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Council President



Council Members
PAMELA M. REED
Secretary

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

Planning Commission

Work Session Agenda

June 3, 2021

6:00 p.m.

Town Hall is open for this public meeting.

1. Carroll Counties 2020 Annual Report
Carroll Counties 2020 Annual Report, Introduction and discussion and Recommendations

Mary Lane Carroll County Department of Planning presenter.

Documents:

[ANNUAL REPORT 2020 FINAL.PDF](#)

2. Presentation From Economic Development Commission – Comments And Recommendations
3. Chapter 7 Draft Of The 2023 Master Plan

Documents:

[7 2013 - CHAPTER 7 - COMMUNITY FACILITIES AND PUBLIC SERVICES -ADOPTED - FINAL PRINT.PDF](#)

4. Chapter 8 2023 Master Plan

Documents:

[8 2013 - CHAPTER 8 - COMMUNITY DESIGN GUIDELINES - ADOPTED FINAL PRINT.PDF](#)

Copies of the 2013 Master Plan & Implementation Matrix will be available for pick up from Town Hall prior to this meeting for each of the Commission members. Contact jbreeding@mountairymd.gov to schedule a pickup of these copies for review.

Additional work session will be held every first Thursday of each month starting at 6:00pm and will end at 8:00pm Note: The regular scheduled meeting and/or work session will end at 8:00 p.m. Those items remaining for discussion will be held over to the next regular scheduled meeting/workshop.

FOR INFORMATION ON TDD/TTY, PLEASE CALL THE MARYLAND RELAY SERVICES, at (800) 735-2258



June 2021



2020

PLANNING ANNUAL REPORT

Carroll County Department of Planning

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

ACCESSIBILITY NOTICE: The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.

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



Planning & Zoning Commission
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225 North Center Street
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2020 Planning Annual Report

June 2021

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

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

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

Table of Contents

Amendments and Growth Related Changes in Development Patterns	2
New Plans Adopted and Plan Amendments Adopted	2
Subdivisions and Site Plans Approved	12
Municipal Site Plans Approved	14
Zoning Map Amendments	17
Zoning Text Amendments	19
Amendments to Priority Funding Area Boundaries	20
Schools	20
Roads	20
Water & Sewer	22
New Parks.....	22
Consistency of Development Changes	24
Measures and Indicators	26
Residential Units by PFA	26
Residential Units by MGA/DGA	27
Non-Residential Units by PFA, MGA/DGA	28
Preliminary Plan Approvals	29
Recorded Lots	31
Building Permits Issued	33
U&O Certificates by Election District and Municipality	35
U&O Certificates by PFA and DGA	36
Net Density of New Development	38
Development Capacity Analysis	39
Locally Funded Agricultural Land Preservation	44
Agricultural Land Preservation	44
Non-Agricultural Land Preservation	46
Local Land Use Goal	47
State Land Use Goal.....	47
Local Land Use Goal.....	47

Appendices (Approval Letters)	49
Hampstead	49
Manchester	50
Mount Airy	51
New Windsor.....	52
Sykesville	53
Taneytown	54
Union Bridge	55
Westminster	56

Acknowledgements

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Joe Consentini, Town Manager
Jana Antrobus, Executive Assistant

City of Taneytown:

Jim Wieprecht, Director Planning and Zoning

Town of Union Bridge:

Dawn Metcalf, Town Clerk
Ned Cueman, Town Consultant

City of Westminster:

Andrew Gray, Comprehensive Planner

Introduction

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

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

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

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

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

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

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

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



Amendments & Growth-Related Changes in Development Patterns

New Plans Adopted & Plan Amendments Adopted

Carroll County Water & Sewer Master Plan

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

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

Water

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

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

Freedom Area: Removed the Birger property (Dandelion Ridge) at Ridge Road from the Projected Water Supply Demands and Planned Capacity and updated the Freedom Water Service Area map, placing the property in Long Range. Added Long Reach Farms lot 20 to the Freedom Water Service Area map for Priority Service (W-3). Also added 700 gpd to Priority Planning for other demand to accommodate the difference of the proposed demand for the site and utilization of the Birger property's demand. The proposed site development will utilize the demand from the Birger property's removal from the water service area. The Carroll County Planning and Zoning Commission certified consistency with the 2014 County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan during their July 21, 2020 meeting.

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

Sewer

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

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

Amendments & Growth-Related Changes in Development Patterns

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

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

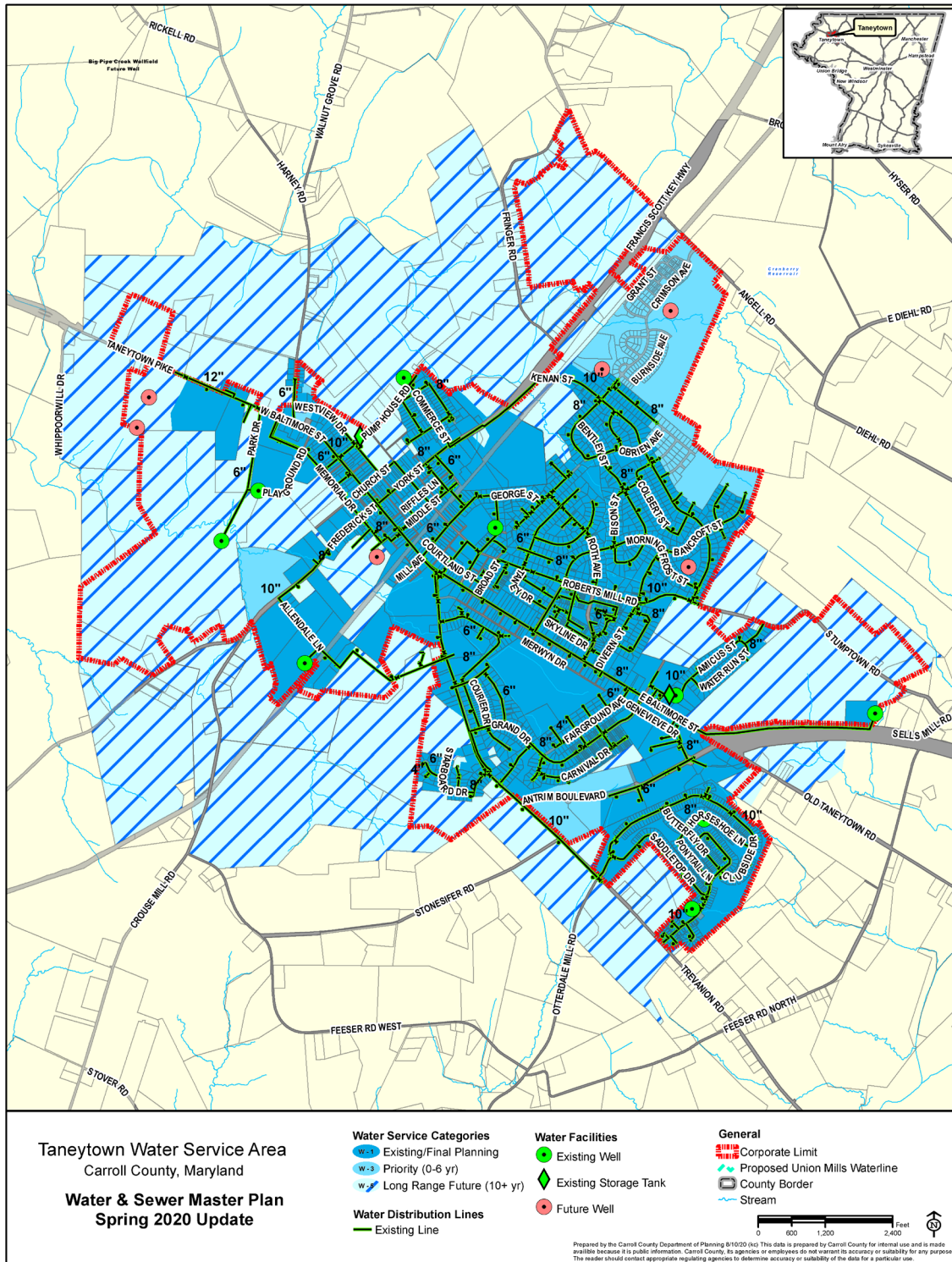
Freedom Area: Updated the Freedom Sewer Service Area map to reflect the existing service and connection of the properties along Snowden Creek Road (S-1, Existing/Final Planning). Added 500 gpd to Priority Planning for residential demand to accommodate two infill properties.

Removed the Birger property (Dandelion Ridge) at Ridge Road from the Projected Sewerage Demands and Planned Capacity table and updated the Freedom Sewer Service Area map, placing the property in Long Range. Added Long Reach Farms lot 20 to the Freedom Sewer Service Area map for Priority Service (S-3). Also added 700 gpd to Priority Planning for other demand to accommodate the difference of the proposed demand (4,200 gpd) for the site and utilization of the Birger property's demand (3,500 gpd). The proposed site development will utilize the demand from the Birger property's removal from the sewer service area. The County Planning and Zoning Commission certified consistency with the 2014 Carroll County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan during their July 21, 2020 meeting.

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

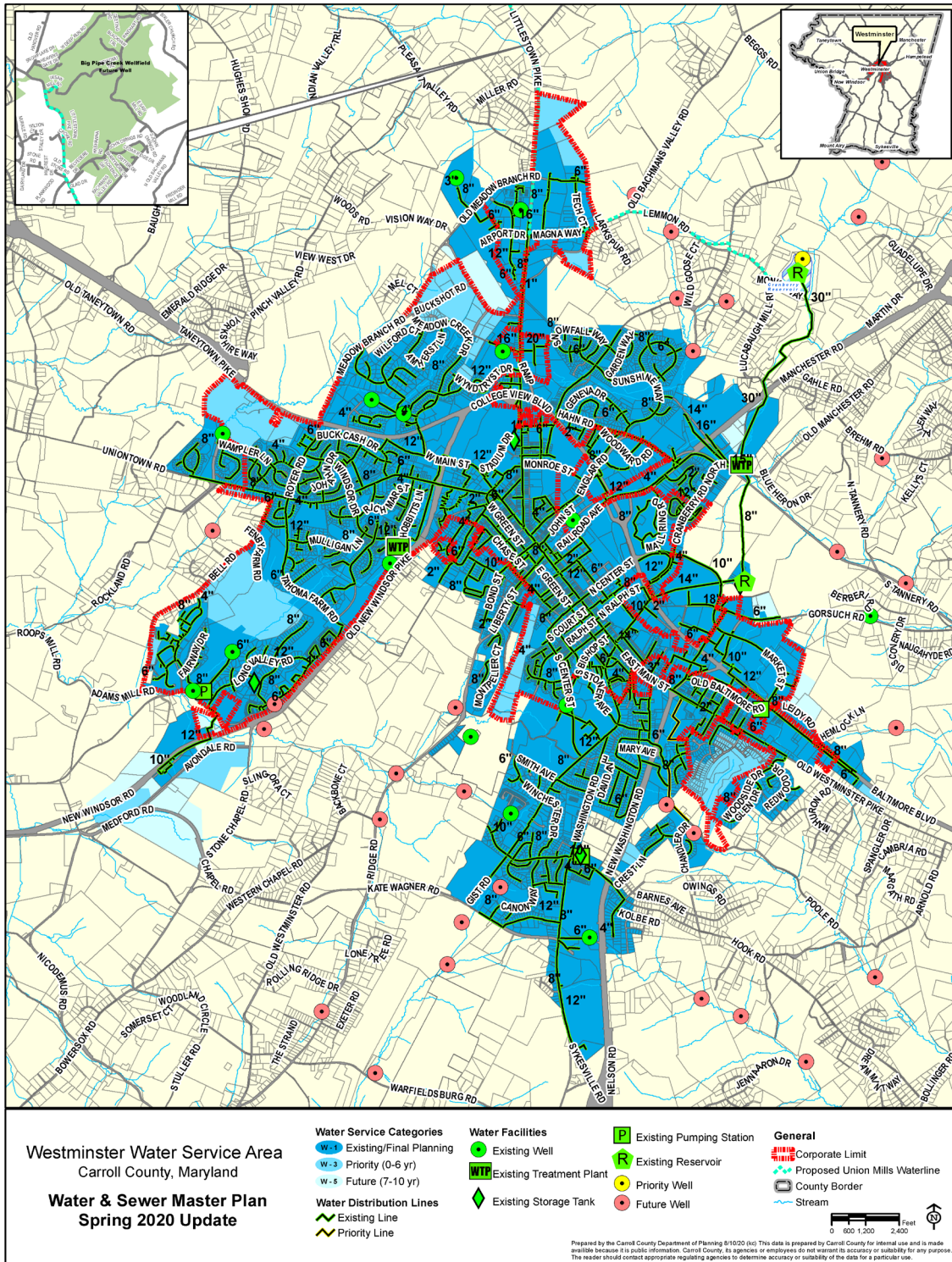
Amendments & Growth-Related Changes in Development Patterns

