



June 2021



2020

PLANNING ANNUAL REPORT

Carroll County Department of Planning

This 2020 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with the Md. LAND USE Code Ann. § 1-207 (Annual Report-In general) and § 1-208 (Annual Report-Measures and Indicators).

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## **2020 Planning Annual Report**

June 22, 2021

The Carroll County Planning and Zoning hereby Certifies and Adopts the *2020 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

A handwritten signature in black ink, appearing to read "Cynthia Cheatwood", is written over a horizontal line.

Cynthia L. Cheatwood, Chair  
Carroll County Planning and Zoning Commission

A handwritten signature in blue ink, appearing to read "Lynda D. Eisenberg", is written over a horizontal line.

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

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### *City of Westminster:*

Andrew Gray, Comprehensive Planner

## Municipal Staff

# Introduction

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

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

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

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

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

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

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

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



# Amendments & Growth-Related Changes in Development Patterns

## *New Plans Adopted & Plan Amendments Adopted*

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### **Carroll County Water & Sewer Master Plan**

There were several amendments to the Carroll County Water and Sewer Master Plan that became effective in 2020 as part of the Spring 2020 Amendment Cycles. These amendments pertained to the City of Taneytown, City of Westminster, Town of Mount Airy, and the Freedom Area.

On August 13, 2020, the Board of County Commissioners adopted the Spring 2020 Amendment Cycle to the *2019 Carroll County Master Water and Sewer Plan (Resolution No. 1066-2020)*. The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on August 24, 2020 for the Spring 2020 cycle.

#### **Water**

**City of Taneytown:** Overall water chapter updates and clarifications to illustrate more accurately current and future status of the utility. Added the Taneytown Crossing properties at Baltimore Blvd and Harney Road to the Projected Water Supply Demands and Planned Capacity and updated the Taneytown Water Service Area map, with the properties shown as Priority (W-3). The Taneytown Planning and Zoning Commission certified consistency with the City of Taneytown 2010 Comprehensive Plan during their July 27, 2020 meeting.

**City of Westminster:** Updated the City's water chapter per agreement with MDE during the Triennial update, so as to not delay the Triennial update. Minor changes were made during the Triennial update with the understanding that a more thorough update would occur in the form of an amendment. Added the entire Industrial zoned portion of the Stone Chapel Road, LLC property to the Priority Service Area (W-3) of the Westminster Water Service Area. Divided the demand between Priority and Future Planning in the Projected Water Supply Demands and Projected Capacity. The Westminster Planning and Zoning Commission certified consistency with the City of Westminster 2009 Comprehensive Plan during their July 7, 2020 meeting.

**Freedom Area:** Removed the Birger property (Dandelion Ridge) at Ridge Road from the Projected Water Supply Demands and Planned Capacity and updated the Freedom Water Service Area map, placing the property in Long Range. Added Long Reach Farms lot 20 to the Freedom Water Service Area map for Priority Service (W-3). Also added 700 gpd to Priority Planning for other demand to accommodate the difference of the proposed demand for the site and utilization of the Birger property's demand. The proposed site development will utilize the demand from the Birger property's removal from the water service area. 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 July 21, 2020 meeting.

**Town of Mount Airy:** This amendment made official the changes to Table 9B, addressing comments by MDE during approval of the Master Plan.

#### **Sewer**

**City of Taneytown:** Overall sewer chapter updates and clarifications to illustrate more accurately current and future status of the utility. Added the Taneytown Crossing properties at Baltimore Blvd and Harney Road to the Projected Sewerage Demands and Planned Capacity and updated the Taneytown Sewer Service Area map, with the properties shown as Priority (S-3). The Taneytown Planning and Zoning Commission certified consistency with the City of Taneytown 2010 Comprehensive Plan during their July 27, 2020 meeting.

**City of Westminster:** Updated the City's sewer chapter per agreement with MDE during the Triennial update, so as to not delay the Triennial update. Minor changes were made during the Triennial update with the understanding

## Amendments & Growth-Related Changes in Development Patterns

that a more thorough update would occur in the form of an amendment. Added the entire Industrial zoned portion Stone Chapel Road, LLC property to the Existing Service Area (S-1) of the Westminster Sewer Service Area Map (29). Divided demand between Priority and Future Planning in the Projected Sewer Supply Demands and Projected Capacity.

Removed the Jantz property from the Sewer Service area, per request from the owner. Based on an engineer's plan, there are environmental constraints which limit the buildability of the property. The Westminster Planning and Zoning Commission certified consistency with the City of Westminster 2009 Comprehensive Plan during their July 7, 2020 meeting.

**Freedom Area:** Updated the Freedom Sewer Service Area map to reflect the existing service and connection of the properties along Snowden Creek Road (S-1, Existing/Final Planning). Added 500 gpd to Priority Planning for residential demand to accommodate two infill properties.

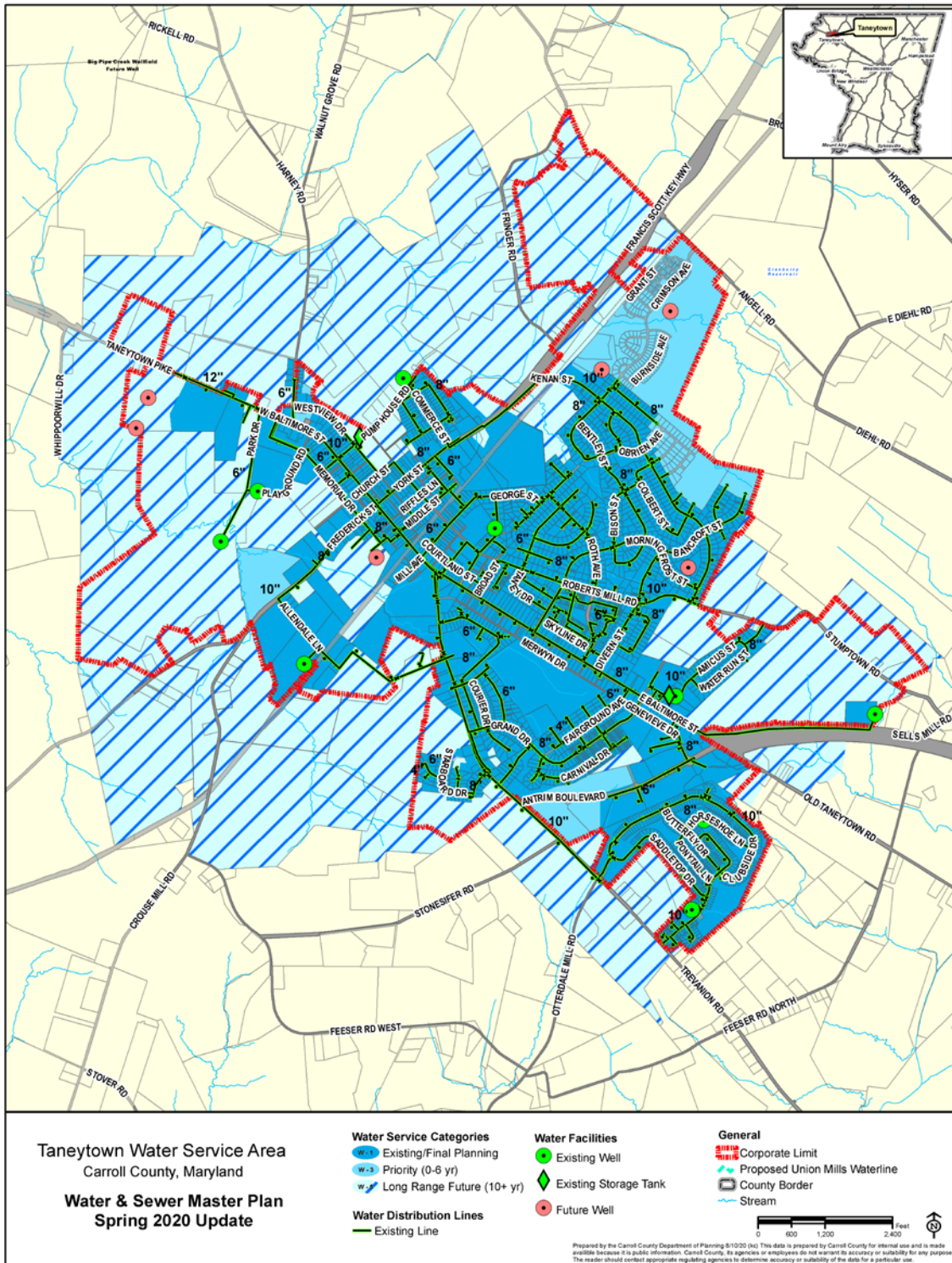
Removed the Birger property (Dandelion Ridge) at Ridge Road from the Projected Sewerage Demands and Planned Capacity table and updated the Freedom Sewer Service Area map, placing the property in Long Range. Added Long Reach Farms lot 20 to the Freedom Sewer Service Area map for Priority Service (S-3). Also added 700 gpd to Priority Planning for other demand to accommodate the difference of the proposed demand (4,200 gpd) for the site and utilization of the Birger property's demand (3,500 gpd). The proposed site development will utilize the demand from the Birger property's removal from the sewer service area. The 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 July 21, 2020 meeting.

The following maps show the latest updates for water and sewer as noted in the gray box above.



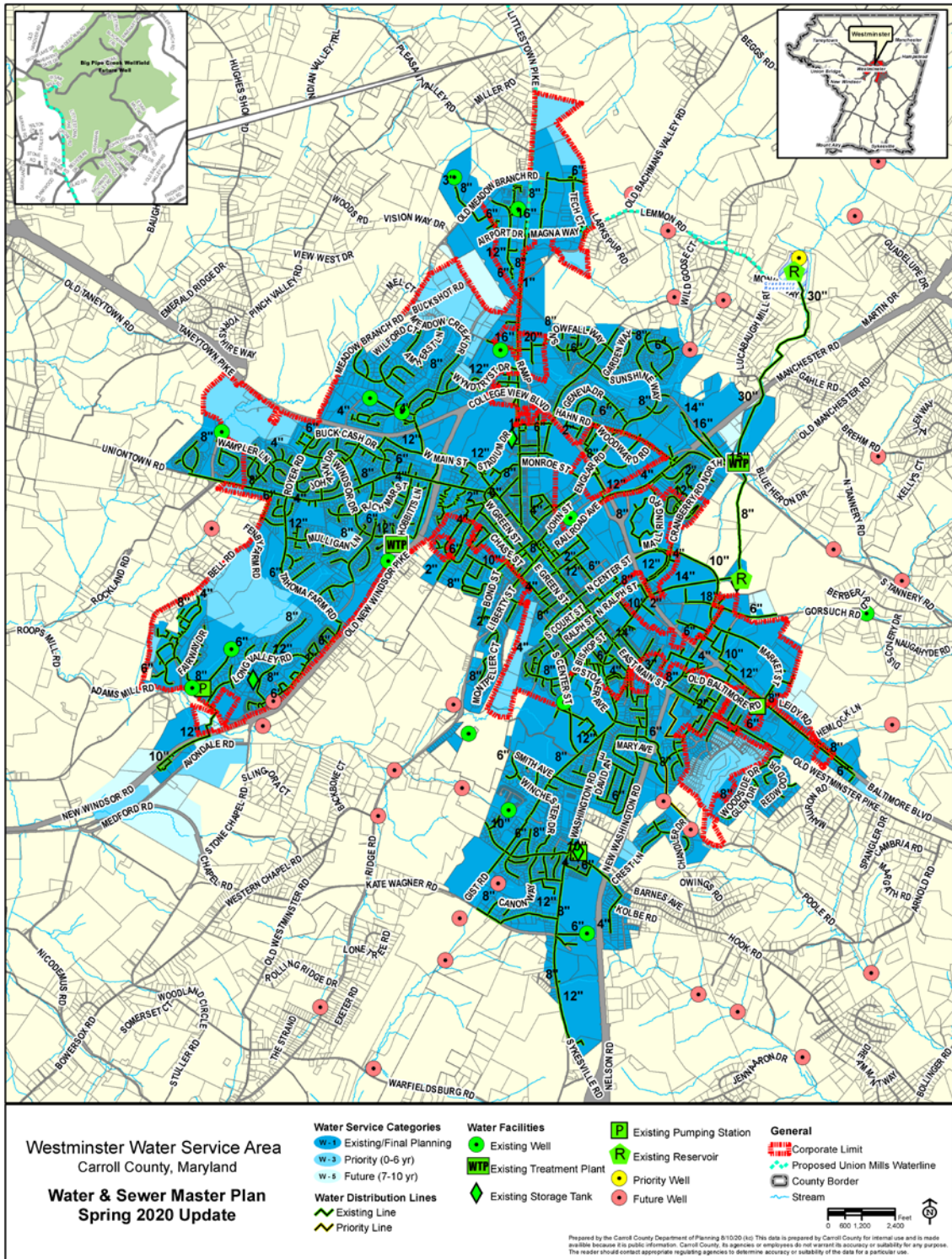
# Amendments & Growth-Related Changes in Development Patterns

