



2013 Planning Annual Report



This 2013 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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2013 Annual Planning Report

June 17, 2014

The Carroll County Planning and Zoning Commissioner hereby Certifies and Adopts the *2013 Annual Planning Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

Alec Yeo, Chairman
Carroll County Planning and Zoning Commission

Philip R. Hager, Secretary
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CARROLL COUNTY PLANNING & ZONING COMMISSION
Planning a better future for Carroll County

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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.

Beginning in 2010, the annual report now 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 was one new comprehensive plan adopted during 2013, the 2013 Finksburg Corridor Plan. This plan was an update to the 1981 Finksburg Area and Environs Comprehensive Plan. The Growth Area was reduced in size from 8,925 acres to 640.6 acres and is focused along the MD 140 corridor. Map 1 shows a comparison of the old and new Growth Area for the Finksburg Planning Area. During 2013, the 2007 Westminster Environs Community Comprehensive Plan was amended, removing Kate Wagner extended as a planned major street.

2013 Finksburg Corridor Plan

The *2013 Finksburg Corridor Plan* was adopted by the Board of County Commissioners on August 29, 2013 (Resolution No. 891-2013). A comprehensive rezoning accompanied the plan.

Major concepts in the Plan included:

- Contract the Growth Area Boundary, depicted as the Community Planning Area or CPA in the 1981 Plan, to a much smaller area centered along the MD 140 corridor and MD 91 intersection
- Improve circulation along MD 140 and adjacent roadways
- Renewed water quality focus
- Explore community wastewater system
- 21 properties were rezoned as part of an accompanying comprehensive rezoning following the adoption of the plan

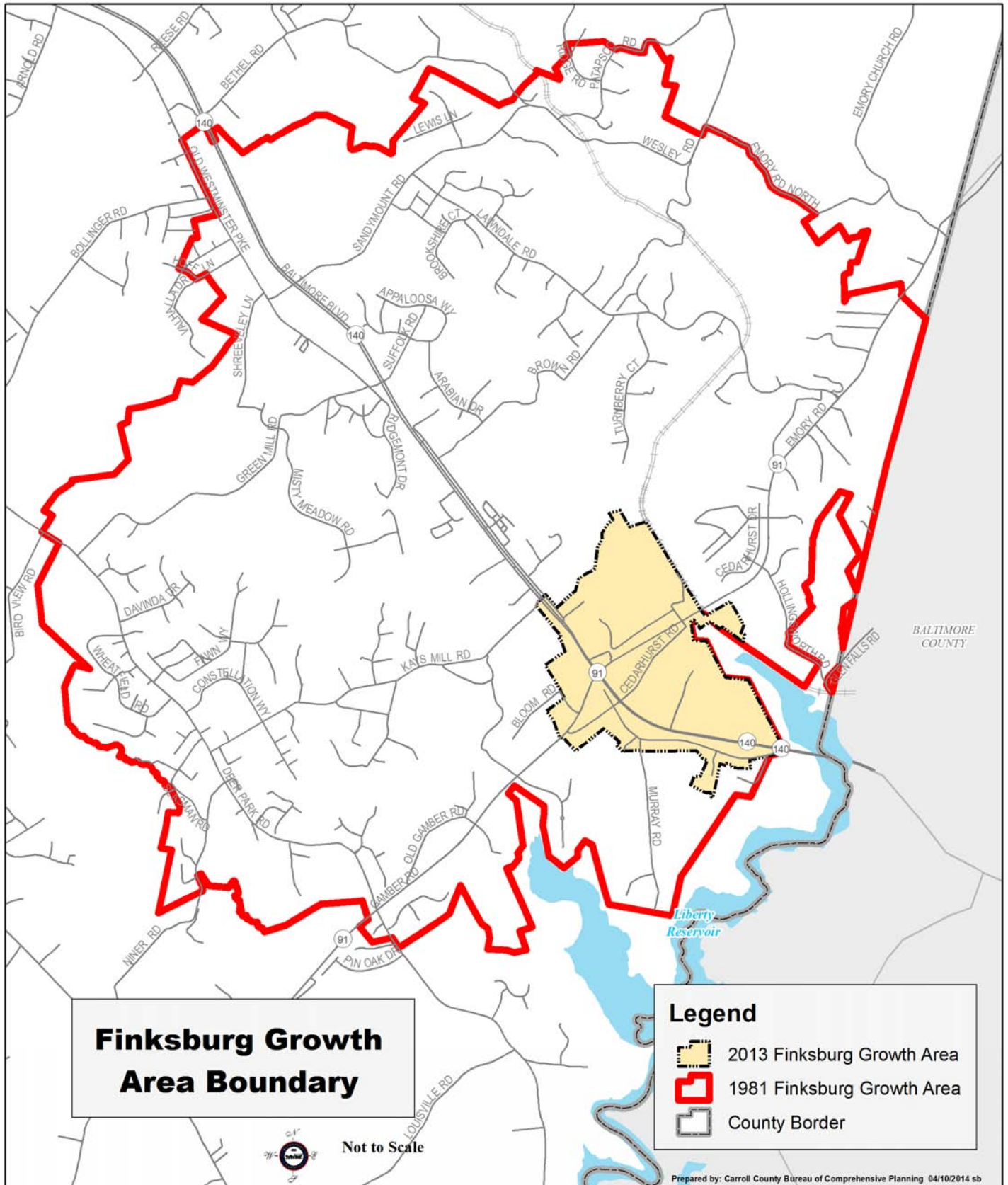
2007 Westminster Environs Community Comprehensive Plan

On October 10, 2013, the Board of County Commissioners approved the removal of Kate Wagner Road extended (Resolution No. 893-2013).

This amendment:

- Removed the proposed connection between MD 32 and MD 97
- Directed staff to seek alternative options in the area for making the connection during the next plan cycle

Map 1



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 2013. Map 2 on page 7 shows the location of these subdivisions and site plans. During 2013, a total of 34 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 1,029 acres. The plans listed include not only greenfield development (new development), but also redevelopment, additions, and resubdivisions.

**Table 1 - County Residential Site Plans and Subdivisions
2013**

Location # (Map 2)	Name	Type	New Lots	Zoning	Election District
1	Herbanna Farm 2	Residential	3	Agricultural	7
2	Pooledale	Residential	48	Ag/Con	14
3	My Ladies Manor 3	Residential	1	R-40,000	4
4	Timber Summit, Section 2	Residential	1	Agricultural	6
5	Suzies's Corner, Section 3	Residential	1	Agricultural	4
6	Old Farm, 2nd Resub of Section 3 & Old Farm 4	Residential	1	Agricultural	14
7	South Hills	Residential	5	Agricultural	9
8	Kristler's Landing	Residential	1	Agricultural	9
9	The Estates at Liberty Reservoir	Residential	39	R-20/Con	5
10	Good Will Acres	Residential	1	Agricultural	11
11	Cliff's Legacy	Residential	2	R-40/Con	4
12	Flynn Acres	Residential	3	Agricultural	9
13	Jacob's Ridge 4	Residential	2	Ag/Con	7
14	Golden Crest (Assisted Living Facility)	Residential	1 (16 bed)	Agricultural	7
15	Willard D. Hoff Property, Section 3	Residential	4	Agricultural	6
16	Stansfield Estates	Residential	21	R-40,000	4
17	Hidden Valley, Section 2, Resub Lot 24	Residential	1	Conservation	6
135 lots, 829.68 acres					

Source: Bureau of Development Review

...Amendments & Growth Related Changes in Development Patterns

**Table 2 - County Commercial & Industrial Site Plans and Subdivisions
2013**

Location # (Map 2)	Name	Type	Acres	Zoning	Election District
18	Lot 39 Central Maryland Service & Distribution Center	Industrial	1.09	Restricted Industrial	14
19	Eldersburg Commons (Carrolltown Mall redevelopment)	Commercial	23.90	Business General	5
20	BGE Gas Pipeline Reinforcement (Mount Airy to Westminster)	Public Utility	59.00	Various	9, 13
21	Public Safety Training Center, Amended Site Plan	Pub Safety	5.16	Conservation	7
22	Legacy School, Amended Site Plan	Institutional	3.86	Agricultural	14
23	David D. Green Professional Center, 3rd Amended	Commercial	5.13	R-10,000	7
24	McDonald's Westminster (redevelopment)	Commercial	0.96	Business General	7
25	Tobacco Technology, 2nd Amended	Industrial	44.23	Restricted Industrial	14
26	Hidey Property	Commercial	15.65	Agricultural	9
27	Pine Knoll Development, Parcel A	Commercial	13.12	Restricted Industrial	7
28	North Carroll Community School, 2nd Amended	Commercial	0.33	Agricultural	7
29	Walnut Park Industrial Subdivision, Amended Lot 6, Roll Off Express	Industrial	10.68	Restricted Industrial	4
30	Chick-fil-A, Eldersburg	Commercial	1.56	Restricted Industrial	5
31	Princess Shopping Center	Commercial	8.32	Business General	5
32	44 Liberty Road	Commercial	3.81	B-NR	14
33	BGE Deer Park Road Substation, Removal & New Pole Foundation (redevelopment)	Pub Utility	0.35	Conservation	4
34	Carroll Hospital Center (Cancer Center addition)	Institutional	2.0	R-20,000	7
199.15 acres affected					

Source: Bureau of Development Review



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 2013. The locations of these subdivisions and site plans are also shown on Map 2. During 2013, a total of 14 substantive plans were approved in the municipalities, covering approximately 125 acres.

