

June 2022



Taneystown



Manchester



Union Bridge



Westminster



Hampstead



New Windsor



Carroll County

Mount Airy



Sykesville

2021 PLANNING ANNUAL REPORT



Carroll County Department of Planning

This 2021 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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Jeffrey A. Wothers, Chair
Janice R. Kirkner, Vice Chair
Peter Lester
Matthew Hoff
Michael Kane
Steven Smith
Luke Klocek, Alternate
Stephen A. Wantz, Ex-officio
Lynda D. Eisenberg, AICP, 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

2021 Planning Annual Report

June 29, 2022

The Carroll County Planning and Zoning hereby Certifies and Adopts the *2021 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

Jeffrey A. Wothers, Chair
Carroll County Planning and Zoning Commission

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

CARROLL COUNTY PLANNING & ZONING COMMISSION
Planning a better future for Carroll County

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Acknowledgements

County Staff

Carroll County Department of Planning:

Lynda Eisenberg, Director
Mary Lane, Planning Manager
Kathleen Comber
Tiffany Fossett
Andrew Gray
Abigail Rogers
Clare Stewart
Price Wagoner
Hannah Weber

Department of Land & Resource Management:

Bureau of Development Review

Laura Matyas, Bureau Chief, Development Review
Kierstin Eggerl, Development Review Coordinator

Bureau of Resource Management

Patrick Varga, Environmental Review Supervisor

GIS

Sandra Baber, GIS Manager
Michael Roberts, GIS Analyst III

Carroll County Public Schools:

William Caine, Facilities Planner

Department of Public Works:

Karen Monroe, Project Engineer

Department of Recreation & Parks:

Jeffrey Degitz, Director

Department of Technology Services:

Scott Markle, Senior Programmer/Analyst
Sara Condon, Programmer

Agricultural Land Preservation:

J.P. Smith, Agricultural Preservation Manager
Jacqueline Brathuhn, Preservation Specialist

Municipal Staff

Town of Hampstead:

Tammi Ledley, Town Manager
Jim Roark, Assistant Zoning Administrator

Town of Manchester:

Michelle Wilder, Zoning Administrator

Town of Mount Airy:

David Warrington, Town Administrator
John Breeding, Director of Planning and Zoning

Town of New Windsor:

Gary P. Dye, Jr., Town Manager

Town of Sykesville:

Joe Cosentini, Town Manager
Jana Antrobus, Executive Assistant
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

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 website. Copies are also provided to the Maryland Carroll County Department of Planning.



Amendments & Growth-Related Changes in Development Patterns

New Plans Adopted & Plan Amendments Adopted

Sykesville Comprehensive Plan

In 2021, the Town of Sykesville completed their 10-year update to the Comprehensive Plan with an entire revamp of the Plan. On June 14, 2021, the Mayor and Town Council adopted the Sykesville Vision 2030 Comprehensive Plan. <https://www.townofsykesville.org/DocumentCenter/View/2671/Comprehensive-Plan-2030>

Carroll County Water & Sewer Master Plan

There were several amendments to the Carroll County Water and Sewer Master Plan that became effective in 2021 as part of the Spring 2021 Amendment Cycles. These amendments pertained to the Town of Manchester and the Freedom Area.

On May 27, 2021, the Board of County Commissioners adopted the Spring 2021 Amendment Cycle to the *2019 Carroll County Master Water and Sewer Plan (Resolution No. 1100-2021)*. The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on July 29, 2021, for the Spring 2021 cycle.

There were no amendments during the Fall 2020 Amendment Cycle to be adopted in 2021.

Water

Freedom Area:

Properties A, B, and C: Update the Freedom Water Service Area, moving three properties (A- Sykesville Development LLC, B- 7614 Norris Ave, C- Norris Ave recorded lot) from Future Service (W-5) to Priority Service W-3 as requested in the submittal application to Annex into the Town of Sykesville. 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 20, 2021, meeting. Shown in Map 1 on page 4.

Town of Manchester:

Bowman Property: Removed the Bowman property at 2906 Hanover Pike from the Projected Water Supply Demands and Planned Capacity table and updated the Manchester Water Service Area map, placing the property in W-6. The Town of Manchester certified consistency with the 2018 Manchester Community Comprehensive Plan during their April 20, 2021, meeting. Shown in Map 2 on page 5.

Sewer

Freedom Area:

Bartholow Properties: Removed the Bartholow Properties from the Projected Sewerage Demands and Planned Capacity Table, and updated the Freedom Sewer Service Area map, placing the property in No Planned Service. 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 20, 2021, meeting. Shown in Map 3 on page 6.

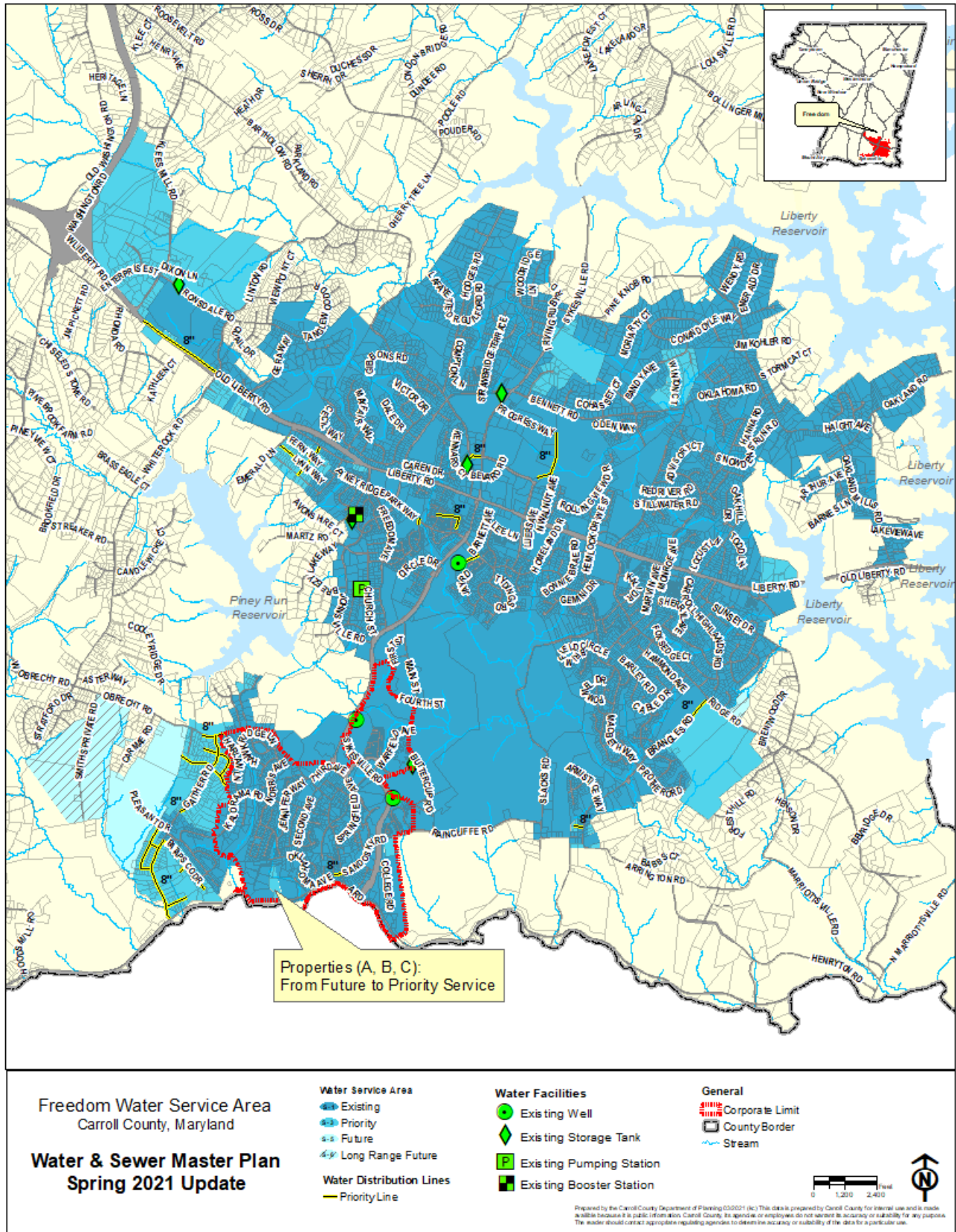
Amendments & Growth-Related Changes in Development Patterns

Brangles Road: Added 7414 Brangles Road to the Freedom Sewer Service Area map for Priority Service (S-3). Added 1,000 GPD to Priority Planning for residential demand to accommodate the subdivision of the property into four lots. 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 20, 2021, meeting. Shown in Map 3 on page 6.

Properties A, B and C: Updated the Freedom Sewer Service Area map, moving three properties (A- Sykesville Development LLC, B- 7614 Norris Ave, C- Norris Ave recorded lot) from Future Service (S-5) to Priority Service S-3 as requested in the submitted application to Annex into the Town of Sykesville. 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 20, 2021, meeting. Shown in Map 3 on page 6.

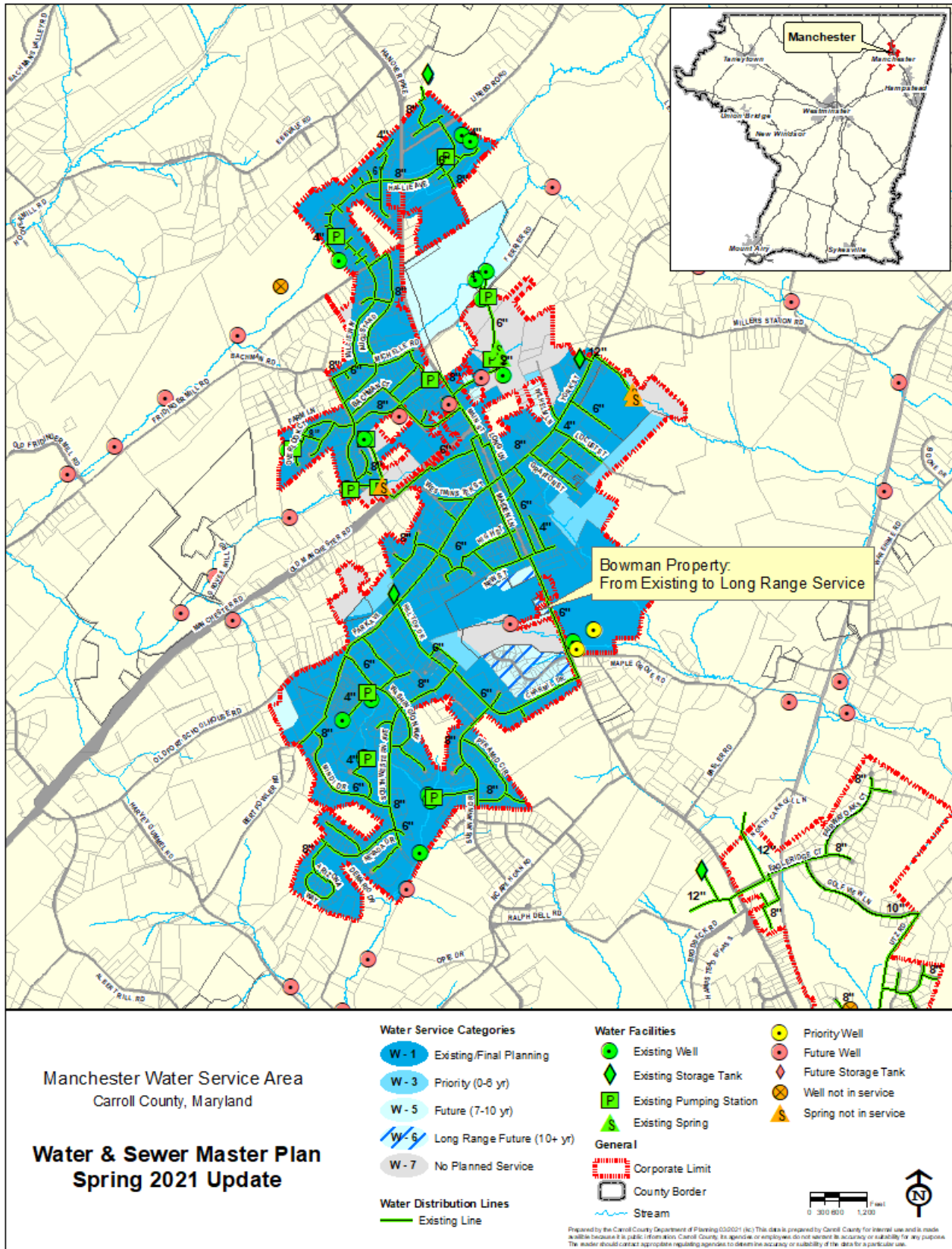
Amendments & Growth-Related Changes in Development Patterns

Map 1: Freedom Area Water Service Area



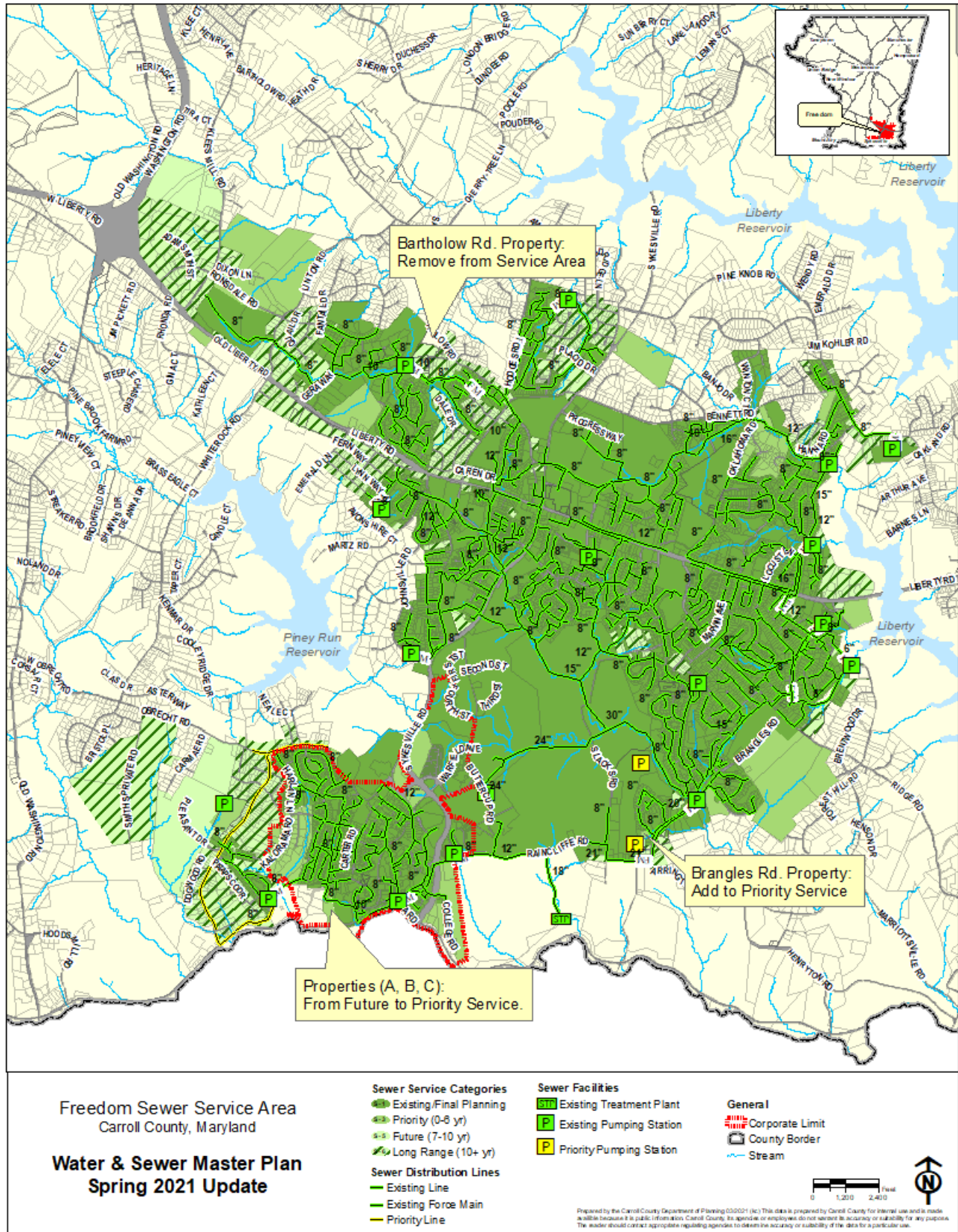
Amendments & Growth-Related Changes in Development Patterns