Map 1: City of Taneytown Water Service Area



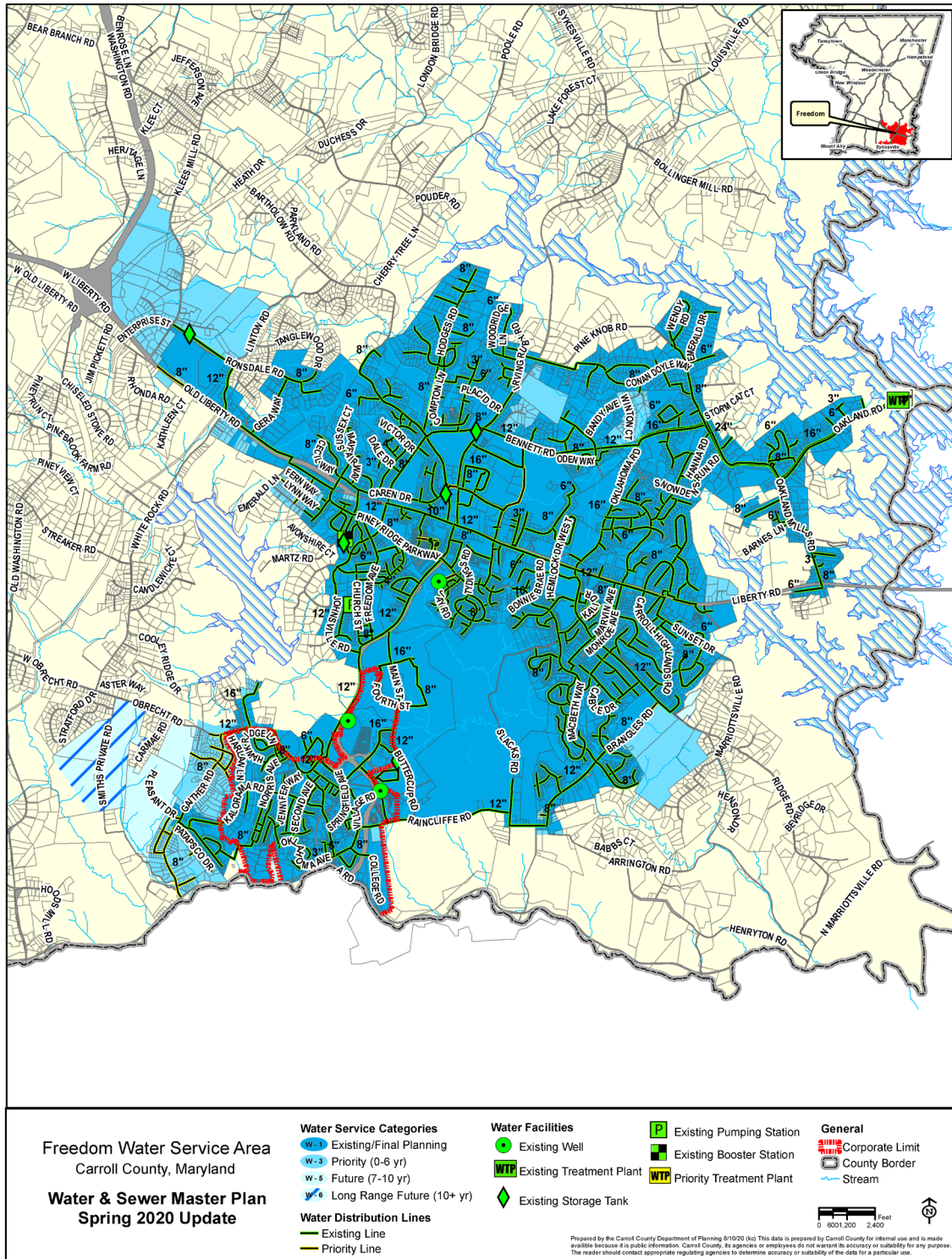
Amendments & Growth-Related Changes in Development Patterns

Map 2: City of Westminster Water Service Area



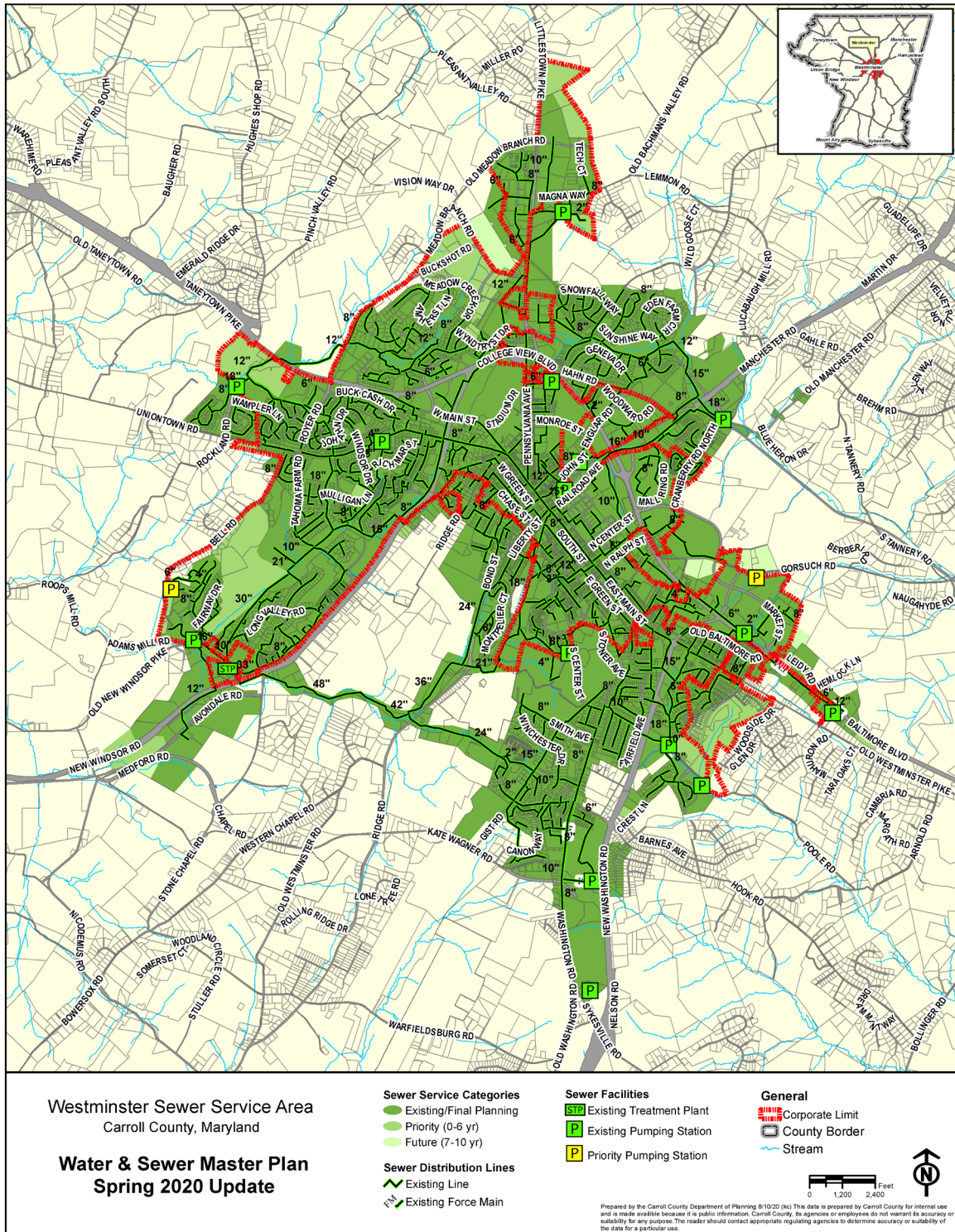
Amendments & Growth-Related Changes in Development Patterns

Map 3: Freedom Area Water Service Area



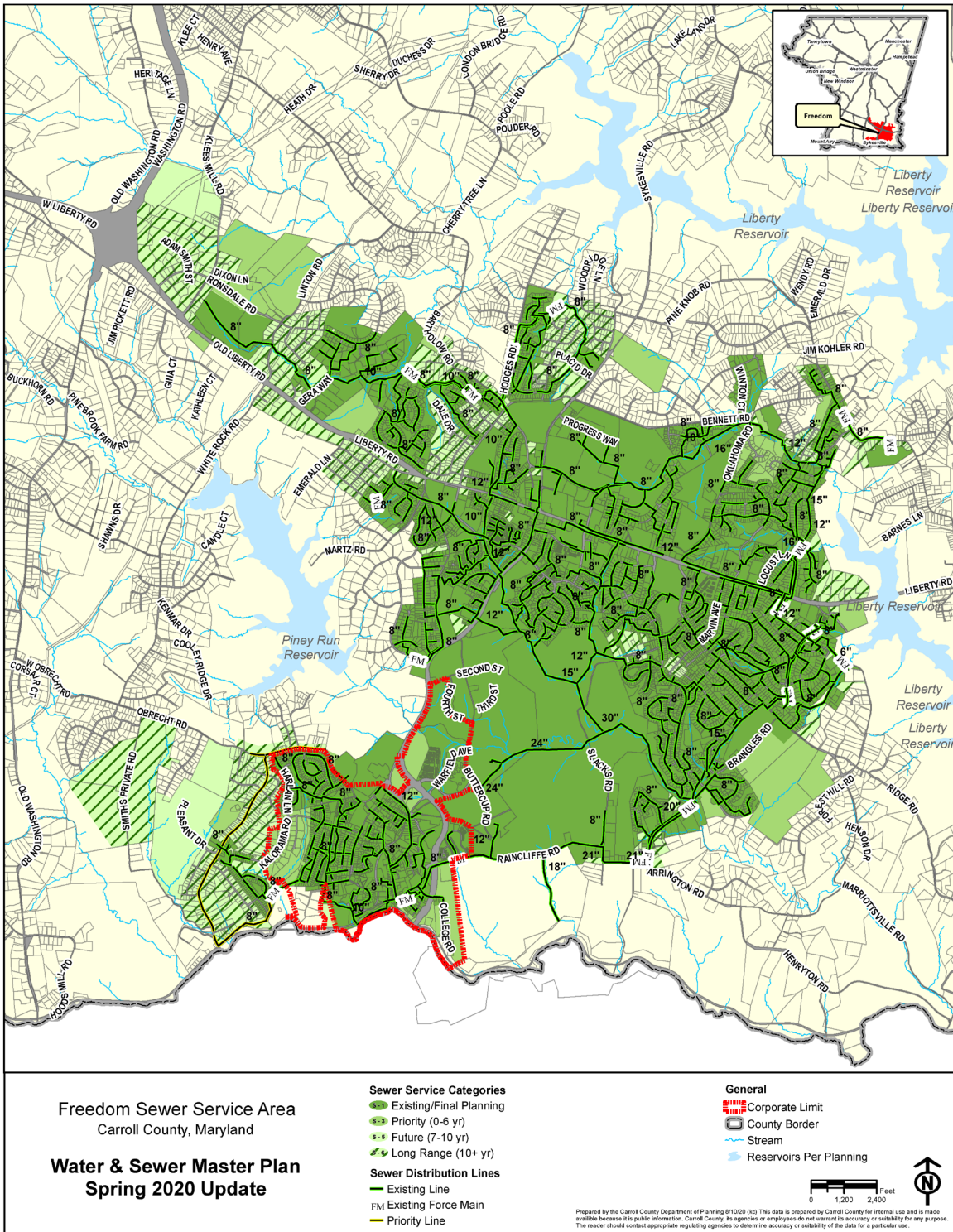
Amendments & Growth-Related Changes in Development Patterns

Map 5: City of Westminster Sewer Service Area



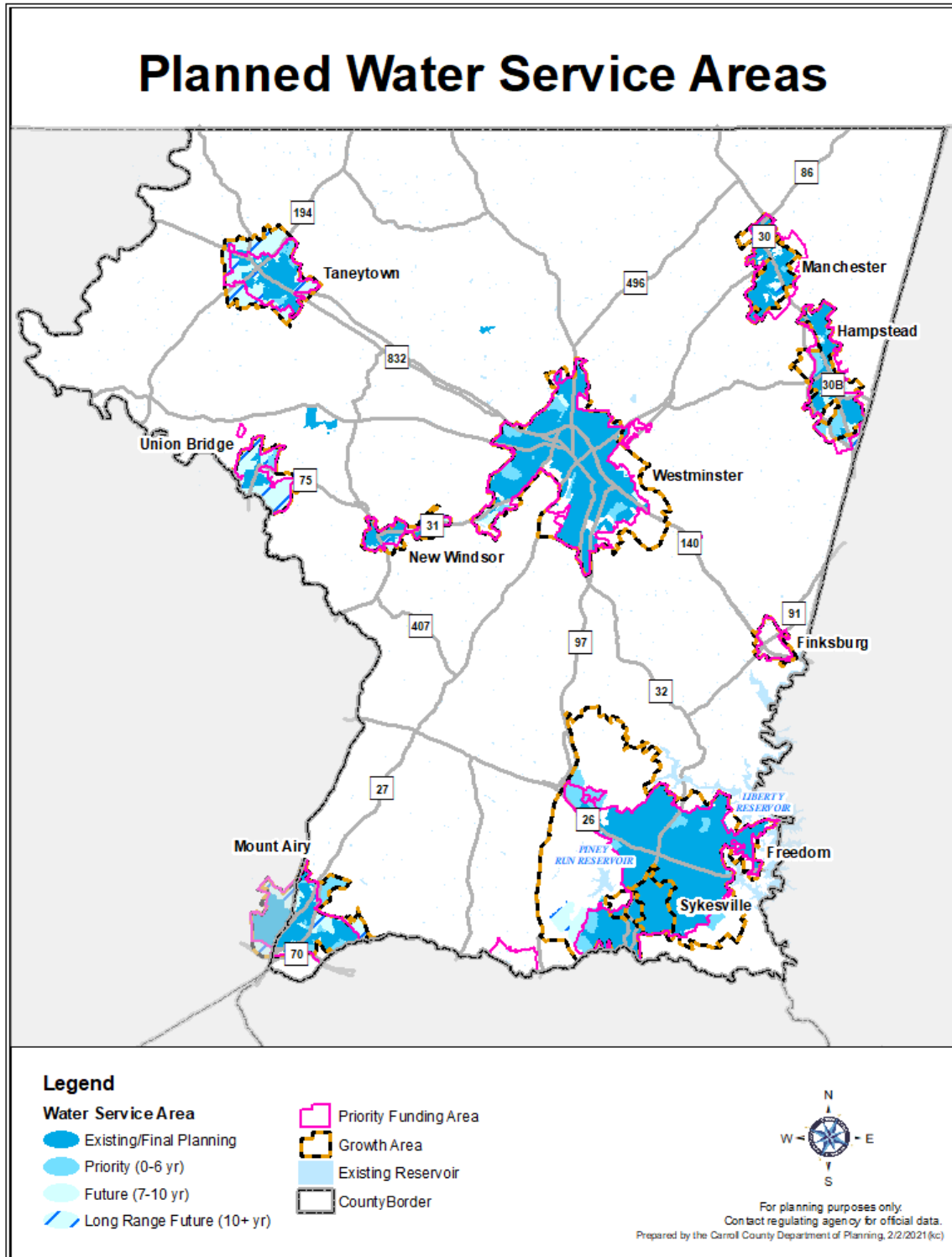
Amendments & Growth-Related Changes in Development Patterns

