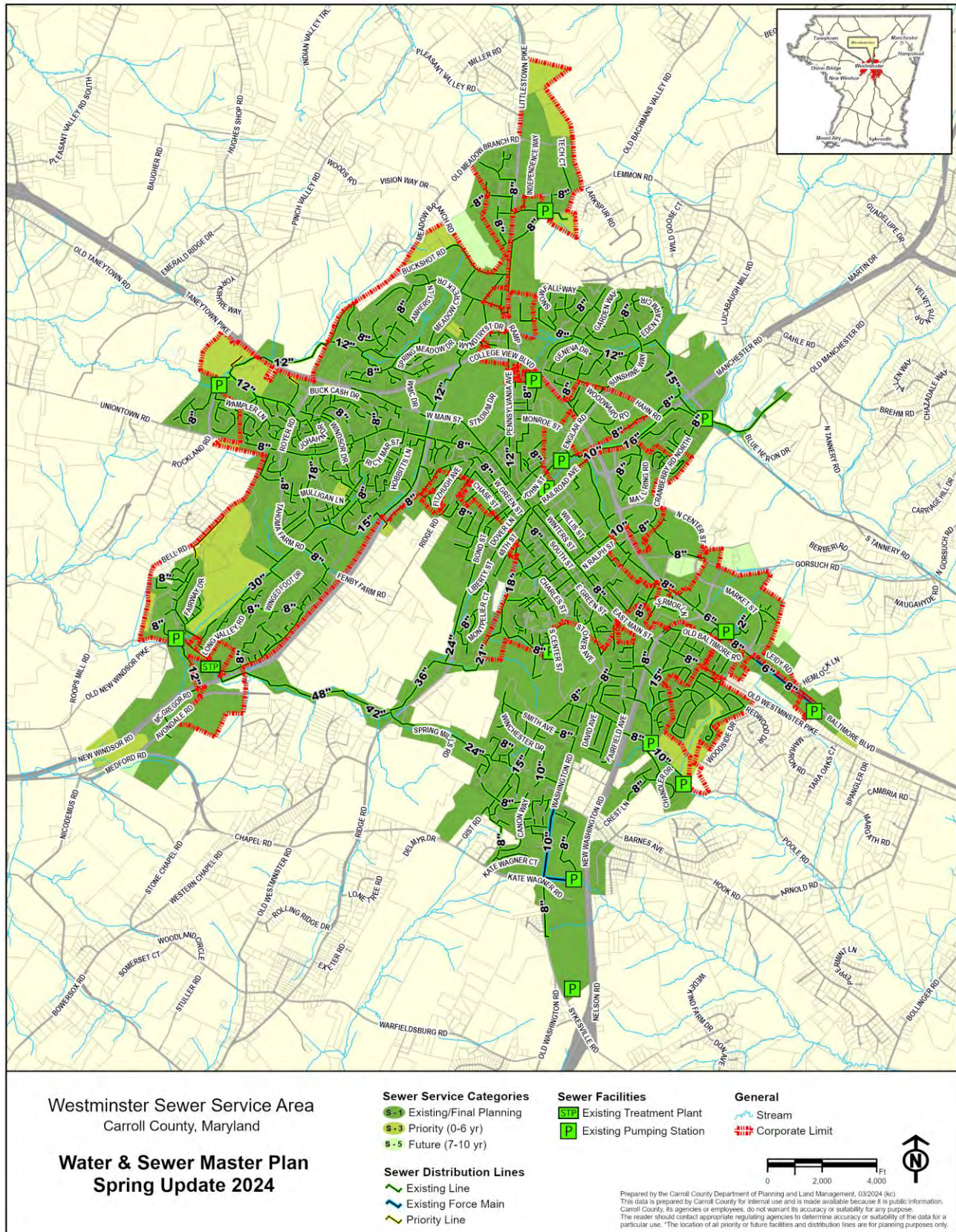
Amendments & Growth-Related Changes in Development Patterns

Map 5: Hampstead Sewer Service Area

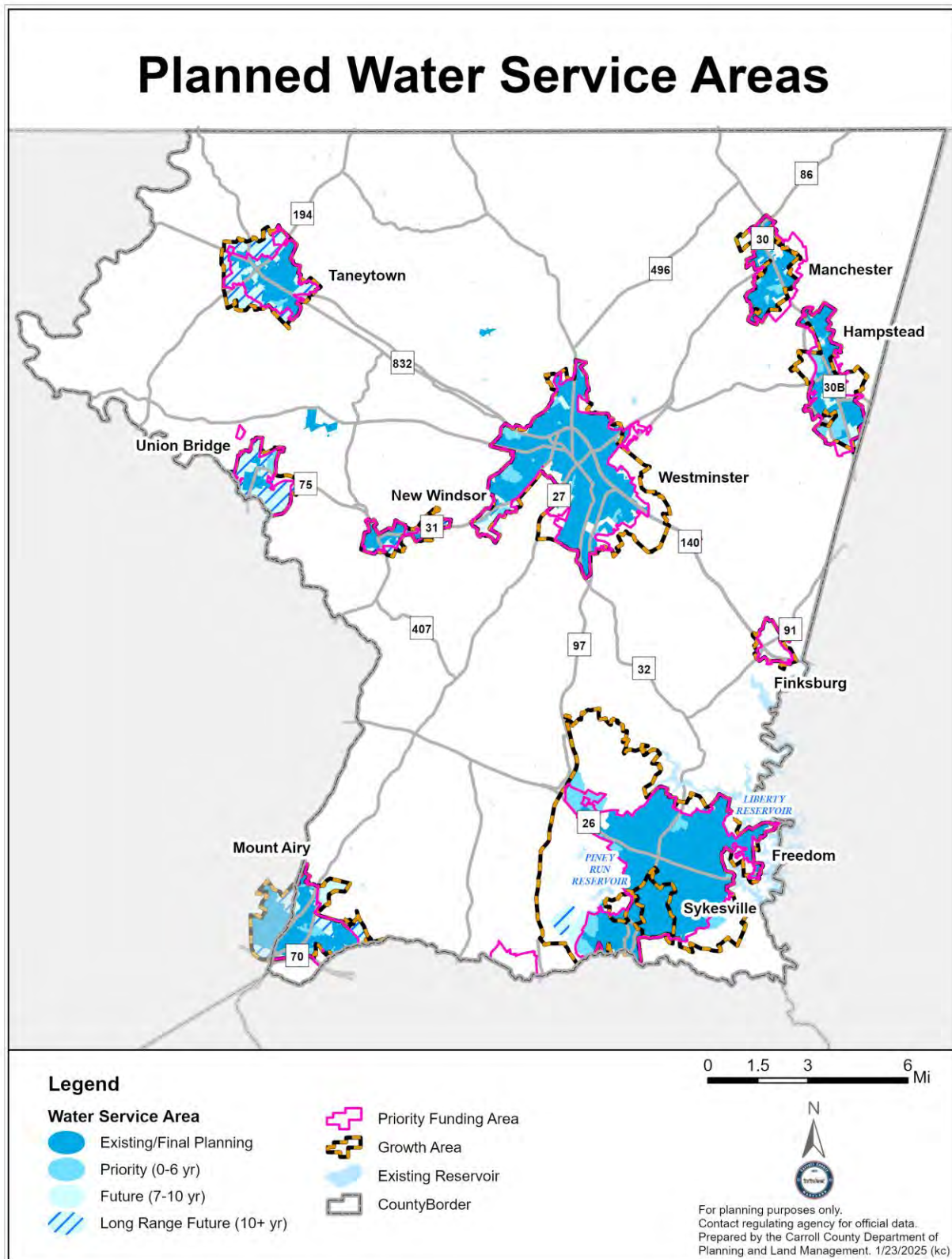


Amendments & Growth-Related Changes in Development Patterns

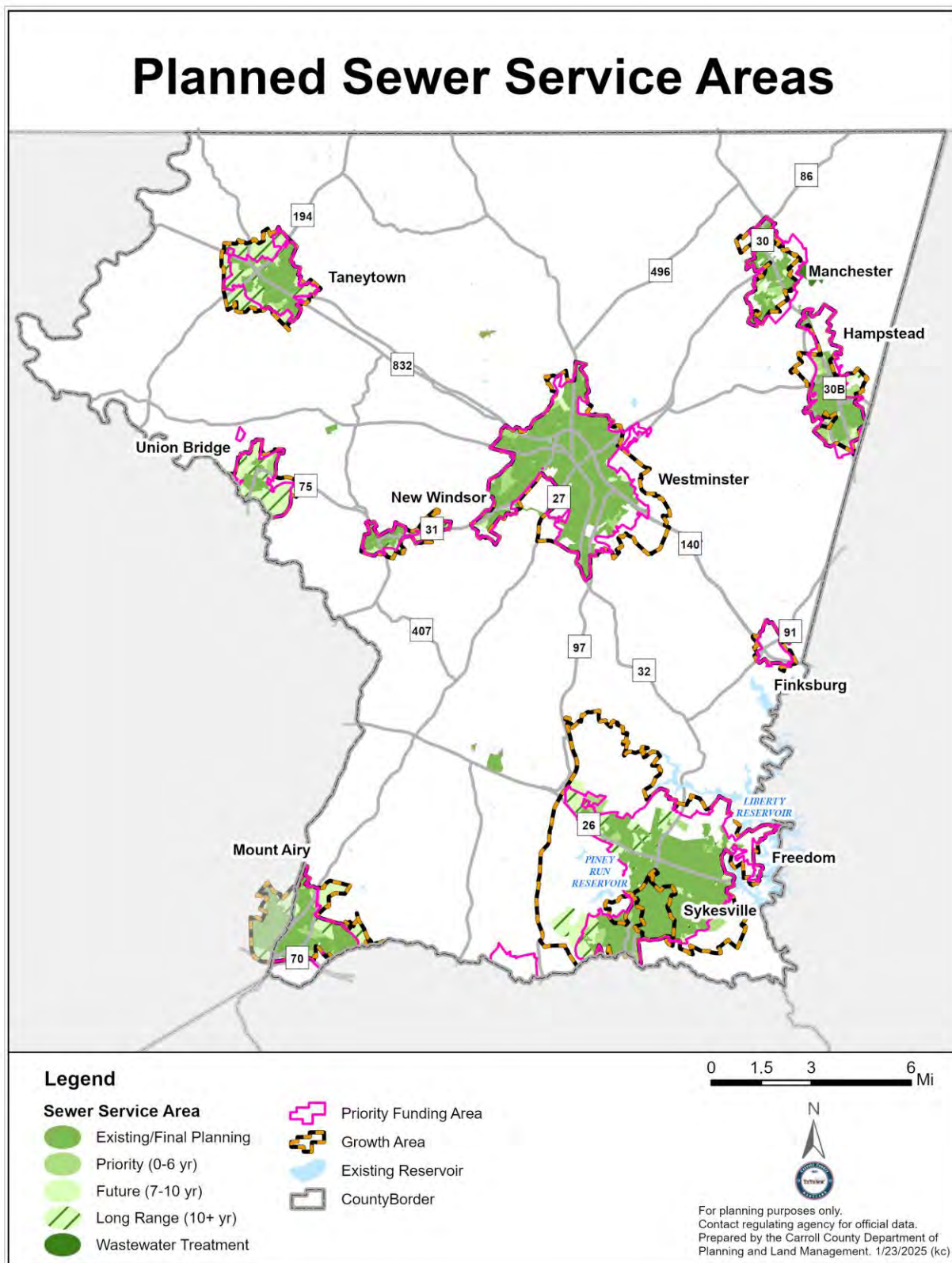
Map 6: Westminster Sewer Service Area



Map 7: 2024 Countywide Water Master Plan



Map 8: 2024 Countywide Sewer Master Plan



Subdivisions and Site Plans Approved

County Subdivisions and Site Plans Approved

The following Tables 1 and 2 list all new subdivisions and site plans in the County that received final approval during calendar year 2024. Map 9 on Page 16 shows the location of these subdivisions and site plans. During 2024, 20 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 72.25 acres. The tables also include residential and non-residential site plans and subdivisions that were amended or expanded.