Map 2: Town of Manchester Water Service Area



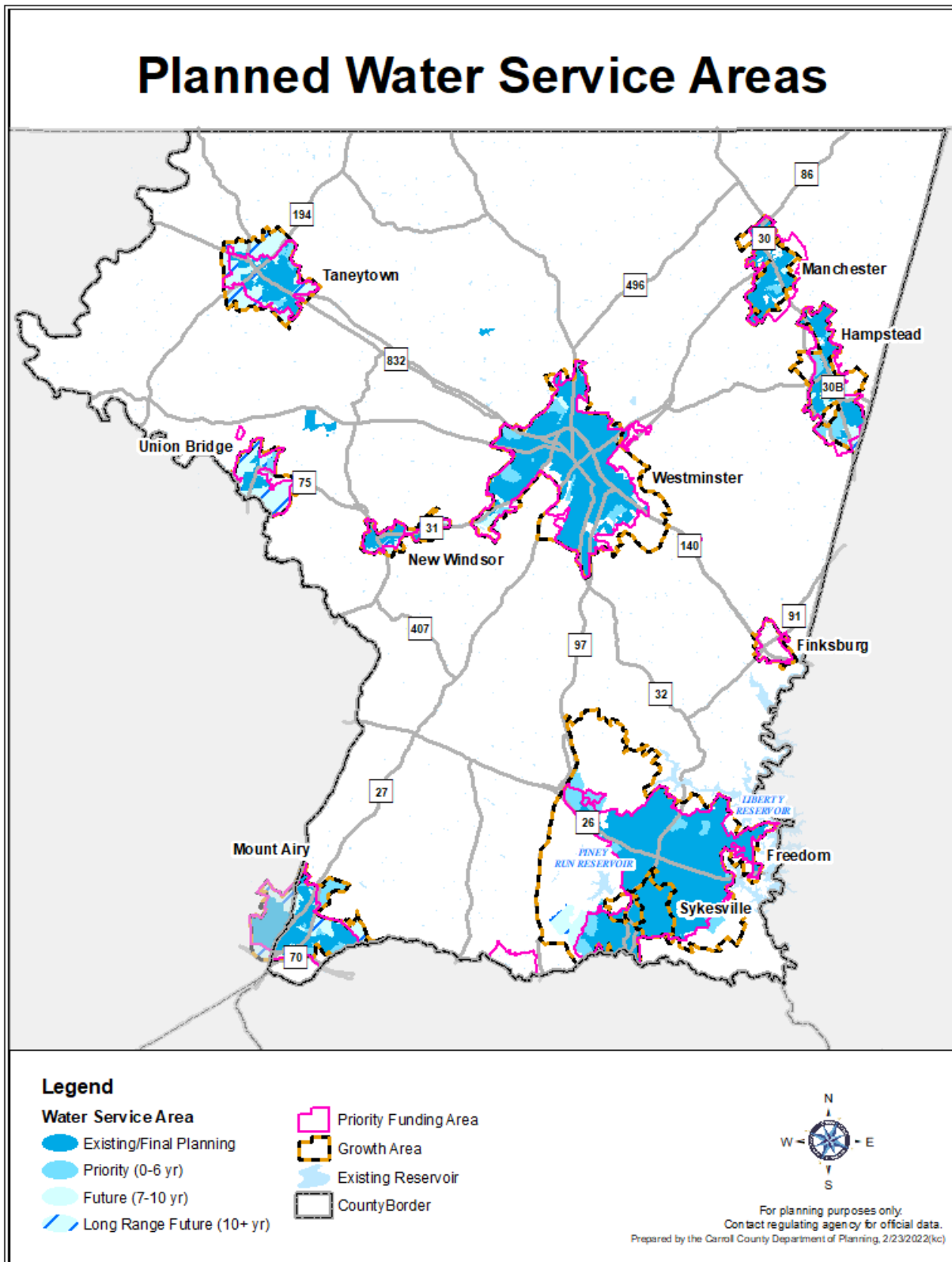
Amendments & Growth-Related Changes in Development Patterns

Map 3: Freedom Area Sewer Service Area



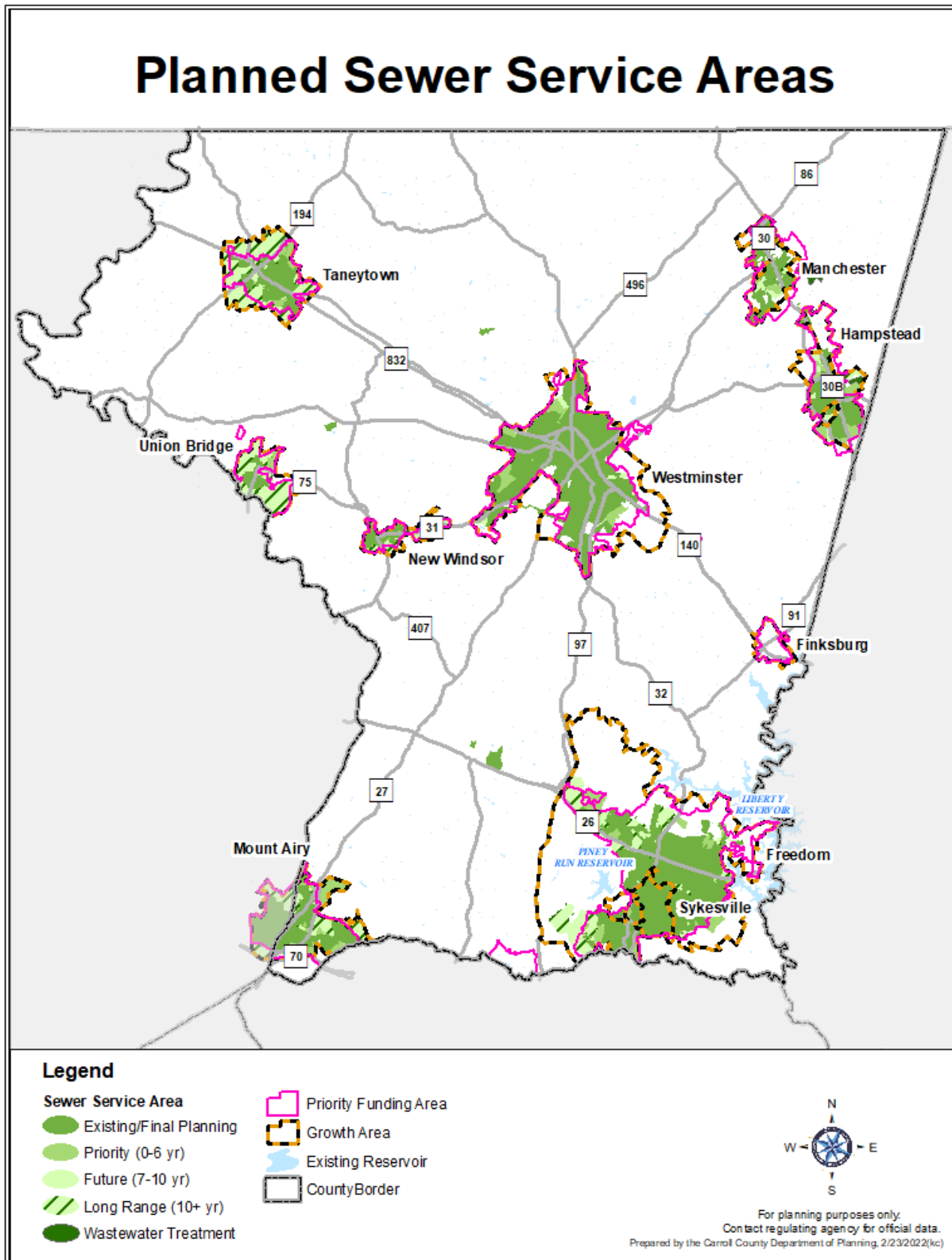
Amendments & Growth-Related Changes in Development Patterns

Map 4: 2021 Countywide Water Master Plan



Amendments & Growth-Related Changes in Development Patterns

Map 5: 2021 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 1 and 2 list all new subdivisions and site plans in the County that received final approval during calendar year 2021. Map 6 on Page 13 shows the location of these subdivisions and site plans. During 2021, 22 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 221.069 acres. The tables also include residential and commercial site plans and subdivisions that were amended or expanded.

Residential

**Table 1 - County Residential Site Plans and Subdivisions
2021**

Location # (Map 6)	Name	New Lots	Units	Acres	Zoning	Election District
1	The Ridge at Falling Green	7	7	11.57	Conservation	13
2	Hearl's Farm	5	5	9.121	Agriculture	9
3	Post Manor	3	3	9.035	Conservation	13
4	Clas Farm	7	7	8.9	Agricultural/Conservation	14
5	Jonesville Acres	1	1	5.5	R-40,000	7
6	Bachman Overlook, Section 2	2	2	4.0	Agriculture	6
7	44 Liberty Road, Retirement Community	0	55	3.81	C-2	14
8	Justin's Domain	1	1	3.4	Agricultural	3
9	Glory Acres	1	1	3.0	Agriculture	3
10	Melina Meadows, Section 2	1	1	3.0	Agricultural	14
11	Poole Property	1	1	1.66	Agricultural	9
12	The Thomas Property	1	1	1.58	Agriculture	6
13	Aloha Farms Estates	1	1	1.507	Agriculture	14
14	Murphey's Homestead	1	1	1.271	Agriculture	2
15	Johnsville Overlook	2	1	0.736	R-10,000	5
34 Lots/88 units/68.09 Acres						

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

Amendments & Growth-Related Changes in Development Patterns

Non-Residential

Table 2 – County Non-residential Site Plans and Subdivisions 2021					
Location # (Map 6)	Name	Type	Acres	Zoning	Election District
16	Union Bridge Solar	Industrial	33.2	I-1, I-2, Conservation	12
17	Eldersburg Commons, 3rd Amended	Commercial	29.78	C-3, Commercial High	5
18	Hagan & Son Tree Service	Commercial	29.57	Agricultural	7
19	Four Seasons Sports Complex, 3rd Amended	Commercial	18.91	Agricultural	8
20	Eldersburg Crossing, 3rd Amended	Commercial	16.11	C3 Commercial High	5
21	Charles Carroll Community Center	Commercial	13.71	Conservation/Agricultural	3
22	Buttercup Road LLC Property	Commercial	11.699	I-2 Industrial Heavy	5
152.979 Acres					

Source: Carroll County Bureau of Development Review; Carroll County Department of 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 2021. The locations of these subdivisions and site plans are also shown on Map 6. During 2021, a total of 19 substantive plans were approved in the Municipalities, covering approximately 140.834 acres.

Residential

Table 3 – Municipal Residential Site Plans and Subdivisions 2021						
Location # (Map 6)	Name	Lots	Units	Acres	Zone	Municipality
23	Stonegate, Section V	40	40	14.161	R-10,000 & R-20,000	Westminster
24	Stonegate, Section VI	23	21	10.606	R-10,000 & C- Conservation	Westminster
25	Clark Farm Properties	2	35	10.536	PD-4 – Planned Development-4	Westminster
26	Meadowbrook 7	4	4	2.36	R-10,000	Taneytown
69 lots/ 100 units / 37.662 acres						

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

Amendments & Growth-Related Changes in Development Patterns

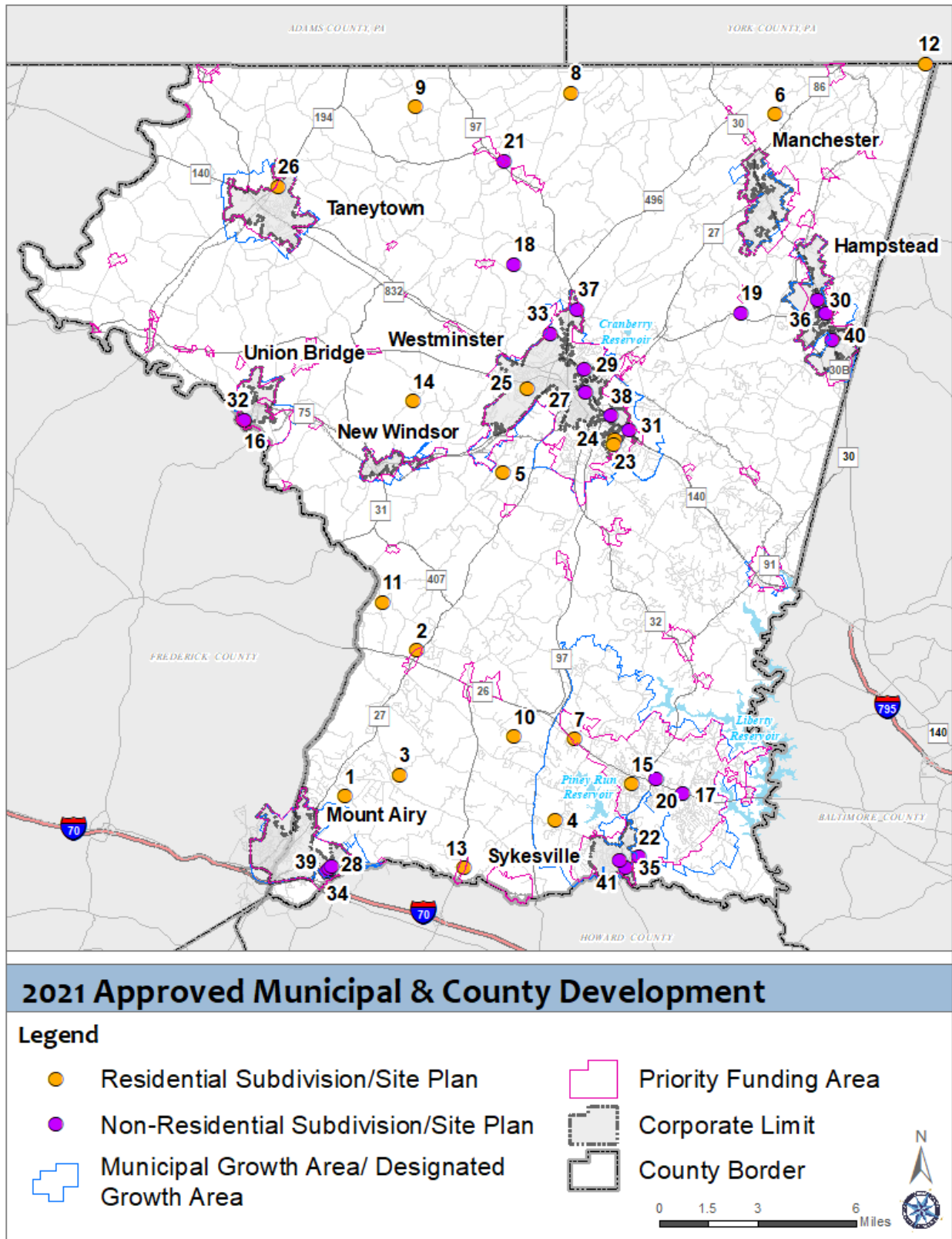
Non-Residential

Table 4 – Municipal Non-residential Site Plans and Subdivisions 2021					
Location # (Map 6)	Name	Type	Acres	Zoning	Municipality
27	East Middle School	Institutional	27.22	C- Conservation	Westminster
28	King's Sport Construction	Industrial	15.942	Industrial	Mount Airy
29	Raising Cane's #632	Commercial	12.05	B- Business	Westminster
30	Ridge Engineering, Inc.	Industrial	10.1	Restricted Industrial	Hampstead
31	Len Stoler Chevrolet	Commercial	9.38	B-Business	Westminster
32	Union Bridge Solar	Industrial	8.45	I-R, C	Union Bridge
33	Runway Self Storage	Commercial	4.09	I-R -Restricted Industrial	Westminster
34	Priority Install LC	Industrial	3.265	Industrial	Mount Airy
35	Stonehouse Rest. – 7591 College Road	Commercial	3.157	Local Business	Sykesville
36	Hampstead Volunteer Fire Co.	Institutional	3.145	Local Business	Hampstead
37	1300 Tech Court Addition	Industrial	1.99	I-R -Restricted Industrial	Westminster
38	CFT Plaza	Commercial	1.556	B- Business	Westminster
39	Gibney Holdings LLC	Industrial	1.3815	Industrial	Mount Airy
40	Penntex Dollar General	Commercial	0.846	General Business	Hampstead
41	7448 Springfield Avenue	Commercial	0.6	Local Business	Sykesville
103.172 Acres					

Source: Town of Hampstead, Town of Mount Airy, Town of Sykesville, Town of Union Bridge, City of Westminster, Carroll County Bureau of Development Review

Amendments & Growth-Related Changes in Development Patterns

Map 6: Subdivisions and Site Plans Approved



Amendments & Growth-Related Changes in Development Patterns

Zoning Map Amendments

During 2021, there were 4 annexations, including two in Manchester, one in Hampstead, and one in Sykesville, and there were 19 rezonings. 18 of the 19 rezoned properties were part of Carroll County's By-request Comprehensive Rezoning and ordained by County **Ordinance No. 2021-01**, and 1 was an MXD zone in Mount Airy. Rezoning descriptions are listed in Table 5 and displayed in Map 7 (p.15). Descriptions of the annexations are explained in Table 6 (p. 16) and displayed on Map 8 (p. 17).