Map 6: Freedom Area Sewer Service Area



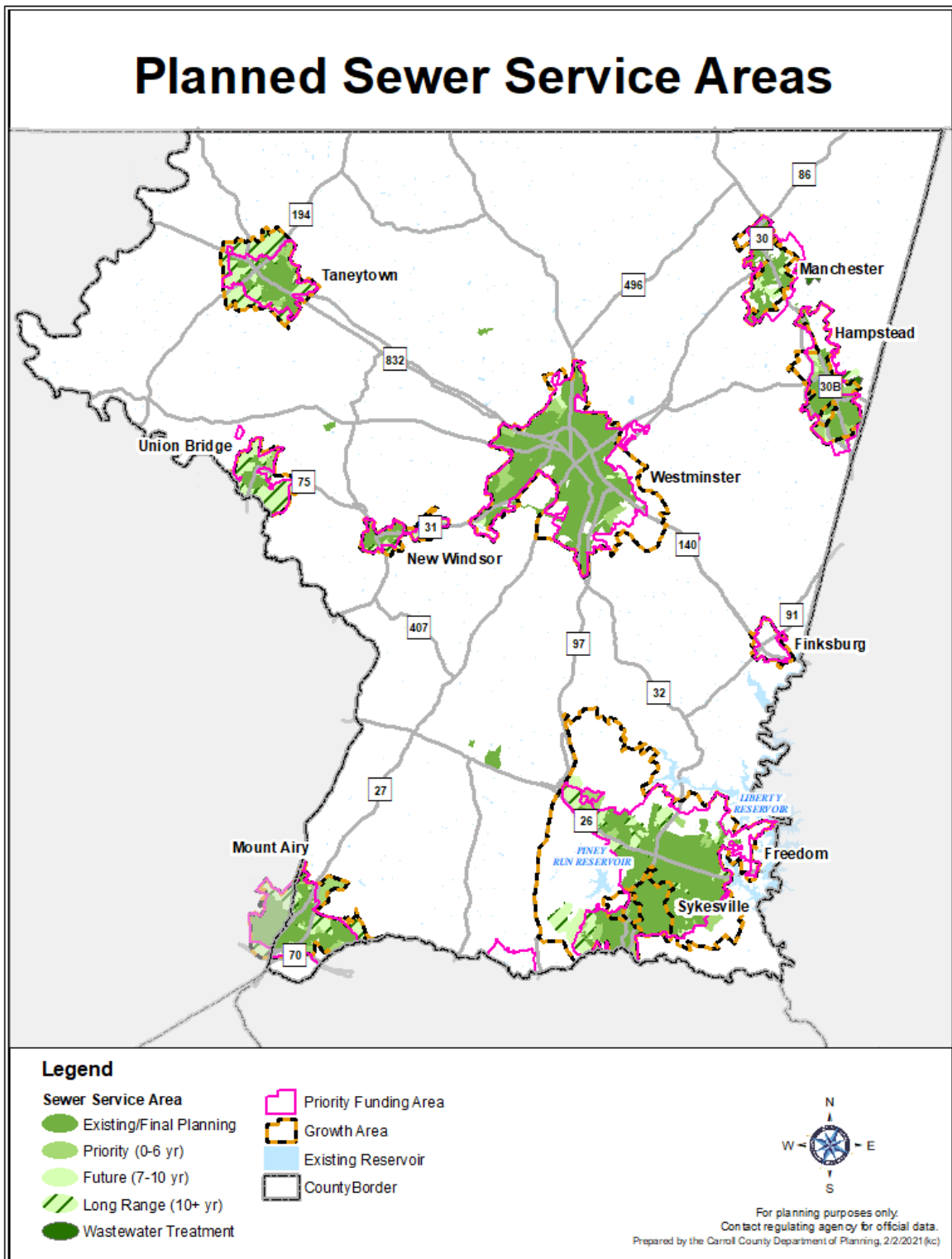
Amendments & Growth-Related Changes in Development Patterns

Map 7: 2020 Countywide Water Master Plan



Amendments & Growth-Related Changes in Development Patterns

Map 8: 2020 Countywide Sewer Master Plan



Amendments & Growth Related Changes in Development Patterns

Subdivisions and Site Plans Approved

County Subdivisions and Site Plans Approved

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

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

Source: Bureau of Development Review; Department of Planning

Amendments & Growth Related Changes in Development Patterns

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

Source: Bureau of Development Review; Department of Planning

Amendments & Growth Related Changes in Development Patterns

Municipal Subdivisions and Site Plans Approved

Municipal Subdivisions and Site Plans Approved

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

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

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

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

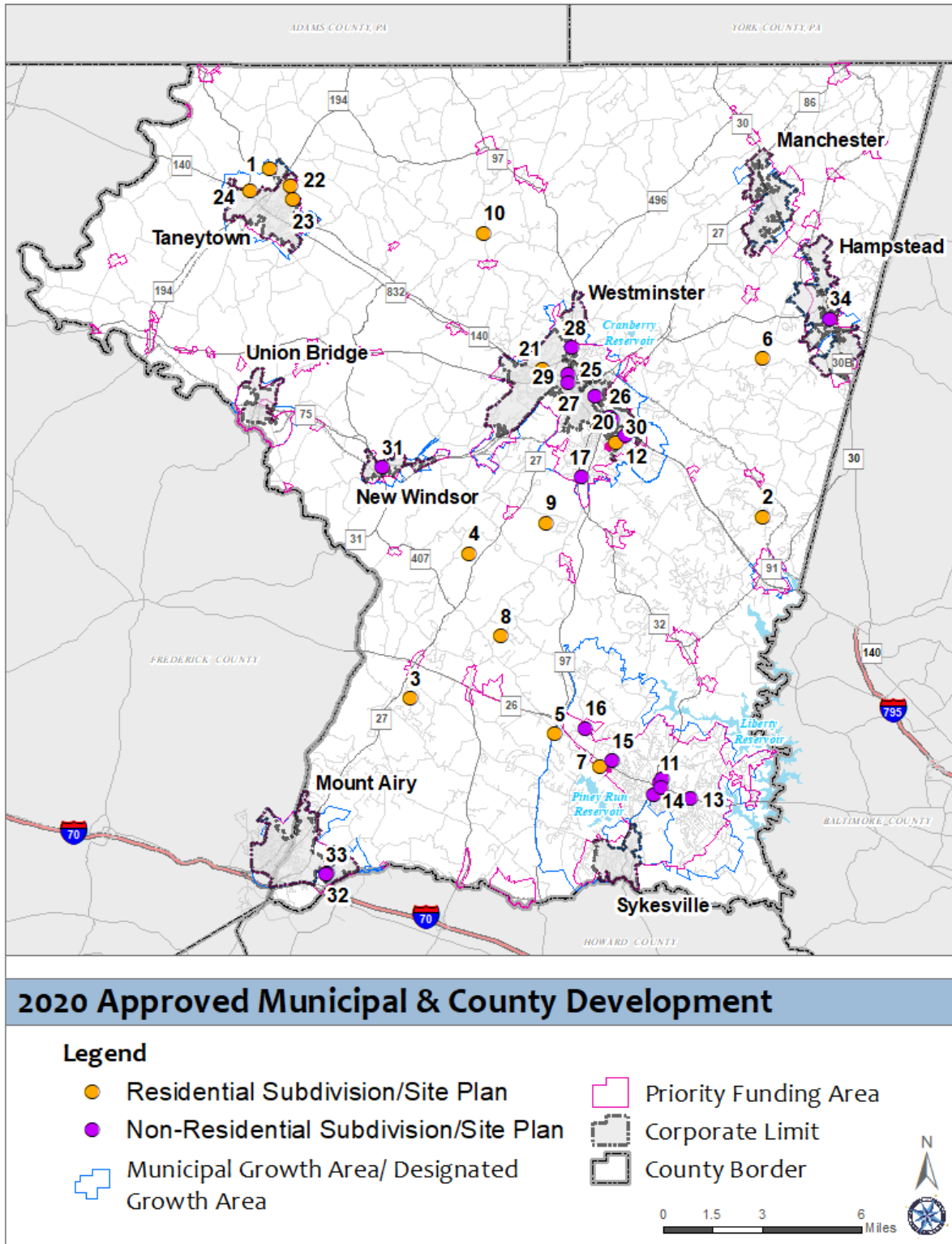
Amendments & Growth Related Changes in Development Patterns

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

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

Amendments & Growth Related Changes in Development Patterns

Map 9: Subdivisions and Site Plans Approved



Zoning Map Amendments

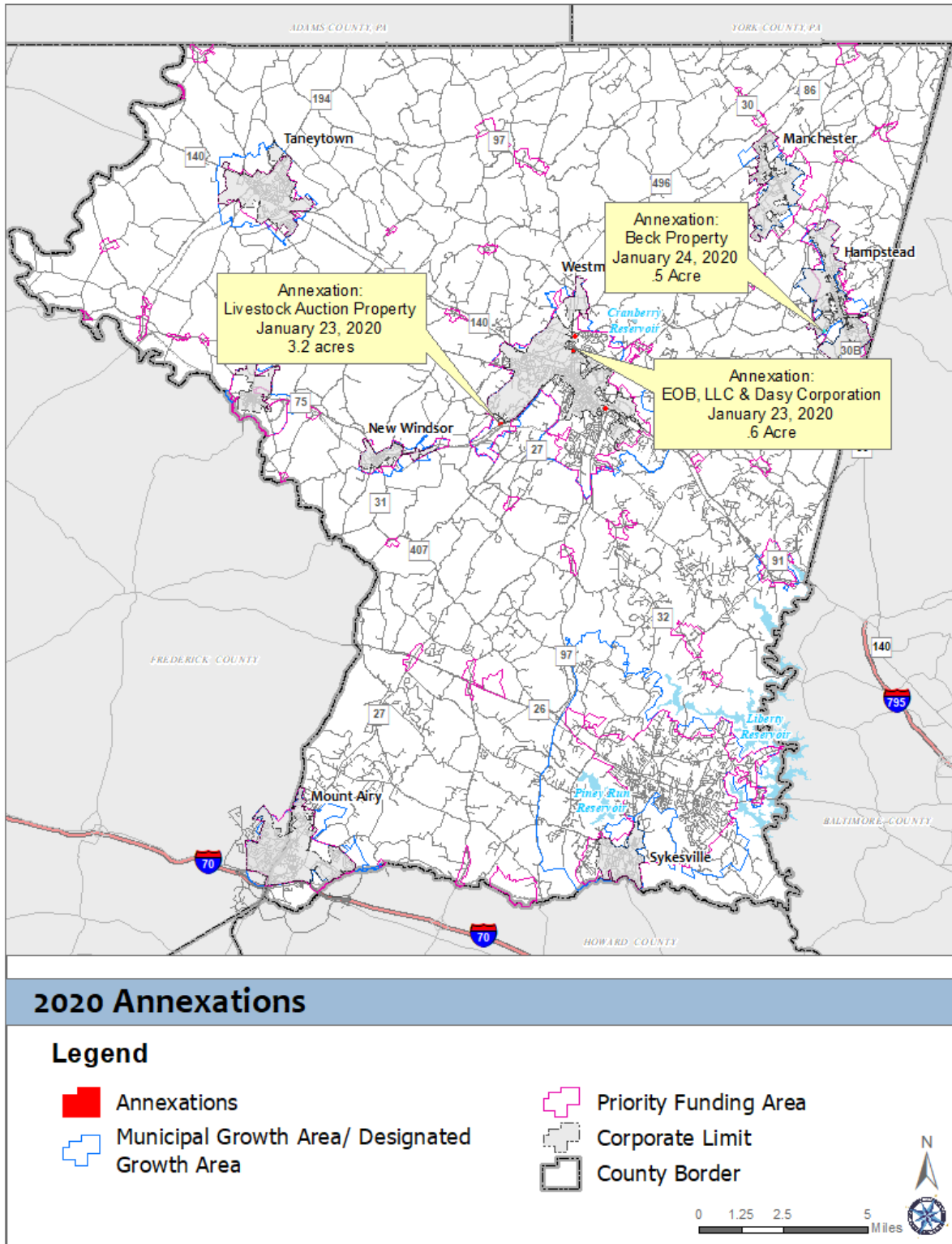
During 2020, there were no rezoning's in the County or Municipalities. There were 3 annexations, including two in Westminster and one in Hampstead. Descriptions of the annexations are explained in table 5, and their locations are displayed on Map 10 on page 18.

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

Source: Department of Planning

Amendments & Growth Related Changes in Development Patterns

Map 10: Annexations



Amendments & Growth Related Changes in Development Patterns

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:

None

Municipality:

Union Bridge

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

Mount Airy

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

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

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

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

Westminster

Emergency Ordinance No. 926: Adopted 5/20/20, Amending Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, Article XIII, Article XIII, “PD-4 Planned Development – 4 Zone”, Section 164-82, “Open Space” and Article XXIV, “Subdivision Regulations”, Section 164-197.1, “Residential Cluster Subdivision” to replace “City Park Board” with “Director of Recreation and Parks”.

Ordinance No. 927: Adopted 5/20/20, Amending Chapter 164, “Zoning”, of the Code of the City of Westminster, Article IXA, “Historic District Zone”, Section 164-51.3, Creation and Composition of Historic District Commission; Appointment and Term of Members; Vacancies,” To Alter the Terms and Composition of the Historic District Commission and to Modify Its Powers.

Amendments & Growth Related Changes in Development Patterns

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

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

Schools

New Schools or Additions to Schools

There were no new schools or additions constructed in 2020.

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

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

Amendments & Growth Related Changes in Development Patterns

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

Amendments & Growth Related Changes in Development Patterns

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

Source: Bureau of Engineering, Municipalities

APFO Restrictions

Developments that were modified due to APFO Restrictions

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

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

Parks

New Parks/Park Changes

County:

No new parks were added in 2020.

Consistency of Development Changes

Pursuant to § 1-208 of the Land Use Article of the Annotated Code of Maryland, the annual report shall state whether changes in development patterns during the preceding calendar year were or were not consistent with: each other; the recommendations of the last annual report; the adopted plans of the local jurisdiction; the adopted plans of all adjoining local jurisdictions; and the adopted plans of state and local jurisdictions having responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

During **2020**, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, the Municipalities as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.

Measures & Indicators

In 2009, the State of Maryland enacted the “*Smart, Green, and Growing – Annual Report – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions*” legislation (SB 276/HB 295).

The legislation was based upon the contention that the State’s 12 planning visions will not be realized unless local jurisdictions begin to set goals for incremental progress toward achieving them. The legislation established a statewide land use goal “*to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.*” Local jurisdictions are now required to develop a percentage goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

The Planning Annual Reports have been required to include the measures and indicators since July 1, 2010.

