



Chapter 9: ***Natural & Agricultural Resources Goals***

❖ **Goals**

- **To strive for outcomes in environmental protection that provide a benefit to all stakeholders**
- **To support farmland preservation and creation of open space**

❖ **Current Conditions**

1 Environmental Resources

The environmental resources which are required to be protected under the Planning Act are streams, stream buffers, steep slopes, 100-year floodplains, and habitats of threatened and endangered species. The Planning Act of 1992 does not specify the extent or degree of protection to be accorded to each environmental resource. Therefore, the definitions developed for each environmental resource identify this level of protection. To adequately provide consistent protection, the best course of action suggests adoption of uniform definitions among the County and the municipalities. Definitions are included for both the sensitive areas required to be protected under the Planning Act as well as the additional environmental resources the jurisdictions are addressing. The locations of these environmental resources can be viewed on the map entitled “Environmental Resource Areas”.

They are defined as follows:

Stream means part of a watercourse, either naturally or artificially created, that contains intermittent or perennial base flow of groundwater origin. Ditches that convey surface runoff exclusively from storm events are not included in this definition.

Stream buffers are areas which extend a minimum of 100 feet from the top of each stream bank along both sides of a stream unless modified by the Planning Commission.

Steep slopes are defined as areas with slopes greater than 25 percent.

One hundred-year floodplains are those areas which, after ultimate development of their watershed based on current zoning, would be inundated by water runoff from the 100-year storm.

Habitats of threatened and endangered species are areas which, due to their physical or biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species listed in COMAR 08.03.08. This area may include breeding, feeding, resting, migratory, or overwintering areas. Physical or biological features include, but are not limited to, structure and composition of the vegetation; faunal





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community; soils, water chemistry and quality; and geologic, hydrologic, and microclimatic factors.

The County and towns have identified additional environmental resource areas which they feel are worthy of protection under the Environmental Resources Element as well. These resources include wetlands, wellhead buffers, carbonate rock areas, reservoir watersheds, and Use III waters.

Wetlands (defined under COMAR, Title 08.05.04.01) are generally areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly know as hydrophytic vegetation.

Wellhead buffers are areas which extend a minimum of 100 feet around any existing or proposed community water supply well or well site, unless modified by the Planning Commission, as may be designated on the adopted *Water and Sewer Master Plan* or the county master plan, or identified during the development process.

Carbonate rock areas are areas which are currently known or suspected to be underlain by carbonate rock. This includes the Wakefield Marble and Silver Run Limestone geologic units, as well as unnamed calcareous zones within schist and phyllite areas.

Reservoir watersheds are areas which drain into an existing or proposed water supply reservoir.

Use III waters (defined under COMAR, Title 26.08.02) are protected for the propagation of natural trout populations. These waters are governed by more stringent dissolved oxygen, chlorine, and temperature standards than other waters.

What are the stream use classifications?

To protect surface water quality, the State has adopted surface water quality standards, which include designated uses of the waters of the state and water quality criteria to protect the designated uses. The standards are detailed in COMAR 26.08 of the Code of Maryland Regulations.

Use I waters are suitable for water contact recreation and protection of aquatic life.

Use II indicates waters for shellfish harvesting.

Use III streams are protected for the natural propagation of trout.

Use IV identifies streams as recreational put-and-take trout waters.

When the use classification is followed by the letter "P", it signifies that the water drains into a public water supply. There are no Use II streams in Carroll County.

A ⇄ Environmental Resources Descriptions

The Hampstead Study Area straddles a ridge in the northeastern portion of Carroll County and contains approximately 18,879 acres or 29.5 square miles. Steep slopes associated with the undulating topographic characteristic of the Piedmont region are found scattered throughout Hampstead. Elevations of the study area range from approximately 930 feet above sea level, located to the east of the corporate limits just south of Upper Beckleysville Road, to approximately 560 feet, located northwest of the intersection at Emory Road and Emory Church Road along the Broad Run stream basin.





