

2014 Carroll County Master Plan

Mid-Cycle Review



2014 Carroll County Master Plan



Adopted by the Board of County Commissioners

February 26, 2015

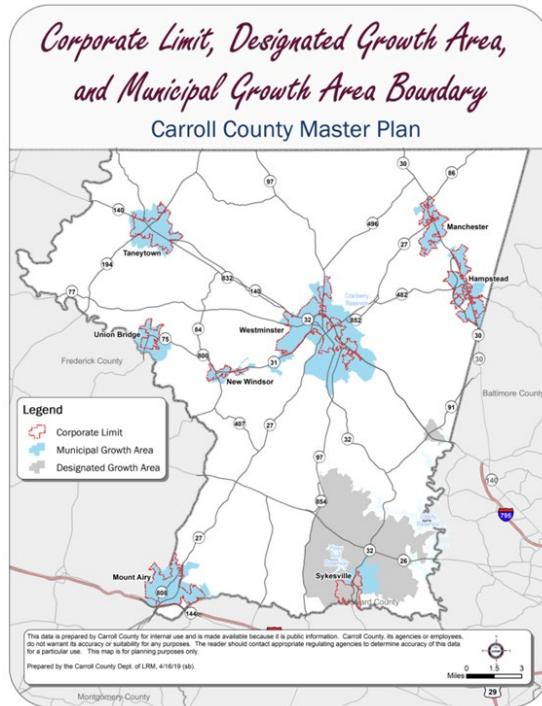
Amendment Adopted January 2, 2020

Purpose of the Mid-Cycle Review

- 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.
- The 2014 Carroll County Master Plan can be found at the following link on the County website:
<https://www.carrollcountymd.gov/government/directory/planning/comprehensive-county-plans/county-master-plans/2014-carroll-county-master-plan-2019-amendment/>



Chapter 1: Concepts & Intentions



Nine Designated Growth Areas Targeted for the Majority of County Growth



Source: Carroll County Government Maryland, Facebook

Concerns Raised by County Residents

- Timely Provision of Public Services
- Impact on Natural Resources



Source: msa.maryland.gov/msa/mdstatehouse/html/home.html

Maryland's Planning Legislation and how it Relates to the County



Chapter 2: Interjurisdictional Coordination, Planning Process and Community Involvement

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

Ensure respect for unalienable individual rights; encourage community involvement in planning in an open two-way communication process; encourage the involvement of the community in planning and implementing the Master Plan; provide participants with a balanced perspective on planning goals while promoting the need to respect private property rights; and accurately advise participants of the tradeoffs between various forms of development based on real-world effects.



Town County Agreements

- Understanding with Towns
- County Services Provided to Towns



Source: <https://www.baltometro.org/transportation/about-brtb/jurisdictions>

Communication with Regional Corporations

- Carroll County Towns
- Adjacent Counties
 - State
 - Other



History of Master Plan Approval

- Pathways Plan
- 2000 Master Plan Update



Chapter 3: Vision Statement & Goals

Our Vision Statement

Carroll County is a great place to live, work, and play. The County conserves and promotes its unique rural agricultural heritage, protects its environmental resources, and promotes a balanced approach to new development and economic opportunities consistent with the fabric of its communities. Carroll County values, and citizens' unalienable rights of life, liberty, and property, are respected, protected, and sustained.

Our County has 15 goals to achieve our vision



Chapter 4: Past, Present, & Future Trends

Population – Increased over the past 50 years, now steadily growing.

Housing – Cost increasing while household size decreasing.

Agriculture – Number of farms has decreased.

