



2017



ANNUAL
REPORT *Planning*

Carroll County
Department of Planning

June 2018

This 2017 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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2017 Planning Annual Report

June 19, 2018

The Carroll County Planning and Zoning Commission hereby Certifies and Adopts the *2017 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

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

Richard J. Soisson, Chair
Carroll County Planning and Zoning Commission

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

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

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

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Acknowledgements

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Introduction

Introduction

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

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

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

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

The Carroll County Planning and Zoning Commission provides this report on behalf of the County, as well as the eight Municipalities. The Municipalities provide the County with the planning and development-related data to be included in the report.

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

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



Amendments & Growth Related Changes in Development Patterns

New Plans Adopted & Plan Amendments Adopted

New Comprehensive Plans and Plan Elements Adopted or Amended

There were no new comprehensive plans adopted during 2017. However, there was one new amendment to the Hampstead Community Comprehensive Plan that was adopted in 2017.

2010 Hampstead Community Comprehensive Plan

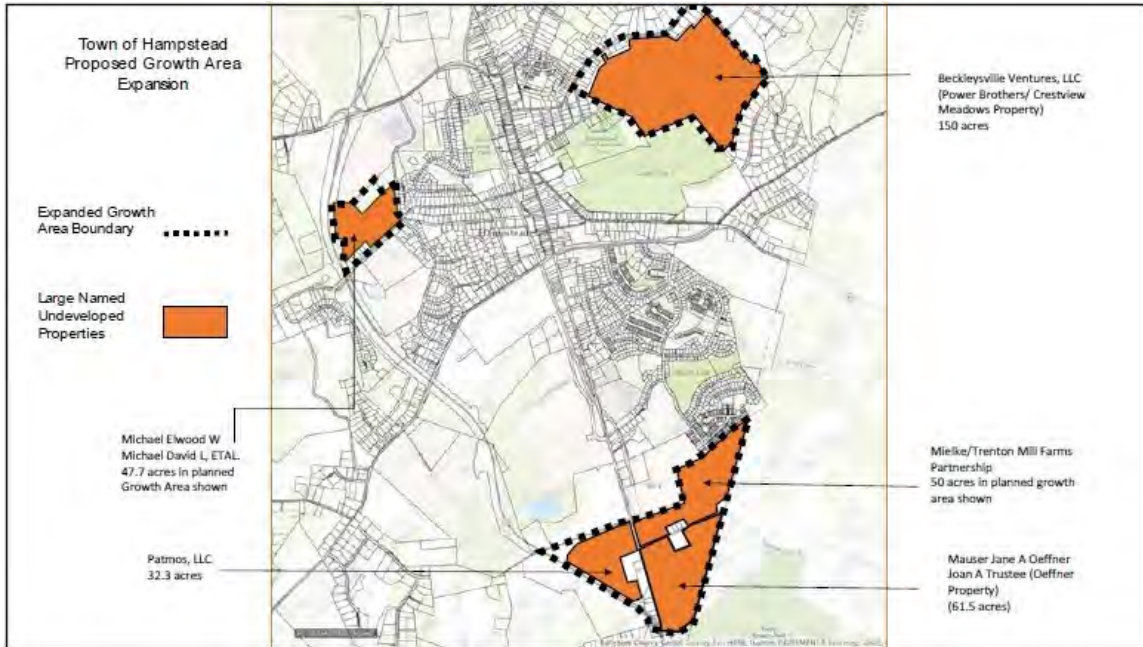
The Town of Hampstead adopted their first amendment to the 2010 Hampstead Community Comprehensive Plan on October 10, 2017 (Resolution No. 2017-02). The purpose of the amendment was to expand the Town's municipal growth area, assign a future land use designation to each property within the expanded area, and project water and sewer demands associated with the possible development of the major tracts that comprise the expanded growth area.

The amendment reflects the Town's intent to make lands added to the growth area eligible for annexation and development subject to Town planning and zoning ordinances and the provision of Town water service. The amendment does not change the Carroll County Water and Sewer Master Plan, however it does signal the Town's policy intent that all such lands be included in the planned water and sewer service areas when appropriate.

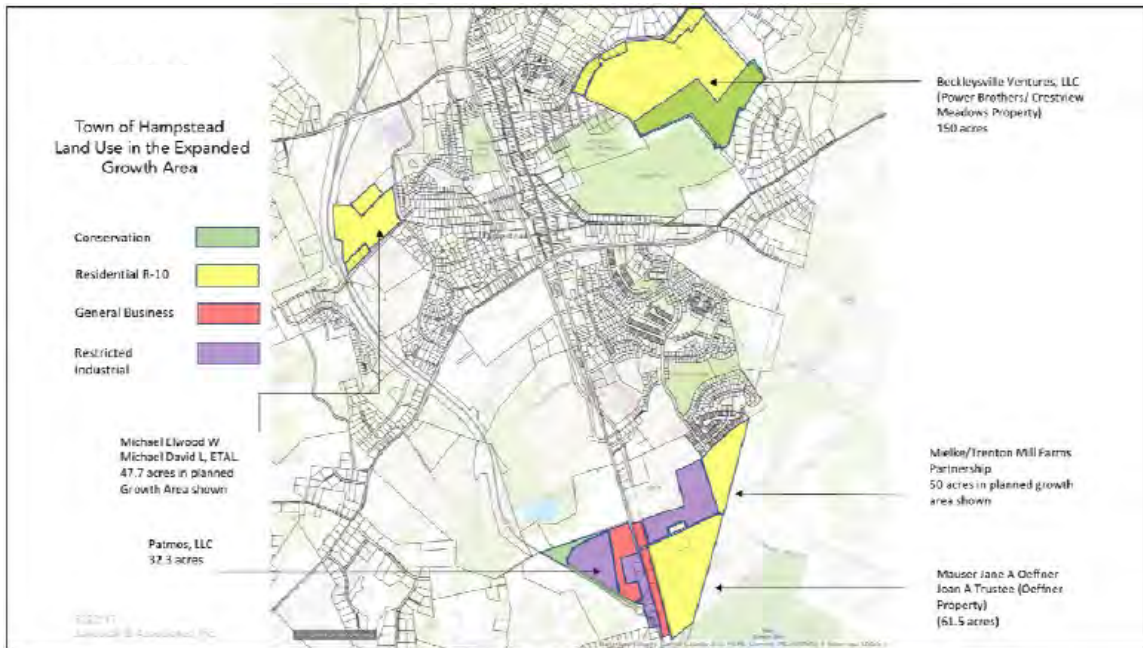
- Map 1 shows the land which was added to the Municipal Growth Area. The Municipal Growth Area was expanded to include the major undeveloped tracts shown in orange, estimated to total about 341 acres.
- Map 2 shows the future land use designation of land added to the Municipal Growth Areas. The west side of the map shows the expanded growth area as R-10,000 Residential. The north side of the map shows the expanded growth area as R-10,000 Residential and Resource Conservation. The south side of the map shows the expanded growth area as a combination of Restricted Industrial, General Business, and R-10,000 Residential.
- Map 3 shows the final Hampstead Community Comprehensive Plan Map that was amended on October 10, 2017.

...Amendments & Growth Related Changes in Development Patterns

Map 1

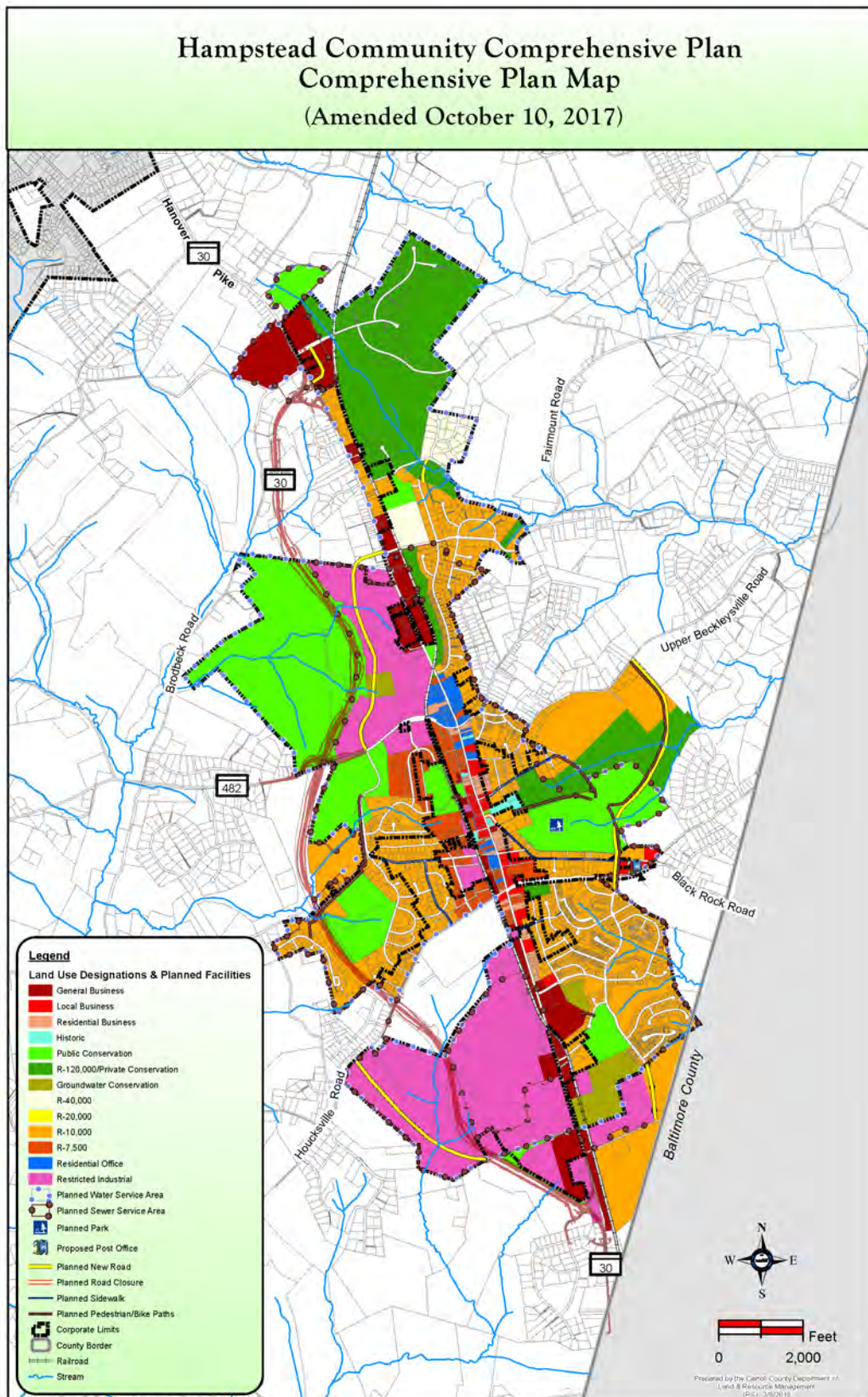


Map 2



Amendments & Growth Related Changes in Development Patterns...

Map 3



...Amendments & Growth Related Changes in Development Patterns

Subdivisions and Site Plans Approved

County Subdivisions and Site Plans Approved

The following tables (Tables 1 and 2) list all new subdivisions and site plans in the County that received final approval during calendar year 2017. Map 4 on Page 8 shows the location of these subdivisions and site plans. During 2017, 26 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 544 acres. It is important to note that a majority of the site plans listed are either amended plans from a previous year or additions to existing plans, or resubdivisions. Items that are in bold were new developments in the County.

**Table 1 - County Residential Site Plans and Subdivisions
2017**

Location # (Map 4)	Name	Type	New Lots	Zoning	Election District
1	Kibler Kountry	Residential	2	Agriculture	4
2	Tighe's Ridge	Residential	1	Conservation	14
3	Naecker's First Divide	Residential	1	Agriculture	3
4	Flotow Mountain	Residential	3	Agriculture	6
5	Shay's Run	Residential	1	Conservation	10
6	Basler Property	Residential	1	Agriculture	8
7	Cedar Ridge, Section 2, Resubdivision Lot 4	Residential	1	Conservation	7
8	Lippy Brothers Farm Property	Residential	1	Agriculture	8
9	Adams Paradise Senior Housing (Amended)	Residential	1 Lot/109 Units	R-20,000/ Conservation	5
10	Amazing Grace Estates	Residential	2	Agriculture	3
11	Fields of Woodbine	Residential	1	Agriculture	14
15 lots / 109 units / 0 beds / 247.53 acres					

Source: Bureau of Development Review

Amendments & Growth Related Changes in Development Patterns...

**Table 2 - County Commercial & Industrial Site Plans and Subdivisions
2017**

Location # (Map 4)	Name	Type	Acres	Zoning	Election District
12	National Tire and Battery	Commercial	0.836	Neighborhood Retail Business	5
13	Carroll Station Professional Office Park	Commercial	2.2025	Neighborhood Retail Business	5
14	Eldersburg Business Center, Lot 10, (2nd Amended)	Commercial	3.4351	Industrial Restricted	5
15	Penguin Random House Warehouse #7 Expansion, (8th Amended)	Industrial	46.46	General Industrial	7
16	Holy Spirit Lutheran Church	Institutional	5.29	R-40,000	5
17	TowerCom-Mexico	Utility	23.23	Agriculture	6
18	Eldersburg Marketplace, IHOP Restaurant (6th Amended)	Commercial	35.66	General Business	5
19	Eldersburg Plaza Shopping Center, (2nd Amended)	Commercial	6.0607	General Business	5
20	Liberty Exchange Resubdivision of Lot 6	Commercial	25.372	Restricted Industrial/ Conservation	14
21	OHW Inc. Tree Service	Commercial	17.063	Agriculture	14
22	Hampstead Wastewater Treatment Plant, ENR Upgrade	Utility	28.75	Conservation	8
23	Performance Food Service—Maryland, 8th Amended Concept Site Plan	Industrial	17.6	Industrial General	7
24	Lehigh New Windsor Quarry, (3rd Amended)	Industrial	77	Agricultural/Mineral Resource Overlay	11
25	Faith Lutheran Church, (Amended)	Institutional	4.19	R-20,000	5
26	Crossroads Vehicle Repair Shop, (Amended)	Commercial	4.219	Business General	4
297.36 acres					
<i>Source: Bureau of Development Review</i>					

...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 calendar year 2017. The locations of these subdivisions and site plans are also shown on Map 4. During 2017, a total of 14 substantive plans were approved in the Municipalities, covering approximately 96 acres. Similar to Tables 1 and 2, majority of the site plans listed are either amended plans from a previous year or additions to existing plans, or resubdivisions. Items that are in bold were new developments in the Municipalities.

**Table 3 – Municipal Residential Site Plans & Subdivisions
2017**

Location # (Map 4)	Name	Type	Lots	Zoning	Municipality
27	The Village at Meade's Crossing	Residential	209	R-10,000	Taneytown
28	Bolton Hill—Section Five	Residential	47	R-20,000	Westminster
29	George Street LLC	Residential	2	R-7,500	Westminster
258 lots, 40.79 acres					

Source: Bureau of Development Review, Municipalities

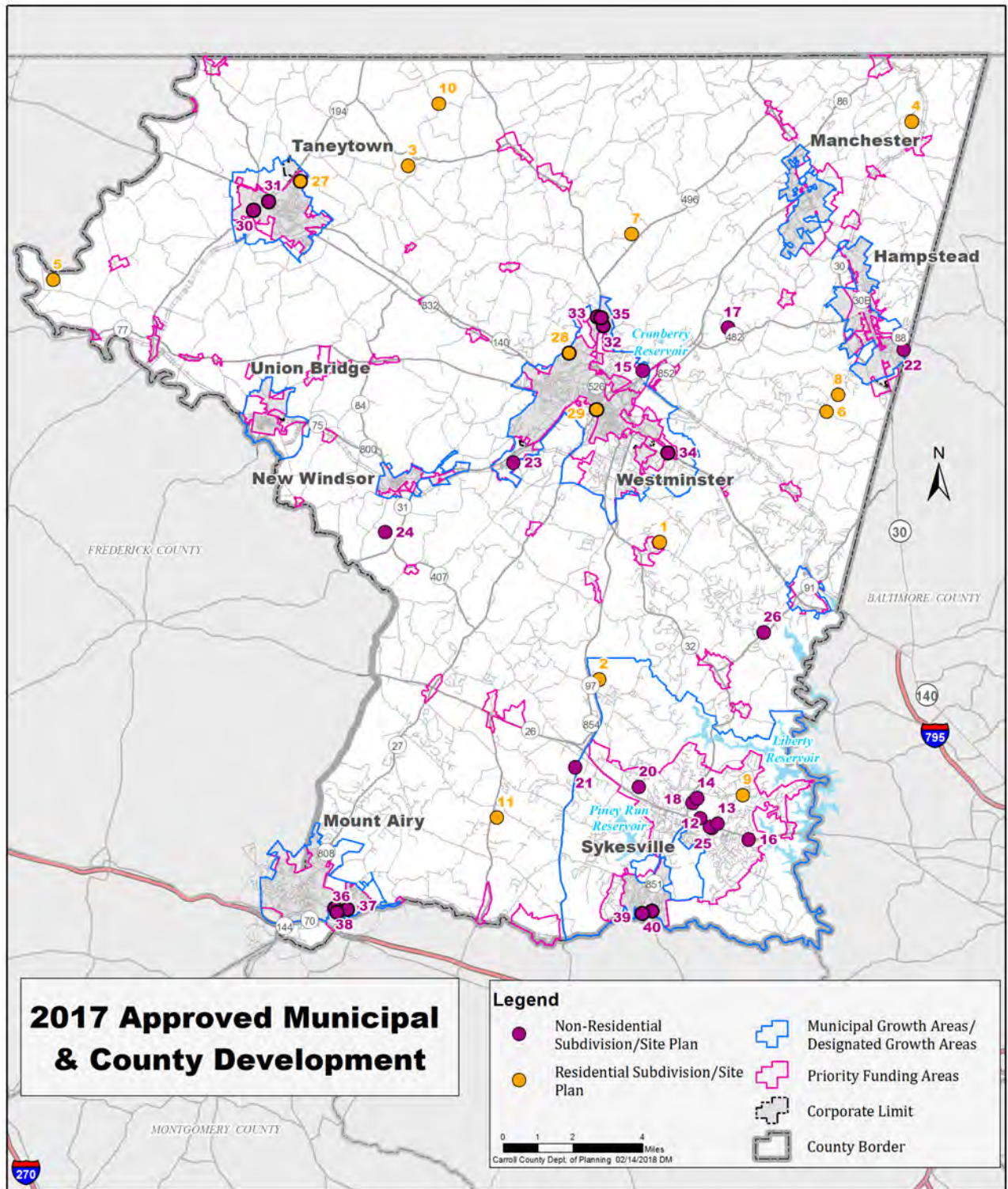
**Table 4 – Municipal Commercial & Industrial Site Plans & Subdivisions
2017**

Location # (Map 4)	Name	Type	Acres	Zoning	Municipality
30	Evapco, 2910 FSK Highway	General Business	20.4486	General Business	Taneytown
31	The Georges on York	Downtown Business	0.504	Downtown Business	Taneytown
32	Strouse Corporation	Planned Industrial	6.69	P-I	Westminster
33	Federal Land Credit Association	Restricted Industrial	3.80	I-R	Westminster
34	Sheetz Retail Store	Business	4.98	B	Westminster
35	Fairlawn Tool	Planned Industrial	6.50	P-I	Westminster
36	Lot 9A and 11 Twin Arch Business Park	Industrial	5.622/1.325	I	Mount Airy
37	The Goddard School	Industrial	0.0764	I	Mount Airy
38	Lot 6A, M&M Welding and Fabricators	Industrial	4.177	I	Mount Airy
39	Schoolhouse Pump Station	Conservation	0.664	C	Sykesville
40	Firehouse Creamery Sidewalk and Patio	Business Local	.0788	BL	Sykesville
54.86 acres					

Source: Bureau of Development Review, Municipalities

Amendments & Growth Related Changes in Development Patterns...

Map 4



Zoning Map Amendments

Zoning Map Amendments

Table 6 lists all the annexations, respectively, within Carroll County for 2017. Map 5 shows the location of these annexations. During 2017, five annexations were processed within Carroll County. There were no rezonings processed in 2017 as shown in table 5.

Table 5- Rezonings 2017					
Rezoning Case No.	Name	District Change	Acres	Effective Date	Plan Reference
None					

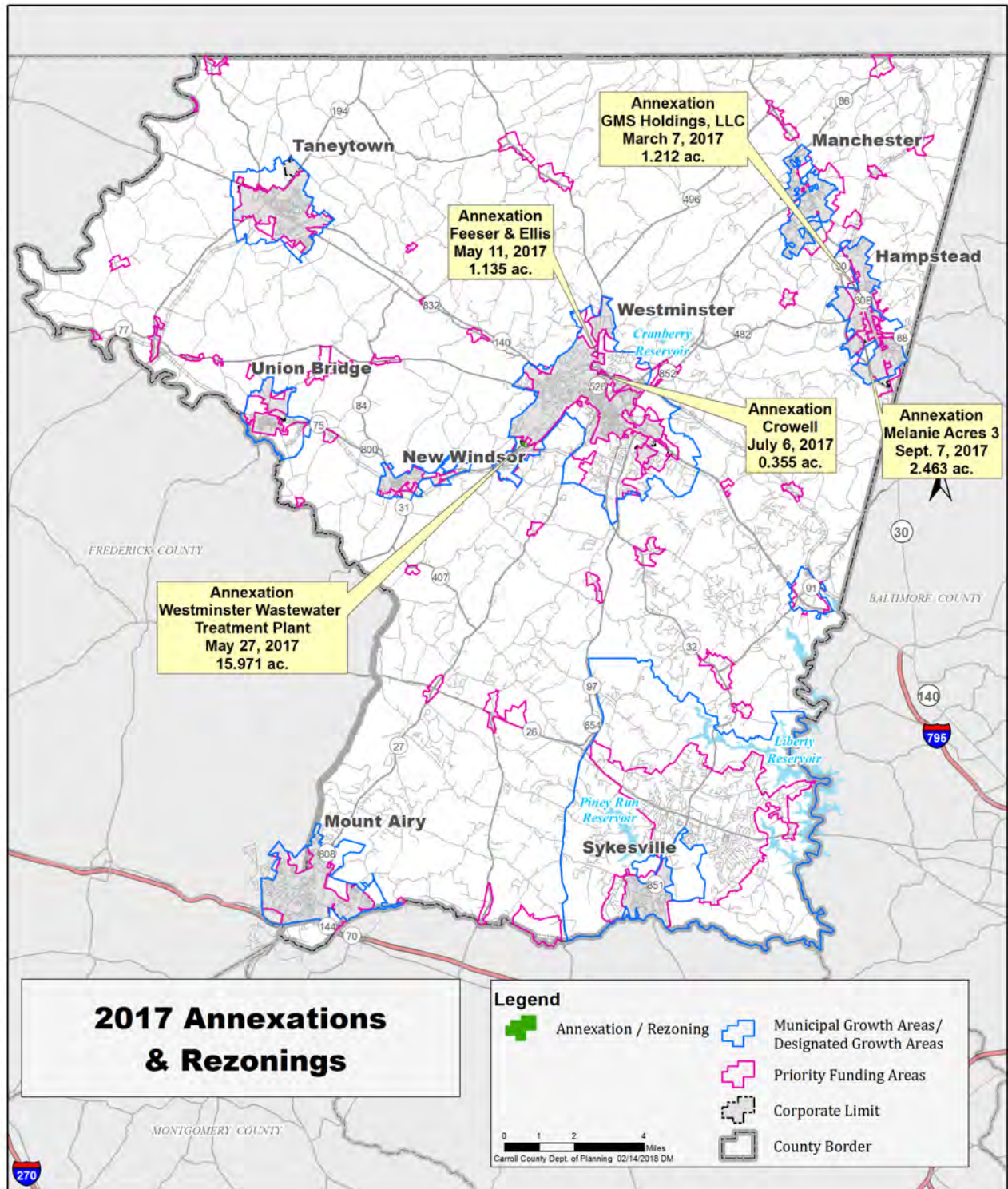
Source: Department of Planning

Table 6- Annexations 2017			
Name	Acreage	Jurisdiction	Effective Date
GMS Holdings, LLC	1.212	Hampstead	March 7, 2017
Melanie Acres 3	2.463	Hampstead	September 7, 2017
Crowell	0.355	Westminster	July 6, 2017
Feeser & Ellis	1.135	Westminster	May 11, 2017
Westminster Wastewater Treatment Plant	15.971	Westminster	May 27, 2017

Source: Department of Planning

Amendments & Growth Related Changes in Development Patterns...