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The headwaters for a number of streams originate in Hampstead, due to its elevation. Murphy Run and Little Piney Run flow to the Gunpowder Falls watershed to the east, while a tributary to the East Branch, classified as Use III waters, drains to the North Branch of the Patapsco River watershed to the west and south. Gunpowder Falls contains tributaries which are Use III streams, and the North Branch of Patapsco River contains tributaries which are Use I streams. Use III streams are maintained for the natural propagation of trout, while Use I streams are defined as suitable for water supply for public, agricultural, and industrial uses. A total of 82 miles of streams can be found in the study area, with an additional 6 miles of streams found within the town limits. Outside the town limits, 58 miles of streams (71%) are Use III streams. All 6 miles within the town are Use III streams. Wetlands found in the Hampstead area are generally affiliated with the above streams. An estimated 506 acres of wetlands exist in the study area; another 35 acres of wetlands can be found within the town limits (541 acres total). All streams in the Hampstead Study Area are in a reservoir watershed for a public water supply. Land within Water Resource Protection Easements totals 13 acres (0.7% of total land in the study area). If all streams were protected by a stream buffer, as defined above (200-foot wide), 1,979 acres in the study area and an additional 155 acres in the town could potentially fall within these buffers to benefit water quality.

The majority of the study area contains soils comprised of the Glenelg-Chester-Manor soil association. The chief limitations that affect land use on these soils are steep slopes and erosion. There are also some soils from the Glenelg-Manor-Mt. Airy association which lay at the southern end of town. In addition to the previously-mentioned limitations, the limitations of this soil group include limited depth to bedrock and rock fragments in the Mt. Airy Soils. Both soil groups are considered non-hydric. Generally, the major soils which comprise these soil groups make good sites for building. Excavating is normally not difficult and is not limited by wetness. Some areas of hydric soils exist, mostly located around stream valleys, including Baile silt loam, Glenville silt loam, and Hatboro silt loam.

The Hampstead Study Area lies within the Piedmont physiographic province and the Piedmont Uplands subprovince. An area of moderate relief and rounded hills, with relatively gentle slopes, a thick mantle of unconsolidated weathered material, or saprolite, overlays the metamorphosed sedimentary and volcanic rocks. Hampstead's geology can generally be divided into two halves. The northwestern half is predominantly underlain by rocks of the Gillis Group. The southeastern half is comprised of rocks of the Pretty Boy Schist. About 511 acres of land in the study area are underlain with carbonate rock, with an additional 33 acres in the town limits.

Very few large contiguous wooded areas can be found in and around the Town of Hampstead. However, numerous large stands of forested areas can be found both northeast and southwest of town within the study area. The wooded areas which do exist are generally associated with either steep slopes and/or stream valleys. Approximately 5,135 acres of forested land can be found in the study area, with an additional 261 acres of forested land within town limits (5,396 acres total). About 62 acres of land has been reforested as a result of the Forest Conservation Act, and Forest Conservation Easements have been placed on approximately 110 acres of land.





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What is a bog turtle?

The bog turtle is only about 4 inches in diameter. The top of their shell is between black and dark brown. The bottom shell is covered with yellow to orange blotches. Bog turtles are dependent on sphagnum bogs, swamps, and clear, slow moving streams with muddy bottoms. Bog turtles are semi-aquatic and are only active during part of the year.



The U.S. Fish and Wildlife Service is extending Endangered Species Act protection to conserve the northern population of the bog turtle, which has seriously declined in the northeast United States. According to the Service's Southeast Regional Director Sam Hamilton, "Endangered Species Act protection will provide an opportunity to recover the northern population of the bog turtle and protect the southern population which has been designated as threatened (due to similarity of appearance)."

The Maryland Department of Natural Resources Natural Heritage Program has officially identified the bog turtle as an endangered species in the Hampstead area. It must be noted, however, that this does not preclude the possible existence of other threatened and endangered species in Hampstead and the surrounding area.

B ⇄ Current Environmental Resources Protection Measures

CARROLL COUNTY

Carroll County and Hampstead currently provide a great deal of protection to the area's environmental resources. Substantial revisions and additions to existing regulations were not needed to meet the requirements of the 1992 Planning Act, since environmental resources are already being afforded significant protection under existing ordinances. However, to address any inconsistencies of protection and lack of protection in some areas, some revisions and text amendments may be necessary. The planning commissions have also been given the ability to require further protection measures where appropriate.

Environmental resources are currently protected during the development process in Carroll County under several different regulations, ordinances, and authorities: Ordinance No. 22-C: Stormwater Management; Ordinance No. 98A: Floodplain; Ordinance No. 100: Grading and Sediment Control; Ordinance No. 106: Forest Conservation; Design Manual for Roads and Storm Drains; Subdivision Regulations; Conditions for Subdivision Approval; Ordinance No. 52B: Carroll County Building Code; the County Zoning Ordinance No. 1E; and Ordinance No. 77: County Landscape Manual. There are many provisions in these authorities which specifically provide protection to environmental resources.