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

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

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

Residential: Dwelling Units by Priority Funding Area (PFA)

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

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

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

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

Source: Department of Planning, Department of Technology Services

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

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

Source: Department of Planning, Department of Technology Services

Measures and Indicators

Residential Units by MGA & DGA

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

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

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

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

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

Source: Department of Planning, Department of Technology Services

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

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

Source: Department of Planning, Department of Technology Services

Measures and Indicators

Non-Residential Units by PFA & MGA / DGA

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

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

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

Source: Department of Planning, Department of Technology Services

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

Source: Department of Planning, Department of Technology Services

Measures and Indicators

Preliminary Plan Approvals

Residential Preliminary Plans Approved

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

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

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

Source: Bureau of Development Review

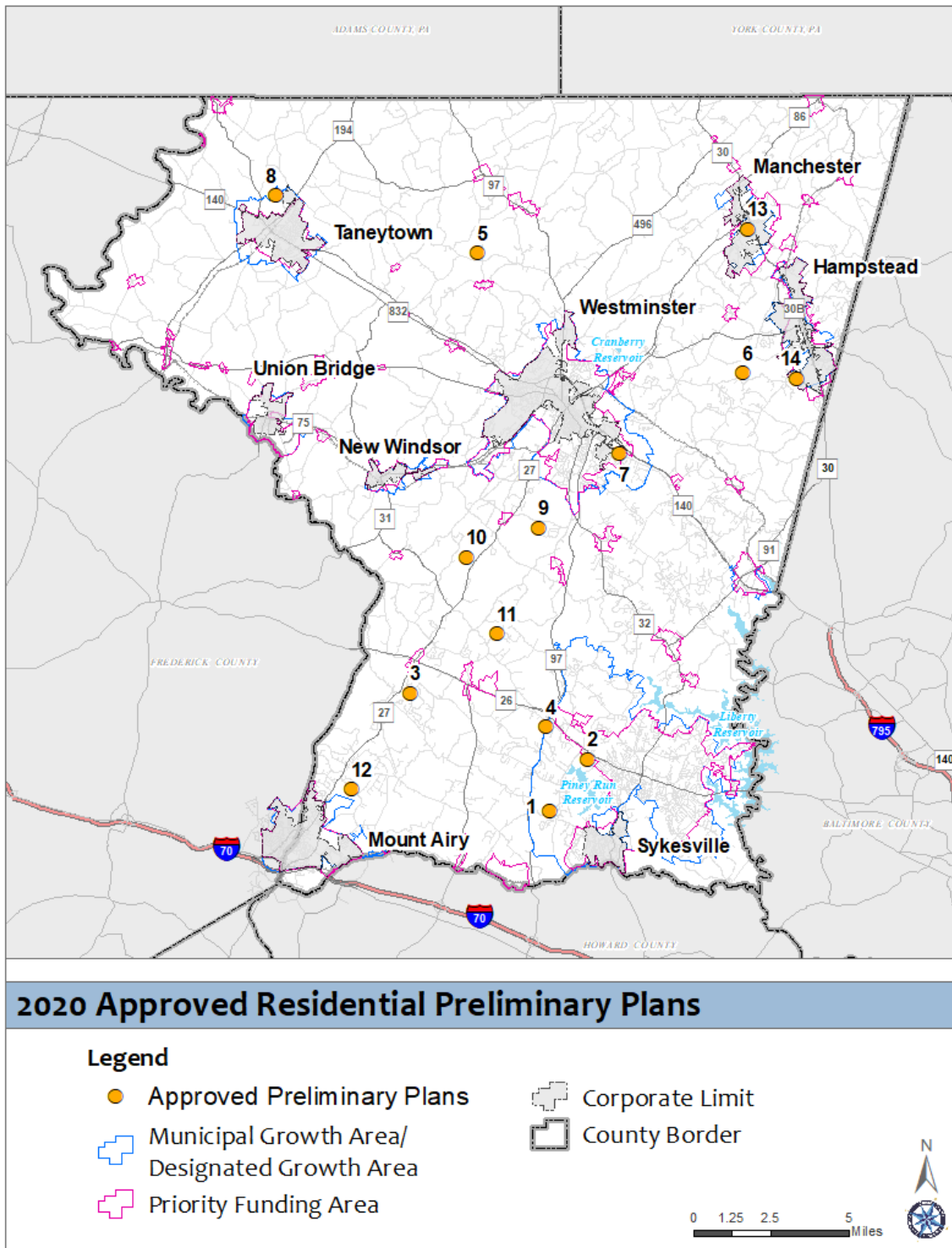
Table 14 – Municipal (Incorporated) Preliminary Plans Approved 2020

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

Source: Municipalities

Measures and Indicators

Map 12: Residential Preliminary Plans



Recorded Lots

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

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

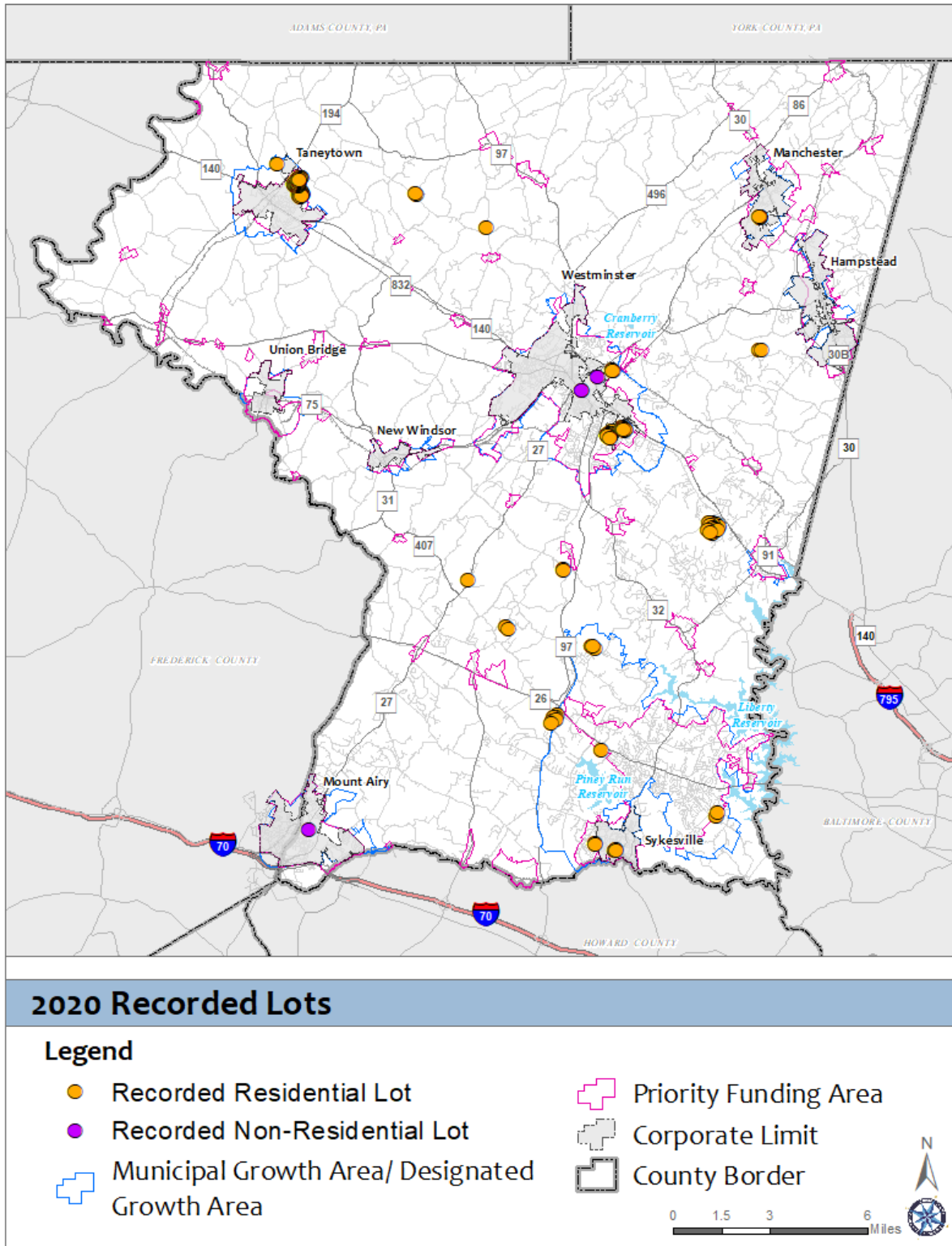
Source: Bureau of Development Review; Department of Planning

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

Source: Bureau of Development Review; Department of Planning

Measures and Indicators

Map 13: Recorded Lots



Measures and Indicators

Building Permits Issued

Building Permits Issued

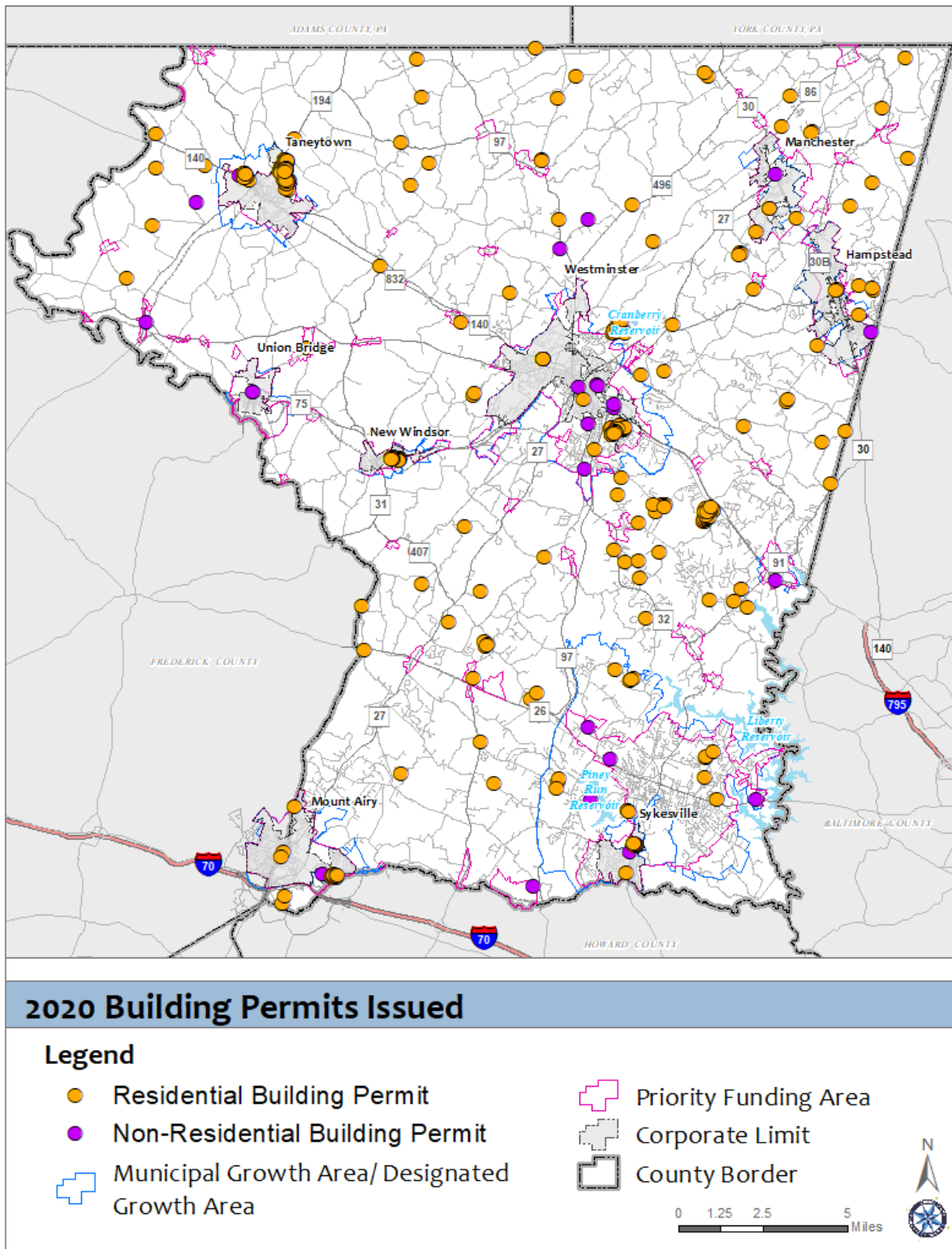
The total number of building permits issued for new construction in 2020 was 537, as shown in Table 17. This includes permits issued within the Municipalities. Map 14 shows the locations of the building permits in this table in relationship to the PFAs and MGAs / DGAs.

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

Source: Department of Planning, Department of Technology Services

Measures and Indicators

Map 14: Building Permits Issued



Measures and Indicators

U&O Certificates by Election District & Municipality

New Use & Occupancy (U&O) Certificates Issued

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

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

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

Source: Department of Technology Services

*includes Carroll County and Frederick County

New Use & Occupancy (U&O) Certificates Issued

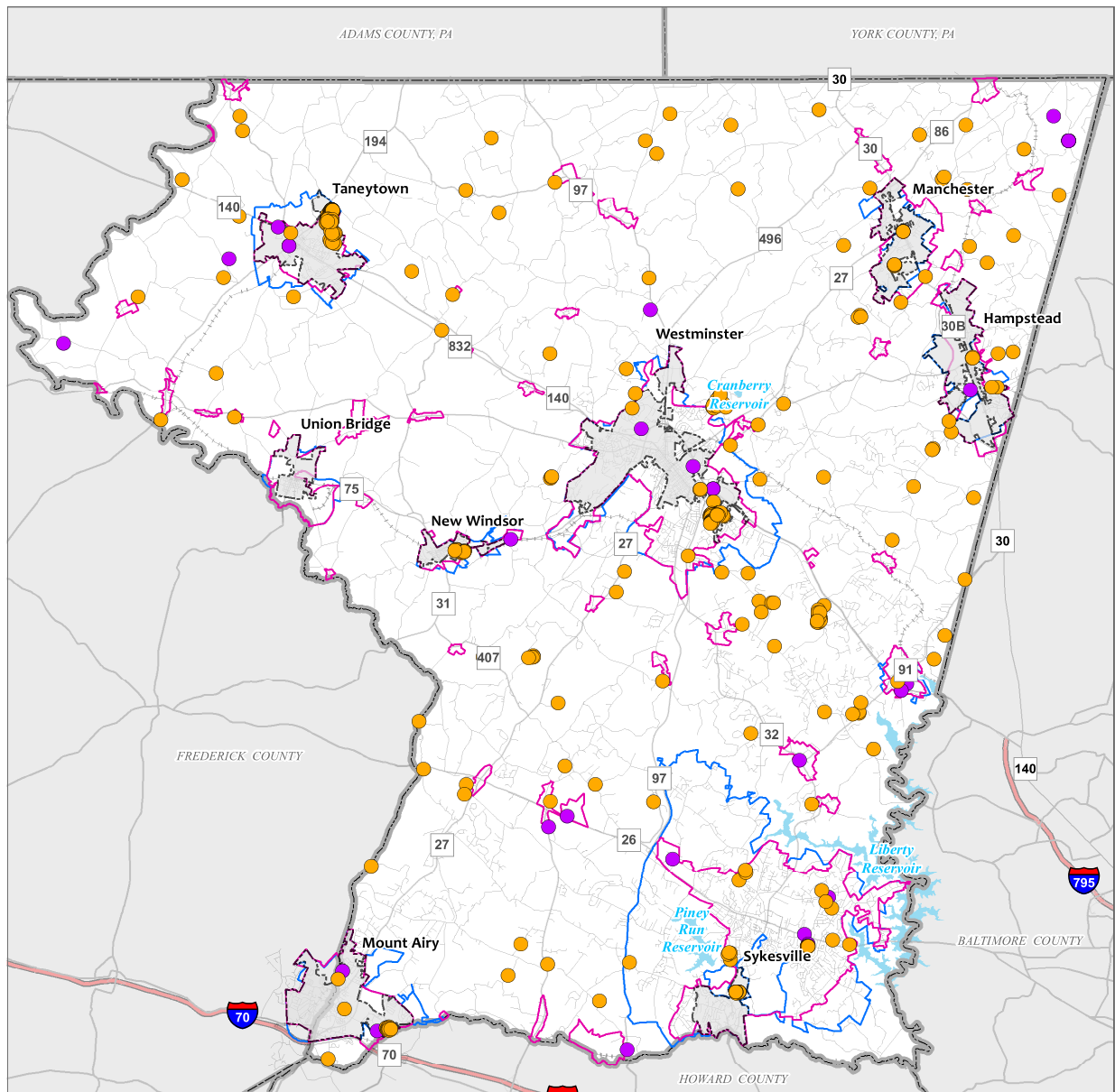
The total number of residential and non-residential U&Os issued within the PFA's and MGA / DGA's for new construction in 2020 was 402. This includes U&Os issued within the Municipalities. Table 19 presents the total residential and non-residential U&Os issued and provides the percentage of each that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