Rezonings

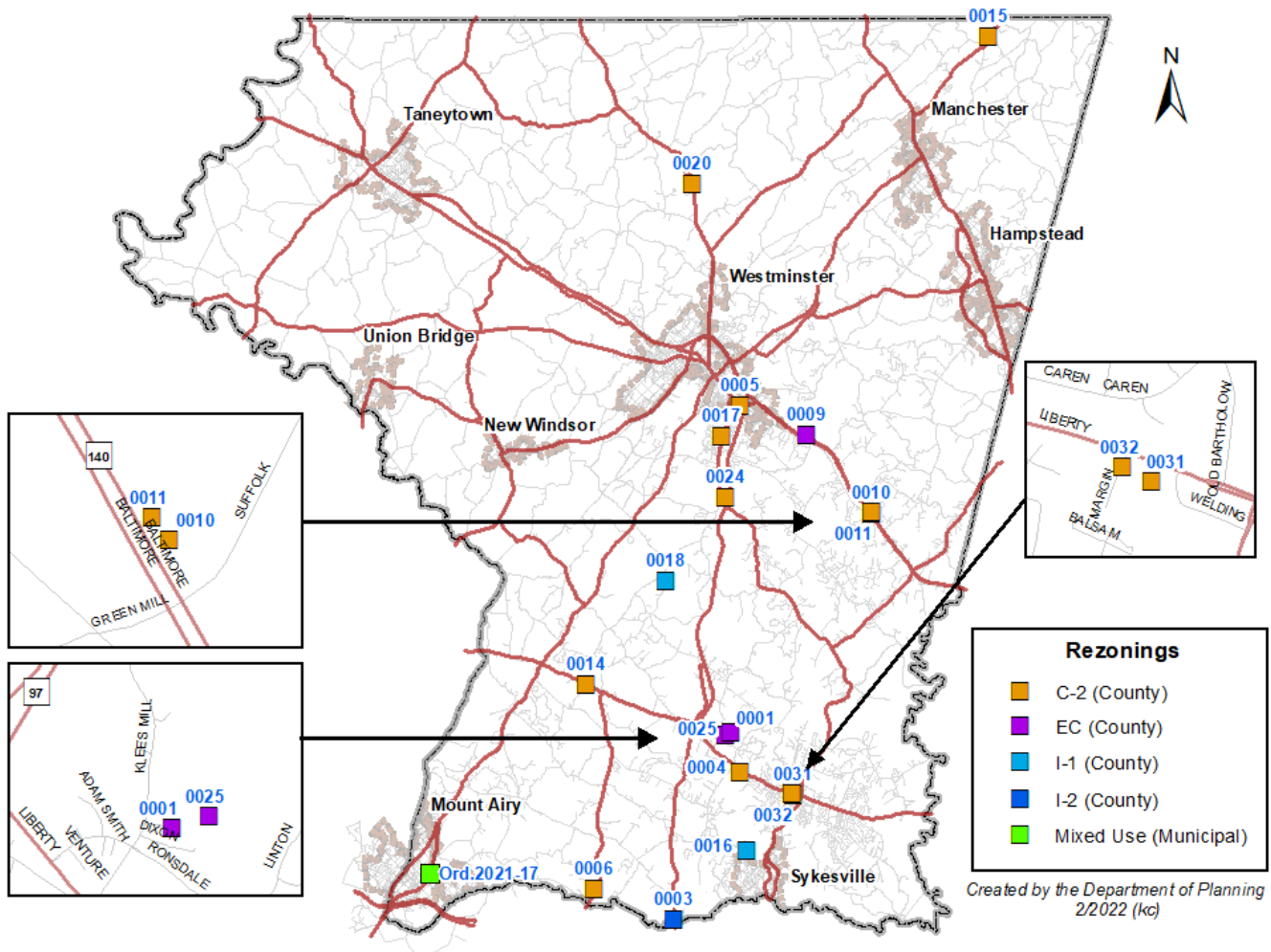
Rezoning Case No.	Name	District Change	Acres	Effective Date	Plan Reference
EC-14-2020-0001	ABBAR	Agricultural (A) to Employment Campus (EC)	3.86	January 14, 2021	Freedom
I2-14-2020-0003	Wedekind	Agricultural (A) to Heavy Industrial (I-2)	5.58	January 14, 2021	Carroll County
C2-14-2020-0004	Stockdale	Residence, Suburban (R-20,000) to Commercial Medium (C-2)	8.03	January 14, 2021	Freedom
C2-07-2020-0005	Stonesifer	Residence, Urban (R-10,000) to Commercial Medium (C-2)	0.27	January 14, 2021	Westminster
C2-14-2020-0006	Eveler Property	Commercial Low (C-1) to Commercial Medium (C-2)	1.41	January 14, 2021	Carroll County
EC-04-2020-0009	K&P Resource Recovery	Agricultural to (A) to Employment Campus (EC)	12.08	January 14, 2021	Westminster
C2-04-2020-0010	SMO Inc.	Residence (R-40,000) to Commercial Medium (C-2)	0.14	January 14, 2021	Carroll County
C2-04-2020-0011	Tevis Real Estate Inc.	Residence (R-40,000) to Commercial Medium (C-2)	0.14	January 14, 2021	Carroll County
C2-09-2020-0014	MAD Properties	Agricultural (A) to Commercial Medium (C-2)	1.69	January 14, 2021	Carroll County
C2-06-2020-0015	Graf	Agricultural (A) to Commercial Medium (C-2)	8.09	January 14, 2021	Carroll County
I1-05-2020-0016	Fogel Properties	Conservation (C) to Light Industrial (I-1)	5.3	January 14, 2021	Freedom
C3-07-2020-0017	844 Prof, Center Condo Inc.	Residence, Urban (R-10,000) to Commercial Medium (C-2)	4.9	January 14, 2021	Westminster
I2-09-2020-0018	MT Laney	Agricultural to (A) to Light Industrial (I-1)	11.4	January 14, 2021	Carroll County
C2-03-2020-0020	Maryland Mallet	Agricultural (A) to Commercial Medium (C-2)	1.74	January 14, 2021	Carroll County
C2-07-2020-0024	Kyker	Agricultural (A) to Commercial Medium (C-2)	12.39	January 14, 2021	Carroll County
EC-14-2020-0025	Commissioners of Carroll County	Agricultural (A) to Employment Campus (EC)	117.22	January 14, 2021	Freedom

Amendments & Growth-Related Changes in Development Patterns

C2-05-2020-0031	Buckman Assc. LLC	Residence, Urban (R-10,000) to Commercial Medium (C-2)	0.4	January 14, 2021	Freedom
C2-05-2020-0032	Ciminio Trustee	Residence, Urban (R-10,000) to Commercial Medium (C-2)	1.07	January 14, 2021	Freedom
Ordinance 2021-17	BECK property	MXD zone over the whole BECK property on the East and West sides of MD Rt. 27.	43.73	October 24, 2021	Mount Airy

Source: Carroll County Department of Planning, Town of Mount Airy

Map 7: Rezoning



Amendments & Growth-Related Changes in Development Patterns

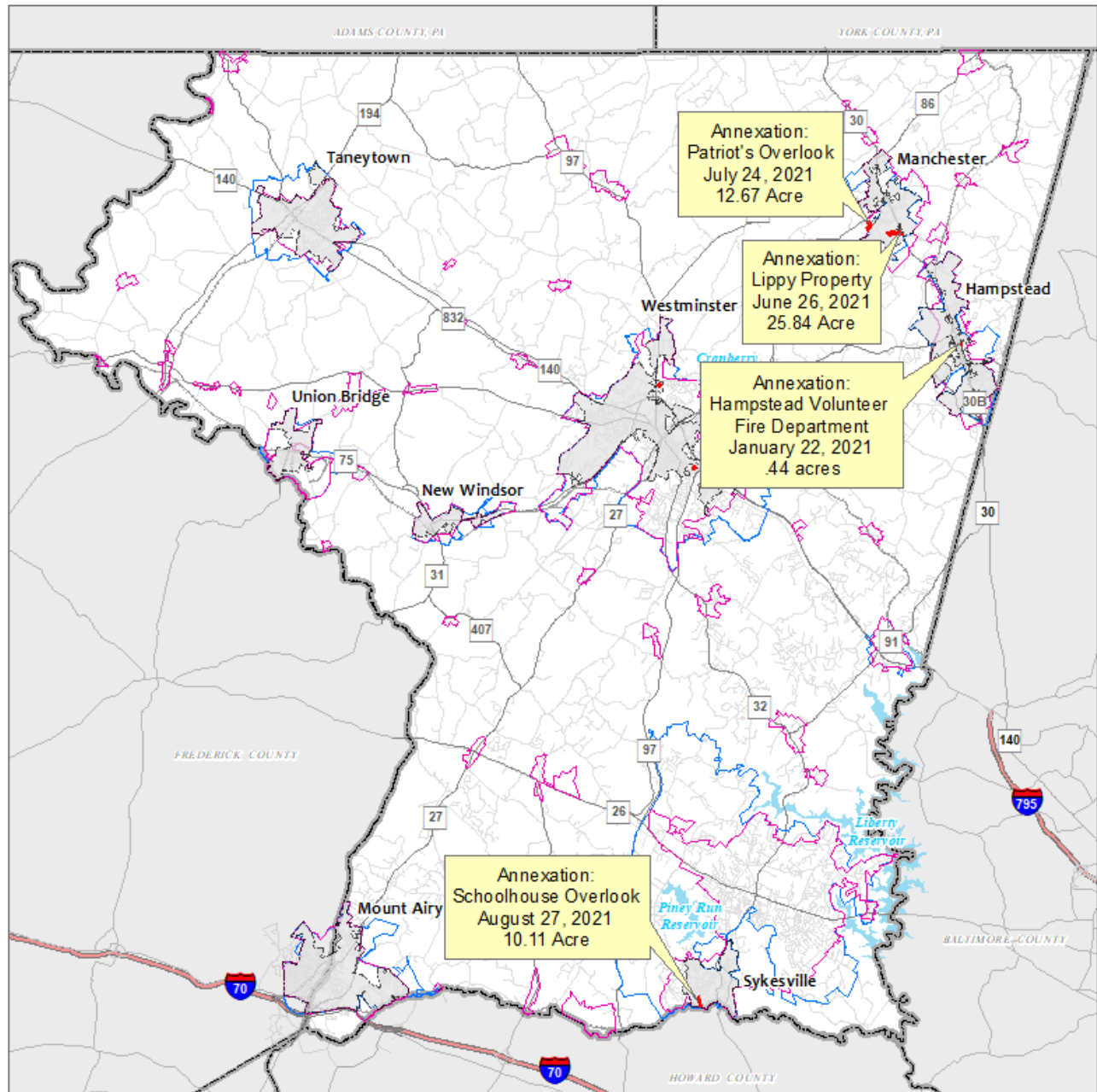
Annexations

Table 6 – Annexations 2021				
Name	Acreage	Jurisdiction	New Zoning	Effective Date
Hampstead Volunteer Fire Department	0.437	Hampstead	Local Business	January 22, 2021
Lippy Property	25.841	Manchester	R-20,000 Residential (24.24); B-L Local Business (1.6 acres)	June 26, 2021
Patriot's Overlook	12.6654	Manchester	R-20,000	July 24, 2021
Schoolhouse Overlook	10.1109	Sykesville	C Conservation (8.3); R-10,000 Suburban Residence (1.8)	August 27, 2021

Source: Carroll County Department of Planning

Amendments & Growth-Related Changes in Development Patterns

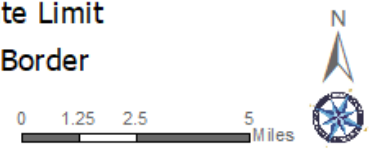
Map 8: Annexations



2021 Annexations

Legend

- Annexations
- 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. 2021-04: Adopted amendments to § 158.002, § 158.070, and § 158.153 of the Zoning Code to allow community solar energy generating systems on Ag Remaining Portions within the Agricultural Zoning District.

Ordinance No. 2021-07: Adopted amendments to § 158.002, § 158.082, § 158.083, and § 158.158 of the Zoning Code to allow mini- or self-storage in the I-1 District of Sustainable Community Boundaries.

Municipality:

Hampstead

Ordinance No. 538: Adopted 1/12/2021; Changes to the Zoning Definitions & Restricted Industrial Zoning text in the Town Code

Ordinance No. 541: Adopted 07/13/2021; Changes to the Zoning Definitions, Historic District Zoning text and General Business text in the Town Code

Resolution No. 2021-03: Adopted 08/10/2021; Changes to the text concerning Accessory Uses, Buildings and Structures

Mount Airy

Ordinance No. 2020-30: Adopted 03/21/2021; Development Rights and Responsibility Agreement “DRRA”

Ordinance No. 2021-16: Adopted 11/21/2021; Adequate Facilities §25-5 c (within the MXD to allow for a possible waiver if 10% of the gross acreage of the project for open space.

Westminster

Ordinance No. 934: Adopted 06/14/2021; Amends Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, Article I, “General Provisions”; Article VIII, “B-Business Zone”; Article X, “I-R Restricted Industrial Zone”; Article XI, “I-G General Industrial Zone”; Article XII, “P-I Planned Industrial Zone”; and Article XX, “Special Provisions”, to Allow a New Solar Energy Facility Use as a Permitted Use or Special Exception Use

Ordinance No. 938: Adopted 12/13/2021; Amends Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, to Amend Article I, “General Provisions”, Section 164-3, “Definitions and Word Usage”, to Add a New Definition Of “Satellite Automobile Storage”; to Amend Article X, “I-R Restricted Industrial Zone”, Section 164-54, “Special Exceptions”, to Provide for “Satellite Automobile Storage, Excluding Car Washing Facilities”, as a Special Exception Use; to Amend Article XX, “Special Provisions”, to Add Section 164- 155.5, “Satellite Automobile Storage”, to Provide New Standards for the Grant of Satellite Automobile Storage in

Amendments & Growth-Related Changes in Development Patterns

Certain Zones; and to Amend Article XXII, “Board Of Zoning Appeals”, Section 164-166, “Action Prior to Hearing” to Repeal Section 164-166.F

Ordinance No. 938: Adopted 12/13/2021; Amends Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, Article XXV, Site Plans, Section 164-211.H., Lapse of Approval, to add Section 164-211.H.2. to allow for a one-year extension to an approved Site Plan

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2021.

Schools

New Schools or Additions to Schools

There were no new schools or additions constructed in 2021.

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 7 on page 20 describes additions that occurred to the County’s roadway network in 2021. The changes were primarily system maintenance and local in nature.