## Map 1: City of Taneytown Water Service Area



# Amendments & Growth-Related Changes in Development Patterns

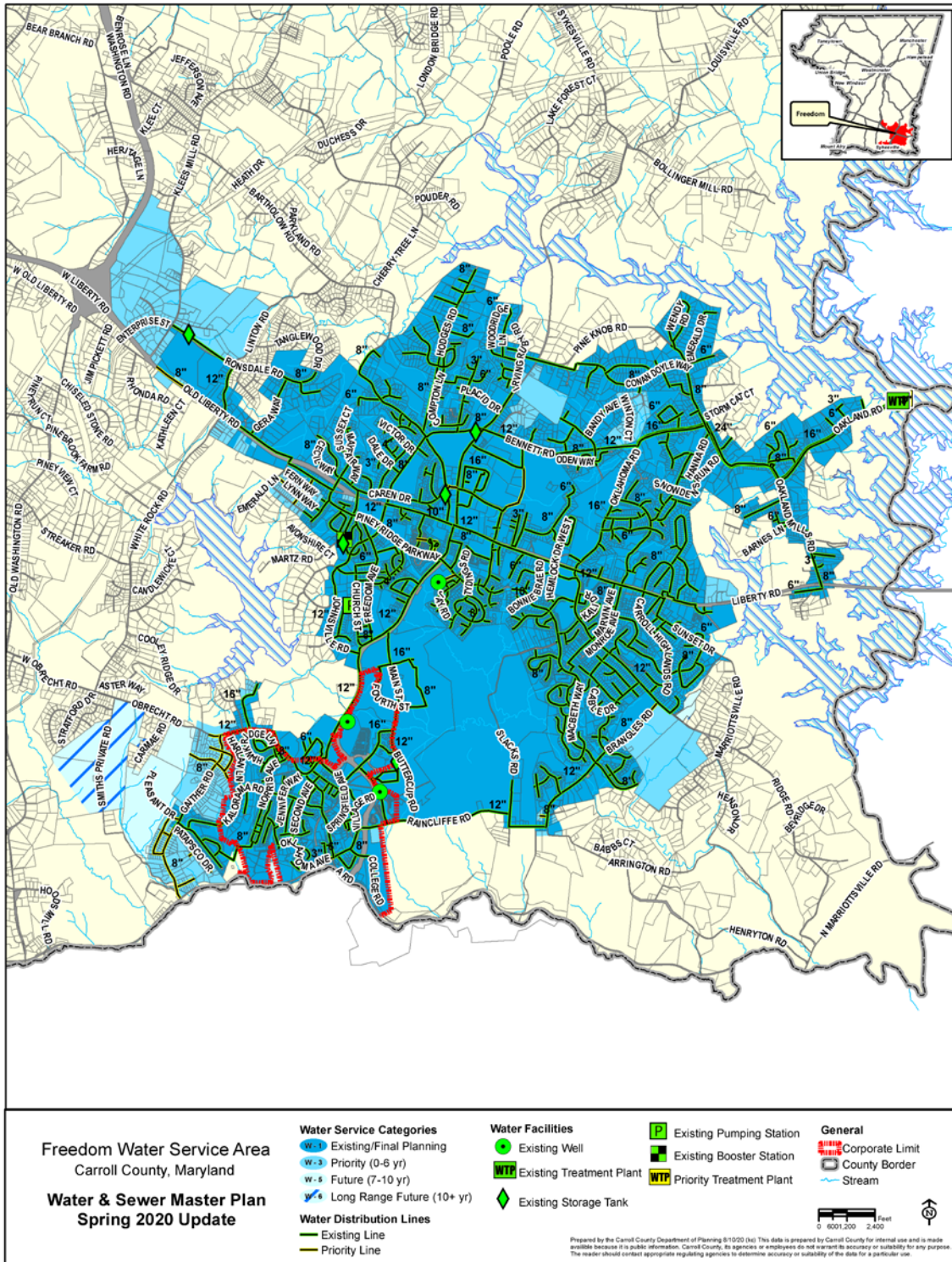
## Map 2: City of Westminster Water Service Area





# Amendments & Growth-Related Changes in Development Patterns

## Map 3: Freedom Area Water Service Area

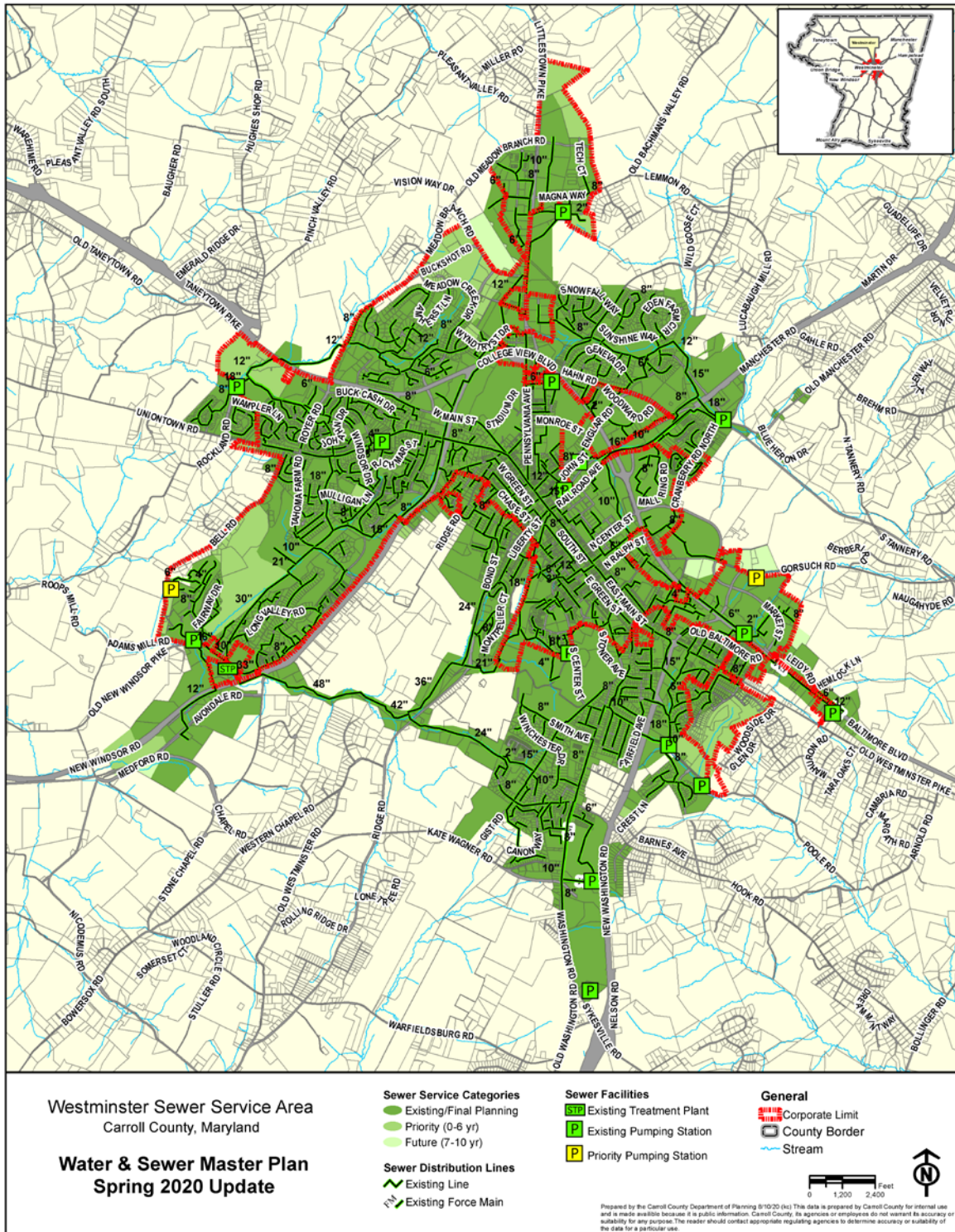






# Amendments & Growth-Related Changes in Development Patterns

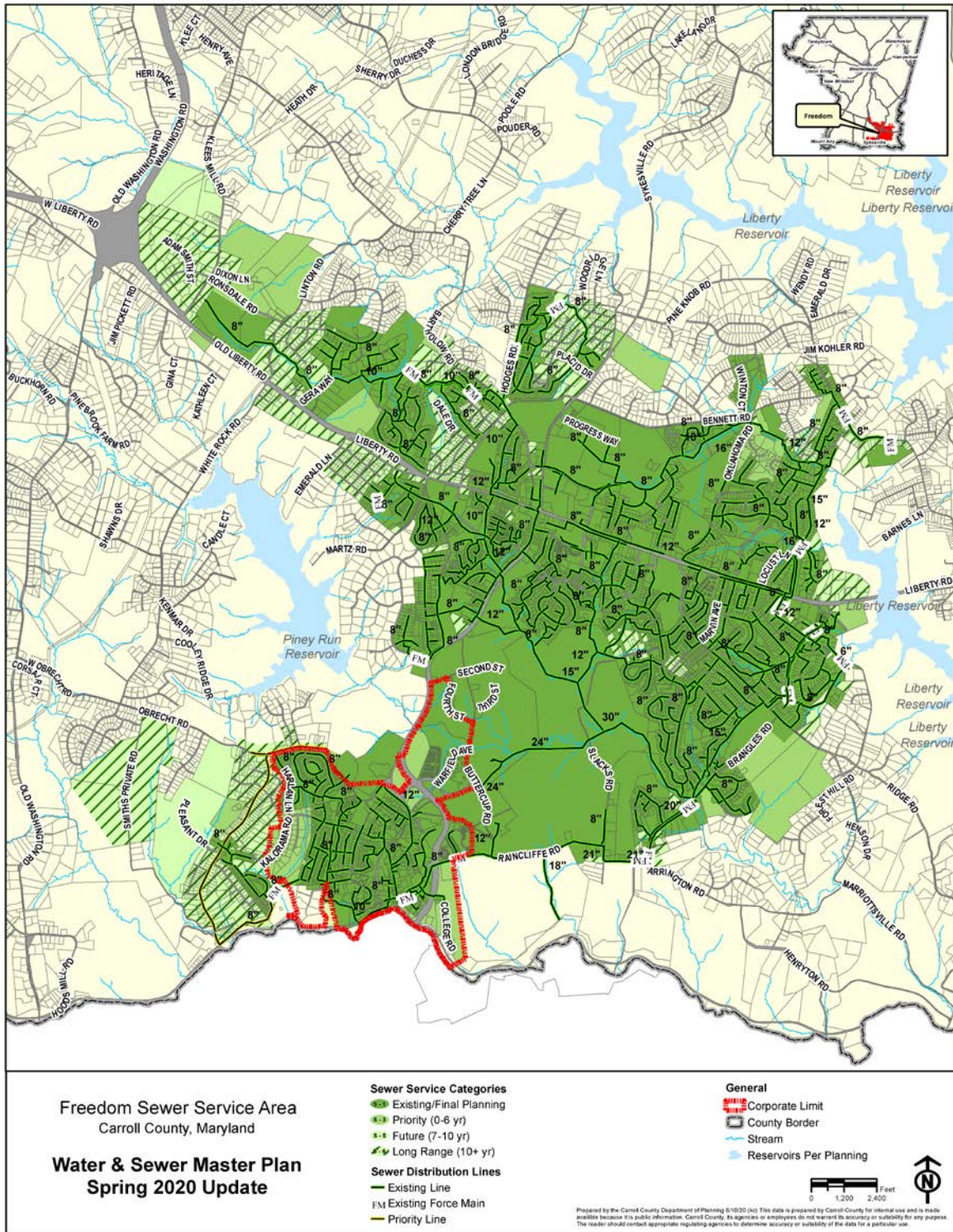
## Map 5: City of Westminster Sewer Service Area





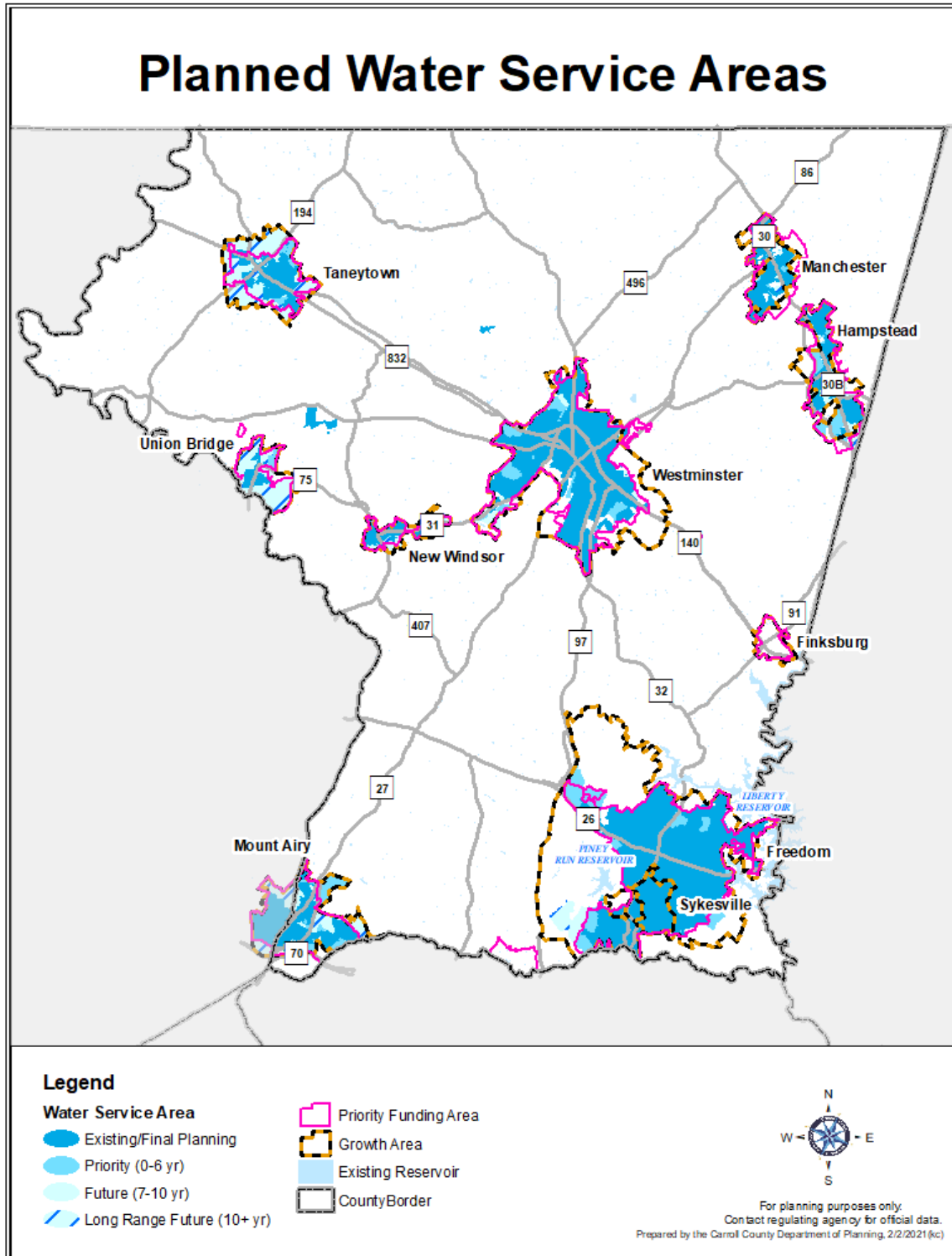
# Amendments & Growth-Related Changes in Development Patterns