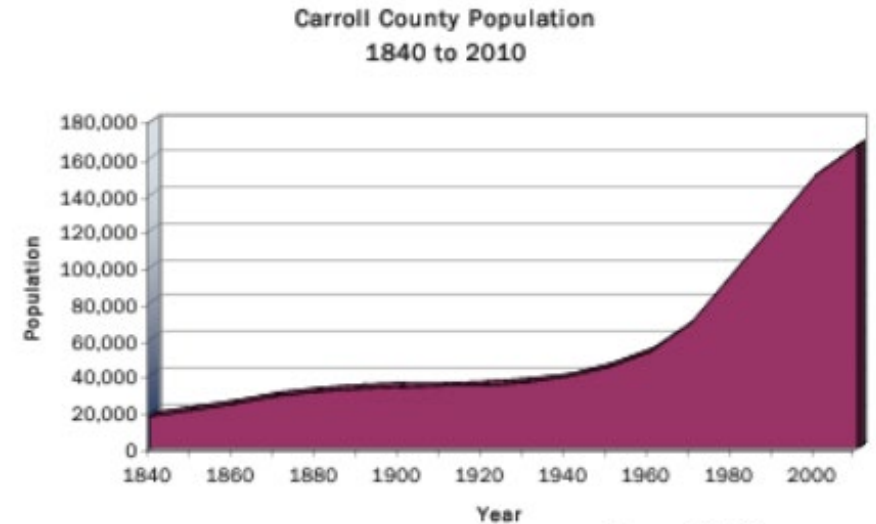
Important to preserve farmland.

School – Declining enrolment.

Employment – Low unemployment rate.

County Services – Funding public services.

Transportation – Road network and the Carroll County Regional Airport.



CH4-Figure 1

Source: 2010 Census



Chapter 5: Water Resources

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



Important Resources

- Water
- Wastewater
- Stormwater Resources



Wastewater Point and Non-Point Sources

- Wastewater Treatment Plants – Point
 - Agricultural – Non-Point
 - Stormwater – Non-Point
 - Septic – Non-Point



Challenges to our County

- Securing Resources
 - Funding
 - Regulations
- Biological Challenges



Chapter 6: Public Facilities & Services

Goal: To the extent feasible, provide adequate and appropriate Community Investment Plan (CIP) funds to support public facilities and services. Provide an affordable, coordinated, and comprehensive system of community educational opportunities, facilities, and resources, including schools and libraries, which enhance our communities

Adequate
Approaching Inadequate
Inadequate



Sources: Google Maps, https://www.westminstervfd.org/sample-page/20a_0275-b/



Sources: <https://mdacc.org/the-colleges/carroll-community-college/>, <https://sheriff.carrollcountymd.gov/>

Infrastructure Evaluated to Meet Demands

- Adequate
- Approaching Inadequate
- Inadequate

New Development Needs

- Concurrency Management Services
- Non-Concurrency Management Services

Challenges to our County

- Funding
- Infrastructure



Chapter 7: Transportation

Goal: Provide a safe and functional intra-County transportation system that promotes access and mobility for people and goods through a variety of transportation modes.

Bicycle-Pedestrian Master Plan 2019



Transportation System

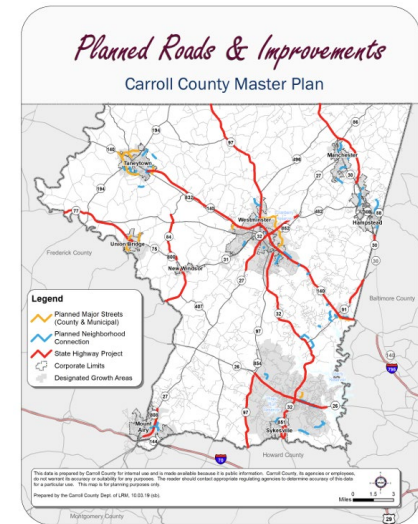
- Development Community Funds new Roadways
- Pedestrian Network
- Public Transportation
 - Airport

CH7-Table 2: Planned Major Streets (County & Municipal)

Project	Estimated Cost*	Plan Source	Status Since Last Plan Amendment
Bennett Cerf Drive Extended	\$11,852,148	Westminster	Unchanged
Center Street Extended	\$1,768,048	Mount Airy	Unchanged
Connector Road from Union Bridge Road to Main Street (MD 77)**	\$1,203,777	Union Bridge	Unchanged
George Street Extended	\$1,843,284	Union Bridge	Unchanged
Georgetown Boulevard Extended	\$4,446,636	Freedom	Reduced
Gorsuch Road	\$714,743	County Proj	Completed
Johnsville Road Extended	\$4,175,602	Freedom	Removed
Key Crossing Road	\$1,993,756	Taneytown	Unchanged
Malcolm Drive Extended	\$5,078,435	Westminster	Unchanged
Market Street Extended	\$3,466,000	Westminster	Unchanged
Mount Pleasant Boulevard (formerly Ebert Rd Ext)	\$1,716,323	Union Bridge	Unchanged
Old Westminster Pike improvements	\$2,327,616	Finksburg	Unchanged
Robert's Mill Road Extended	\$799,383	Taneytown	Unchanged
Rockland Road Extended	\$2,239,507	Westminster	Unchanged
Springdale Avenue Relocated	\$235,113	New Windsor	Unchanged
Taneytown Greenway (Antrim Boulevard Ext)	\$68,100,000	Taneytown	Unchanged
Worthington Boulevard	\$4,137,984	Taneytown	Unchanged