Amendments & Growth-Related Changes in Development Patterns

**Table 7: SHA Road Improvement Report
2021**

County Road Name	From	To	Type of Change
Marianna Avenue	0.21 mi NE of Klee Mill Rd to 724' ahead to CDS		Road Extension
Lineboro Road East	158' NW of Shaffer Mill Rd to Grave Run Rd		Gravel to Paving
Crossroad School House Road	Alesia to Lineboro Rd to PA Line		Gravel to Paving
Hoover Mill Road	MD 496 to Ebbvale Rd		Gravel to Paving
Old Fridinger Mill Road	Beggs Rd to Fridinger Mill Rd		Gravel to Paving
Old Fridinger Mill Road	132' North of Fridinger Mill Rd to 660' West of Eckard Rd		Gravel to Paving
Green Meadow Lane	MD 97 to MD 97		Gravel to Paving
Motter Road	MD 97 to Arters Mill Rd		Gravel to Paving
Brown Road	50' South of MD 97 to 1440' East of Halter Rd		Gravel to Paving
Rockland Road	Roops Mill Rd to 4383' ahead		Gravel to Paving
Adams Mill Road	Bell Rd to Bridge Structure #364		Gravel to Paving
Roops Mill Road	Old New Windsor Pike to 265' E of John Hyde Rd		Gravel to Paving
Sams Creek Road	0.70mi NW of Mail Rd to 0.07mi East of Hooper Rd		Gravel to Paving
Doctor Stitely Road	Sams Creek Rd to 0.62 mi West of MD 407		Gravel to Paving
Wilt Road	75' North of MD 407 to 1.465 mi ahead		Gravel to Paving
Davis Road	0.38 mi South of Gillis Rd to Gillis Falls Rd		Gravel to Paving
Ralph Dell Road	Brodbeck Rd to Cape Horn Rd		Gravel to Paving
Leister School Road	Gabblehammer Rd to Gorsuch Rd N		Gravel to Paving
Greenwood Church Road	115' South of Hawks Hill Rd to 1350' from Old New Windsor Rd		Gravel to Paving
Frizzellburg Alley	MD 832 to Frizzellburg Rd		Name Change from Frizzellburg Road
Lincoln Lane	0.18 mi NE of Jefferson Ave to T-Turnaround		Road Extension
Nusbaum Road	5254' SW of Trevanion Rd to 660' East of Otterdale Mill Rd		Gravel to Paving
Municipal Road Name	From	To	Type of Change
Hampstead			
Upper Beckleysville Road	Intersection with East Alley to east border of the Hampstead Fire Department property		Maintenance of Roadway transferred from Carroll County to Town of Hampstead
Main Street – Route 30 Bus	0.18 mile± south of North Woods Trail to 0.08 miles± north of Farm Woods Lane		Maintenance of Roadway transferred from State of Maryland to Town of Hampstead

Source: Carroll County Department of Public Works

Developments that were modified due to APFO Restrictions

On October 11, 2021, the Westminster Mayor and Common Council passed and approved Resolution No. 21-05, amending the adopted Water and Sewer Allocation Policy and Master Distribution Chart. The amendments are as follows:

1. Amend the Water and Sewer Allocation Policy to allow for the transfer of water for public projects only with the approval of the Economic and Community Development Committee and the owner of the property transferring water.
2. Amend the Master Distribution Chart to reallocate 500 gpd in 2021, 627 gpd in 2022, 627 gpd in 2023, and 627 gpd in 2024 from the “Commercial/Industrial” category to the “Public Projects (City)” category to the new State’s Attorney’s Office public project.

Parks

New Parks/Park Changes

County:

In 2021, an 18-acre expansion of **Deer Park** was completed. New amenities added to the park included two (2) additional athletic fields, additional parking and an extension of the park’s popular walking trail including a pedestrian connection to the adjacent neighborhood at Karen Way.

Westminster Veterans Memorial Park has the majority of construction completed in 2021 and is now being used by the public. Some additional minor construction will be completed in Spring of 2022 and the new park features a walking trail, playground and picnic pavilion.

Little Pipe Creek Soft Launch, a new kayak soft launch was completed in cooperation with the Town of Union Bridge at Little Pipe Creek on Bucher John Road on town property. Another soft launch site was added at Double Pipe Creek Park in Detour.

Municipality:

New Windsor

Gaming tables, a picnic table, a pavilion, landscaping, and lighting were added at Main Street and MD-31 for the construction of the new .09-acre **201 Main St. Park**.

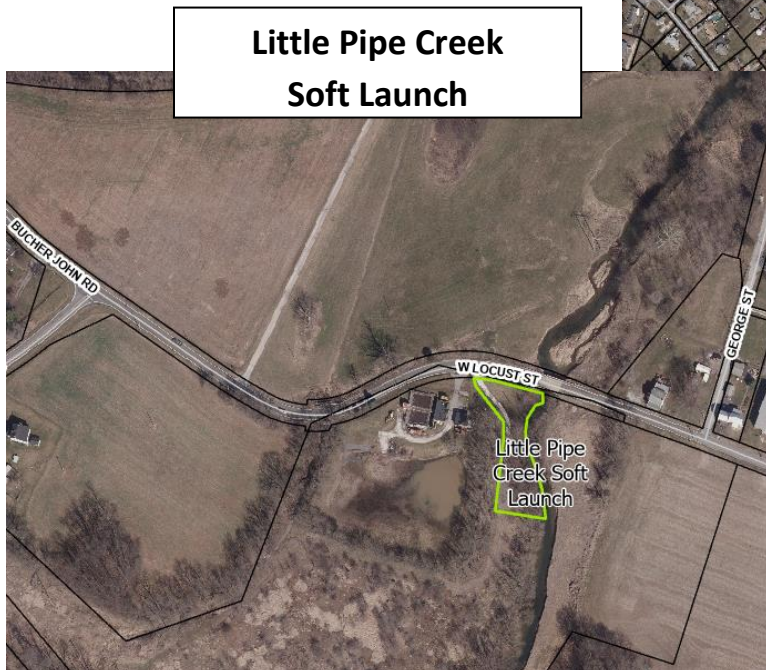
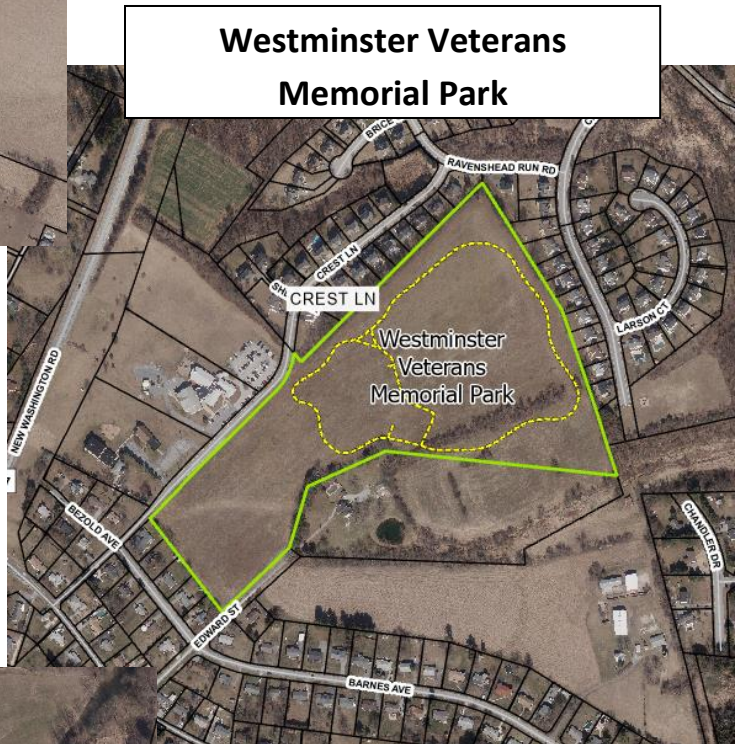
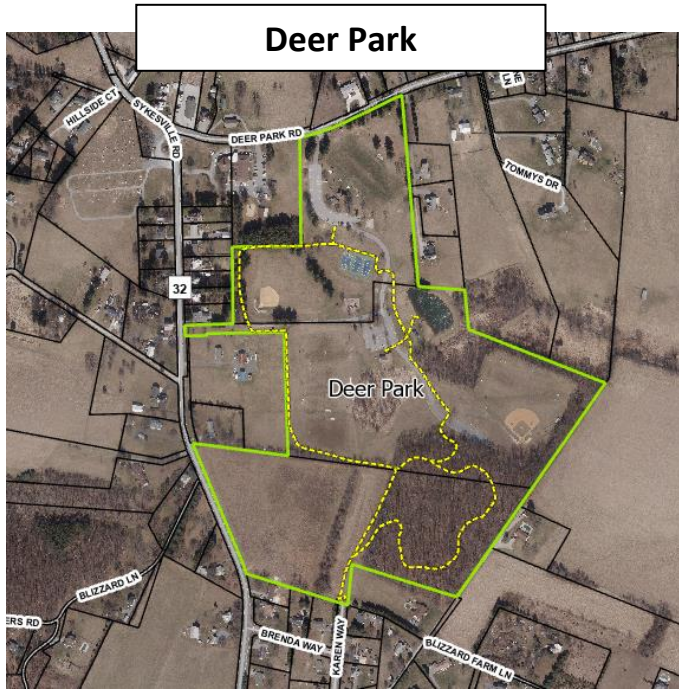
Sykesville

A new Splash Pad was constructed at **Millard Cooper Park**.

Westminster

Tahoma Farm Boulder Park was upgraded with a new playground.

Amendments & Growth-Related Changes in Development Patterns



Amendments & Growth-Related Changes in Development Patterns

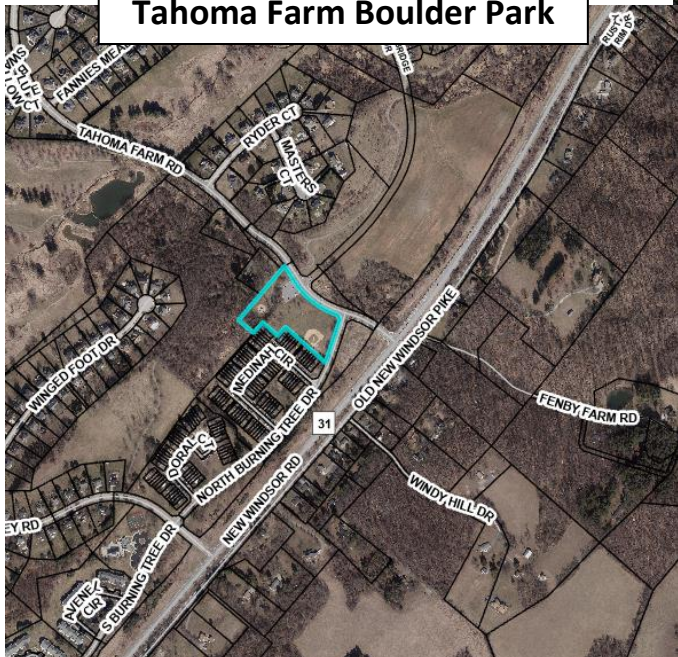
201 Main Street Park



Millard Cooper Park



Tahoma Farm Boulder Park



Amendments & Growth-Related Changes in Development Patterns

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 **2021**, 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.

Measures and Indicators

Residential Units by PFA

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 2021 was identified and compared to the number of dwelling units that existed as of December 31, 2020. Table 8 shows the dwelling units added within each PFA in 2021, as well as the cumulative total at the end of 2021. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 11 on Page 35 illustrates the location of new residential growth relative to PFA boundaries, showing a trend of more units in the PFA.

Priority Funding Area	PFA Totals as of 12/31/20	2021 Units Only	PFA Totals as of 12/31/21	% of PFA Totals
Finksburg	140	0	140	0.4
Freedom (<i>Sykesville Excluded</i>)	8,793	53	8,846	23.9
Sykesville	1,663	0	1,663	4.5
Hampstead	3,008	14	3,022	8.2
Manchester	2,119	2	2,121	5.7
Mount Airy	3,495	40	3,535	9.5
New Windsor	725	34	759	2.0
Taneytown	2,905	175	3,080	8.3
Union Bridge	495	0	495	1.3
Westminster	11,209	69	11,278	30.5
<i>Rural Villages</i>	2,088	5	2,093	5.7
Total	36,640	392	37,032	100%

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

Year	New Units % Inside PFA
2017	51.4
2018	54.3
2019	66.2
2020	66.4
2021	77.3

Area	County Total as of 12/31/20	% of County Total in 2020	2021 Units Only	% of 2021 Units	County Total as of 12/31/21	% of County Total in 2021
Total Inside PFAs	36,640	55.4	392	77.3	37,032	55.6
Total Outside PFAs	29,486	44.6	115	22.7	29,601	44.4
Total	66,126	100%	507	100%	66,633	100%

Source: Carroll County Department of Planning, Carroll County 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 10 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each MGA/DGA in 2021, as well as the cumulative total at the end of 2021. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the MGA/DGA. Map 9 on Page 30 illustrates the location of new residential growth relative to MGA/DGA boundaries.

**Table 10– Residential Dwelling Units
by MGA/DGA
2021**

MGA/DGA	DGA Totals as of 12/31/20	2021 Units Only	DGA Totals as of 12/31/21	% of DGA Totals
Finksburg	139	0	139	0.4
Freedom (Sykesville Excluded)	11,308	14	11,322	30.2
Sykesville	1,638	47	1,685	4.5
Hampstead	2,876	14	2,890	7.7
Manchester	1,944	2	1,946	5.2
Mount Airy	3,498	40	3,538	9.4
New Windsor	771	35	806	2.1
Taneytown	2,977	176	3,153	8.4
Union Bridge	511	0	511	1.4
Westminster	11,474	70	11,544	30.8
Total	37,136	398	37,534	100%

5-Year Trend	
Year	New Units % Inside DGA
2017	58.4
2018	56.0
2019	69.0
2020	65.3
2021	78.5

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

**Table 11 - Dwelling Units
Inside vs. Outside MGA/DGA
2021**

Area	County Total as of 12/31/20	% of County Total in 2020	2021 Units Only	% of 2021 Units	County Total as of 12/31/21	% of County Total in 2021
Total Inside MGAs / DGAs	37,136	56.2	398	78.5	37,534	56.4
Total Outside MGAs / DGAs	28,932	43.8	109	21.5	29,041	43.6
Total	66,068	100%	507	100.0	66,575	100.0

Source: Carroll County Department of Planning, Carroll County 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 MGA/DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2021 were used to identify where new non-residential development occurred in 2021. 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 11 on Page 35 indicates the location of the new non-residential units added in 2021.

Table 12– Non-Residential Units by PFA & MGA/DGA 2021				
Priority Funding Area	PFA		MGA / DGA	
	2021 Units	% of PFA Totals	2021 Units	% of MGA Totals
Finksburg	0	0.0%	0	0.0%
Freedom (Sykesville Excluded)	0	0.0%	2	18.2%
Sykesville (Town)	0	0.0%	0	0.0%
Hampstead	0	0.0%	0	0.0%
Manchester	0	0.0%	0	0.0%
Mount Airy	2	20.0%	2	18.2%
New Windsor	0	0.0%	0	0.0%
Taneytown	2	20.0%	2	18.2%
Union Bridge	1	10.0%	1	9.1%
Westminster	3	30.0%	4	36.4%
Rural Villages	2	20.0%	NA	NA
Total	10	100%	11	100%

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

Table 13 – Non-Residential Units Inside vs. Outside PFA & MGA/DGA 2021				
Area	PFA		MGA / DGA	
	2021 Units	% of 2021 Units	2021 Units	% of 2021 Units
Total Inside	10	52.6%	11	57.9%
Total Outside	9	47.4%	8	42.1%
Total	19	100 %	19	100 %

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

The number of residential lots recorded in 2021 is shown by PFA and MGA/DGA in Table 14. Non-residential lots are shown in Table 15. The locations of the recorded lots in these tables in relationship to PFAs and MGA/DGAs are shown on Map 9 on page 30.