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SUMMARY OF CARROLL COUNTY ENVIRONMENTAL RESOURCES PROTECTION MEASURES

Ordinance	Protection Measures	Environmental Resources Protected								
		ST	F	WL	SL	H	WH	RW	U3	CR
Ordinance 22-C: Stormwater Management	Reduced impervious surfaces	✓	✓	✓	✓			✓	✓	✓
	Plan review for adverse impacts	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stormwater management practices to control runoff volumes	✓	✓	✓	✓		✓	✓	✓	✓
	Stormwater management plan consistent with Flood Hazard Management Act of 1976		✓							
	Water quality	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ordinance 98A: Floodplains	Prohibit development in floodplains	✓	✓	✓	✓	✓		✓	✓	
	New structures prohibited	✓	✓	✓					✓	
	New individual sewage systems not permitted	✓	✓	✓				✓	✓	
	No filling allowed	✓	✓	✓				✓	✓	
	100-foot setback from top of bank	✓	✓	✓	✓	✓		✓	✓	
	Subdivisions permanently dedicate floodplain areas to open space	✓	✓	✓	✓	✓		✓	✓	
Ordinance 100: Grading and Sediment Control	Grading plans	✓	✓	✓	✓	✓	✓	✓	✓	
	Erosion and sediment control measures	✓	✓	✓	✓	✓	✓	✓	✓	
	Structures prohibited closer than 20-feet from watercourse	✓	✓	✓				✓	✓	
	No land distributing activity which results in contamination of soil or water	✓	✓	✓		✓	✓	✓	✓	✓
Ordinance 106: Forest Conservation	Prohibit disturbance of trees, shrubs, and plants in sensitive areas	✓	✓	✓	✓	✓		✓	✓	
	Establish and/or enhance forest buffers	✓	✓	✓	✓	✓		✓	✓	
	Reforest and afforest priorities	✓	✓	✓	✓	✓		✓	✓	
	Buffers for critical habitat					✓				
	Afforest and/or reforest simultaneously with removal of sediment control devices	✓	✓	✓	✓	✓	✓	✓	✓	
	Forest Conservation Fund	✓	✓	✓	✓	✓	✓		✓	✓

ST= streams and stream buffers
 F= floodplains
 WL= wetlands

SL= steep slopes
 H= threatened/endangered species habitat
 WH= wellhead buffers

RW= reservoir watersheds
 U3= use III waters
 CR= carbonate rock areas





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Ordinance	Protection Measures	Environmental Resources Protected								
		ST	F	WL	SL	H	WH	RW	U3	CR
Subdivision Regulations	Easements for natural water courses	✓							✓	
	Reservations and/or acquisitions of land planned for public facilities		✓	✓			✓	✓		
	Preliminary Subdivision Plan showing site characteristics	✓	✓	✓	✓	✓	✓	✓	✓	
	Preliminary Subdivision Plan multiple agency review	✓	✓	✓	✓	✓	✓	✓	✓	
Conditions for Subdivision Approval	Compliance with other ordinances	✓	✓	✓	✓	✓	✓	✓	✓	
	Water Resources Protection Easements	✓	✓	✓	✓			✓	✓	
	Subdivision or site plans in wetland subject to MDE approval			✓						
	Multiple agency review of various plans	✓	✓	✓	✓	✓	✓	✓	✓	✓
Design Manual for Roads and Storm Drains	Ditches on open section roads	✓	✓	✓	✓			✓	✓	
	Outfall protection at stormwater discharge points	✓			✓				✓	
	Identify 100-year floodplain limits if affected by development		✓							
	Require design speeds reduction		✓		✓					
	Open section roads allowed in more places	✓	✓	✓	✓		✓	✓	✓	
	Trees allowed in ROW	✓			✓		✓	✓	✓	
	Functional classification of roads rather than uniformity	✓	✓	✓	✓	✓	✓	✓	✓	
	Less closed storm drain systems	✓	✓	✓	✓		✓	✓	✓	
	Discharge points not directly in streams	✓							✓	
Stilling basins	✓	✓	✓	✓			✓	✓		