Map 5



Zoning Text Amendments

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. 2017-08:

- **Ordinance No. 2017-08** amended §158.002 language for the definition of commercial sawmills and provided for small scale non-commercial sawmills as accessory uses in the Agricultural (A) District.

Municipal:

- Hampstead—**Ordinance No. 517**, Chapter 135, § 135-7. Public Buildings, Structures, and Uses amended text from “shall” to “may”—Any property zoned Public Conservation sold, donated or otherwise conveyed to any nongovernmental entity **“may”** be rezoned to another zoning district as recommended by the Planning and Zoning Commission and approved by the Town Council.
- Hampstead—**Ordinance No. 518**, Chapter 135, § 135-123 amended text of Conditional Uses in the B-G General Business District.
Construction, conservation or alteration of a building within the General Business district to become a venue for the purpose of conducting off-track betting in accordance with the Maryland Racing Commission, subject to the following conditions:
 - 1)the use shall be fully licensed and approved by the Maryland Racing Commission;
 - 2)the building to be converted or altered is not within the Main Street Revitalization Area as detailed in § 135-10 of the Town Code;
 - 3)the requirements of Article XXI and Article XXII of this Chapter are met;
 - 4)all Health Department requirements are met; and
 - 5)the requirements of Chapter 120 of the Town Code relating to site plans are
- Mount Airy—**Ordinance No. 2016-27**, Downtown Zone, Limited Community Commercial Zone, Industrial Zone — to restrict the sale of alcohol, tobacco or fire arms to the Downtown Zone, Limited Community Commercial and Industrial zoning districts if and to the extent otherwise permitted in those zones as a use of right or a conditional (special exception) use and subject to applicable laws and licenses.
- Mount Airy— **Ordinance No. 2017-7**, Community Commercial Zone — ordinance amended the Community Commercial (CC) District and Chapter 98—Subdivision Regulations to considered Mixed Use Development (MXD) within the CC District as a special exception use.

Amendments & Growth Related Changes in Development Patterns...

Zoning Text Amendments

Municipal (Continued):

- Taneytown—**Ordinance No. 30-2016**, General Business Zone—Expands light industrial uses in the General Business District.
- Taneytown—**Ordinance No. 10-2017**, Downtown Business Zone—Allows certain outdoor displays and services in the Downtown Business District.
- Taneytown—**Ordinance No. 13-2017**, Provides the Planning Commission opportunity to comment on pending variance requests.
- Taneytown—**Ordinance No. 14-2017**, Provides the Planning Commission opportunity to comment on pending special exception requests.
- Taneytown—**Ordinance No. 16-2017**, Enables regulation of certain above ground infrastructure.
- Westminster—**Ordinance No. 869**, Wireless Technology on Private Property, Amended Chapter 164, "Zoning and Subdivision of Land", of the Code of the City of Westminster, Article I, "General Provisions", Section 164-3, "Definitions and Word Usage", to define, create a category of telecommunications equipment that may be permitted as of right in certain zones and amending Articles to provide for the use as of right or by special exception for certain types of telecommunications equipment, and adding Section 164-131.3, "Required Screening For Modern Appurtenances."
- Westminster—**Ordinance No. 873**, Indoor Dog Training/Event Facilities – Amended Chapter 164, "Zoning", of the Westminster City Code, Article X, "I-R Restricted Industrial Zone", Section 164-54, "Special Exceptions", to add Indoor Dog Training and Event Facilities as a use allowed by special exception in the I-R Zone.
- Westminster—**Ordinance No. 878**, Wastewater Treatment Plant in I-G Zone, amended Chapter 164, "Zoning", of the Westminster City Code, Article I, "General Provisions", Section 164-3, "Definitions and Word Usage", to provide a definition for the term "Wastewater Treatment Plant"; and Amending Article XI, "I-G General Industrial Zone", Section 164-61, "Uses Permitted", to add certain permitted uses relating to Wastewater and Water Treatment Plants in the I-G Zone; Section 164-63, "Dimensional, Landscaping and Distance Requirements", to add additional dimensional requirements for facilities in the I-G Zone, and Section 164-64, "Building Height", to provide standards for height of structures in the I-G Zone and exemptions from these height requirements for certain facilities.

...Amendments & Growth Related Changes in Development Patterns

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were several changes to PFA boundaries in Carroll County during 2017. For the three Westminster annexation areas, the PFA designation was changed from County PFA to Municipal PFA.

Sustainable Community

Sustainable Community Application

In 2017 the County worked on a Sustainable Communities application for the Finksburg PFA. The application was submitted in January 2018 and is currently being reviewed by the State.

Schools

New Schools or Additions to Schools

There were no significant modifications or additions to school facilities other than roof replacements in 2017.

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 7 on page 14 describes additions that occurred to the County's roadway network in 2017. The changes were primarily system maintenance and local in nature.

Amendments & Growth Related Changes in Development Patterns...

**Table 7– New Roadway Construction
2017**

County Road Name	From	To	Type of Change
Pleasant Meadow Court	London Bridge Road	Cul-de-sac	New Construction
Creekside Court	Pleasant Meadow	Cul-de-sac	New Construction
Wasmere Court	Murkle Road	Cul-de-sac	New Construction
Frost Creek Road	Mineral Hill Road	350' ahead	New Construction
Frost Creek Road	350' from Mineral Hill Road	Storm Cat Court	New Construction
Hamilton Court	Frost Creek Road	Cul-de-sac	New Construction
Storm Cat East	Frost Creek Road	Cul-de-sac	New Construction
Storm Cat West	Frost Creek Road	Cul-de-sac	New Construction
Brilhart Mill Road	Hampstead Mexico Road	Hampstead Mexico Road	Gravel to Paving
Municipal Road Name	From	To	Type of Change
Amherst Lane	Amherst Lane	0.14 Miles	New Construction
Amherst Court	Amherst Lane	Cul-de-sac	New Construction
Gallery Court	Greenmount Church Road	Cul-de-sac	New Construction
Champion Tree Road	Gallery Court	Cul-de-sac	New Construction
Mountain Ash Court	Champion Tree Road	Cul-de-sac	New Construction
Native Chestnut Road	Champion Tree Road	Cul-de-sac	New Construction

Source: Bureau of Engineering, Municipalities

Water & Sewer

Carroll County Water & Sewer Master Plan

There were amendments to the Carroll County Water and Sewer Master Plan in 2017, during the Fall and Spring 2016 Amendment Cycle, pertaining to the towns of Westminster, Mount Airy, Taneytown, New Windsor, as well as the Freedom Growth Area.

On October 13, 2016 and January 26, 2017, the Board of County Commissioners Adopted the following amendments to the *2014 Carroll County Water and Sewer Master Plan* (Resolution No. 987-2016 and Resolution No. 994-2017). The amendments became effective when final approval was received from the Maryland Department of the Environment on January 18, 2017 and May 3, 2017.

Water

- (Westminster) added 7.80 acres to the Existing/Final Planning Water Service Area (W-1) category on the Westminster Water Service Area map. This area was located in the No Planned Water Service Area (W-7). (Map 6).
- (Taneytown) added 20.44 acres into the Priority Planning Water Service Area (W-3) category on the Taneytown Water Service Area Map. This area was located in the Long Range (+10 Year) Water Service Area (W-6). (Map 7).
- (Taneytown) amended “Table-16-Projected Water Supply Demands and Planned Capacity” to reflect the demand generated from the 20.44 acres added to the Taneytown Water Service Area.
- (Mount Airy) added 68.14 acres to the Priority Planning Water Service Area (W-3) category on the Mount Airy Water Service Area map. This area was located in the Long Range (+10 Year) Water Service Area (W-6). (Map 8).
- (Mount Airy) amended Mount Airy’s Water Service chapter and “Table 16- Projected Water Supply Demands and Planned Capacity” to reflect changes that have occurred in the Town since the Adoption of the 2014 Carroll County Water and Sewer Master Plan.
- (Unincorporated Water Project) Coordinated with the County and City of Westminster to explore the possibility of using Hyde’s Quarry as a future water source.

Sewer

- (Freedom Growth Area) added 6.01 acres to the Priority Planning Sewer Service Area (S-3) category on the Freedom Sewer Service Area map. This area was located in the No Planned Sewer Service Area (S-7). (Map 9).
- (Westminster) added 7.80 acres to the Existing/Final Planning Sewer Service Area (S-1) category on the Westminster Sewer Service Area map. This area was located in the No Planned Sewer Service Area (S-7). (Map 10).
- (Taneytown) added 20.44 acres into the Priority Planning Sewer Service Area (S-3) category on the Taneytown Sewer Service Area Map. This area was located in the Long Range (+10 Year) Sewer Service Area (S-6). (Map 11).

Water & Sewer

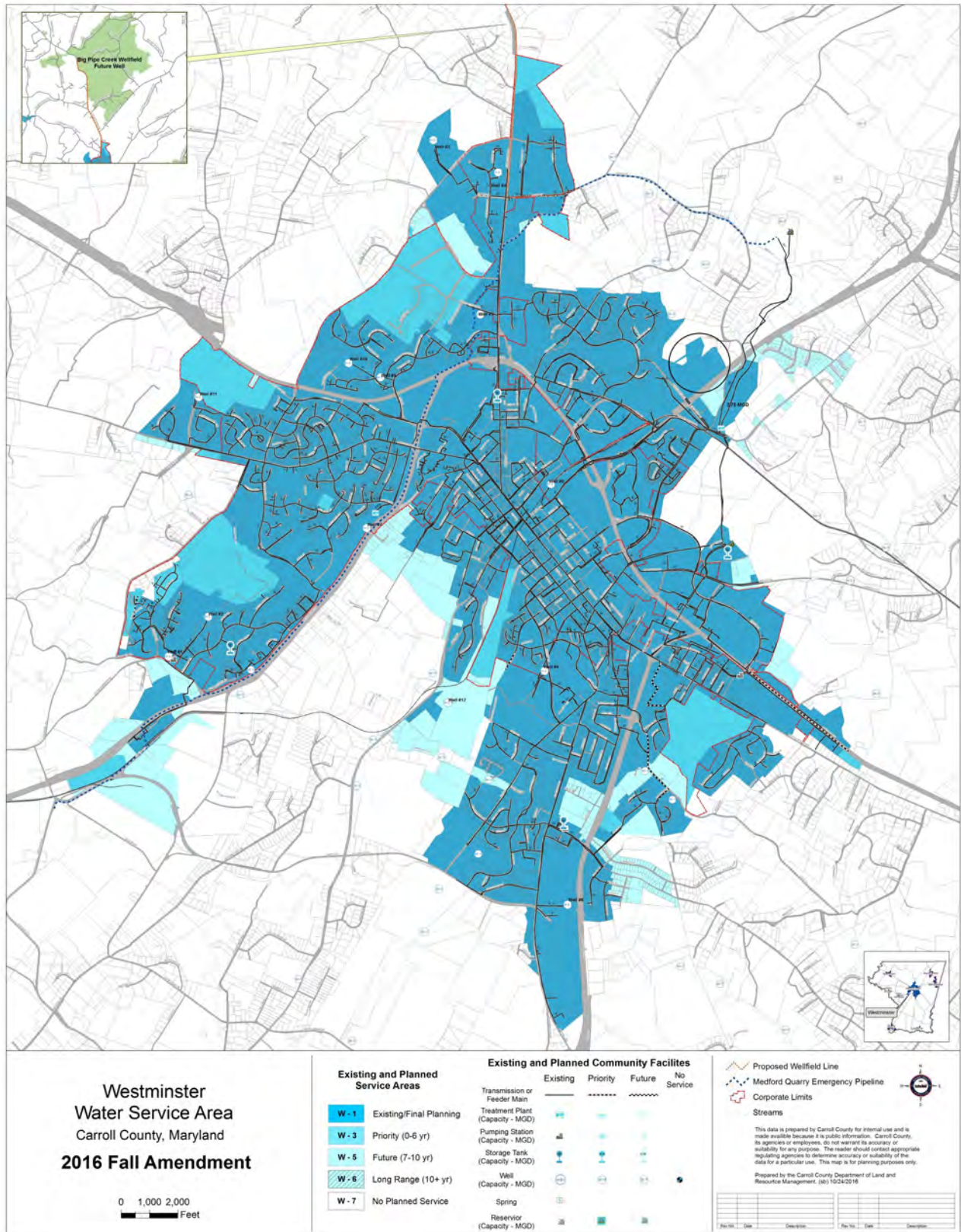
Carroll County Water & Sewer Master Plan (Continued)

Sewer

- (Taneytown) amended “Table 27—Projected Sewerage Demands and Planned Capacity” to reflect the demand generated from the 20.44 acres added to the Taneytown Sewer Service Area.
- (Mount Airy) added 68.14 acres to the Priority Planning Sewer Service Area (S-3). (Map 12).
- (Mount Airy) amended Mount Airy’s Sewer Service chapter and “Table 27-Projected Sewerage Demands and Planned Capacity” to reflect changes that have occurred in the Town since the Adoption of the 2014 Carroll County Water and Sewer Master Plan
- (New Windsor) added 0.41 acres to the Existing/Final Planning Sewer Service Area (S-1) category on the New Windsor Sewer Service Area map. The area would allow the Lehigh maintained building to be served. (Map 13).

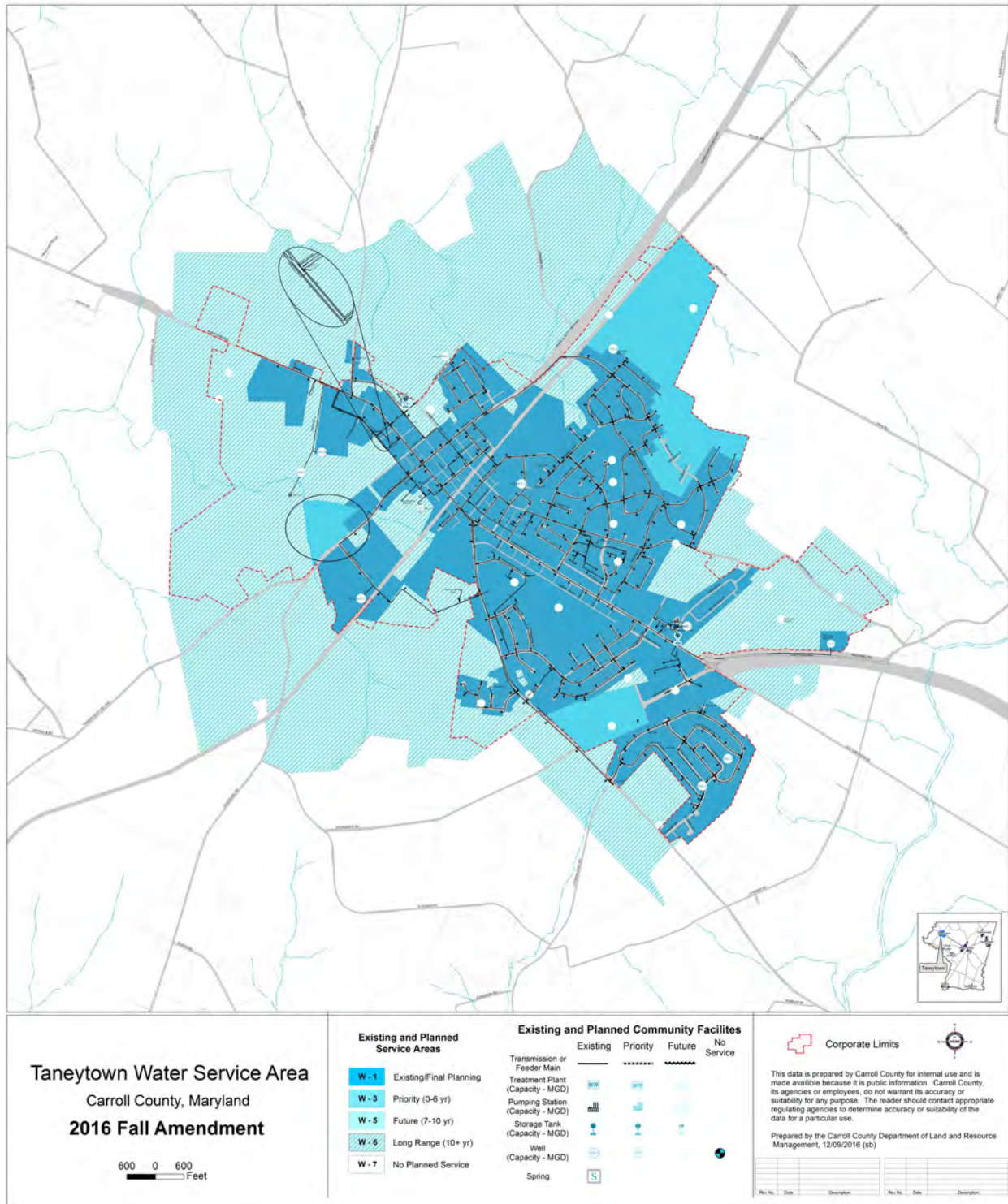
...Amendments & Growth Related Changes in Development Patterns

Map 6

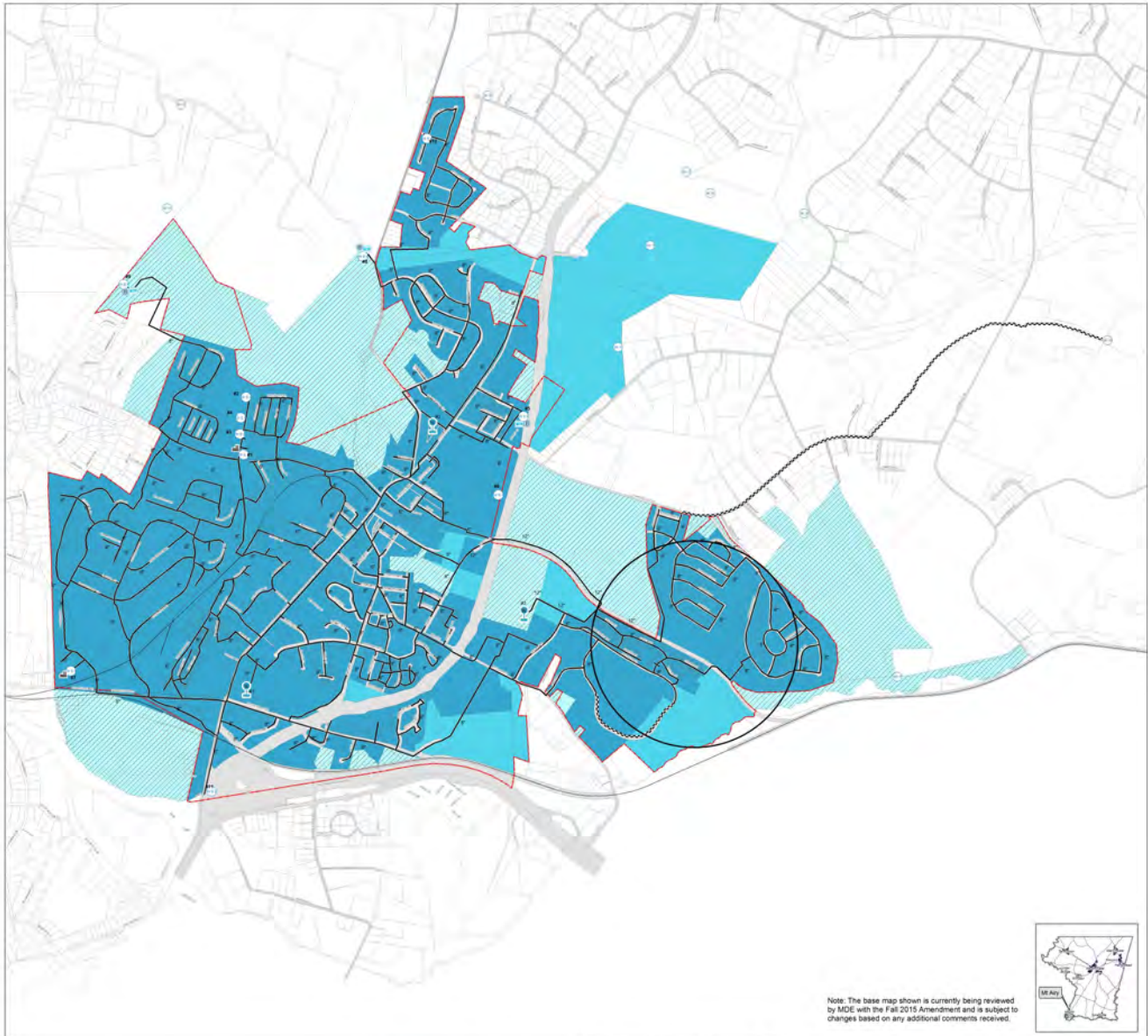


Amendments & Growth Related Changes in Development Patterns...

Map 7



Map 8



Note: The base map shown is currently being reviewed by MDE with the Fall 2015 Amendment and is subject to changes based on any additional comments received.



Mount Airy
Water Service Area
Carroll County, Maryland
2016 Spring Amendment

750 0 750
Feet

Map W-1

Existing and Planned
Service Areas

- W - 1 Existing/Final Planning
- W - 3 Priority (0-6 yr)
- W - 5 Future (7-10 yr)
- W - 6 Long Range (10+ yr)
- W - 7 No Planned Service

Existing and Planned Community Facilities

	Existing	Priority	Future	No Service
Transmission or Feeder Main				
Treatment Plant (Capacity - MGD)				
Pumping Station (Capacity - MGD)				
Storage Tank (Capacity - MGD)				
Well (Capacity - MGD)				
Booster Station				
Raw Waterline				

Corporate Limits
 Streams



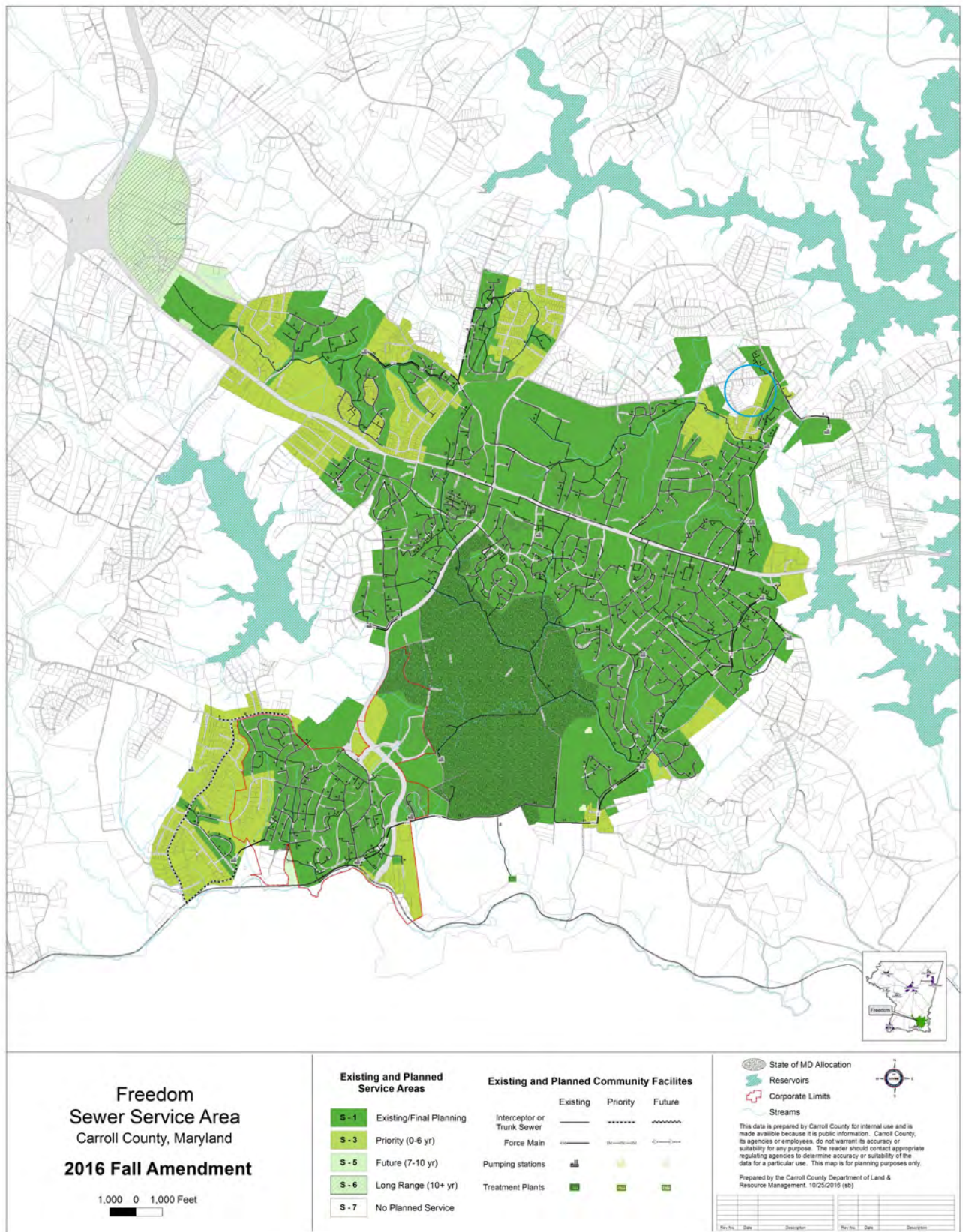
This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. This map is for planning purposes only.