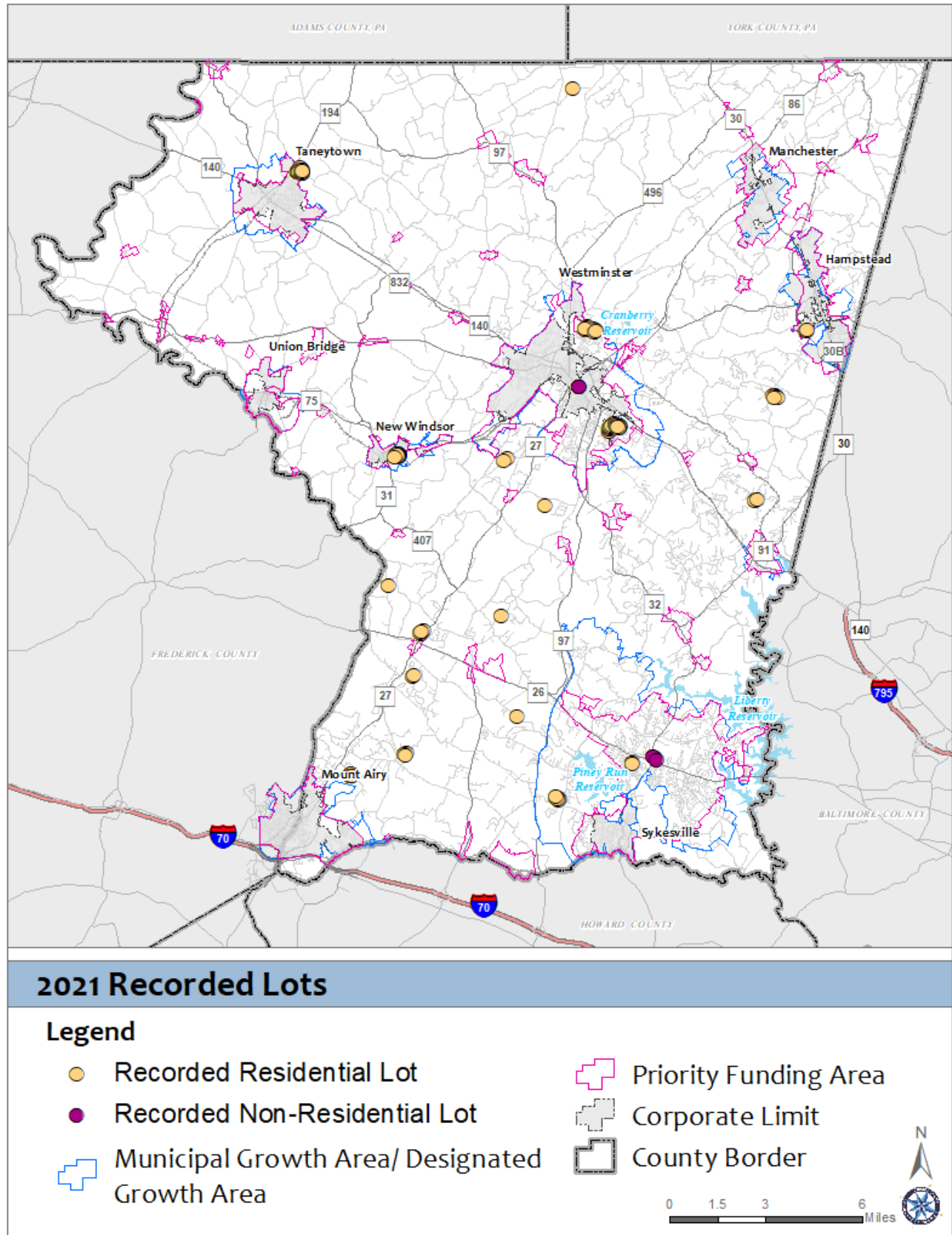
Table 14 – Number of Residential Recorded Lots by PFA & MGA/DGA 2021		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	175	77.8%
Outside PFA	50	22.2%
Total	225	100%
Inside MGA/DGA	177	78.7%
Outside MGA/DGA	48	21.3%
Total	225	100%

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

Table 15 – Number of Non-residential Recorded Lots by PFA & MGA/DGA 2021		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	7	100.0%
Outside PFA	0	0.0%
Total	7	100%
Inside MGA/DGA	7	100.0%
Outside MGA/DGA	0	0.0%
Total	7	100%

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

Map 9: Recorded Lots



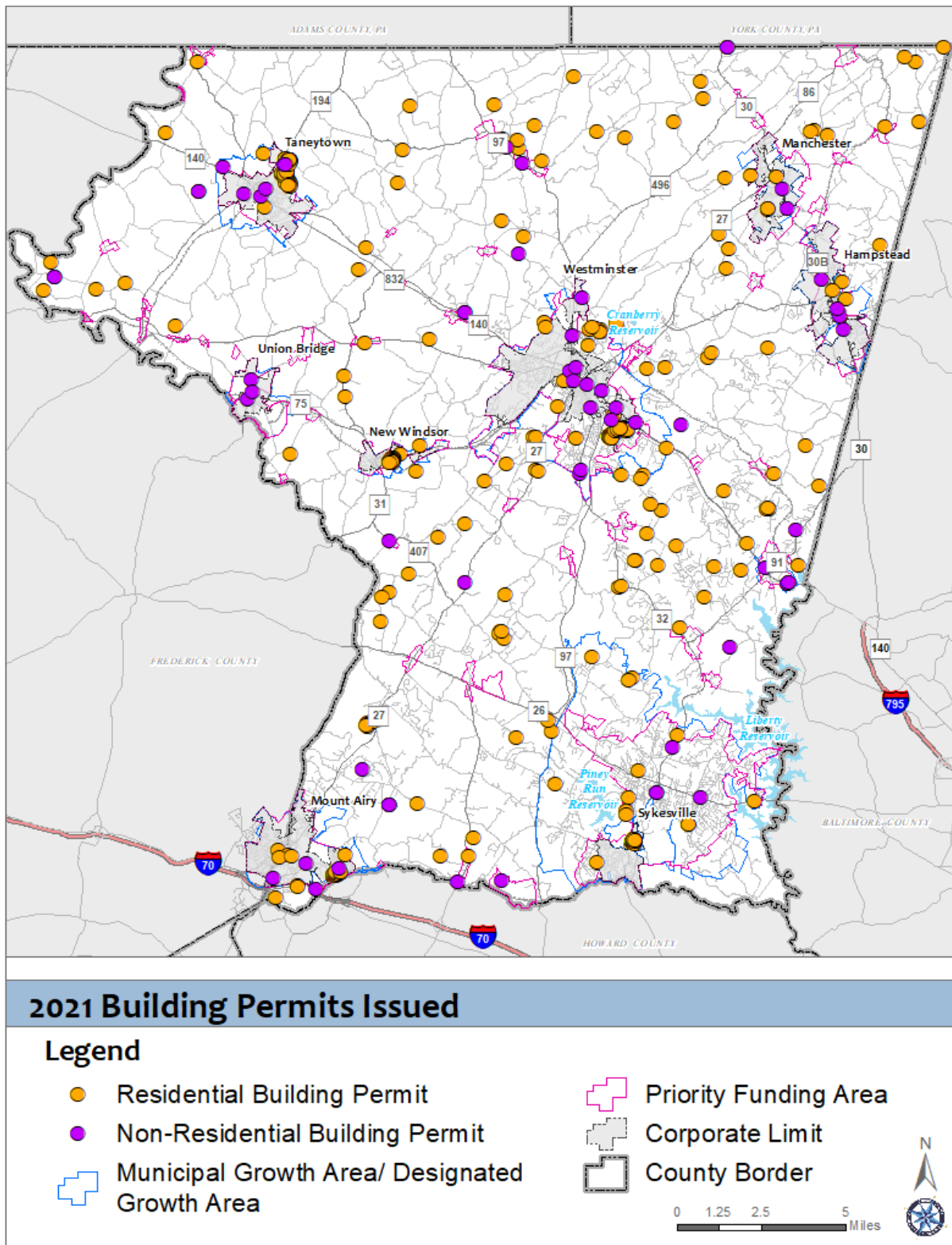
The total number of building permits issued for new construction in 2021 was 597, as shown in Table 16. This includes permits issued within the Municipalities. Map 10 on page 32 shows the locations of the building permits issued in this table in relationship to PFAs and MGA/DGAs.

Table 16: - Building Permits Issued by PFA & MGA/DGA 2021		
Area	Totals	% In/% Out
Residential Inside PFA	408	68.3%
Residential Outside PFA	127	21.3%
Non-Residential Inside PFA	46	7.7%
Non-Residential Outside PFA	16	2.7%
Total	597	100.0%
Residential Inside MGA/DGA	410	68.7%
Residential Outside MGA/DGA	125	20.9%
Non-Residential Inside MGA/DGA	40	6.7%
Non-Residential Outside MGA/DGA	22	3.7%
Total	597	100.0%

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

Measures and Indicators

Map 10: Building Permits Issued



Measures and Indicators

U&O Certificates by Election District & Municipality

New Use & Occupancy (U&O) Certificates Issued

Table 17 shows new Use & Occupancy Certificates issued by category in Carroll County during 2021. 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 17 – Carroll County New U&Os						
2021						
Election District / Municipality	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	12	19	1	0	5
Taneytown	10	155	85	0	9	0
ED 2	2	3	41	1	5	2
ED 3	0	8	35	0	1	2
ED 4	0	50	180	0	7	1
ED 5	1	5	189	1	23	0
Sykesville	1	46	60	0	2	0
ED 6	0	9	69	0	4	3
Manchester	0	2	39	0	0	0
ED 7	0	14	192	1	17	0
Westminster	0	65	134	1	43	0
ED 8	0	11	67	0	5	1
Hampstead	12	2	29	0	3	0
ED 9	0	7	78	0	2	1
ED 10	0	2	14	0	0	1
ED 11	0	4	14	1	0	1
New Windsor	0	34	26	0	3	0
ED 12	0	0	8	1	1	0
Union Bridge	0	0	4	0	0	0
ED 13	0	1	37	0	1	0
Mount Airy*	0	42	73	2	10	0
ED 14	0	12	118	1	6	3
Total	26	484	1511	10	142	20

Source: Carroll County Department of Technology Services

*Includes Carroll County and Frederick County

Measures and Indicators

U&O Certificates by PFA & DGA

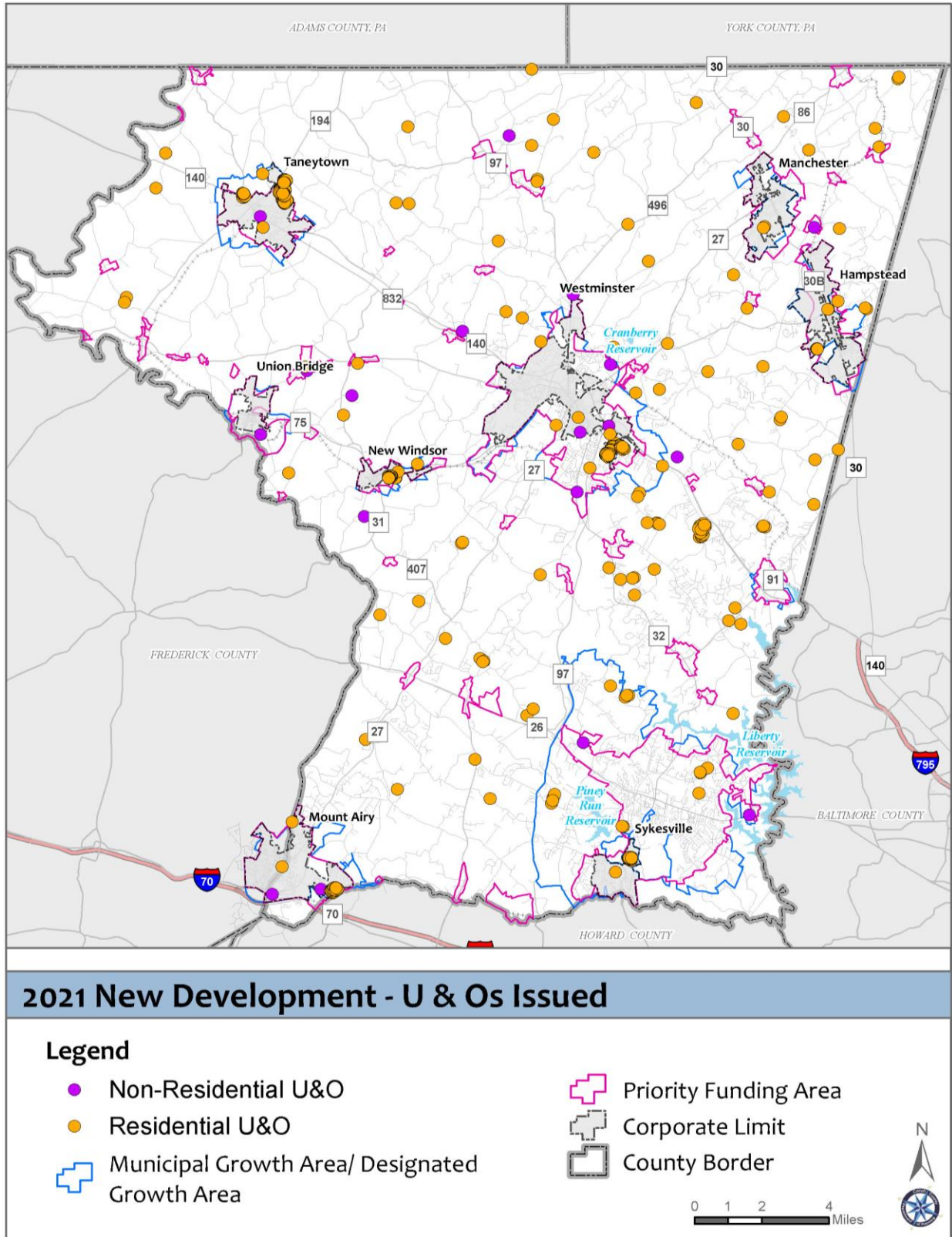
New Use & Occupancy (U&O) Certificates Issued

The total number of residential and non-residential U&Os issued within PFAs and MGA/DGAs for new construction in 2021 was 526. 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 11 on Page 35.

Table 18 – New Use & Occupancy Certificates Issued by PFA & MGA/DGA 2021		
Area	Totals	Total %In / %Out
Residential Inside PFA	392	74.5%
Residential Outside PFA	115	21.9%
Non-Residential Inside PFA	10	1.9%
Non-Residential Outside PFA	9	1.7%
Total	526	100%
Residential Inside MGA / DGA	398	75.7%
Residential Outside MGA / DGA	109	20.7%
Non-Residential Inside MGA / DGA	11	2.1%
Non-Residential Outside MGA / DGA	8	1.5%
Total	526	100%

Source: Carroll County Department of Technology Services

Map 11: New U&O's Issued



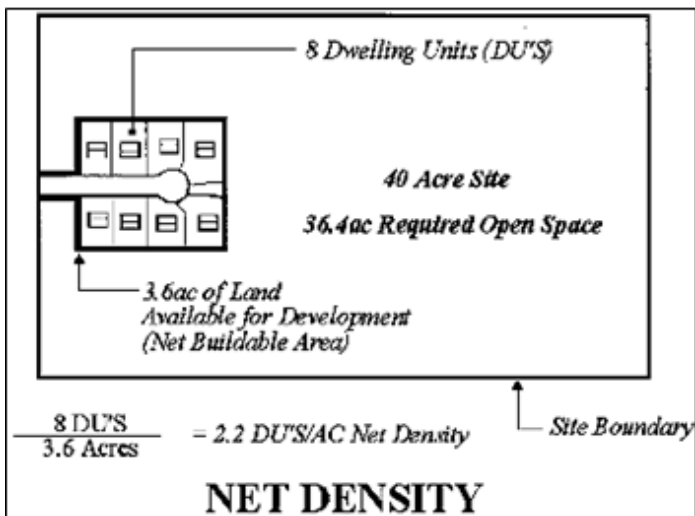
Net Residential Density & Floor Area Ratio (FAR)

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.) Non-residential density was determined using the Floor Area Ratio (FAR) of non-residential parcels approved in 2021. 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 19 provides the number of dwelling units/acre and the FAR inside and outside PFAs, as well as inside and outside MGA/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 (FAR)
Inside PFA	3.64	0.081
Outside PFA	0.50	0.004
Inside MGA/DGA	3.15	0.088
Outside MGA/DGA	0.46	0.01

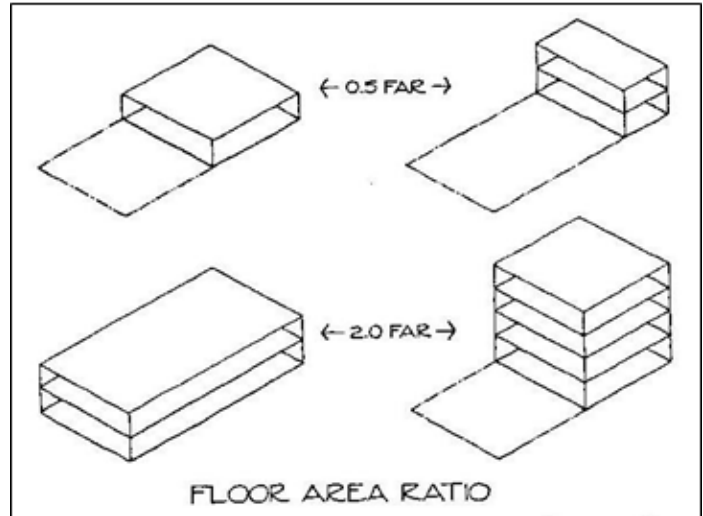
Source: Town of Hampstead, Town of Mount Airy, Town of Sykesville, Town of Union Bridge, City of Westminster, Carroll County Bureau of Development Review, Carroll County Department of Planning.