Residential

Table 1 - County Residential Site Plans and Subdivisions 2024						
Location # (Map 9)	Name	New Lots	Units	Acres	Zoning	Election District
1	2103 Sykesville Road Subdivision	1	0	7.78	R-40,000	4
2	Bachman's Meadow	1	1	1.97	Agriculture	7
3	Barnaby Manor, Section 2, Lot 2	1	1	1.21	Agriculture	2
4	Bounds Property	1	0	0.59	R-10,000 - Agriculture	1
5	Bradleys Overlook	4	4	7.62	Conservation	5
6	Clayton Woods Section 3 & 2, 3rd Amended	1	2	7.46	Agriculture	7
7	Dublin Manor Section 3	1	1	1.67	Agriculture	6
8	Florence L. Brodbeck Property	1	1	5.78	R-40,000	8
9	Jacobs View	1	1	2.19	Agriculture	3
10	Lions Crossing	3	3	3.19	R-20,000	5
11	Mielke Property	1	2	5.34	R-20,000, Conservation	5
12	The Schwartzbeck Property	1	1	2.17	Agricultural	1
13	Wilhide Acres Section Two, Lot 2	1	1	1.83	Agricultural	1
18 Lots/18 units/48.8 Acres						

Source: Carroll County Bureau of Development Review, Carroll County Bureau of Comprehensive Planning

Amendments & Growth-Related Changes in Development Patterns

Non-Residential

Table 2 – County Non-residential Site Plans and Subdivisions 2024					
Location # (Map 9)	Name	Type	Acres	Zoning	Election District
14	Bear Branch Nature Center Pavilion	Public	0.59	Conservation	3
15	Colonial Pipeline Substation Building Replacement, 3rd Amend	Industrial	0.16	I-2 Heavy Industrial - Agricultural	14
16	Major Property BRICO Welding	Commercial	5.15	Agricultural	11
17	Florence L. Brodbeck Property	Commercial	4.16	C-3 High Intensity	8
18	Hampstead Wastewater Treatment Plant, 2nd Amended	Public	12.84	Conservation	8
19	Penguin Random House 3rd Amended Site Plan	Industrial	0.34	I-2 Heavy Industrial	7
20	Sandymount Elementary School Addition	School	0.21	Conservation	4
23.45 Acres					

Source: Carroll County Bureau of Development Review, Carroll County Bureau of Comprehensive Planning

Amendments & Growth-Related Changes in Development Patterns

Municipal Subdivisions and Site Plans Approved

Tables 3 and 4 list all new subdivisions and site plans in the Municipalities that received final approval during the calendar year of 2024. The locations of these subdivisions and site plans are also shown on Map 9. During 2024, a total of 7 substantive plans were approved in the Municipalities, covering approximately 137.552 acres.

Residential

Table 3 – Municipal Residential Site Plans and Subdivisions 2024						
Location # (Map 9)	Name	Lots	Units	Acres	Zone	Municipality
21	Taney View	1	2	.777	R-7500	Taneytown
1 Lot/ 2 Unit / .7774 Acre						

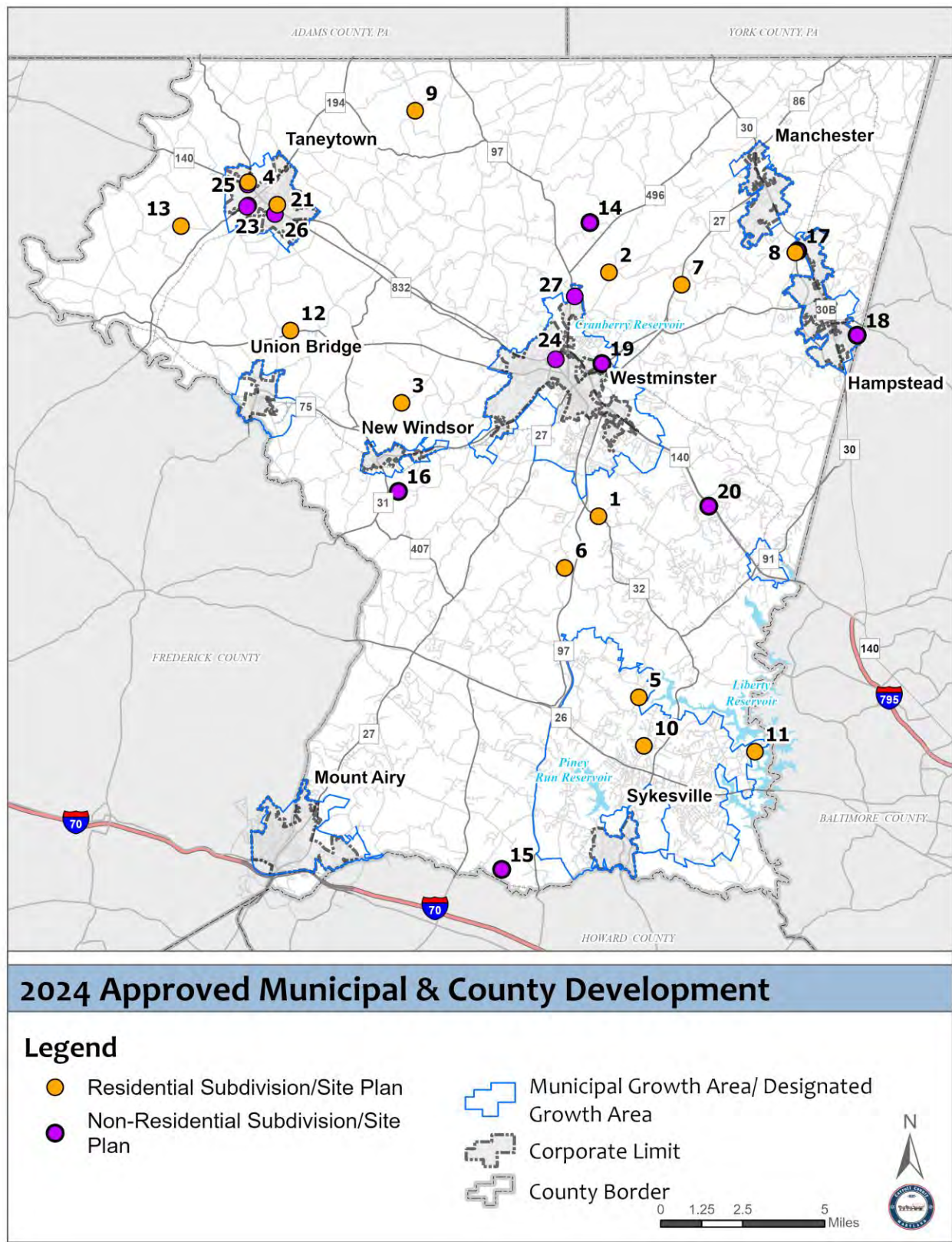
Source: City of Taneytown, Carroll County Bureau of Development Review

Non-Residential

Table 4 – Municipal Non-residential Site Plans and Subdivisions 2024					
Location # (Map 9)	Name	Type	Acres	Zoning	Municipality
22	EVAPCO ALLENDALE LANE PARKING LOT	Parking lot	1.36	Restricted Industrial	Taneytown
23	EVAPCO 3 RD AMENDED SITE PLAN	Office expansion	1.36	Restricted Industrial	Taneytown
24	HARVEY STONE PAVILION	Reconstruction of a Pavilion	107.89	R-10,000	Westminster
25	RECOVERY 180 TANEYTOWN	Parking lot	1.33	General Business	Taneytown
26	TANEYTOWN ELEMENTARY SCHOOL PRE-KINDERGARTEN AND KINDERGARTEN ADDITION	Classroom addition	.42	Open Space	Taneytown
27	KNORR BRAKE	Temporary storage	24.385	P-I Planned Industrial	Westminster
136.745 Acres					

Source: City of Taneytown, City of Westminster, Carroll County Bureau of Development Review

Map 9: Subdivisions and Site Plans Approved



During 2024, there were 4 annexations and 1 rezoning. The 4 annexations included one in Hampstead, one in Mt. Airy, and two in Westminster, and the rezoning was a rezoning in Westminster. Descriptions of the annexations are explained in Table 5, and the rezoning description is listed in Table 6. Both are displayed in Map 10 on page 18.

Annexations

Table 5 – Annexations 2024					
County Res. No.	Name	Acreage	Jurisdiction & Annexation #	Zoning From County/To Municipal	Effective Date
1220-2024	Stag Property	51.23	Hampstead #45	I-1 / “I-R” Restricted Industrial	May 25, 2024
1235-2024	Pank Land, LLC	1.3	Mt. Airy #46	R-40,000 /”I” Industrial	December 20, 2024
1223-2024	Covington Properties	3.186	Westminster #77	C-2 and R-10,000/ “B” Business and “R-10,000” Residential	January 22, 2021
1221-2024	Cross Creek Enterprises, LLC	.69	Westminster #79	C-2 / “B” Business	June 6, 2024

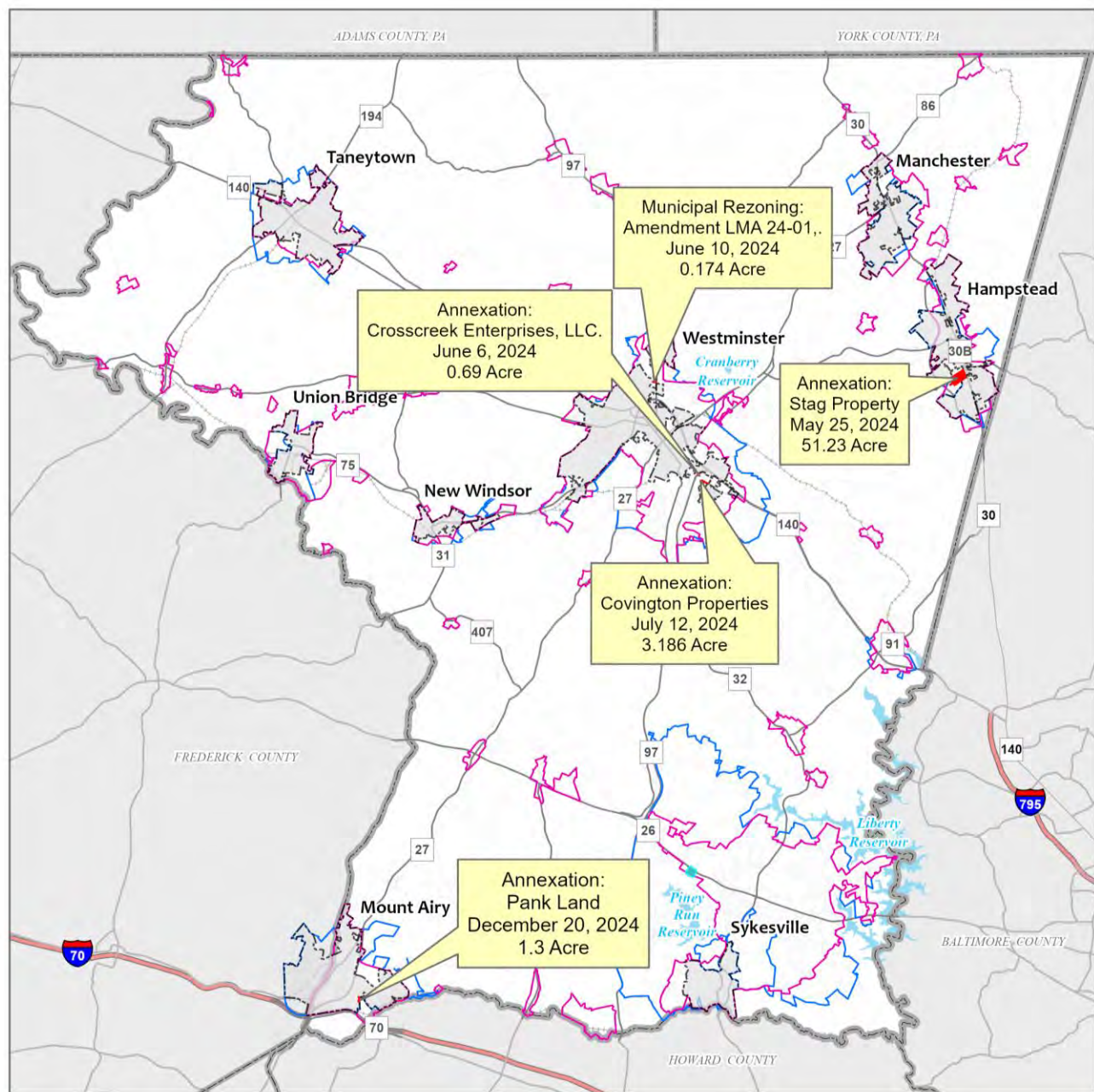
Source: Carroll County Bureau of Comprehensive Planning, Town of Hampstead, Town of Mt. Airy, City of Westminster