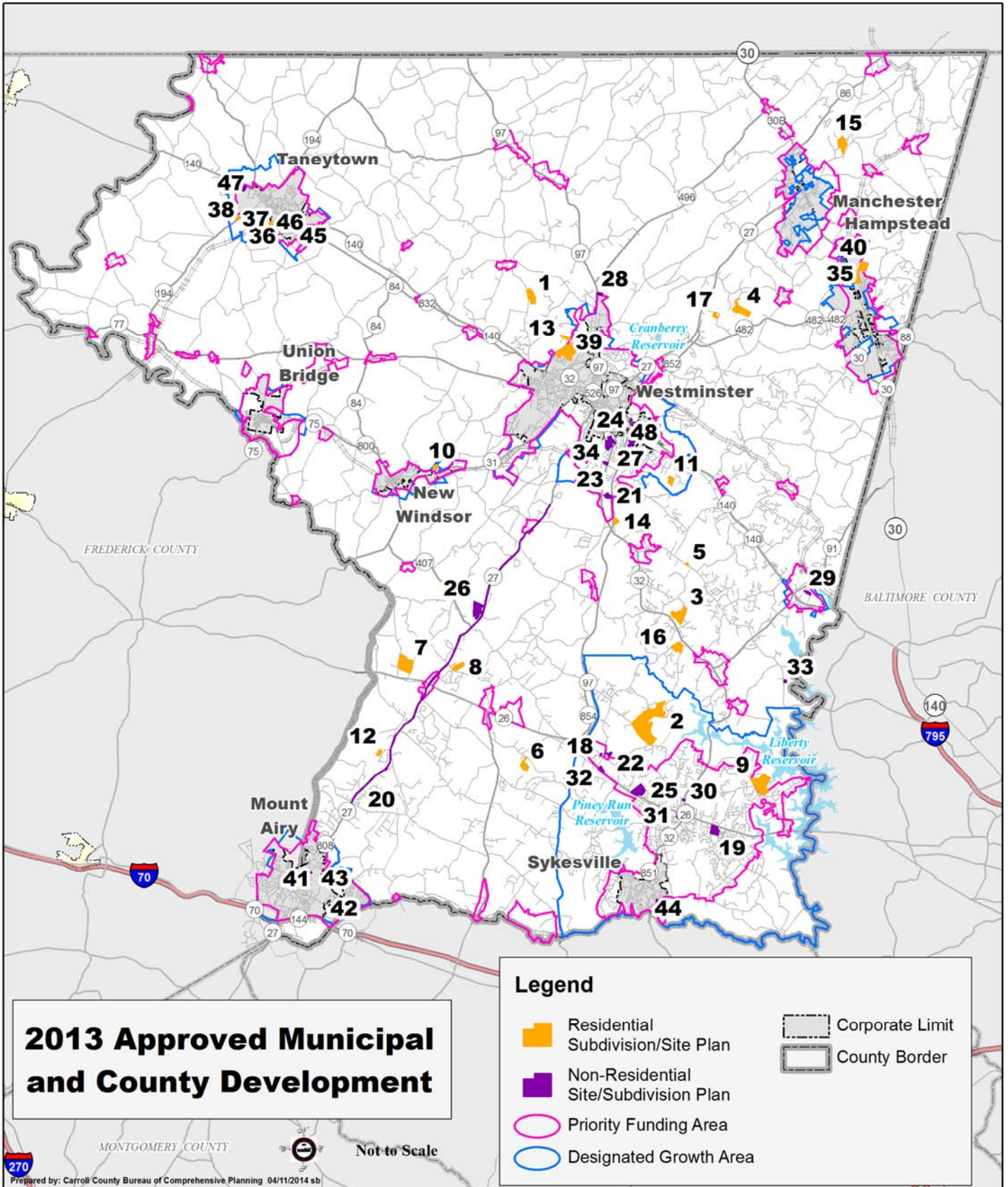
Table 3 - Municipal Residential Site Plans & Subdivisions 2013					
Location # (Map 2)	Name	Type	Lots	Zoning	Municipality
35	North Carroll Farms V	Residential	23	R-20,000	Hampstead
36	Flying Colors	Residential	4	R-10,000	Taneytown
37	Remsburg Property	Residential	1	R-10,000	Taneytown
38	LeFavre Property	Residential	1	R-10,000	Taneytown
39	Bolton Hill, Phase 2	Residential	32	R-20,000	Westminster
61 lots, 73.19 acres					

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

Table 4 - Municipal Commercial & Industrial Site Plans & Subdivisions 2013					
Location # (Map 2)	Name	Type	Acres	Zoning	Municipality
40	Auto Zone	Commercial	1.2	General Business	Hampstead
41	Verizon Telecommunications Additions	Commercial	1.2	Residential Existing	Mount Airy
42	The Goddard School	Institutional	1.45	Industrial	Mount Airy
43	Water Station No. 2 Upgrade	Institutional	0.17	R7-Residential	Mount Airy
44	Shell Gas Station Sandosky Road (redevelopment)	Commercial	1.36	Local Business	Sykesville
45	Sheetz Taneytown	Commercial	2.8	General Business	Taneytown
46	Dollar General	Commercial	2.66	General Business	Taneytown
47	Flowserve	Industrial	39.22	Restricted Industrial	Taneytown
48	140 Village Shopping Center Lot 7 (resubdivision)	Commercial	1.64	Business	Westminster
51.70 acres affected					

Source: Bureau of Development Review, Town of Hampstead, Town of Mount Airy, City of Taneytown, City of Westminster

Map 2



Amendments & Growth Related Changes in Development Patterns...

Zoning Map Amendments

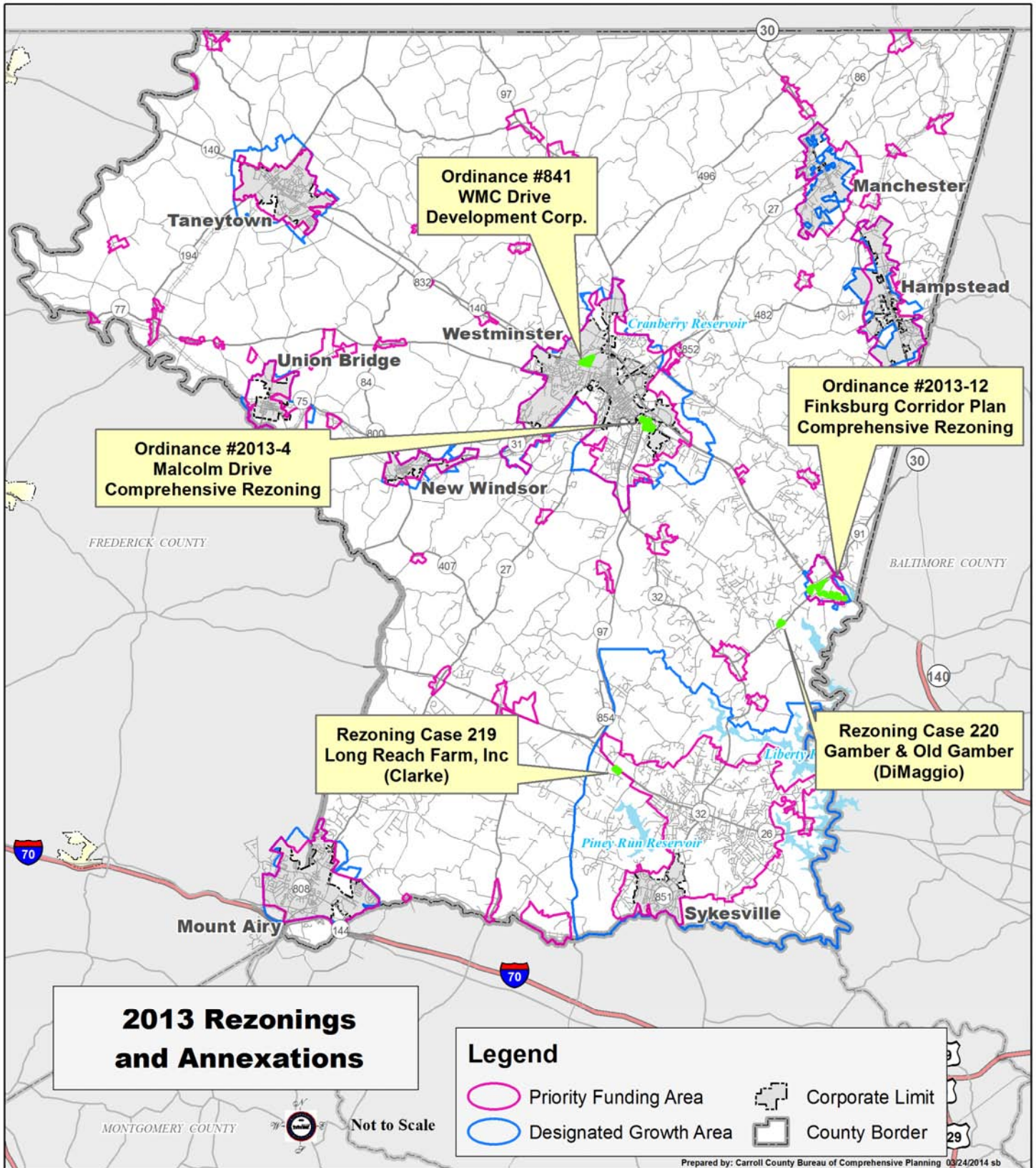
Zoning Map Amendments

Table 5 and Table 6 list all rezoning activity and annexations, respectively, within Carroll County for 2013. Map 3 shows the location of these rezoning cases. During 2013, no annexations were processed within Carroll County.

Table 5 – Rezoning 2013					
Rezoning	Name	District Change	Acres	Approval Date	Plan Reference
219	Long Reach Farm, Inc. (Clarke)	Conservation to Neighborhood Retail Business	6.59	December 5, 2013	Freedom
220	Gamber & Old Gamber (DiMaggio)	Neighborhood Retail Business to BG	4.45	December 19, 2013	Finksburg
Ord #2013-4	Malcolm Drive Comprehensive Rezoning	R-10,000 to BG IR to BG	2.28 9.25	May 7, 2013	Westminster Environs
Ord #2013-12	Finksburg Corridor Plan Comprehensive Rezoning	IR to BG R-10,000 to BG Con to BG	4.62 7.54 11.0	December 5, 2013	Finksburg
Ord #841	WMC Drive Development Corporation	Neighborhood Commercial to Business	31	March 25, 2013	Westminster

Table 6 – Annexations 2013			
Name	Acreage	Jurisdiction	Effective Date
None			

Map 3



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. 2013-02, Landscaping Enhancement of Development—This ordinance amended Chapter 134 (Landscape Enhancement of Development) to allow for a waiver of landscaping requirements for site redevelopment plans under certain circumstances.

Ordinance No. 2013-03, Economic Relief 2—This ordinance amended Chapter 223 (Zoning) to add definitions of “Livable Floor Area”, “Produce Stand”, and “Roadside Stand”, allowing for Temporary real estate sales offices under certain circumstances, addressed roomers and boarders by a resident owner in the R-40,000, R-20,000, R-10,000, and Agricultural District, roadside stands for produce sales in the Agricultural District, amended language regarding automobile, motorcycle, trailer, and implement sales in the General Business zone, and added vehicle repair shops and sales lots as a principal permitted use in the General Business District.

Ordinance No. 2013-09, Billboard/Signs; Lawn Care and Maintenance; and Conditional Use Consistency Requirements—This ordinance amended Chapter 223 (Zoning) to add definitions of “Electronic Message Signs”, “Landscape Contractor”, “Lawn Care and Maintenance Service” and altering the Conservation, R-40,000, Agricultural, R-20,000, R-10,000, and R-7,500 zoning districts and Signs section to incorporate these changes.

Ordinance No. 2013-10, Development and Subdivision of Land—This ordinance amended Chapter 103 (Development and Subdivision of Land) altering requirements for in-fee access strips, use-in-common driveway standards and criteria.

Ordinance No. 2013-11, Zoning—Mining Provisions—This ordinance amended Chapter 223 (Zoning) altering definitions for “Conveyor”, “Extraction Operations”, “Mineral Resource Recovery Operations”, and “Processing Operations”, and adding definitions for “Excavated Material”, “Concurrent Reclamation”, amending the sections on “Mineral Resource Overlay”, and “Mineral Resource Recovery Area”.

Municipal:

(Hampstead) **Ordinance No. 500, Zoning** —This ordinance amended Chapter 135 (Zoning) to Definitions and word usage, feral cat, and Miscellaneous regulations, Animals, further clarifying the code.

...Amendments & Growth Related Changes in Development Patterns

(Manchester) **Ordinance No. 214, High Water Usage**—This ordinance removed certain high water uses such as nursing homes, hospitals, golf courses, and car washes, from the principal permitted and conditional sections of zoning categories throughout the zoning ordinance and also modified the definition of fences for clarification purposes in accessory uses.

(Mount Airy) **Ordinance No. 2013-05, Water & Sewer Allocation**—This ordinance modified the methodology for the allocation of water and sewer for development projects and established procedures for the periodic review of available capacity yield.

(Taneytown) **Ordinance No. 07-2013, Amendment to Sign Area Free Standing Signs**—This ordinance clarified (and reduced) the maximum allowable size for free standing signage in the General Business and Downtown Business zones.

(Westminster) **Ordinance No. 838, Amendment to Neighborhood Commercial Zoning District**—This ordinance amended Chapter 164 (Zoning and Subdivision of Land) to allow for additional on premises commercial signage within this NC zone under certain circumstances.