Prepared by the Department of Land & Resource Management
06/03/2016 (ab)

Rev No.	Date	Description	Rev No.	Date	Description

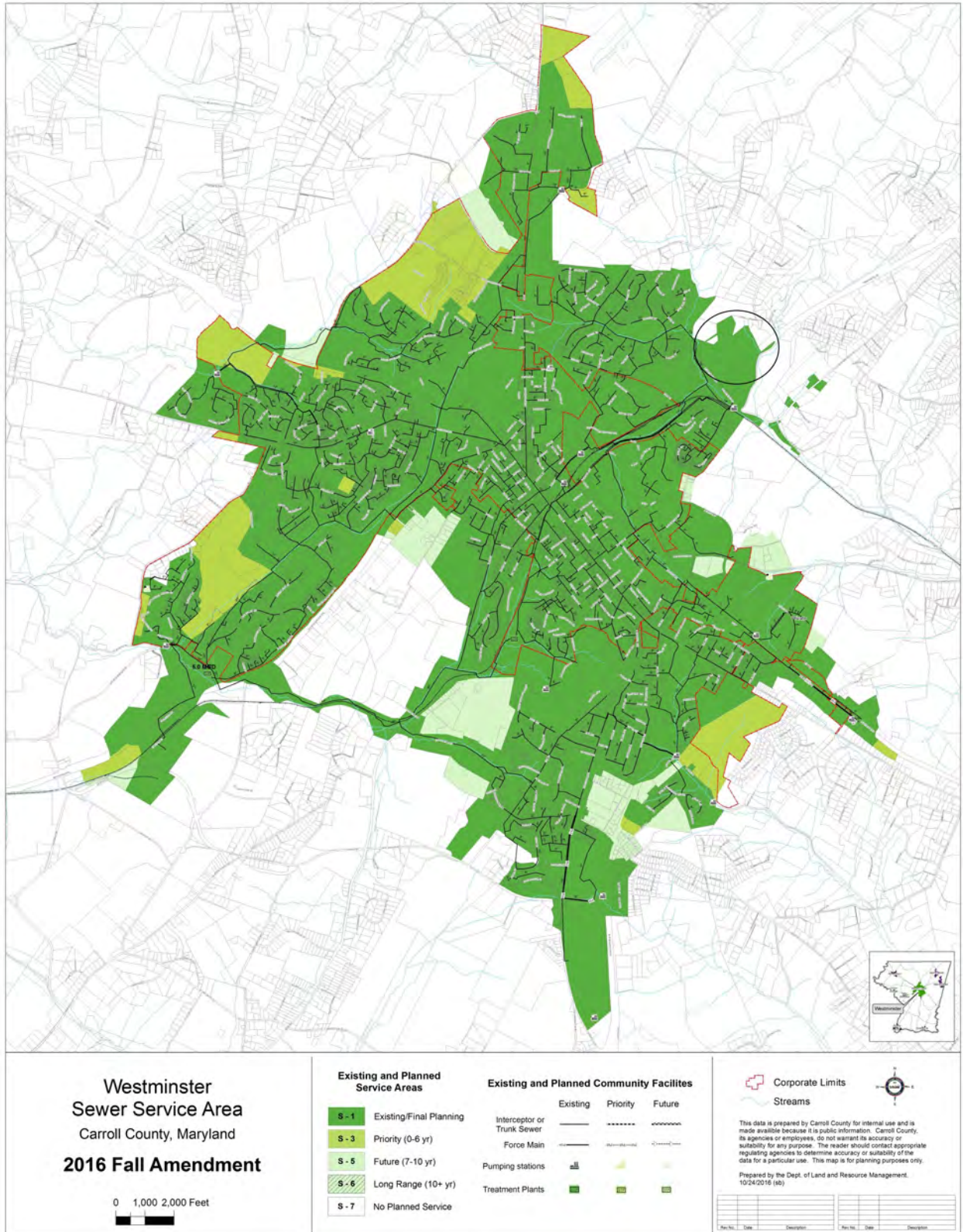
Amendments & Growth Related Changes in Development Patterns...

Map 9



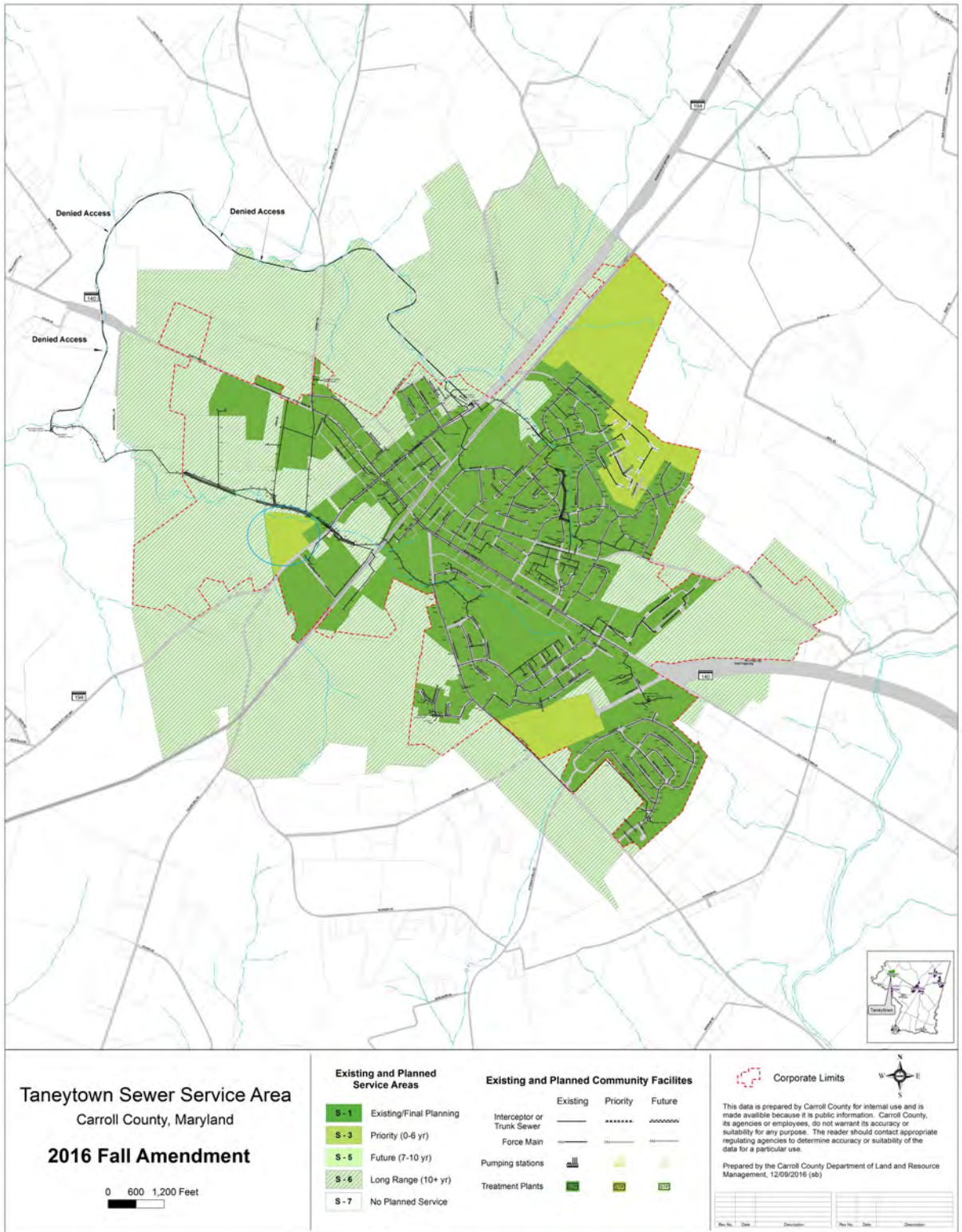
...Amendments & Growth Related Changes in Development Patterns

Map 10

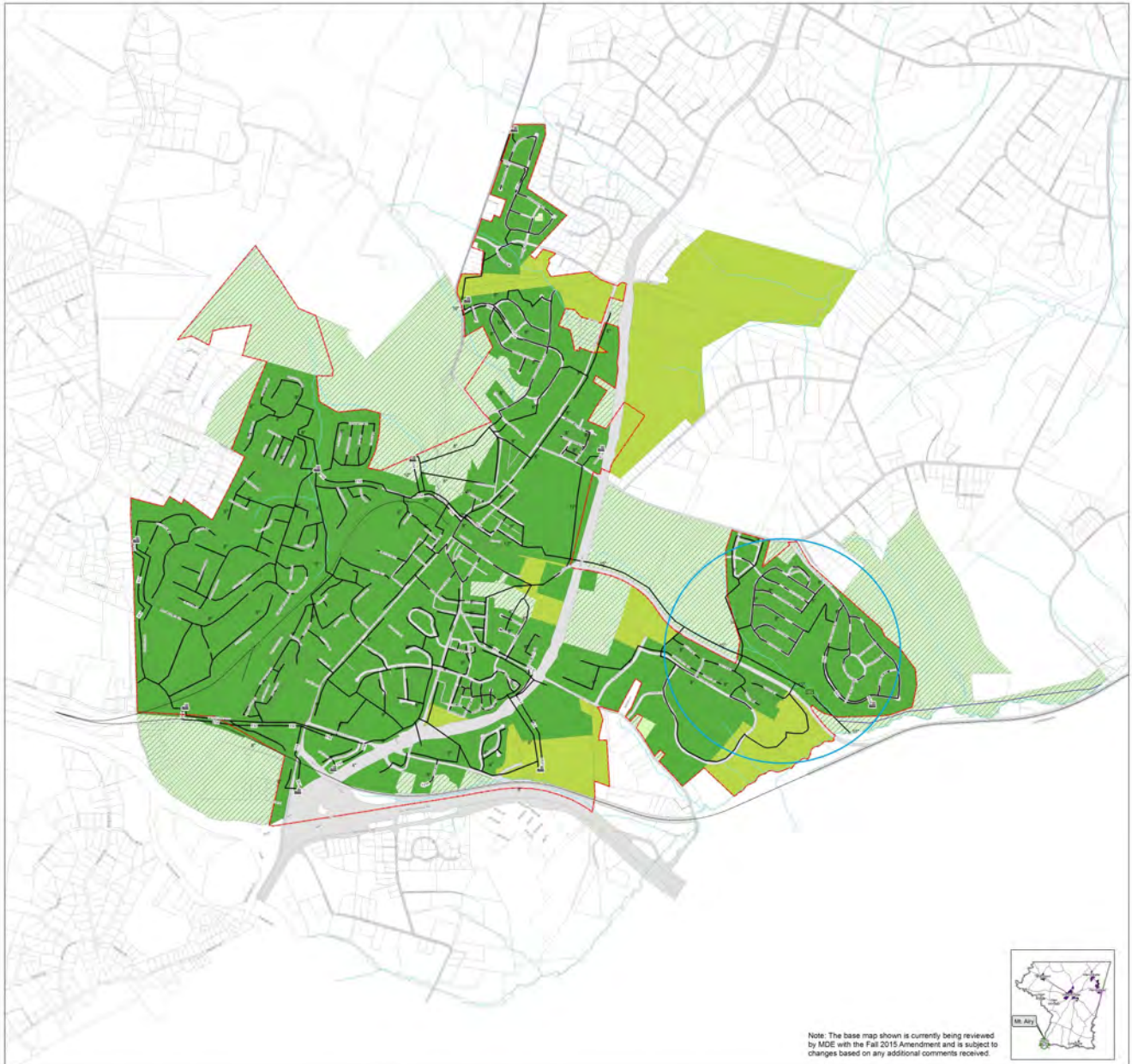


Amendments & Growth Related Changes in Development Patterns...

Map 11



Map 12



Mount Airy
Sewer Service Area
Carroll County, Maryland
2016 Spring Amendment

1,000 0 1,000 Feet

Map S-1

Existing and Planned Service Areas

- S - 1 Existing/Final Planning
- S - 3 Priority (0-6 yr)
- S - 5 Future (7-10 yr)
- S - 6 Long Range (10+ yr)
- S - 7 No Planned Service

Existing and Planned Community Facilities

	Existing	Priority	Future
Interceptor or Trunk Sewer			
Force Main			
Pumping stations			
Treatment Plants			

Corporate Limits
Streams



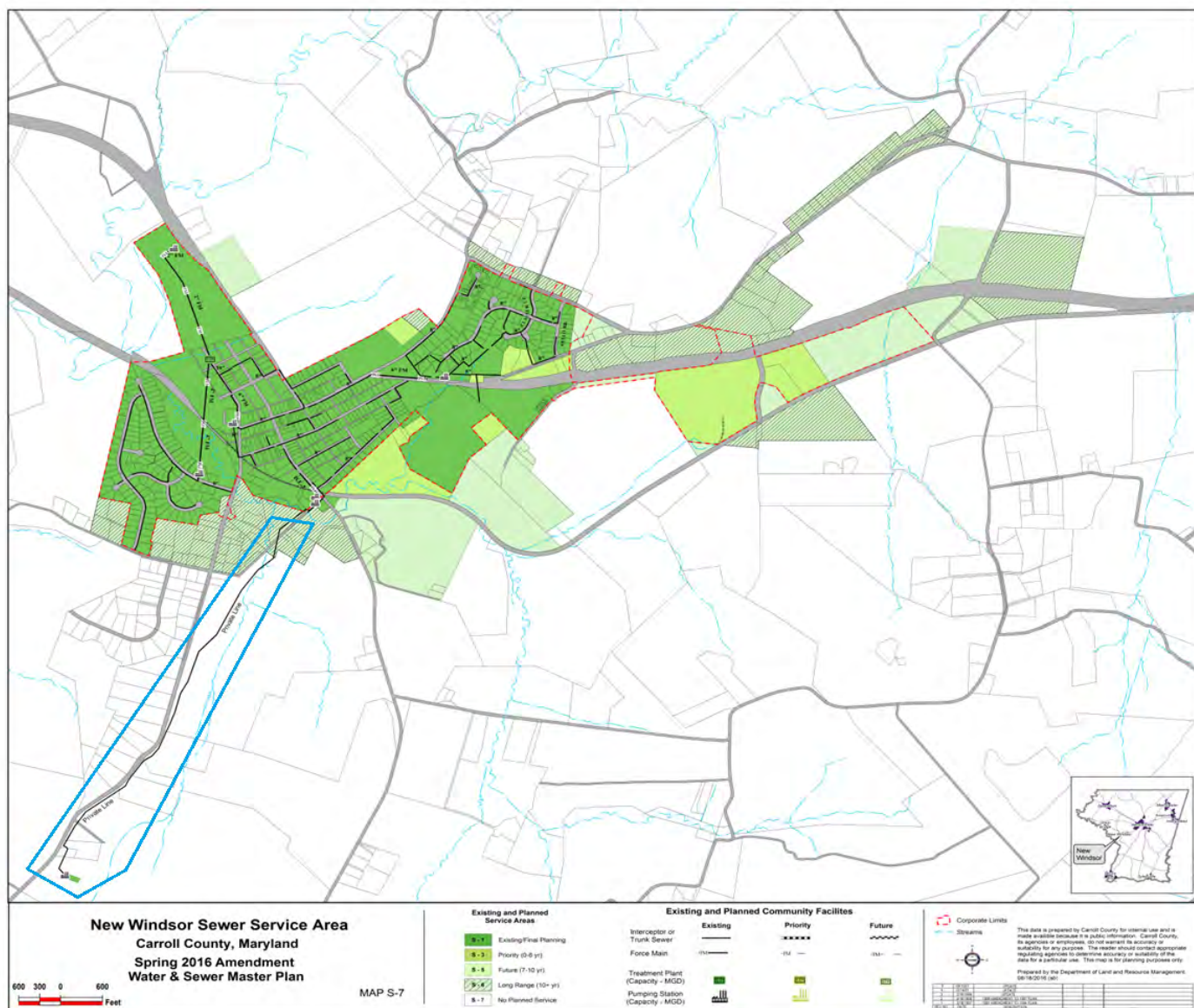
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Prepared by the Department of Land & Resource Management
06/03/2016 (sb)

Rev. No.	Date	Description	Rev. No.	Date	Description

Amendments & Growth Related Changes in Development Patterns...

Map 13



New Parks

County:

Deer Park—18.85 acres of land was purchased for expansion. The project is currently in the design/development review phase. (Map 14)

Eldersburg—A new 900' bicycle/pedestrian trail was completed connecting the two existing dead end sections of MacBeth Way. (Map 15)

Westminster Community Pond—1800' of walking trail was added, creating walkable connections to the Carroll County Commerce Center and Autumn Ridge subdivision. (Map 16)

Municipality:

New Windsor— .09 acres of land added to 201 Main Street. (Map 17)

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.

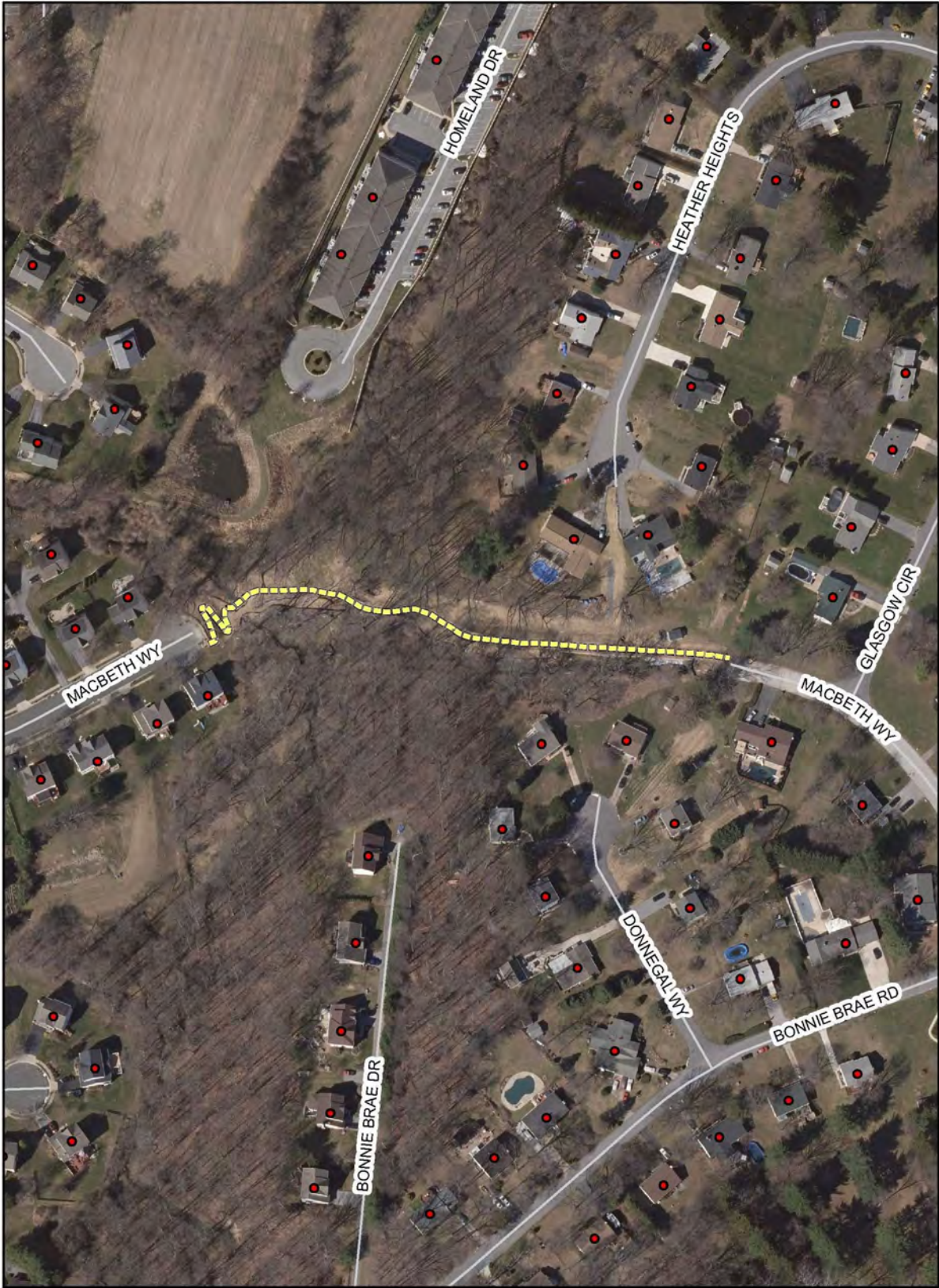
During 2017, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.

Amendments & Growth Related Changes in Development Patterns...