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

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.

Potential residential development (lots) is based on current zoning only for the 2021 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.

The methodology accounting for new lots was updated to include the State’s law on septic TIERS and major and minor subdivisions, thereby lessening the overall potential lots by **5,249** from previous years. These new totals give a more accurate account of development potential in the county.

	PFA		MGA / DGA	
	Potential Lots as of 12/31/21	% of PFA Total	Potential Lots as of 12/31/21	% of PFA Total
Finksburg	49	0.6%	62	0.7%
Freedom (<i>Sykesville Excluded</i>)	1,866	24.1%	2,722	31.6%
Sykesville	119	1.5%	183	2.1%
Hampstead	683	8.8%	701	8.1%
Manchester	605	7.8%	549	6.4%
Mount Airy (CC only)	370	4.8%	365	4.2%
New Windsor	187	2.4%	206	2.4%
Taneytown	635	8.2%	708	8.2%
Union Bridge	768	9.9%	774	9.0%
Westminster	2,188	28.3%	2,354	27.3%
Rural Villages	259	3.4%	n/a	n/a
Total	7,729	100.0%	8,624	100.0%

Source: Carroll County Department of Land and Resource Management

Measures and Indicators

As seen in Table 20 on page 37, an additional **7,729** lots could potentially be developed within all PFAs combined. An additional **11,714** 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 **36,168** existing residential lots within PFAs combined with the **7,729** potential developable residential lots within PFAs would yield a total of **43,897** lots within the PFAs at build out. Outside of the PFAs, the **29,550** existing residential lots would combine with the **11,714** potential developable residential lots to create **41,264** total residential lots outside of the PFAs at build-out. This represents a grand total of **85,161** residential lots, **51.5 percent** of which would be inside the PFAs and **48.5 percent** of which would be outside. These figures are presented in Tables 22 on and shown on Map 12 on Page 39.

Similarly, the **36,632** existing residential lots within MGA/DGAs combined with the **8,624** potential developable residential lots within MGA/DGAs would yield a total of **45,256** lots at build-out. Outside of MGA/DGAs, the **29,086** existing residential lots would combine with the **10,819** potential developable residential lots to create **39,905** total residential lots outside of the MGA/DGAs at build-out. This also represents a grand total of **85,161** residential lots, **53.1 percent** of which would be inside the MGA/DGAs and **46.9 percent** of which would be outside.

Table 21 – Potential Developable Residential Lots Inside vs. Outside PFAs & MGA/DGAs 2021				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/21	% of County Total	Potential Lots as of 12/31/21	% of County Total
Total Inside	7,729	39.8%	8,624	44.4%
Total Outside	11,714	60.2%	10,819	55.6%
Total	19,443	100.0%	19,443	100.00%

Includes Rural Villages

Source: Carroll County Department of Land & Resource Management

Table 22 – Existing Units and Potential Developable Residential Lots by PFAs & MGA/DGAs 2021				
Area	Existing Units	Potential Lots	Totals	Total % In / % Out
Inside PFA	36,168	7,729	43,897	51.5%
Outside PFA	29,550	11,714	41,264	48.5%
Total	65,718	19,443	85,161	100.0%
Inside MGA / DGA	36,632	8,624	45,256	53.1%
Outside MGA / DGA	29,086	10,819	39,905	46.9%
Total	65,718	19,443	85,161	100.0%

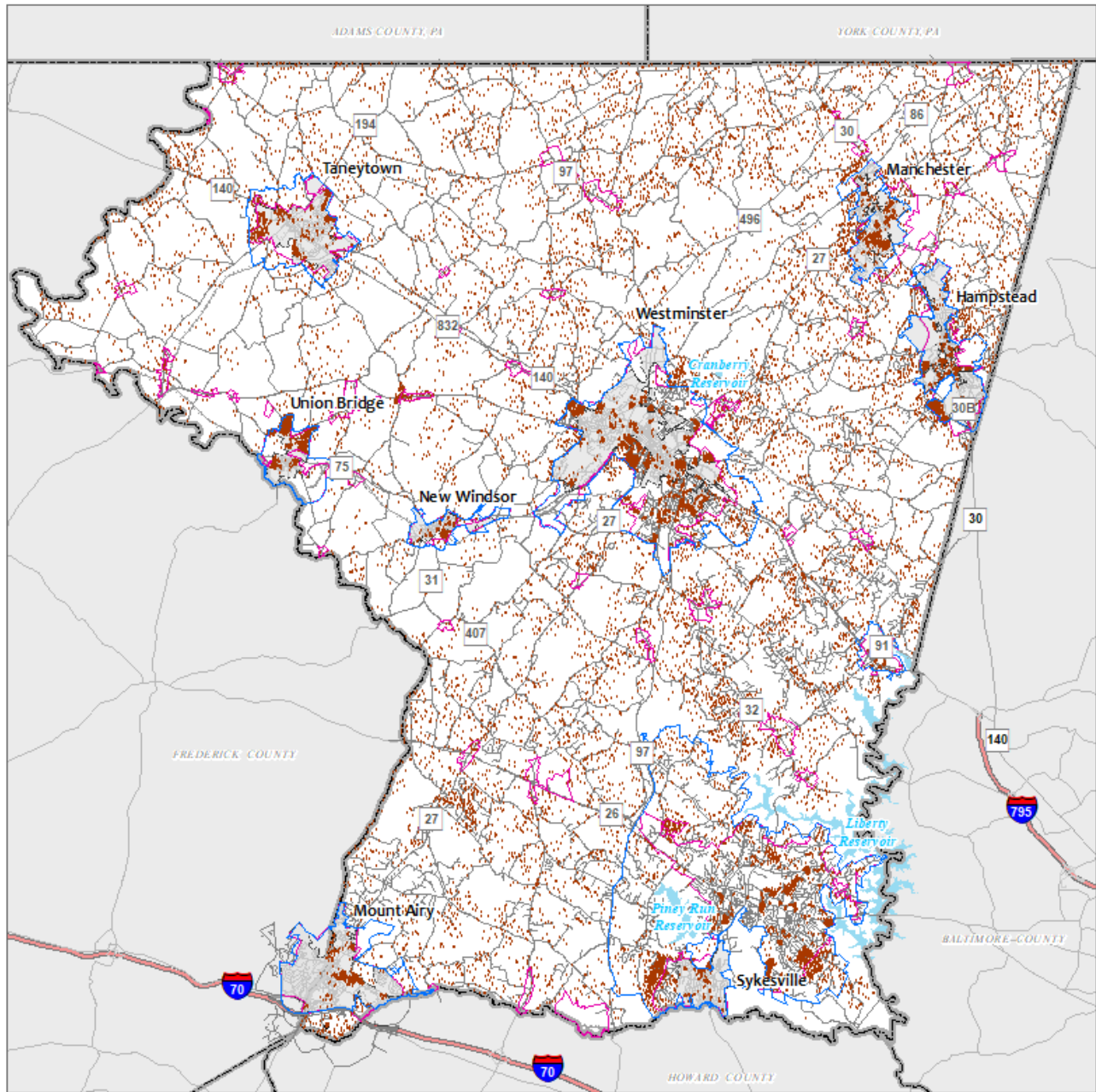
Existing & Potential lot numbers inside the PFA include the 2095 existing units & 259 potential lots within the Rural Villages

Source: Carroll County Department of Land and Resource Management

It should be noted that the estimates for potential lots in most cases assume one dwelling unit per lot, and do not necessarily account for the potential for multi-family, age-restricted, or other similar higher-density development allowed under zoning regulations. The estimates of potential lots do reflect the water and sewer capacity constraints that exist within the PFAs or MGAs/DGAs. The adoption of TIERS had an impact on the total number of potential lots.

Measures and Indicators

Map 12: Buildable Land Inventory (Residential)



2021 Potential Residential Development

Legend

- 1 Residential Lot
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border

0 1.25 2.5 5 Miles



Measures and Indicators

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. 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 13 on Page 41 indicates the location of potential non-residential development.

Table 23 – Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2021		
Area	PFA	MGA / DGA
Finksburg	170	189
Freedom	429	468
Sykesville	93	132
Hampstead	412	344
Manchester	55	55
Mount Airy	264	263
New Windsor	118	118
Taneytown	330	331
Union Bridge	229	229
Westminster	575	704
Rural Villages	180	N/A
Other PFAs	215	N/A
Total Inside	3,070	2,833
Total Outside	444	681
Total	3,514	3,514

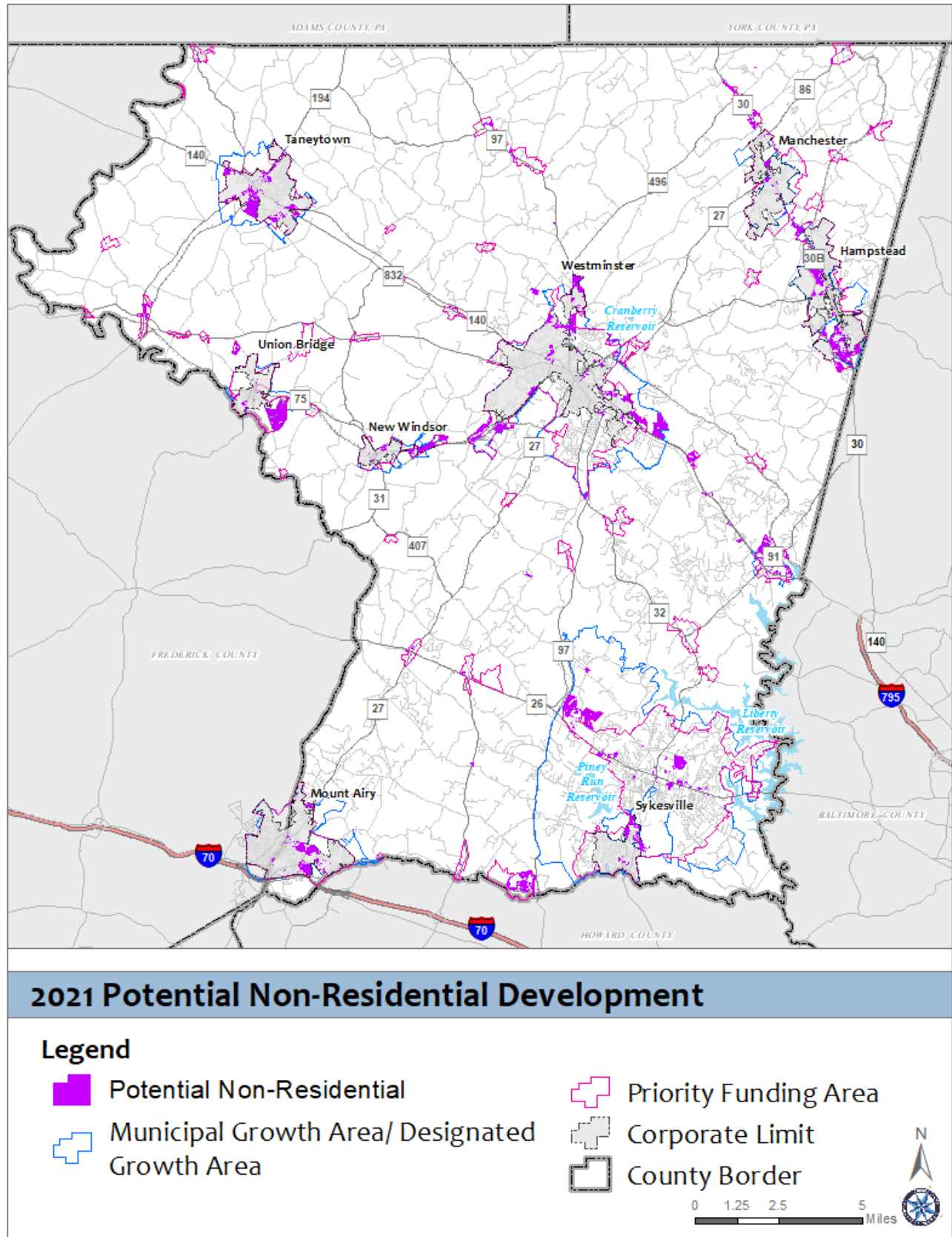
Source: Carroll County Department of Land and Resource Management

Table 24 – Existing and Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2021				
Area	Existing Acreage	Potential Acreage	Totals	Total
				% In / % Out
Inside PFA	4,099	3,070	7,169	84%
Outside PFA	940	444	1,384	16%
Total	5,039	3,514	8,553	100%
Inside MGA/DGA	3,866	2,833	6,699	78%
Outside MGA/DGA	1,173	681	1,854	22%
Total	5,039	3,514	8,553	100%

Source: Carroll County Department of Land and Resource Management

Measures and Indicators

Map 13: Buildable Land Inventory (Non-Residential)



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Total agricultural land preserved in Carroll County in 2021 was 2,384 acres (Table 25). Total funding for easement acquisition in Fiscal Year 2021, as seen in Table 26, was \$7,869,916, 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 2021, a total of 76,545 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 14 on Page 43 shows the location of newly acquired easements in Fiscal Year 2021, as well as previously existing easements.

**Table 25 – Easement Acquisition
2021**

MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
7	683	4	256	11	1445	0	0	22	2,384

Source: Carroll County Agricultural Land Preservation Program

**Table 26 – Local Funding for Agricultural Land Preservation
Carroll County Agricultural Land Preservation Program
Fiscal Year 2021**

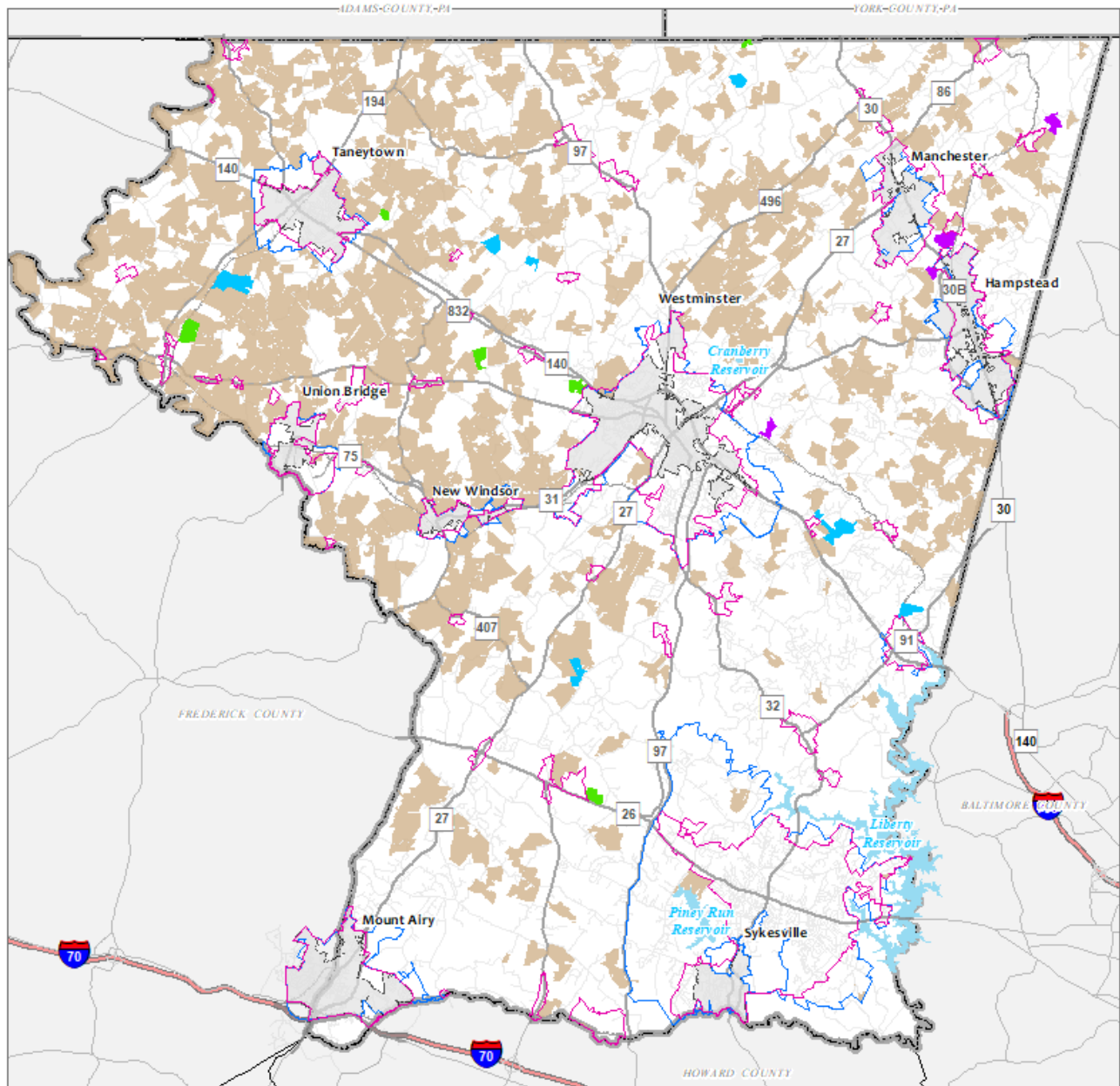
County Funding	State Funding*	Total FY 2021 Funding
\$5,188,341	\$2,681,575	\$7,869,916

Source: Carroll County Agricultural Land Preservation Program

* Approximate State Funding

Locally Funded Agricultural Land Preservation

Map 14: Land Preservation Easements



2021 Land Preservation Easements Acquired

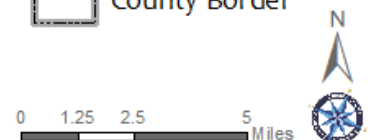
Legend

2021 Easements

- MALPF Easement
- Rural Legacy Easement
- Carroll County Easement

- Acquired Easements as of 2020
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area

- Corporate Limit
- County Border



Locally Funded Agricultural Land Preservation

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 2021		
Type of Easement	# of Easements	Acres
Floodplain	8	54.1
Forest Conservation	35	115.1
Water Resource	10	46.6
Total	53	215.8

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.