(Westminster) **Ordinance No. 840, Mixed Use Infill Zone**—This ordinance amends Chapter 164 (Zoning and Subdivision of Land) to allow for the Mixed Use Infill zone to be used as a floating zone in certain areas within the “B” Business, “C-B” Central Business, “D-B” Downtown Business, and “N-C” Neighborhood Commercial zone.

(Westminster) **Ordinance No. 842, Telecommunications Towers**—This ordinance amended Chapter 164 (Zoning and Subdivision of Land) to permit telecommunications facilities on school sites within the R-10,000 and R-20,000 zone.

(Westminster) **Ordinance No. 845, Amendment to Planned Regional Shopping Center Zoning District**—This ordinance amended Chapter 164 (Zoning and Subdivision of Land) to permit Animal Hospitals, Veterinary Clinics, and Accessory Kennels without outside runways within the PRSC zone.

(Westminster) **Ordinance No. 846, Amendment to Planned Industrial Zoning District**—This amendment added a definition for Planned Business Centers to Article 1 (General Provisions) of the City Code and amended the Planned Industrial Zone to permit Trade Schools within the zone.

(Westminster) **Ordinance No. 848, Amendment to Restricted Industrial Zoning District**—This ordinance amended Chapter 164 (Zoning and Subdivision of Land) to allow for professional and business offices as primary uses within the IR zone.

Amendments & Growth Related Changes in Development Patterns...

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2013.

Sustainable Community

Sustainable Community Application

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.

Schools

New Schools or Additions to Schools

The new Mount Airy Middle School was completed and opened during 2013. State Rated Capacity for the new facility was 870 students, an increase from the previous facility's capacity of 510. Robert Moton Elementary School was also renovated, enclosing classroom spaces. The school was originally constructed with an open floor plan. Capacity (608 students) was not altered by this renovation. Table 7 lists details of these changes.

**Table 7 - School Construction or Additions
2013**

Name of School	ED	Type of Change	Capacity
Mount Airy Middle School	13	School replacement	870
Robert Moton Elementary School	7	Classroom enclosures	608



New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 8 describes changes that occurred to the County’s roadway network in 2013. The intersection of MD 97 and Stone Road was relocated to a safer, more visible location. Other changes were primarily system maintenance and local in nature.

**Table 8 - New Roadway Construction
2013**

County Road Name	From	To	Type of Change
Bollinger Road	Structure over Beaver Run		Bridge Reconstruction
Falls Road	Structure over Indian Run		Bridge Reconstruction
Kent Terrace	Current terminus	Open Field Ct	Road Extension
Senecca Lane	South of Fannie Dorsey Rd	Cul-de-sac	Road Extension
Chimney Rock Court	Senecca Ln	Cul-de-sac	New Construction
Margath Road	Arnold Rd	End	New Construction
Cambria Road	Arnold Rd	End	New Construction
Hazeldyne Court	Arnold Rd	Cul-de-sac	New Construction
Irish Rebel Road	Sullivan Rd	Wild Goose Ct	New Construction
Wild Goose Court	Lemon Rd	End	New Construction
Cody Court	Wild Goose Ct	Cul-de-sac	New Construction
Marabrooke Court	Bartholow Rd	Cul-de-sac	New Construction
Sassafras Circle	Piney Ridge Pkwy	Piney Ridge Pkwy	New Construction
Rhonda Road	Current terminus	End	Road Extension
Kathleen Court	Rhonda Rd	Cul-de-sac	New Construction
Oden Court	Monroe Ave	Cul-de-sac	New Construction
Oden Way	Monroe Ave	End	New Construction
Philben Circle	Monroe Ave	Monroe Ave	New Construction
Monroe Avenue	Current terminus	End	Road Extension
Shelby Court	Oden Way	Cul-de-sac	New Construction
Manhuron Road	Current terminus	Old Westminster Pike	Road Extension
Tall Grass Court	Mahuron Rd	Cul-de-sac	New Construction
Tall Grass Road	Mahuron Rd	End	New Construction
Open Field Court	Mahuron Rd	Cul-de-sac	New Construction
Stone Road	Old Stone Road	MD 97	Relocated and Rebuilt
Old Stone Road	0.23 mile west of MD 97	MD 97	Access to MD 97 Terminated
Municipal Road Name	From	To	Type of Change
None			

Amendments & Growth Related Changes in Development Patterns...

Parks

New Parks

Carroll County opened Leister Park, a regional park on a 100-acre site located in northeast Carroll County along Black Rock Road (Election District 8), in 2013. Map 4 shows a rendering of the completed park. The development of this park was originally reported in the 2010 Annual Report. The baseball/multi-purpose field and gym will be completed during future phases.

Map 4



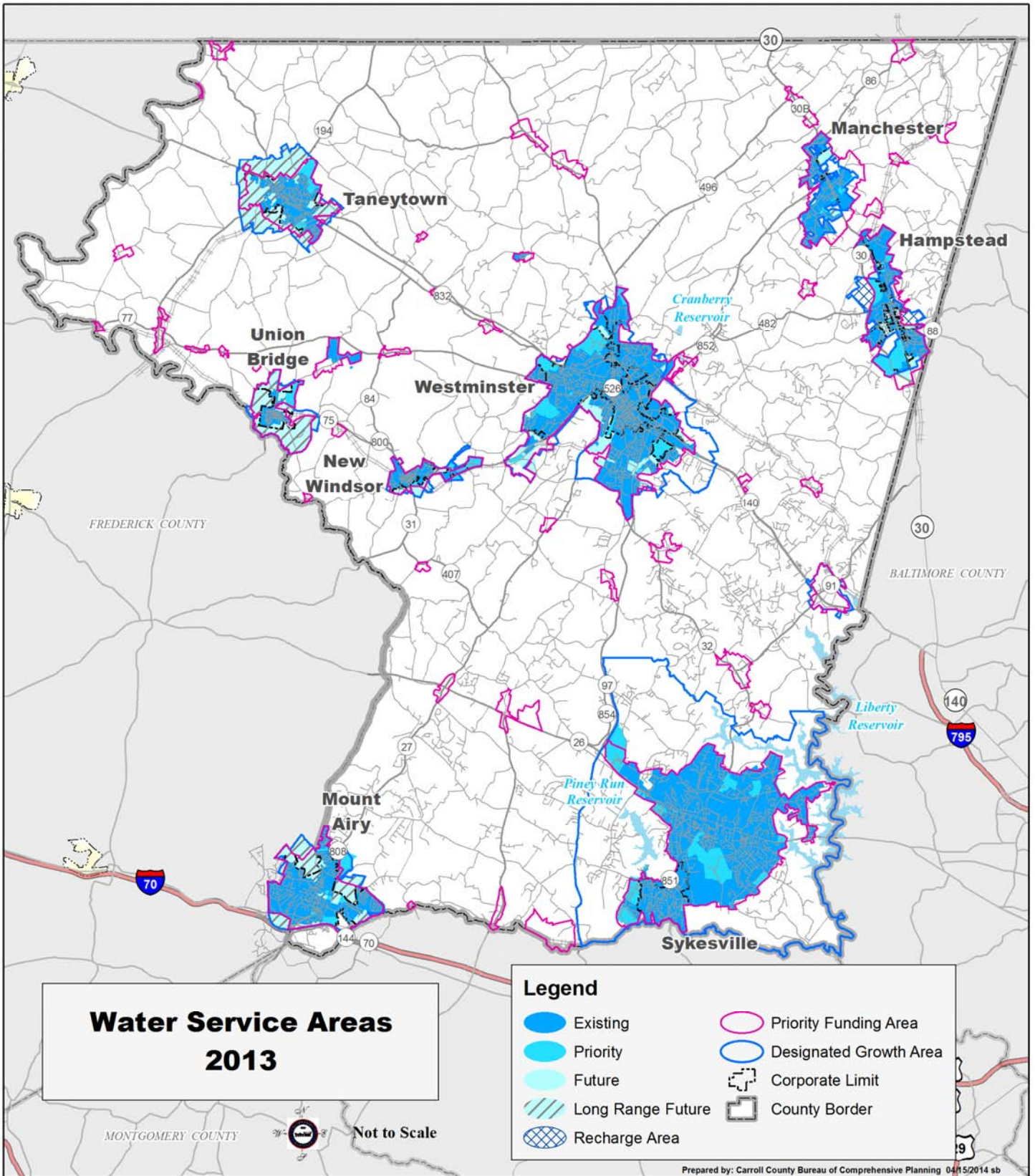
Water & Sewer

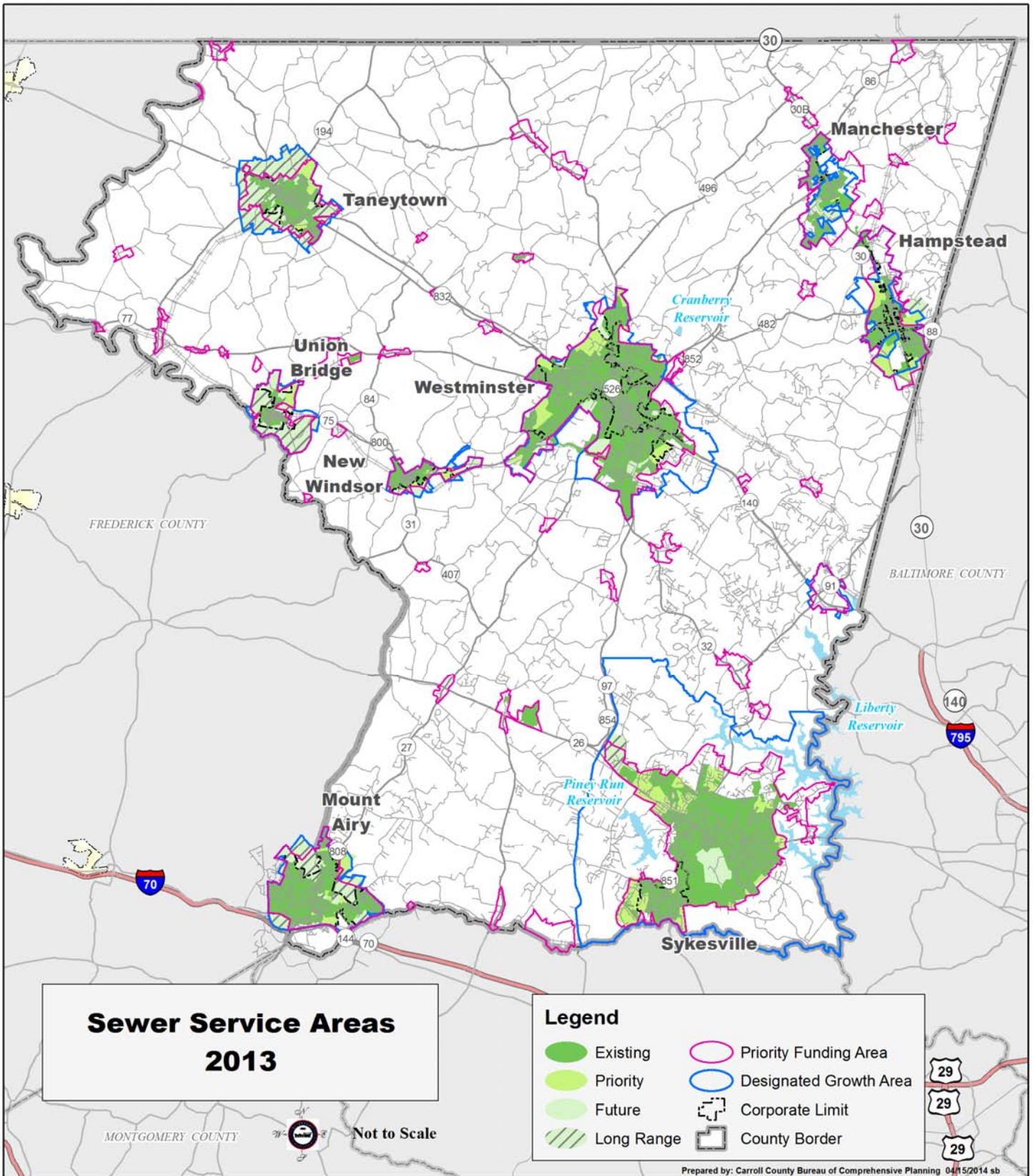
Carroll County Water & Sewer Master Plan

Resolution No. 907-2013, Adoption of the 2013 Carroll County Water and Sewer Master Plan.