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Ordinance 52B: Carroll County Building Code	Prohibit development in floodplains	✓	✓	✓	✓	✓		✓	✓	
	Prohibit activities affecting flood heights		✓							
	Prohibit new sewage systems in floodplains	✓	✓	✓				✓	✓	
Ordinance 77: Carroll County Landscape Manual	Promotes controlled stormwater runoff	✓	✓	✓	✓		✓	✓	✓	
	Helps with sediment control and containment	✓	✓	✓	✓		✓	✓	✓	
	Vegetation reduces overall ambient temperatures	✓	✓	✓		✓		✓	✓	
	Nitrogen-fixing plants put nitrogen back into soil	✓	✓	✓			✓	✓	✓	
Ordinance No. 1E: Zoning	Conservation Zoning District: maximum density of 1 unit per 3 acres	✓		✓	✓			✓	✓	
	Principle permitted uses include many sensitive areas		✓	✓		✓				
	Cluster Subdivision in Residential Zoning District: minimum of 15% open space	✓	✓	✓	✓	✓	✓	✓	✓	
	Up to 50% of open space can be sensitive areas	✓	✓	✓	✓	✓	✓	✓	✓	
	Cluster Subdivision in Conservative Zoning District: 300 feet from 100-year planned reservoir flood pool	✓		✓	✓			✓	✓	
	100-foot from tributary of public water supply	✓	✓	✓	✓			✓	✓	
	Conservation Easements	✓	✓	✓	✓	✓		✓	✓	
	Cluster conform to topography and minimize potential for environmental degradation	✓	✓	✓	✓	✓		✓	✓	
	Planned Unit Development: 25% of gross acreage to be dedicated to open space	✓	✓	✓	✓	✓	✓	✓	✓	
Dwelling units not concentrated in higher densities	✓	✓	✓	✓		✓	✓	✓		

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TOWN OF HAMPSTEAD

Within the municipalities of the County, many of the same or similar protection measures are in place for environmental resources. The incorporated towns have adopted many ordinances which are the same or similar to the County's ordinances and regulations, extending several protection measures described for the County to application within the municipalities as well.

The Town of Hampstead has adopted many of the same ordinances as the County. For those ordinances, which are the same as the County's ordinance, the protection measures are the same. Therefore, a discussion of those protection measures may be found under the description of Carroll County ordinances to which this applies.

The Town has adopted an ordinance (Ordinance No. 232) which generally exempts the Town from "all legislation of Carroll County which involves matters over which the Town has been granted authority pursuant to Article 23A of the Maryland Code or pursuant to public general law or its Charter." This exemption does enumerate specific exceptions which include, among others, the following Carroll County ordinances: Stormwater Management Ordinance, Floodplain Management Ordinance, Grading and Sediment Control Ordinance, Forest Conservation Ordinance, Building Code, and Landscape Manual. Although the Town has not officially adopted the County's version of the *Design Manual for Road and Storm Drains*, the Town generally follows the County's manual as a matter of policy.

The Town has adopted its own subdivision regulations and zoning ordinance. The Town of Hampstead's Zoning Ordinance contains a Conservation Zoning District. Clustering is permitted in residential zoning districts including the Conservation District. However, there are no special provisions for clustering in the Conservation District beyond the provisions for clustering in a residential district. The Town also permits Planned Unit Developments (PUD) in the R-10,000 and R-7,500 Residential Districts. Provisions for open space exist in the cluster subdivision as well as in the PUD.

The Town has also adopted its own tree ordinance which allows street trees to be planted in a public street right-of-way. It specifies what types of trees are permitted.





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SUMMARY OF TOWN OF HAMPSTEAD ENVIRONMENTAL RESOURCES PROTECTION MEASURES

Ordinance	Protection Measures	Environmental Resources Protected								
		ST	F	WL	SL	H	WH	RW	U3	CR
Ordinance 232: Stormwater Management	Refer to county protection measures									
Ordinance 232: Floodplains	Refer to county protection measures									
Ordinance 232: Grading and Sediment Control	Refer to county protection measures									
Ordinance 232: Forest Conservation	Refer to county protection measures									
Design Manual for Roads and Storm Drains	Refer to county protection measures									
Subdivision Regulations	Review of Preliminary Subdivision Plans by county agencies	✓	✓	✓	✓		✓	✓	✓	✓
	Easements for natural water courses of natural or street drainage	✓	✓						✓	
Zoning Ordinance	Conservation Zoning District: 3 acre minimum lot size	✓	✓	✓	✓			✓	✓	
	Cluster Subdivision in Residential Zoning District: percentage of gross acreage required to be open space	✓	✓	✓	✓	✓	✓	✓	✓	
	Cluster Subdivision in Conservation Zoning Districts: no special provision is made for the Conservation District									
	Planned Unit Development: 25% of gross acreage to be designated as open space	✓	✓	✓	✓	✓	✓	✓	✓	
Ordinance 232: Building Code – Floodplain Section	Refer to county protection measures									
Ordinance 232: Landscape Manual	Refer to county protection measures									
Ordinance 228: Trees	Trees planted along roadside	✓			✓			✓	✓	
	Topping prohibited	✓	✓	✓	✓	✓		✓	✓	