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

Source: Department of Technology Services

Measures and Indicators

Map 15: New U&O's Issued



2020 New Development - U & Os Issued

Legend

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

0 1 2 4 Miles



Measures and Indicators

Net Density of New Development

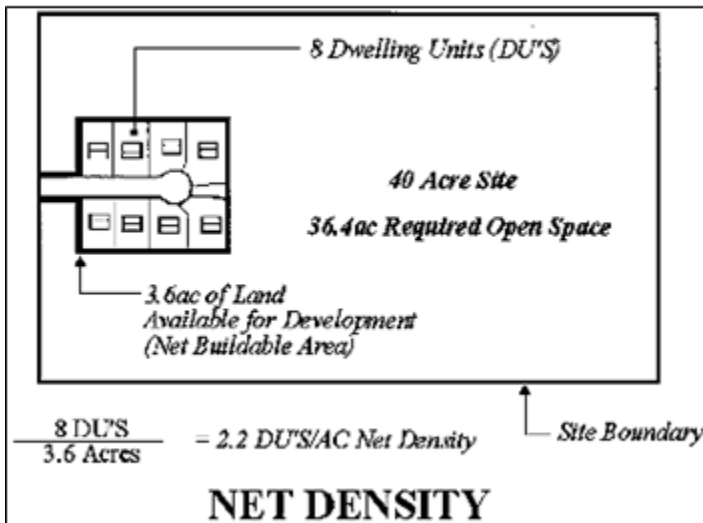
Net Residential Density & Floor Area Ratio (FAR)

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

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

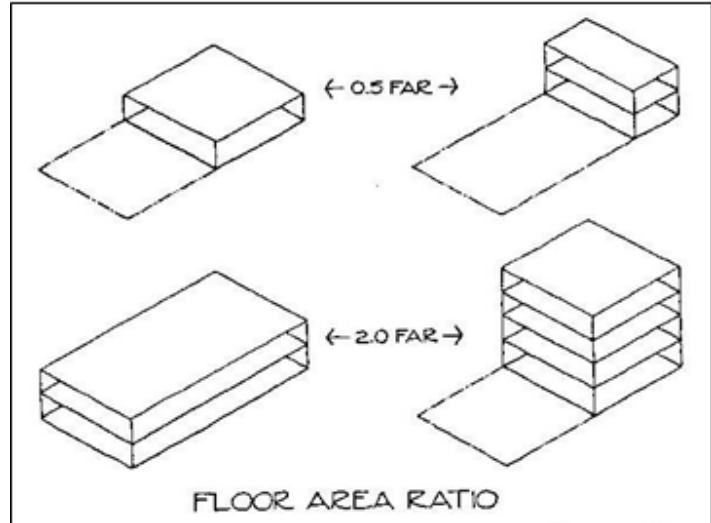
Source: Department of Planning; Note: Includes some net density ratios based on gross lot acreages provided by some municipalities and due to net acreages not being clear on some site or subdivision plans.

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

Measures and Indicators

Development Capacity Analysis

Buildable Land Inventory (Residential Development Capacity)

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

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

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

Source: Department of Land and Resource Management

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

Measures and Indicators

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

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

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

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

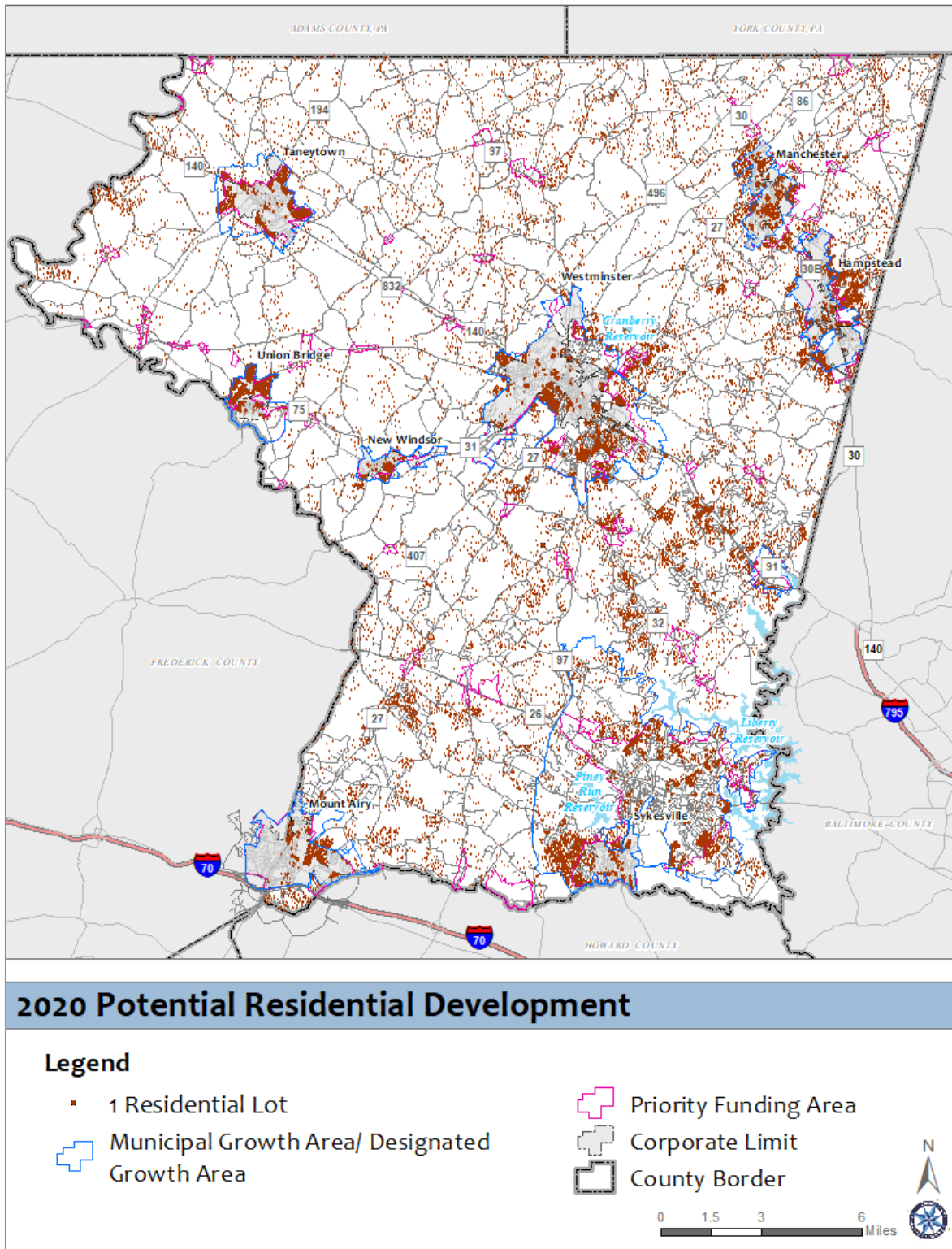
Source: Department of Land and Resource Management, PFA estimates include Rural Villages

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

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

Measures and Indicators

Map 16: Buildable Land Inventory (Residential)



Measures and Indicators

Potential non-residential development is based on adopted zoning categories that fall into the categories of commercial/business, industrial, and employment campus. The data in Table 24 show the potential developable non-residential acreage within each PFA and MGA / DGA. Table 25 shows the percentage distribution for potential developable non-residential acreage inside and outside PFAs and MGAs / DGAs. All acreages are an estimate of what is potentially buildable. The estimate of potential developable non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or MGA / DGAs. Map 17 on Page 43 indicates the location of potential non-residential development.

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

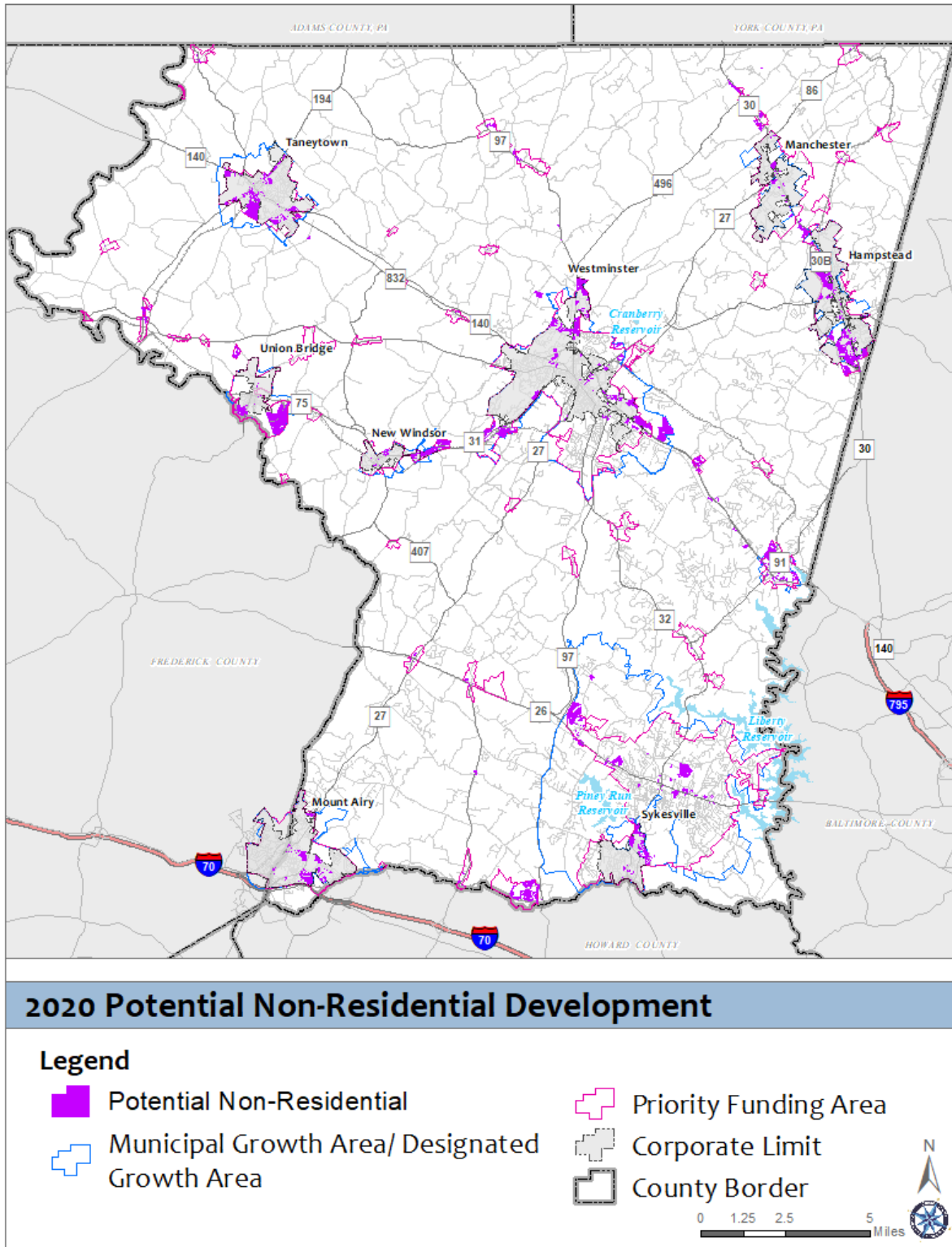
Source: Department of Land and Resource Management

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

Source: Department of Land and Resource Management

Measures and Indicators

Map 17: Buildable Land Inventory (Non-Residential)



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Agricultural Land Preservation Program

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

Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of June 2020, a total of 74,211 acres were permanently preserved in Carroll County by a recorded deed of easement. While the vast majority of preserved land put under easement in the County is through MALPF, other state and County land preservation programs also contribute. The County easement program and the state's Rural Legacy Program both acquire easements through purchase. MET and CCLT accept donated easements that in turn may provide potential property and income tax credits and/or deductions for the donors. Map 18 on Page 45 shows the location of newly acquired easements in Fiscal Year 2020 (which are identified by number), as well as previously existing easements.