## Map 6: Freedom Area Sewer Service Area



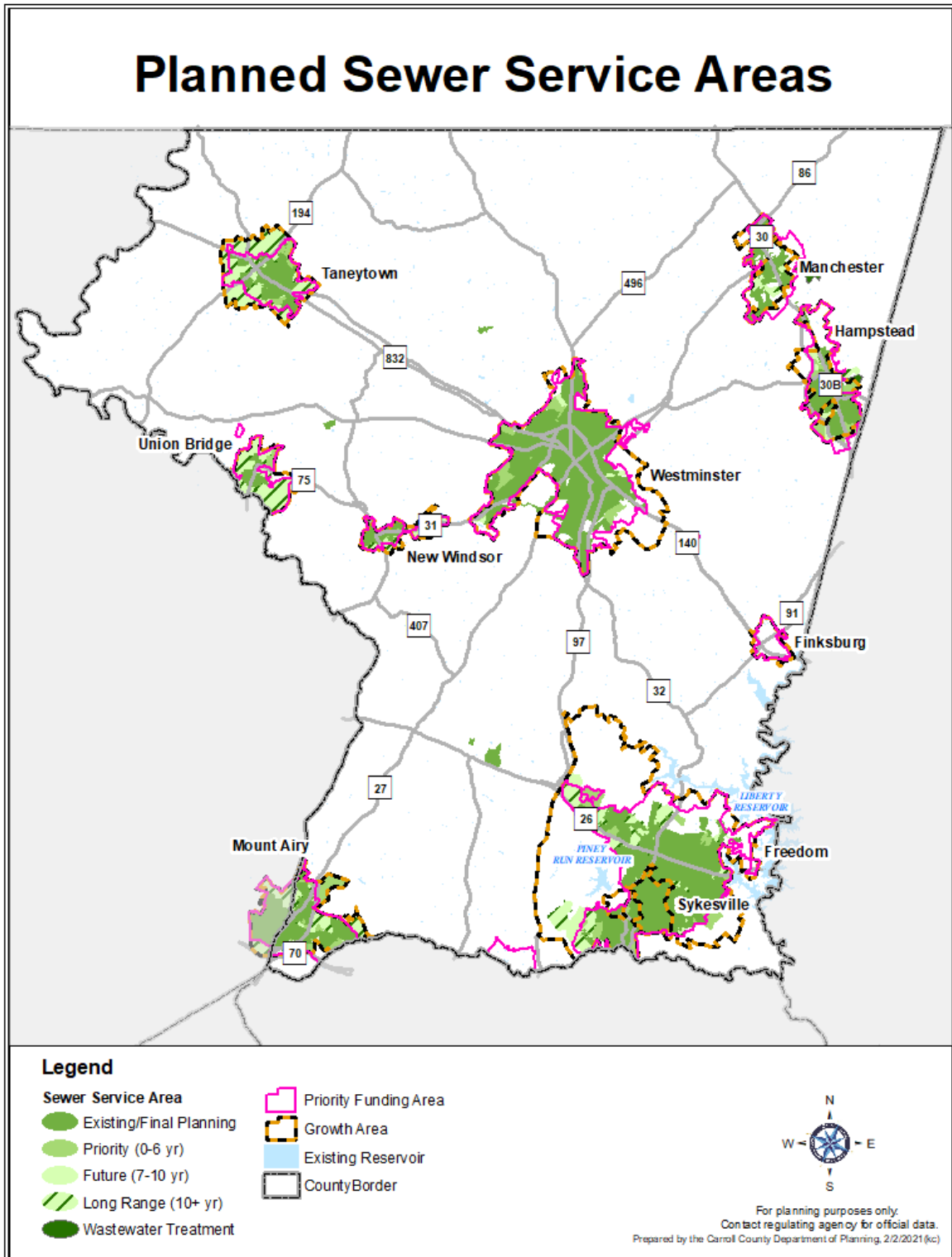
# Amendments & Growth-Related Changes in Development Patterns

## Map 7: 2020 Countywide Water Master Plan



# Amendments & Growth-Related Changes in Development Patterns

## Map 8: 2020 Countywide Sewer Master Plan





# Amendments & Growth Related Changes in Development Patterns

## *Subdivisions and Site Plans Approved*

### County Subdivisions and Site Plans Approved

The following tables (Tables 1 and 2) list all new subdivisions and site plans in the County that received final approval during calendar year 2020. Map 9 on Page 16 shows the location of these subdivisions and site plans. During 2020, 19 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 177.26 acres. The tables also include residential and commercial site plans and subdivisions that were amended, expanded, or resubdivided.

<b>Table 1 - County Residential Site Plans and Subdivisions 2020</b>						
<b>#</b>	<b>Name</b>	<b>New Lots</b>	<b>Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Election District</b>
1	Mamawnanna Manor, Section 3	1	1	2.99	Agriculture	1
2	Century Hollow 2	3	3	6.82	Conservation	4
3	Braddock Estates, Resubdivision of Lot 45	1	1	3.05	R-40,000	9
4	Hidden Refuge, Section 2	1	1	3.57	Agricultural	11
5	Dorsey Crossings	3	3	13.87	Conservation	14
6	Harry G. Shaffer Resubdivision of Tract 3	1	1	3.51	Agricultural	8
7	Dedication Farms, Section 2	1	0	5.84	Conservation	14
8	Chinook Winds	1	2	3.71	Agricultural	9
9	Angelic Acres	1	0	10.26	Agriculture	7
10	Zepp Estates	1	1	3.81	Agriculture	3
<b>14 Lots /13 Units/ 57.41 Acres</b>						

*Source: Bureau of Development Review; Department of Planning*

## Amendments & Growth Related Changes in Development Patterns

<b>Table 2 – County Commercial &amp; Industrial Site Plans and Subdivisions 2020</b>					
#	Name	Type (Commercial / Industrial)	Acres	Zoning	Election District
11	New Carroll Center, Resubdivision of Lot 2C	Commercial	16.11	General Business	5
12	Village Gardens	Commercial	11.97	Restricted Industrial/R- 20,000	7
13	Liberty Road Car Wash	Commercial	0.72	Neighborhood Retail Business	5
14	Eldersburg Station	Commercial	7.97	General Business	5
15	Tobacco Technology, Inc., 4th Amended	Industrial	7.97	Industrial Restricted	14
16	Legacy School, 2nd Amended	Commercial	3.8	Agricultural	14
17	Carroll County Career and Technology Center, Amended	Commercial	68.56	Conservation	7
18	7-Eleven Eldersburg	Commercial	1.74	Business General	5
19	Smoothie King Drive- Thru	Commercial	1.01	Business General	5
<b>119.85 acres</b>					

*Source: Bureau of Development Review; Department of Planning*



# Amendments & Growth Related Changes in Development Patterns

## *Municipal Subdivisions and Site Plans Approved*

### **Municipal Subdivisions and Site Plans Approved**

Tables 3 and 4 list all new subdivisions and site plans in the Municipalities that received final approval during the calendar year of 2020. The locations of these subdivisions and site plans are also shown on Map 9. During 2020, a total of 15 substantive plans were approved in the Municipalities, covering approximately 73.78 acres.

**Table 3 – Municipal Residential Site Plans and Subdivisions  
2020**

<b>Location # (Map 9)</b>	<b>Name</b>	<b>Lots</b>	<b>Units</b>	<b>Acres</b>	<b>Zone</b>	<b>Municipality</b>
20	Stonegate Section IV	41	41	12.74	R-10,000 & R-20,000	Westminster
21	Consolidation Plat, Westminster Way	1	35	2.09	R-10,000 & Compatible Neighborhood Overlay Zone	Westminster
22	The Village at Meades Crossing section 2A	79	79	27.38	R-10,000 with Community Village Overlay	Taneytown
23	Meadowbrook Phase 6	35	35	13.20	R-10,000	Taneytown
24	Taneytown Crossing	2	36	4.84	R-7500	Taneytown
<b>158 lots/ 226 units / 60.25 acres</b>						

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

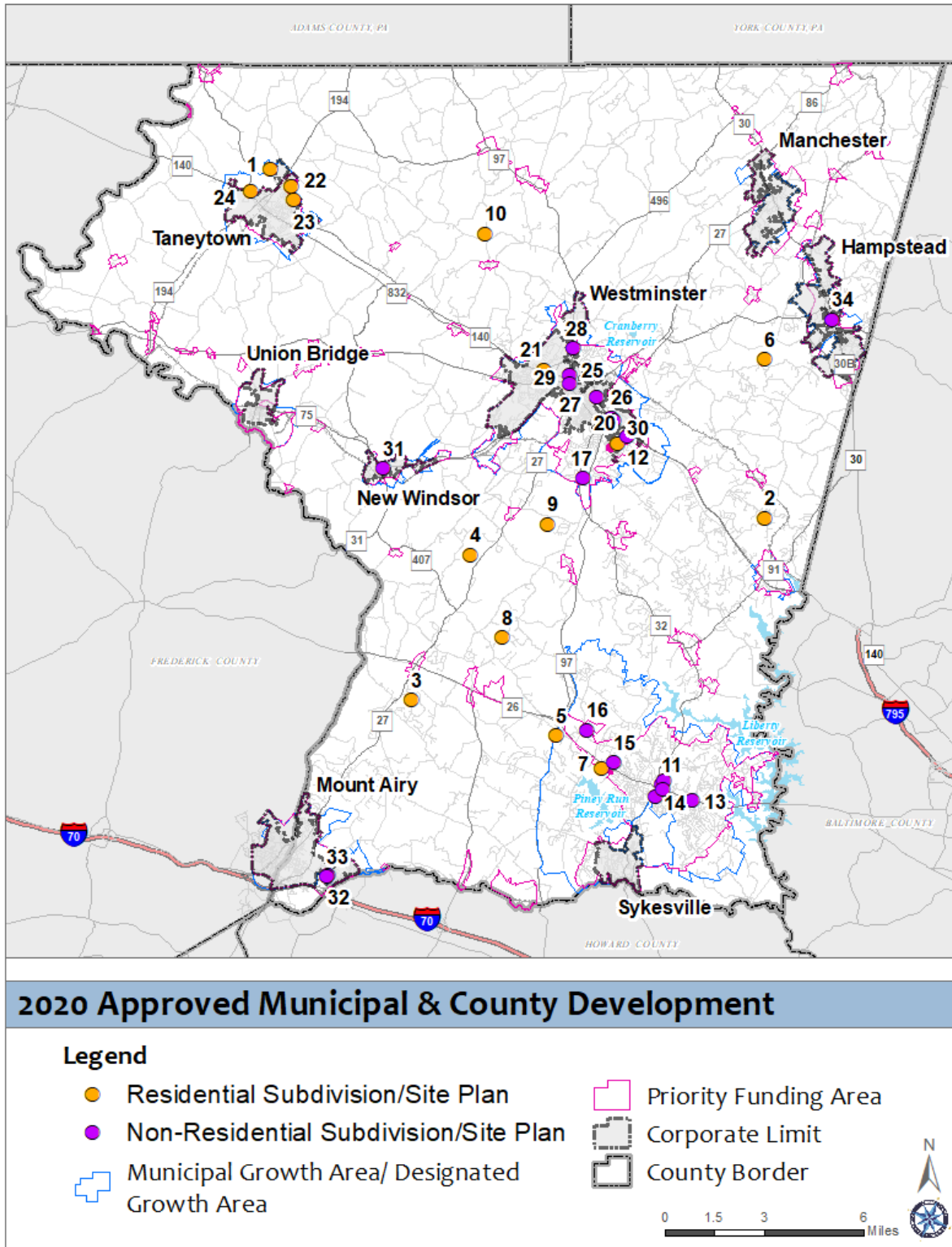
## Amendments & Growth Related Changes in Development Patterns

Table 4 – Municipal Commercial & Industrial Site Plans and Subdivisions 2020					
Location # (Map 9)	Name	Type	Acres	Zoning	Municipality
25	McDaniel College Decker Center	Commercial	1.53	R-10,000 Residential	Westminster
26	Westminster Mission BBQ	Commercial	0.69	Business	Westminster
27	7-Eleven Store No. 24347	Commercial	0.82	Business	Westminster
28	Royal Farms #323	Commercial	3.90	Planned Industrial	Westminster
29	West End Place Family Support Center	Commercial	0.96	R-7,500 Residential and Compatible Neighborhood Overlay Zone	Westminster
30	Starbucks Westminster ADA Sidewalk Addition	Commercial	1.09	Business	Westminster
31	Hartzler's Funeral Home Crematorium	Commercial	0.06	Village Center District	New Windsor
32	Twin Arch Business Park, Section IV, Lot 18A - J&J Trash Services	Industrial	2.65	Industrial	Mt. Airy
33	Twin Arch Business Park, Section IV, Lot 17 - Kings Sport Construction	Industrial	1.59	Industrial	Mt. Airy
34	Outlaw BBQ Smokehouse	Commercial	0.24	Business Local	Hampstead
<b>13.53 Acres</b>					

*Source: City of Westminster, City of Hampstead, Town of Mount Airy, Town of New Windsor, Bureau of Development Review*