Rezoning

Table 6 – Rezoning 2024					
Rezoning Case No.	Name	District Change	Acres	Effective Date	Plan Reference
2024-05	Carroll County Department of Public Works	Amending the Zoning Map to rezone Parcel F-1B, of the Carroll County Department of Public Works Amended Plat of Parcels “F-1” & “C-1” (P.B. 54 PG. 248) from the I-R Industrial Restricted Zone to the B Business Zone.	0.174	June 10, 2024	Westminster

Source: City of Westminster

Map 10: Annexations & Rezoning



2024 Annexations/Rezoning

Legend

- + Annexations/Rezoning
- + Municipal Growth Area/ Designated Growth Area
- + Priority Funding Area
- + Corporate Limit
- + County Border



Zoning Text Amendments That Resulted in Changes in Development Patterns

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

County:

Ordinance No. 2024-01- Amendment to the Zoning Code, Chapter 158, regarding bulk requirements in the Commercial zoning districts.

Ordinance No. 2024-04- Amendment to bring the County Zoning Code, Chapter 158, into compliance with State legislation regarding the sale, growing and processing of adult use cannabis.

Ordinance No. 2024-02- Temporary prohibition on the storage of food processing residuals in the County.

Ordinance No. 2024-07- Amendment to the Zoning Code, Chapter 158, pertaining to regulations for food processing residual storage.

Ordinance No. 2024-08- Creation of a new section of the County Code, Chapter 161, to establish the authority to approve and procedures for Development Rights and Responsibilities Agreements.

Ordinance No. 2024-10- Amendment to the County Zoning Code, Chapter 158, to revise the requirements regarding site and design requirements for solar energy generating systems.

Ordinance No. 2024-11- Amendment to bring the County Zoning Code, Chapter 158, into compliance with the Maryland Housing Expansion and Affordability Act of 2024.

Municipality:

Hampstead

Resolution 2024-02: Adopted 6/11/2024; Amending Water Rates – 8% increase in rates

Resolution 2024-06: Adopted 11/10/2024; Charter Amendment – Elections – Amending Article V, §C5-13 to remove write in ballot candidates in general or special elections. Amending Article XIII, § C13-1 to add “The Town of Hampstead” to the oath of office.

Ordinance 551: Adopted 12/03/2024; Water Chapter

Sykesville

Ordinance No. 2024-01: Adopted 01/22/2024; Automobile Service Garage added as a conditional use in the B-L zone.

Taneytown

Resolution No. 2024-05: Adopted 03/11/2024; Adoption of the Carroll County Hazard Mitigation Plan

Amendments & Growth-Related Changes in Development Patterns

Westminster

Ordinance No. 2024-02. Adopted 03/25/2024; Ordinance of the Mayor and Common Council of Westminster, amending Chapter 164, “Zoning and Subdivision of Land”, of the Code of the City of Westminster, to amend Article VIIA, MUI “Mixed Use Infill Zone”, Section 164-39.2; Article VIII, “B Business Zone”, Section 164-41; Article VIIIA, “C-C Central Commerce Zone”, Section 164-45.2; Article VIIIB, “D-B Downtown Business Zone”, Section 164-45.8; and Article IX, “C-B Central Business Zone”, Section 164-47, to amend existing permitted uses, delete existing uses, and add new permitted uses.

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

Municipality:

Mount Airy

Dec 20, 2024, Res. #2024-4; Annexation of the Pank Land LLC

Schools

New Schools or Additions to Schools

There were no new schools or additions completed in 2024.

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 7 describes additions that occurred to the County’s roadway network in 2024.

Table 7: New Roadway Construction 2024		
County Road Name	FromTo	Type of Change
Majestic Court	Fortress Court to End	New Road
Fortress Court	Houcksville Road to End	New Road
Mount Denali Road	Marvin Ave to Monroe Ave	New Road
Monroe Ave	Ridge Rd to End	New Road
Municipal Road Name	FromTo	Type of Change
New Windsor		
Town View Circle	MD-31/New Windsor Rd. to MD-31/New Windsor Rd.	New Subdivision Loop Rd.
Taneytown		
Roberts Mill Avenue	Baumgardner Avenue to Antrim Street	Completion of street reconstruction after water, sewer, and stormwater replacement and adding sidewalks on one side of Roberts Mill Avenue that previously had none.
Broad Street	Roberts Mill Avenue to Route 140	Completion of street reconstruction after water, sewer and stormwater replacement. Replacement of sidewalks, driveway aprons and filled in gaps for sidewalk that previously had none.

Source: Carroll County Department of Public Works, Town of New Windsor, City of Taneytown

Developments that were modified due to APFO Restrictions

There were no developments that were modified due to APFO restrictions in 2024.

Parks

New Parks/Park Changes

County:

- Purchased 44 acres adjacent to **Cape Horn Park** at 2500 Cape Horn Road, Hampstead using Program Open Space Funding.
- Completed a Challenge Course playground at **Freedom Park**, 1111 Raincliffe Road, Sykesville (Ribbon Cutting was held in January 2025).
- Lighting was added to Fields 1 and 2 at **Cape Horn Park**.
- Memorial Garden was completed at **Westminster Veterans Memorial Park**, Crest Lane, Westminster.
- Playground was resurfacing and a new Gaga Ball Pit was added at **Leister Park**, 4134 Black Rock Road, Hampstead.
- Pavilion 2 was replaced at **Freedom Park**.
- Pavilion 2 was replaced at **Piney Run Park**, 30 Martz Road, Sykesville.
- Disc Golf Course was added to **Krimgold Park** at 5355 Woodbine Road, Woodbine (was an Eagle Scout Project).

Municipality:

Hampstead

- Addition of inclusive playground equipment at **Panther Park** at Dakota Road & Christopher Way.

Taneytown

- Replacement of all playground features and park surface at the tot lot at **Memorial Park** at Taneytown Pike & Park Rd.
- Installation of overhead lighting for fields at **Taneytown High School Park** at 210 Carroll Heights Rd.
- Construction of the new **Bollinger Park** at 3920 Fringer Road, a 102.29 acre walking nature park with trails, benches and parking lot with lights.

Consistency of Development Changes

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

During 2024, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, the Municipalities, as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.

Measures & Indicators

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

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

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

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

- ❖ Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA)
- ❖ Net density of growth that is being located inside and outside the PFA;
- ❖ Creation of new lots and the issuance of residential and commercial building permits inside and outside the PFA;

- ❖ Development capacity analysis, updated once every 3 years, or when there is a significant zoning or land use change;
- ❖ Number of acres preserved using local agricultural land preservation funding;
- ❖ Information on achieving the statewide goals, including:
 - The local land use goal;
 - The time frame for achieving the local goal;
 - The resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
 - Any incremental progress made towards achieving the local goal.

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

Residential Dwelling Units by Priority Funding Area (PFA)

To measure the amount and share of residential development that occurred inside and outside of PFAs, the number of new dwelling units added (i.e., Use & Occupancy Certificates issued) in 2024 was identified and compared to the number of dwelling units that existed as of December 31, 2023. Table 8 shows the dwelling units added within each PFA in 2024, as well as the cumulative total at the end of 2024. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 13 on Page 34 illustrates the location of new residential growth relative to PFA boundaries, showing a trend of more units in the PFA.

Table 8 – Residential Dwelling Units by PFA 2024				
Priority Funding Area	PFA Totals as of 12/31/23	New 2024 Units	PFA Totals as of 12/31/24	% of New Units inside PFA
Finksburg	140	0	140	0.0%
Freedom (<i>Sykesville Excluded</i>)	8,876	62	8,938	50.8%
Sykesville	1,730	1	1,731	0.8%
Hampstead	3,027	0	3,027	0.0%
Manchester	2,126	7	2,133	5.7%
Mount Airy	3,562	1	3,563	0.8%
New Windsor	841	6	847	4.9%
Taneytown	3,246	2	3,248	1.6%
Union Bridge	495	1	496	0.8%
Westminster	11,384	39	11,423	32.0%
<i>Rural Villages</i>	2,103	3	2,106	2.5%
Total	37,530	122	37,652	100%

5-Year Trend	
Year	New Units % Inside Growth Areas
2020	66.4
2021	77.3
2022	76.9
2023	51.6
2024	58.9

Source: Carroll County Bureau of Comprehensive Planning, Carroll County Department of Technology Services

Table 9 – Dwelling Units Inside vs. Outside PFAs 2024				
Area	2024 Units Only	% of 2024 Units	County Total as of 12/31/24	% of County Total in 2024
Total Inside PFAs	122	58.9%	36,985	55.7%
Total Outside PFAs	85	41.1%	31,083	44.3%
Total	207	100%	68,068	100.0%

Source: Carroll County Bureau of Comprehensive Planning, Carroll County Department of Technology Services

Measures and Indicators

Residential Dwelling Units by MGA & DGA

For decades, Carroll County and its Municipalities have defined areas designated for annexation and future growth, beyond current Municipal limits. The term Municipal Growth Area (MGA) is applicable to Hampstead, Manchester, Mount Airy, New Windsor, Sykesville, Taneytown, Union Bridge, and Westminster. Designated Growth Area (DGA) is applicable to Freedom and Finksburg. These geographic areas are a very important part of how jurisdictions in Carroll County plan for future growth, development, and facilities. Table 10 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each MGA/DGA in 2024, as well as the cumulative total at the end of 2024. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the MGA/DGA. Map 13 on Page 34 illustrates the location of new residential growth relative to MGA/DGA boundaries.

Table 10– Residential Dwelling Units by MGA/DGA 2024					5-Year Trend	
MGA/DGA	Total as of 12/31/23	New 2024 Units Only	Totals as of 12/31/24	% of Totals	Year	New Units % Inside Growth Areas
Finksburg	139	0	139	0.4%	2019	65.3
Freedom (<i>Sykesville Excluded</i>)	11,373	69	11,442	30.0%	2020	78.5
Sykesville	1,746	0	1,746	4.6%	2021	77.8
Hampstead	2,895	0	2,895	7.6%	2023	52.2
Manchester	1,951	7	1,958	5.1%	2024	60.4
Mount Airy	3,565	1	3,566	9.3%		
New Windsor	888	6	894	2.3%		
Taneytown	3,319	2	3,321	8.7%		
Union Bridge	541	1	542	1.4%		
Westminster	11,621	39	11,660	30.6%		
Total	38,038	125	38,163	100%		

Source: Carroll County Bureau of Comprehensive Planning, Carroll County Department of Technology Services

Table 11 – Dwelling Units Inside vs. Outside MGA/DGA 2024				
Area	2024 Units Only	% of 2024 Units	County Total as of 12/31/24	% of County Total in 2024
Total Inside MGAs / DGAs	125	60.4%	38,680	56.5%
Total Outside MGAs / DGAs	82	39.6%	29,388	43.5%
Total	207	100%	68,068	100

Source: Carroll County Bureau of Comprehensive Planning, Carroll County Department of Technology Services

Measures and Indicators

Non-Residential Units by PFA & MGA / DGA

To measure the amount and share of non-residential (office, retail, industrial, and institutional uses) development that occurred inside and outside of PFAs and MGA/DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2024 were used to identify where new non-residential development occurred in 2024. Table 12 shows the number of units added within each PFA and MGA/DGA. The number of non-residential units added countywide (inside and outside PFA and MGA/DGA) is shown in Table 13. Map 13 on Page 34 indicates the location of the new non-residential units added in 2024.