List of Planned Roadway Projects

- State Highway Projects
- Planned Major Streets
- Planned Neighborhood Connections



Challenges to our County

- Travel Patterns
- New Development
- Population Changes
 - Funding



Chapter 8: Housing

Goal: Encourage a range of housing types, density, and affordability.



Importance of Diverse Housing

Meeting our Fellow Citizens Needs of:

- Diverse Income
- Diverse Housing Preference

CH8-Table 3: Residential U&O Permits Issued in Carroll County, 2004-2013

Year	Single-Family Units		Multi-Family Units		Total
2004	791	87%	120	13%	911
2005	733	72%	287	28%	1,020
2006	658	75%	219	25%	877
2007	419	96%	19	4%	438
2008	292	98%	6	2%	298
2009	195	81%	46	19%	241
2010	186	87%	29	13%	215
2011	174	88%	24	12%	198
2012	256	88%	35	12%	291
2013	339	87%	51	13%	390

County vs. Municipalities

- Municipalities = More Multifamily
- Unincorporated County = Less Multifamily



Challenges to our County

- Less Housing Diversity
- New Housing Priced Higher

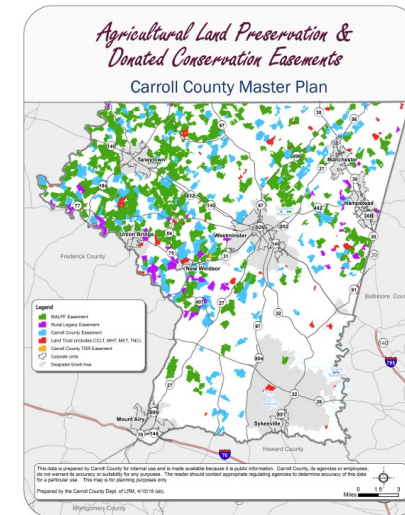


Chapter 9: Agriculture

Goal: Preserve at least 100,000 acres of agricultural land to support the production of agricultural products and promotion of related agribusiness.



Source: <https://bosque.agrilife.org/2017/05/19/ag-roadway-safety/>



Importance of Agriculture

- Future Farming
- Important Industry Economically
- Requires Less Public Services

Challenges

- Land Development under AG Subdivision Regulations
 - Farming Conflicts
 - Preserving Land

Protecting Agricultural Lands

- Carroll County Agricultural Land Preservation Program
- Critical Farms Program
- Maryland Agricultural Land Preservation Foundation
- Rural Legacy Program
- Carroll County Land Trust



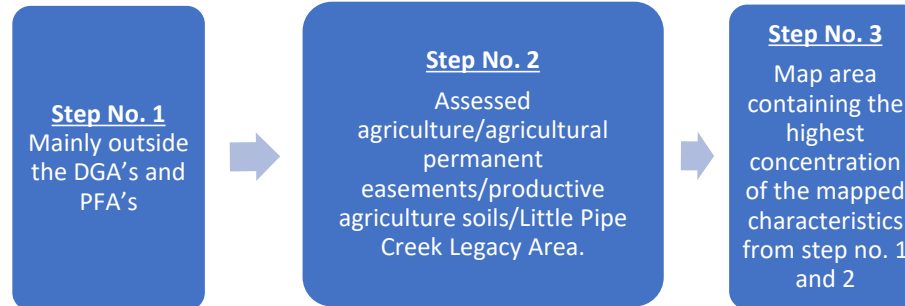
Chapter 10: Priority Preservation Area

Preserve 80 percent of undeveloped land in the Priority Preservation Area, as adopted by the Board of County Commissioners.