**Map 14
Deer Park Phase 2**



**Map 15
Eldersburg: MacBeth Way Trail Connection**



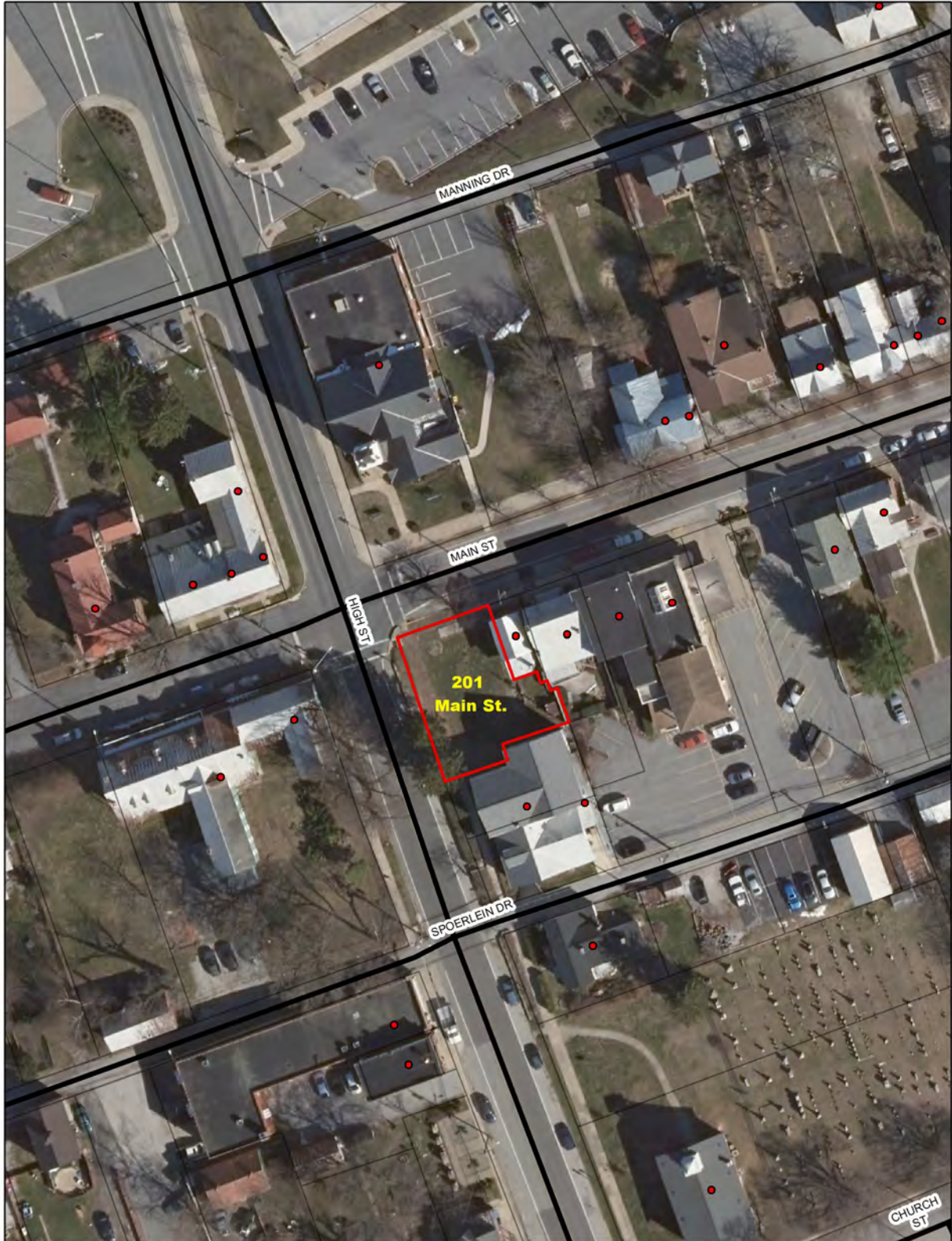
Amendments & Growth Related Changes in Development Patterns...

**Map 16
Westminster Community Pond**



..Amendments & Growth Related Changes in Development Patterns

Map 17
New Windsor: 201 Main Street



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.

Annual reports for development activity during the previous calendar year are to be adopted by the planning commission and filed with the local legislative body before July 1 of each year. Reports are required to include the measures and indicators beginning July 1, 2010.

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

- ◆ Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA);
- ◆ Net density of growth that is being located inside and outside the PFA;
- ◆ Creation of new lots and the issuance of residential and commercial building permits inside and outside the PFA;
- ◆ Development capacity analysis, updated once every 3 years or when there is a significant zoning or land use change;
- ◆ Number of acres preserved using local agricultural land preservation funding;
- ◆ Information on achieving the statewide goals, including:
 - The local land use goal;
 - The time frame for achieving the local goal;
 - The resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
 - Any incremental progress made towards achieving the local goal.

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

Residential 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 2017 was identified and compared to the number of dwelling units that existed as of December 31, 2016. Table 8 shows the dwelling units added within each PFA in 2017, as well as the cumulative total at the end of 2017. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside the PFAs. Map 21 on Page 42 illustrates the location of new residential growth (i.e., purple dots for residential U&O) relative to PFA boundaries.

Priority Funding Area	PFA Totals as of 12/31/16	2017 Units Only	PFA Totals as of 12/31/17	% of PFA Totals
Finksburg	138	1	139	0.4
Freedom (Sykesville Excluded)	8,610	52	8,662	24.1
Sykesville	1,638	0	1,638	4.6
Hampstead	2,974	14	2,988	8.3
Manchester	2,088	9	2,097	5.8
Mount Airy (CC & FC)	3,465	6	3,471	9.6
New Windsor	647	20	667	1.9
Taneytown	2,697	26	2,723	7.6
Union Bridge	494	1	495	1.4
Westminster	11,008	32	11,040	30.7
Rural Villages	2,078	1	2,079	5.8
Total	35,837	162	35,999	100.0

Year	New Units % Inside PFA
2013	69.5
2014	64.3
2015	60.2
2016	50.5
2017	51.4

Source: Department of Planning, Department of Technology Services

Area	County Total as of 12/31/16	% of County Total in 2016	2017 Units Only	% of 2017 Units	County Total as of 12/31/17	% of County Total in 2017
Total Inside PFAs	35,837	55.3	162	51.4	35,999	55.3
Total Outside PFAs	28,954	44.7	153	48.6	29,107	44.7
Total	64,791	100.0	315	100.0	65,106	100.0

Source: Department of Planning, Department of Technology Services

Measures & 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 2017, as well as the cumulative total at the end of 2017. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the MGAs / DGAs. Map 21 on Page 42 illustrates the location of new residential growth relative to MGA / DGA boundaries.

5 Year Trend	
Year	New Units % Inside MGA / DGA
2013	77.7
2014	73.1
2015	72.5
2016	61.4
2017	58.4

Table 10 - Dwelling Units by Municipal Growth Areas / Designated Growth Areas 2017				
MGA / DGA	DGA Totals as of 12/31/16	2017 Units Only	DGA Totals as of 12/31/17	% of DGA Totals
Finksburg DGA	138	0	138	0.4
Freedom DGA (Sykesville Excluded)	11,066	71	11,137	30.5
Sykesville MGA	1,638	0	1,638	4.5
Hampstead MGA	2,842	14	2,856	7.8
Manchester MGA	1,914	9	1,923	5.3
Mount Airy (CC & FC) MGA	3,468	6	3,474	9.5
New Windsor MGA	692	20	712	2.0
Taneytown MGA	2,766	26	2,792	7.7
Union Bridge MGA	510	1	511	1.4
Westminster MGA	11,266	37	11,303	31.0
Total	36,300	184	36,484	100.0

Source: Department of Planning, Department of Technology Services

Table 11 - Dwelling Units Inside vs. Outside MGAs / DGAs 2017						
Area	County Total as of 12/31/16	% of County Total in 2016	2017 Units Only	% of 2017 Units	County Total as of 12/31/17	% of County Total in 2017
Total Inside MGAs / DGAs	36,300	56.0	184	58.4	36,484	56.1
Total Outside MGAs / DGAs	28,473	44.0	131	41.6	28,564	43.9
Total	64,773	100.0	315	100.0	65,048	100.0

Source: Department of Planning, Department of Technology Services

Non-Residential Units by PFA & MGA / DGA

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

To measure the amount and share of **non-residential development** that occurred inside and outside of PFAs and MGAs / DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2017 were used to identify where new non-residential development occurred in 2017. 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 the PFAs and MGAs / DGAs) is shown on Table 13. Map 21 on Page 42 indicates the location of the new residential (orange dots) and non-residential uses (purple dots) added in 2017.

Priority Funding Area	PFA		MGA / DGA	
	2017 Units	% of PFA Totals	2017 Units	% of DGA Totals
Finksburg	0	0.0	0	0.0
Freedom (Sykesville Excluded)	3	10.3	3	12.5
Sykesville (Town)	0	0.0	0	0.0
Hampstead	2	6.9	2	8.3
Manchester	0	0.0	0	0.0
Mount Airy (CC & FC)	6	20.7	6	25.0
New Windsor	2	6.9	2	8.3
Taneytown	2	6.9	2	8.3
Union Bridge	1	3.5	1	4.2
Westminster	8	27.6	8	33.3
Rural Villages	5	17.2	0	0.0
Total	29	100.0	24	100.0

Source: Department of Planning, Department of Technology Services

Area	PFA		MGA / DGA	
	2017 Units	% of 2017 Units	2017 Units	% of 2017 Units
Total Inside	29	67.4	24	55.8
Total Outside	14	32.6	19	44.2
Total	43	100.0	43	100.0

Source: Department of Planning

Measures & Indicators...

Preliminary Plan Approvals

Residential Preliminary Plans Approved

The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2017 are shown in Table 14. The Municipal approvals are shown in Table 15. Map 18 shows the locations of the approved residential preliminary plans listed in the tables in relationship to the PFAs and MGAs / DGAs. Approval of a preliminary plan does not necessarily mean that the subsequent steps in the development process will immediately follow. Some plans do not proceed forward.

**Table 14 - Carroll County (Unincorporated) Preliminary Plans Approved
2017**

Location # (Map 18)	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA	MGA / DGA
1	Kibler Kountry	2	66.56	Agriculture		
2	Tighe's Ridge	1	13.869	Conservation		Freedom
3	Naecker's First Divide	1	84.58	Agriculture		
4	Flotow Mountain	3	6.194	Agriculture		
5	Shay's Run	1	5.831	Conservation		
6	Basler Property	1	3.9	Agriculture		
7	Cedar Ridge, Section 2, Resubdivision Lot 4	1	7.1034	Conservation		
8	Lippy Brothers Farm Property	1	14.66	Agriculture		
9	Amazing Grace Estates	2	27.534	Agriculture		
10	Silver Run Estates-- Resubdivision of Lot 4, Section 1	1	18.532	Agriculture		
11	Fields of Woodbine	1	1.662	Agriculture		
Total		15	250.42			

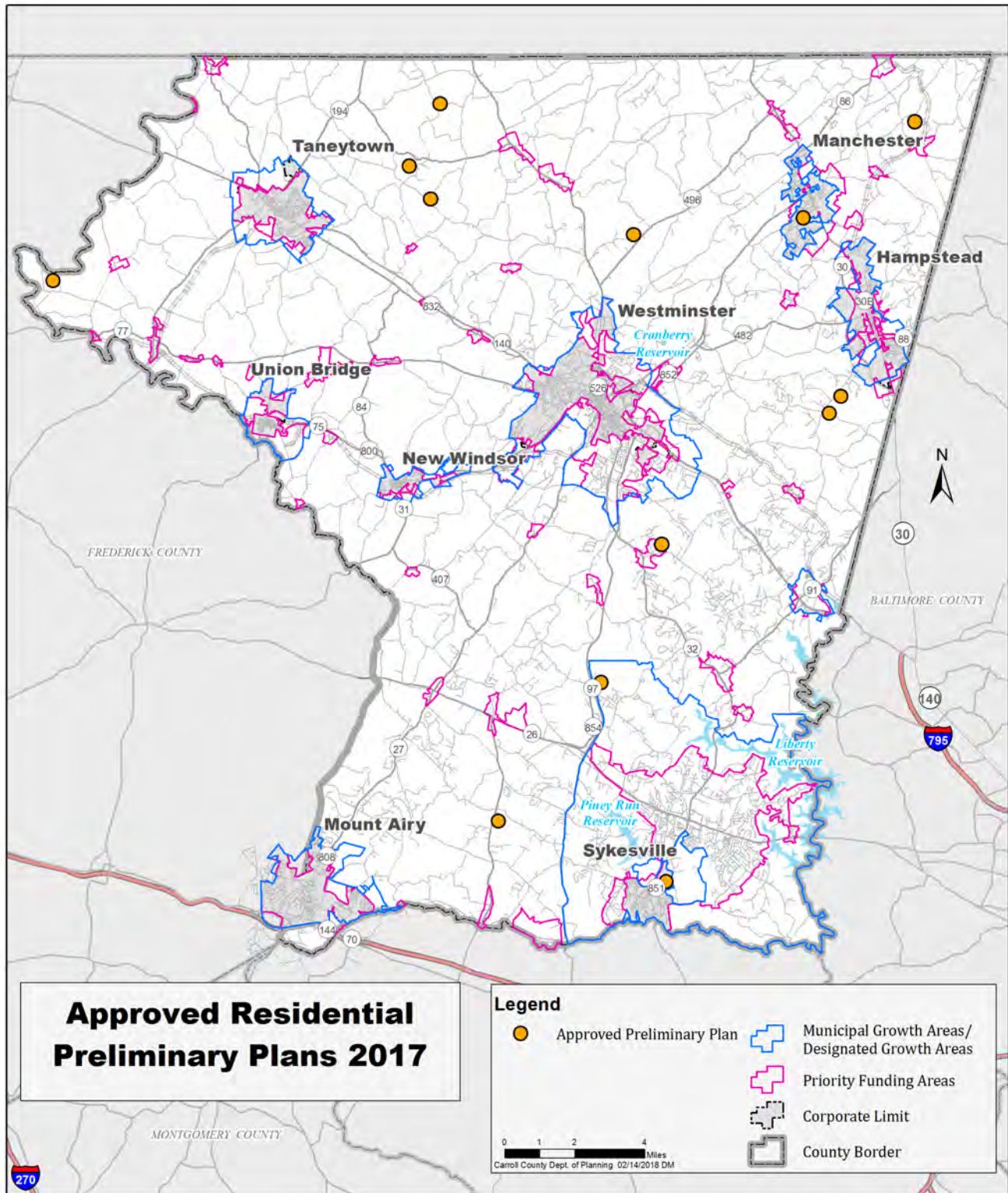
Source: Bureau of Development Review

**Table 15- Municipal (Incorporated) Preliminary Plans Approved
2017**

Location # (Map 18)	Project Name	New Lots	Acreage of Subdivision	Zoning	PFA	MGA / DGA
12	Harrell Estates	17	13.62	R-20,000	Manchester	Manchester
13	Subdivision Plan Set for Warfield Phase One	145	16.53	Planned Employment Center	Freedom	Freedom
Total		162	30.15			

Source: Bureau of Development Review, Municipalities

Map 18



Measures & Indicators...

Recorded Lots

Recorded Lots

The number of residential lots recorded in 2017 are shown by PFA and by MGA / DGA in Table 16. Commercial and industrial lots are shown in Table 17. The locations of the recorded lots in these tables in relationship to the PFAs and MGAs / DGAs are shown on Map 19.

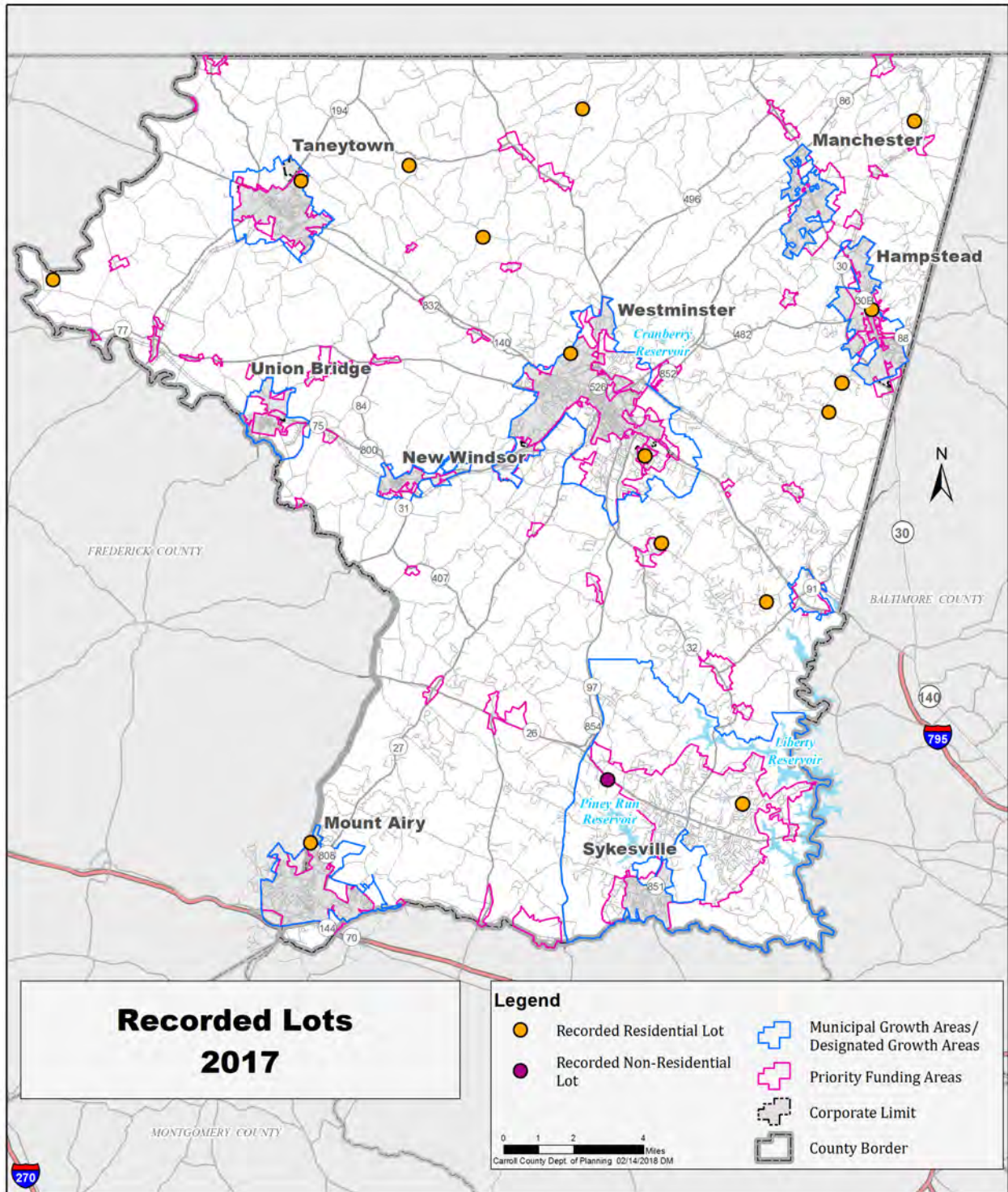
Table 16 - Number of Residential Recorded Lots by Priority Funding Areas & Municipal Growth Area / Designated Growth Areas 2017		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	352	95.0/5.0
Outside PFA	18	
Total	370	
Inside MGA / DGA	352	95.0/5.0
Outside MGA / DGA	18	
Total	370	

Source: Bureau of Development Review

Table 17- Number of Commercial/Industrial Recorded Lots by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2017		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	1	100.0/0.0
Outside PFA	0	
Total	1	
Inside MGA / DGA	0	0.0/0.0
Outside MGA / DGA	0	
Total	0	

Source: Bureau of Development Review

Map 19



Measures & Indicators...

Building Permits Issued

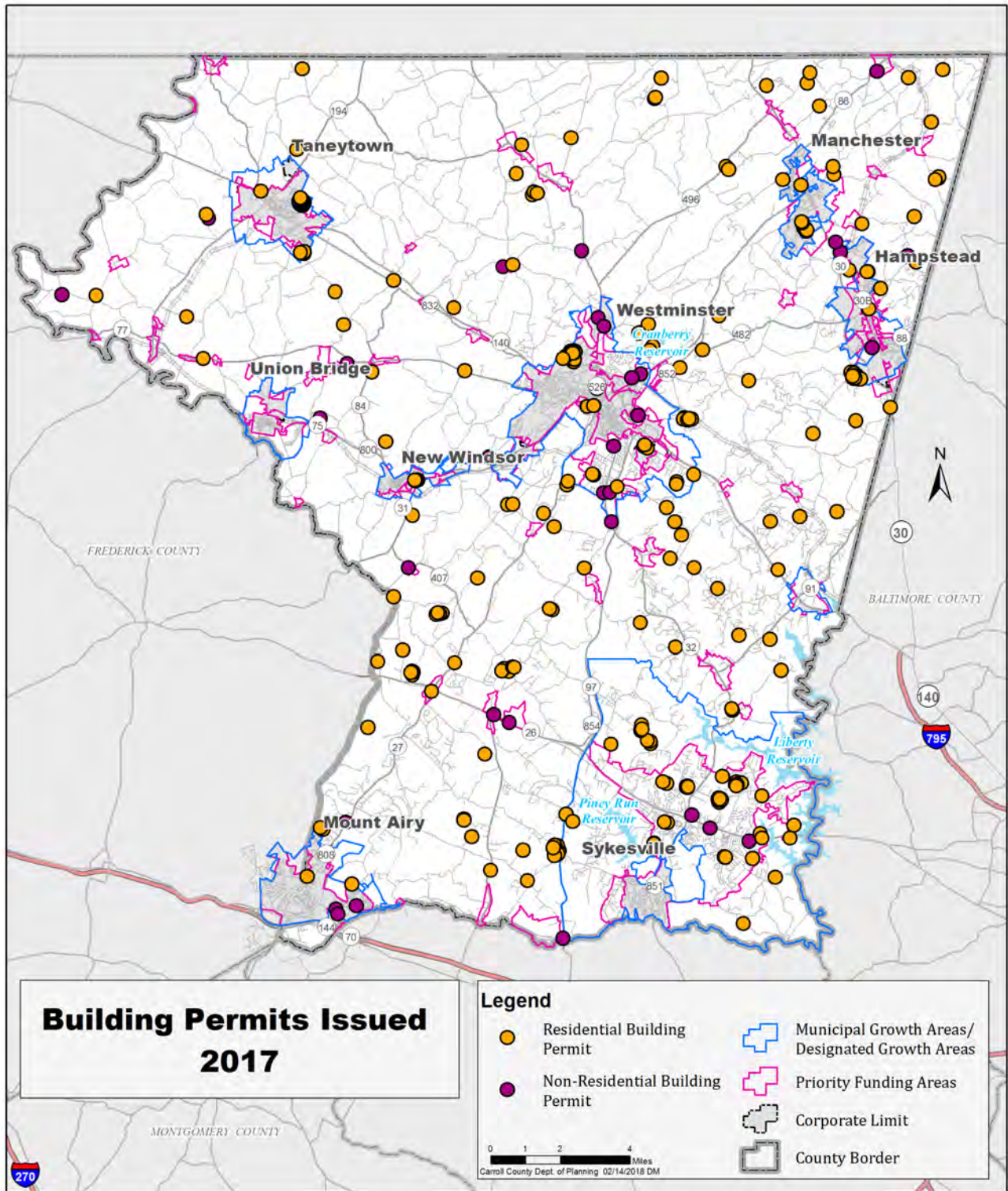
Building Permits Issued

The total number of building permits **issued** for new construction in 2017 was 369, as shown in Table 18. This includes permits issued within the Municipalities. Map 20 shows the locations of the building permits in this table in relationship to the PFAs and MGAs / DGAs.

Table 18 - Building Permits Issued by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2017		
Area	Totals	Total % In/% Out
Residential Inside PFA	173	52.6/47.4
Residential Outside PFA	156	
Non-Residential Inside PFA	23	57.5/42.5
Non-Residential Outside PFA	17	
Total	369	
Residential Inside MGA / DGA	185	56.2/43.8
Residential Outside MGA / DGA	144	
Non-Residential Inside MGA / DGA	16	40.0/60.0
Non-Residential Outside MGA / DGA	24	
Total	369	

Source: Department of Technology Services

Map 20



Measure & Indicators...