Table 12– Non-Residential Units by PFA & MGA/DGA 2024				
Priority Funding Area	PFA		MGA / DGA	
	2024 Units	% of PFA Totals	2024 Units	% of MGA Totals
Finksburg	0	0.0%	0	0.0%
Freedom (<i>Sykesville Excluded</i>)	13	29.5%	14	35.0%
Sykesville (Town)	1	2.3%	1	2.5%
Hampstead	5	11.4%	5	12.5%
Hoods Mill	2	4.5%	N/A	N/A
Manchester	2	4.5%	2	5.0%
Mount Airy	5	11.4%	5	12.5%
New Windsor	0	0.0%	0	0.0%
Taneytown	0	0.0%	0	0.0%
Union Bridge	1	2.3%	1	2.5%
Westminster	13	29.5%	12	30.0%
Rural Villages	2	4.5%	N/A	N/A
Total	44	100%	40	100%

Source: Carroll County Bureau of Comprehensive Planning, Carroll County Department of Technology Services

Table 13 – Non-Residential Units Inside vs. Outside PFA & MGA/DGA 2024				
Area	PFA		MGA / DGA	
	2024 Units	% of 2024 Units	2024 Units	% of 2024 Units
Total Inside	44	64.7%	40	58.8%
Total Outside	24	35.3%	28	41.2%
Total	68	100%	68	100%

Source: Carroll County Bureau of Comprehensive Planning, Carroll County Department of Technology Services

The number of residential lots recorded in 2024 is shown by PFA and MGA/DGA in Table 14. There were no new Non-residential lots recorded in 2024. The locations of the recorded lots in these tables in relationship to PFAs and MGA/DGAs are shown on Map 11 on page 29.

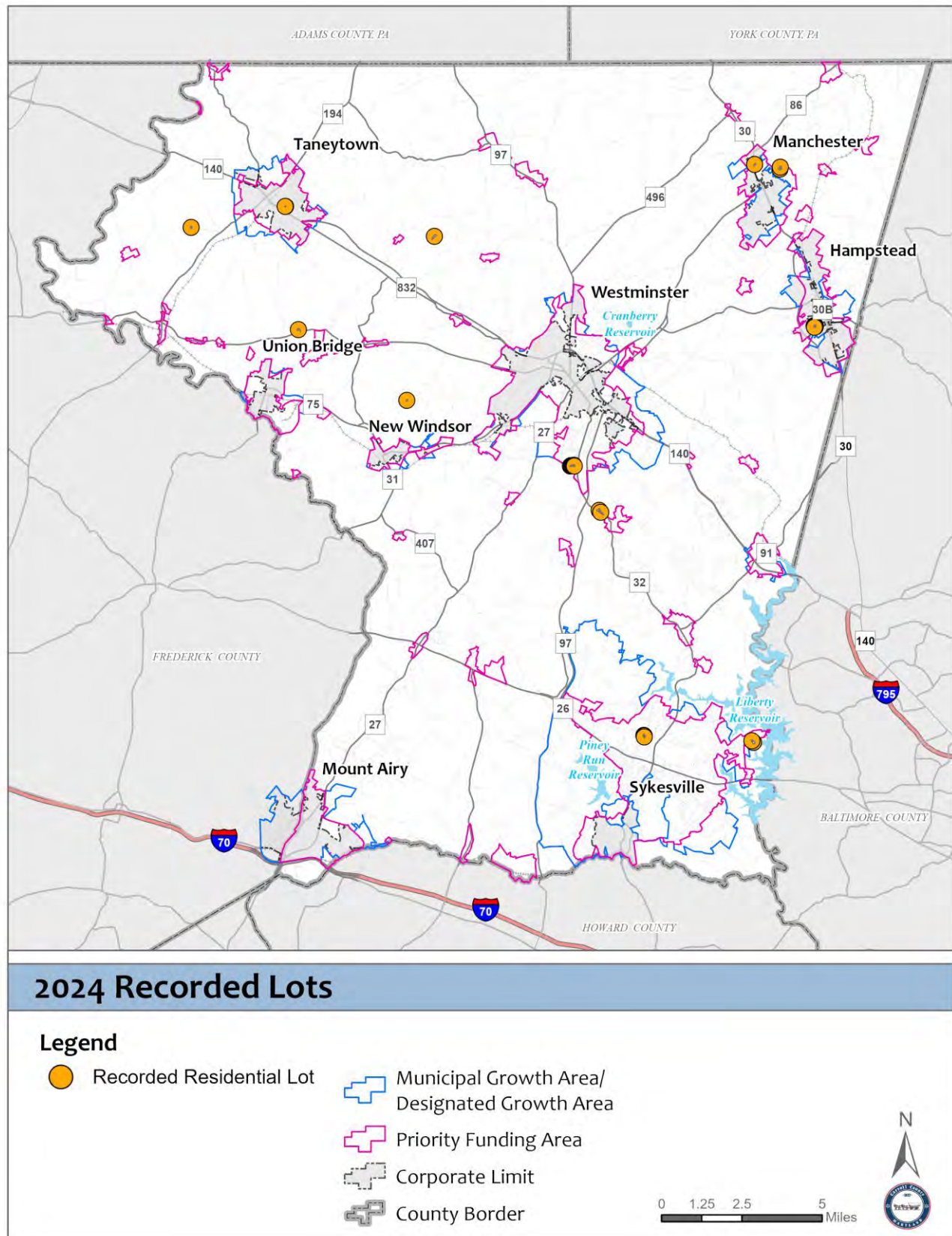
Table 14 – Number of Residential Recorded Lots by PFA & MGA/DGA 2024		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	19	82.6%
Outside PFA	4	17.4%
<i>Total</i>	<i>23</i>	<i>100%</i>
Inside MGA/DGA	17	73.9%
Outside MGA/DGA	6	26.1%
<i>Total</i>	<i>23</i>	<i>100%</i>

Source: Carroll County Bureau of Development Review, Carroll County Bureau of Comprehensive Planning

Table 15 – Number of Non-residential Recorded Lots by PFA & MGA/DGA 2024		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	0	0.0%
Outside PFA	0	0.0%
<i>Total</i>	<i>0</i>	<i>0%</i>
Inside MGA/DGA	0	100.0%
Outside MGA/DGA	0	0.0%
<i>Total</i>	<i>0</i>	<i>100%</i>

Source: Carroll County Bureau of Development Review; Carroll County Bureau of Comprehensive Planning

Map 11: Recorded Lots

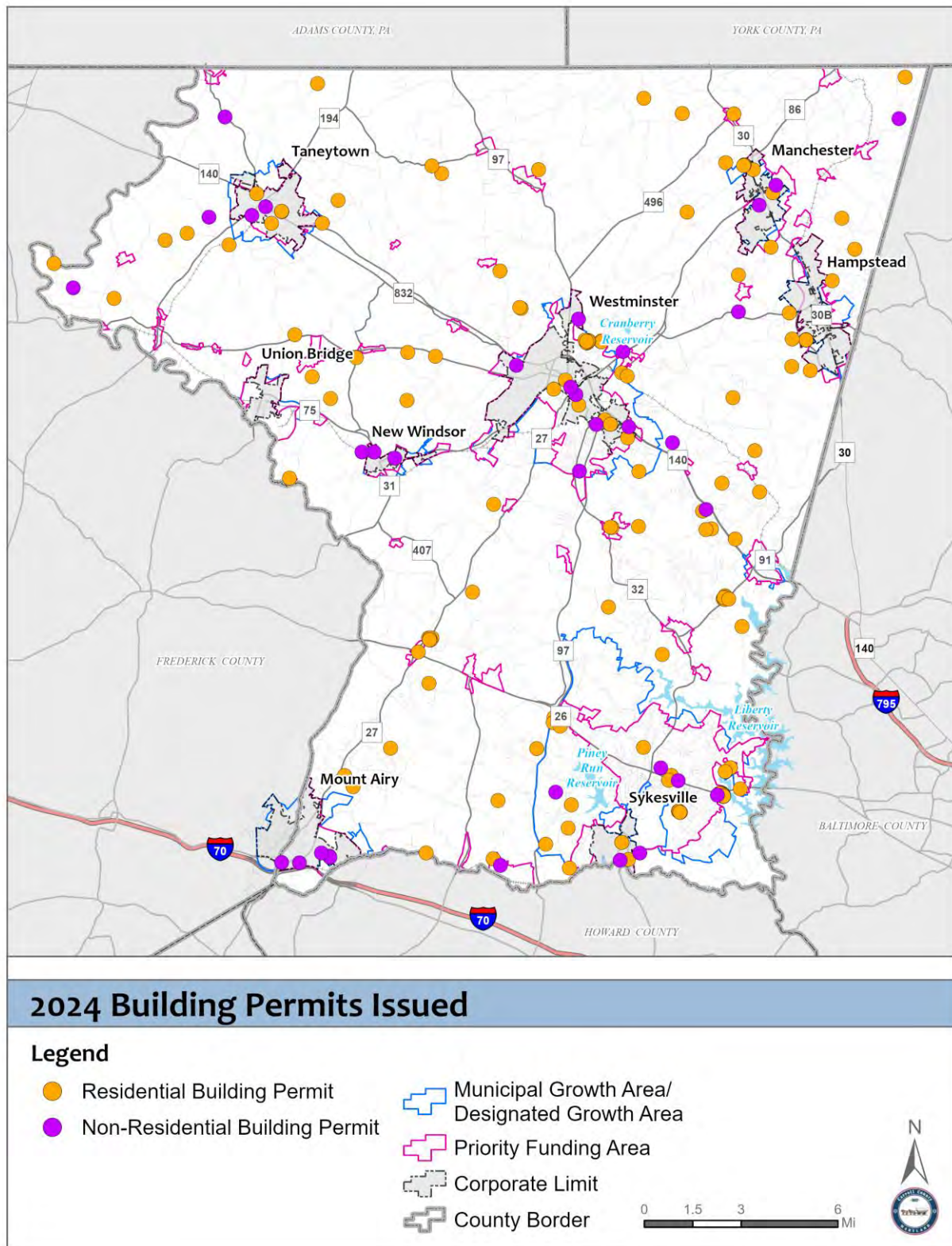


The total number of building permits issued for new construction in 2024 was 208, as shown in Table 16. This includes permits issued within the Municipalities. Map 12 on page 31 shows the locations of the building permits issued in this table in relationship to PFAs and MGA/DGAs.