**Table 26 – Easement Acquisition
2020**

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

Source: Carroll County Agricultural Land Preservation Program

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

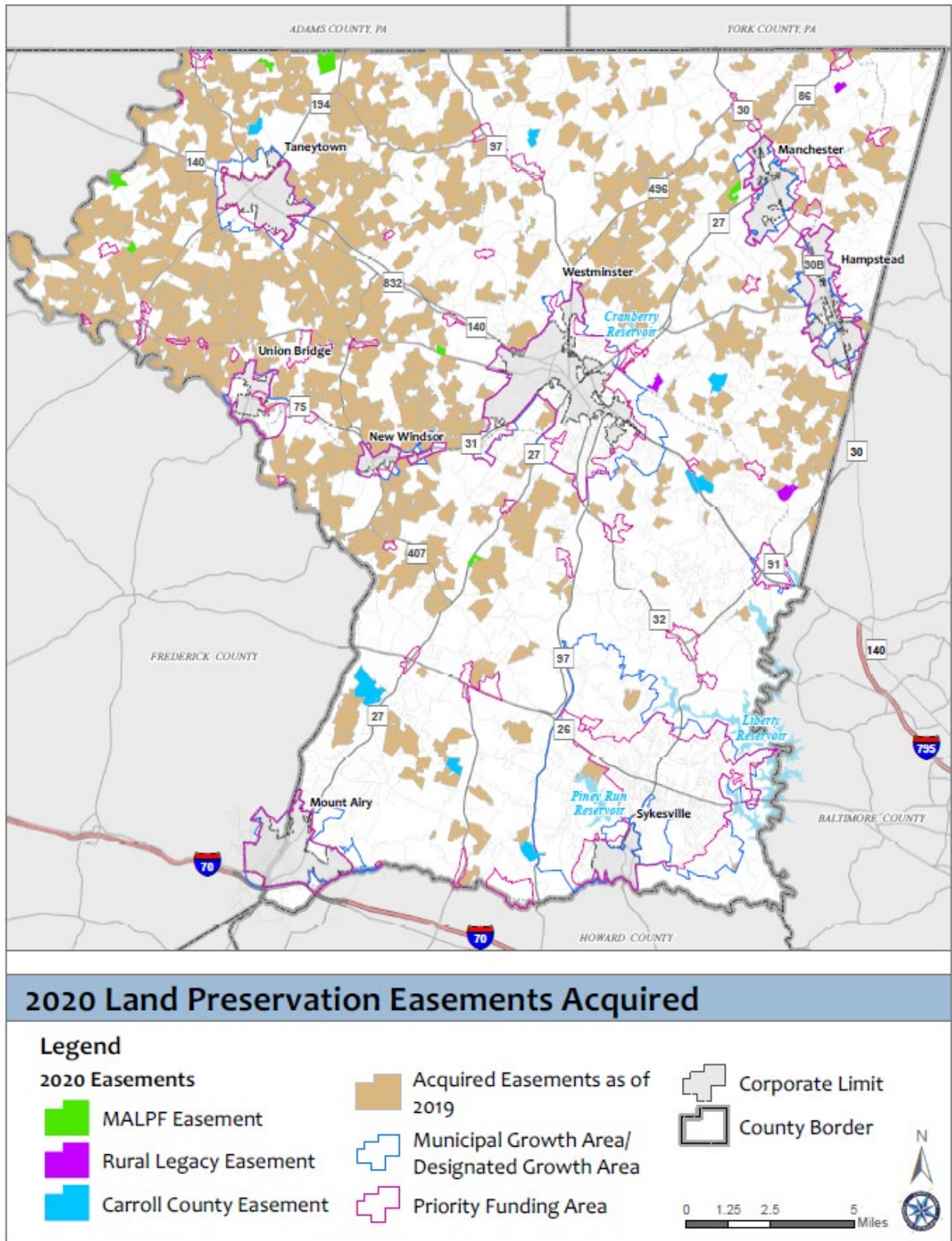
County Funding	State Funding	Total FY 2019 Funding
\$4,163,680	\$2,740,382	\$6,904,062

Source: Carroll County Agricultural Land Preservation Program

*Approximate State Funding

Locally Funded Agricultural Land Preservation

Map 18: Land Preservation Easements



Locally Funded Agricultural Land Preservation

Non-Agricultural Land Preservation

Non-Agricultural Conservation Easements

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

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

Source: Bureau of Resource Management

Floodplain Easements

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

Forest Conservation Easements

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

Water Resource Easements

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

Local Land Use Goal

State Land Use Goal

Statewide Land Use Goal: Land Use Article (2009)

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

HB 1257 (2012)

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

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

Local Land Use Goal

Local Land Use Goal: Requirement & Purpose

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

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

Local Land Use Goal

2014 Carroll County Master Plan

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

2014 Carroll County Master Plan



Adopted by the Board of County Commissioners

February 26, 2015

Amendment Adopted January 2, 2020

Appendices

Insert 8 Certification Letters

Planning for Success in Carroll County



CHAPTER SEVEN: COMMUNITY FACILITIES & PUBLIC SERVICES

One of the goals of long-range planning is to coordinate planned development with vital infrastructure improvements and public services. Community infrastructure needs are essential to allowing the Town to develop in a sustainable and prudent manner. Continuing to provide and improve upon necessary public services for Mount Airy residents is of equal importance to support a vibrant human infrastructure desired within the community. As such, these services should be thoughtfully considered when planning for infrastructure improvements.



BENCH AT WATKINS PARK

Many jurisdictions have recognized that public infrastructure and facilities are not capable of serving extensive development. Small Towns, in particular, are increasingly concerned about aging infrastructure and less financial support from the State due to budget restrictions. Certainly, services need to be provided to support new development, but it is the long-term maintenance of that infrastructure that becomes a financial challenge to the local government. For these reasons, long-term infrastructure planning is essential for all related development projects.

Two traditional tools by which public services are scheduled to keep pace with new land development are the APFO, or Adequate Public Facilities Ordinance and the CIP, or Capital Improvements Program. The APFO intends to work in conjunction with the CIP, by providing specific timing of essential infrastructure which is based on a level of service currently observed by the jurisdiction.

The Capital Improvements Program is a long-range planning implementation tool by which needed public improvements are placed into a specific time frame for funding, design, engineering, and construction. The CIP is an adopted document that delineates a schedule of the improvements for public facilities such as water and sewer lines and stations, roads, parks, fire stations and schools. The typical time frame for a capital improvements program is five years, with a yearly update to reprioritize needed facilities and associated funding within the municipal fiscal budget for the listed projects.

Many of the smaller Towns across the Country do not create traditional Capital Improvements Programs in order to address infrastructure issues. This often leads to shortfall problems of facilities with no specific plan in place to address lacking services. The Town cannot continue to grow in a sustainable manner without proper timing and maintenance of essential services.

Continuous pursuit of properly timed infrastructure construction and maintenance allows the quality of life within the community to be maintained. Communities that grow and mature over time should adapt to changing infrastructure needs as the fabric of the community demands certain services.

Community Facilities and Public Services to be discussed in this chapter that are necessary to serve the Town environment are listed below:

- Parks and Recreation
- Public Schools
- Public Safety
- Emergency Services
- Government Facilities
- Libraries and Senior Centers
- Water, Sewer, and Wastewater
- Solid Waste and Recycling

This chapter will discuss and analyze the current inventory of other Town facilities for each classification of services, as well as review short and long-term needs for each area.

PARKS AND RECREATION



The Town of Mount Airy provides for various active and passive recreational opportunities at several locations from many sources. The Town owns and maintains 10 parks, several private organizations own recreational fields, and both Carroll and Frederick County Boards of Recreation own recreational fields within the Town boundaries. The Town of Mount Airy has the greatest need for regionally based baseball, soccer, and football fields. The need for a greater supply of baseball and soccer fields can be contributed to the population increase over the past decade.

In the past, the town had a policy of dedicating 10% of land to parks. However, in 2006, the town's Adequate Public Facilities Ordinance was changed to reflect a requirement of dedicating 3 acres of park land for every 100 citizens, bringing the town in line with Carroll County Park standards observed at that time. This new goal left the town with an immediate and significant shortfall of park land. Even with the addition of a new 88-acre park (Windy Ridge), approximately 100 additional acres are needed to meet town park needs. A new open space ordinance was adopted in the spring of 2010 that requires significantly larger amounts of open space dedication for new subdivisions of all sizes and densities. While open space has been required for new residential developments, neither commercial development and industrial subdivisions have been required to provide open space. As the Town implements its vision for pedestrian accessibility and connectivity through trail networks throughout the Town, there is an opportunity to extend this requirement to non-residential development. In response to the 2007 Town Survey, and 2012 Community Needs Assessment, there is an active search to purchase additional land specifically for a regional sports complex to make up the shortfall. The vision is that a regional sports complex off of a major artery would be the perfect complement to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational area at Watkins Park. There is a possibility of the development of a new regional park on the Leishear farm that is owned by Carroll County and lies directly northeast of the current Town boundaries. That opportunity would be part of the consideration for the potential annexation of the Harrison and Leishear farm acreage into the Town.



TOWN OF MOUNT AIRY PARK AND RECREATION FACILITIES

Park	Acreage	Amenities
<i>East/West Park</i>	<i>5 acres</i>	<i>baseball field playground equip parking area basketball court connection to trail system</i>
<i>Watkins Regional Park</i>	<i>24 acres</i>	<i>1 lg and 2 sm. picnic pavilions 2 tennis courts 1 basketball court walking trail 2 soccer fields, 2 baseball fields skate park/parking area horseshoe pit, parking area doggy playground area trail connection playground area, volleyball court modern restroom facilities parking areas</i>
<i>Summit Ridge Park</i>	<i>7 acres</i>	<i>soccer field 2 baseball fields playground equipment parking area</i>
<i>Village Gate Park</i>	<i>6 acres</i>	<i>2 tennis courts 1 soccer field walking path connection to trail system reforestation area parking area</i>
<i>Prospect Park</i>	<i>10 acres</i>	<i>roller hockey court playground large picnic pavilion parking basketball court fishing pond future trail connection horseshoe pit/volleyball</i>
<i>Vestpocket Park</i>	<i>½ acre</i>	<i>gazebo benches and gardens</i>
<i>Twin Ridge Park</i>	<i>5 acres</i>	<i>1 soccer field 1 baseball field (lighted)</i>
<i>Windy Ridge Park</i>	<i>88 acres</i>	<i>future trail connection perimeter nature trails</i>
<i>Wildwood Park</i>	<i>3 acres</i>	<i>gardens gazebo walking path</i>
<i>Twin Arch Crossing Soccer Field</i>	<i>1 acre</i>	<i>soccer field parking area</i>

There are also a number of county facilities (Carroll and Frederick), both public and private, that are available to Mount Airy residents. This includes Old National Pike Park, 3 miles west of town. This facility has baseball and soccer fields with future plans for other recreational additions. Local sports leagues to include the Mount Airy Youth Athletic Association (MAYAA) and Four County Little League (FCLL) make use of baseball and soccer fields at schools located within the municipality. Schools outside the municipality are generally too distant to be of much use to the leagues serving the community. Another private set of fields has been used primarily by MAYAA over the years at the Fireman's Carnival grounds, privately owned by the Mount Airy Volunteer Fire Company. There are four



baseball fields at this complex and during winter months, two of the fields are used for football. If any development of this land were to occur, the community could lose the ball fields located there. The Town should therefore actively pursue an alternative location to replace those fields as well as create additional fields to meet current shortfalls caused by increased demand in recent years.

While there is still an emphasis on ensuring adequate playing fields to accommodate sports related events, there is an increased focus to coordinate community-oriented events in the Town's park facilities. The past decade has revealed a strong desire to take part in local events that build a community connection. Well attended events continue to include Camp Night, Movie Nights, benefit races and walks, as well as concerts and performances by local artists.

PLANS FOR FUTURE PARK FACILITIES

Parks and recreational facilities are important to the perception of the Town's character. Attractive and accessible facilities encourage use and are symbols of civic pride. Town parks should be visible and accessible from public roads. The landscaping and furnishing of park facilities should be done with quality and care. There are always a variety of park types available within a certain community and demand for certain types of recreation is greater in some locations than others. In 2008, a town survey was conducted which has changed the town government's perception of public needs and wants. Approximately 80% of the residents surveyed indicate a strong preference for passive, open-space recreation to include more picnic facilities, wooded areas and hiking/biking paths, camping, etc. This now needs to be considered in addition to the strong demand for more active, recreational sports. Longer range plans for Mount Airy Parks and Recreations include; development of Windy Ridge Park, the development of a Rails-to-Trails project, acquisition of land for a future sports complex, and a recreation center for indoor sports, cultural events, and teen activities.

Guidelines for Parkland Acquisition: There are general guidelines for creation of park facilities for a certain municipal population. Listed below are some general standards for providing parkland. A municipality should generally comply with these standards and monitor their acquisition of parkland over time to see if it meets the standard criteria.

Neighborhood Parks – 5 Acres/ 1,000 persons population/Average 1-10 acres – ½ mile service area.

Community Parks – 10 Acres/1,000 persons population/Average 20-75 acres – 2+ miles service area.

District Parks – 10 Acres/1,000 persons population/Average 100+ acres in a Regional Location.

There are also more specialized Regional/Resource types of parks, which may traverse several counties and provide hiking, biking or camping opportunities. Two examples of this type of park would be the Gillis Falls Watershed area located northeast of the Town and the Rails to Trails Greenway that continues to be designated on the current Master Plan. Neither of these greenways is developed but both have been included in the long-range planning projects at both the County and local level.

WINDY RIDGE PARK

In 2006, Town residents voted overwhelmingly to stop planned residential development on an 88-acre plot of land on the northwest side of town. This area has since been designated as a municipal park and has a 1 ¼ mile long nature trail surrounding it. Funding was made available within the town budget for a master plan for this park in the FY2008-2009 budget. This process has been completed making Windy Ridge the first Mount Airy park to be planned from the beginning. The intent is for this park to be a largely passive recreation area because of topography and limited access features through residential areas that make it most suitable for this type of use. This is consistent with the strong preferences shown in the town survey for this purpose. The development of the park is intended to occur in phases over many years. This will minimize cost and enable portions of it to be completed as community volunteer projects. Some of the features discussed so far in the planning process include camping and picnic areas, education and conservation areas for indigenous wild animals and plant-life, especially along the nature trail, a sledding hill, an outdoor amphitheater and a variety of other more passive types of recreation. This park could also house a future dog park and recreation center. The park will be designed so that the topmost level area could be used for additional ball fields in the event that the town is unable to acquire the land needed for a sports complex which is the optimal solution for additional active recreation needs.

RAILS-TO-TRAILS FACILITIES PLAN

The Rails-to-Trails right-of-way has been designated in the Mount Airy Master Plan for the last eighteen years. The actual trail pathway runs along the right-of-way for the old B&O railroad that went from the eastern border of town through the western border crossing the center of the downtown. This future greenways corridor will likely be completed in three phases. The first phase will run from the downtown to Watkins Park. A subsequent phase will extend from Watkins Park over Rte. 27 to the east and run one more mile to the main line rail line traveling east to Baltimore. This is shown in the Carroll County Comprehensive Plan to continue to Sykesville. The final phase of the rails to trails plan is to finish the trail from the downtown through to the westernmost part of the Mount Airy where it will meet up with the railway to points west. The entire trail will be designated as a hiking and biking path and will link up most of the residential developments in the town along the way to make Mount Airy a walking/biking community interconnected to the downtown and to most of the town parks along water and sewer easements. The Town is now in the process of actively acquiring easements needed for the trail system.