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2 Mineral Resources

Article 66B of the Annotated Code of Maryland calls for the identification of mineral resources within a given study area in order to:

- identify undeveloped land that should remain in and undeveloped until the land can be used to provide or assist in providing a continuous supply of minerals,
- identify appropriate post-excitation uses for the land that are consistent with the County’s land planning process, and
- incorporate land use policies and recommendations for regulations to balance mineral resource extraction with other land uses and to prevent the preemption of mineral resources extraction by other uses.

When developing the Mineral Resource Element of the Carroll County Master Plan (originally adopted February 27, 1992), mineral resources in the entire county were studied to determine what areas may be viable for future extraction. As a result, a Mineral Resources Overlay Zone was created. Areas currently owned by a mineral extraction company or already in use for that purpose were zoned Mineral Resource Recovery Area (MR). Areas for which the underlying mineral was economically viable for recovery, but not necessarily owned by a quarry company were zoned Viable Resource Areas (VRA). Both of these zones were meant to prohibit any preemptive development.

The only known mineral resource to exist within the study area is a strand of carbonate rock underlying the Brodbeck Valley from Alesia through Greenmount to Hoffman Mill. This particular area was not determined to be viable for mineral resource recovery. Therefore, it was not included in the implementation of the Mineral Resources Element.

3 Agricultural Resources

Although the Hampstead Study Area as a whole remains primarily agrarian in character, the overall landscape of the farming community has continued to evolve over time. Since 1970, the area has seen a gradual decline in dairy operations to the point of almost non-existence. Today, small grains and vegetables seem to be more marketable for both corporate and independent farmers in the area. The most common crops produced throughout the area are corn, soybeans, wheat, green beans, peas, and barley. Hay production is also on the rise due to better profit margins and the ever increasing number of horse farms and horse boarding facilities throughout the County and surrounding areas. Several small beef herds also exist in the Hampstead area at this time.

In order to retain the overall character of the region, both the State and the County have taken significant steps toward the permanent preservation of farmland. In the past, Carroll County has had remarkable success in attracting landowners to participate in the Agricultural Land Preservation Program. As of July of 2000, 33,758 acres of farmland throughout the County were permanently preserved with purchased easements prohibiting future development, primarily through both the Maryland Agricultural Land Preservation Foundation, or MALPF, and the





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Rural Legacy Program. An additional 47,339 acres are currently in MALPF agriculture districts, while 711 acres of farmland have permanent easements held by either the Maryland Environmental Trust or the Carroll County Land Trust. The majority of easements and districts are located in the northern half of the county, more specifically in the northwestern sector. The participation rate within the Hampstead Study Area is generally lower but still substantial. Please see the map entitled “Agricultural Resource Areas” for the locations of preservation easements, districts, and the Upper Patapsco Rural Legacy Area boundary.

As stated previously, the Hampstead Study Area consists of 18,879 acres in total. Currently, 11,504 acres within the study area are zoned Agricultural. However, approximately 13,834 acres are currently being used for agricultural or resource purposes. Of that amount, 3,182 acres have some degree of protection associated with them. Within the study area, there are 14 permanent easements totaling 1,248 acres and 17 districts totaling 1,934 acres.

It is difficult to assess the worth of agricultural products in a specific area such as the study area due to the fact that statistics for individual farms or blocks of farms are not available through the Agriculture Census. However, it is possible to interpolate the relative worth of agriculture in the study area based on the total worth of agriculture countywide. The 1992 Agriculture Census estimated the total worth of agricultural products sold by farmers in Carroll County to be around \$66,966,000 per year. With 157,505 acres in farmland at that time, this equated to an approximate worth of \$425 per acre for agricultural products. When applied to the acreage currently in agricultural use in the Hampstead Study Area (13,834 acres), this would estimate the value of all agricultural products there to be approximately \$5,879,450 per year.