Table 16: - Building Permits Issued by PFA & MGA/DGA 2024		
Area	Totals	% In/% Out
Residential Inside PFA	89	42.8%
Residential Outside PFA	85	40.9%
Non-Residential Inside PFA	23	11.1%
Non-Residential Outside PFA	11	5.3%
Total	208	100%
Residential Inside MGA/DGA	94	45.2%
Residential Outside MGA/DGA	80	38.5%
Non-Residential Inside MGA/DGA	23	11.1%
Non-Residential Outside MGA/DGA	11	5.3%
Total	208	100%

Source: Carroll County Bureau of Comprehensive Planning, Carroll County Department of Technology Services

Map 12: Building Permits Issued



Use & Occupancy (U&O) Certificates Issued

U&O Certificates by Election District & Municipality

Table 17 shows new Use & Occupancy Certificates issued by category in Carroll County during 2024. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial, and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

Election District / Municipality	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	4	44	0	3	5
Taneytown	0	2	57	0	15	0
ED 2	0	7	56	4	4	6
ED 3	0	7	64	1	1	5
ED 4	0	18	288	2	12	1
ED 5	1	28	341	3	42	0
Sykesville	1	0	45	1	5	0
ED 6	0	8	136	1	12	2
Manchester	0	7	57	1	4	0
ED 7	1	11	244	6	27	0
Westminster	35	1	159	4	67	0
ED 8	0	3	94	5	9	5
Hampstead	0	0	30	3	16	0
ED 9	0	12	143	1	4	4
ED 10	0	1	21	0	3	5
ED 11	0	1	40	0	1	2
New Windsor	0	6	40	0	3	0
ED 12	0	1	6	1	2	0
Union Bridge	0	1	15	0	2	0
ED 13	1	4	89	0	0	0
Mount Airy*	0	1	83	5	19	0
ED 14	36	9	255	10	18	2
Total	75	132	2346	49	272	37

Source: Carroll County Department of Technology Services

*Does not include Frederick County

Measures and Indicators

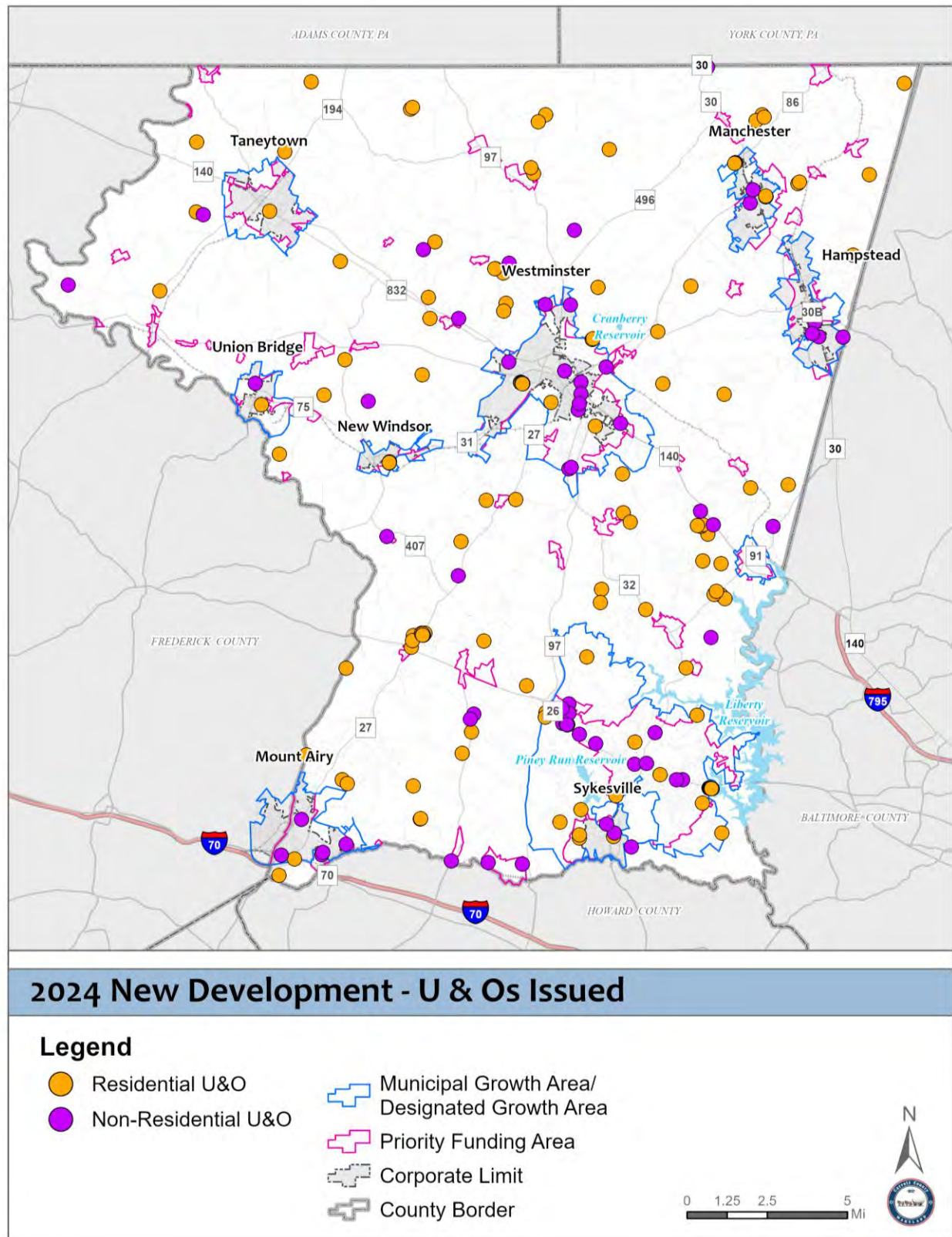
New U&O Certificates by PFA & DGA

The total number of residential and non-residential U&Os issued for new construction in 2024 was 275. This includes U&Os issued within the Municipalities. Table 18 presents the total residential and non-residential U&Os issued and provides the percentage of each that occurred inside and outside PFAs and MGA/DGAs. The locations of the U&Os issued in relationship to PFAs and MGA/DGAs can be seen on Map 13 on Page 34.

Table 18 – New Use & Occupancy Certificates Issued by PFA & MGA/DGA 2024		
Area	Totals	Total %In / %Out
Residential Inside PFA	122	44.4%
Residential Outside PFA	85	30.9%
Non-Residential Inside PFA	44	16.0%
Non-Residential Outside PFA	24	8.7%
<i>Total</i>	<i>275</i>	<i>100%</i>
Residential Inside MGA / DGA	125	45.5%
Residential Outside MGA / DGA	82	29.8%
Non-Residential Inside MGA / DGA	40	14.5%
Non-Residential Outside MGA / DGA	28	10.2%
<i>Total</i>	<i>275</i>	<i>100%</i>

Note: Does not include Farm U&Os
Source: Carroll County Department of Technology Services

Map 13: New U&O's Issued



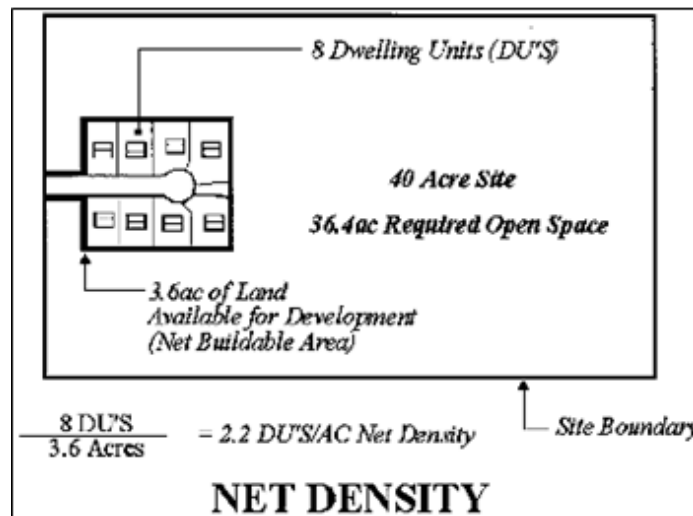
Net Residential Density & Floor Area Ratio (FAR)

Net Density of residential development (dwelling units/acre) was calculated based on the average number of dwellings per net lot acre for the new lots created on residential parcels. The net lot acreage is based on the buildable portion of the lot (minus open space, stormwater management, roads, etc.). Table 19 provides the number of dwelling units/acre inside and outside PFAs, as well as inside and outside MGA/DGAs. Figures 1 illustrates how these calculations were made. Only new development on raw land was considered for these calculations. Additions, amended plans, and upgrades were not included. Resubdivisions of parcels or lots and redevelopment sites that are not substantive in nature are not included in the net density numbers, only new construction

Table 19 – Net Density of New Growth By PFA & MGA/DGA 2024	
Area	Residential Dwellings Units per Net Acre
Inside PFA	0.606
Outside PFA	0.265
Inside MGA/DGA	0.571
Outside MGA/DGA	0.199

Source: Town of Mount Airy, Carroll County Bureau of Development Review, Carroll County Bureau of Comprehensive Planning

Figure 1



Source: New Castle County, DE

Development Capacity Analysis (Buildable Land Inventory)

Residential Development Capacity

Carroll County estimated future residential development potential by conducting an inventory of buildable parcels. Every parcel, both in municipalities and unincorporated areas, that are zoned for residential, agricultural, conservation employment campus or commercial was examined and its development potential calculated. Development potential included houses that could be built on unimproved lots, as well as on new lots that could be created from parcels through subdivision. Various factors influenced the lot yield, including easements, ownership, and certain environmental features. Future household estimates are based on the number of potential lots calculated from the Buildable Land Inventory calculations. Originally created in 2005, the inventory is updated annually using the latest data and BLI methodology. Map 14 on page 38 indicates the location of potential residential lots. The BLI methodology takes into account the limitations of the Sustainability Growth and Agricultural Preservation Act of 2012, commonly referred to as the Septic Tiers law (SB236). This act limits the number of lots created after 2012 to seven (7) maximum lots on septic.

Potential residential development (lots) is based on current zoning for the 2024 Annual Report.

Table 20 – Potential Residential Lots by PFA & MGA/DGA 2024				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/22	% of PFA Total	Potential Lots as of 12/31/22	% of PFA Total
Finksburg	21	.3	32	.4%
Freedom (<i>Sykesville Excluded</i>)	1,951	25.6%	2,832	33.1%
Sykesville	193	2.5%	218	2.5%
Hampstead	696	9.1%	719	8.4%
Manchester	606	8.0%	549	6.4%
Mount Airy (CC only)	427	5.6%	422	4.9%
New Windsor	76	1%	92	1.1%
Taneytown	783	10.3%	871	10.2%
Union Bridge	697	9.2%	703	8.2%
Westminster	1,959	25.7%	2,127	24.8%
Rural Villages	205	2.7%	n/a	n/a
Total	7,614	100.0%	8,565	100.0%

Source: Carroll County Department of Planning and Land Management GIS Division

As seen in Table 20, an additional **7,614** lots could potentially be developed within all PFAs combined. An additional **11,177** lots could potentially be developed outside of PFAs as seen in Table 21.

When the numbers for existing residential and potential lots are combined, the *distribution of lots at “build-out”* can be estimated. The **36,985** existing dwelling units within PFAs combined with the **7,614** potential developable residential lots within PFAs would yield a total of **44,599** lots within the PFAs at build out. Outside of the PFAs, the **31,083** existing residential lots would combine with the 11,177 potential developable residential lots to create **42,260** total residential lots outside of the PFAs at build-out. This represents a grand total of **86,859** residential lots, **51.3** percent of which would be inside the PFAs and **48.7** percent of which would be outside. These figures are presented in Tables 21 and 22 and shown on Map 14 on Page 38.

Similarly, the **38,680** existing dwelling units within MGAs / DGAs combined with the **8,565** potential developable residential lots within MGAs / DGAs would yield a total of **47,245** lots at build-out. Outside of the MGAs / DGAs, the **29,388** existing residential lots would combine with the **10,226** potential developable residential lots to create **39,614**

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total residential lots outside the DGAs/MGAs at build-out, 54.4 percent of which would be inside the MGAs / DGAs and 45.6 percent of which would be outside.

It should be noted that the estimates for potential lots assume one dwelling unit per lot, and do not account for the potential for multi-family, age-restricted, ADU's or other similar higher-density development allowed under zoning regulations.

