

The following is a checklist outlined by the Maryland Department of Planning to provide guidance to local jurisdictions regarding the need to update their comprehensive plans. Affirmative answers to any of the "Comprehensive Plan 10-Year Review Cycle Evaluation Checklist" questions indicate the need to update the Plan. The answer to 15 of the 20 checklist questions is "Yes" for the Freedom Community Planning Area.

Preliminary Checklist Questions

There are a couple of preliminary questions that you should answer before you begin the Comprehensive Plan 10-Year Review Cycle Evaluation Checklist in Section C.

- (1) **What is the adoption date (year) of your jurisdiction's current comprehensive plan?** (This includes any comprehensive plan amendments, community plans, sector plans, or geographic section or division plans, list each).**2001**.....

The adoption date is necessary to determine how many years may have passed since the last comprehensive plan update. The adoption date will also help to determine when, if applicable, a growth tier map may need to be incorporated into the comprehensive plan. The adoption date will also be used to determine when the 5-Year Report. The adoption date may be different than the date that appears on the comprehensive plan cover. Adoption dates are included in Table 2: Target Comprehensive Plan Report and Review Schedule 2015-2033 – Counties, or Table 3: Target Comprehensive Plan Report and Review Schedule 2015-2033 – Municipalities. Each jurisdiction should ensure that these dates are accurately reflected.

- (2) **When was the last planning commission or board review of the comprehensive plan?**
**2001**.....

The review date is necessary to determine how many years have passed since the last review and to determine how many years until the next review must be completed. The scope and detail of the comprehensive plan is determined by each jurisdiction.

- (3) **Did the review include the entire comprehensive plan, or individual elements?**

*If the review only included portions of the comprehensive plan, the planning commission or board is responsible for reviewing all elements of the comprehensive plan within the 10-year review cycle. **The entire 1977 Comprehensive Mini Plan for the Freedom area was replaced by the 2001 Freedom Community Comprehensive Plan.***

- (4) **Is all land within the boundaries of the jurisdiction in the Priority Funding Area (PFA)?**

.....**No**..... Y N

If the answer to this question is yes, then the local land use percentage goal does not need to be established in the comprehensive plan.

If the answer to this question is no, and the area does not qualify for PFA, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal,

under [Land Use Article Section 1-208\(2\)](#) to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. It is recommended this percentage goal be included in the comprehensive plan with associated strategies and policies to achieve it.

(5) Does your comprehensive plan include the required elements?**No**.....Y N

For non-charter counties and municipalities, the comprehensive plan must include the following elements, pursuant to [Land Use Article](#) Sections [3-102](#), [3-103](#), [3-104](#), [3-105](#), and [3-106](#):

- Community Facilities element
- Transportation element
- Area of Critical State Concern element*
- Water Resources element

- Goals and Objectives element
- Land Use element
- Development Regulations element
- Sensitive Areas element
- Mineral Resources element*
- Municipal Growth element*
- Fisheries element*
- *If applicable

Many jurisdictions choose to combine the requirements of the Development Regulations or the Goals and Objectives element into the other elements of the plan. This is a common and acceptable practice. The Area of Critical State Concern element is only required for areas that have been designated as an Area of Critical State Concern. This is a remnant of past planning legislation and no Areas of Critical State Concern have been designated. Municipal Growth elements are only applicable to municipalities.

The 2001 Plan preceded HB1141, in 2006, which requires a Water Resources Element.

For charter and code counties the comprehensive plan must include the following elements, pursuant to [Land Use Article](#) Sections [1-406](#), [1-407](#), [1-408](#), [1-409](#), and [1-410](#):

- Development Regulations element
- Sensitive Areas element
- Transportation element
- Water Resources element
- Mineral Resources element*
- *If applicable

If your answer to question 5 is no, then consider updating your comprehensive plan to include all required elements. A complete list of the required elements, including citations, can be found in Table 4: Maryland Code Requirements for Local Comprehensive Plans – Municipalities and Non-Charter Counties, and Table 5: Maryland Code Requirements for Local Comprehensive Plans - Charter and Code Counties. Visit Planning’s [Models & Guidelines](#) and [Archives](#) for available publications.

(6) Does your comprehensive plan include the 12 visions required by Land Use Article Section 1-201? **No** Y N

- (1) Quality of life and sustainability
- (2) Public Participation
- (3) Growth Areas
- (4) Community Design
- (5) Infrastructure
- (6) Transportation
- (7) Housing
- (8) Economic Development
- (9) Environment Protection
- (10) Resource Conservation
- (11) Stewardship
- (12) Implementation

If your answer to this question is no, then consider updating your comprehensive plan to address, in a meaningful way, all required visions.

The Planning Visions Bill (SB 273/HB294) in 2009 replaced the 8 visions established in the 1992 Planning Act, (and included in the 2001 Freedom Plan) with twelve new visions.

(7) Does your jurisdiction have an established procedure for when or how reviews and updates to the comprehensive plan are to occur? **No** Y N

If your answer to this question is yes, then review your established procedures against the new legislation to ensure they are consistent. (Procedures are not required and do not need to be adopted). Do the procedures still reference a 6-year cycle instead of a 10-year cycle? Do they include the preparation and submittal of the local jurisdiction annual report and/or Adequate Public Facility Bi-Annual reports to the legislative body and the Secretary of Planning? Do the procedures address the changes pursuant to [Land Use Article](#) Sections [3-204](#) and [3-205](#)?