U&O Certificates by Election District & Municipality

New Use & Occupancy (U&O) Certificates Issued

Table 19 shows new Use & Occupancy Certificates issued by category in Carroll County during 2017. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

Election District/ Municipality	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	0	29	3	2	7
Taneytown	0	26	67	1	8	0
ED 2	0	5	42	2	5	8
ED 3	0	9	46	0	2	5
ED 4	0	32	206	2	14	5
ED 5	11	43	248	2	29	0
Sykesville	0	0	29	0	7	0
ED 6	1	6	82	3	10	7
Manchester	0	9	56	0	8	0
ED 7	0	23	214	4	26	3
Westminster	0	30	145	1	57	0
ED 8	1	20	81	0	4	4
Hampstead	0	14	45	2	6	0
ED 9	0	17	85	0	2	3
ED 10	0	2	13	0	6	3
ED 11	0	1	31	2	2	3
New Windsor	0	20	20	2	1	0
ED 12	0	1	8	0	2	1
Union Bridge	0	0	11	0	0	0
ED 13	0	10	45	1	2	4
Mount Airy*	0	5	46	4	21	0
ED 14	0	29	178	1	16	2
Total	13	302	1,727	30	230	55

Source: Department of Technology Services
*includes Carroll County portion only

U&O Certificates by PFA & DGA

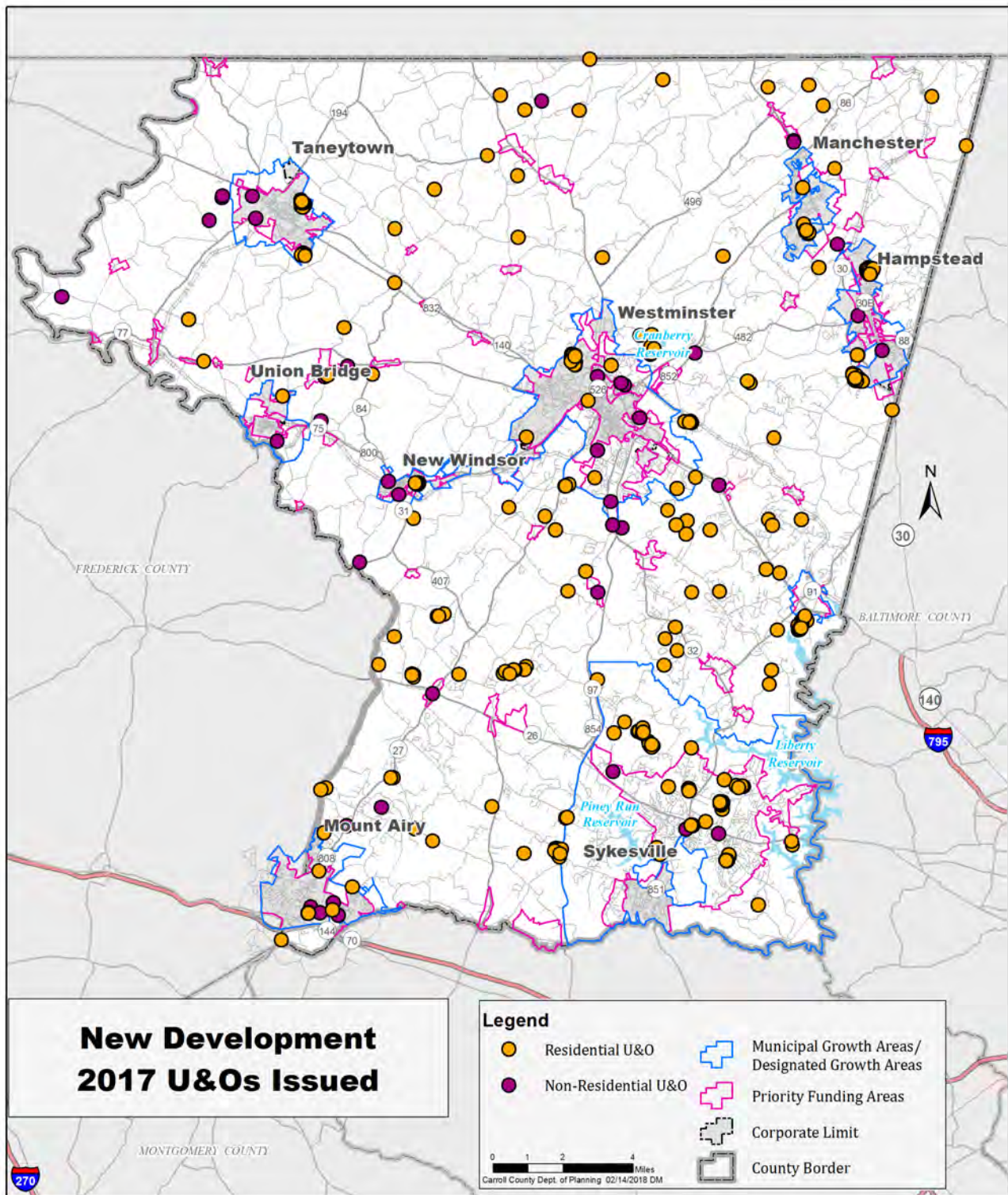
New Use & Occupancy Certificates (U&Os) Issued

The total number of residential and non-residential U&Os issued within PFA's and MGA / DGA's for new construction in 2017 was 358. This includes U&Os issued within the Municipalities. Table 20 presents the total residential and non-residential U&Os issued, and provides the percentage of each that occurred inside and outside both the PFAs and the MGAs / DGAs. The locations of the U&Os issued in relationship to the PFAs and MGAs / DGAs can be seen on Map 21 on Page 42.

Table 20 - New Use & Occupancy Certificates Issued by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2017		
Area	Totals	Total % In/% Out
Residential Inside PFA	162	51.4/48.6
Residential Outside PFA	153	
Non-Residential Inside PFA	29	67.4/32.6
Non-Residential Outside PFA	14	
Total	358	
Residential Inside MGA / DGA	184	58.4/41.6
Residential Outside MGA / DGA	131	
Non-Residential Inside MGA / DGA	24	55.8/44.2
Non-Residential Outside MGA / DGA	19	
Total	358	

Source: Department of Technology Services

Map 21



Net Density of New Development

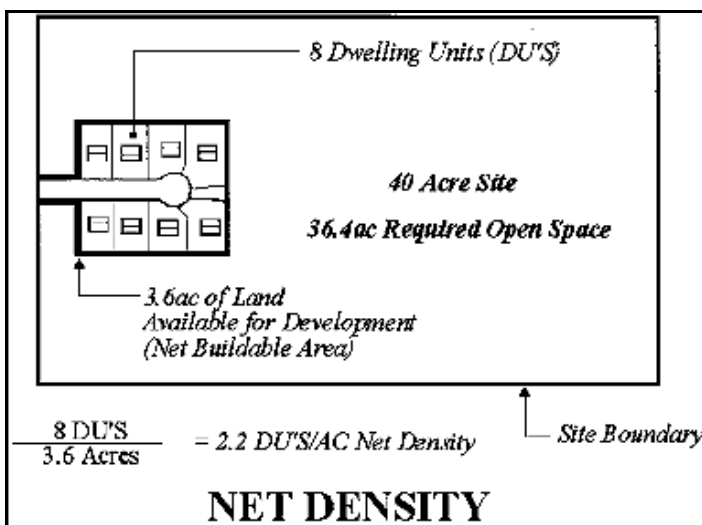
Net Residential Density & Floor Area Ratio (FAR)

Net Density of residential development (dwelling units/acre) was calculated based on the average lot size for the new lots created on residential parcels. Non-residential net density was determined using the Floor Area Ratio (FAR) of non-residential parcels approved in 2017. Floor area ratio was derived from comparing the acreage of a site with the square footage of building space. Table 21 provides the number of dwelling units/acre and FAR inside and outside PFAs, as well as inside and outside MGAs / DGAs. Resubdivisions of parcels or lots and redevelopment of 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, upgrades, were not included.

Area	Residential (Area of Lots)	Non-Residential (Floor Area Ratio)
Inside PFA	0.15	0.20
Outside PFA	4.40	0.09
Inside MGA / DGA	0.19	0.20
Outside MGA / DGA	3.68	0.09

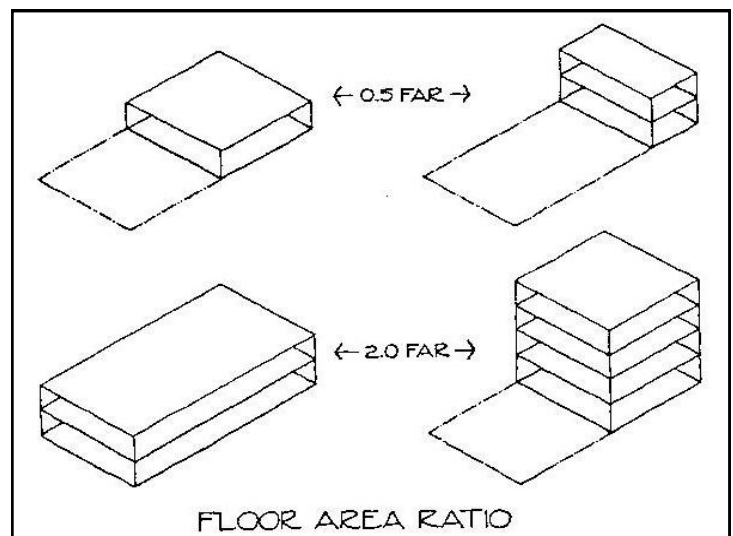
Source: Department of Planning

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

Development Capacity Analysis

Buildable Land Inventory (Residential Development Capacity)

Carroll County estimated future residential development potential by conducting an inventory of buildable parcels. Every parcel, both in Municipalities and unincorporated areas, that was zoned for residential, agricultural, or conservation uses was examined, and its development potential calculated. Development potential included houses that could be built on unimproved land, 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, this inventory is updated annually. (Methodology is defined in the *Carroll County Buildable Land Inventory Report*.) Map 22 indicates the location of potential residential lots. However, this estimate could be high because of the limitation of developing on septic systems as part of the Sustainability Growth and Agricultural Preservation Act of 2012, commonly referred to as the Septic Tiers law (SB236), limiting the number of lots created after 2012 to seven (7) maximum lots on septic.

Potential residential development (lots) is based on current zoning *only* for the 2017 Annual Report and as previously stated, does not take *Tiers* into account. This is a change in 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*, the hybrid approach will be used once again.

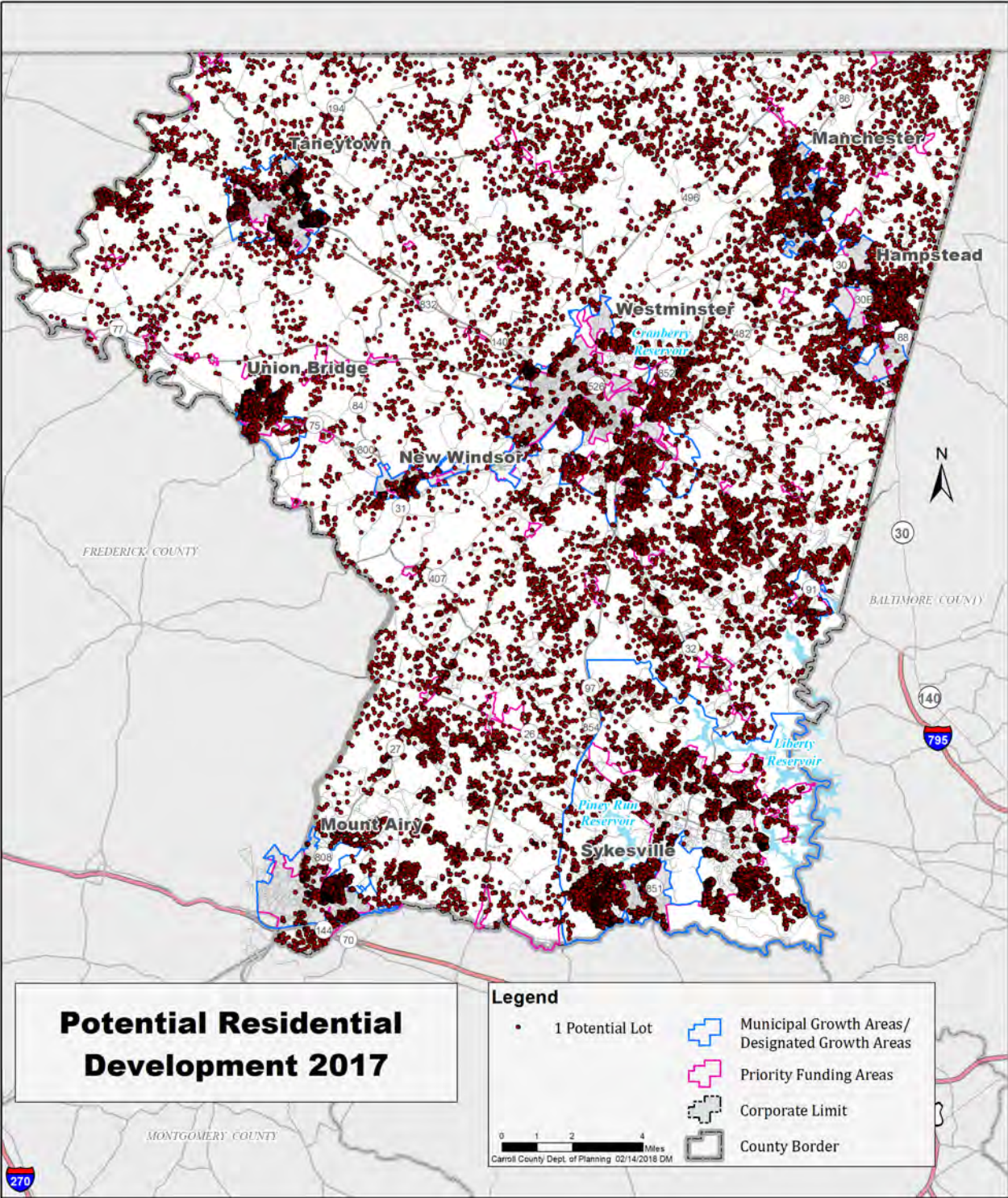
Table 22 - Potential Residential Lots by Priority Funding Areas and Municipal Growth Areas / Designated Growth Areas 2017				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/17	% of PFA Total	Potential Lots as of 12/31/17	% of MGA / DGA Total
Finksburg	116	1.1	123	1.0
Freedom	2,219	21.1	3,675	30.2
Sykesville	234	2.2	159	1.3
Hampstead	476	4.5	407	3.3
Manchester	933	8.9	590	4.9
Mount Airy (CC only)	703	6.7	691	5.7
New Windsor	304	2.9	370	3.0
Taneytown	1,617	15.4	1,699	14.0
Union Bridge	1,462	13.9	1,485	12.2
Westminster	2,535	24.1	2,961	24.4
Rural Villages	167	1.6	-	-
Total	10,532	100.00%	12,160	100.00%

Source: Department of Planning

Total Potential Lots in PFA for Sykesville is included within the Freedom Area, Total Potential Lots in MGA / DGA does not combine the Freedom Area and Sykesville.

As seen in Table 22, an additional 10,532 lots could potentially be developed within all of the PFAs together. An additional 1,628 lots could potentially be developed outside of PFAs but within the County's identified MGAs / DGAs.

Map 22



When the numbers for existing residential units and potential lots are combined, the *distribution of units at “build-out”* can be estimated. The 32,999 existing residential units in the PFAs combined with the 10,532 potential residential units in the PFAs would yield 43,531 units in the PFAs at build-out. Outside of the PFAs, the 31,050 existing residential units would combine with the 15,504 potential residential units to create 46,554 residential units outside of the PFAs at build-out. This represents a total of 90,085 residential units, 48.3 percent of which would be inside the PFAs and 51.7 percent of which would be outside. These figures are presented in Tables 23 and 24 and shown on Map 22 on Page 46.

Similarly, the 35,554 existing residential units in the MGAs / DGAs combined with the 12,160 potential residential units in the MGAs / DGAs would yield 47,714 units at build-out. Outside of the MGAs / DGAs, the 28,495 existing residential units would combine with the 13,876 potential residential units to create 42,371 residential units outside of the DGAs at build-out. This also represents a total of 90,085 residential units, 53.0 percent of which would be inside the MGAs / DGAs and 47.0 percent of which would be outside.

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

Table 23 - Potential Residential Lots Inside vs. Outside PFAs & MGAs / DGAs 2017				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/17	% of County Total	Potential Lots as of 12/31/17	% of County Total
Total Inside*	10,532	39.8	12,160	46.7
Total Outside	15,504	60.2	13,876	53.3
Total	26,036	100.00%	26,036	100.00%

Source: Department of Land and Resource Management
*Includes Rural Villages

Table 24 - Existing and Potential Residential Units by Priority Funding Areas & Designated Growth Areas 2017				
Area	Existing Units	Potential Units	Totals	Total % In/% Out
Inside PFA*	32,999	10,532	43,531	48.3%/51.7%
Outside PFA	31,050	15,504	46,554	
Total	64,049	26,036	90,085	
Inside MGA / DGA	35,554	12,160	47,714	53.0%/47.0%
Outside MGA / DGA	28,495	13,876	42,371	
Total	64,049	26,036	90,085	

Source: Department of Land and Resource Management
*Includes Rural Villages

Measures & Indicators...

Potential non-residential development is based on current zoning only for the 2017 Annual Report. This is a change in 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*, the hybrid approach will once again be used. The data in Table 25 show the potential non-residential acreage within each PFA and MGA / DGA. Table 26 shows the percentage distribution for potential non-residential acreage inside and outside PFAs and MGAs / DGAs. The estimate of potential non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or MGA / DGAs. Map 23 on Page 49 indicates the location of potential non-residential development.

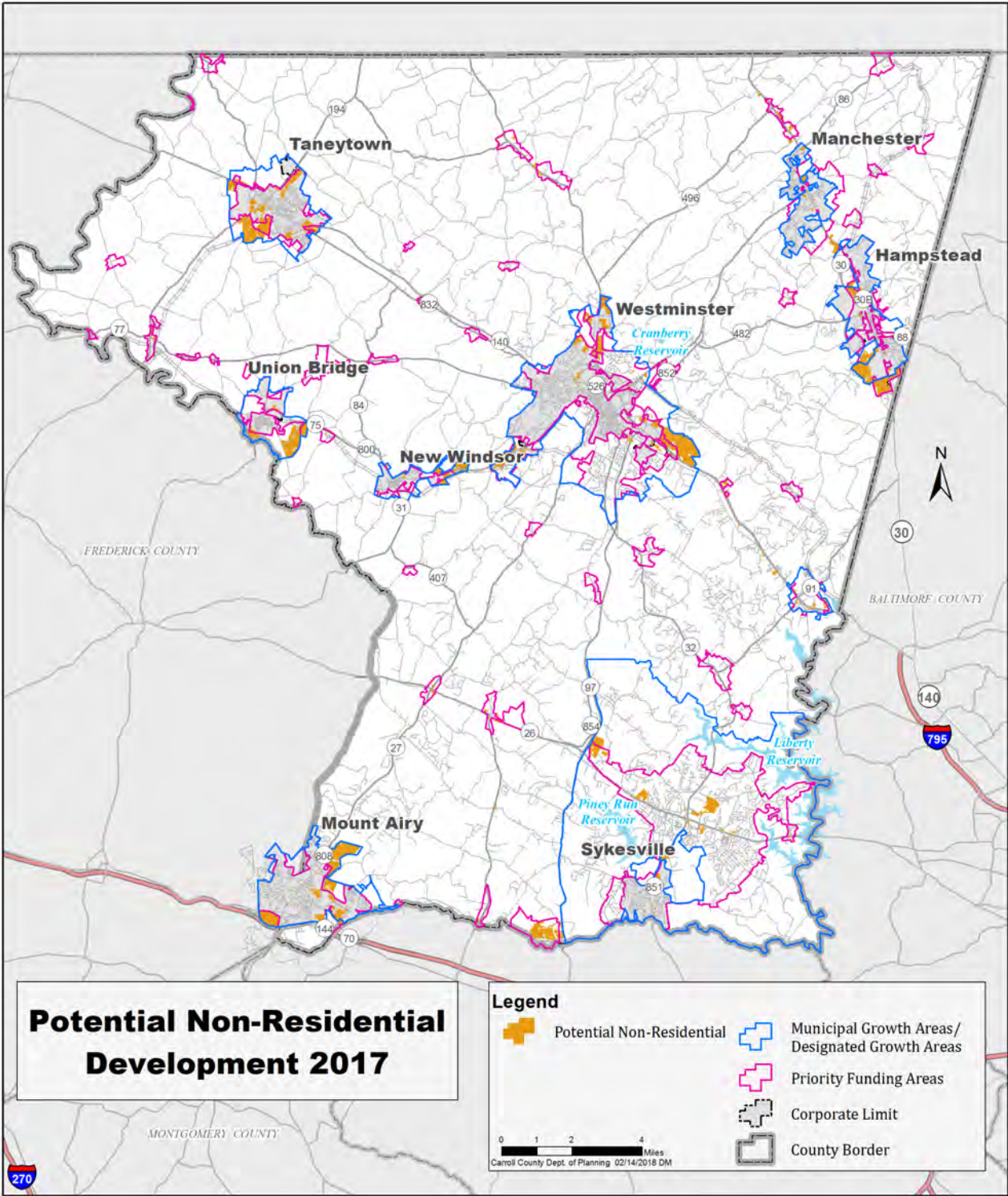
Table 25 - Potential Non-Residential Acreage by Priority Funding Areas & Municipal Growth Areas / Designated Growth Areas 2017		
Area	PFA	DGA
Finksburg	66	73
Freedom (Excludes Sykesville)	317	321
Sykesville (Town)	52	52
Hampstead	407	146
Manchester	13	22
Mount Airy	59	216
New Windsor	93	145
Taneytown	259	674
Union Bridge	259	301
Westminster	966	1,378
Rural Villages	188	NA
Total Inside	2,679	3,328
Total Outside	1,311	701
Total	3,990	4,029

Source: Department of Planning

Table 26 - Existing and Potential Non-Residential Acreage by Priority Funding Areas & Municipal Growth Area / Designated Growth Areas 2017				
Area	Existing Acreage	Planned Acreage	Totals	Total % In/% Out
Inside PFA	5,832	2,679	8,511	69/31
Outside PFA	3,117	1,311	4,428	
Total	8,949	3,990	12,939	
Inside MGA / DGA	5,883	3,328	9,211	69/31
Outside MGA / DGA	3,027	701	3,728	
Total	8,910	4,029	12,939	

Source: Department of Planning

Map 23



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Agricultural Land Preservation Program

The total agricultural land preserved in Carroll County in 2017 was 921 acres (Table 27). The total funding for easement acquisition in Fiscal Year 2017, as seen in Table 28, was \$7,633,360, of which 47.2 percent was 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 easement 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 December 2017, a total of 70,866 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. A County easement program, the state's Rural Legacy Program, Maryland Environmental Trust (MET), and Carroll County Land Trust (CCLT) are actively involved in preserving additional farmland. Whereas the County program and the 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 24 on Page 51 shows the location of newly acquired easements in 2017 (which are identified by number), as well as the existing easements.