# Amendments & Growth Related Changes in Development Patterns

## Map 9: Subdivisions and Site Plans Approved



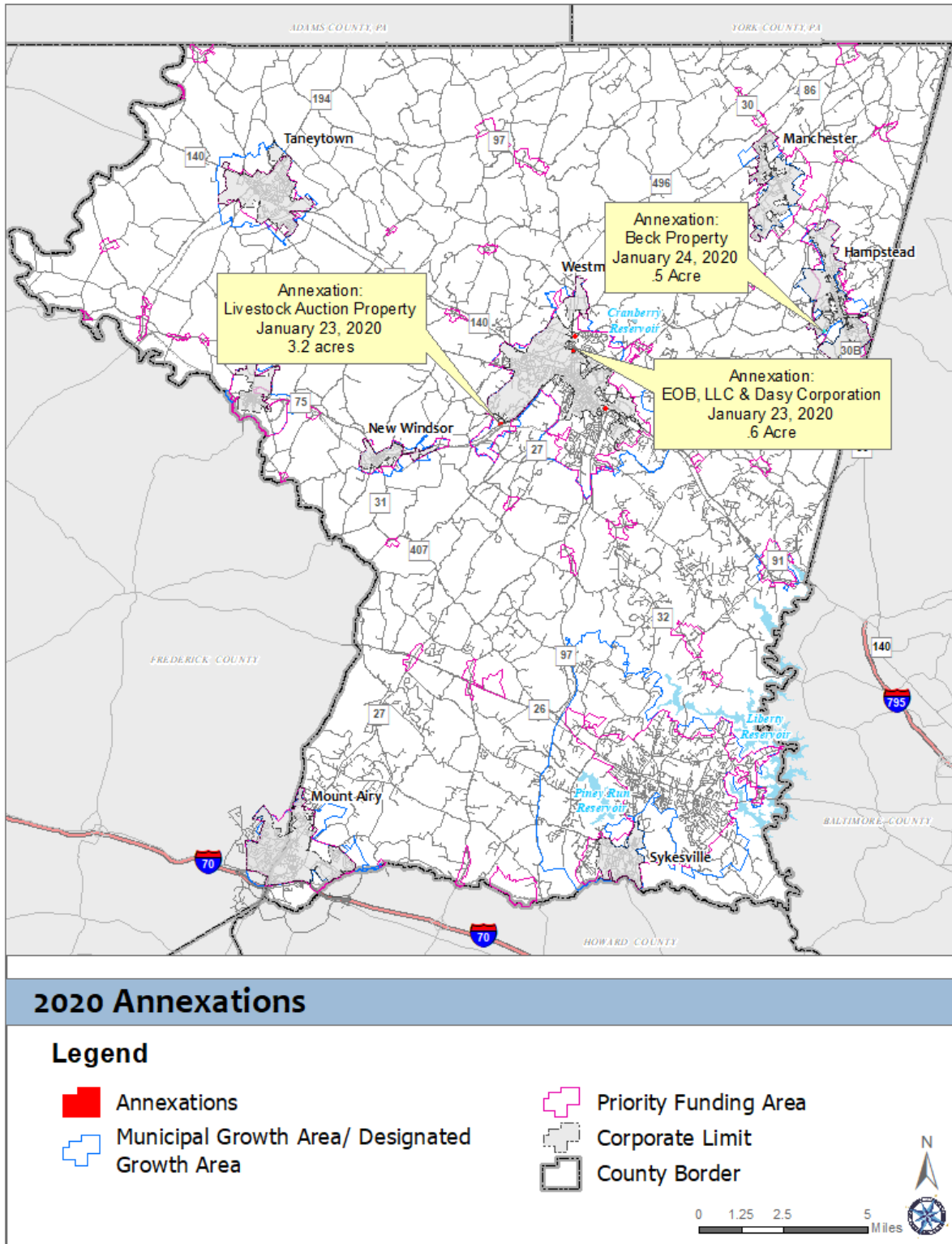
### Zoning Map Amendments

During 2020, there were no rezoning's in the County or Municipalities. There were 3 annexations, including two in Westminster and one in Hampstead. Descriptions of the annexations are explained in table 5, and their locations are displayed on Map 10 on page 18.

<b>Name</b>	<b>Acreage</b>	<b>Jurisdiction</b>	<b>Effective Date</b>
Westminster Livestock Auction Property	3.2	Westminster	January 23, 2020
EOB, LLC & Dasy Corporation	0.6	Westminster	January 23, 2020
Beck Property	0.5	Hampstead	January 24, 2020

*Source: Department of Planning*

## Map 10: Annexations





# Amendments & Growth Related Changes in Development Patterns

## Zoning Text Amendments

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### 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:**

None

**Municipality:**

**Union Bridge**

**Ordinance No. 316:** Adopted 8/24/20, pertaining to: 1) the regulation of Small Wireless Facilities, and, 2) an administrative provision concerning appointment and conduct of the Zoning Administrator as well as a provision for the continued administration of the zoning code in the case of any conflict of interest.

**Mount Airy**

**Ordinance 2020-1:** Text Amendment, Subdivision / Mixed Use Development – (§98-23 & §112-37.2) Creation of new sections Mixed Use Development “MXD” with additional text added to different code sections.

**Ordinance 2020-2:** Text Amendment, I-Industrial District-(§112-45B) To allow for restaurant/Lunchroom within the Industrial district.

**Ordinance 2020-4:** Text Amendment, NP Neighborhood Professional District-(§112-38) To allow the total demolition of the entire house and allowing the total square feet footprint to be increased to 2500 square feet.

**Ordinance 2020-23:** Text Amendment, Extending Planning Commission review days for Annexations– (§98-55 & §112-3 & §112-3) Extending the review time for an Annexation from 60 days to 120 days for Planning Commission to provide recommendations to Town Council.

**Westminster**

**Emergency Ordinance No. 926:** Adopted 10/12/20, Amending Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, Article XIII, “PD-4 Planned Development – 4 Zone”, Section 164-82, “Open Space” and Article XXIV, “Subdivision Regulations”, Section 164-197.1, “Residential Cluster Subdivision” to replace “City Park Board” with “Director of Recreation and Parks”.

**Ordinance No. 927:** Adopted 11/9/20, Amending Chapter 164, “Zoning”, of the Code of the City of Westminster, Article IXA, “Historic District Zone”, Section 164-51.3, Creation and Composition of Historic District Commission; Appointment and Term of Members; Vacancies,” To Alter the Term and Composition of the Historic District Commission and to Modify Its Powers.

# Amendments & Growth Related Changes in Development Patterns

## *Amendments to Priority Funding Area Boundaries*

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### **Amendments to PFA Boundaries**

There were no changes to PFA boundaries in Carroll County during 2020.

## *Schools*

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### **New Schools or Additions to Schools**

There were no new schools or additions constructed in 2020.

## *Roads*

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### **New Roads or Substantial Changes in Roads or Other Transportation Facilities**

Table 6 on page 21 describes additions that occurred to the County's roadway network in 2020. The changes were primarily system maintenance and local in nature.

## Amendments & Growth Related Changes in Development Patterns

<b>Table 6 – New Roadway Construction 2020</b>			
<b>County Road Name</b>	<b>From</b>	<b>To</b>	<b>Type of Change</b>
Bert Fowler Road	Manchester Town Line	Harvey Gummel Road	Gravel to Paving
Falls Road	0.219 miles from Schalk Road #1	3,337' ahead	Gravel to Paving
Young Road	Schalk Road #1	3,105' ahead	Gravel to Paving
Cape Horn Road Bridge	Over un-named stream		Bridge Replacement/Box Culvert
Hollingsworth Road Bridge	Over un-named stream		Bridge Replacement/Box Culvert
Eastern Road	0.055 mile from Southfield Court	Cul-De-Sac	Road Extension
Bandy Avenue	0.390 mile from Monroe Avenue	Mycroft Street	Road Extension
Winton Court	Bandy Avenue	Cul-De-Sac	New Construction
Messina Court	Bandy Avenue	Cul-De-Sac	New Construction
Heidi Court	Kays Mill Road	Cul-De-Sac	New Construction
Caple Road	Old Westminster Pike	Cul-De-Sac	New Construction
Sandyville Circle	Caple Road	Caple Road	New Construction
Paddock Lane	0.170 mile from Green Mill Road	Caple Road	Road Extension
Easy Way	Caple Road	345' @ end	New Construction
Count Flame Court	Sullivan Road	Cul-De-Sac	New Construction
Advisory Court	0.200 mile from Monroe Avenue	Cul-De-Sac	Road Extension
Snowdens Run Road	0.700 mile from Mineral Hill Road	Cul-De-Sac	Road Extension
Armin Court	Advisory Court	Cul-De-Sac	New Construction
<b>Municipal Road Name</b>	<b>From</b>	<b>To</b>	<b>Type of Change</b>
<b><i>Hampstead</i></b>			
Upper Beckleysville Road	275' East of Main Street	140' ahead	Transfer
<b><i>Manchester</i></b>			
Starlight Court	Private	Public	
<b><i>Taneytown</i></b>			
Obrien Ave	MU00175	MU00178	New Construction
Obrien Ave Bridge	MU00175	MU00178	Single Span Concrete
Colbert Street	Colbert St. Dead End	Kenan St	Road Extension
<b><i>Westminster</i></b>			
Stonegate Road	Blue Moon Lane	North Chandler Drive	New Construction
Blue Moon Lane	Stonegate Road		New Construction
Friendship Road	1,000 feet west of the intersection of Stonegate Road	Existing Friendship Road	New Construction
Spring Green Court	Friendship Road	End	New Construction

## Amendments & Growth Related Changes in Development Patterns

Scarlet Sky Drive	750 feet east of the intersection of Stonegate Road	The intersection of North Chandler Drive	New Construction
Amherst Lane	Meadow Creek Drive	785 feet north to its intersection of Meadow Creek Drive	New Construction
Wilford Court	Amherst Lane	Wilford Drive	New Construction
Corniche Court	Meadow Creek Drive	End	New Construction
Meadow Creek Drive	625 feet west of the intersection of Amherst Lane	Intersection with Meadow Branch Road	New Construction

*Source: Bureau of Engineering, Municipalities*

## APFO Restrictions

### Developments that were modified due to APFO Restrictions

On August 24, 2020, the Westminster Mayor and Common Council passed and approved Resolution No. 20-06, amending the Master Distribution Chart and the Water and Sewer Allocation Policy. The amendments are as follows:

1. Amend the Master Distribution Chart to reallocate 5,375 gpd recaptured from using the new water allocation standard of 150 gpd for one- and two-bedroom apartments and 180 gpd for three-bedroom apartments for the Westminster Way and Clark Farm Project, as follows:
  2. 1,800 gpd to be allocated to the “Residential INSIDE CITY (multi-family residential)” category, allowing 450 gpd for four additional multi-family/apartment units in 2021, 2022, 2023, and 2024.
  3. 1,175 gpd to be allocated to both the “Water-only for the Emergency Reserve” and “Sewer-only for the Emergency Reserve” category, allowing for five additional emergency water and sewer connections.
  4. 1,545 gpd to be allocated to the “Annexations” category in 2021 to encourage targeted annexations that would increase the City’s tax base, as envisioned in the adopted Strategic Plan.
  5. 500 gpd to be allocated to the “Public Projects (City)” category in 2021.
  6. 355 gpd to be allocated to address inconsistencies in the Master Distribution Chart.

## Parks

### New Parks/Park Changes

County:

No new parks were added in 2020.





# 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 **2020**, 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 2020 was identified and compared to the number of dwelling units that existed as of December 31, 2019. Table 8 shows the dwelling units added within each PFA in 2020, as well as the cumulative total at the end of 2020. Table 8 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 15 on Page 37 illustrates the location of new residential growth (i.e. purple dots for residential U&O) relative to PFA boundaries.

**Table 7 – Residential Dwelling Units  
by Priority Funding Areas  
2020**

Priority Funding Area	PFA Totals as of 12/31/19	2020 Units Only	PFA Totals as of 12/31/20	% of PFA Totals
Finksburg	139	1	140	0.4
Freedom ( <i>Sykesville Excluded</i> )	8,758	35	8,793	24.0
Sykesville	1,663	0	1,663	4.5
Hampstead	3,003	5	3,008	8.2
Manchester	2,112	7	2,119	5.8
Mount Airy (CC & FC)	3,478	17	3,495	9.5
New Windsor	704	21	725	2.0
Taneytown	2,802	103	2,905	7.9
Union Bridge	495	0	495	1.4
Westminster	11,157	52	11,209	30.6
<i>Rural Villages</i>	2,084	4	2,088	5.7
<b>Total</b>	<b>36,395</b>	<b>245</b>	<b>36,640</b>	<b>100%</b>

5-Year Trend	
Year	New Units % Inside PFA
2016	50.5
2017	51.4
2018	54.3
2019	66.2
2020	66.4

Source: Department of Planning, Department of Technology Services

**Table 8 – Dwelling Units Inside vs. Outside PFAs  
2020**

Area	County Total as of 12/31/19	% of County Total in 2019	2020 Units Only	% of 2020 Units	County Total as of 12/31/20	% of County Total in 2020
Total Inside PFAs	36,395	55.3	245	66.4	36,640	55.4
Total Outside PFAs	29,362	44.7	124	33.6	29,486	44.6
<b>Total</b>	<b>65,757</b>	<b>100%</b>	<b>369</b>	<b>100%</b>	<b>66,126</b>	<b>100%</b>

Source: Department of Planning, Department of Technology Services



# Measures and Indicators

## Residential Units by MGA & DGA

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

For decades, Carroll County and its Municipalities have defined areas designated for annexation and future growth, beyond current Municipal limits. The term MGA is now applicable to Hampstead, Manchester, Mount Airy, New Windsor, Sykesville, Taneytown, Union Bridge, and Westminster. DGA is applicable to Freedom and Finksburg. These geographic areas are a very important part of how jurisdictions in Carroll County plan for future growth, development, and facilities. Table 9 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each MGA / DGA in 2020, as well as the cumulative total at the end of 2020. Table 10 shows the cumulative number of dwelling units for all areas both inside and outside the MGAs / DGAs. Map 15 on Page 37 illustrates the location of new residential growth relative to MGA / DGA boundaries.

**Table 9 – Residential Dwelling Units  
by Municipal Growth Areas / Designated Growth Areas  
2020**

MGA/DGA	DGA Totals as of 12/31/19	2020 Units Only	DGA Totals as of 12/31/20	% of DGA Totals
Finksburg	138	1	139	0.4
Freedom ( <i>Sykesville Excluded</i> )	11,272	36	11,308	30.5
Sykesville	1,638	0	1,638	4.4
Hampstead	2,871	5	2,876	7.7
Manchester	1,937	7	1,944	5.2
Mount Airy (CC & FC)	3,481	17	3,498	9.4
New Windsor	750	21	771	2.1
Taneytown	2,874	103	2,977	8.0
Union Bridge	511	0	511	1.4
Westminster	11,423	51	11,474	30.9
<b>Total</b>	<b>36,895</b>	<b>241</b>	<b>37,136</b>	<b>100%</b>

5-Year Trend	
Year	New Units % Inside DGA
2016	61.4
2017	58.4
2018	56.0
2019	69.0
2020	65.3

Source: Department of Planning, Department of Technology Services

**Table 10 – Dwelling Units  
Inside vs. Outside MGAs / DGAs  
2020**

Area	County Total as of 12/31/19	% of County Total in 2019	2020 Units Only	% of 2020 Units	County Total as of 12/31/20	% of County Total in 2020
Total Inside MGAs / DGAs	36,895	56.2	241	65.3	37,136	56.2
Total Outside MGAs / DGAs	28,804	43.8	128	34.7	28,932	43.8
<b>Total</b>	<b>65,699</b>	<b>100.0</b>	<b>369</b>	<b>100.0</b>	<b>66,068</b>	<b>100.0</b>

Source: Department of Planning, Department of Technology Services

# Measures and Indicators

## Non-Residential Units by PFA & MGA / DGA

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

To measure the amount and share of non-residential development that occurred inside and outside of PFAs and MGAs / DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2020 were used to identify where new non-residential development occurred in 2020. Table 11 shows the number of units added within each PFA and MGA / DGA. The number of non-residential units added countywide (inside and outside the PFAs and MGAs / DGAs) is shown on Table 12. Map 15 on Page 37 indicates the location of the new residential (orange dots) and non-residential uses (purple dots) added in 2020.