Agriculture Forestry

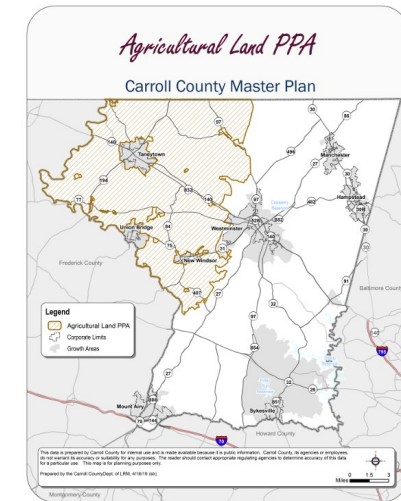
Importance of PPA

- Future of Agriculture Resources
- Future of Forestry Resources



How was the PPA Location Determined?

- Three Step Process



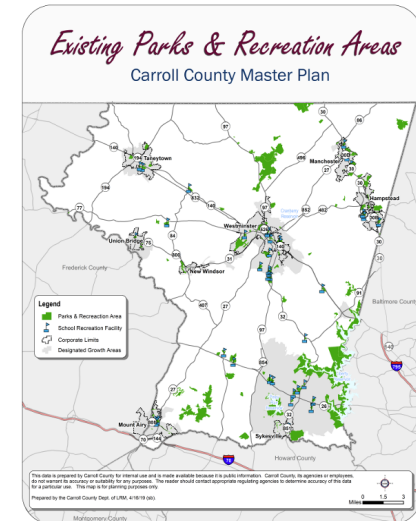
Priority Preservation Areas

- Most Land Currently Zoned Agricultural
 - PPA Located in Northwestern Carroll



Chapter 11: Parks

Goal: Provide an affordable, coordinated and comprehensive system of public and private parks, recreational facilities and programs, and open space that will enhance our communities.



Importance of Parks

- Healthy Community Activities and Lifestyles
- Safe and Child-Accessible Recreation Spaces
- Aesthetically Pleasing Green Space
 - Habitat
 - Sense of Place

Challenges to our County

- Lowest Sidewalk Accessibility Rating in the State
- No Given Formula to Calculate Needed Parkland

Moving Forward

- Well Positioned
- Leveraging Funding



Chapter 12: Heritage

Goal: Preserve the County's historic, cultural, scenic, and architectural heritage



Source: <https://www.britannica.com/technology/bulldozer>

Importance of our Past

- Carroll's Identity
- Many Historic Sites in the County
- Historic Cities, Town's, and Villages

Heritage Programs

- County Historic Preservation Commission
 - Main Street Program
- Heart of the Civil War Heritage Area
 - Target Investment Zones
- Journey Through Hallowed Ground
 - Civil War Trails
 - Maryland Scenic Byways
 - National Byway Program

Challenges to our County

- Lack of Complete Historic Inventory
- Protect Historic Resources



Chapter 13: Environmental Resources

Goal: Protect, maintain, and restore, where feasible, the environmental resources and natural ecosystems in the county by promoting land use practices that are in balance with, and minimize the effects on the natural environment, subject to appropriate cost/benefit analysis.



Source: <https://esto.nasa.gov/new-nasa-software-could-help-predict-water-quality-problems-in-the-chesapeake-bay/>

Importance to our County

- Every Modification Impacts our Environment

Sensitive Areas

- 100-Year Floodplains
- Agricultural Land
 - Forest Land
- Rare, Threatened, and Endangered Species
 - Steep Slopes and Highly Erodible Soils
 - Streams
 - Stream Buffers
 - Wetlands

Challenges to our County

- Total Maximum Daily Loading of the Chesapeake Bay
- Watershed Improvement Plan



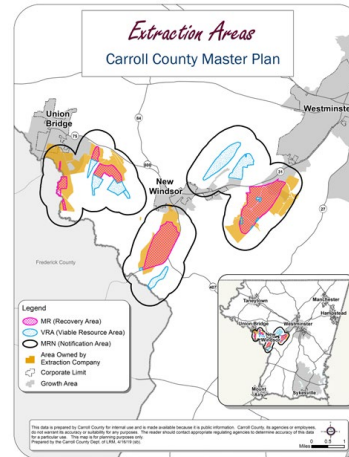
Chapter 14: Mineral Resources

Goal: Protect certain mineral resources of current and future economic importance from preemptive land uses and to ensure availability for recovery in a manner that minimizes impacts to surrounding areas; and for reclamation purposes, assure recovery to an environmentally sensitive, aesthetically pleasing condition.