Table 27 - Easement Acquisition
2017

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2017	1	88	1	117	7	716	0	0	9	921

Source: Carroll County Agricultural Land Preservation Program

Table 28 - Local Funding for Agricultural Land Preservation
Carroll County Agricultural Land Preservation Program
Fiscal Year 2017

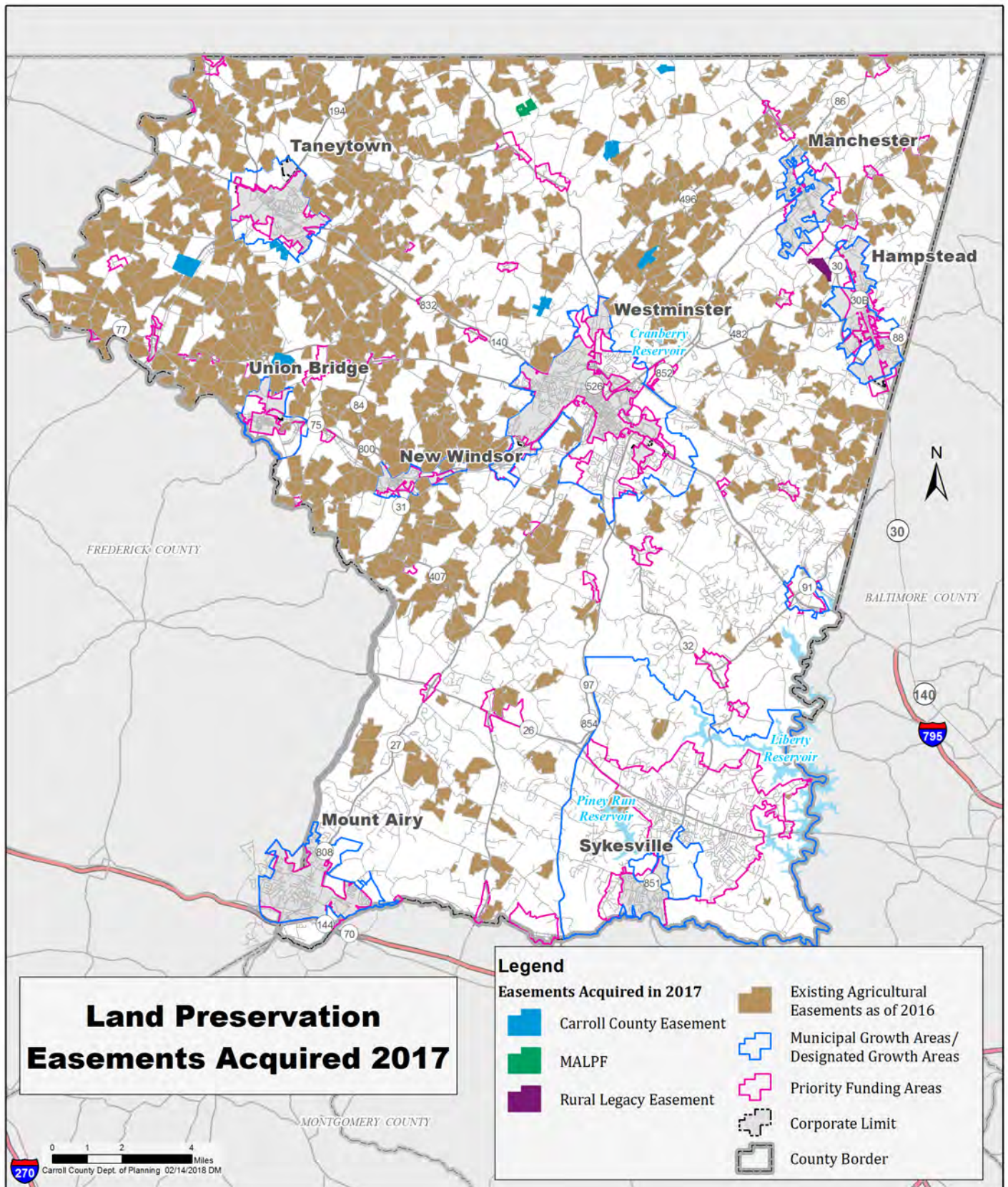
County Funding	State Funding	Total FY 2017 Funding
\$3,607,600	\$4,055,760	\$7,663,360

Source: Carroll County Agricultural Land Preservation Program

*Approximate State Funding

...Locally Funded Agricultural Land Preservation

Map 24



Non-Agricultural Land Preservation

Non-Agricultural Conservation Easements

Table 29 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 29- Non-Agricultural Conservation Easements 2017		
Type of Easement	# of Easements	Acres
Floodplain	4	9.63
Forest Conservation	13	73.05
Water Resource	8	25.03
Total	25	107.71

Source: Bureau of Resource Management

Floodplain Easements

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

Forest Conservation Easements

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

Water Resource Easements

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

Local Land Use Goal

State Land Use Goal

Statewide Land Use Goal: Land Use Article (2009)

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

HB 1257 (2012)

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

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

Local Land Use Goal

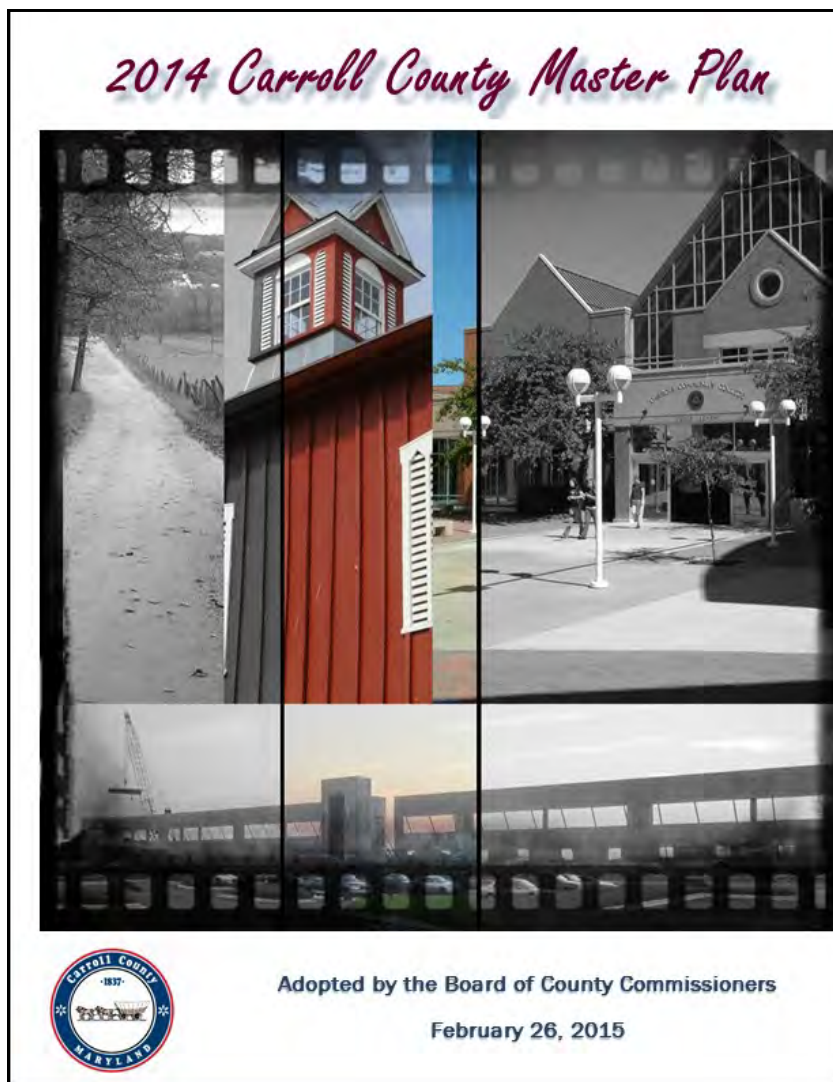
Local Land Use Goal: Requirement & Purpose

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

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

2014 Carroll County Master Plan

The most recently Adopted Master Plan’s primary land use vision is accomplished via the following strategy: “... **facilitate development in appropriate areas, including the designated growth areas, thereby protecting and conserving agricultural and environmental resource areas, preserving open space, and providing public facilities and services efficiently and cost-effectively.**” As the result of land uses and zoning policies working in concert with this strategy, the County has typically seen 70 percent of new residential development inside the County’s DGAs nearly every single year since 2000. The Planning Department anticipates that with the Adoption and eventual implementation of this Plan these trends will continue and strengthen the County’s commitment to facilitating 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.**”



Appendices Appendices

Council Members:
Marlene Duff
Joseph Renehan
James Roark
Wayne H. Thomas
David Unglesbee

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

May 24, 2018

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

RE: Carroll County 2017 Annual Report

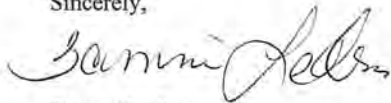
Dear Mr. Dahlstrom:

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 2017 Annual Report on May 23, 2018, as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,



Tammi Ledley
Town Manager / Zoning Administrator

cc: Lynda D. Eisenberg, Acting Director, Carroll County Department of Planning

Implementation of the Comprehensive Plan (Hampstead)

i. Summary of development trends over the above period.

Over the past five years development has been minimal in Hampstead. In 2017, the Town issued twenty three (23) building permits for a development that had been approved in 2013 and four (4) permits for a development that had been approved in 2016. We anticipate a higher rate of development in the next few years due to increased interest in the Town and its environs.

ii. Status of Plan implementation tools to carry out Plan provisions.

Implementation is partly achieved through the industrious use of the annual Capital Improvement Program, the Town-County Agreement, and other implementation recommendations. Allocating adequate funding for economic development opportunities and revenue sharing with the County further promotes the attainment of the Plan.

In 2017, the Planning and Zoning Commission reviewed the Town's 2010 Comprehensive Plan in anticipation of expected future growth. An amendment to our Growth Area was produced and reviewed by all pertinent agencies, and was adopted by our Town Council on October 10, 2017. The amendment expands the Town's designated municipal growth area, assigns a recommended land use to each property within the expanded area, and projects water and sewer demands associated with the possible development of the major tracts that comprise the expanded growth area.

This amendment reflects the Town's intent to make lands added to the growth area eligible for annexation and development subject to Town planning and zoning ordinances provided water and sewer services and water recharge areas per MDE guidelines are found to be adequate at the time requests are made for service. This amendment does not change the official Water and Sewer Master Plan maintained by Carroll County, however it does signal the Town's policy intent that all such lands be included in the planned water and sewer service areas when appropriate.

iii. Identification of any significant changes to existing programs, regulations.

In 2020, the Town of Hampstead will produce an updated Comprehensive Plan. Our zoning staff, Planning and Zoning Commission and County staff will review the 2010 Comprehensive Plan to identify components requiring change. The review discussion will begin in 2019.

iv. Identification of any State or Federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

Reduction of the Highway User Revenue (HUR) funds has negatively impacted the Town and restricted implementation of the Plan due to decreased funding available. Many agencies and individuals have been working to restore the HUR to the pre-reduction levels, including Governor Larry Hogan.

v. Future land use challenges and issues.

Sewer allocation and capacity is a concern; with our anticipated future growth the Town will require a greater allocation. Water capacity is available, with the burden of provision on the owner/developer; currently we have an excess water capacity of 45%. Our total daily permit

allowance is 630,000 gallons; we are currently pumping on average 345,806 gallons.

The other issue is adequate facilities: specifically, schools. In December 2015, the Carroll County Board of Education voted to close North Carroll High School, our local award-winning high school, due to lower enrollment. With the anticipated development and growth expected within the next few years, we will require a stand-alone high school dedicated to area students. It is our hope that North Carroll High School can one day be reopened as a high school.

vi. A summary of any potential updates to the Comprehensive Plan.

In 2019, the Planning and Zoning Commission will review the 2010 Comprehensive Plan in preparation for a complete update.



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

April 13, 2018

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

RE: Carroll County 2017 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Manchester Planning Commission has approved the Carroll County 2017 Annual Report on April 17, 2018 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

Alexander J. Perricone, Chairperson
Planning & Zoning Commission

cc: file

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

Implementation of the Comprehensive Plan (Manchester)

i. Summary of development trends over the above period.

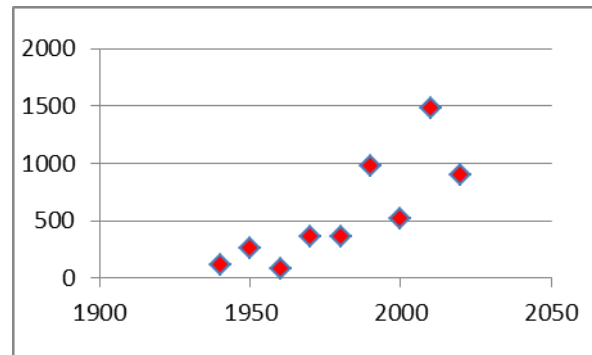
The current Town of Manchester Comprehensive Plan was approved in 2008. Manchester grew by almost 18%, adding 864 people in the period from 2007 to 2016. Most of that growth occurred in existing residential subdivisions in the western and southern portions of town, including a new "over 55" adult retirement community.

The town began a new sustainability work group of community representatives, including the Manchester Area Merchants Association, to foster new business growth and development on Main Street.

Table 3A - Town of Manchester Population

YEAR	Population	Percent Change	Residents Added
1930	643		
1940	763	18.7%	120
1950	1027	34.6%	264
1960	1108	7.9%	81
1970	1466	32.3%	358
1980	1830	24.8%	364
1990	2810	53.6%	980
2000	3329	18.5%	519
2010	4808	44.4%	1479
*2020	5710	18.8%	902

Residents Added by Decade



Source: U.S. Census

*2020 is projected based on trend analysis using the Carroll County July 2016 population chart

ii. Status of Plan implementation tools to carry out Plan provisions.

- The Carroll County Water and Sewer Master Plan was updated to reflect needed amendments relative to the Town of Manchester. This plan is a joint document between the county and the eight Municipalities.
- In accordance with the town's planned capital improvement program, the new Manchester municipal office building/police department was completed in 2017.
- All growth from 2007 to 2016 occurred in the planned designated growth area and fulfilled the State Planning Vision that growth be directed to existing population centers.
- Manchester has successfully, to date, fulfilled the primary planning vision to maintain its historical small-town identity.
- The protection of groundwater sources and supplies has been successful. Annual drinking water quality reports indicate all quality standards have consistently been met.
- The town has not seen the implementation of all its downtown transportation, infrastructure, and economic development initiatives at this point. The reasons for this will be discussed in section four.

iii. Identification of any significant changes to existing programs, regulations.

None.

iv. Identification of any State or Federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

Efforts to promote the economic development of the Main Street commercial area (MD Rt. 30) have been impeded. The Manchester Comprehensive Plan's goal to construct the Maryland Route 30 Relocated (Bypass) has not moved forward. The Bypass is essential if Manchester is to promote the corridor as a "local" historic Main Street.

Efforts to offer economic development incentives to promote business growth on Main Street and to capitalize on its historical integrity have been frustrated due to current traffic congestion on Rt. 30. The National and State of Maryland Main Street programs have a proven track record of success. Without the Bypass being built by the SHA, it will be very difficult to realize this local Main Street revitalization goal.

v. Future land use challenges and issues.

A potential municipal growth area will be a significant challenge to the town in the future. This issue will be discussed in the next section.

vi. A summary of any potential updates to the Comprehensive Plan.

After reviewing recent changes to state planning legislation and related publications by the MDP, the Manchester Planning Commission authorized a review and update of the current comprehensive plan. Other reasons for the update include:

- The current plan is 10 years old and information needs to be updated.
- The provision of adequate water services and the current WWTP's capacity limitations must be evaluated.
- General planning considerations relative to future municipal growth areas, geographical enclaves, public services, open spaces, and other concerns, prompted a new plan update.
- The first draft #1 of the updated plan has been prepared and will be distributed for 60-day review in the near future.



Town of Sykesville

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

Town House

Ian Shaw, Mayor
Aretha Adams, Town Manager
Evelyn Sweet, Town Treasurer
Kerry G. Chaney, Town Clerk

June 4, 2018

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

RE: Carroll County 2017 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission has approved the Carroll County *2017 Annual Report* on June 4, 2018 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,

Ed Cinkole, Planning Commission Vice-Chairman

Implementation of the Comprehensive Plan (Sykesville)

i. Summary of development trends over the above period.

Over the past several years, Sykesville has experienced a slower rate of residential growth, due in part to residential land areas being primarily developed. This slower trend follows a significant high rate of residential growth between 1980 and 2000 (see chart below).

Town of Sykesville –Population Trends

YEAR	Population	Percent Change	Residents Added
1970	1399		
1980	1712	22.4	313
1990	2303	34.5	591
2000	4197	82.2	1894
2010	4436	5.7	239
2020	5027	13.3	591

Source: U.S. Census

*2020 is projected based on 1.4% annual growth trend analysis using the Carroll County July 2016 population

Sykesville has taken several steps to advance economic development initiatives for the Warfield Development Area and Main Street.

The sections below will describe what goals in the comprehensive plan have been implemented during the last five years.

ii. Status of Plan implementation tools to carry out Plan provisions.

Sykesville is committed to preserving its small town character and enhancing the vitality of its two primary business districts—Main Street and the Warfield Planning Area. The town has addressed several of Maryland’s Twelve Visions when implementing local planning visions.

The following planning measures have been implemented:

Planning & Zoning—

Ordinance No. 275—Amending Conservation Zoning District—This Ordinance amended the “C” Conservation Zoning District to include nursing homes, continuing care retirement communities and assisted living facilities as conditional uses in that zoning district. (2011 Carroll County Annual Report).

Warfield Complex—

On November 24, 2014, the Mayor and Town Council approved an amendment to the 2010 Town of Sykesville Master Plan (Resolution No. 2014-07). The purpose of the amendment was to amend the text and to revise the Designated Land Use Map, Comprehensive Plan Map, and the Warfield Planning Area Map to incorporate the newly created Planned Employment Center land use designation into the Warfield Planning Area (Town of Sykesville Master Plan, 14-3 B.b.).

Parks and Open Space—

The town has pursued grant funding and provided town funding for maintenance and enhancement of local parks and park connections including Cooper Park and Jones Park (Town of Sykesville Master Plan, 14-4 C.).

Economic Development—

The Town of Sykesville applied for and was recognized as a Sustainable Community in July 2013 by the Maryland Department of Housing and Community Development (Town of Sykesville Master Plan, 14-5 C.).

The town has partnered with the Sykesville Downtown Connection to create more annual and monthly events to entice visitors and increase critical mass downtown (Town of Sykesville Master Plan, 14-5 C.b.).

Ordinance No. 291, Amended the code of the Town of Sykesville, Sections 180-62, 180-64, 180-88, and 180-122 to include Micro distillery as a conditional use allowed within the Local Business (BL) District, to define the use and parking requirements, and clarify certain required conditions on all uses within the aforesaid district (2015 Carroll County Annual Report).

Downtown—

Sykesville has been awarded three grants through the Maryland Community Legacy Program to help enhance the downtown area by complete façade improvement projects that help improve the ascetics of the businesses on Main Street, making them more warm and welcoming.

Transportation—

The town has made an effort to increase pedestrian links between neighborhoods and the downtown areas and the school, including a grant from SHA's Safe Routes to School program (Town of Sykesville Master Plan, 14-4 D.).

iii. Identification of any significant changes to existing programs, regulations. In 2017, the town partnered with the Downtown Sykesville Connection to help implement Sykesville's Main Street Program. In addition, the town is implementing its annual "action plan," including priority goals as determined by the Mayor and Town Council.

iv. Identification of any State or Federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments. The Sykesville Planning and Zoning Commission will review the 2011 Comprehensive Plan in 2019. They will discuss any impediments to the progress of the Master Plan implementation at that time.

v. Future land use challenges and issues. None. The Sykesville Planning and Zoning Commission will review the 2011 Comprehensive Plan in 2019.

vi. A summary of any potential updates to the Comprehensive Plan. Sykesville adopted the current Master Plan in January 2011. In 2019, the Planning Commission will review the 2011 Plan.

PATRICK T. ROCKINBERG
Mayor

PETER R. HELT
Council President



Council Members

JASON M. POIRIER
Secretary

LARRY G. HUSHOUR
ROBERT H. KING, JR
SCOTT D. STRONG

May 22, 2018

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

RE: Carroll County 2017 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 2017 *Annual Report* on May 21, 2018 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,

Lindey A. Brown, Chairwoman
Town of Mount Airy Planning Commission

cc: file

P.O. Box 50, Mount Airy, MD 21771
301-829-1424 * 301-831-5768 * 410-795-6012 * FAX 301-829-1259
E-Mail: Town@Mountairymd.org Web Page - www.mountairymd.org

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



NEAL C. ROOP, MAYOR
NRoop@NewWindsorMD.org
Phone: 410-635-6575
Fax: 410-635-2995

April 26, 2018

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

RE: Carroll County 2017 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of New Windsor Planning Commission has approved the Carroll County *2017 Annual Report* on April 23, 2018 as presented by the Carroll County Planning & Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Schultz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark J. Schultz,
Chairman

cc: file

Implementation of the Comprehensive Plan (New Windsor)

i. Summary of development trends over the above period.

No new developments.

ii. Status of Plan implementation tools to carry out Plan provisions.

No changes.

iii. Identification of any significant changes to existing programs, regulations.

No changes.

iv. Identification of any State or Federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

Loss of HUR funding.

v. Future land use challenges and issues.

Limited growth potential. High infrastructure cost.

vi. A summary of any potential updates to the Comprehensive Plan.

None identified at this time.



The Town Of Union Bridge

PERRY L. JONES JR., Mayor

Members of Council:
Donald E. Wilson, President
Laura Conaway
Lou Ellen Cutsail
Amy Kalin
Edgar Wentz

April 19, 2018

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

Re: Carroll County 2017 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, The Town of Union Bridge Planning Commission approved the portions of the Carroll County 2017 Annual Report relating to The Town of Union Bridge on April 19, 2018 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document and were computed and prepared exclusively by Carroll County. Fewer than fifty (50) building permits for new residential units have been issued in Union Bridge over the past twenty (20) years.

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

If you have any questions concerning the overall report or its contents, please contact Clare Stewart, Planning Technician, Carroll County Department of Planning at (410) 386-2145. If you have any questions concerning the Union Bridge data in the report, please contact Dawn Metcalf, Clerk-Treasurer at (410) 775-2711.

Sincerely,

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

cc: Clare Stewart, Planning Technician
Perry L. Jones, Jr., Mayor

The Town of Union Bridge 104 West Locust Street Union Bridge, MD 21791
Phone: 410-775-2711 Fax: 410-775-1095 e-mail: unionbr@carr.org

Annual Report Findings 2017 (Union Bridge)

1. Building Permits for Residential Dwellings.

No new building permits were issued for new residential dwellings.

2. Building Permits for Commercial Activity.

No new commercial activity for which permits would be required.

3. Rezonings.

No rezonings occurred.

4. Zoning Text Amendments.

No zoning text amendments were adopted.

5. Subdivision/Site Plans.

No subdivision or site plans were applied for or approved.

6. Additional Information.

One negative issue is that the PNC Bank, the only bank in Town is now vacant.

Implementation of the Comprehensive Plan (Union Bridge)

The Union Bridge Comprehensive Plan has been adopted since 2008. If and when development activity occurs, the Town zoning ordinance, subdivision and site plan regulations and related ordinances will serve to implement the 2008 Union Bridge Comprehensive Plan, as amended.

i. Summary of development trends over the above period.

No new developments.

ii. Status of Plan implementation tools to carry out Plan provisions.

No changes.

iii. Identification of any significant changes to existing programs, regulations.

No changes.

iv. Identification of any State or Federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

None identified at this time.

v. Future land use challenges and issues.

None identified at this time.

vi. A summary of any potential updates to the Comprehensive Plan.

None identified at this time.

Taneytown Planning Commission

James Parker
Chairman
Henry Heine
City Manager
James Wieprecht
Director of Planning and Zoning

Commission Members
George Naylor
Bradley Wantz
James LeFavre
Oliver Glass

April 30, 2018

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

RE: Carroll County 2017 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 2017 Annual Report on April 30, 2018 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,



James H. Parker
Chairman, Taneytown Planning Commission

cc: file

17 EAST BALTIMORE STREET · TANEYTOWN, MARYLAND 21787
PHONE 410-751-1100 · FAX 410-751-1608
WEB PAGE - www.taneytown.org

Implementation of the Comprehensive Plan (Taneytown)

i. Summary of development trends over the above period.

Consistent with the plan.

ii. Status of Plan implementation tools to carry out Plan provisions.

No changes.

iii. Identification of any significant changes to existing programs, regulations.

None.

iv. Identification of any State or Federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

None.

v. Future land use challenges and issues.

Anticipated issues all relate to water resources; groundwater recharge requirements, waste water treatment plant permit nutrient limitations, local TMDL likely to limit future projects ability to discharge storm water.

vi. A summary of any potential updates to the Comprehensive Plan.

Planning Commission is working through review of Comprehensive Planning chapters, intending to complete in 2018; likely with revisions to the water resources, land use/growth management, and municipal growth chapters.



May 10, 2018

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

RE: Carroll County 2017 Annual Report

Dear Mr. Dahlstrom:

Pursuant to requirements in the Land Use Article § 1-207 of the Annotated Code of Maryland, the Westminster Planning and Zoning Commission voted to endorse the Carroll County 2017 Annual Report on May 10, 2018, as presented by Carroll County Department of Planning staff.

Reporting related to development measures and indicators, as required in the Land Use Article § 1-208, are included in the document. The Westminster Planning and Zoning Commission also participated in preparing the document by providing Carroll County planning staff with data on the planning and zoning activities within the City of Westminster during the 2017 calendar year.