Table 11– Non-Residential Units By Priority Funding Areas and Municipal Growth Areas / Designated Growth Areas 2020				
Priority Funding Area	PFA		MGA / DGA	
	2020 Units	% of PFA Totals	2020 Units	% of MGA Totals
Finksburg	2	8.3%	2	9.5%
Freedom ( <i>Sykesville Excluded</i> )	4	16.7%	4	19.0%
Sykesville (Town)	0	0.0%	0	0.0%
Hampstead	2	8.3%	2	9.5%
Manchester	2	8.3%	2	9.5%
Mount Airy (CC & FC)	2	8.3%	2	9.5%
New Windsor	1	4.2%	1	4.8%
Taneytown	4	16.7%	4	19.0%
Union Bridge	0	0.0%	0	0.0%
Westminster	4	16.7%	4	19.0%
Rural Villages	3	12.5%	NA	NA
<b>Total</b>	<b>24</b>	<b>100%</b>	<b>21</b>	<b>100%</b>

Source: Department of Planning, Department of Technology Services

Table 12 – Non-Residential Units Inside vs. Outside PFAs & MGAs / DGAs 2020				
Area	PFA		MGA / DGA	
	2020 Units	% of 2020 Units	2020 Units	% of 2020 Units
Total Inside	24	72.7%	21	63.6%
Total Outside	9	27.3%	12	36.4%
<b>Total</b>	<b>33</b>	<b>100 %</b>	<b>33</b>	<b>100 %</b>

Source: Department of Planning, Department of Technology Services

# Measures and Indicators

## Preliminary Plan Approvals

### Residential Preliminary Plans Approved

The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2020 is shown in Table 13. The Municipal approvals are shown in Table 14. Map 12 shows the locations of the approved residential preliminary plans listed in the tables in relationship to the PFAs and MGAs / DGAs. Approval of a preliminary plan does not necessarily mean that the subsequent steps in the development process will immediately follow. Some plans do not proceed forward.

**Table 13 - Carroll County (Unincorporated) Preliminary Plans Approved 2020**

Loc # Map 12	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA*	MGA*
1	Clas Property	7	8.90	Agricultural/ Conservation	X	Freedom
2	Dedication Farms, Section 2	1	5.84	Conservation	Freedom	Freedom
3	Braddock Estates, Resubdivision of Lot 45	1	3.05	Residential 40,000	X	X
4	Dorsey Crossings	3	13.87	Conservation	Freedom	Freedom
5	Zepp Estates	1	18.20	Agriculture	X	X
6	Harry G. Shaffer Resubdivision of Tract 3	1	17.18	Agricultural	X	X
7	Walnut Ridge 8	6	15.01	R-20,000	Westminster	Westminster
8	Mamawnanna Manor, Section 3	1	2.99	Agriculture	X	Taneytown
9	Angelic Acres	1	10.26	Agriculture	X	X
10	Hidden Refuge, Section 2	1	3.57	Agricultural	X	X
11	Chinook Winds	1	9.56	Agricultural	X	X
12	The Ridge at Falling Green	7	35.01	Conservation	X	X
<b>Total</b>		<b>31</b>	<b>143.44</b>			

Source: Bureau of Development Review

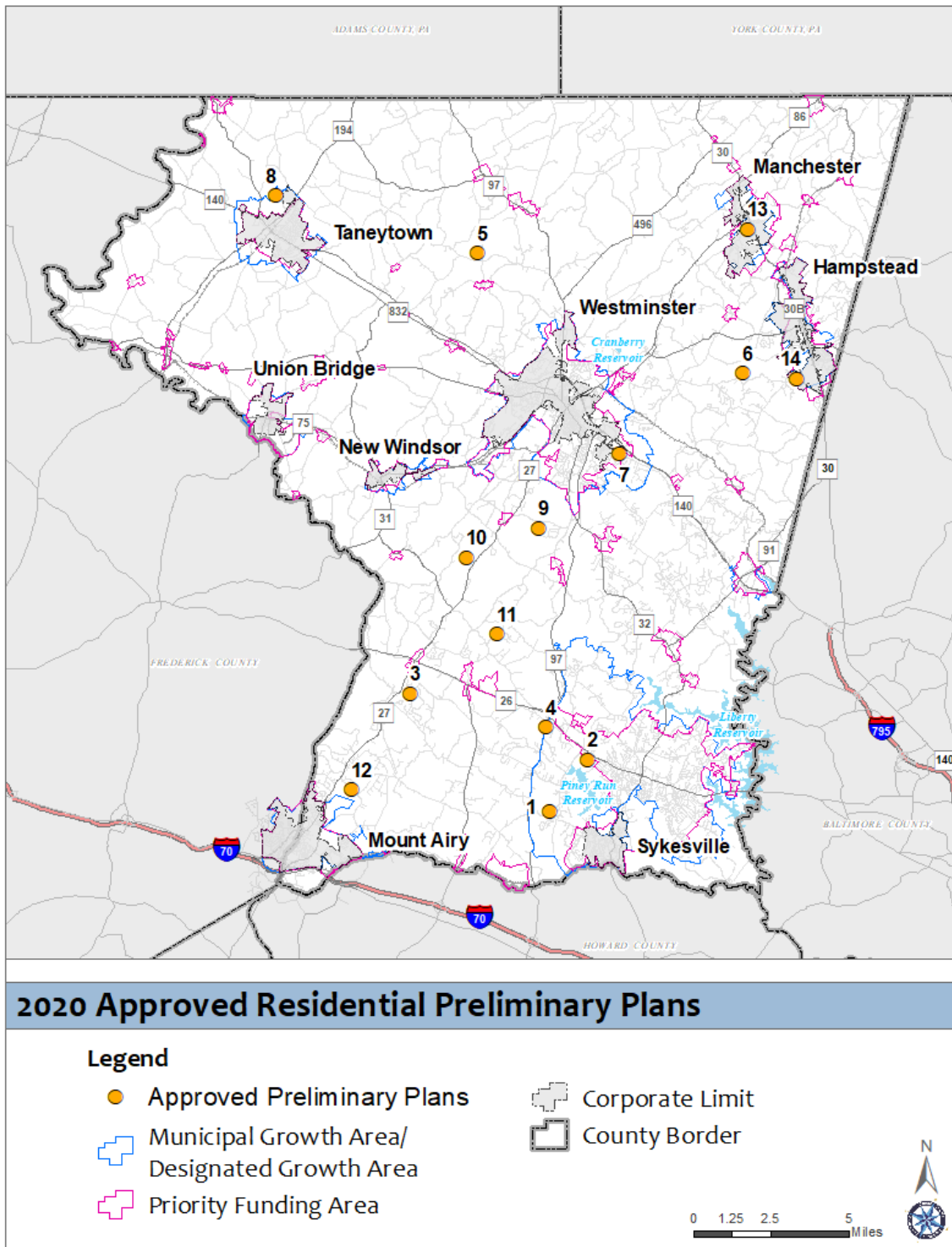
**Table 14 – Municipal (Incorporated) Preliminary Plans Approved 2020**

Loc # (Map 12)	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA	MGA/ DGA
13	Equine Meadows	31	10.41	R-10,000	Manchester	Manchester
14	Hampstead Overlook	250	118	R-7500	Hampstead	Hampstead
<b>Total</b>		<b>281</b>	<b>128.14</b>			

Source: Municipalities

# Measures and Indicators

## Map 12: Residential Preliminary Plans





### Recorded Lots

The number of residential lots recorded in 2020 is shown by PFA and by MGA / DGA in Table 15. Commercial and industrial lots are shown in Table 16. The locations of the recorded lots in these tables in relationship to the PFAs and MGAs / DGAs are shown on Map 13.

<b>Table 15 – Number of Residential Recorded Lots by Priority Funding Areas &amp; Municipal Growth Areas / Designated Growth Areas 2020</b>		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	164	82.8
Outside PFA	34	17.2
<b>Total</b>	<b>198</b>	<b>100.0</b>
Inside MGA/DGA	172	86.9
Outside MGA/DGA	26	13.1
<b>Total</b>	<b>198</b>	<b>100.0</b>

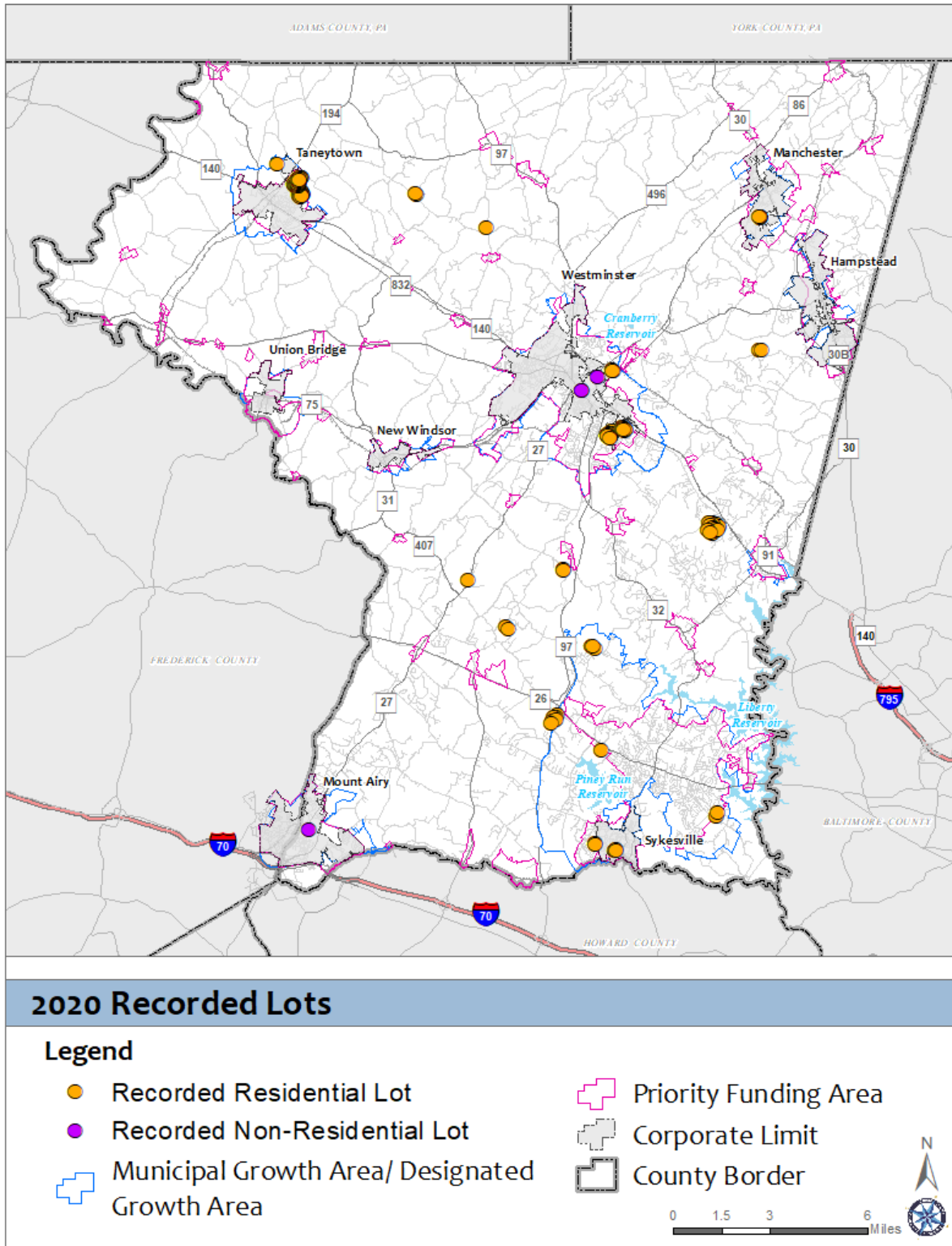
Source: Bureau of Development Review; Department of Planning

<b>Table 16 – Number of Commercial/Industrial Recorded Lots by Priority Funding Areas &amp; Municipal Growth Areas / Designated Growth Areas 2020</b>		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	4	100.0
Outside PFA	0	00.0
<b>Total</b>	<b>4</b>	<b>100.0</b>
Inside MGA/DGA	4	100.0
Outside MGA/DGA	0	00.0
<b>Total</b>	<b>4</b>	<b>100.0</b>