- On December 19, 2013, the Board of County Commissioners Adopted the 2013 Carroll County Water and Sewer Master Plan. State law requires the Plan to be updated every three years. Updates have been made to maps, data, figures, and relevant supporting information. The Plan covers all areas of the County, including community water supply and sewerage systems, and planned service areas including maps of these areas. Maps 5 and 6 show the overall Plan maps. *The Plan will not become effective until final approval is received from the Maryland Department of the Environment.*

Map 5





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 2013, 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.



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 is provided here for Designated Growth Areas (DGAs) as well as PFAs. 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 DGAs (formerly referred to as Community Planning Areas). Population and households have been estimated on a monthly basis by adding U&O data to the most recent available Census data. These estimates are generated for election districts countywide, by 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 2013 was identified and compared to the number of dwelling units that existed as of December 31, 2012. Table 9 shows the dwelling units added within each PFA in 2013, as well as the cumulative total at the end of 2013. Table 10 shows the cumulative number of dwelling units for all areas both inside and outside the PFAs. Map 9 on Page 27 illustrates the location of new residential growth relative to PFA boundaries.

Priority Funding Area	PFA Totals as of 12/31/12	2013 Units Only	PFA Totals as of 12/31/13	% of PFA Totals
Finksburg	132	0	132	0.4
Freedom	8,341	55	8,396	23.8
Sykesville	1,546	23	1,569	4.5
Hampstead	2,952	0	2,952	8.4
Manchester	1,979	68	2,047	5.8
Mount Airy (CC & FC)	3,379	44	3,423	9.7
New Windsor	639	0	639	1.8
Taneytown	2,578	24	2,602	7.4
Union Bridge	494	0	494	1.4
Westminster	10,821	55	10,876	30.9
Rural Villages	2,068	2	2,070	5.9
Total	34,929	271	35,200	100.0

Year	% Inside PFA
2010	71.9
2011	65.0
2012	70.4
2013	69.5

Source: GIS Residential Address Point Data, Department of Land Use, Planning & Development and Office of Technology Services

Area	County Total as of 12/31/12	% of County Total in 2012	2013 Units Only	% of 2013 Units	County Total as of 12/31/13	% of County Total in 2013
Total Inside PFAs	34,929	55.2	271	69.5	35,200	55.2
Total Outside PFAs	28,398	44.8	119	30.5	28,517	44.8
Total	63,327	100.0	390	100.0	63,717	100.0

Source: GIS Residential Address Point Data, Department of Land Use, Planning & Development and Office of Technology Services

Residential Units by DGA

Residential: Dwelling Units by Designated Growth Area (DGA)

For decades, Carroll County and its municipalities have defined areas designated for annexation and future growth, beyond current municipal limits. Much of the data is aggregated by these designated growth areas (**DGAs**). The DGAs are a very important part of how jurisdictions in Carroll County plan for future growth, development, and facilities. Table 11 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each DGA in 2013, as well as the cumulative total at the end of 2013. Table 12 shows the cumulative number of dwelling units for all areas both inside and outside the DGAs. Map 9 on Page 27 illustrates the location of new residential growth relative to DGA boundaries.

4 Year Trend (DGA)	
Year	% Inside DGA
2010	80.5
2011	78.2
2012	75.3
2013	77.7

Table 11 - Dwelling Units by Designated Growth Areas 2013				
Designated Growth Area	DGA Totals as of 12/31/12	2013 Units Only	DGA Totals as of 12/31/13	% of DGA Totals
Finksburg	136	0	136	0.4
Freedom	10,666	71	10,737	30.2
Sykesville	1,546	23	1,569	4.4
Hampstead	2,821	0	2,821	7.9
Manchester	1,807	67	1,874	5.3
Mount Airy (CC & FC)	3,382	44	3,426	9.6
New Windsor	684	0	684	1.9
Taneytown	2,665	24	2,689	7.6
Union Bridge	510	0	510	1.4
Westminster	11,048	74	11,122	31.3
Total	35,265	303	35,568	100.0

Source: GIS Residential Address Points, Department of Land Use, Planning & Development

Table 12 - Dwelling Units Inside vs. Outside DGAs 2013						
Area	County Total as of 12/31/12	% of County Total in 2012	2013 Units Only	% of 2013 Units	County Total as of 12/31/13	% of County Total in 2013
Total Inside DGAs	35,265	55.7	303	77.7	35,568	55.8
Total Outside DGAs	28,062	44.3	87	22.3	28,149	44.2
Total	63,327	100.0	390	100.0	63,717	100.0

Source: GIS Residential Address Point Data, Department of Land Use, Planning & Development and Office of Technology Services

Non-Residential Units by PFA & DGA

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

To measure the amount and share of **non-residential development** that occurred inside and outside of **PFAs and DGAs**, non-residential Use & Occupancy (U&O) certificates issued in 2013 were used to identify where new non-residential development occurred in 2013. Table 13 shows the number of units added within each PFA and DGA. The number of non-residential units added countywide (inside and outside the PFAs and DGAs) is shown on Table 14. Map 9 on Page 27 indicates the location of the new residential and non-residential units added in 2013.

Table 13 - Non-Residential Units By Priority Funding Areas and Designated Growth Areas 2013				
Priority Funding Area	PFA		DGA	
	2013 Units	% of PFA Totals	2013 Units	% of DGA Totals
Finksburg	0	0.0	0	0.0
Freedom	8	26.7	9	33.3
Sykesville	0	0.0	0	0.0
Hampstead	1	3.3	0	0.0
Manchester	0	0.0	0	0.0
Mount Airy (CC & FC)	6	20.0	6	22.2
New Windsor	0	0.0	0	0.0
Taneytown	2	6.7	2	7.5
Union Bridge	0	0.0	0	0.0
Westminster	10	33.3	10	37.0
Other PFA	3	10.0	—	—
Total	30	100.0	27	100.0

Source: GIS Residential Address Point Data, Department of Land Use, Planning & Development and Office of Technology Services

Table 14 - Non-Residential Units Inside vs. Outside PFAs & DGAs 2013				
Area	PFA		DGA	
	2013 Units	% of 2013 Units	2013 Units	% of 2013 Units
Total Inside	30	78.9	27	71.1
Total Outside	8	21.1	11	28.9
Total	38	100.0	38	100.0

Source: 2011 Buildable Land Inventory, Department of Land Use, Planning & Development

Preliminary Plan Approvals

Residential Preliminary Plans Approved

The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2013 is shown in Table 15. The municipal approvals are shown in Table 16. Map 7 shows the locations of the **approved residential preliminary plans** listed in the tables in relationship to the PFAs and 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 15 - Carroll County (Unincorporated) Preliminary Plans Approved 2013

Location # (Map 7)	Project Name	New Lots	Acreage of Lots	Zoning	Priority Funding Area	Designated Growth Area
1	Walnut Ridge, Section 8	5	14.97	R-20,000	Westminster	Westminster
2	Wilson Farm	23	13.88	R-20,000	Freedom	Freedom
3	Krisler's Landing	1	2.34	Agricultural	None	None
4	The Estates at Liberty Reservoir	39	84.88	R-20/Con	None	Freedom
5	Good Will Acres	2	7.10	Agricultural	None	New Windsor
6	Cliff's Legacy	3	13.07	R-40/Con	None	Westminster
7	Heird Property	5	30.62	Agricultural	None	None
8	Castle Farms	27	33.41	R-40,000	None	None
9	Flynn Acres	3	8.36	Agricultural	None	None
10	Jacob's Ridge 4	2	126.50	Ag/Con	None	None
Total		110	335.13			

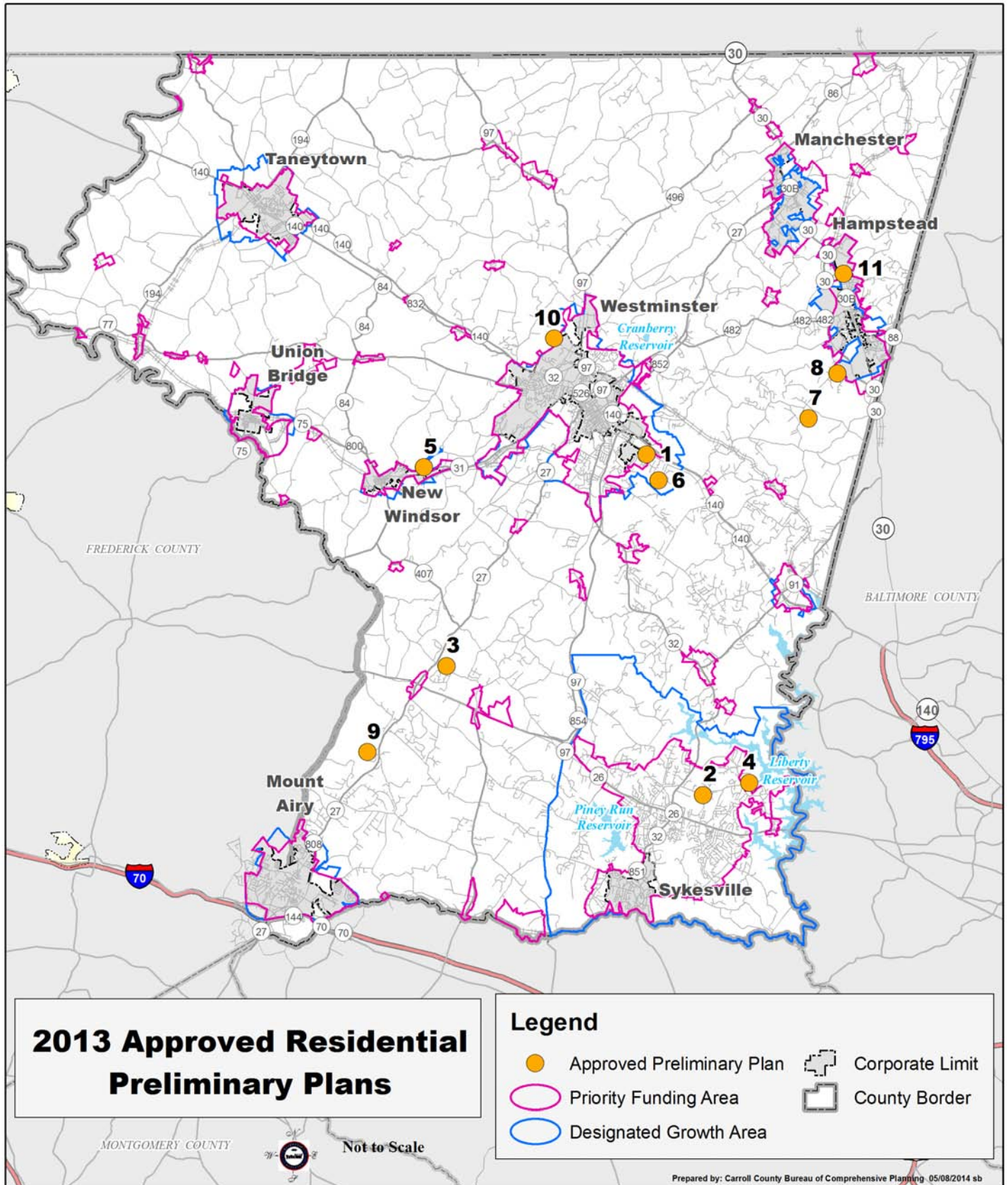
Source: Bureau of Development Review

Table 16- Municipal (Incorporated) Preliminary Plans Approved 2013

Location # (Map 7)	Project Name	New Lots	Acreage of Lots	Zoning	Priority Funding Area	Designated Growth Area
11	North Carroll Farms V	23	30.34	R-40,000	Hampstead	Hampstead
Total		23	30.34			

Source: Bureau of Development Review, Town of Hampstead

Map 7



Measures & Indicators...