Additionally, in 1995, it was estimated that, countywide, every dollar of agricultural sales generated 71.3 cents in additional spending and that approximately \$20 million in revenue is generated by tourism as a result of the county’s rural character. Although attaching a dollar amount to the tourism generated within the Hampstead Study Area is nearly impossible, the additional spending can be applied to the estimated worth of agricultural products for an additional \$4,192,047, or a total estimated value of \$10,071,497 per year for agriculture and its associated expenditures for the total study area.

However, the worth of agricultural products does not reflect some of the public benefit that can be derived from the agricultural industry. Soil and water quality, which is a public good, can be profoundly affected by agricultural practices. Farmers throughout Carroll County have made significant contributions to maintaining a high quality of soil and water through participation in state and federal cost-share programs that encourage the implementation of soil and water conservation practices. Up to 87½ percent of these cost-share expenses can be covered by the state and federal government, with the remaining difference being paid by the farmers themselves. Clearly, protecting land in the watershed will not only protect the economic returns that can be realized from the land, but will also protect the tremendous investment that has already been made in maintaining the viability of farming here for future generations.

❖ Analysis of Community Needs

The area has enjoyed good groundwater and stream quality as well as reasonable





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economic abilities in agricultural businesses. These areas in particular have been identified by the community as important areas of concern and enjoyment for their quality of life. The rural nature of the agricultural community is a heritage with which most residents grew up or have moved to the area to enjoy. In some areas, this heritage is threatened by development and other activities.

Agricultural lands in Carroll County were converted to other uses at a rate of 1,800 acres per year between 1982 and 1992, according to the U.S. Farm Census. Some of this farmland was planned for residential and industrial/commercial uses. On average, 300 lots per year were created in the Agricultural Zoning District during that same time period. With an average lot size of four acres, this development reduced acreage in the zone available for agricultural uses by 1,200 acres per year. Even though there was relatively little development in the Conservation District before 1988 because of the economic feasibility of developing on large 3-acre lots, a total of 1,500 lots were created in the Zone during the 1982 to 1992 period, reducing farmland by more than 4,500 acres. All of this development in the rural areas makes it difficult to delineate where a town stops and the rural area begins.

The water supply is a resource the community has enjoyed but also has seen threatened in the past. Therefore, the community has a higher awareness of the real dangers to this precious resource. A need exists to maintain the availability of the quality and the quantity of community water supplies. Given the concerns and legal actions of neighboring jurisdictions and potential changes in state policies, there may be a need to find additional alternatives to meet these needs.

❖ Recommended Actions

- ◆ *Support the county and state Agricultural Land Preservation Program through strict compliance with the Growth Area Boundary*

Through the planning process, the residents of the community credited the small-town atmosphere with being a major contributor to the quality of life in the community. The Town should support the continuance of the Agricultural Land Preservation Program to assist them in an effort that also furthers the Town's own need to limit the amount of growth that will occur. The best initial method for the Town to provide this support is by adhering to and being consistent with the concept and implementation of the GAB. On the other hand, the County should also support the needs of the Town to be able to accommodate the growth that it will accept and to be able to have land available for that purpose. This means that the Ag Land Preservation Program should avoid pursuing or securing districts or easements that are located within the GAB.

- ◆ *Support the Upper Patapsco Rural Legacy area application and implementation to help preserve the Liberty Reservoir Watershed, its headwaters, and other resources and culture of that area; enforce the Town's Growth Area Boundary; and provide a buffer between Westminster and Hampstead*

The Upper Patapsco Rural Legacy area provides many benefits to the community. In addition to helping to preserve the Liberty Reservoir watershed and its headwaters, the Rural





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Legacy area would help to enforce the Town’s GAB. Purchase of easements on eligible properties surrounding the GAB would help to ensure that the Town would not grow beyond that point and would also help to provide a greenbelt around the Town. This greenbelt would provide a buffer for Hampstead between the Town of Manchester and the City of Westminster. Each of these things would help to preserve the character of the community and its small-town and rural atmosphere.

- ◆ *Adopt a town water supply and recharge area protection ordinance to protect Hampstead’s community water supply*

Hampstead’s community water is supplied by groundwater sources. Certain types of development can threaten the quality of that water supply, creating supply issues for the Town as well as potentially resulting in the need for more expensive treatment. The Town can develop and adopt an ordinance which addresses the need to protect the water quality.

❖ Anticipated CIP Projects

Project	Cost Estimate	Anticipated Funding Sources
◆ Upper Patapsco Rural Legacy Area	\$13,750,000 (total)	Carroll County State of Maryland