Source: Bureau of Development Review; Department of Planning

# Measures and Indicators

## Map 13: Recorded Lots



# Measures and Indicators

## *Building Permits Issued*

### **Building Permits Issued**

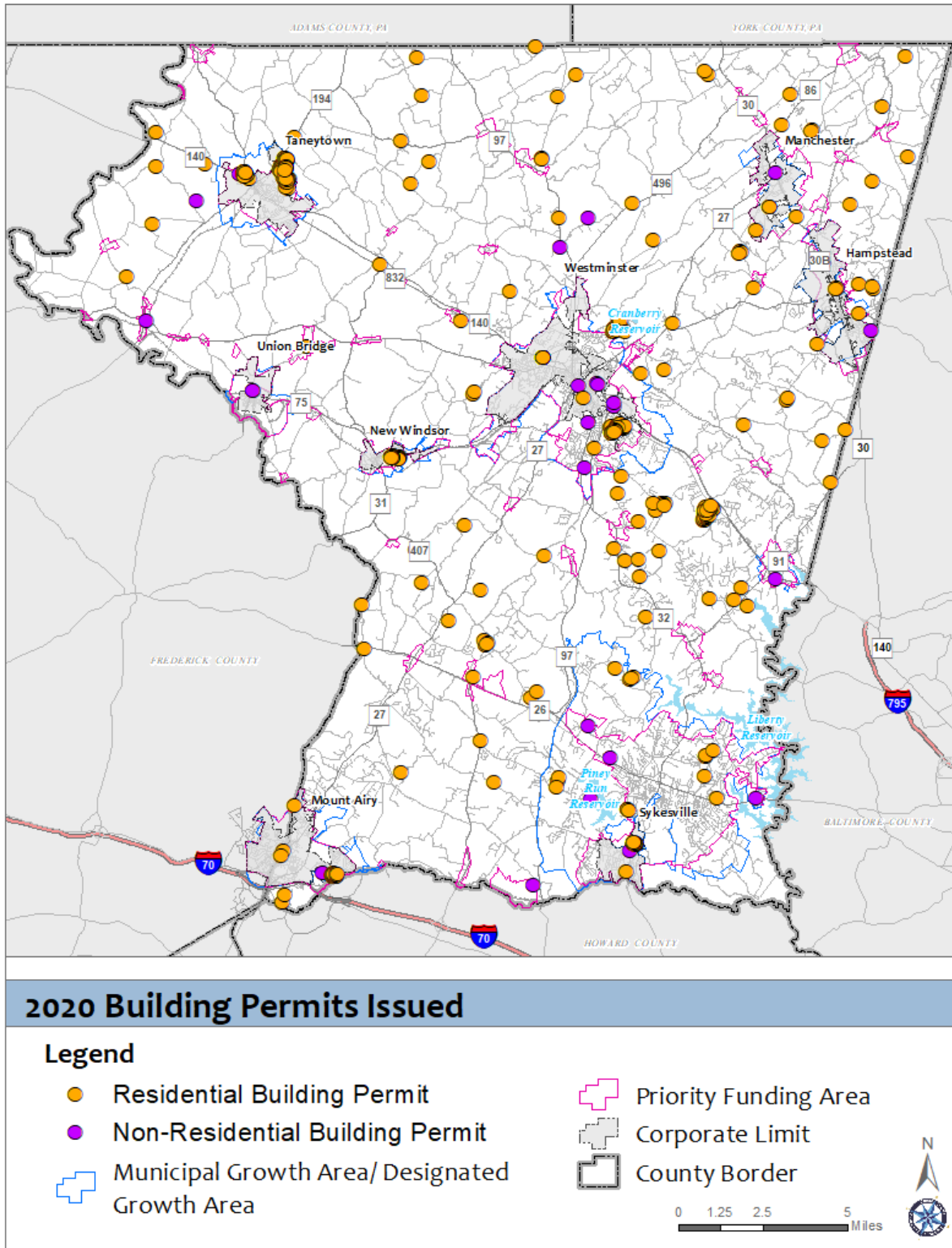
The total number of building permits issued for new construction in 2020 was 537, as shown in Table 17. This includes permits issued within the Municipalities. Map 14 shows the locations of the building permits in this table in relationship to the PFAs and MGAs / DGAs.

<b>Table 17: - Building Permits Issued by Priority Funding Areas and by Municipal Growth Areas / Designated Growth Areas 2020</b>		
Area	Totals	% In / % Out
Residential Inside PFA	362	67.4%
Residential Outside PFA	147	27.4%
Non-Residential Inside PFA	21	3.9%
Non-Residential Outside PFA	7	1.3%
<b>Total</b>	<b>537</b>	<b>100.0%</b>
Residential Inside MGA/DGA	366	68.2%
Residential Outside MGA/DGA	143	26.6%
Non-Residential Inside MGA/DGA	22	4.1%
Non-Residential Outside MGA/DGA	6	1.1%
<b>Total</b>	<b>537</b>	<b>100.0%</b>

*Source: Department of Planning, Department of Technology Services*

# Measures and Indicators

## Map 14: Building Permits Issued





# Measures and Indicators

## *U&O Certificates by Election District & Municipality*

### **New Use & Occupancy (U&O) Certificates Issued**

Table 18 shows new Use & Occupancy Certificates issued by category in Carroll County during 2020. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial, and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

**Table 18 – Carroll County New U&Os  
2020**

<b>Election District / Municipality</b>	<b>Apartment</b>	<b>Residential</b>	<b>Residential Improvement</b>	<b>Commercial &amp; Industrial</b>	<b>Commercial &amp; Industrial Improvement</b>	<b>Farm</b>
ED 1	0	6	22	0	2	1
Taneytown	0	104	42	3	7	0
ED 2	0	4	23	0	1	5
ED 3	0	10	44	0	1	4
ED 4	0	34	151	1	8	1
ED 5	1	19	202	3	16	0
Sykesville	0	15	28	0	1	0
ED 6	0	17	77	4	8	2
Manchester	2	5	50	2	1	0
ED 7	0	26	137	1	17	0
Westminster	0	49	103	2	30	0
ED 8	0	13	63	1	1	1
Hampstead	0	3	29	0	8	0
ED 9	1	7	51	0	2	1
ED 10	0	4	10	0	3	2
ED 11	0	5	20	0	2	2
New Windsor	0	21	22	0	1	0
ED 12	0	0	6	0	0	0
Union Bridge	0	0	5	0	4	0
ED 13	0	3	37	0	0	2
Mount Airy*	0	16	51	2	9	0
ED 14	0	6	94	2	9	2
<b>Total</b>	<b>4</b>	<b>367</b>	<b>1267</b>	<b>21</b>	<b>131</b>	<b>23</b>

Source: Department of Technology Services

\*includes Carroll County and Frederick County

### New Use & Occupancy (U&O) Certificates Issued

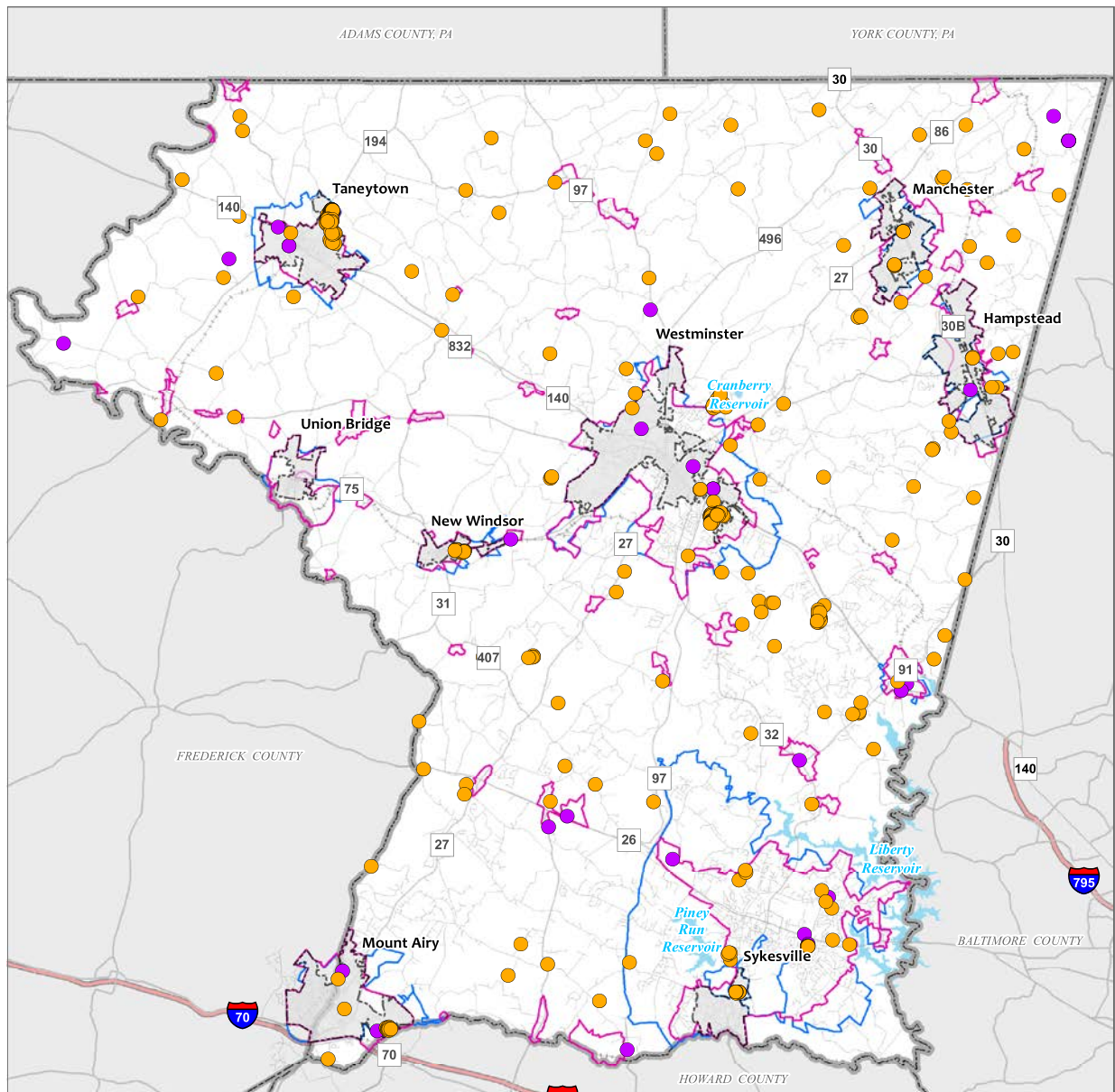
The total number of residential and non-residential U&Os issued within the PFA’s and MGA / DGA’s for new construction in 2020 was 402. This includes U&Os issued within the Municipalities. Table 19 presents the total residential and non-residential U&Os issued and provides the percentage of each that occurred inside and outside the PFAs and the MGAs / DGAs. The locations of the U&Os issued in relationship to the PFAs and MGAs / DGAs can be seen on Map 15 on Page 37.

Table 19 – New Use & Occupancy Certificates Issued by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2020		
Area	Totals	Total %In / %Out
Residential Inside PFA	245	60.9
Residential Outside PFA	124	30.8
Non-Residential Inside PFA	24	6.0
Non-Residential Outside PFA	9	2.2
<b>Total</b>	<b>402</b>	<b>100%</b>
Residential Inside MGA / DGA	241	60.0
Residential Outside MGA / DGA	128	31.8
Non-Residential Inside MGA / DGA	21	5.2
Non-Residential Outside MGA / DGA	12	3.0
<b>Total</b>	<b>402</b>	<b>100%</b>

Source: Department of Technology Services

# Measures and Indicators

## Map 15: New U&O's Issued



**2020 New Development - U & Os Issued**

**Legend**

- Residential U&O
- Non-Residential U&O
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border

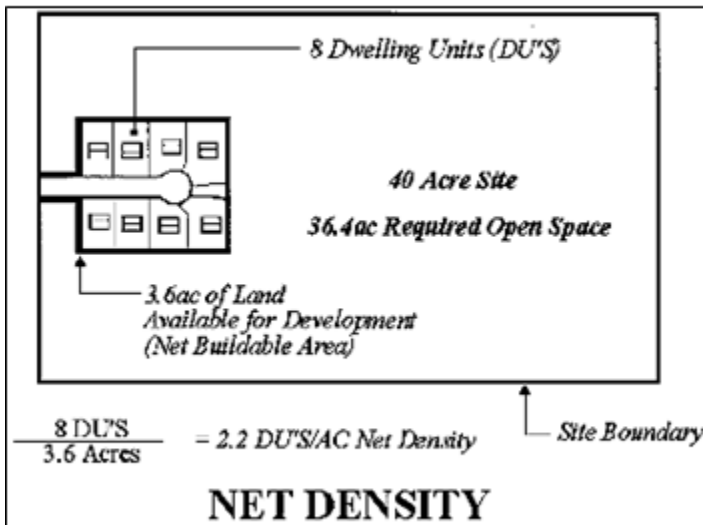
### Net Residential Density & Floor Area Ratio (FAR)

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.) Non-residential density was determined using the Floor Area Ratio (FAR) of non-residential parcels approved in 2020. Floor area ratios were derived from comparing the square footage of building space with the square footage of the lot (i.e. building square footage divided by square footage of lot). Table 20 provides the number of dwelling units/acre and the FAR inside and outside PFAs, as well as inside and outside MGAs / DGAs. Resubdivisions of parcels or lots and redevelopment sites that are not substantive in nature are not included in the net density numbers, only new construction. Figures 1 and 2 illustrate how these calculations were made. Only new development on raw land was considered for these calculations. Additions, amended plans, and upgrades were not included.

Area	Residential (# Dwellings /Units per Net Acre)	Non-Residential (Floor Area Ratio)
Inside PFA	5.64	0.16
Outside PFA	0.36	0.03
Inside MGA / DGA	4.05	0.16
Outside MGA / DGA	0.48	N/A

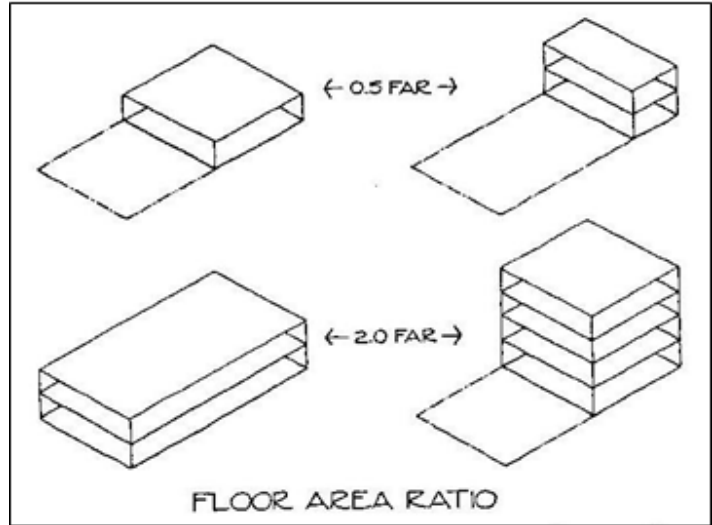
Source: Department of Planning; Note: Includes some net density ratios based on gross lot acreages provided by some municipalities and due to net acreages not being clear on some site or subdivision plans.