Recorded Lots

Recorded Lots

The number of residential **lots recorded** in 2013 is shown by PFA and by DGA in Table 17. Commercial and industrial lots are shown in Table 18. The locations of the recorded lots in these tables in relationship to the PFAs and DGAs are shown on Map 8.

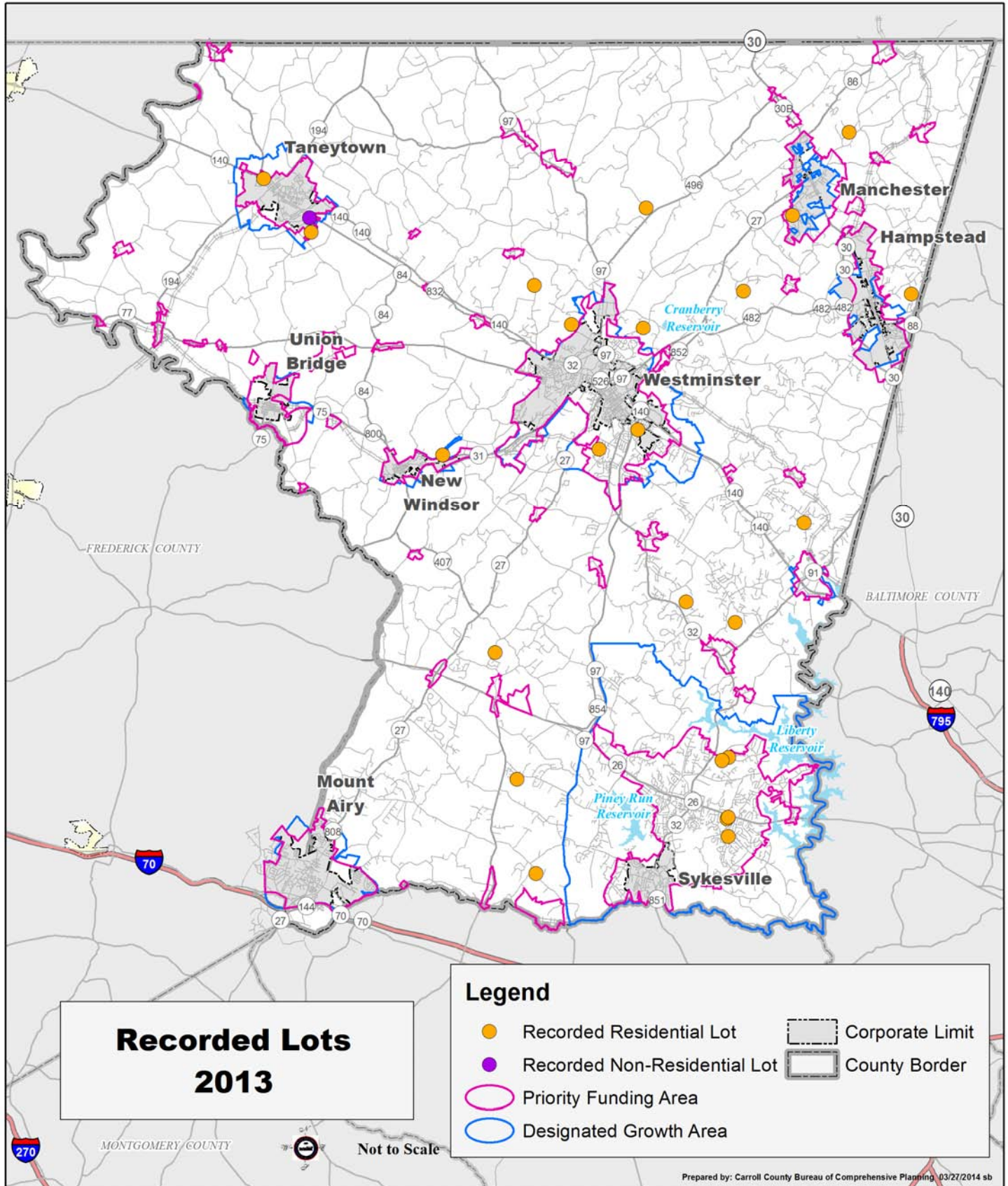
Table 17 - Number of Residential Recorded Lots by Priority Funding Areas & Designated Growth Areas 2013		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	55	46/54
Outside PFA	64	
Total	119	
Inside DGA	57	48/52
Outside DGA	62	
Total	119	

Source: GIS Data, Department of Land Use, Planning & Development

Table 18 - Number of Commercial/Industrial Recorded Lots by Priority Funding Areas & Designated Growth Areas 2013		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	1	100/0
Outside PFA	0	
Total	1	
Inside DGA	1	100/0
Outside DGA	0	
Total	1	

Source: GIS Data, Department of Land Use, Planning & Development

Map 8



Measures & Indicators...

Building Permits Issued

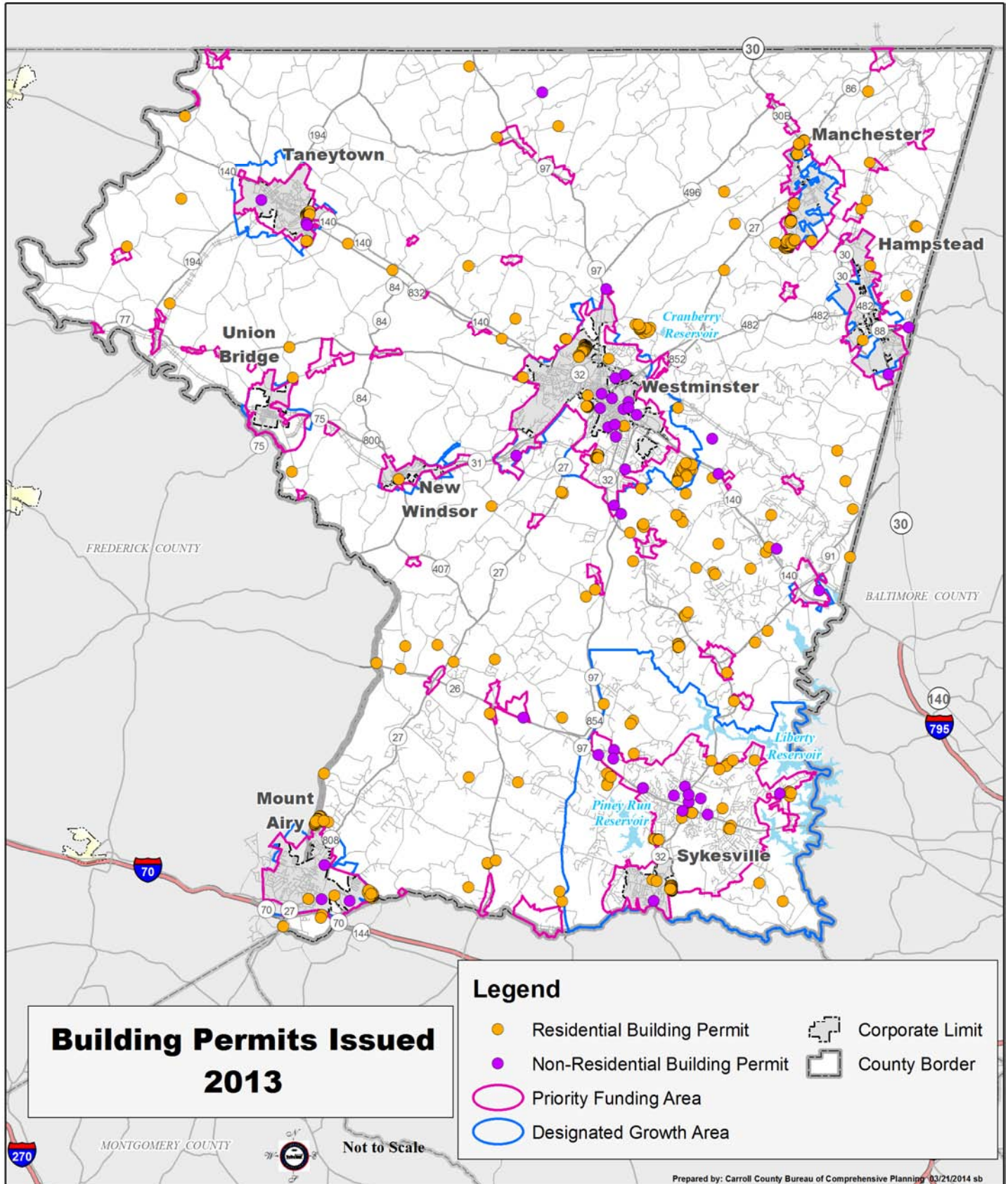
Building Permits Issued

The total number of building permits **issued** in 2013 was 419, as shown in Table 19. This includes permits issued within the municipalities. Map 9 shows the locations of the building permits in this table in relationship to the PFAs and DGAs.