A GROUP OF VOLUNTEERS WORKING TO
CLEAN UP THE TRAIL PATHWAY IN
CARROLL COUNTY

MOUNT AIRY SPORTS COMPLEX

The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. This fact has made it necessary for the town to actively search for a substantial parcel of land (50+ acres) to accommodate the additionally needed fields. To date, the Town has been getting by with community and school parks spread all around the town, causing parents of young athletes to consistently complain about the need to travel back and forth to fields in different locations. This situation presents a particular hardship for families with multiple children involved with sports. The best long-term solution to these needs is a single sports complex of sufficient size to accommodate multiple games at the same location. Such a complex could also offer the opportunity to bring the community together and enable the hosting of playoffs and tournaments in various sports. The Leishear Farm portion of the potential Harrison-Leishear annexation has been earmarked for this purpose. The location, North of Town and adjacent to Route 27, is convenient, easily accessed and will minimize noise and traffic complaints in the neighborhoods.

MOUNT AIRY COMMUNITY CENTER

In addition, recent Town surveys and Community Needs Assessments underscore the desire of Mount Airy residents for a local Community Center, a conveniently located facility with an accessible and broad range of capabilities, programs and offerings. In fact, based on the results of the 2012 Community Needs Assessment, a local Community Center is the most desired and preferred enhancement to the Town.

Local residents have expressed interest in a broad range of offerings, spanning indoor recreation as well as performance, exhibitions and other community programming. To accommodate the wide range of interests, the proposed design of the facility would need to include a dual-purpose gymnasium and auditorium for stage performances, multi-purpose areas for arts and crafts, an adequate kitchen and serving area, and a place for teen activities such as dances and other types of games and recreation. An in-depth due diligence is proceeding for this project, including visits to nearby Community Centers in neighboring counties, and extended discussion with professionals involved with designing, constructing and operating similar facilities. Multiple locations are being considered and evaluated, and the Town is using a thorough due diligence process for determine the feasibility and best management of the project.

PUBLIC SCHOOLS



TWIN RIDGE ELEMENTARY SCHOOL

Both the Carroll and Frederick County school systems serve Mount Airy. The students attend elementary, middle, and high schools in their respective counties. In Frederick County, the students are served by Twin Ridge Elementary, Windsor Knolls Middle and the new Linganore High School. In Carroll County, the students are served by Parr's Ridge primary school, Mount Airy Elementary, Mount Airy Middle and South Carroll High School.

Resident children are divided between these two counties although they often live in close proximity to each other. Most municipalities the size of Mount Airy have their own high schools. Mount Airy has not had a high school since 1967.



PARR'S RIDGE ELEMENTARY SCHOOL



MOUNT AIRY ELEMENTARY SCHOOL

Frederick County rebuilt Linganore to address capacity and physical structural issues. The new Linganore High reopened in the fall of 2010. In the Carroll County side of Mount Airy, Mount Airy Middle completed construction of an expanded replacement school and opened its doors to Middle School Students in fall of 2013.

The Town Adequate Public Facilities Ordinance does not allow any residential subdivision to move forward if any of the schools in the Town or in the County are at 100% of State Rated Capacity. The following tables illustrate both the 2012 enrollment and future capacity projections for area public schools attended by the Mount Airy Community. All enrollment figures were obtained from the Carroll County and Frederick County Board of Education from the sources noted below.



MOUNT AIRY MIDDLE SCHOOL

Projected Enrollments – Percent of State Rated Capacity						
Elementary Schools	2014	2015	2016	2017	2018	2019
Parr's Ridge Elementary (K-2)	68.7	68.9	67.4	67.2	68.0	70.5
Mount Airy Elementary (3-5)	83.4	77.3	76.4	70.6	70.7	69.2
Twin Ridge Elementary (K-5)	73.1	73.3	70.2	68.9	69.3	70.2
Middle Schools						
Mount Airy Middle (6-8)	71.1	74.8	69.9	70.1	64.8	64.0
Windsor Knolls Middle (6-8)	82.1	81.7	83.7	81.5	80.7	74.3
High Schools						
South Carroll High (9-12)	83.3	80.7	84.4	84.6	82.7	82.3
Linganore (9-12)	92.0	91.1	88.0	85.9	83.4	83.3

Projected Enrollments – Percent of State Rated Capacity			
Name of School	State Rated Capacity	2013 Enrollment	Percent Of State Capacity
Elementary Schools			
Parr’s Ridge Elementary (K-2)	610	451	73.9%
Mount Airy Elementary (3-5)	598	495	82.8%
Twin Ridge Elementary (K-5)	674	510	74.9%
Middle Schools			
Mount Airy Middle (6-8)	595	636	105.1%
Mount Airy Middle (6-8) New	850	821	75.9%
Windsor Knolls Middle (6-8)	924	821	89%
High Schools			
South Carroll High (9-12)	1339	1091	81.5%
Linganore* (9-12)	1600	1482	93%

Source(s): FCPS. Facilities Services Division. 2013 Enrollment Report. December 2013. September 30, 2013 Enrollments and Capacities
 CCPS. Enrollment Projections. Actual and Projected Enrollments – Educational Facilities Master Plan – 2014-23
 FCPS: September 2013 Education Facilities Master Plan Annual Update

PUBLIC SAFETY

POLICE PROTECTION AND PUBLIC SAFETY

Maryland Resident State Trooper Program:

Police, fire, and emergency medical services are part of the Town’s Adequate Public Facilities standards. The scope of all of these services will be discussed below.

Police service has been provided by the Maryland Resident Trooper Program since 1975. Mount Airy has five resident



MARYLAND STATE POLICE BUILDING LOCATED AT
 1100 BALTIMORE BLVD.
 WESTMINSTER, MARYLAND 21157

troopers with one officer from the Carroll County Sheriff's Office that circulates within the town area should they be needed. State funding for the State Trooper Program was steady until FY 2010 when where the program was cut by approximately \$55,000.00. This mandates that the Town make up the shortfall in funding to maintain the Program. The Town will continue to monitor coverage to make sure adequate service is being provided by the resident trooper program. The average cost per fiscal year per officer for the Town is \$135,000.00. Additional officers are currently needed to cover the Town population at a standard recommended by both counties, which is one officer per 1,000 persons of population.

Additional costs for the State Trooper Program have also been increasing yearly by the State and will be a consideration in being able to maintain the State Trooper System over the long-term. General fund revenue is utilized to fund the resident trooper program. Although the town receives some aid towards this cost from the State of Maryland and the local counties, the majority of the costs are borne by the Town.

EMERGENCY SERVICES

FIRE AND RESCUE

Emergency Services are provided by the Mount Airy Volunteer Fire Company (MAVFC) for fire, rescue, and emergency medical. The Fire Company personnel include 50 volunteer responders, numerous volunteer support personnel (non-responders), eight full-time paid personnel who work a 24 hour on/72 hour off rotating shift and approximately 20 part-time paid personnel who work various shifts 24/7. The present paid staffing breakdown is as follows: M-F, 7 a.m. to 5 p.m. there are 4 personnel on duty. At least one of these personnel is an Advanced Life Support (ALS) provider (Paramedic) and at least one is typically an EVOD or Emergency Vehicle Operator/Driver for the larger fire apparatus.



MOUNT AIRY VOLUNTEER FIRE COMPANY
CARROLL COUNTY STATION 1

Daily, 5 p.m. to 11 p.m., two personnel, at least 1 ALS provider. On Saturday and Sunday, 7 a.m. to 5 p.m. and 11 p.m. to 7 a.m. nightly, three personnel, at least one ALS provider, 3rd person is typically an EVOD. While these personnel are primarily utilized for Emergency Medical Services (EMS), they are utilized when needed to staff or operate fire equipment as well. The Fire Station was constructed in 1992 and located across the street from the Mount Airy Elementary School.

The “first due” service area, or area where the MAVFC is expected to respond first, extends well beyond the Town limits into Carroll and Frederick counties and a small portion of Howard County. In addition, the MAVFC may be called outside the first due response area to assist departments in any of the four surrounding counties on “mutual aid” calls. Though call totals have been well into the 2000’s over the past several years, the call total for 2010 was 1,990. Of those calls, 55% were in Carroll County, 37% were in Frederick County, 6% were in Howard County and 2% were in Montgomery County. Average response time from dispatch to the scene is between 8 and 12 minutes. Monitoring of response times is done frequently and updated when necessary.

Increasing call volume and decreasing volunteer participation has resulted in the need for increases in paid personnel. This need is especially evident for EMS trained personnel as the Town population increases. The Town has an ordinance that provides \$1,000 per residential building permit that is mandatory revenue going to the MAVFC. Due to the large downturn in the residential housing market, this income stream to the fire company has been greatly reduced. The Town contributes 10% of its annual property tax revenue to assist in funding the local volunteer company. Carroll County is the only contributing county at the moment. A minimal contribution used to be received from Frederick County, but in light of the current state of the economy has been withdrawn.

GOVERNMENT FACILITIES

MOUNT AIRY TOWN HALL

Situated in the heart of the downtown area, the Mount Airy Town Hall is located at 110 South Main Street. At this location, the administrative offices for Water and Sewer, Finance, Engineering, Code Enforcement and Community Planning are accessible to the public. Recently renovated in 2007, the Town Hall was expanded slightly to accommodate adequate office and meeting room space. Regularly monthly Town Council meetings are held at this location. The Town Council Room also serves as the venue for various Town Commission Meetings. In addition, the Town Hall also serves as the location for an Operations Center for the coordination of emergency management services for the Town.



FLAT IRON BUILDING

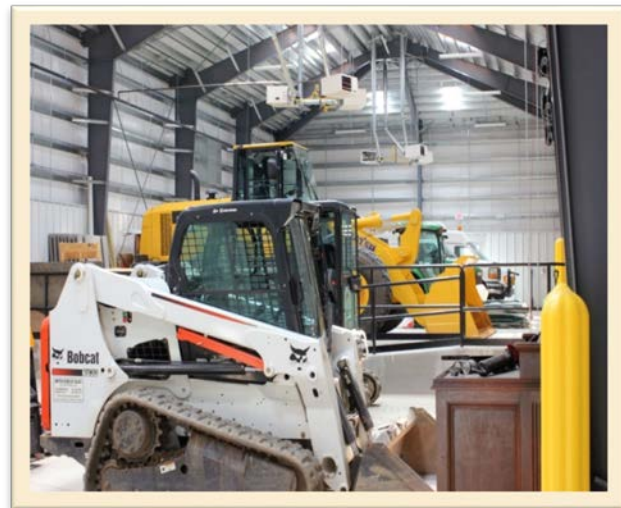
The Flat Iron Building is a Town icon that is located at 2 Park Ave. This well-known building currently hosts the Resident Troopers office and the Historical Society's museum. The building is in need of structural repairs and the Town is currently looking at options for either making repairs or replacing the building with a similar structure. The Town did a feasibility study to see what options were available and is deciding on the best way forward. Due to the strategic location of the building, being situated in the heart of the Downtown, the future uses must be carefully considered to the best benefit to Mount Airy, its businesses and residents.



REBUILT IN 1917, THE FLAT IRON BUILDING WAS PURCHASED BY THE TOWN OF MOUNT AIRY IN OCTOBER OF 1951

MOUNT AIRY MAINTENANCE FACILITY

The Mount Airy Maintenance Facility is located at 215 Prospect Road, just west of Prospect Park. This facility serves as the central operating location for the Department of Public Works and has been part of the Capital Improvements Program and has been undergoing both site and structural upgrades. The Mount Airy Maintenance Facility is not a public facility, but functions to allow the Public Works staff to directly serve the Town residents in an efficient manner.



LIBRARY AND SENIOR CENTER

MOUNT AIRY BRANCH LIBRARY

History

In 1965, the Carroll County Commissioners gave the Town of Mt. Airy permission to open a community library, with the provision that the Town raise \$3,000 to refurbish and furnish a room above the Town office at the time located in the Flat Iron Building. Four months later, after donations and fund-raising events such as a benefit shoot at the Rod and Gun Club, a dance for teens, and a book sale, the library opened. In 1974 the Mt. Airy Community Branch moved to the former American Grocery



Building, now serving as the Town Hall offices, and in 1993 a new full-service Mount Airy Branch Library opened on Ridge Avenue.

The Carroll County Public Library (CCPL) provides numerous services and community programs of varying degrees within each community. Activities include youth reading programs, book clubs, theatrical renditions, music sharing, and history programs specific to our home state of Maryland. This location is equipped with one large and one small meeting room available to rent for meetings. The Mount Airy Branch serves area citizens well and provides an important community amenity for all ages.

The Mount Airy Branch Library is celebrating its 20th anniversary this year. The County Commissioners reinvest tax payer money into maintaining county-funded facilities. The most recent renovations to the library began in 2012. Plans include repavement of the driveway, and reworking of the sidewalk to improve grade and accessibility.

MOUNT AIRY SENIOR CENTER

Located on the same site as the Mount Airy Branch Library, but operating as a separate facility, is the Mount Airy Senior and Community Center. Supported by the Carroll County Bureau of Aging and Disabilities, a variety of programs such as nutrition, recreation, education, health, and socialization are offered Monday through Friday. This center is conveniently located in close vicinity to the neighboring senior housing development.

Planning for regional libraries and senior centers are part of the Carroll and Frederick County capital improvement process and based on critical population densities.

WATER/WASTEWATER

WATER SUPPLY

The Town of Mount Airy is not only located in two counties, but also divided into five different watersheds. For the past five years, the Town has been under a Consent Order with the Maryland Department of the Environment to find additional source water for the Town's increasing water supply demands. The Town operates strictly off of groundwater supply, and all other options for a long-term water supply have been limited due to financial considerations. The Town has upgraded their storm drain system along Main Street over the past year as well as placed 8,000 Linear Feet of pipe for the water main, making the main a 12" line.

The unconfined fractured rock aquifer is the source of water supply for the Town. The system uses 11 wells to provide a municipal water supply for over 9,600 residents. The Town's existing water supply system consists of eleven wells, transmission and feeder mains and five water treatment/booster pumping stations. The Town also operates three elevated tanks capable of holding over 1,700,000 gallons in reserve. The main well field is located in Frederick County and consists of wells #1-4. Wells #5 and #6 are located in Carroll County west of MD 27. Wells #7 (Twin Ridge Subdivision) and #8 (Summit Ridge Subdivision) were brought on line as a result of those two subdivisions. Public Well #9 was on Town owned property and subsequently developed and well #10, was brought on by way of development activity. Public well #11, recently brought on line within the last year is located on South Main Street, is located on Town owned property and put into service to fulfill the requirements of MDE to satisfy the water allocation of existing approved developments.