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

We trust you will agree this submittal satisfies the City of Westminster's obligations under State law and will be helpful to you. If you have any question concerning the data or information in the report, which applies to the City of Westminster, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Kevin W. Beaver".

Kevin W. Beaver
Acting Chair
Westminster Planning and Zoning Commission

- c: Barbara Matthews, City Administrator
Elissa Levan, City Attorney
Bill Mackey, AICP, Director of Planning
Andrew Gray, Comprehensive Planner
Bobbi Moser, Carroll County Department of Planning

Implementation of the Comprehensive Plan (Westminster)

i. Summary of development trends over the above period.

In 2017, there were 7,979 housing units in the City of Westminster. The addition of 135 residential units between 2013 and 2017 accounts for an increase of 1.6%.

Currently, there are 1,256.13 acres of commercial and industrial land within the City. An addition of 84.53 acres of developed commercial and industrial property between 2013 and 2017 accounts for 6.72% of all the available commercial and industrial land in the City.

Year	Number of Residential Units	Commercial and Industrial Acres
2013	32	1.64
2014	0	18.96
2015	15	1.08
2016	41	24.91
2017	47	37.94
Total	135	84.53

ii. Status of Plan implementation tools to carry out Plan provisions.

It appears that only one comprehensive rezoning took place in 2010 (CMA# 10-1). This rezoning involved nine properties as follows:

CMA #10-1		
Location	Old Zoning	New Zoning
WMC Development Corporation Property along MD Route 140	Commercial	Neighborhood Commercial
WMC Development Corporation Property along MD Route 31	Residential/Business	Neighborhood Commercial
Cornias Property	R-20,000 Residential	Neighborhood Commercial
Wakefield Valley Golf Course Property	R-20,000 Residential	Conservation
Westminster Technology Park	Planned Industrial	Business
43-45 Monroe Street	R-7,500 Residential	Business
Downtown Westminster (27.9 acres)	Central Business and Business	Mixed Use Infill
Tennant Property	R-7,500 Residential	Business
70 John Street	Downtown Business	Restricted Industrial

Over the past six months, the Westminster Planning and Zoning Commission reviewed the 2009 Comprehensive Plan, as part of the state-mandated Mid-Cycle Review. Through several reviews by the Planning and Zoning Commission, recommendations provided identified what programs the Commission would like to focus on during the second half of the planning cycle. As part of this process, staff met with city department heads and other city staff members who were identified as overseeing the implementation of objectives found within the plan. The Commission reviewed all information pertaining to the current implementation process to render a recommendation.

Please see the attached letter from the Chair of the Planning and Zoning Commission to the Honorable Mayor and Common Council of Westminster detailing the recommendations from the Planning and Zoning Commission.

The following is a brief overview of where some of the implementation tools currently stand.

Goal P1, Objective 1 - Conduct community surveys of City residents to assess the community's attitudes and opinions on the issues affecting Westminster's quality of life and future. Funding for Community Surveys are included in the FY2018 Budget.

Goal P2, Objective 1 - Develop productive channels of communication with public entities and private partnerships.

The City has expanded outreach to include online posting, electronic sign-ups for notifications and social media so all members of the public can stay informed of upcoming City events. City administration and planning staff post agendas online in advance of all public meetings (M&CC, BZA, P&Z, HDC, TREE, and special M&CC committee meetings).

Goal L3, Objective 1 - Expand the corporate limits where appropriate to accommodate projected residential growth and provide needed jobs and services in the City.

The City has appropriately expanded the City boundaries seven times since 2015. In 2017, the City appropriately expanded the boundaries three times.

Goal R1, Objective 1 - Maintain and enhance water quality in streams, groundwater, wetlands, and reservoirs.

This work is ongoing. The Enhanced Nutrient Removal Project, the largest capital project in Westminster History, is a way the City is continuing to achieve this objective. The City continues to work with the County to ensure adequate storm-water management. The City is also working with Maryland Department of the Environment regarding well-head protection.

Goal R4, Objective 1 - Develop and adopt a Westminster Urban Forestry Plan that promotes a healthy and thriving urban canopy and other desirable forms of vegetation.

The Tree Commission is in the process of crafting a Comprehensive Urban Forestry Plan.

Goal H3, Objective 1 - Inform property owners about the availability of local, state, and federal programs for the improvement of property.

The Historic District Commission held an informational public meeting on available Tax Credits for historic homes, in October, at the Westminster Branch Library. The Commission is planning to conduct another training in May 2018.

Goal H4, Objective 1 - Provide a sufficient quantity of safe, sanitary, adequate, and affordable housing.

All properties listed in the Housing Choice Voucher Program are inspected prior to lease for safe and sanitary living conditions. There is currently an adequate supply of this type of housing available within City Limits.

Goal D2, Objective 2 - Develop pedestrian-friendly environments in Westminster that interconnect neighborhoods to community facilities while creating a pleasant walking experience.

Currently, the City is assisting Carroll County in reviewing the adopted/planned pedestrian and bicycle paths in and around the Westminster area as part of the County Bicycle-Pedestrian Master Plan.

Goal E4, Objective 4 - Partner with the Main Street Committee to further enhance the economic vitality of Downtown Westminster.

The City works with building owners through the façade improvement program to bring their buildings up to code and become more aesthetically appealing so they can effectively market their buildings to potential retailers.

Goal E5, Objective 2 - Retain and attract local college students as potential employees for local and future businesses.

The City has been working diligently with the McDaniel College President and Staff to have *community days* so students can experience downtown and maybe one day in the future they may want to live and work downtown.

Goal C4, Objective 3 - Partner with local businesses to provide a welcoming environment to visitors.

Monthly Downtown Westminster Coalition meetings are held with local business owners. These meetings provide a time and place where the City and other businesses can share concerns that relate to the downtown environment.

Goal W5, Objective 2 - Promote the use of recharge areas as water-resource-protection areas designated as having the best potential for groundwater recharge.

Watershed protection measures were implemented on September 11, 2017 at Windy Hills Farm to provide for water resource protection areas related to the City's water system.

Goal W5, Objective 5 - Ensure adequacy of wastewater treatment operations in terms of quantity and quality, while maintaining compliance with regulatory requirements.

The Enhanced Nutrient Removal Project, the largest capital project in Westminster History, will ensure the quality of wastewater being discharged. Currently, the City of Westminster is in the process of a Wastewater Capacity Management Plan (WCMP) update. Infill and Infiltration is currently starting to identify extraneous flow throughout the sewer system.

Goal T5, Objective 3 - Encourage the use of telecommunications to reduce commuter traffic.

Phase one and two of the Westminster Fiber Network are complete. The Mayor and Common Council authorized the start of phases three and four which include the downtown area. The City continues to provide financial support to the Mid-Atlantic Gigabit Innovation Collaboratory (MAGIC) with the goal *to develop a culture of technology entrepreneurialism focused on Westminster, and to attract innovators, companies, and investors to a growing pool of tech talent in Westminster and Carroll County.*

Goal T7, Objective 1 - Support the continued operation of the Carroll County Regional Airport to provide private air transportation services to the region and community.

The City provides water and sewer services to the Carroll County Regional Airport and surrounding Airpark. The City is currently coordinating the lighting plan for Meadow Branch Road with the Airport so there are no obstructions to air traffic safety.

Goal F3, Objective 2 - Coordinate with the Carroll County Library to provide access to information technology and the assistance residents need to use technology effectively.

TING is partnering with the Carroll County Library to create TING MAKERSPACE: WESTMINSTER. This program will allow members of the public to bring their dreams into reality. I.E. using CNC technology to create wooden crafts or etching designs into glass.

Goal F4, Objective 2 - Support the Police Department's community initiatives to develop partnerships with the community and to educate residents on public safety issues.

The Westminster Public Safety Advisory Council was formed in April 2017 by the Mayor and Common Council. This is an ongoing effort between the Police and the Westminster Community with the goal to

“Provide advice and counsel to the Chief, Mayor, and Common Council on matters relating to law engagement on issues relating to crime and public safety.”

Goal F5, Objective 1 - Ensure the maintenance and enhancement of a fire and emergency services infrastructure that can accommodate and sustain future population growth.

The Fire Department abides by the Codes and Standards of the National Fire Protection Association which set limits on when infrastructure and equipment must be decommissioned and replaced. The Department is always trying to meet the goal of keeping up with infrastructure requirements with limited resources. The Department has also identified areas where response time may be longer and areas where there are more emergency calls on average. With the increase in population and development, the Department is constantly working to provide exceptional service to all citizens of Westminster.

Goal F8, Objective 3 - Ensure that recreational facilities are available for public use in a manner that is multi-generational and accessible to all residents.

The City has retrofitted many recreational facilities to become more multi-generational friendly including new ramps, chair lifts, alternative play equipment, and creating many inclusive, affordable, and accessible special events and park facilities.

iii. Identification of any significant changes to existing programs, regulations.

On June 23, 2017, the City temporarily suspended for nine months. The processing of applications required a net new water allocation. The Department expects to be able to address those applications on file after Friday, March 23, 2018, absent unforeseen circumstances.

iv. Identification of any State or Federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

None Identified.

v. Future land use challenges and issues.

None Identified.

vi. A summary of any potential updates to the Comprehensive Plan.

On December 7, 2012, the City of Westminster adopted a Development Tier Map (attached) by administrative action. Per discussion with the Maryland Department of Planning, the City is required to incorporate these growth tiers into the 2009 Comprehensive Plan as a formal plan amendment, following this comprehensive plan review process.

The following information was approved by the Planning and Zoning Commission on December 14, 2017, for inclusion on page 85 of the 2009 Comprehensive Plan, (attached). A corresponding general plan amendment is being scheduled for review in 2018.

Growth Tiers

On December 7, 2012, the City of Westminster administratively adopted a Growth Tier Map, pursuant to Title 1, Subtitle 5, of the Land Use Article of the Annotated Code of Maryland. The addition of this Growth Tier Map in the 2009 Comprehensive Plan was recommended by the Westminster Planning and Zoning Commission on December 14, 2017, as part of its Mid-Cycle Review in 2017. Per the Growth Tier Map, only Tiers I, II, and IIA are in the City of Westminster.

The Westminster Planning and Zoning Commission reviewed the 2009 Comprehensive Plan over the course of five commission meetings. On December 26, 2017, City Staff sent the following items to the Maryland Department of Planning to complete the Mid-Cycle Review of the 2009 Comprehensive Plan. The following information is attached to this report.

1. Letter to the Honorable Mayor and Common Council – summarizing the recommendations from the Planning and Zoning Commission
2. Page #85 from the Land Use Chapter of the Comprehensive Plan – with added information on Growth Tiers as part of a formal amendment proposed in 2018

3. Growth Tier Map – City of Westminster – This map will be placed in the Land Use Chapter of the Comprehensive Plan as part of a formal amendment proposed in 2018

Other Changes in Development Patterns

The City of Westminster, via the annexation process, requested that all lands added to the City be included in the City Priority Funding Area. All lands brought into the City were already included in the Carroll County Priority Funding Area prior to their annexation into the City of Westminster.

PFA Amendments

Resolution number and date passed. R-16-09 (3-27-17)

4. Description of change. Feeser & Ellis Annexation Petition

Resolution number and date passed. R-16-11 (5-22-17)

5. Description of change. Crowell Annexation Petition

Resolution number and date passed. R-17-01 (6-12-17)

6. Description of change. City's Wastewater Treatment Plant Annexation Petition

Additional Attachments.

7. Bolton Hill Section Three



December 14, 2017

The Honorable Mayor and Common Council of Westminster
56 West Main Street, Suite 1
Westminster MD 21157

RE: Mid-Cycle Review of the *2009 Comprehensive Plan*

Dear Mayor Dominick, President Wack, and Common Council Members,

During the last six months, the Planning and Zoning Commission reviewed the City's *2009 Comprehensive Plan*, as part of the State-required Mid-Cycle Review. The Commission reviewed each chapter and every goal, objective and action. Additionally, the Commission reviewed the status of implementation of every comp plan-based program. The Commission concluded its review by discussing prioritization of the programs and plans set forth in the *2009 Comprehensive Plan* during the remaining time in the planning period. The Commission recommends the following priorities for City action during the second half of the 20-year planning cycle.

Public Outreach and Neighborhood Planning

- Hold neighborhood vision workshops and address neighborhood specific issues and opportunities, while preparing neighborhood area plans for each of the eight neighborhood planning areas.
- Expand effective communication between residents, neighborhood representatives, elected officials, and City staff regarding a wide range of community issues.
- Continue to use technology efficiently and effectively while communicating with the public.
- Provide for the creation of welcome packets for new City residents that include information on local businesses, community activities, and a wide variety of other helpful resources.

Growth

- Develop and sponsor master plans or studies for key properties within the City's *Growth Area*, in order to prepare for future development that meets the vision and needs of the City.
- Provide for an increased variety of different types of housing units in City neighborhoods (*i.e.*, mixed-use, apartments, townhouses, and single-family).
- Increase the amount of affordable housing options for college graduates, so once they graduate, they can easily assimilate into and become highly productive members of the Westminster community.
- Encourage the continued maintenance and enhancement of fire and emergency services to effectively accommodate the future growth of the City.

Economic Development

- Develop an *Economic Development Master Plan*, including information regarding the infrastructure, existing businesses, and trending industries already located within the City (*e.g.*, technology firms).
- Promote infill development and other redevelopment options, including temporary or seasonal uses on underutilized lots in downtown.
- Promote high-quality housing and business uses to support an active downtown business district.

Economic Activity

- Develop a *Destination Westminster Strategy and Plan* to promote and enhance the local tourism industry and develop a brand that is uniquely Westminster.
- Partner with the local high schools and colleges to increase the attractiveness of Westminster.
- Encourage quality child care services for people who reside and work in the City.
- Encourage property owners to provide art in vacant store windows to enhance the feeling of a vibrant downtown, while also enhancing the attractiveness of their properties to potential tenants.
- Continue to partner with the local business community and residents to effectively design gateway corridors that are inviting and appealing to the general public.

Sustainability

- Expand quality water resource planning and focus on protecting the City's limited water resources.
- Continue to maintain public parks in a manner that is safe and inviting to all members of the public.

Inter-jurisdictional Coordination

- Collaborate with the State Highway Administration to ensure signal optimization for efficient traffic flow.
- Cooperate with Carroll County and non-profit organizations to provide shelter for the City's homeless and transitional services.

Transportation

- Continue to leverage the Carroll County Regional Airport as an asset to the Westminster economy.
- Provide increased wayfinding signage for City-owned parking lots to show ease of access to businesses located downtown.
- Continue to provide an efficient transportation system.

It's also important to note that, on December 7, 2012, the City of Westminster adopted a Development Tier Map (attached) by administrative action. Per discussion with the Maryland Department of Planning, the City is required to incorporate these growth tiers into the *2009 Comprehensive Plan* as a formal plan amendment, following this comprehensive plan review process.

At the Commission meeting on December 14, 2017, the Commission approved the attached Growth Tier Map to be included in the *2009 Comprehensive Plan*, along with the attached text that explains the addition of the map via the general plan amendment. A formal amendment will be initiated in 2018.

Finally, the City staff will complete and submit the required forms to the Maryland Department of Planning at the close of the calendar year, in order to complete the Mid-Cycle Review process.

Thank you for your consideration.

Sincerely,



Margaret R. Balr, Chair
Westminster Planning and Zoning Commission

Cc: Bill Mackey, AICP, Director of Community Planning and Development
Andrew Gray, Comprehensive Planner

Attachment

Housing for Older Persons

Land within the Housing for Older Persons designation is generally located in existing neighborhoods where there is adequate vacant land available for high-density senior housing. This type of development will afford older persons the opportunity to live in a convenience-driven community that provides larger housing units and preserves personal independence in the home environment.

Conservation

Areas designated as Conservation are scattered throughout Westminster on recreation space, parkland, stream valleys, areas of steep slopes and soil limitations, and areas where very low-density development is necessary to protect natural resources. Development on Conservation land is not anticipated.

Public Use

The Public Use designation is an overlay designation that indicates properties that are publicly owned, exclusive of park areas. If a public use were eliminated, the underlying land use would guide future development.

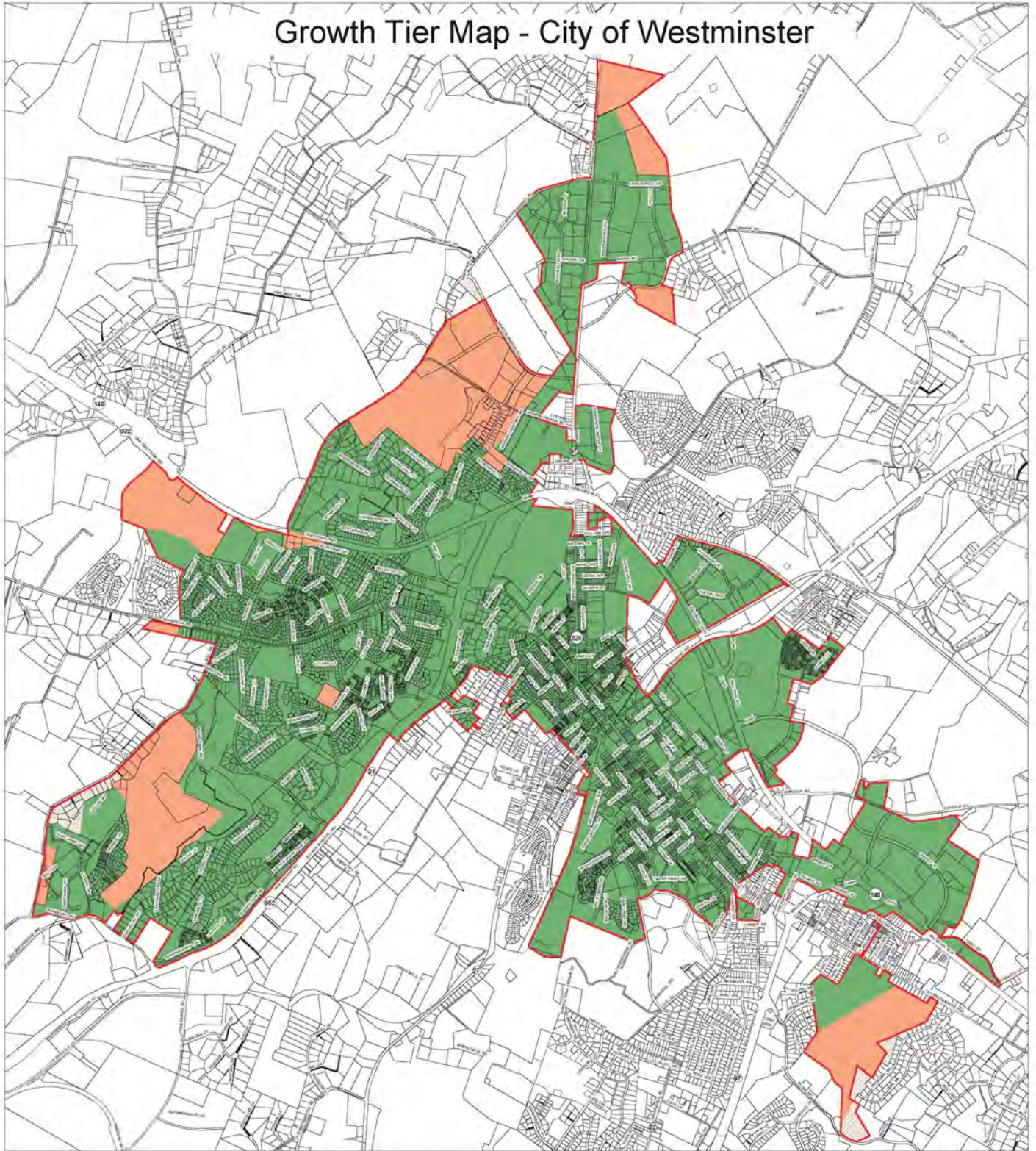
Employment Campus

The Employment Campus designation encourages creative, well planned, mixed industrial and commercial development in a campus-like setting. It will require consistent and uniform site layouts; architecture designed to attract business and light industry and employers that provide primarily higher paying jobs requiring highly skilled workers.

Growth Tiers

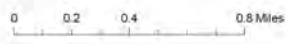
On December 7, 2012, the City of Westminster administratively adopted a Growth Tier Map, pursuant to Title 1, Subtitle 5, of the Land Use Article of the Annotated Code of Maryland. The addition of this Growth Tier Map in the *2009 Comprehensive Plan* was recommended by the Westminster Planning and Zoning Commission on December 14, 2017, as part of its Mid-Cycle Review in 2017. Per the Growth Tier Map, only Tiers I, II, and IIA are in the City of Westminster.

Growth Tier Map - City of Westminster



Legend

- Corporate Limit
- Property Data
- Tier I
- Tier II
- Tier IIA



Produced by the City of Westminster GIS 11/12

RESOLUTION NO. 16-09

ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF WESTMINSTER BY ANNEXING INTO THE CITY CERTAIN PROPERTY CONTIGUOUS AND ADJOINING TO THE CITY'S EXISTING CORPORATE BOUNDARIES CONSISTING OF APPROXIMATELY 1.135± ACRES OF LAND LOCATED ON THE WEST SIDE OF MARYLAND ROUTE 97 GENERALLY SOUTH OF MEADOWBRANCH ROAD AND NORTH OF KRIDER'S CHURCH ROAD, AND KNOWN AS 842 LITTLESTOWN PIKE.

(Annexation No. 68)

WHEREAS, a Petition for Annexation and Zoning ("the Petition") to the Mayor and Common Council of Westminster ("the City"), dated June 23, 2016 has been filed by Dale L. Feeser and Debra D. Ellis (collectively, "the Petitioners"), requesting that the City enlarge its corporate boundaries by the annexation of land contiguous to the existing corporate boundaries; and

WHEREAS, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, and §164-6 of the Code of the City of Westminster, the Mayor and Common Council of Westminster is vested with the authority and discretion to enlarge the corporate boundaries of the City; and

WHEREAS, Petitioners own approximately 1.135± acres of land, more or less, in the Seventh (7th) Election District of Carroll County, Maryland, adjacent to the corporate limits of the City of Westminster on the west side of Maryland Route 97 (Littlestown Pike), south of the intersection of Route 97 and Meadowbranch Road and north of the intersection of Route 97 and Kriders Church Road, in the Seventh (7th) Election District of Carroll County, Maryland, known as 842 Littlestown Pike, Westminster, Maryland 21157, and described according to a survey prepared by RTF Associates, Inc., dated June 2, 2016, and described as follows:

BEGINNING for the same at a rebar and cap found at the beginning of the South 45-7/80 West 139.1 foot line of a tract of land conveyed unto Dale L. Feeser and Debra D. Ellis by deed dated June 14, 2011 and recorded among the Land Records for Carroll

County, Maryland in Liber D.B.S. 6595, folio 230 (more fully described in Liber C.C.C. 485, folio 623), said rebar and cap also being Point Number Eight of a plat entitled "Carroll County Department of Public Works Amended Plat of Parcels "F" and "C" as recorded among the Plat Records of Carroll County, Maryland in Plat Book 53, Page 303; thence with said plat, with all bearings referred to the Maryland State Grid Meridian (NAD 83/91), South 80°10'43" East 371.34 feet to a rebar and cap found on the Right of Way line of Maryland Route 97 (Littlestown Pike, Sixty-Six foot wide Turnpike), said rebar and cap being Point Number Seven on the aforesaid Record Plat, said rebar and cap also being on and distant South 80°10'43" East 152.23 feet from a rebar and cap found; thence with said Right of Way line South 04°31'22" West 119.62 feet to a point; thence leaving said Right of Way North 80°33'43" West 449.04 feet to a point on and distant North 38°26'36" East 99.59 feet from a rebar found at the end of the North 38°51'00" East 99.00 foot line of a tract of land conveyed unto The ARC of Carroll County, Inc., a Maryland Corporation, by deed dated December 1, 2004 and recorded among the aforesaid Land Records in Liber L.W.S. 4246, folio 320; thence North 38°26'36" East 139.12 feet to the place of beginning. Containing 1.135 acres of land, more or less.