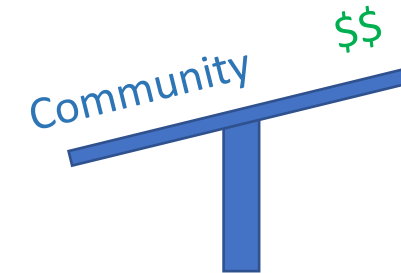
Importance to our County

- Jobs
- Revenue



Extraction Areas

- 4,020 Acres Exist
- 1,600 Acres in Present and Future Recovery
- Carroll County Comprehensive Mineral Resources Plan



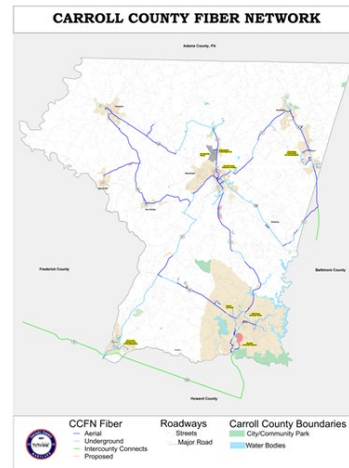
Challenges to our County

- Impacts on the Community



Chapter 15: Employment/Economic Development

Goal: Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.



Commercial + Industrial Land

Importance to our County

- Residential Tax < Provided Services
- Commercial/Industrial Tax > Provided Services
- Agriculture Tax > Provided Services

Attracting Economic Development

- Needed Infrastructure
- Low Environmental Impacts
- Eight Municipalities and Freedom have Highest Development Values
 - Quality Education

Challenges to our County

- Lowest Commercial/Industrial Land Used in Metropolitan Area
- Lowest Commercial/Industrial Tax Base in Metropolitan Area



Chapter 16: Land Use & Growth Management

Goal: Facilitate a development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County's rural character. Pursue policies that 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.

Importance to our County

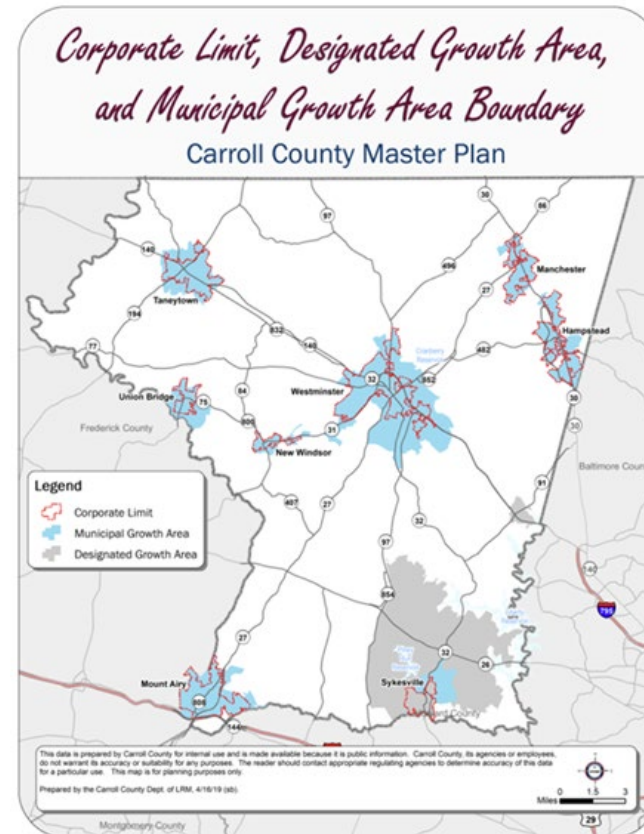
- Development in the Nine DGA's
 - Efficient Use of Land
 - Efficient Use of Services

Growth Management

- Since 1964 Most of the Growth Inside DGA's
 - MGA Joint Planning (Town and County)
 - Future Land Use

Challenges to our County

- Drinking Water Supply
- Infrastructure Availability
- More Future Housing Units Outside DGA's
- Federal and State Policies