Well Number	MDE Approved Allocations based on Yearly Average	Current Demand
Wells 1-4	255,000 gpd	
Well 5	43,000 gpd	
Well 6	149,000 gpd	
Well 7	99,000 gpd	
Well 8	150,000 gpd	
Well 9	79,000 gpd	
Well 10	77,000 gpd	
Well 11	75,000 gpd	
Total Gallons Per Day Allocation	927,000 gpd	765,000 gpd

As of 2013	Water	Sewer
Pipeline	Available	Available
Vacant Land and Redevelopment	Need to Find 221,500 GPD	Available
Outer Growth/Annexation Areas	Not Available	Not Available
Exception: Harrison & Leishear	Available (With 4 Wells on Property)	Available

Demand for infill and future (Residential/Commercial/Industrial) 424,000 gpd
Total Demand 1,189,000 gpd

Current Maryland Department of the Environment has allocated and permitted the Town for a total of 927,000 gallons per day to be extracted from all eleven wells currently on line. The Town recently constructed in the last five years a third water storage tank capable of holding 1,000,000 gallons per day of water in reserve.

Refer to the Municipal Growth Element for existing vacant land inventory and future annexation areas and projected water capacity demands.

WATER SUPPLY LIMITATIONS

The Town of Mount Airy has historically utilized groundwater wells for its primary water supply. The emphasis on groundwater supply has served the Town well over the last thirty years and the Town has been fortunate to find, purchase and drill several large production wells, the majority within our municipal boundaries.

The Town would like to continue this trend of reliance on groundwater resources within the municipal boundaries. The Town also understands that a long-term water solution may not fit within these desired criteria. Most importantly, the ultimate water supply side must not exceed the design capacity of our WWTP, permitted at 1.2 million gallons per day processing capacity.

WASTEWATER

The Town of Mount Airy currently has 11 wastewater pump stations that move wastewater over the various ridges throughout the Town which all feed into a single wastewater treatment plant. The Town's Wastewater Treatment Plant is located approximately one mile east of MD 27 along an abandoned length of the B&O Railroad. The plant treats the wastewater and discharges the flow into the South Branch of the Patapsco River. The average flow into the WWTP during 1996 and 1997 was 553,500 gallons per day (gpd). During 1998, the flow was 515,000 gpd, 1999 totaled 523,000 gpd, and 2000 was 558,000 gpd. Looking more recently, the average flows into the WWTP during 2012 and 2013 were 677,000 gpd and 737,000 gpd, respectively. The treatment process consists of the following: a bar screen, grit removal, Biological Nutrient Removal (BNR) aeration, clarification, Enhanced Nutrient Removal (ENR) filtration, ultraviolet light and post aeration, solids process, sludge holding, and belt filter press with lime stabilization. This plant has a permitted treatment capacity of 1.2 Million gallons per day. This plant was built with the original sewer system in 1972 and has undergone 3 major upgrades.

This plant has a permitted treatment capacity of 1.2 Million gallons per day. This plant was built with the original sewer system in 1972 and has undergone 3 major upgrades.

The first upgrade was around 1989 and expanded the plant to meet the capacity of numerous developments recurring in Town.

In 1999, the plant was expanded again to its current design capacity, but also improved with Biological Nutrient Removal (BNR) technology which includes the installation of aerobic and anoxic zones. The biological processes involve the use of micro-organisms and oxidation to reduce both total nitrogen (TN) and total phosphorous (TP) from the water. During nitrification the ammonia is oxidized to nitrite and then to nitrate in the presence of oxygen under aerobic conditions. This is followed by the denitrification of nitrates which biologically reduces to nitric oxide, nitrous oxide and nitrogen gas, in the absence of oxygen under anoxic conditions. Total phosphorous in wastewater is a combination of soluble and particulate phosphate. The solids, or

particulates, are easily removed through the solids removal process. During aerobic conditions the soluble phosphorus is solidified by aerobic heterotrophs and then broken down under anaerobic conditions to the release of phosphorus. This process is repeated with the return sludge system.

In 2010, the wastewater plant was upgraded to Enhanced Nutrient Removal (ENR) technology. The TETRA Denite system combines the denitrifications and filtration process to further reduce TN and TP down below the stringent 3mg/liter and 0.3mg/liter discharge limitations respectively.

This effective removal process is undertaken by introducing methanol as a carbon source. It has proven to be very effective in meeting the State's requirements.

WASTEWATER LIMITATIONS

The WWTP has reached its design capacity and physical capacity at its present location. There is opportunity to expand wastewater treatment capacity in the future provided that both a location and funding can be identified and that there is public support for a second wastewater treatment plant.

The Town needs to keep our long-term water supply options open, but with serious consideration of what the long-term financial limitations are for a smaller municipality. Because of these potential financial limitations, the Town may not be able to seriously consider all possible options. It is the Town's intention to only pursue long-term planning, development and a rate of growth that is responsive to and in balance with both the (known or demonstrated) capacity of the Town's water resources and the future growth preferences of the Town's residents.

SOLID WASTE AND RECYCLING

Solid Waste disposal is considered a critical public service. The Recycling and Sanitation Commission was created in 1990 to address State legislation requiring mandatory recycling. This commission, of up to nine members, has directed the collection and disposal of solid waste and monitored the ever-changing landscape of recyclables over the past 23 years. Town Code requires mandatory recycling within the Town. Curbside recycling has been in operation since 1992. All paper, glass, plastic and cardboard continue to be collected once weekly for town residents located in Carroll County and on a bi-weekly basis for



SINGLE STREAM BLUE RECYCLING BINS
LINE TOWN STREETS ON RECYCLING DAY

town residents located in Frederick County. The “single-stream” curbside method used allows all recyclables to be “commingled” in the same recycling container. In 2008, the Town participated in a pilot program with Frederick County that provided 65-gallon totters with lids and wheels, more than tripling the container size. Recycling efforts dramatically increased, resulting in a decrease in landfill tipping fees. The Town extended the pilot program to the Carroll County side of Town in the spring of 2009, experiencing the same degree of success. This method is still in place today.

Solid waste removal within the entire incorporated boundaries of Mount Airy, as well as recycling collection on the Carroll County side of Town, is contracted to a commercial hauler on a tri-annual basis. The Frederick County Division of Solid Waste Management provides recycling collection to residents on the Frederick County side of Town.

Mount Airy also provides yard waste pick-up approximately every other week, April until December. Every year, right after the New Year holiday, Christmas trees are collected and recycled. A yearly large item bulk pick-up is normally scheduled in the spring, of larger items; lawn mowers, grills, and items that aren’t allowed on a weekly basis.

The Town maintains a Downtown Trash and Recycling Center to help with the logistics of solid waste and recycling collection in the downtown environment. The combination of residential and commercial collections in the historic downtown zone led to this innovative solution to solve the problems of the different needs of these two entities. Our commercial hauler collects the one trash dumpster and two comingled recycling dumpsters three times each week. These dumpsters are contained in a locked facility, restricting access to only those authorized individuals and commercial enterprises that have been issued a key. This center was recently upgraded by paving the pad and hanging new signage. Future plans call for the installation of a surveillance camera and solar motion sensor lighting.

The future of solid waste disposal and recycling is very bright. Currently 34% of all residential waste is recycled. The eventual goal is to develop material recovery facilities that can receive all waste and divide it into those items that can be recycled and those that can’t. After extracting recyclables, the resulting solid waste will be separated into the small fraction of organic matter that can be broken down through anaerobic digestion and waste to be used as fuel for “waste-to-energy” facilities.

Mount Airy is committed to state-of-the-art recycling and sanitation programs in the future. Open relationships with the Frederick County and Carroll County Divisions of Public Works will allow Mount Airy to collaborate in efforts to take advantage of the potential savings of increased recycling percentages and decreased solid waste disposal. As new technologies are implemented, Mount Airy’s award winning Recycling and Sanitation programs will be ready to lead into the future.

Short term goals for recycling in Mount Airy involve informing the residents as more types of waste become recyclable. Plastic shopping bags, dry cleaning bags and plastic clothing bags currently are recycled separately. As new processes are developed to handle more recyclables, information will be distributed. Reducing the tonnage and tipping fees paid at the landfill or transfer station will save money for the Town and its residents. The single largest cost involved in solid waste and recycling is the collection process. The eventual goal of once-a-week pick-up of ALL solid waste will realize savings for the Town residents.

CHAPTER SEVEN: MAJOR GOALS & IMPLEMENTATION STRATEGIES

GOAL 1: Given their importance and essential contribution to the health and development of the Town, ensure adequate long range planning, program implementation and financial support for the Town's Community Facilities and Public Services.

IMPLEMENTATION STRATEGIES:

- a) Develop a strategic and cohesive Capital Improvements Program for all Community Facilities and Public Services.
- b) Continue to include Capital Improvement Projects in the “out year” considerations with each annual budget
- c) Identify potential funding sources to support planned facilities.

GOAL 2: Identify program and operating goals for each facility and service for a timeframe TBD.

GOAL 3: Devise and implement assessment processes appropriate to each facility and service and begin to apply the processes consistently over time. Report the findings publicly on a TBD frequency and spur discussion, feedback and appropriate response by the Town's Commissions and the Town Council.

GOAL 4: Look for opportunities with the Town's Community Facilities and Public Services to gain planning and operational efficiencies.

IMPLEMENTATION STRATEGY:

- a) Establish bi-annual work sessions involving Town Officials, Commission representatives, and Town Administration Staff to identify current efforts, common goals, and opportunities for collaboration.

GOAL 5: Promote alternative energy sources and support enhanced recycling considerations.

IMPLEMENTATION STRATEGY:

- a) Identify alternative energy sources that are logical renewable resources for the Town.
- b) Develop standards for the installation and use of renewal energy systems.
- c) Incorporate renewable energy technologies in municipal facilities and on Town owned land.
- d) Develop best practices for mitigating visual impacts associated with alternative energy facilities.
- e) Explore the benefits of a Renewable Energy Task Force or Sub-Committee.
- f) Consider the development and adoption of a fully integrated energy master plan.

GOAL 6: Invest in advance technologies to benefit residents, businesses, and visitors.

IMPLEMENTATION STRATEGY:

- a) Analyze or assess technology needs for the Mount Airy business and residential community.
- b) Identify public safety benefits from advanced technology.
- c) Coordinate with County Partners to utilize existing technology infrastructure.
- d) Include the advancement of technology initiative in the annual budget cycle with a schedule of operating and maintenance costs.

CHAPTER EIGHT: COMMUNITY DESIGN GUIDELINES

A person's perception of his or her community comes from experiences that are in part shaped by the structure and elements of the public realm. A tree-lined street provides peaceful setting for evening walks. Main Street and Park Avenue host festive community parades. The mere presence of religious and civic buildings can both comfort and inspire as well as historic sites recalling the roots to our past. All of these elements of the built environment serve a purpose greater than the bricks, mortar, or landscaping from which they are made. It is this ability of the man-made environment to evoke emotional responses that obligates us to manage the public realm in a responsible and thoughtful manner.

The public realm is the network of places, spaces, and buildings of which many people in the community feel a part. It is not enough for new development solely to provide good roads, expand water and sewer systems, or meet building codes. New development should respect the qualities of the town and contribute new features designed to be compatible with the old, and contribute to citizens pride in their community.

The Master Plan can play a central guiding role in enhancing the public realm by speaking generally as to the existing qualities in order to preserve them, by identifying needed missing elements of the community and planning for their provision, and by requiring future growth to respect and contribute to the Town character.

DESIGNING FOR THE SHARED VISION OF THE COMMUNITY

In response to the policy recommendations set forth in the 2003 Comprehensive Master Plan, The Town adopted Design Guidelines in 2010. *The Design Guidelines: Additions and New Construction for Town of Mount Airy Maryland*, and the companion document *Design Guidelines: Rehabilitation of Historic Properties in Town of Mount Airy, Maryland* were created.

Through the Design Guidelines, the community has identified the vision, as well as the specific design elements and values that are desired. This vision is supported by the findings revealed in the 2008 Mount Airy Town Survey.

While the primary objective of the guidelines is to encourage aesthetic compatibility in building design, the same values extend to overall site design, public walks, landscaping, signage, and

roadway connections. These documents serve as descriptive guiding principles that work in concert with the Subdivision and Zoning Regulations to maximize the value benefits of both form and function.

CHAPTER EIGHT: MAJOR GOALS & IMPLEMENTATION STRATEGIES

GOAL 1: Reinforce the significance of Main Street to the Community by creating "gateways" to Main Street, encouraging streetscape improvements, supporting downtown preservation, and revitalization opportunities. Partner with the SHA for continued improvements to Main Street.

IMPLEMENTATION STRATEGIES:

- Designate the Main Street and Center Street Corridor as priority development areas.
- Concentrate the placement of pedestrian and bikeways that connect to the Town Center.

GOAL 2: Develop a linear park along an east-west route to interconnect new development, existing Town parks, the historic B & O Railroad right-of-way, and the South Branch of the Patapsco River.

GOAL 3: Improve the quality of new development through greater attention to site development, enhanced streetscapes and lot designs.

IMPLEMENTATION STRATEGIES:

- Incorporate the Design Guidelines principles into all proposed site development plans.
- Employ all available tools to promote and enhance the Town's cultural and historic resources and structures.
- Reinforce the "small town" attribute in the design in new commercial, residential, and mixed use areas.
- Showcase local talent and incorporate into the community design.
- Include a variety of artwork and arts activities in public places, such as parks, public buildings and plazas.
- Support efforts to expand arts resources in the community, such as arts and crafts learning opportunities, art exhibits, shows, and competitions

- Partner with local businesses to showcase community artwork.
- Partner with local businesses, residents and developers to design the gateway corridors of the community so that that will become attractive entrances into the Town of Mount Airy.
- Design and implement a continuity of opportunity to support the Downtown area as the Town’s preferred destination.
- Develop a Route 27 Corridor Master Plan to ensure orderly and compatible development in keeping with the Town’s vision to retain its small town charm.
- Evaluate available mechanisms to secure, improve, or redevelop uninhabitable abandoned structures with significant historic value, rather than allow the demolition thereof.
- Monitor the condition and occupancy of “at-risk” buildings with significant historic value and intervene as appropriate. Develop public-private partnerships as appropriate in order to preserve important structures

GOAL 4: Review opportunities with existing neighborhood developments that will provide a measure of continuity and integration greater than currently exists within the development.