Table 19 - Building Permits Issued by Priority Funding Areas & Designated Growth Areas 2013		
Area	Totals	Total % In/% Out
Residential Inside PFA	229	61/39
Residential Outside PFA	145	
Non-Residential Inside PFA	36	80/20
Non-Residential Outside PFA	9	
Total	419	
Residential Inside DGA	264	71/29
Residential Outside DGA	110	
Non-Residential Inside DGA	36	80/20
Non-Residential Outside DGA	9	
Total	419	

Source: GIS Data, Department of Land Use, Planning & Development

Map 9



U&O Certificates

New Use & Occupancy (U&O) Certificates

Table 20 shows new **Use & Occupancy Certificates** issued by category in Carroll County during 2013. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

Table 20 - New U&Os 2013						
Jurisdiction	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	0	23	1	0	6
Taneytown	0	24	37	2	8	0
ED 2	1	1	38	2	2	5
ED 3	0	3	41	0	0	5
ED 4	0	41	176	3	13	2
ED 5	40	20	185	6	26	3
Sykesville	0	23	13	0	8	0
ED 6	1	13	96	0	5	4
Manchester	0	65	67	0	3	0
ED 7	0	39	146	6	29	4
Westminster	2	34	103	7	58	0
ED 8	0	4	85	1	6	2
Hampstead	0	0	22	0	11	0
ED 9	0	8	65	0	4	5
ED 10	0	1	10	0	2	6
ED 11	0	2	26	0	0	6
New Windsor	0	0	12	0	3	0
ED 12	0	1	9	0	0	2
Union Bridge	0	0	3	0	3	0
ED 13	0	7	41	1	3	1
Mount Airy*	0	40	54	5	19	0
ED 14	0	20	97	4	13	7
Total	44	346	1,349	38	216	58
*includes Carroll County portion only						

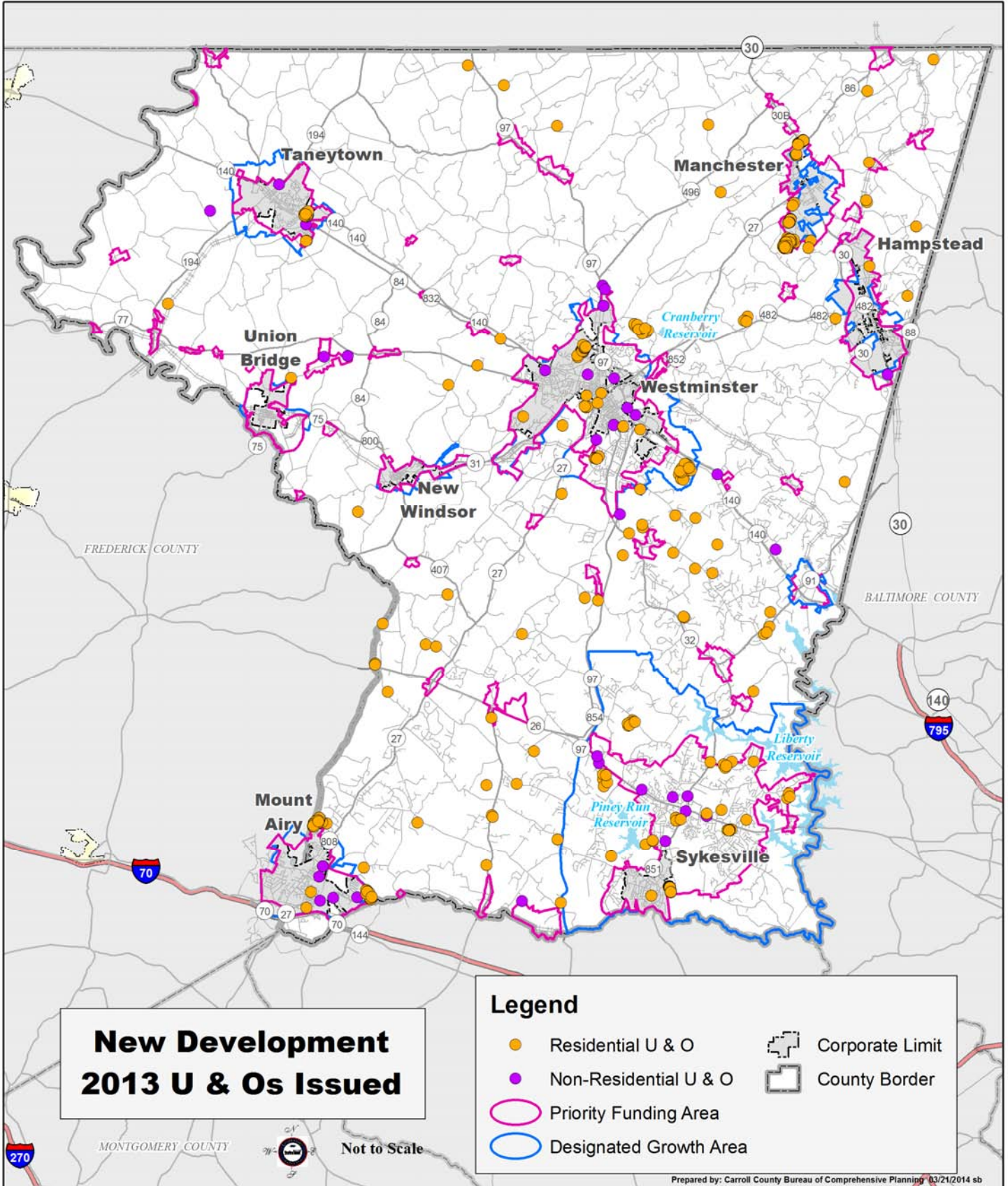
U&O Certificates by PFA & DGA

Use & Occupancy Certificates (U&Os) Issued

The total number of residential and non-residential **U&Os** issued in 2013 was 428. This includes U&Os issued within the municipalities. Table 21 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 DGAs. The locations of the U&Os issued in relationship to the PFAs and DGAs can be seen on Map 10 on Page 30.

Table 21- Use & Occupancy Certificates Issued by Priority Funding Areas & Designated Growth Areas 2013		
Area	Totals	Total % In/% Out
Residential Inside PFA	271	69/31
Residential Outside PFA	119	
Non-Residential Inside PFA	30	79/21
Non-Residential Outside PFA	8	
Total	428	
Residential Inside DGA	303	78/22
Residential Outside DGA	87	
Non-Residential Inside DGA	27	71/29
Non-Residential Outside DGA	11	
Total	428	

Source: GIS Data, Department of Land Use, Planning & Development



Net Density of New Development

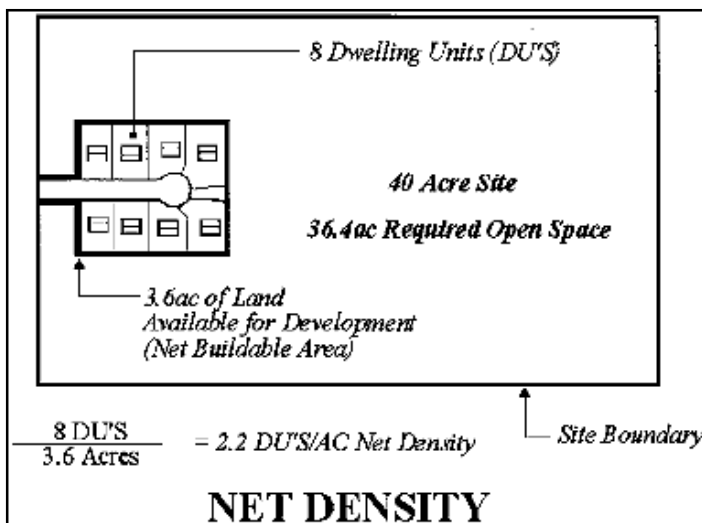
Average Lot Size (Net Density) & Floor Area Ratio (FAR)

Net density of residential development 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** of non-residential parcels approved in 2013. Floor area ratio was derived from comparing the acreage of a site with the building footprint. Table 22 provides the average lot size and FAR inside and outside PFAs, as well as inside and outside 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.

Table 22 - Net Density of New Growth by Priority Funding Areas & Designated Growth Areas 2013		
Area	Residential (Avg Lot Size)	Non-Residential (FAR)
Inside PFA	0.711	0.1743
Outside PFA	3.989	0.1313
Inside DGA	2.213	0.1657
Outside DGA	5.771	0.7835

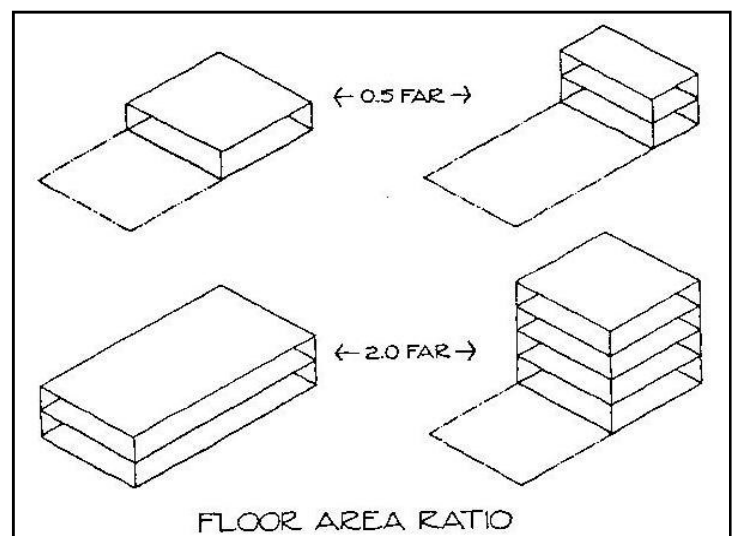
Source: GIS Data, Department of Land Use, Planning & Development

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 created from parcels that can be subdivided. 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 11 indicated the location of potential residential lots.

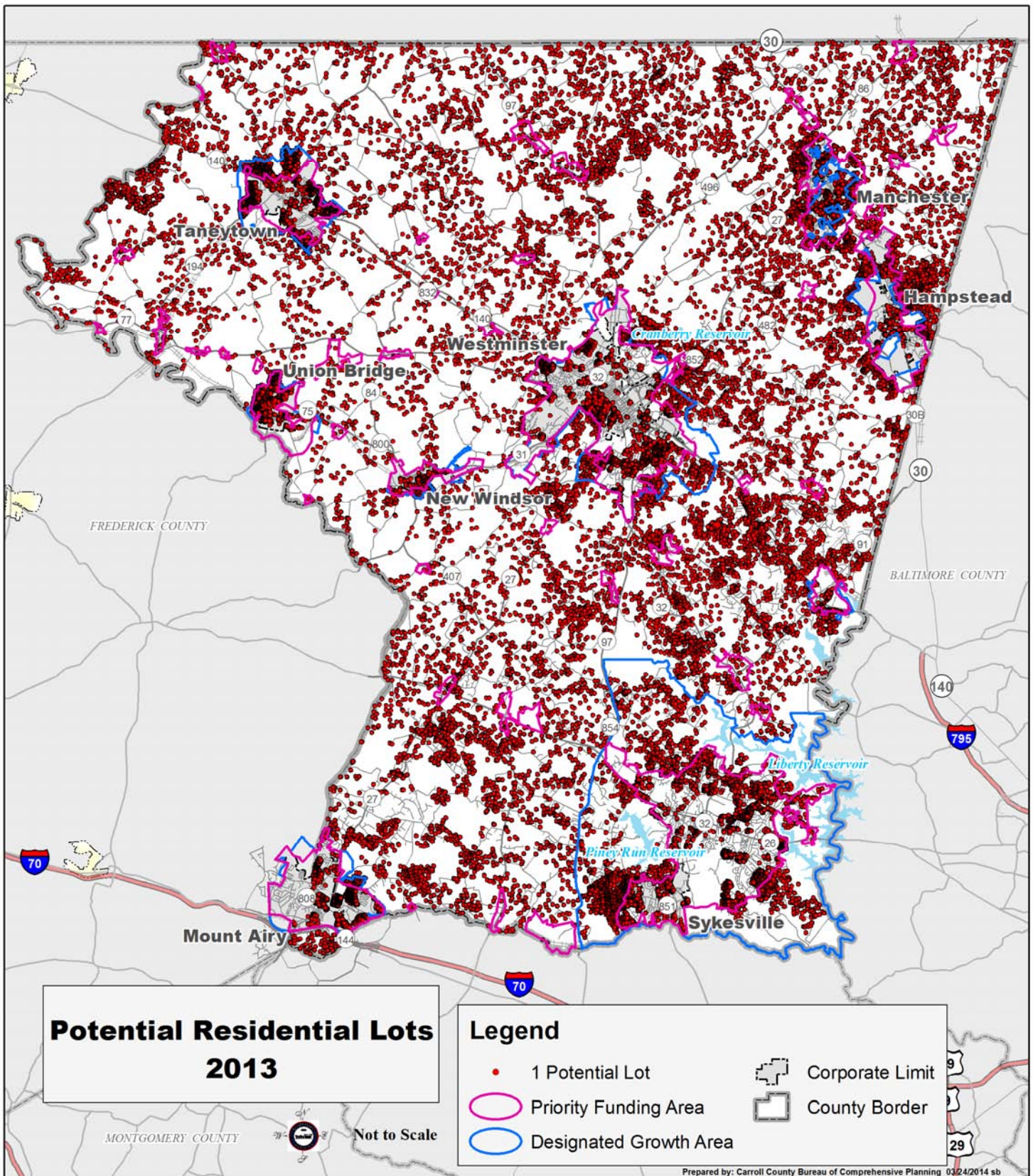
Potential residential development (lots) is based on the land use designation in the most recently adopted comprehensive plan for each jurisdiction. The land use designation, rather than current zoning, more appropriately represents what is planned in the future.