**Figure 1**



Source: New Castle County, DE

**Figure 2**



Source: San Francisco State University Campus Master Plan



# Measures and Indicators

## Development Capacity Analysis

### Buildable Land Inventory (Residential Development Capacity)

Carroll County estimated future residential development potential by conducting an inventory of buildable parcels. Every parcel, both in municipalities and unincorporated areas, that was zoned for residential, agricultural, or conservation uses was examined, and its development potential calculated. Development potential included houses that could be built on unimproved lots, as well as on new lots that could be created from parcels through subdivision. Various factors influenced the lot yield, including easements, ownership, and certain environmental features. Future household estimates were based on the number of potential lots generated from the Buildable Land Inventory calculations. Originally created in 2005, the inventory is updated annually. (Methodology is defined in the *Carroll County Buildable Land Inventory Report*.) Map 16 indicates the location of potential residential lots. However, this estimate could be high because of the limitation of developing on septic systems as part of the Sustainability Growth and Agricultural Preservation Act of 2012, commonly referred to as the Septic Tiers law (SB236). This act limits the number of lots created after 2012 to seven (7) maximum lots on septic.

*Potential residential development* (lots) is based on current zoning only for the 2020 Annual Report. This is a change from previous methodology which used the 2000 *Carroll County Master Plan* land use designation and the most recently adopted comprehensive plans for each jurisdiction to create a hybrid land use / zoning tabulation. Once new zoning categories are implemented, in accordance with the new future land use designations of the 2014 *Carroll County Master Plan (with 2019 Amendments)*, the hybrid approach will be used once again.

	PFA		MGA / DGA	
	Potential Lots as of 12/31/20	% of PFA Total	Potential Lots as of 12/31/20	% of PFA Total
Finksburg	111	1.1%	116	1.0%
Freedom (Sykesville Excluded)	1,913	18.4%	3,249	26.8%
Sykesville	332	3.2%	491	4.0%
Hampstead	715	6.9%	645	5.3%
Manchester	903	8.7%	835	6.9%
Mount Airy (CC only)	689	6.6%	677	5.6%
New Windsor	248	2.4%	315	2.6%
Taneytown	1,439	13.9%	1,511	12.4%
Union Bridge	1,452	14.0%	1,483	12.2%
Westminster	2,392	23.0%	2,820	23.2%
Rural Villages	188	1.8%	-	-
<b>Total</b>	<b>10,382</b>	<b>100.0%</b>	<b>12,142</b>	<b>100.0%</b>

Source: Department of Land and Resource Management

As seen in Table 21, an additional **10,382** lots could potentially be developed within all of the PFAs combined. An additional **14,310** lots could potentially be developed outside of PFAs seen in Table 22.

## Measures and Indicators

When the numbers for existing residential and potential lots are combined, the *distribution of lots at “build-out”* can be estimated. The **35,813 existing** residential lots within PFAs combined with the **10,382 potential** developable residential lots within PFAs would yield a total of **46,195** lots within the PFAs at build out. Outside of the PFAs, the **29,440 existing** residential lots would combine with the **14,310 potential** developable residential lots to create **43,750** total residential lots outside of the PFAs at build-out. This represents a grand total of **89,945** residential lots, **51.4** percent of which would be inside the PFAs and **48.6** percent of which would be outside. These figures are presented in Tables 22 and 23 and shown on Map 16 on Page 41.

Similarly, the **36,225 existing** residential lots within MGAs / DGAs combined with the **12,142 potential** developable residential lots within MGAs / DGAs would yield a total of **48,367** lots at build-out. Outside of the MGAs / DGAs, the **29,028 existing** residential lots would combine with the **12,550 potential** developable residential lots to create **41,578** total residential lots outside of the DGAs at build-out. This also represents a grand total of **89,945** residential lots, **53.8** percent of which would be inside the MGAs / DGAs and **46.2** percent of which would be outside.

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

<b>Table 22 – Potential Developable Residential Lots Inside vs. Outside PFAs &amp; MGAs / DGAs 2020</b>				
<b>Area</b>	<b>PFA</b>		<b>MGA / DGA</b>	
	<b>Potential Lots as of 12/31/20</b>	<b>% of County Total</b>	<b>Potential Lots as of 12/31/20</b>	<b>% of County Total</b>
Total Inside	10,382	42.0%	12,142	49.2%
Total Outside	14,310	58.0%	12,550	50.8%
<b>Total</b>	<b>24,692</b>	<b>100.0%</b>	<b>24,692</b>	<b>100.0%</b>

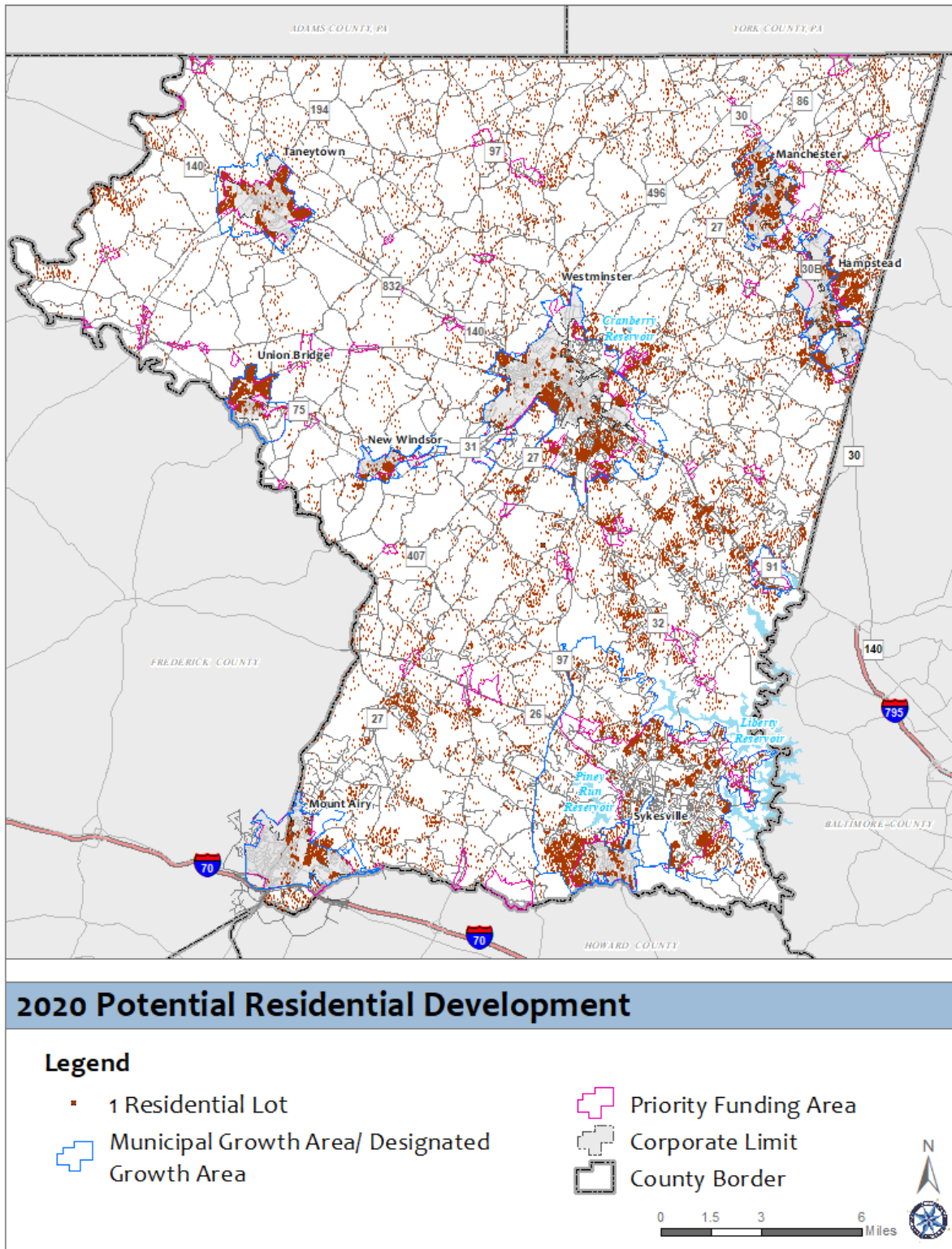
*Source: Department of Land and Resource Management, PFA estimates include Rural Villages*

<b>Table 23 – Existing Units and Potential Developable Residential Lots by Priority Funding Areas &amp; Designated Growth Areas 2020</b>				
<b>Area</b>	<b>Existing Units</b>	<b>Potential Lots</b>	<b>Totals</b>	<b>Total % In / % Out</b>
Inside PFA	35,813	10,382	46,195	51.4%
Outside PFA	29,440	14,310	43,750	48.6%
<b>Total</b>	<b>65,253</b>	<b>24,692</b>	<b>89,945</b>	<b>100.0%</b>
Inside MGA / DGA	36,225	12,142	48,367	53.8%
Outside MGA / DGA	29,028	12,550	41,578	46.2%
<b>Total</b>	<b>65,253</b>	<b>24,692</b>	<b>89,945</b>	<b>100.0%</b>

*Source: Department of Land and Resource Management, Includes Rural Villages  
Carroll County Only; Includes 2087 existing units within Rural Villages counted as inside PFA*

# Measures and Indicators

## Map 16: Buildable Land Inventory (Residential)



## Measures and Indicators

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 24 show the potential developable non-residential acreage within each PFA and MGA / DGA. Table 25 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 17 on Page 43 indicates the location of potential non-residential development.

<b>Table 24 – Potential Developable Non-Residential Acreage By Priority Funding Areas &amp; Municipal Growth Areas/Designated Growth Areas 2020</b>		
<b>Area</b>	<b>PFA</b>	<b>MGA / DGA</b>
Finksburg	170	188
Freedom	354	373
Sykesville	94	206
Hampstead	423	285
Manchester	55	55
Mount Airy	180	179
New Windsor	138	138
Taneytown	324	331
Union Bridge	264	264
Westminster	587	728
Rural Villages	176	N/A
Other PFAs	213	N/A
<b>Total Inside</b>	<b>2,978</b>	<b>2,747</b>
<b>Total Outside</b>	<b>426</b>	<b>657</b>
<b>Total</b>	<b>3,404</b>	<b>3,404</b>

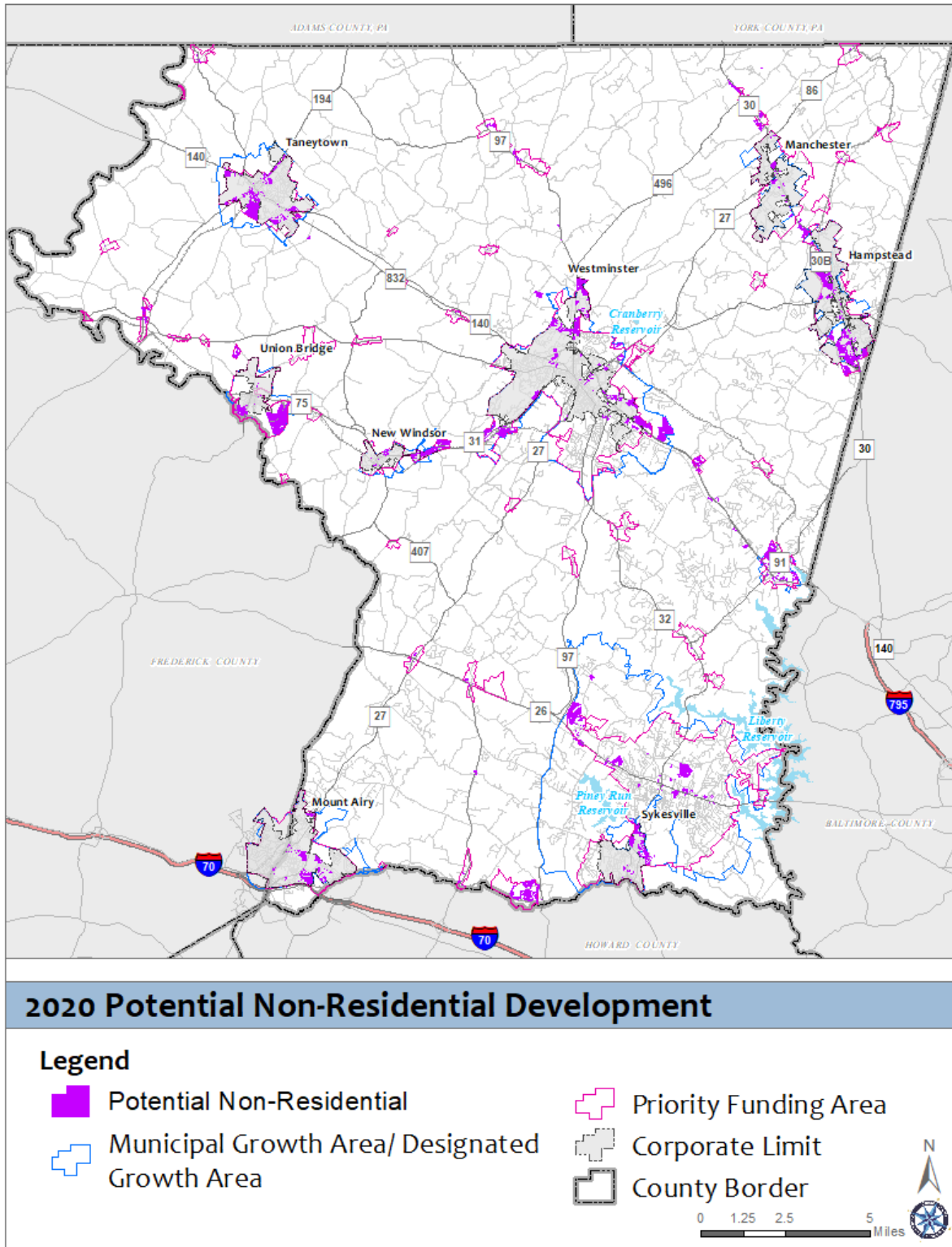
*Source: Department of Land and Resource Management*

<b>Table 25 – Existing and Potential Developable Non-Residential Acreage by Priority Funding Areas &amp; Municipal Growth Areas/ Designated Growth Areas 2020</b>				
<b>Area</b>	<b>Existing Acreage</b>	<b>Potential Acreage</b>	<b>Totals</b>	<b>Total</b>
				<b>% In / % Out</b>
Inside PFA	4,089	2,978	7,067	84%
Outside PFA	920	426	1,346	16%
<b>Total</b>	<b>5,009</b>	<b>3,404</b>	<b>8,413</b>	<b>100%</b>
Inside MGA/DGA	3,850	2,747	6,597	78%
Outside MGA/DGA	1,159	657	1,816	22%
<b>Total</b>	<b>5,009</b>	<b>3,404</b>	<b>8,413</b>	<b>100%</b>

*Source: Department of Land and Resource Management*

# Measures and Indicators

## Map 17: Buildable Land Inventory (Non-Residential)





# Locally Funded Agricultural Land Preservation

## Agricultural Land Preservation

### Agricultural Land Preservation Program

Total agricultural land preserved in Carroll County in 2020 was 982 acres (Table 26). Total funding for easement acquisition in Fiscal Year 2020, as seen in Table 28, was \$6,904,062, of which 60% percent were County funds. Other sources of funding for County easements may come from Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program, which are state easements programs.

Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of June 2020, a total of 74,211 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 18 on Page 45 shows the location of newly acquired easements in Fiscal Year 2020 (which are identified by number), as well as previously existing easements.

**Table 26 – Easement Acquisition  
2020**

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
<b>2020</b>	6	406	2	205	3	371	0	0	11	982

Source: Carroll County Agricultural Land Preservation Program

**Table 27 – Local Funding for Agricultural Land Preservation  
Carroll County Agricultural Land Preservation Program  
Fiscal Year 2020**

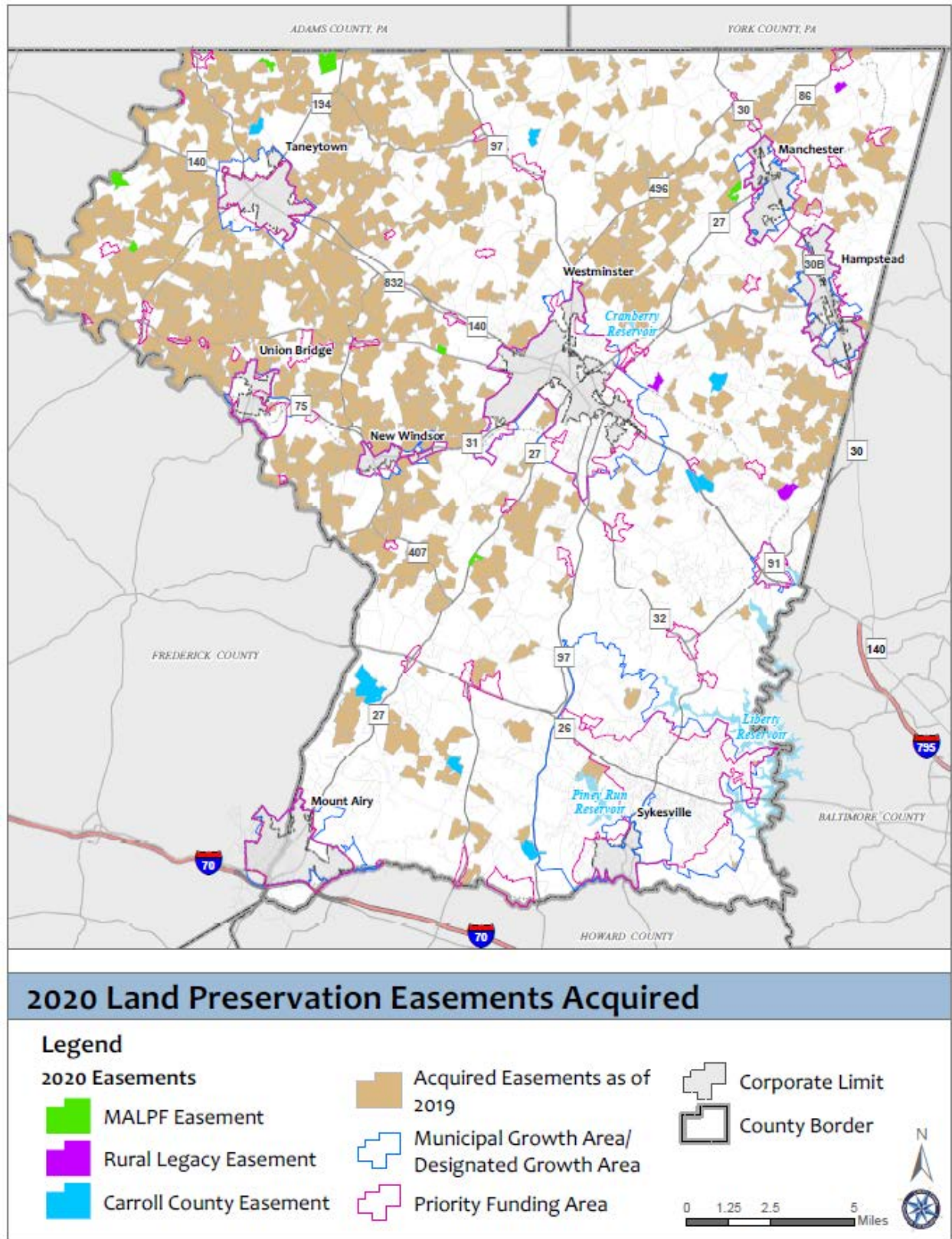
County Funding	State Funding	Total FY 2019 Funding
\$4,163,680	\$2,740,382	\$6,904,062

Source: Carroll County Agricultural Land Preservation Program

\*Approximate State Funding

# Locally Funded Agricultural Land Preservation

## Map 18: Land Preservation Easements



# Locally Funded Agricultural Land Preservation

## Non-Agricultural Land Preservation

### Non-Agricultural Conservation Easements

Table 28 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

<b>Type of Easement</b>	<b># of Easements</b>	<b>Acres</b>
Floodplain	4	23.52
Forest Conservation	27	77.80
Water Resource	8	26.51
<b>Total</b>	<b>39</b>	<b>127.83</b>

*Source: Bureau of Resource Management*

#### ***Floodplain Easements***

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

#### ***Forest Conservation Easements***

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

#### ***Water Resource Easements***

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

# Local Land Use Goal

## *State Land Use Goal*

---

### Statewide Land Use Goal: Land Use Article (2009)

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

### HB 1257 (2012)

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

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

## *Local Land Use Goal*

---

### Local Land Use Goal: Requirement & Purpose

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

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



# Local Land Use Goal

## 2014 Carroll County Master Plan

The most recently Adopted Master Plan’s primarily land use vision is accomplished via the following strategy: “...*facilitate development in appropriate areas, including the designated growth areas, thereby protecting and conserving agricultural and environmental resource areas, preserving open space, and providing public facilities and services efficiently and cost-effectively.*” As the result of land uses and zoning policies working in concert with this strategy, the County has recently seen 56 to 69 percent of new residential development inside the County’s DGA since 2016. The Planning Department anticipates that these trends will continue in the County as development has remained stagnant after 2016.

## *2014 Carroll County Master Plan*



Adopted by the Board of County Commissioners

February 26, 2015

Amendment Adopted January 2, 2020



# Appendices

**Cynthia L. Cheatwood, Chair**  
Eugene A. Canale  
Jeffrey A. Wothers  
Janice R. Kirkner  
Peter Lester  
Michael D. Gosnell, Alternate  
Stephen A. Wantz, Ex-officio  
Lynda D. Eisenberg, Secretary



**Planning & Zoning Commission**  
Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157  
410-386-5145  
1-888-302-8978  
MD Relay service 7-1-1/800-735-2258

## 2020 Planning Annual Report

June 22, 2021

The Carroll County Planning and Zoning hereby Certifies and Adopts the *2020 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

---

Cynthia L. Cheatwood, Chair  
Carroll County Planning and Zoning Commission

---

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

Council Members:  
Diane Barrett  
Deborah Painter  
Wayne H. Thomas  
David Unglesbee  
Benjamin Zolman

Christopher M. Nevin  
Mayor



Town of Hampstead

Tammi Ledley  
Town Manager

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

July 1, 2021

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

**RE: Carroll County 2020 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Hampstead Planning and Zoning Commission has approved the Carroll County 2020 *Annual Report* on June 30, 2021 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

A handwritten signature in black ink that reads "Jim Roark".

Jim Roark  
Assistant Zoning Administrator

Cc: Mary Lane, Comprehensive Planning Manager, Carroll County Department of Planning



## TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

May 19, 2021

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

**RE: Carroll County 2020 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Manchester Planning Commission has approved the Carroll County 2020 Annual Report on May 19, 2021 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

Alexander J. Perricone, Chairperson  
Planning & Zoning Commission



PATRICK T. ROCKINBERG  
Mayor

JASON M. POIRIER  
Council President



Council Members  
PAMELA M. REED  
Secretary

KARL L. MUNDER  
LYNNE P. GALLETTI  
STEPHEN L. DOMOTOR

June 3, 2021

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

**RE: Carroll County 2020 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Mount Airy Planning Commission has approved the Carroll County 2020 *Annual Report* on February 24, 2021 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

Roxanne Hemphill, Chairwoman  
Town of Mount Airy Planning Commission

cc: file

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



TOWN OF NEW WINDSOR  
209 High Street, P.O. Box 609  
New Windsor, MD 21776  
[info@NewWindsorMD.org](mailto:info@NewWindsorMD.org)



ANDREW R. GREEN, MAYOR  
[info@NewWindsorMD.org](mailto:info@NewWindsorMD.org)  
Phone: 410-635-6575  
Fax: 410-635-2995

May 25, 2021

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

**RE: Carroll County 2020 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of New Windsor Planning Commission has approved the Carroll County 2020 *Annual Report* (6-0) virtually in late May 2021, as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

I

f 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 "Mark J. Schultz".

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



## *Town of Sykesville*

7547 Main Street, Sykesville, MD 21784

p: 410.795.8959 f: 410.795.3818

[townofsykesville.org](http://townofsykesville.org)

## *Town House*

*Ian Shaw, Mayor*

*Joe Cosentini, Town Manager*

*Craig Weaver, Town Treasurer*

*Kerry G. Chaney, Town Clerk*

May 3, 2021

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

### **RE: Carroll County 2020 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission has approved the Carroll County *2020 Annual Report* on May 3, 2021 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,



Steve Enslow

Planning Commission Chair

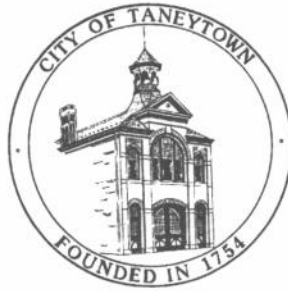
# MAYOR AND CITY COUNCIL

BRADLEY J. WANTZ  
MAYOR

DIANE A. FOSTER  
MAYOR PRO TEM

BARRI R. AVALLONE  
TREASURER

CLARA KALMAN  
CLERK



## COUNCIL MEMBERS

JOSEPH A. VIGLIOTTI

JUDITH K. FULLER

DANIEL M. HAINES

DARRYL G. HALE

May 24, 2021

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

### RE: Carroll County 2020 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Taneytown Planning Commission has approved the Carroll County 2020 Annual Report on May 24, 2021 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

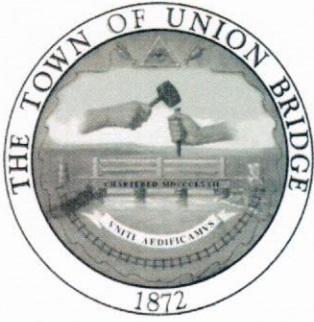
If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (410) 386-5145.

Sincerely,

A handwritten signature in black ink, appearing to read "James Parker". The signature is fluid and cursive.

James Parker

Chairman, Taneytown Planning Commission



## THE TOWN OF UNION BRIDGE

PERRY L. JONES JR., MAYOR

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

**May 20, 2021**

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

### ***Re: Carroll County 2020 Planning Annual Report***

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, The Town of Union Bridge Planning Commission approved the portions of the Carroll County *2020 Planning Annual Report* relating to The Town of Union Bridge on May 20, 2021 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document and were computed and prepared exclusively by Carroll County. Fewer than fifty (50) building permits for new residential units have been issued in Union Bridge over the past twenty (20) years.

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

If you have any questions concerning the overall report or its contents, please contact Hannah Weber, Comprehensive Planner, Carroll County Department of Planning at (410) 386-5145. If you have any questions concerning the Union Bridge data in the report, please contact Dawn Metcalf, Clerk-Treasurer at (410) 775-2711.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Long", is written over the word "Chairman" in the following text.

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

cc: Hannah Weber, Comprehensive Planner  
Perry L. Jones, Jr., Mayor



## CITY OF WESTMINSTER, MARYLAND

[www.westminstermd.gov](http://www.westminstermd.gov)

### Community Planning and Development

45 West Main Street  
Westminster, Maryland 21157  
[planning@westgov.com](mailto:planning@westgov.com)

May 13, 2021

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

**RE: Carroll County 2020 Planning Annual Report (City of Westminster Information)**

Dear Mr. Dahlstrom,

Pursuant to requirements in the Land Use Article Section 1-207 of the Annotated Code of Maryland, the Westminster Planning and Zoning Commission voted to endorse the information pertaining to the City of Westminster in the Carroll County 2020 Planning Annual Report on May 13, 2021, as presented by Carroll County Department of Planning staff.

Reporting related to development measures and indicators, as required in the Land Use Article Section 1-208, are included in the document. The Westminster Planning and Zoning Commission also participated in preparing the document by providing Carroll County Planning Staff with data on the planning and zoning activities within the City of Westminster during the 2020 calendar year.

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

We trust you will agree this submittal satisfies the City of Westminster's obligations under State law and will be helpful to you. If you have any questions concerning the data or information in the report, which applies to the City of Westminster, please contact Mr. Andrew R. Gray at 410-751-5505 or [agray@westgov.com](mailto:agray@westgov.com).

Sincerely,

Ross W. Albers, Esq., Chair, Westminster Planning and Zoning Commission

- c: David Deutsch, Acting City Administrator  
Elissa Levan, City Attorney  
Mark A. Depo, Director of Community Planning and Development  
Andrew R. Gray, Comprehensive Planner  
Andrea Gerhard, Comprehensive Planner  
Hannah Weber, Planning Technician, Carroll County Department of Planning



*Planning for Success in Carroll County*

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