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
2 Planning Process	Continue to distribute planning and development related information to make participation opportunities more easily accessible.	Planning, Media Liaison	Improved website, social media, and webinar outreach.	Continue to investigate new methods of outreach
7 Transportation	Work with the County Delegation to seek funding for state highway projects and prioritize them with SHA.	Planning, BCC	Participation in PEL Study for MD32 and MD26 Corridor Study, work with MDOT to expedite improvements.	Continued coordination with delegation and SHA
7	Investigate a greater role and responsibility for construction of state arterial and collector roads with the CIP funding in partnership with the state.	Planning, BCC	Inclusion in County CIP of funds to contribute to state projects.	

This is the most implemented master plan that the County has had. Since the moment this plan was adopted, the County staff, Planning Commission and Board of County Commissioners' immediately started implementation efforts.



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
7	Work with SHA to upgrade MD 32 and MD 27 to a divided highway status from the southern County line to Westminster.	Planning, BCC, DPW	Participation in the MD 32 PEL Study and improvement of the intersection of MD 27 and Gillis Falls Road/Harrisonville Road	The conclusion of the MD32 PEL study was that dualization of MD32 from the County line to MD26 is not warranted and is not anticipated to be needed in the 20-year planning horizon. The study did identify a number of smaller operational improvements, which were included for design funding in the County's Annual CTP Priority Letter.
7	Maintain and/or improve the level of service along state arterial roads through corridor preservation, capacity increase and conveyance improvements and other measures.	Planning, DPW	Development of Transportation Master Plan	Completion of Transportation Master Plan.
7	Calculate the accident rate based on most recent information from SHA and review the high-accident intersections or roads to identify possible improvements needed.	DPW	Ongoing preparation of Highway Safety Plan	Completion of the Highway Safety Plan.



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
7	Develop and Adopt a Bicycle and Pedestrian Facilities Master Plan.	Planning	PC approval of Plan in 2019; transmittal to BCC in early 2020.	BCC Adoption of Plan in conjunction with Transportation Master Plan, target date 2022.
7	Conduct traffic studies to determine viable options to safely and efficiently move traffic in known or identified trouble spots in the County.	Planning, DPW, Development Review	Ongoing development of Countywide Transportation Master Plan	Completion of Countywide Transportation Master Plan 2022.
7	Continue to work with SHA to seek funding for streetscape improvements.	Planning	Completion of Town of Hampstead streetscape project. Inclusion of streetscape projects for Sykesville and New Windsor in the most recent CTP Annual Priority Letter.	Continued inclusion in the Annual CTP Priority Letter of the two streetscape projects.
8 Housing	Consider changing the County Subdivision Regulations and Zoning Ordinance to permit mixed use and non-age-restricted multifamily development within the DGAs.	Planning, Development review	12/19 BCC Adoption of changes to the commercial districts to allow limited mixed use, including residential.	COMPLETE
8	In the DGAs, encourage mixed use planned developments that allow for a variety of housing types as well as business and recreational uses.	Planning, Development Review	12/19 Adoption of changes to the commercial districts to allow limited mixed use.	COMPLETE



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
9 Agriculture	Investigate the opportunity to preserve remaining portions or at a minimum assure that other uses minimize interference with agriculture in the A District.	DLRM	Agricultural Text Work Group in progress.	Completion of Agricultural District text changes.
11 Parks	Seek funding for construction of greenway corridor trails.	Planning, DR&P	Participation in regional effort to construct Patapsco Regional Greenway.	Complete funding and construction of Patapsco Regional Greenway.
12 Heritage	Maintain active participation in the various byway, heritage, eco, or agri-tourism partnership to leverage and attract economic development opportunities.	Planning, Economic Development	Participation in Heart of the Civil War Heritage Area	Ongoing – We have amended the HCWHA boundary to meet goals for Planning and Economic Development
12	Continue to support Main Street programs in the County's municipalities.	Planning	Continued liaison with towns	Ongoing