Area	PFA		DGA	
	Potential Lots as of 12/31/13	% of PFA Total	Potential Lots as of 12/31/13	% of DGA Total
Finksburg	120	1.1	125	0.9
Freedom	2,478	22.1	4,193	29.5
Sykesville	156	—	156	—
Hampstead	517	4.6	446	3.1
Manchester	923	8.2	580	4.1
Mount Airy (CC & FC)	906	8.1	989	7.0
New Windsor	310	2.8	438	3.1
Taneytown	2,094	18.6	3,096	21.8
Union Bridge	1,272	11.3	1,310	9.2
Westminster	2,435	21.7	2,863	20.1
Rural Villages	174	1.5	174	1.2
Total	11,229	100.0	14,214	100.0

Source: Department of Land Use, Planning & Development
Sykesville totals are included in Freedom figures

As seen in Table 23, an additional 11,229 lots could potentially be developed within all of the PFAs together. An additional 2,985 lots could potentially be developed outside of PFAs but within the County's identified DGAs.

Map 11



Measures & Indicators...

When the numbers for existing residential units and potential lots are combined, the ***distribution of units at “build-out”*** can be estimated. The 35,203 existing residential units in the PFAs combined with the 11,229 potential residential units in the PFAs would yield 46,432 units in the PFAs at build-out. Outside of the PFAs, the 28,465 existing residential units would combine with the 18,013 potential residential units to create 46,478 residential units outside of the PFAs at build-out. This represents a total of 92,910 residential units, 50 percent of which would be inside the PFAs and 50 percent of which would be outside the PFAs. These figures are presented in Tables 24 and 25 and shown on Map 11 on Page 33.

Similarly, the 35,564 existing residential units in the DGAs combined with the 14,214 potential residential units in the DGAs would yield 49,778 units in the DGAs at build-out. Outside of the DGAs, the 28,104 existing residential units would combine with the 15,028 potential residential units to create 43,132 residential units outside of the DGAs at build-out. This also represents a total of 92,910 residential units, 54 percent of which would be inside the DGAs and 46 percent of which would be outside the DGAs.

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. The adoption of TIERS could also have an impact of the total numbers of potential dwelling units.

**Table 24 - Potential Residential Lots
Inside vs. Outside PFAs & DGAs
2013**

Area	PFA		DGA	
	Potential Lots as of 12/31/13	% of County Total	Potential Lots as of 12/31/13	% of County Total
Total Inside*	11,229	38.4	14,214	48.6
Total Outside	18,013	61.6	15,028	51.4
Total	29,242	100.0	29,242	100.0

Source: 2011 Buildable Land Inventory, Department of Land Use, Planning & Development

*Includes Rural Villages

**Table 25 - Existing and Potential Residential Units
by Priority Funding Areas & Designated Growth Areas
2013**

Area	Existing Units	Potential Units	Totals	Total % In/% Out
Inside PFA*	35,203	11,229	46,432	50/50
Outside PFA	28,465	18,013	46,478	
Total	63,668	29,242	92,910	
Inside DGA	35,564	14,214	49,778	54/46
Outside DGA	28,104	15,028	43,132	
Total	63,668	29,242	92,910	

Source: 2011 Buildable Land Inventory, Bureau of Comprehensive Planning; Bureau of Permits & Inspections; Office of Technology Services

*Includes Rural Villages

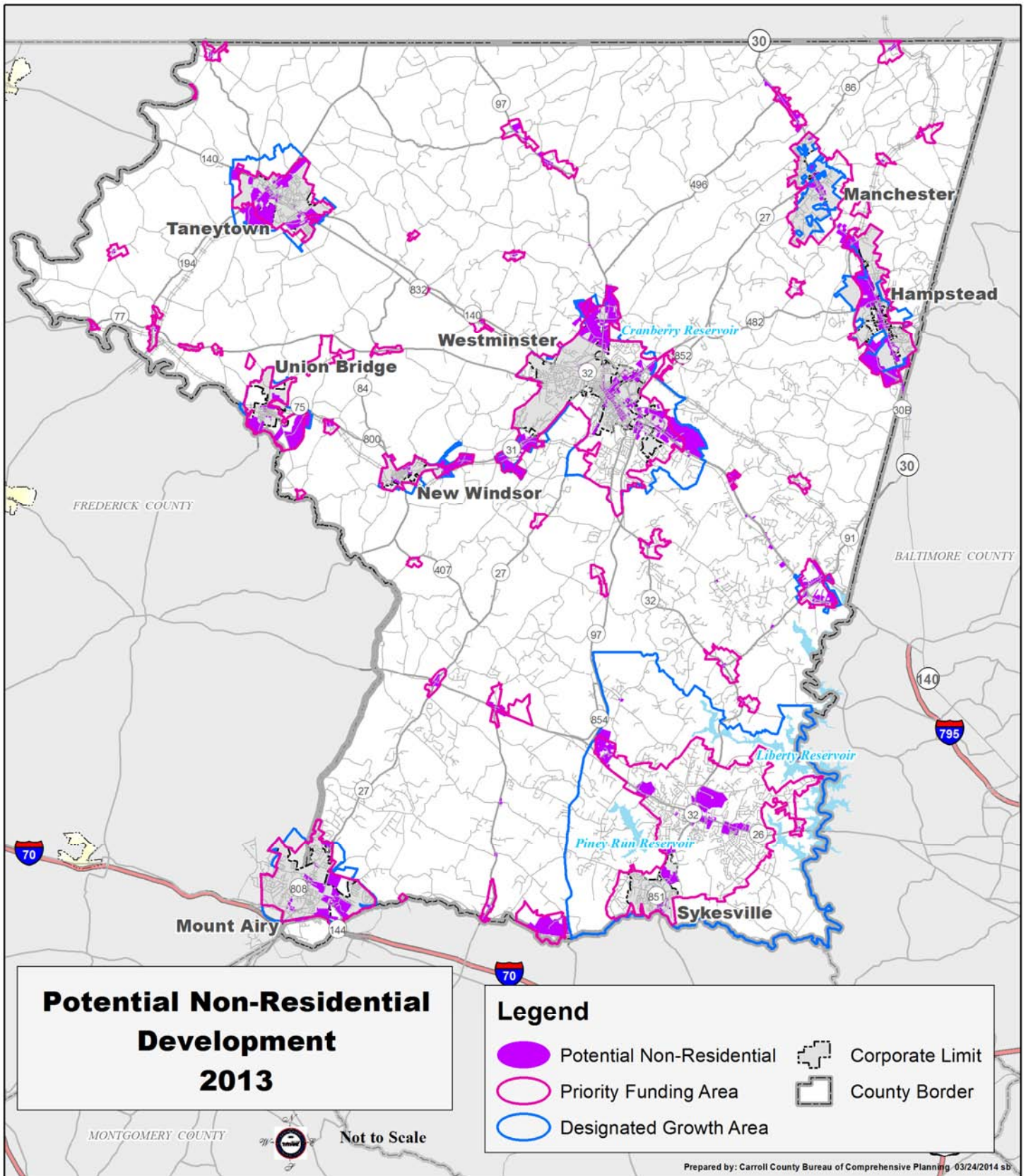
Potential non-residential development is based on the gross acreage of the planned non-residential parcels. Parcels with a commercial or industrial land use designation, but not currently used as such, were considered to be planned for future non-residential development. The data in Table 26 show the potential non-residential acreage within each PFA and DGA. Table 27 shows the percentage distribution for potential non-residential acreage inside and outside PFAs and DGAs. Map 12 on Page 36 indicates the location of potential non-residential development.

Table 26 - Potential Non-Residential Acreage by Priority Funding Areas & Designated Growth Areas 2013		
	PFA	DGA
Finksburg	158	170
Freedom	619	622
Sykesville	119	119
Hampstead	797	528
Manchester	129	129
Mount Airy	350	344
New Windsor	109	138
Taneytown	257	689
Union Bridge	349	390
Westminster	1,281	1,628
Other PFA	691	n/a
Total Inside	4,859	4,757
Total Outside	1,200	1,154
Total	6,059	5,911

Source: GIS Data, Department of Land Use, Planning & Development

Table 27 - Existing and Potential Non-Residential Acreage by Priority Funding Areas & Designated Growth Areas 2013				
Area	Existing Acreage	Planned Acreage	Totals	Total % In/% Out
Inside PFA	5,612	4,859	10,471	71/29
Outside PFA	3,056	1,200	4,256	
Total	8,668	6,059	14,727	
Inside DGA	5,928	4,757	10,685	73/27
Outside DGA	2,788	1,154	3,942	
Total	8,716	5,911	14,627	

Source: GIS Data, Department of Land Use, Planning & Development ; Bureau of Permits & Inspections; Office of Technology Services



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Agricultural Land Preservation Program

Total agricultural land preserved in Carroll County in 2013 was 1,259 acres (Table 28). Easements purchased solely using County funds totaled 1,077 acres. An additional 176 acres were preserved through a combination of state and County funding. Total funding for easement acquisition in Fiscal Year 2013 was \$13,537,961, of which 80.6 percent was County funds, as seen in Table 29.

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 2013, a total of 63,588 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 13 on Page 38 shows the location of easements acquired in 2013, as well as the existing easements.