Local Land Use Goal

Local Land Use Goal

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 Carroll County 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 78 percent of new residential development inside the County’s DGA since 2017. The Planning Department anticipates that these trends will continue in the County as development has remained relatively stagnant after 2017.

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

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

June 22, 2022

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

RE: Carroll County 2021 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 22, 2022 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,



Sharon Callahan, Chairperson
Town of Hampstead Planning & Zoning Commission

Appendices

Annual Report 2021 - Hampstead Information -

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	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	# of New Lots	# of New Units/Dwellings	Net Acreage of New Lots*	Zoning	Map #	Block/Grid #	Parcel #

* Does not include open space, roads, stormwater management, etc.

1

2

Zoning Map & Text Amendments

1. Were there any annexations? Yes No
 If yes, please list:

Date adopted	Resolution number	Name
12/9/2020	Annex. Resolution 43	Hampstead Volunteer Fire Co.

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

Date adopted	Resolution number	Description of change	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

3. Were there any text amendments? Yes No

Date adopted	Resolution number	Description of change
1/12/21	Ordinance 538	Changes to the Zoning Definitions & Restricted Industrial Zoning text in the Town Code
7/13/21	Ordinance 541	Changes to the Zoning Definitions, Historic District Zoning text and General Business text in the Town Code
8/10/21	Resolution 2021-03	Changes to the text concerning Accessory Uses, Buildings and Structures

3

4

Other Changes in Development Patterns

1. Where 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

5

2. Did any new Commercial & Industrial Site Plans receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total Square Feet of Building (Gross)*	Total Lot Size (Acres)	Net Lot Size (Square feet)**	Zoning	Map #	Block/ Grid #	Parcel #
5-20-0006	Permitex Dollar General	9,100	.846	52,984	General Business	0503	0002	0834
5-20-0017	Ridge Engineering, Inc.	89,300	10.1	361,855	Restricted Industrial	0033	0020	0784
5-20-0021	Hampstead Volunteer Fire Co.	30,320	3.145	136,778	Local Business	0501	0017	3079

*Should include total square footage of all floors combined
 ** Does not include open space, roads, stormwater management, etc.

3. Were any Residential Preliminary Plans approved by the Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total # of Subdivision Lots Approved	Total Approved Subdivision Area (Gross Acres)	# of Approved Residential Units	Zoning	Map #	Block/ Grid #	Parcel #

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
Upper Beckleysville Road	Intersection with East Alley	The east border of the Hampstead Fire Department property	Maintenance of Roadway transferred from Carroll County to Town of Hampstead
Main Street - Route 30 Bus	0.18 miles south of North Woods Trail	0.08 miles north of Farm Woods Lane	Maintenance of Roadway transferred from State of Maryland to Town of Hampstead

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

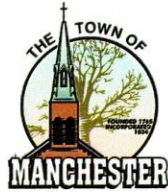
- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

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

Park Name	Acres	Facilities available	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Appendices

Town of Manchester



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

February 15, 2022

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 2021 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 2021 Annual Report data for submittal as presented on February 15, 2022 to be included in the Carroll County 2021 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also 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 is to 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,

A handwritten signature in cursive script, appearing to read "Alexander J. Perricone".

Alexander J. Perricone, Chairperson
Planning & Zoning Commission

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

Appendices

Annual Report 2021 - Manchester Information -

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	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	# of New Lots	# of New Units/ Dwellings	Net Acreage of New Lots*	Zoning	Map #	Block/Grid #	Parcel #

* Does not include open space, roads, stormwater management, etc.

1

2. Did any new Commercial & Industrial Site Plans receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total Square Feet of Building (Gross)**	Total Lot Size (Acres)	Net Lot Size (Square feet)**	Zoning	Map #	Block/ Grid #	Parcel #

** Should include total square footage of all floors combined
 ** Does not include open space, roads, stormwater management, etc.

3. Were any Residential Preliminary Plans approved by the Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total # of Subdivision Lots Approved	Total Approved Subdivision Area (Gross Acres)	# of Approved Residential Units	Zoning	Map #	Block/ Grid #	Parcel #

2

Zoning Map & Text Amendments

1. Were there any annexations? Yes No
 If yes, please list:

Date adopted	Resolution number	Name
5-11-21	39-20	Lippy Property – 25,841 acres
6-8-21	40-20	Patriots – 12,6654 acres

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

Date adopted	Resolution number	Description of change	Provide map
5-11-21	39-20	Added 25,841 acres to Town Limits – Lippy Property	<input checked="" type="checkbox"/> Attached
6-8-21	40-20	Added 12,6654 acres to Town Limits – Patriots	<input checked="" type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

3. Were there any text amendments? Yes No

Date adopted	Resolution number	Description of change

3

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	Acres	Facilities available	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

4

Other Changes in Development Patterns

1. Were 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

5

Appendices

Town of Mount Airy

LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President



Council Members
PAMELA M. REED
Secretary

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

February 28, 2022

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

RE: Carroll County 2021 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 2021 *Annual Report* on February 28, 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 • Web Page: www.mountairymd.gov

Appendices

Annual Report 2021 - Town of Mount Airy Information -

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	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	# of New Lots	# of New Units/ Dwellings	Net Acreage of New Lots*	Zoning	Map #	Block/Grid #	Parcel #

* Does not include open space, roads, stormwater management, etc.

1

2. Did any new Commercial & Industrial Site Plans receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total Square Feet of Building (Gross)*	Total Lot Size (Acres)	Net Lot Size (Square feet)**	Zoning	Map #	Block/ Grid #	Parcel #
S-19-0001	Priority/Install LC	32,600	3.2648	142,214.69	Industrial	75	12	327
S-20-0020	King's Sport Construction	Existing	15.9415	694,411.74	Industrial	75	12	310
S-20-0001	Gibney Holdings LLC	12,000	1.3815	60,178.14	Industrial	75	12	327

*Should include total square footage of all floors combined
 ** Does not include open space, roads, stormwater management, etc.

3. Were any Residential Preliminary Plans approved by the Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total # of Subdivision Lots Approved	Total Approved Subdivision Area (Gross Acres)	# of Approved Residential Units	Zoning	Map #	Block/ Grid #	Parcel #

2

Zoning Map & Text Amendments

1. Were there any annexations? Yes No
 If yes, please list:

Date adopted	Resolution number	Name

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

Date adopted	Resolution number	Description of change	Provide map
Oct. 24, 2021	Ordinance 2021-17	MXD zone over the whole BECK property on the East and West sides of MD Rt. 27.	<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

3. Were there any text amendments? Yes No

Date adopted	Resolution number	Description of change
March 21, 2021	Ordinance 2020-30	Development Rights and Responsibility Agreement "DRRA"
November 21, 2021	Ordinance 2021-16	Adequate Facilities §25-5 c. (within the MXD to allow for a possible waiver if 10% of the gross acreage of the project for open space.

3

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	Acres	Facilities available	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

4

Other Changes in Development Patterns

1. Were 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

5

Appendices

Town of New Windsor

TOWN OF NEW WINDSOR
209 High Street, P.O. Box 609
New Windsor, MD 21776
info@NewWindsorMD.org



ANDREW R. GREEN, MAYOR
agreen@newwindsormd.org
Phone: 410-635-6575
Fax: 410-635-2995

February 24, 2022

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 2021 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 requested 2021 Annual Report data for submittal as presented on January 24, 2022 to be included in the Carroll County 2021 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also 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 is to 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,

A handwritten signature in black ink, appearing to read "Mark J. Schultz". The signature is written in a cursive style with a large, stylized "S" at the end.

Mark J. Schultz,
Planning Commission Chair

Appendices

New Windsor

Annual Report 2022 - Municipal Information -

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	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2021? Yes No
 If yes, please list: Snader's Summit, reported in 2019, has moved into Phase 3.

County File #	Name	# of New Lots	# of New Units/ Dwellings	Net Acreage of New Lots*	Zoning	Map #	Block/Grid #	Parcel #

* Does not include open space, roads, stormwater management, etc.

1

2. Did any new Commercial & Industrial Site Plans receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total Square Feet of Building (Gross)**	Total Lot Size (Acres)	Net Lot Size (Square feet)**	Zoning	Map #	Block/ Grid #	Parcel #

**Should include total square footage of all floors combined
 ** Does not include open space, roads, stormwater management, etc.

3. Were any Residential Preliminary Plans approved by the Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total # of Subdivision Lots Approved	Total Approved Subdivision Area (Gross Acres)	# of Approved Residential Units	Zoning	Map #	Block/ Grid #	Parcel #

2

Zoning Map & Text Amendments

1. Were there any annexations? Yes No
 If yes, please list:

Date adopted	Resolution number	Name

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

Date adopted	Resolution number	Description of change	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

3. Were there any text amendments? Yes No

Date adopted	Resolution number	Description of change

3

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	Acres	Facilities available	Provide map
201 Main St. Park	.09	Gaming Tables, Picnic Table, Pavilion, Landscaping, Lighting	<input checked="" type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

4

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

5

Appendices

Town of Sykesville



Town of Sykesville

7547 Main Street, Sykesville, MD 21784
p: 410.795.8959 f: 410.795.3818
townofsykesville.org

Town House

Stacy Link, Mayor
Joe Cosentini, Town Manager
Craig Weaver, Town Treasurer
Kerry G. Chaney, Town Clerk

March 7, 2022

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 2021 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 2021 Annual Report data for submittal as presented on March 7, 2022 to be included in the Carroll County 2021 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also 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 is to 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,

Phil Singleton
Planning Commission Chair

Appendices

Annual Report 2022 Town of Sykesville

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	Provide map
N/A	June 14, 2021	10-year update to the Comprehensive Plan – An entire revamp of the Plan.	<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	# of New Lots	# of New Units/Dwellings	Net Acreage of New Lots*	Zoning	Map #	Block/Grid #	Parcel #

* Does not include open space, roads, stormwater management, etc.

1

2. Did any new Commercial & Industrial Site Plans receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total Square Feet of Building (Gross)**	Total Lot Size (Acres)	Net Lot Size (Square feet)**	Zoning	Map #	Block/ Grid #	Parcel #
S-21-0010	Stonehouse Rest – 7591 College Road	3,100	3.157	13,7518.92	Local Business	0200	0023	4405
S-21-0026	7448 Springfield Avenue	7,150	0.60	26,057	Local Business	0200	022	4338.5

*Should include total square footage of all floors combined
 ** Does not include open space, roads, stormwater management, etc.

3. Were any Residential Preliminary Plans approved by the Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	Total # of Subdivision Lots Approved	Total Approved Subdivision Area (Gross Acres)	# of Approved Residential Units	Zoning	Map #	Block/ Grid #	Parcel #

2

Zoning Map & Text Amendments

1. Were there any annexations? Yes No
 If yes, please list:

Date adopted	Resolution number	Name
July 12, 2021	2021-01	Schoolhouse Overlook

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

Date adopted	Resolution number	Description of change	Provide map
July 12, 2021	2021-01	Annexation of Schoolhouse Overlook	<input checked="" type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

3. Were there any text amendments? Yes No

Date adopted	Resolution number	Description of change

3

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 APFD 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	Acres	Facilities available	Provide map
Miller Cooper Park		Constructed a new Splash Pad	<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

4

Other Changes in Development Patterns

1. Were 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

5

Appendices

City of Taneytown

MAYOR AND CITY COUNCIL

BRADLEY J. WANTZ
MAYOR

JOSEPH A. VIGLIOTTI
MAYOR PRO TEM

JAMES A. WIEPRECHT
CITY MANAGER

BARRI R. AVALLONE
TREASURER

CLARA KALMAN
CLERK



COUNCIL MEMBERS

DIANE A. FOSTER

JUDITH K. FULLER

DANIEL M. HAINES

LEROY (LEE) HAND IV

February 17, 2022

Office of the Secretary
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, MD 21201
Attn: David Dahlstrom

RE: Carroll County 2021 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 *2021 Annual Report* on February 28, 2022, 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 cursive script that reads "James Parker".

James Parker

Chairman, Taneytown Planning Commission

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

Appendices

Taneytown

Annual Report 2021 - Municipal Information -

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	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

County File #	Name	# of New Lots	# of New Units/ Dwellings	Net Acreage of New Lot*	Zoning	Map #	Block/Grid #	Parcel #
F-21-0057	Meadowbrook 7	4	4	2.36	R-10,000	303	16	804

* Does not include open space, roads, stormwater management, etc.

2. Did any new Commercial & Industrial Site Plans receive final approval from Planning Commission in 2021? Yes No
 If yes, please list:

City #	Name	Total Square Feet of Building (Gross)*	Total Lot Size (Acres)	Net Lot Size (Square feet)**	Zoning	Map #	Block/ Grid #	Parcel #

** Should include total square footage of all floors combined
 does not include open space, roads, stormwater management, etc.

3. Did any Residential Preliminary Plans approved by the Planning Commission in 2021? Yes No
 If yes, please list:

City #	Name	Total # of Subdivision Lots Approved	Total Approved Subdivision Area (Gross Acres)	# of Approved Residential Units	Zoning	Map #	Block/ Grid #	Parcel #

Zoning Map & Text Amendments

1. Were there any annexations? Yes No
 If yes, please list:

Date adopted	Resolution number	Name

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

Date adopted	Resolution number	Description of change	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

3. 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 APFD 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	Acres	Facilities available	Provide map
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached
			<input type="checkbox"/> Attached

Other Changes in Development Patterns

1. Were 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

Appendices

Town of Union Bridge

January 20, 2022

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

*Re:
Annual Report
regarding item
on 1/20/22
ERC*

Re: Carroll County 2021 Annual Report

Dear Mr. Dahlstrom:

Pursuant to requirements of the Land Use Article, Sections 1-207 and 1-208 of the Annotated Code of Maryland, the Union Bridge Planning & Zoning Commission at its meeting on January 20, 2022, approved the inclusion of requested report data for The Town of Union Bridge within the Carroll County 2021 Annual Report.

As in prior years, we understand this one unified report will cover the Carroll County Planning & Zoning Commission as well as the planning and zoning commissions of the County's eight municipalities and will thereby reflect planning and development activities throughout the entire county.

Should you have any questions concerning the Report or its contents when submitted, please don't hesitate to contact the Carroll County Department of Planning at (401) 386-5145.