Table 21 – Potential Developable Residential Lots Inside vs. Outside PFAs & MGA/DGAs 2024				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/24	% of County Total	Potential Lots as of 12/31/24	% of County Total
Total Inside	7,614	40.5%	8,565	45.6%
Total Outside	11,177	59.5%	10,226	54.4%
Total	18,791	100.0%	18,791	100.0%

Source: Department of Land and Resource Management, PFA estimates include Rural Villages

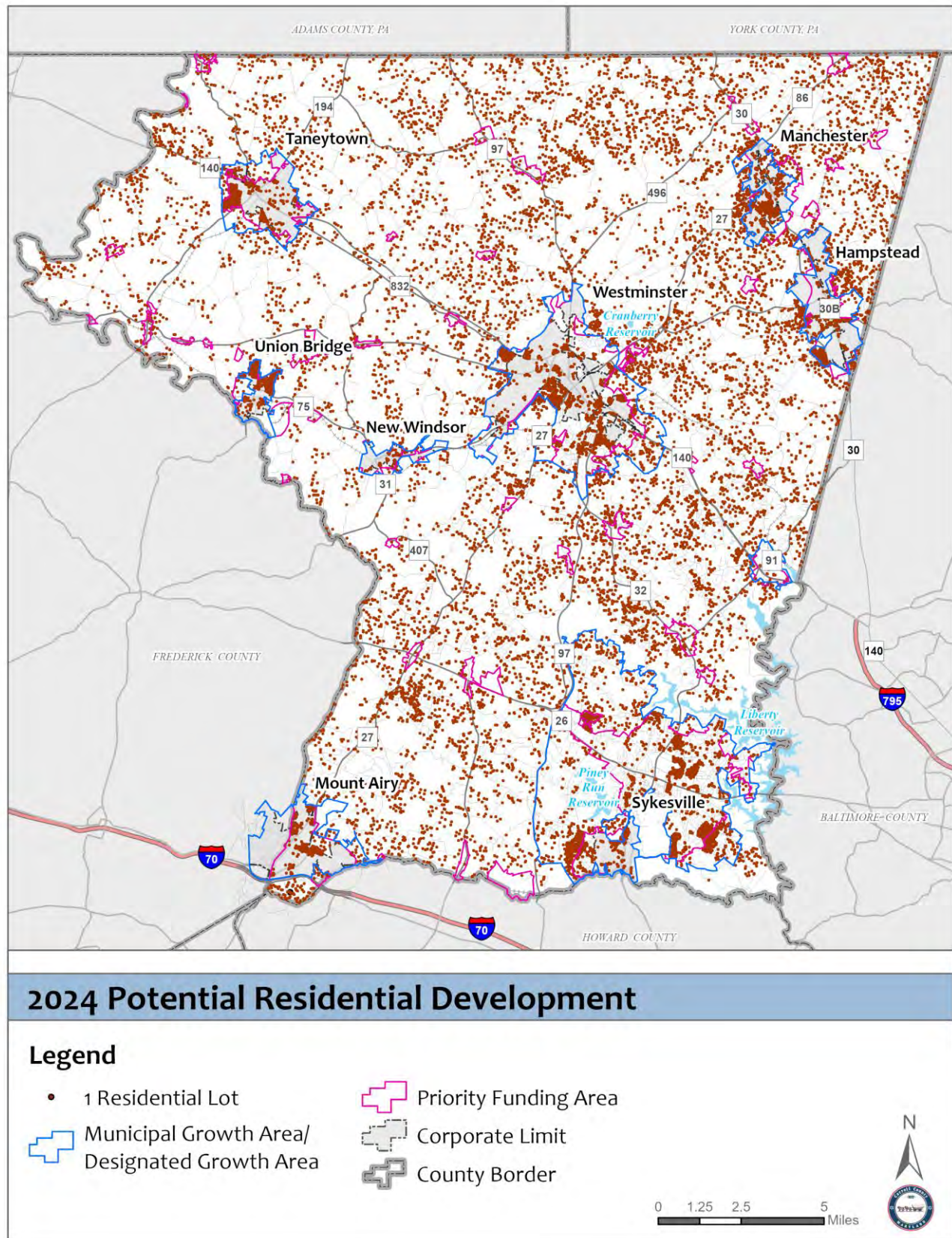
Table 22 – Existing Units and Potential Developable Residential Lots by PFAs & MGA/DGAs 2024				
Area	Existing Units	Potential Lots	Totals	Total % In / % Out
Inside PFA	36,985	7,614	44,599	51.3%
Outside PFA	31,083	11,177	42,260	48.7%
Total	68,068	18,791	86,859	100.0%
Inside MGA / DGA	38,680	8,565	47,245	54.4%
Outside MGA / DGA	29,388	10,226	39,614	45.6%
Total	68,068	18,791	86,859	100.0%

Source: Carroll County Department of Planning and Land Management GIS Division

Includes Rural Villages

Carroll County Only; Includes 2,109 existing units within Rural Villages counted as inside PFA

Map 14: Buildable Land Inventory (Residential)



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Non-residential Development Capacity

Potential non-residential development is based on adopted zoning categories that fall into the categories of commercial/business, industrial, and employment campus. The data in Table 23 show the potential developable non-residential acreage within each PFA and MGA / DGA. The data is broken down into two categories – vacant land and partially-developed land. Table 24 shows the percentage distribution for potential developable non-residential acreage inside and outside PFAs and MGAs / DGAs. All acreages are an estimate of what is potentially buildable. The estimate of potential developable non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or MGA / DGAs. Map 15 on Page 41 indicates the location of potential non-residential development.

**Table 23 – Potential Developable Non-Residential Acreage by Priority Funding Areas & Municipal Growth Areas/Designated Growth Areas
2024**

Area	PFA			MGA / DGA		
	Vacant	Partially developed	Total	Vacant	Partially developed	Total
Finksburg	108	56	164	120	62	182
Freedom	247	134	381	252	167	418
Sykesville	46	47	93	47	84	132
Hampstead	173	222	395	113	218	331
Manchester	37	17	54	37	17	54
Mount Airy	165	50	215	165	50	215
New Windsor	30	88	118	88	30	118
Taneytown	194	128	322	194	128	322
Union Bridge	101	99	200	101	99	200
Westminster	341	245	586	453	274	727
Rural Villages	51	135	186	n/a	n/a	n/a
Other PFAs	81	112	193	n/a	n/a	n/a
Total Inside	1,574	1,333	2,907	1,570	1,129	2,699
Total Outside	212	214	426	274	360	634
Total	1,786	1,547	3,333	1,844	1,489	3,333

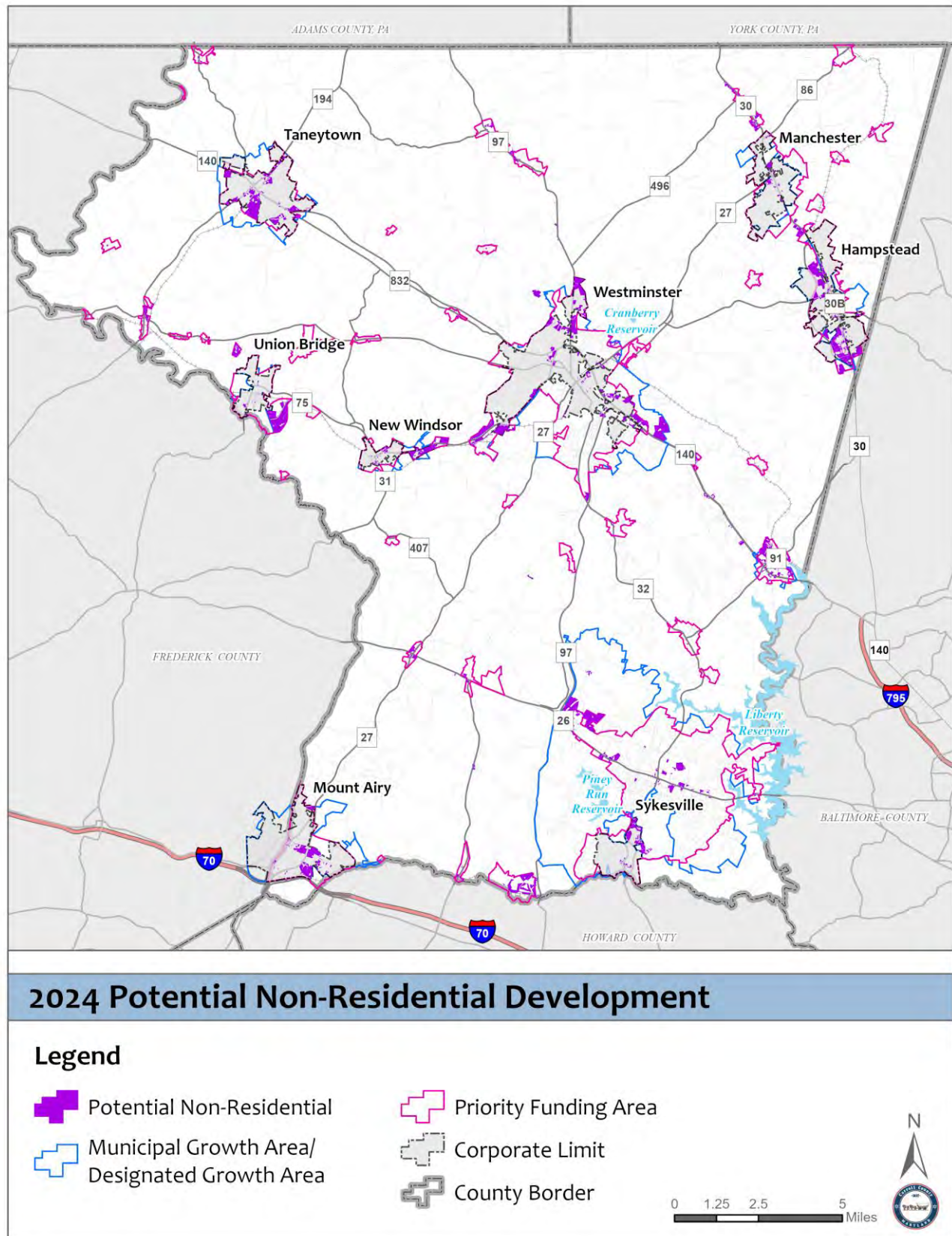
Source: Carroll County Department of Planning and Land Management GIS Division

Measures and Indicators

Table 24 – Existing and Potential Developable Non-Residential Acreage by Priority Funding Areas & Municipal Growth Areas/ Designated Growth Areas 2024				
Area	Existing Acreage	Potential Acreage	Totals	Total
				% In / % Out
Inside PFA	4,161	2,907	7,068	84%
Outside PFA	920	426	1,346	16%
Total	5,081	3,333	8,414	100%
Inside MGA/DGA	3,899	2,699	6,598	78%
Outside MGA/DGA	1,182	634	1,816	22%
Total	5,081	3,333	8,41	100%

Source: Carroll County Department of Planning and Land Management GIS Division

Map 15: Buildable Land Inventory (Non-Residential)



Total agricultural land preserved in Carroll County in 2024 was 965 acres (Table 25). Total funding available for easement acquisition in Fiscal Year 2024, as seen in Table 26, was \$5,113,539, of which \$2,685,051 dollars were County funds. Other sources of funding for County easements may come from Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program, which are state easements programs.

Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of June 2024, a total of 80,066 acres were permanently preserved in Carroll County by a recorded deed of easement. While the vast majority of preserved land put under easement in the County is through MALPF, other state and County land preservation programs also contribute. The County easement program and the state’s Rural Legacy Program both acquire easements through purchase. MET and CCLT accept donated easements that in turn may provide potential property and income tax credits” and/or deductions for the donors. Map 16 on page 43 shows the location of newly acquired easements in 2024, as well as previously existing easements.