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
13 Environmental Resources	Continue to conserve agricultural lands and enforce fifty-foot stream buffers through MALPF.	DLRM	The County works to establish buffers through all our preservation programs and tries to implement 50-foot minimum buffers.	Ongoing
13	Continue to secure funds for stream buffer assessments and restoration.	DLRM	Continuation of performing buffer assessments.	Ongoing
13	Continue to implement the forest banking program.	DLRM	Continuation of policy	Ongoing
13	Continue to minimize development's impact on recharge rates of community supply wells to allow for the maximum recharge.	DLRM	Continuation of policy	Ongoing
13	Continue to evaluate impacts to sensitive watersheds and recharge areas for community water supplies when determining new development patterns.	DLRM	Continue to enforce Chapter 154 – Water Resource Management	Ongoing
13	Continue to maintain, restore, and/or regenerate forested stream buffers through development regulations, NPDES permit compliance and DRM's stream assessment efforts.	DLRM	Continuation of policy	Ongoing



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
15 Economic Development	Continue to ensure that the development review process for industrial and commercial development is predictable, consistent, and evenly applied.	Development Review	Adoption of revisions to Land Use codes to make more efficient, particularly with fewer conditional uses	COMPLETE – Part of the County Zoning Code Updates
15	Ensure that the development review process is business friendly.	Development Review	Continuation of policy	Under way – Part of the County Zoning Code updates and propose revisions to Chapter 155
15	Zone adequate commercial, industrial and employment campus lands to increase the nonresidential tax base.	Planning	Comprehensive Rezoning process ongoing in 2020; BCC Adoption of new Map, January 2021	COMPLETE
15	Ensure the provision of appropriately located industrial and office land, preferably within the DGAs where adequate infrastructure exists or is planned.	Planning	2018 adoption of Freedom Community Comprehensive Plan, 2021 adoption of new zoning maps.	COMPLETE
15	Revise the text of the Employment Campus zoning District to provide for comprehensively planned employment centers that combine research and development, office, flex-space, and other light limited industrial uses.	Planning, DLRM, Zoning Administrator, Econ. Dev. County Atty.	BCC Adoption of new Chapter 158 text 12/19	COMPLETE



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
15	Create new zoning districts that would facilitate new businesses and economic growth.	Planning, DLRM, Zoning Administrator, Econ. Dev. County Atty.	BCC Adoption of new Chapter 158 text 12/19 with new commercial and industrial districts	COMPLETE
15	Continue to work closely with the Town of Sykesville and the Warfield Development Corporation to identify an acceptable development strategy.	Planning	Ongoing	Ongoing
15	Encourage large-scale commercial and employment developments to locate where infrastructure already exists or is planned.	Planning, Economic Development	Adoption of 2018 Freedom Plan land use designations and by-request rezonings	Ongoing
15	In Rural Villages, encourage small neighborhood commercial development that is consistent with local character and that revitalizes historic properties.	Planning	Study of individual Rural Villages ongoing	Underway



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
15	Review and modify the business and industrial zones to promote new business activity and take out the principal permitted and conditional uses that are inconsistent with the purposes of the zones.	Planning, DLRM, Zoning Administrator, Econ. Dev. County Atty.	December 2019 Adoption of revisions to land use codes for commercial, industrial and employment campus districts	COMPLETE
15	Evaluate the addition of development criteria or standards for specific uses.	Planning, DLRM, Zoning Administrator, Econ. Dev. County Atty.	Complete for employment and residential districts	Evaluate Agricultural and Conservation District uses
15	Improve the visual image of the County's gateways.	Planning	Awarding of Sustainable Communities designation for Finksburg	Implementation of Sustainable Communities actions
16 Land Use and Growth Management	Continue to implement the concurrency management program.	DLRM	Updated Concurrency Management information in April of 2022	Ongoing
16	Comprehensively rezone areas of the County subject to the Master Plan.	Planning	Commercial, Industrial, Employment Campus, and Residential complete.	Ag and Conservation underway and nearing completion.



Appendix A: Implementation Strategies

Chapter	Recommendation	Agency	Actions Taken	To Do
16	Consider converting Rural Villages into full Priority Funding Area designations, where appropriate.	Planning	Ongoing study	Underway
16	Review residential, commercial and industrial zoning and subdivision regulations and modify as necessary to ensure that they are consistent with the Master Plan goals.	Planning, DLRM, Zoning Administration, County Attorney, Economic Development	Adoption of new zoning and subdivision code for Residential, Commercial, Industrial and Employment Campus districts	COMPLETE 12/16/21



Questions

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