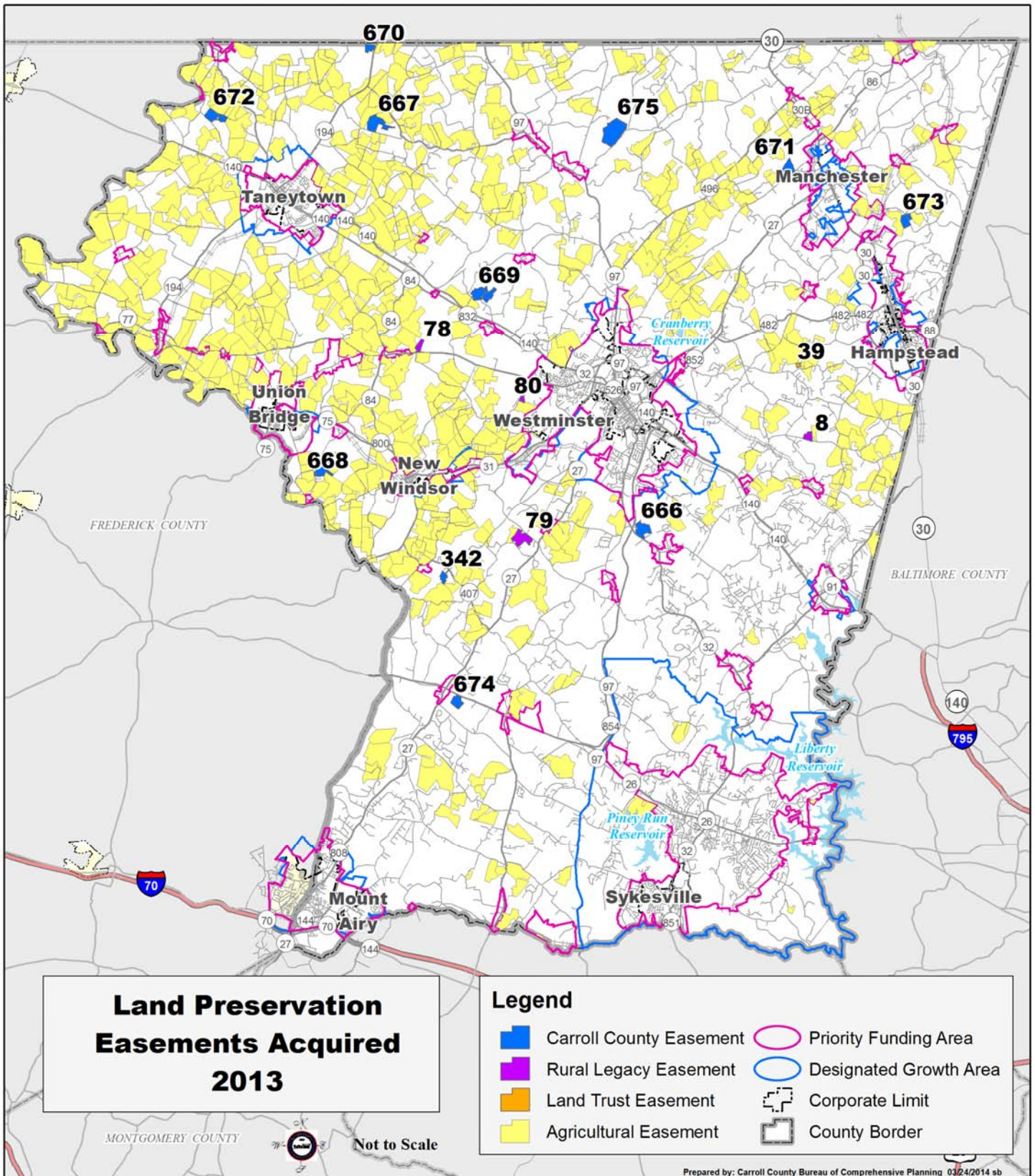
**Table 28 - Easement Acquisition
2013**

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2013	0	0	4	176	11	1,077	1	6	16	1,259

**Table 29 - Local Funding for Agricultural Land Preservation
Carroll County Agricultural Land Preservation Program
Fiscal Year 2013**

County Funding	State Funding	Total FY 2013 Funding
\$10,907,070	\$2,630,891	\$13,537,961

Source: Carroll County Agricultural Land Preservation Program



Non-Agricultural Land Preservation

Non-Agricultural Conservation Easements

Table 30 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 30 - Non-Agricultural Conservation Easements 2013		
Type of Easement	# of Easements	Acres
Floodplain	3	13.0
Forest Conservation	23	63.4
Water Resource	6	15.7

Source: Bureau of Resource Management

Floodplain Easements

During the plan approval stage for a development, the developer commits to providing a Floodplain Easement 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 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 218 of the County Code adopted in 2004.

Local Land Use Goal

State Land Use Goal

Statewide Land Use Goal: Land Use Article

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 local jurisdiction’s Annual Reporting requirements, 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 six-year comprehensive plan review.

Local Land Use Goal

Local Land Use Goal: Requirement & Purpose

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.

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 during the six-year cycle, 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.

DRAFT Carroll County Local Land Use Percentage Goal

Increase by 0.5 percent per year the amount of growth within Priority Funding Areas (PFAs) and decrease by 0.5 percent per year the amount of growth outside PFAs, for a total of a 3 percent shift over a six-year period.

The Carroll County Planning and Zoning Commission approved a draft **2011 Carroll County Master Plan** on October 19, 2011. In response to the requirement to develop a local percentage goal toward achieving the statewide goal, the Planning Commission incorporated a percentage goal to the draft. *[Note: The Board of County Commissioners rejected the draft and provided comments and direction to the Planning Commission related to its areas of concern. This revision process is ongoing. Therefore, changes are anticipated to be made to the approved draft. Once this goal is established and adopted, future annual reports will be able to measure progress toward achieving the goal.]*

Resources Necessary for Infrastructure Inside PFAs and Land Preservation Outside the PFAs

Infrastructure Inside PFAs

Once this goal is established and adopted, future annual reports will be able to identify infrastructure needed to achieve the goal.

Land Preservation Outside PFAs

Once this goal is established and adopted, future annual reports will be able to identify land preservation needed to achieve the goal.

Appendices Appendices

Council Members:
Tim Babylon
Jason Cavey
Marlene Duff
Joseph Renchan
Wayne H. Thomas

Christopher M. Nevin
Mayor



Town of Hampstead

Kevin Hann
Town Manager

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

May 29, 2014

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



RE: Carroll County 2013 Annual Report

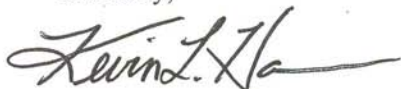
Dear Mr. Dahlstrom:

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 2013 Annual Report on May 28, 2014, 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,



Kevin Hann
Town Manager / Zoning Administrator

cc: Scott E. Graf



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

May 21, 2014

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

Re: Carroll County 2012 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 approved the Carroll County 2013 Annual Report on May 20, 2014 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 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 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

Alexander Perricone, Chairperson
Planning & Zoning Commission

cc: Scott Graf

3208 YORK STREET P.O. BOX 830 MANCHESTER, MARYLAND 21102-0830

PATRICK T. ROCKINBERG
Mayor

PETER R. HELT
Council President



Council Members
CHRISTOPHER P. EVERICH
Secretary

ROBERT H. KING, JR
KENNETH D. PHEBUS
SCOTT D. STRONG

May 19, 2014

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

RE: Carroll County 2013 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 2013 Annual Report on May 19, 2014 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 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 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

Bill Butts
Chairman of Planning Commission
Mount Airy, Maryland

cc:

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

June 9, 2014

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

Re: Carroll County 2013 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 approved the Carroll County *2013 Annual Report* on May 28, 2014 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 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 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

A handwritten signature in cursive script that reads "Mark J. Schultz".

Mark Schultz
Chairman
New Windsor Planning Commission

cc: Scott Graf



Town of Sykesville

7547 Main Street, Sykesville, MD 21784
p: 410.795.8959 f: 410.795.3818
www.sykesville.net

Ian Shaw, Mayor
Dawn M. Ashbacher, Town Manager
Linda S. Quinn, Town Treasurer
Janice M. Perrault, Town Clerk

June 2, 2014

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

RE: Carroll County 2013 Annual Report

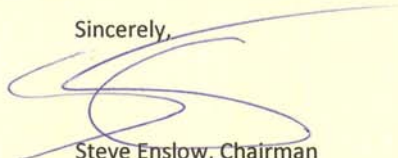
Dear Mr. Dahlstrom:

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 content related to the Town of Sykesville in the Carroll County 2013 Annual Report on June 2, 2014 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 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 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,



Steve Enslow, Chairman
Sykesville Planning Commission

Taneytown Planning Commission

James Parker
Chairman
Henry Heine
City Manager
James Wieprecht
Zoning Administrator

Commission Members

George Naylor
Carl Ebaugh
James LeFaivre
Oliver Glass
Judith Arche

May 19, 2014

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

RE: Carroll County 2013 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 2012 Annual Report on May 19, 2014 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 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 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,



James H. Parker
Chairman, Taneytown Planning Commission

cc: S. Graf, Carroll County Bureau of Comprehensive Planning

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

THE TOWN OF UNION BRIDGE

104 WEST LOCUST STREET
UNION BRIDGE, MD 21791-0350

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FAX 410-775-1095
UNIONBR@CARR.ORG



PERRY L. JONES JR.
MAYOR

MEMBERS OF COUNCIL
DONALD D. WILSON, PRESIDENT
LAURA CONAWAY
L. ELLEN CUTSAIL
AMY K. KALIN
EDGAR WENTZ

May 15, 2014

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

Re: Carroll County 2013 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 2013 Annual Report relating to the Town of Union Bridge on May 15, 2014 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development 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
Town of Union Bridge Planning and Zoning Commission

cc: Scott Graf, County Comprehensive Planner
Perry L. Jones, Jr., Mayor

Implementation Status of the Comprehensive Plan—

2008 Union Bridge Community Comprehensive Plan

Section 1-207 (c) (6) at least once within the 5 year period after adoption or review by the local jurisdiction of a comprehensive plan under Part II of Subtitle 4 of this title or under title 3 of this article, contain a narrative of the implementation status of the comprehensive plan, including:

The Plan period is approaching six (6) years since its adoption in July of 2008.

(6) (i) summary of development trends over the above period:

Development trends have been static in terms of building permit issuance, creation of new subdivision development and new development plans. The 2010 U.S. Census reported a small decline in population from the previous Census.

(6) (ii) status of Plan implementation tools to carry out Plan provisions

The Town adopts comprehensive zoning concurrently with Plan adoption as means of carrying out provisions of the land use element of the Plan. Subdivision and Site Plan Review follow suit. The CIP has reflected the reality of the economy since the 2008 market crash and projects have necessarily been deferred for lack of funding ability.

(6) (iii) identification of any significant changes to existing programs, regulations, financing programs, or State requirements necessary to achieve Plan goals during the remaining planning time frame.

The CIP as noted above has suffered at the hands of diminished revenue streams; e.g. Highway User Funds being withheld by the State and used for other State purposes, at the expense of local governments; reduced real property tax revenue due to reduced assessments and reduced personal property tax revenue. All have combined to necessitate deferral of needed new capital projects in favor of maintenance of existing assets and infrastructure.

With passage of the 2010 Sustainable Communities Act, in order for Union bridge to continue to undertake programs now under the Sustainable Community umbrella, it is necessary that the Town be *designated* a Sustainable Community as a prerequisite. An application for this designation has been filed and is pending approval by the State.

(6)(iv) identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the Plan and recommendations to remove impediments.

Provisions of the Clean Water Act have driven unfunded State mandates e.g. Maryland's "Rain Tax" onto units of local government whose jurisdictions drain to the Bay, thereby generating new significant capital expenditures for affected local governments who are already financially stressed. Recommendation: stop the practice of unfunded mandates; return to the responsible practice of revenue and cost sharing mandates. Additionally, the MDE water recharge model precludes growth area lands from achieving targeted density, e.g., Jackson Ridge and The Villages cannot achieve the R-10,000 zoning density without acquiring easements out of town. Recommendation: A serious focus study by MDE and MDP should attempt to resolve these continuing conflicting policies.

(6) (v) Future land use challenges and issues

Expansion of the WWTP capacity is a critical necessity; the challenge is developing a feasible and equitable cost sharing plan with the State as a major stakeholder. The importance of this to the real world sustainability of the Town has been addressed in the Town's SC Application.

(6) (vi) a summary of any potential updates to the comprehensive plan

By virtue of H.B 409, the Town's next required review of the Plan is 2018; however the Town will be amending the Plan this year to incorporate the adopted Tier map into the appendix of the Plan, and will consider amending the Plan further whenever the Commission considers necessary, between now and 2018.

CITY OF WESTMINSTER
56 West Main Street
Westminster, Maryland 21157



TELEPHONE:
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Baltimore Line (410) 876-1313
www.westminstermd.gov

June 25, 2014

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

RE: Carroll County 2013 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Westminster Planning and Zoning Commission has approved the Carroll County 2013 Annual Report on May 8, 2014, 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 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 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 Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

Margaret Bair, Chairwoman
Planning & Zoning Commission

cc: Scott Graf, Carroll County