Sincerely,

Thomas Long,
Chairman, Union Bridge Planning & Zoning Commission

Appendices

Union Bridge

Annual Report 2022

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	Provide map
			<input type="checkbox"/> Attached <input type="checkbox"/> Attached <input type="checkbox"/> Attached

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2021? Yes No
- If yes, please list:

County File #	Name	# of New Lots	# of New Units (Rental)	Net Acres of New Lots	Zoning	Map #	Block/Case #	Parcel #

* Does not include open space, roads, stormwater management, etc.

2. Did any new Commercial & Industrial Site Plans receive final approval from Planning Commission in 2021? Yes No
- If yes, please list:

County File #	Name	Total Square Footage of Building (Floor)	Height (feet)	Site Lot (Acres)	Zoning	Map #	Block #	Parcel #
S-20-2012	Finco Site Development Plans for Union Bridge-Saker	N/A	N/A	N/A	N/A			
		County: 32.0	County: I-I, I-Z, C	49	7,13, H	102		
		Town: 2.46	Town: I-R, C	801		102		
		Total: 34.46						

* Should include total square footage of all floors combined
** Does not include open space, roads, stormwater management, etc.

3. Were any Residential Preliminary Plans approved by the Planning Commission in 2021? Yes No
- If yes, please list:

County File #	Name	Total # of Lots Approved	Total # of Units Approved (Rental Units)	# of Acreage Available	Zoning	Map #	Block #	Parcel #

Zoning Map & Text Amendments

1. Were there any annexations? Yes No *But process not completed in 2021*
- If yes, please list:

Date	Resolution number	Name	Provide map
12/20/21	02-21	The Town of Union Bridge, Maryland Association Prohibits To become effective 46 Days before approval, or: 2/1/22	<input type="checkbox"/> Attached <input type="checkbox"/> Attached <input type="checkbox"/> Attached

2. Were there any amendments to the zoning map? Yes No
- If yes, please list and provide map: **ANNEXATIONS WILL BE IN 2022*
Completion of ANNEXATIONS 2022**

Date	Resolution number	Description of change	Provide map
10/20/21	02-21	Area to be approved now I-I & I-Z in unincorporated Carroll County to be designated I-R Industrial Redevelop upon application. Area to be unincorporated & designated in unincorporated Carroll County to be designated I-R Industrial upon application into town.	<input type="checkbox"/> Attached <input type="checkbox"/> Attached <input type="checkbox"/> Attached

3. Were there any text amendments? Yes No
- If yes, please list:

Date adopted	Resolution number	Description of change	Provide map
			<input type="checkbox"/> Attached <input type="checkbox"/> Attached <input type="checkbox"/> Attached

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 APEO restrictions? Yes No
- If yes, please list:

- Location of the restriction
- Industries 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)
- Types of the resolution that triggered the restriction

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

Park Name	Acres	Facilities available	Provide map
			<input type="checkbox"/> Attached <input type="checkbox"/> Attached <input type="checkbox"/> Attached

Other Changes in Development Patterns

1. Were there BEA amendments? Yes No
- If yes, please list:

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

Appendices

City of Westminster

Reserve for Westminster Approval Letter

– to follow submittal of report to State of MD Dept. of Planning

Appendices

2021 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 1-208 of the Annotated Code of Maryland

Prepared by the Westminster Department of Community Planning and Development

2. Did any new **Commercial & Industrial Site Plans** receive **final approval** from Planning Commission in 2021? Yes No
If yes, please list:

County File #	Name	Total Square Feet of Building (Gross)**	Total Lot Size (Acres)	Floor Area Ratio	Net Lot Size (Square feet)**	Zoning	Map #	Block/ Grid #	Parcel #
S-19-29	CFT Plaza	9,210	1.556	0.14		B-Business	108	10	2671
S-18-17	Clark Farm Properties	43,500	10.5358	0.09		PO-4-Planned Development-4	109	4	2503/2505
S-18-9	Len Stoler Chevrolet	28,040	9.38	0.07		B-Business	46	16	749
S-20-15	1300 Tech Court Addition	16,361	1.99	0.19		I-R-Restricted Industrial	113	17	4836
S-19-2	Runway Self Storage	57,600	4.09	0.32		I-R-Restricted Industrial	114	8	6794
S-20-23	East Middle School	84,991	27.22	0.07		C-Conservation	104	12	1151
S-20-24	Raising Cane's No. 632	3,448	12.05	0.01		B-Business	103	11	4682

**Should include total square footage of all floors combined
** Does not include open space, roads, stormwater management, etc.

3. Were any **Residential Preliminary Plans** approved by the Planning Commission in 2021? Yes No
If yes, please list:

Zoning Map & Text Amendments

1. Were there any **annexations**? Yes No
If yes, please list:
2. Were there any **amendments to the zoning map**? Yes No
If yes, please list and provide map:
3. Were there any **text amendments**? Yes No

2

2. Amend the Master Distribution Chart to reallocate 500 gpd in 2021, 627 gpd in 2022, 627 gpd in 2023, and 627 gpd in 2024 from the "Commercial/Industrial" category to the "Public Projects (City)" category to the new State's Attorney's Office public project.

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

Tahoma Farm Bolder Park was upgraded with a new playground.

Other Changes in Development Patterns

1. Where there **PFA amendments**? Yes No
If yes, please list:

Attachments:

- Stonegate, Section V - PZC Staff Report
- Stonegate, Section VI - PZC Staff Report
- CFT Plaza - PZC Staff Report
- Site Plan for Clark Farm Properties - PZC Staff Report
- Site Development Plan for Len Stoler Chevrolet - PZC Staff Report
- 1300 Tech Court Addition - PZC Staff Report
- Site Development Plan - Runway Self Storage - PZC Staff Report
- East Middle School Redevelopment Project - PZC Staff Report
- Site Development Plan - Raising Cane's No. 632 - PZC Staff Report
- Ordinance No. 934
- Ordinance No. 938
- Ordinance No. 939
- Resolution 21-05

4

Annual Report 2021 - City of Westminster Information -

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: NA

Subdivision & Site Plan Approvals

1. Did any new **Residential Subdivisions** receive **final approval** from Planning Commission in 2021? Yes No
If yes, please list:

County/City File #	Name	# of New Lots	# of New Units/Dwellings	Net Acreage of New Lots*	Zoning	Map #	Block/Grid #	Parcel #
F-18-79	Stonegate, Section V	40	40	14.1612	R-10,000 Residential and R-20,000 Residential			
F-18-80	Stonegate, Section VI	23	21	10.6059	R-10,000 Residential and C-Conservation	46	15	46

* Does not include open space, roads, stormwater management, etc.

1

Date adopted	Resolution number	Description of change
June 14, 2021	934	An Ordinance Amending Chapter 164, "Zoning and Subdivision of Land", of the Westminster City Code, Article I, "General Provisions", Article VIII, "B-Business Zone", Article X, "I-R Restricted Industrial Zone", Article XI, "I-G General Industrial Zone", Article XII, "I-1 Planned Industrial Zone", and Article IX, "Special Provisions", to Allow a New Solar Energy Facility Use as a Permitted Use or Special Exception Use
December 13, 2021	938	An Ordinance Amending Chapter 164, "Zoning and Subdivision of Land", of the Westminster City Code, to Amend Article I, "General Provisions", Section 164-3, "Definitions and Word Usage", to Add a New Definition of "Satellite Automobile Storage"; to Amend Article X, "I-R Restricted Industrial Zone", Section 164-54, "Special Exceptions", to Provide for "Satellite Automobile Storage, Excluding Car Washing Facilities", as a Special Exception Use; to Amend Article XX, "Special Provisions", to Add Section 164-155.5, "Satellite Automobile Storage", to Provide New Standards for the Grant of Satellite Automobile Storage in Certain Zones; and to Amend Article XXI, "Board of Zoning Appeals", Section 164-166, "Action Prior to Hearing" to Repeal Section 164-166.F
December 13, 2021	939	An Ordinance Amending Chapter 164, "Zoning and Subdivision of Land", of the Westminster City Code, Article XIV, Site Plans, Section 164-211.H.1, Lapse of Approval, to Add Section 164-211.H.2, to allow for a one-year extension to an approved Site Plan

Facilities

1. Were there new **roads** or substantial changes in roads or other transportation facilities? Yes No
If yes, please list:
2. Was there development that was modified due to **APFO restrictions**? Yes No
If yes, please list:

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

On October 11, 2021, the Mayor and Common Council passed and approved Resolution No. 21-05, amending the adopted Water and Sewer Allocation Policy and Master Distribution Chart. The amendments are as follows:

- Amend the Water and Sewer Allocation Policy to allow for the transfer of water for public projects only with the approval of the Economic and Community Development Committee and the owner of the property transferring water.

3

2014 Carroll County Master Plan



Adopted by the Board of County Commissioners

February 26, 2015

Amendment Adopted January 2, 2020

2014 CARROLL COUNTY MASTER PLAN IMPLEMENTATION AND DEVELOPMENT PROCESS

ABSTRACT

Land Use Article Section 1-207(c)(6) requires all planning commissions and boards to file a local jurisdiction annual report with the legislative body and to include in the annual report, at least once within the 5-year period after the adoption or review of the local jurisdiction's comprehensive plan, a narrative on the plan's implementation status. This is the implementation status report for Carroll County, Maryland.

Prepared by the Carroll County Department of Planning

Addendum

Years (2015-2022)

Include a summary of the following, pursuant to [§1-207\(c\)\(6\)](#):

- (i). Development trends contained in the previous (4) annual reports filed during the period covered by the narrative:

Year	Residential Subdivision Lots	Commercial and Industrial Subdivisions/Acres	Use and Occupancy Permits
2015	51	15 / 268.35	278
2016	18	6 / 137.5	267
2017	15	15 / 297.36	211
2018	11	11 / 72.10	184
2019	46	16 / 282.41	179
2020	14	9 / 119.85	156
2021	34	7 / 152.98	141

Note: The numbers in this chart do not include municipalities (incorporated), only unincorporated Carroll County.

In March of 2022, there were 66,723 dwelling units in both incorporated and unincorporated Carroll County as compared to 64,452 in December of 2015. An increase of 2,271 dwelling units accounts for an overall increase of 3.52 percent.

- (ii). The status of comprehensive plan implementation tools, such as comprehensive rezoning, to carry out the provisions of the comprehensive plan:

On September 21, 2021, the Planning and Zoning Commission (PZC) voted to forward proposed amendments to Chapter 155 (Development and Subdivision of Land) and Chapter 158 (Zoning) regarding residential development to the Board of County Commissioners (BCC) for their review. The BCC held several work sessions on the proposed amendments and a public hearing on November 18 to solicit input. On December 16, The BCC took final action on the amendments.

On January 21, 2021, the BCC adopted Ordinance No. 2021-01 rezoning 27 parcels as part of the County's by-request Comprehensive Rezoning initiative.

On January 21, 2021, the BCC adopted Ordinance No. 2021-02 rezoning one parcel.

- (iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements that will be necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;

On December 16, 2021, the BCC adopted Ordinance No. 2022-03 to revise the flowing sections under Zoning Regulations: 158.033 Nonconforming Uses, 158.040 Distance Requirements,

Addendum

158.045 Principal Dwellings, 158.048 Temporary and Seasonal Use Requirements, 158.054 Communications Towers, 158.070 A Agricultural District, 158.071 C Conservation District, 158.072 R-40,000 Residence District, 158.073 R-20,000 Residence District, 158.074 R-10,000 Residence District, 158.075 R-7,500 Residence District, 158.075.1 Residential Districts: Regulation of Principal Uses, 158.075.2 Residential Districts: Regulation of Accessory Uses, 158.075.3 Residential Districts: Bulk Requirements, 158.082 Commercial, Industrial, and Employment Campus Districts: Regulation of Principal Uses, 158.096 MRO Mineral Resource Overlay, 158.115 Use-Off-The-Premises Signs, 158.130 Exceptions and Modifications, 158.132 Zoning Certificates, 158.133 Board of Zoning Appeals ("BZA"), 158.150 Mobile Homes, 158.160 Temporary And Seasonal Uses, and 158.161 Retirement Village in Chapter 158 of the Code of Public Local Laws and Ordinances of Carroll County, Maryland.

On December 16, 2021, the BCC adopted Ordinance No. 2022-04 to revise the following sections under Zoning Regulations: 155.020 Subdivision Control and 155.095 Cluster Subdivisions in Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County, Maryland.

The County is currently in the process of revising the Development and Subdivision of Land and the Zoning Regulations Chapters in the Carroll County, Code of Ordinances.

- (iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;

The greatest challenge continues to be the cost of implementation related to the Chesapeake Bay *Total Maximum Daily Load* and the State's *Watershed Improvement Program*. Additionally, locating water resources continues to be a challenge for new growth in the municipalities.

- (v). Future land use challenges and issues; and

There is a limited amount of land in the county, including the municipalities with access to water and sewer infrastructure this makes it extremely difficult to continue to develop and redevelop in our Priority Funding Areas, Municipalities, and Growth Areas. Carroll County is also limited in its ability to increase densities or intensities in the County's growth areas in the eastern portion of the County because of the regional watershed agreement for the reservoirs. This is important for the health and safety of the regions' drinking water supply but also makes it difficult to develop in the County's Designated Growth Areas.

Addendum

(vi). A summary of any potential updates to the comprehensive plan.

The Summary of Amendments to the 2014 Carroll County Master Plan, as updated in 2019, are as follows:

1. General:

- a. Boundaries of all maps adjusted as result of contraction of Designated Growth Area (DGA) boundary in 2018 Freedom Community Comprehensive Plan (FCCP)
- b. Updated maps to reflect Municipal Growth Area (MGA) annexations/Master Plan updates in Hampstead, Manchester, Mount Airy, Taneytown Westminster

2. Chapter 7: Transportation

- a. Pages 59-62 Updated Tables and Maps for Planned Roads and Improvements to reflect:
 - i. Road segments that have been removed from the Plan because of viability of future connections:
 1. Johnsville Road Extended
 2. Conan Doyle Way Extended
 3. Lee Lane Extended
 4. Macbeth Way Extended
 5. Mall Ring Road Ramp
 6. Monroe Avenue Extended (Bennett Rd to MD 32)
 - ii. Roads that have been completed
 1. Hampstead Streetscape Project
 2. Gorsuch Road
 3. Arthur Peck Drive
 4. Bandy Avenue to Mycroft Street Connection
 5. Genevieve Drive Extended
 6. Krider's Church Road Realignment
 - iii. Roads that have been partially completed
 1. Arnold Road Realignment/Improvements
 2. Chandler Drive
 - iv. New road that has been added
 1. Unnamed Road from Klees Mill to Ronsdale
 - v. Road that has been changed
 1. Georgetown Blvd Extended
- b. Page 57 (E and F) Enhanced recommendations by referencing the Transportation Master Plan and the development review process.

3. Chapter 13: Environmental Resources

Addendum

- a. Pages 100 and 105 Updated text to cite appropriate updated code references b. Pages 110 and 113 F & G Insertion of section on Solar Energy, including two new recommendations.
4. Chapter 16: Land Use & Growth Management
 - a. Update of text and table statistics as a result of contraction of DGA boundaries in the Freedom area
 - b. Update text and tables as a result of removal of Very Low Density (VLD) designation
 - c. Page 147 Update Future Land Use map:
 - i. Updated the land use designation of the Employment Campus on MD 97 south of Westminster to revert back to 2000 FLU and current zoning per property owner and Economic Development study saying this site is no longer feasible for an Employment Campus.
 - ii. Re-designated Long View Farm from Commercial to Ag
 - iii. With the elimination of the VLD in the Freedom Plan, reverted these mapped areas back to their 2000 land use designation or most recent zoning.
 - iv. Corrected designation of properties on Twin Arch Road from Commercial- High to Industrial-Heavy
 - d. Page 139 Added new section regarding Municipal Growth Areas (MGA), to clarify the policy regarding development in the MGAs.
5. Appendix B: Existing and Future Land Use Definitions
 - a. Page 157 Updated land use definitions to be consistent with the 2018 Freedom Community Comprehensive Plan.
6. Appendix C: Generalized Future Land Use
 - a. Page 163 Added map that shows the Future Land Use in all areas of the County.

Note: The 5-Year Mid-Cycle Review Schedule tables can be viewed in the Transition Schedule section at <https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>. Planning strives to keep the Transition Schedule up to date. Please notify Planning if any corrections or updates to your Transition Schedule is necessary.

A copy of the 5-Year Report template (this form) can be found in the Report Template section at: <https://planning.maryland.gov/Pages/YourPart/sggannualreport.aspx>

Planning for Success in Carroll County