BEING all that tract of land granted and conveyed by Dale L. Feeser, individually, to Dale L. Feeser and Debra D. Ellis, jointly, by deed dated June 14, 2011 and recorded among the Land Records of Carroll County in Liber D.B.S. 6595, Folio 230 ("the Annexation Area"), shown a plat attached hereto as Exhibit A; and

WHEREAS, Petitioners are the owner of 100% of the assessed valuation of the real property located in the area to be annexed and therefore are the owners of at least 25% of the assessed valuation of the property to be annexed as required by Md. Code Ann., Local Gov't Art., § 4-404; and

WHEREAS, there are no persons residing within the area to be annexed and from whom consent to annexation is required by Md. Code Ann., Local Gov't Art., § 4-404; and

WHEREAS, the City has verified the signatures upon said petition and has determined that the technical filing requirements of the Local Government Article of the Annotated Code of Maryland and the Code of the City of Westminster have been met; and

WHEREAS, the proposed annexation comprises land contiguous to and adjoining the City's existing corporate boundaries and the annexation of the subject property will not create any

unincorporated area that is bounded on all sides by real property presently or by this Petition or by a combination of both within the corporate limits of the City of Westminster.

IT IS THEREFORE RESOLVED, by the Mayor and Common Council of the City of Westminster, that the tracts or parcels of land in the Seventh (7th) Election District of Carroll County, Maryland, adjacent to the corporate limits of the City of Westminster, comprising a total of 1.135 acres of land, more or less, owned by the Petitioner, as shown on the Annexation Plat, Exhibit A hereto, and described in a metes and bounds description set forth herein be added to the corporate boundaries of the City of Westminster, generally subject to the provisions of the Charter, City Code, Ordinances and other rules and regulations of the City of Westminster, provided that no agreements are made by the City with respect to the annexation of the Property and, except as specifically stated herein, the Mayor and Common Council agree to no conditions of annexation related to abatement of taxation or other exemption from legislation, fees, procedures or policies generally applicable to properties in the City, whether asserted or requested in the petition for annexation or otherwise;

AND BE IT FURTHER RESOLVED, pursuant to §164-6 and all other related and applicable sections of the City Code that the Zoning Map of the City of Westminster shall be amended to include this newly annexed property in the “B-Business” District. Said property is presently classified as “Restricted Industrial” under the zoning laws of Carroll County;

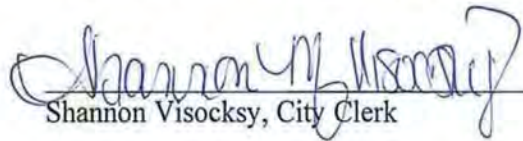
AND BE IT FURTHER RESOLVED, that the Petitioner shall pay all administrative, engineering and legal fees incurred on behalf of the City of Westminster prior to the effective date of this Resolution;

AND BE IT FURTHER RESOLVED, that this Resolution shall become effective forty-five (45) days following its passage and approval by the Mayor and Common Council of

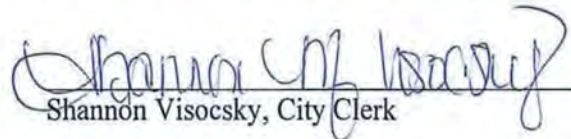
Westminster, unless within forty-five (45) days of the date of enactment the City receives a Petition for Referendum filed in accordance with the provisions of Md. Code Ann., Local Gov't Article, §§ 4-408 through 4-410.

AND BE IT FURTHER RESOLVED, by the Mayor and Common Council of Westminster that the City Administrator shall, on or after the effective date of the Resolution, promptly register both the original and new corporate boundaries of the City of Westminster with the City Clerk, the Clerk of the Circuit Court for Carroll County, and the Department of Legislative Reference for the State of Maryland.

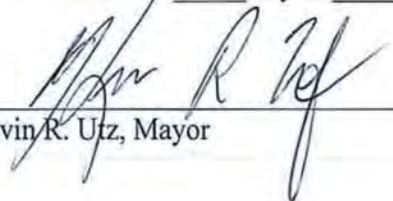
INTRODUCED this 22nd day of August, 2016


Shannon Visocksy, City Clerk


ADOPTED this 29th day of March, 2017

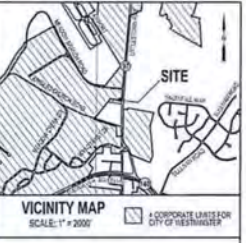
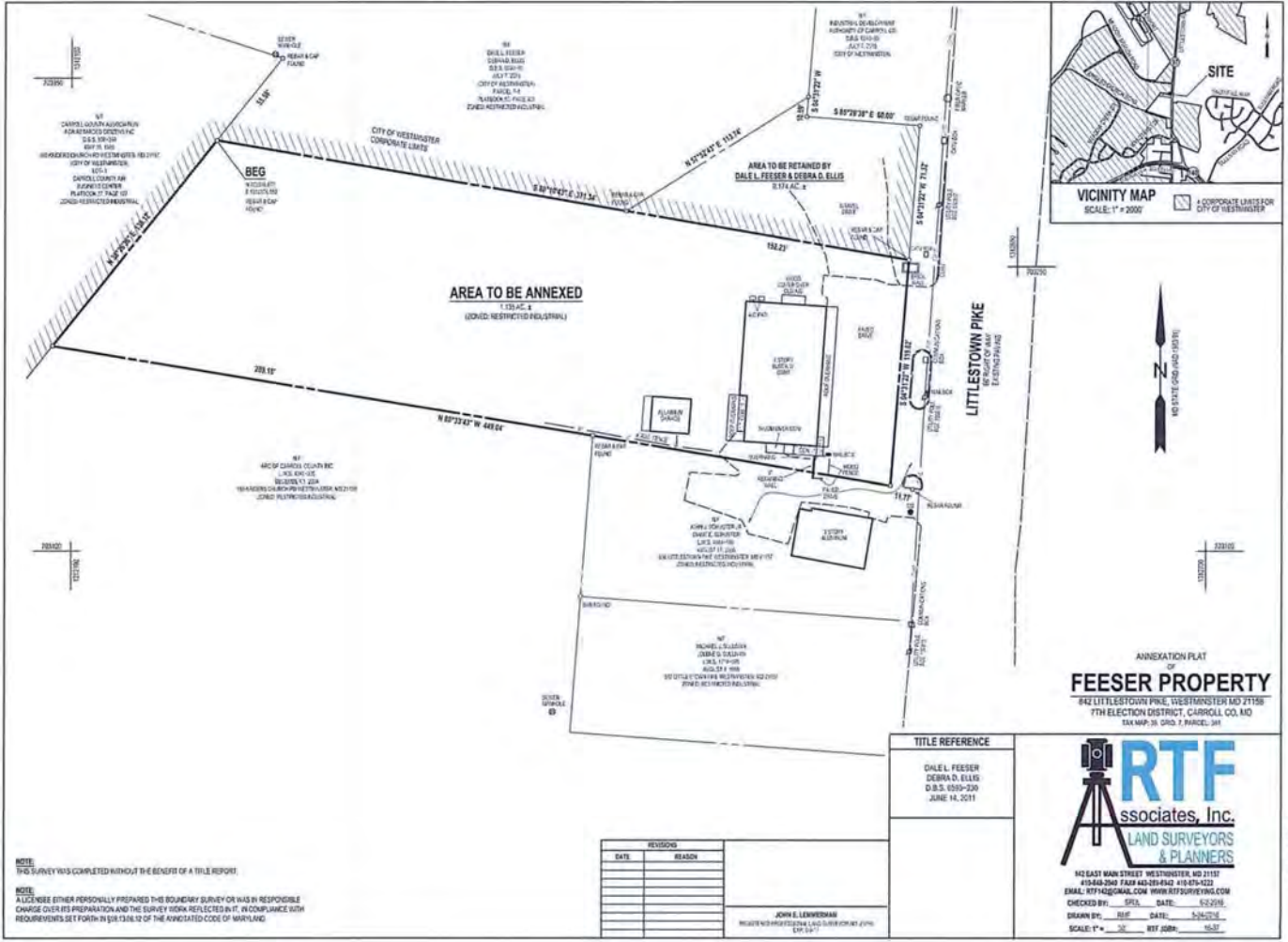

Shannon Visocksy, City Clerk

APPROVED this _____ day of _____, 2017


Kevin R. Utz, Mayor

APPROVED AS TO FORM AND SUFFICIENCY
this 21 day of March, 2017


Elissa D. Levan, City Attorney



ANNEXATION PLAT
OF
FEESEER PROPERTY
842 LITTLESTOWN PIKE, WESTMINSTER, MD 21156
7TH ELECTION DISTRICT, CARROLL CO, MD
SAY MAP 35, GRID 7, PARCEL 341

TITLE REFERENCE
DALE L. FEESEER
DEBRA D. ELLIS
D.B.S. 6510-230
JUNE 14, 2011

RTF
ssociates, Inc.
LAND SURVEYORS
& PLANNERS

142 EAST MAIN STREET WESTMINSTER, MD 21156
410-444-2044 FAX 410-444-1042 410-674-4522
EMAIL: RTF@RTFONLINE.COM WWW.RTFONLINE.COM
CHECKED BY: JLS DATE: 02/20/18
DRAWN BY: JLS DATE: 02/20/18
SCALE: 1" = 30' REF. JOHN HOLT

DATE	REVISION

JOHN E. LEWIS
REGISTERED PROFESSIONAL LAND SURVEYOR 2016
EPL 5377

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
NOTE: A LICENSEE EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK REFLECTED IN IT, IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN §16-130.12 OF THE ANNOTATED CODE OF MARYLAND.

Exhibit A

RESOLUTION NO. 16-11

ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF WESTMINSTER BY ANNEXING INTO THE CITY CERTAIN PROPERTY CONTIGUOUS AND ADJOINING TO THE CITY'S EXISTING CORPORATE BOUNDARIES CONSISTING OF APPROXIMATELY .3548± ACRES OF LAND LOCATED ON THE NORTH SIDE OF SULLIVAN AVENUE, IMMEDIATELY TO THE EAST OF PARCEL 987, COMMONLY KNOWN AS 206 E. PENNSYLVANIA AVENUE, AND COMPRISING PARCELS 984 AND 985, FORMERLY PART OF PARCEL 987.

(Annexation No. 66)

WHEREAS, a Petition for Annexation and Zoning ("the Petition") to the Mayor and Common Council of Westminster ("the City"), dated June 23, 2016 has been filed by Robert A. Crowell ("the Petitioner"), requesting that the City enlarge its corporate boundaries by the annexation of land contiguous to the existing corporate boundaries; and

WHEREAS, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, and §164-6 of the Code of the City of Westminster, the Mayor and Common Council of Westminster is vested with the authority and discretion to enlarge the corporate boundaries of the City; and

WHEREAS, Petitioners own approximately .3548 ± acres of land, more or less, in the Seventh (7th) Election District of Carroll County, Maryland, contiguous and adjoining to the corporate limits of the City of Westminster along the north side of Sullivan Avenue, in the general area east of Pennsylvania Avenue and west of Wimert Avenue and more specifically immediately to the east of parcel 987 (commonly known as 206 E. Pennsylvania Avenue), and comprising parcels 984 and 985, formerly part of parcel 987.

BEING a part of that tract of land described in a conveyance from Carolyn L. Petry and Albert T. Crigger to Charles E. Petry and Carolyn L. Petry by Deed dated July 3, 1998, and recorded among the Land Records of Carroll County, Maryland at Liber LWS 2072, Folio 938;

and

FURTHER BEING a parcel, containing .1773 acres, described in Exhibit A hereto, excluding parcel 2 thereof, entitled “Roadway Dedication”, and a second parcel, containing .1775 acres, described in Exhibit B hereto (collectively, “the Annexation Area”), shown on an annexation plat attached hereto as Exhibit C; and

WHEREAS, Petitioners are the owner of 100% of the assessed valuation of the real property located in the area to be annexed and therefore are the owners of at least 25% of the assessed valuation of the property to be annexed as required by Md. Code Ann., Local Gov’t Art., § 4-404; and

WHEREAS, there are no persons residing within the area to be annexed, which is unimproved, and from whom consent to annexation is required by Md. Code Ann., Local Gov’t Art., § 4-404; and

WHEREAS, the City has verified the signatures upon said petition and has determined that the technical filing requirements of the Local Government Article of the Annotated Code of Maryland and the Code of the City of Westminster have been met; and

WHEREAS, the proposed annexation comprises land contiguous to and adjoining the City’s existing corporate boundaries and the annexation of the subject property will not create any unincorporated area that is bounded on all sides by real property presently or by this Petition or by a combination of both within the corporate limits of the City of Westminster.

IT IS THEREFORE RESOLVED, by the Mayor and Common Council of the City of Westminster, that the tracts or parcels of land in the Seventh (7th) Election District of Carroll County, Maryland, adjacent to the corporate limits of the City of Westminster, comprising a total of .3548 ± acres of land, more or less, owned by the Petitioner, as shown on the Annexation Plat,

Exhibit C hereto, and described in a metes and bounds description set forth in Exhibits A (Parcel 984) and B (Parcel 985) hereto be added to the corporate boundaries of the City of Westminster, generally subject to the provisions of the Charter, City Code, Ordinances and other rules and regulations of the City of Westminster, provided that no agreements are made by the City with respect to the annexation of the Property and, except as specifically stated herein, the Mayor and Common Council agree to no conditions of annexation related to abatement of taxation or other exemption from legislation, fees, procedures or policies generally applicable to properties in the City, whether asserted or requested in the petition for annexation or otherwise;

AND BE IT FURTHER RESOLVED, pursuant to §164-6 and all other related and applicable sections of the City Code that the Zoning Map of the City of Westminster shall be amended to include this newly annexed property in the “R-7500” District. Said property is presently classified as “R-7500” under the zoning laws of Carroll County;

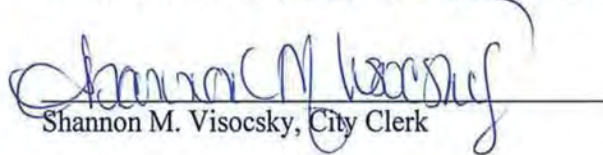
AND BE IT FURTHER RESOLVED, that the Petitioner shall pay all administrative, engineering and legal fees incurred on behalf of the City of Westminster prior to the effective date of this Resolution;

AND BE IT FURTHER RESOLVED, that this Resolution shall become effective forty-five (45) days following its passage and approval by the Mayor and Common Council of Westminster, unless within forty-five (45) days of the date of enactment the City receives a Petition for Referendum filed in accordance with the provisions of Md. Code Ann., Local Gov’t Article, §§ 4-408 through 4-410.

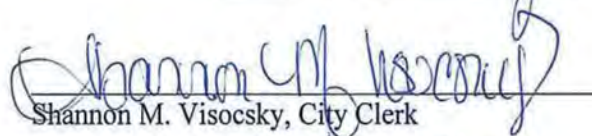
AND BE IT FURTHER RESOLVED, by the Mayor and Common Council of Westminster that the City Administrator shall, on or after the effective date of the Resolution, promptly register both the original and new corporate boundaries of the City of Westminster with

the City Clerk, the Clerk of the Circuit Court for Carroll County, and the Department of Legislative Reference for the State of Maryland.

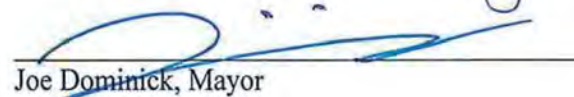
INTRODUCED this 26th day of September, 2016


Shannon M. Visocsky, City Clerk

ADOPTED this 22nd day of May, 2017



Shannon M. Visocsky, City Clerk

APPROVED this 22nd day of May, 2017


Joe Dominick, Mayor

APPROVED AS TO FORM AND SUFFICIENCY

this 22nd day of May, 2017


Elissa D. Levan, City Attorney

RESOLUTION NO. 17-01

ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF WESTMINSTER BY ANNEXING INTO THE CITY CERTAIN PROPERTY CONTIGUOUS AND ADJOINING TO THE CITY'S EXISTING CORPORATE BOUNDARIES CONSISTING OF APPROXIMATELY 3.550 ACRES OF LAND OWNED BY STATE HIGHWAY ADMINISTRATION AND COMPRISING A PORTION OF THE RIGHT OF WAY FOR OLD NEW WINDSOR PIKE, TOGETHER WITH APPROXIMATELY 12.4205 ACRES OF LAND OWNED BY THE CITY AND LOCATED AT 1161 OLD NEW WINDSOR PIKE, THE TOTAL ANNEXATION AREA COMPRISING APPROXIMATELY 15.9705 ACRES.

(Annexation No. 69)

WHEREAS, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, and §164-6 of the Code of the City of Westminster, the Mayor and Common Council of Westminster is vested with the authority and discretion to enlarge the corporate boundaries of the City; and

WHEREAS, the Mayor and Common Council of Westminster ("the City") owns certain parcels of land in Carroll County, Maryland, known collectively as 1161 Old New Windsor Pike, and more particularly described as Tax Map 045, Grid Parcels 328 and 487 ("the Property"), which are presently classified "C" Conservation District and "I-G" General-Industrial District under the zoning laws of Carroll County; and

WHEREAS, the City has operated a Wastewater Treatment Plant on the Property since 1973 serving residents and business in the City and in Carroll County ("the County"); and

WHEREAS, the City proposes to annex the Property, as described by metes and bounds on Exhibit A hereto, and comprising approximately 12.4205 acres; and

WHEREAS, the Property abuts a portion of the west side of the State Highway Administration ("SHA") right-of-way for Old New Windsor Pike, which is contiguous to and

adjoining the City's existing corporate boundary along a portion of the west side of Old New Windsor Pike; and

WHEREAS, the City proposes to annex a portion of the SHA right-of-way ("the SHA ROW") as described by metes and bounds on Exhibit B hereto, and comprising approximately 3.550 acres.

WHEREAS, the area comprised of the Property and the SHA ROW proposed to be annexed herein, comprising together approximately 15.9705 acres ("the Annexation Area") is shown on the Annexation Plat attached hereto as Exhibit C attached hereto and is described by metes and bounds in Exhibit D hereto; and

WHEREAS, the parcels in the Annexation Area, being entirely in public ownership, have no assessed value and therefore there are no property owners from whom the City must obtain consent pursuant to Md. Code Ann., Local Gov't Art., § 4-403; and

WHEREAS, there are no persons residing within the area to be annexed and from whom consent to annexation is required by Md. Code Ann., Local Gov't Art., § 4-403; and

WHEREAS, the proposed annexation comprises land contiguous to and adjoining the City's existing corporate boundaries and the annexation of the subject property will not create any unincorporated area that is bounded on all sides by real property presently or by this Petition or by a combination of both within the corporate limits of the City of Westminster.

IT IS THEREFORE RESOLVED, by the Mayor and Common Council of the City of Westminster, that the tracts or parcels of land in the Seventh (7th) Election District of Carroll County, Maryland, adjacent to the corporate limits of the City of Westminster, comprising a total of approximately 15.9705 of land, more or less, as shown on the Annexation Plat, Exhibit C hereto, and described in a metes and bounds description as set forth in Exhibit D, comprising the various

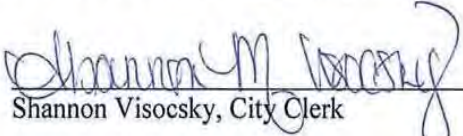
parcels described in Exhibits A and B, be added to the corporate boundaries of the City of Westminster, generally subject to the provisions of the Charter, City Code, Ordinances and other rules and regulations of the City of Westminster, except that so long as the properties comprising the Annexation Area remain in governmental ownership they shall be subject to such laws, rules and regulations only to the extent they would ordinarily apply to the governmental owners of the subject property and shall be exempt from the planning and zoning laws of the City of Westminster; and

AND BE IT FURTHER RESOLVED, pursuant to §164-6 and all other related and applicable sections of the City Code that the Zoning Map of the City of Westminster shall be amended to include this newly annexed property in the "I-G" General-Industrial District.

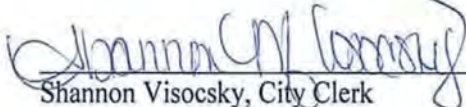
AND BE IT FURTHER RESOLVED, that this Resolution shall become effective forty-five (45) days following its passage and approval by the Mayor and Common Council of Westminster, unless within forty-five (45) days of the date of enactment the City receives a Petition for Referendum filed in accordance with the provisions of Md. Code Ann., Local Gov't Article, §§ 4-408 through 4-410.

AND BE IT FURTHER RESOLVED, by the Mayor and Common Council of Westminster that the City Administrator shall, on or after the effective date of the Resolution, promptly register both the original and new corporate boundaries of the City of Westminster with the City Clerk, the Clerk of the Circuit Court for Carroll County, and the Department of Legislative Reference for the State of Maryland.

INTRODUCED this 13th day of February, 2017


Shannon Visocsky, City Clerk

ADOPTED this 12th day of June, 2017



Shannon Visocsy, City Clerk

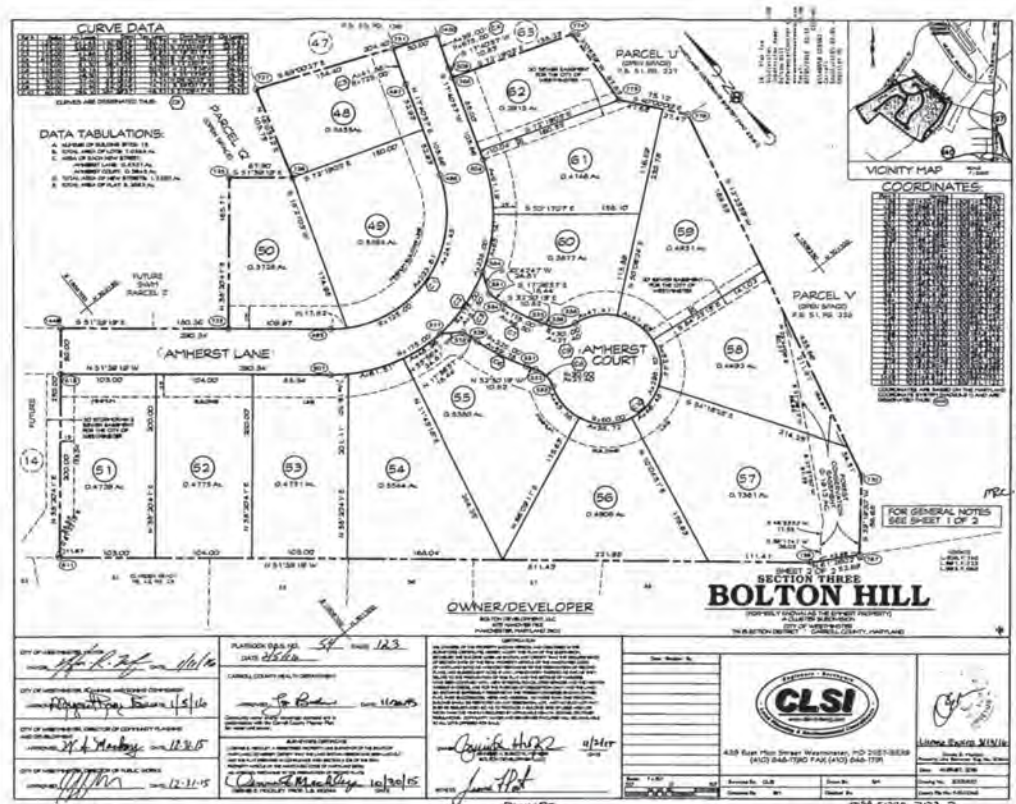
APPROVED this 13th day of June, 2017


Joe Dominick, Mayor

APPROVED AS TO FORM AND SUFFICIENCY

this 12th day of June, 2017


Elissa D. Levan, City Attorney



CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 8895, p. 0164, MSA, CE56, 8885, Date available 12/21/2017, Printed 12/29/2017

Planning for Success in Carroll County



Carroll County
Department of Planning

Planning for Success
in Carroll County