Table 25 – Agricultural Easement Acquisition 2024									
MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
5	359	3	103	8	503	0	0	16	965

Source: Carroll County Agricultural Land Preservation Program

Table 26 – Local Funding for Agricultural Land Preservation Carroll County Agricultural Land Preservation Program 2024		
County Funding	State Funding*	Total 2024 Funding
\$2,685,051	\$2,428,488	\$5,113,539

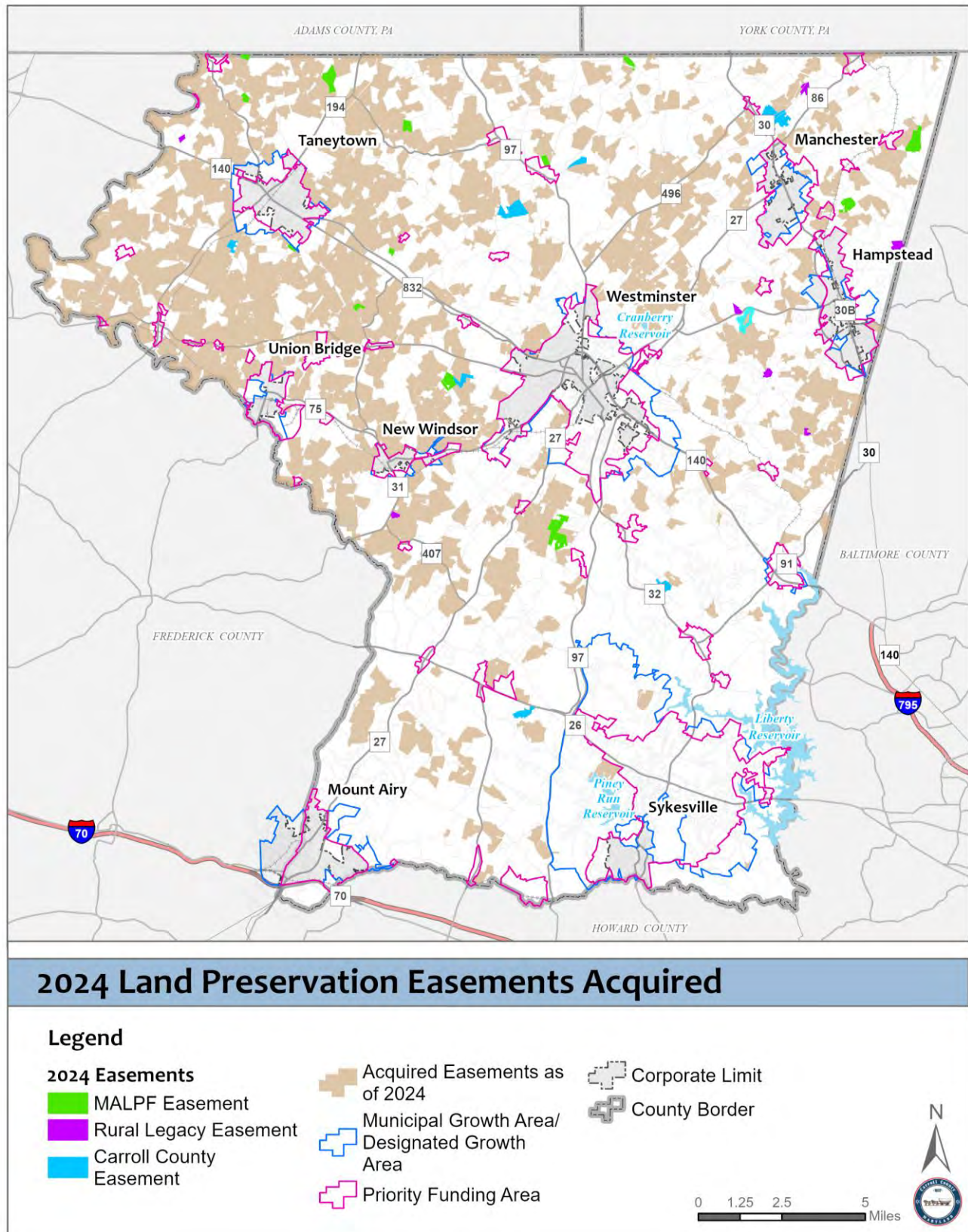
Source: Carroll County Agricultural Land Preservation Program
* Approximate State Funding

Table 25 of the 2023 Carroll County Planning Annual Report shows total agricultural land preserved for Fiscal Year 2023. This table is added here to show total agricultural land preserved for Calendar Year 2023.									
Agricultural Easement Acquisition Calendar Year 2023									
MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
11	737	3	85	7	972	0	0	21	1,794

Source: Carroll County Agricultural Land Preservation Program

Locally Funded Agricultural Land Preservation

Map 16: Land Preservation Easements



Non-Agricultural Land Preservation

Table 27 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 27– Non-Agricultural Conservation Easements 2024		
Type of Easement	# of Easements	Acres
Floodplain	2	3.9
Forest Conservation	22	65.6
Water Resource	11	16.0
Total	35	85.5

Source: Carroll County Bureau of Resource Management

Floodplain Easements

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

Forest Conservation Easements

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

Water Resource Easements

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

State Land Use Goal: Land Use Article (2009)

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

HB 1257 (2012)

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

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

Local Land Use Goal: Requirement & Purpose

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

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

Local Land Use Goal

2014 Carroll County Master Plan- amended 2019

The most recently Adopted Master Plan's primary land use vision is accomplished via the following strategy: *"...facilitate development in appropriate areas, including the designated growth areas, thereby protecting and conserving agricultural and environmental resource areas, preserving open space, and providing public facilities and services efficiently and cost-effectively."* As the result of land uses and zoning policies working in concert with this strategy, the County has recently seen 52 to 79 percent of new residential development inside the County's DGA since 2019 (see 5-year Trend Table on page 26). The Comprehensive Planning Bureau anticipates that these trends will continue in the County as development has remained relatively slow since 2019.

2014 Carroll County Master Plan



Adopted by the Board of County Commissioners

February 26, 2015

Amendment Adopted January 2, 2020

Appendices

Appendices (Certification Letters w/reports)

Town of Hampstead Certification Letter



Town of Hampstead Report

2024 | Annual Report

Appendices

Town of Manchester Certification Letter



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

MELINDA SMITH, MAYOR

January 21, 2025

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2024 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Manchester Planning Commission has approved the requested 2024 Annual Report data for submittal as presented on January 21, 2025 to be included in the Carroll County 2024 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Bureau of Comprehensive Planning at (401)386-5145.

Sincerely,

Henry Leskinen, Chairperson
Planning & Zoning Commission

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

Appendices

Town of Manchester Report

Annual Report 2024

- Town of Manchester -

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted? ☐ Yes ☒ No

2. Were there any amendments to the comprehensive plan or plan elements? ☐ Yes ☒ No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2024? ☐ Yes ☒ No

If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Units/ Dwellings	Lot Buildable Land Area (Square feet) ¹	Zoning	Map #	Block/ Grid #	Parcel #

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)¹

2. Did any new non-residential site plans receive final approval from Planning Commission in 2024? ☐ Yes ☒ No

If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building ² (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

Zoning Map & Text Amendments

1. Were there any annexations? ☐ Yes ☒ No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: ☐ Yes ☒ No

Georgianne Carter, Legislative Counsel Municipal Resolution Repository Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1591?

3. Were there any amendments to the zoning map? ☐ Yes ☒ No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities? ☐ Yes ☒ No

If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to APFO restrictions? ☐ Yes ☒ No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes? ☐ Yes ☒ No

If yes, please list:

Park Name	Location	Description of changes

Other Changes in Development Patterns

1. Where there PFA amendments? ☐ Yes ☒ No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

References

Metropolitan Council. (n.d.). Calculating Floor Area Ratio Handbook - Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

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Appendices

Town of Mount Airy Certification Letter

<p>LARRY HUSHOUR Mayor</p> <hr/> <p>TIM J. WASHABAUGH Council President</p>		<p><i>Council Members</i> LYNNE P. GALLETT <i>Secretary</i></p> <p>KARL L. MUNDER JASON P. EVANS STEPHEN L. DOMOTOR</p>
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January 27, 2025

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

Attn: David Dahlstrom, AICP

RE: Carroll County 2024 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Mount Airy Planning Commission has approved the requested 2024 Annual Report data for submittal as presented on January 27, 2025, to be included in the Carroll County 2024 Annual Report Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document. If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,

Planning Commission Chair

 1/27/2025

Mr. Ralph Ghent

File

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

Appendices

Town of Mount Airy Report

Annual Report 2024

- Town of Mount Airy -

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted? ☒ Yes ☐ No
2. Were there any amendments to the comprehensive plan or plan elements? ☐ Yes ☒ No
If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts
2024-01	March 25	Town Priority area for Water & Sewer Capacity

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2024? ☒ Yes ☐ No
If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/ Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
F-27-0032	Denovo Subdivision (FC)	3.2191 ac.	5 ¹	1		RF-Residential Exacting	0601		14817 & 14818*
	(FC) = Frederick County					* = 2 Existing Lots of Record			

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

2. Did any new non-residential site plans receive final approval from Planning Commission in 2024? ☒ Yes ☐ No
If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building ² (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-20-0031	Two Ridge Professional Park Section 2, Lot 18A (FC)	0	3-42 ac	21,800	Industrial	900	11	1408
S-20-0031	Two Ridge Professional Park Section 2, Lot 7A (FC)	0	5.78 ac	175,498	Industrial	900	11	1408
	(FC) = Frederick County							

² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

Zoning Map & Text Amendments

1. Were there any annexations? ☒ Yes ☐ No

If yes, please list:

Date adopted	Resolution number	Name	Current (final) zoning
Dec 20, 2024	2024-01	Park Land LLC	(C1) P-40,000 / (T)CWR1-Industrial
		(CC) = Carroll County	

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991? ☒ Yes ☐ No

3. Were there any amendments to the zoning map? ☐ Yes ☒ No
If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

4. Were there any text amendments? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities? ☐ Yes ☒ No
If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to APFO restrictions? ☐ Yes ☒ No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes? ☒ Yes ☐ No
If yes, please list:

Park Name	Location	Description of changes
Rails to Trails West Walking Path (FC)	West of Hill Street	Cepping and Beautification of the 0.5-mile section of the Rails to Trails walking pathway, including wood sculptures and park benches, bike repair station, and a grand entrance.
(FC) = Frederick County		

Other Changes in Development Patterns

1. Were there PFA amendments? ☒ Yes ☐ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
Dec 20, 2024, Rev. #2024-06	Annexation of the Park Land LLC	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Attached

References

Metropolitan Council. (n.d.). Calculating Floor Area Ratio Handbook - Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metro council.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

Appendices

Town of New Windsor Certification Letter

Town of New Windsor Report

NEAL C. ROOP
MAYOR
E-mail:
NRoop@NewWindsorMD.org



Phone: 410-635-6575
Fax: 410-635-2995
E-mail:
Info@NewWindsorMD.org

TOWN OF NEW WINDSOR
209 High Street - P. O. Box 609
New Windsor, Maryland 21776

April 28, 2025

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2024 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of New Windsor Planning & Zoning Commission has approved the requested 2024 Annual Report data for submittal as presented on 04/28/25 to be included in the Carroll County 2024 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,

Mark J. Schultz, Chairman
New Windsor Planning & Zoning Commission

Annual Report 2024

- Town of New Windsor -

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new **comprehensive plans or plan elements** adopted? ☐ Yes ☒ No

2. Were there any **amendments** to the comprehensive plan or plan elements? ☐ Yes ☒ No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

1. Did any new **Residential Subdivisions** receive final approval from Planning Commission in 2024? ☐ Yes ☒ No

If yes, please list:

County File #	Name	Total Site Plan Area Approved (Acres)	# of New Units/Lots	Lot Buildable Land Area (Square Feet)	Starting	Map #	Block/Cont #	Parcel #

1 LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur - in public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) - Square Feet of undevelopable land (if applicable)

2. Did any new **non-residential site plans** receive final approval from Planning Commission in 2024? ☐ Yes ☒ No

If yes, please list:

County File #	Name	Type of Non-Residential Development Approved	Total Site Plan Area Approved (Acres)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Block/Cont #	Parcel #

1 GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground.

Zoning Map & Text Amendments

1. Were there any **amendments**? ☐ Yes ☒ No

If yes, please list:

Date adopted	Resolution number	Name	Comment (none) existing

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgetown Center, Legislative Council Municipal Resolution Exposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21403-1991? ☐ Yes ☒ No

3. Were there any **amendments to the zoning map**? ☐ Yes ☒ No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

4. Were there any **text amendments**? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

Facilities

1. Were there new **roads** or substantial changes in roads or other transportation facilities? ☒ Yes ☐ No

If yes, please list:

Road Name	From	To	Type of Change
Town View Circle	MD-31/New Windsor Rd.	MD-31/New Windsor Rd.	New Subdivision LSP #8

2. Was there development that was modified due to **APRO restrictions**? ☐ Yes ☒ No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there **new areas of park changes**? ☐ Yes ☒ No

If yes, please list:

Park Name	Location	Description of changes

Other Changes in Development Patterns

1. Where there **DEA amendments**? ☐ Yes ☒ No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

References

Metropolitan Council. (n.d.). *Calculating Floor Area Handbook*. Metropolitan Council. Retrieved from Metropolitan Council Facts. <https://metrocouncil.org/Handbook/Facts/Resources/Fact-Sheets/LAND-USE/How-to-Calculate-Floor-Area-Rat>

Appendices

Town of Sykesville Certification Letter

02/03/2025

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2024 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission has approved the requested 2024 Annual Report data for submittal as presented on 02/03/2025 to be included in the Carroll County 2024 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

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

Sincerely,



Phil Singleton,

Planning Commission Chair

Town of Sykesville Report

Annual Report 2024

- Town of Sykester -

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plans or plan elements adopted? ☐ Yes ☒ No

2. Were there any amendments to the comprehensive plan or plan elements? ☐ Yes ☒ No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2024? ☐ Yes ☒ No

If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Dwelling Units	Lot Buildable Land Area (Square Feet)	Dwelling	Map #	Block/ Grid #	Parcel #

* LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and easements, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

3. Did any new non-residential site plans receive final approval from Planning Commission in 2024? ☐ Yes ☒ No

If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

* GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

Zoning Map & Text Amendments

1. Were there any amendments? ☐ Yes ☒ No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel/Municipal Regulation/Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1391? ☐ Yes ☒ No

3. Were there any amendments to the zoning map? ☐ Yes ☒ No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

4. Were there any text amendments? ☒ Yes ☐ No

Date adopted	Resolution number	Description of change
1/22/2024	2024-01	Automobile Service Garage added as a conditional use in the B-1 zone

Facilities

1. Were there new (good) or substantial changes in roads or other transportation facilities? ☐ Yes ☒ No

If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to APFO restrictions? ☐ Yes ☒ No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes? ☐ Yes ☒ No

If yes, please list:

Park Name	Location	Description of changes

Other Changes in Development Patterns

1. Were there PEA amendments? ☐ Yes ☒ No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

References

Metropolitan Council. [n.d.]. Calculating Floor Area Ratio Handbook - Metropolitan Council. Retrieved from Metropolitan Council Facts. <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

MAYOR AND CITY COUNCIL

CHRISTOPHER G. MILLER
MAYOR

JAMES L. McCARRON
MAYOR PRO TEM

JAMES A. WIEPRECHT
CITY MANAGER

BARRY R. AVALLONE
TREASURER

CLARA KALMAN
CLERK



COUNCIL MEMBERS

JUDITH K. FULLER

DIANE A. FOSTER

ELIZABETH W. CHAMET

CHRISTOPHER R. TILLMAN

January 28, 2025

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2024 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Taneytown Planning Commission has approved the requested 2024 Annual Report data for submittal as presented on January 27, 2025, to be included in the Carroll County 2024 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,


James Parker
Planning Commission Chair

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

Town of Taneytown Report

Annual Report 2024									
Town of Tahquamenon									

Comprehensive Plans & Plan Elements

(this would also include Tiers & Planning Areas)

Were any new comprehensive plan or plan elements adopted?

Yes

No

Where there any amendments to the comprehensive plan or plan elements?

Yes

No

If yes to either #1 or #2 above, please list:

Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

Did any new subdivision/subdivisions receive final approval from Planning Commission in 2024?

Yes

No

If yes, please list:

County File #	Name	Total Site Area Approved (Acres Aerial)	# of New Lots/Dwellings	Lot Subdivider Land Area (Square Feet)	Zoning	Map # Grid #	Block / Parcel #
MCL-100A	Tahquamenon Lake Improvement Project	PARKING LOT: 1.30 AC.	N/A	CITY OF TAHQUAMENON	R-1	100A	100A
S.D.-25	BECOUNTRY HSE IMPROVEMENT PROJECT	PARKING LOT: 1.11 AC.	N/A	GENERAL BUSINESS	COMMERCIAL	100B	100B
D.E.S.-100C	"CLEARCO" TRAILHEADS	OAKWOOD 1.36 AC.	18 ADJ PLOTS	RESIDENTIAL	100D	100D	100D
H.M.A.-100E	JAY'S HOME	EPRIMACORP ADDITION	AJ AC.	5,800 S.F.	OPEN SPACE	100F	100F
E.L.S.-100G	TAHQUAMENON ELEMANTARY SERVICES AND KINDERGARTIN AND KINDERGARTIN ADDITION						

I LUT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur - so public streets are rights-of-way, embankments and easements, and other conditions would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable).

Facilities

Were there any changes or substantial changes in roads or other transportation facilities?

Yes

No

If yes, please list:

Road Name	From	To	Type of Change
Roberts Rd Avenue	Intersecting Sunset	Autumn Street	Completion of street reconstruction after water, sewer, gas distribution replacement and adding curbside on one side of Roberts Rd Avenue (the previously had none).
Broad Street	Roberts Rd Avenue	Route 140	Completion of street reconstruction after water, sewer and stormwater replacement. Replacement of sidewalks, drainage system and flat top gully for sidewalk that previously had none.

Was their development that was modified due to MTD restrictions?

Yes

No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

Were there any parks or park changes?

Yes

No

If yes, please list:

Park Name	Location	Description of changes
Telefonos Park	Ypsilanti	Removal of playground equipment and lighting.
Telefonos High School Park	Buffed fields	Initial overhead lighting for field.

Other Changes in Development Patterns

Whether there were PLU adjustments?

Yes

No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<div><div>Amendment</div><div>Resolution</div></div>

References

Metroplan Council. (n.d.). Calculating Floor Area Ratio handbook - Metropolitan Council Retrieved from Metroplan Council Facts: https://metroplancouncil.org/handbook/facts/resources/Fact-Sheet/LAND_USE/How-to-Calculate-Floor-Area-Ratio

Appendices

Town of Union Bridge Certification Letter

THE TOWN OF UNION BRIDGE

104 WEST LOCUST STREET
UNION BRIDGE, MD 21791-0350

PHONE 410-775-2711
FAX 410-775-1095
UNIONBR@CARR.ORG



PERRY L. JONES JR.
MAYOR

MEMBERS OF COUNCIL
LAURA CONAWAY, PRESIDENT
ELLEN CUTSAIL
BRET GROSSNICKLE
AMY K. KALIN
CHERI THOMPSON

March 20, 2025

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2024 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article Section 1-207 of the Annotated Code of Maryland, The Town of Union Bridge Planning Commission has approved the requested 2024 Annual Report data for submittal as presented on March 20, 2025, to be included in the Carroll County 2024 Annual Report. Data related to development measures and indicators, as required in the Land Use Article Section 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401) 386-5145.

Sincerely,

Thomas Long,
Planning Commission Chair

cc: Carroll County Planning Department; Tiffany Fossett and Javier Toro

Town of Union Bridge Report

Annual Report2024

- Town of Union Bridge -

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

- Were any new **comprehensive plan** or plan elements adopted? ☐ Yes ☒ No
- Were there any **amendments** to the comprehensive plan or plan elements? ☐ Yes ☒ No
If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

- Did any new **residential subdivisions** receive **final approval** from Planning Commission in 2024? ☐ Yes ☒ No
If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Units/ Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Grid #	Parcel #

LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

Zoning Map & Text Amendments

- Were there any **amendments**? ☐ Yes ☒ No
If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

- If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991? ☐ Yes ☐ No
- Were there any **amendments to the zoning map**? ☐ Yes ☒ No
If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

- Were there any **text amendments**? ☐ Yes ☒ No

Date adopted	Resolution number	Description of change

Facilities

- Were there new **roads** or substantial changes in roads or other transportation facilities? ☐ Yes ☒ No
If yes, please list:

Road Name	From	To	Type of Change

- Was there development that was modified due to **APFO restrictions**? ☐ Yes ☒ No
If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a resolution was filed (if applicable)
- Terms of the resolution that removed the restriction

- Were there **new parks** or **park changes**? ☐ Yes ☒ No
If yes, please list:

Park Name	Location	Description of changes

Other Changes in Development Patterns

- Were there **PZA amendments**? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached <input type="checkbox"/> Attached

References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook* - Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

- Did any new **non-residential site plans** receive **final approval** from Planning Commission in 2024? ☐ Yes ☒ No
If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Grid #	Parcel #

GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

Appendices

Town of Westminster Certification Letter



CITY OF WESTMINSTER, MARYLAND

www.westminstermd.gov

Planning and Zoning Commission

45 West Main Street
Westminster, Maryland 21157
planning@westminstermd.gov

February 20, 2025

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

RE: Carroll County 2024 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Westminster Planning Commission has approved the requested 2024 Annual Report data for submittal as presented on February 20, 2025, to be included in the Carroll County 2024 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

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

Sincerely,

A handwritten signature in black ink, appearing to read "T. Beyard".

Thomas Beyard
Planning and Zoning Commission Chair

Appendices

Town of Westminster Report

2024 City of Westminster, Maryland Planning Annual Report Material



The following information is requested by the Carroll County Department of Planning for the yearly report related to development measures and indicators, as required in the Land Use Article Section 1-206 of the Annotated Code of Maryland

Prepared by the Westminster Department of Community Planning and Development

Annual Report 2024

City of Westminster

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted? ☐ Yes ☒ No
2. Were there any amendments to the comprehensive plan or plan elements? ☐ Yes ☒ No
If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2024? ☐ Yes ☒ No
If yes, please list:

County File #	Name	Total Site Plan Area Approved (Acres)	# of New Lots/ Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
Buildable Land Area = (Parcel Width x Parcel Depth) – Square Feet of undevelopable land (if applicable)

2. Did any new non-residential site plans receive final approval from Planning Commission in 2024? ☒ Yes ☐ No
If yes, please list:

County File #	Name	Type of Non-Residential Development Approved	Total Site Plan Area Approved (Acres)	Gross Floor Area of Building (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-23-0016	Garrett Brook	Temporary Storage	34.355	41,580	P-1 Planned Residential	113	0011	4356
S-23-0009	Runway Street	Reconstruction of a Portion	107.59	1,884	S-10,000	103	0011	1841

² GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

Zoning Map & Text Amendments

1. Were there any amendments? ☒ Yes ☐ No
If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
5/5/2024	24-09	Cross Creek Sanctuary LLC	Business
7/12/2024	24-09	Cross Creek Properties	Business and P-10,000

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: ☒ Yes ☐ No
Georgianne Carter, Legislative Counsel Municipal Resolution Repository Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-19917

3. Were there any amendments to the zoning map? ☒ Yes ☐ No
If yes, please list and provide map:

Date adopted	Ordinance number	Description of change	Parcel #
6/18/2024	2024-01	Amending the Zoning Map to include Parcel P-1B, of the Carroll County Department of Public Works Assisted Plan of Parcel P-1" & "C-1" (P-1, 54 PG 145) from the I-B Industrial Restricted Zone to the B Business Zone.	8759

4. Were there any text amendments? ☒ Yes ☐ No

Date adopted	Ordinance number	Description of change
5/15/2024	2024-01	Ordinance of the Mayor and Common Council of Westminster, amending Chapter 164, "Zoning and Subdivision of Land", of the Code of the City of Westminster, to amend Article VIIA, MD.

	"Mixed Use Infill Zone", Section 164-39.2; Article VII, "B Business Zone", Section 164-41; Article VIIA, "C-C Central Commercial Zone", Section 164-43.2; Article VIIIB, "D-D Downtown Business Zone", Section 164-43.5; and Article IX, "C-C Central Business Zone", Section 164-47, to amend existing permitted uses, delete existing uses, and add new permitted uses.

Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities? ☐ Yes ☒ No
If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to APFO restrictions? ☐ Yes ☒ No
If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed restriction of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes? ☐ Yes ☒ No
If yes, please list:

Park Name	Location	Description of changes

Other Changes in Development Patterns

1. Were there FEA amendments? ☐ Yes ☒ No
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

References

Metropolitan Council, (n.d.). Calculating Floor Area Ratio Handbook - Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Facts/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

Planning for Success in Carroll County