If your answer to this question is no, then it is recommended that your jurisdiction prepare a local process for when or how reviews and updates of the comprehensive plan take place.

- (8) Was the last planning commission or board review of the comprehensive plan before January 1, 2010? **Yes** Y N

If your answer to this question is yes, then the planning commission or board should conduct a review of the implementation status of the comprehensive plan (5-Year Report), pursuant to [Land Use Article](#) Section [1-207\(c\)\(6\)\(I\)-\(VI\)](#). This report should be incorporated into the local jurisdiction's annual report, pursuant to [Land Use Article](#) Section [1-207\(b\)](#), and submitted to the Secretary of Planning by July 1, 2018. For additional information on annual report requirements, please visit the [Annual Report Tools](#) website.

Having answered the questions in this preliminary checklist of basic requirements, you should have some indication if your comprehensive plan needs an update.

Comprehensive Plan 10-Year Review Cycle Evaluation Checklist

Now that you have answered the questions in the preliminary checklist, the following questions included in the *Comprehensive Plan 10-Year Review Cycle Checklist* should help jurisdictions evaluate in greater detail what actions should be considered when determining if it is necessary to review and update your plan. These questions are intended for general guidance.

Following your last comprehensive plan review or update, a “yes” answer to any of the following questions suggests that you may want to consider updating the plan or element:

- (1) **Has your jurisdiction adopted a Growth Tier Map?** (e.g. septic tiers)..... Y N
No

If the answer to this question is yes, then be sure to incorporate the growth tier map into the comprehensive plan. Pursuant to the annotated version of the [Land Use Article](#), Section 1-509, this must occur within the current 6-year review cycle. If the growth tier map is not incorporated into the local comprehensive plan, the local health officer may not be authorized to approve any new major subdivisions on septic systems. See Table 1: Growth Tiers - Six Year Comprehensive Plan Review Cycle Schedule for a list of jurisdictions that have submitted growth tier maps to the Department and their corresponding 6-year cycle review date.

If the answer to this question is no, then this question is not applicable.

- (2) **Do any of your local jurisdiction annual reports, pursuant to [Land Use Article Section 1-207](#), identify issues of concern that may warrant updating the plan?** Y N

Yes. The annual reports have shown a decrease in development activity since adoption of the 2001 Freedom Plan. The projections in the 2001 Plan projected a population of 37,103 and 13,684 housing units in 2015. American Community Survey (ACS) census data indicates that these projections have not been met, with a population of less than 32,000, and fewer than 11,000 housing units in 2013.

If the answer to this question is yes, then consider these issues in the work program for updating the comprehensive plan.

If the answer to this question is no, then consider other potential issues that may have arisen after filing the annual reports and may warrant an update to the comprehensive plan.

- (3) **If your jurisdiction has an adopted Adequate Public Facilities Ordinance (APFO), pursuant to [Land Use Article Section 7-104](#), has your jurisdiction issued any restrictions or identified issues of concern that may warrant updating the plan?** Y N

Yes. Chapter 156: Adequate Public Facilities and Concurrency Management” was initially adopted in 1998. In 2004, the County enacted more stringent APF regulations. Also, the 2001 Plan referenced the collection of impact fees for residential units to be used for school construction. Impact Fees are not currently collected by Carroll County.

If the answer to this question is yes, then consider these issues in the work program for updating the comprehensive plan.

If the answer to this question is no, then review your APFO Bi-Annual Reports for other potential issues that may have arisen after filing the Bi-Annual Reports and may warrant an update to the comprehensive plan.

- (4) **Have there been changes in an adjacent jurisdiction’s (municipal or county) comprehensive plan that may affect your jurisdiction, such as, land use or transportation?**

Yes. The Carroll County Master Plan was adopted in 2015. This Plan included all land within Carroll County with the exception of the Freedom Community Planning Area and the municipalities. The Town of Sykesville updated their Master Plan in 2010, which incorporated the newly created Planned Employment Center land use designation into the Warfield Planning Area. Both of these Plans included the state-mandated elements, including land use and transportation, and made recommendations that affect the Freedom area.

- (5) **Has your jurisdiction had a change in population of more than 2% (suggested rate) since the last census? [Census Bureau's](#) annual population estimates for municipalities may be useful to determine population growth.Y N**

Yes. The 2001 Freedom Plan utilized 1990 Census data. According to the 2010 Census data, there has been a 44% increase in the population in the Freedom CDP, from 21,174 to 30,531 between 1990 and 2010.

- (6) **Has your jurisdiction incorporated the latest version of the Critical Area program and criteria? (Review of the Critical Area program is required every 6 years, pursuant to Section 8-1809(g) of the [Natural Resources Article](#).)** Y N

Not Applicable.....

- (7) **Have significant areas been designated for preservation or acquired for parks? ..Y N**

Yes. The Freedom Comprehensive Planning Area includes state-owned Morgan Run Natural Environmental Area, which has expanded by almost 100 acres since the 2001 Freedom Plan adoption. In 2015, Phase One construction was completed to establish Krimgold Regional Park at the intersection of MD 26 and Woodbine Road. Old Liberty Park was

opened in 2002. Also, construction of the Governor Frank Brown Trail is in the initial stages.

- (8) **Have you designated a Historic District, Enterprise Zone, Sustainable Community, Main Street, Art & Entertainment District or other similar district?** Y N
No.
- (9) **Has there been a significant reduction in lands available for development? (e.g. not enough land available to accommodate projected populations?)** Y N
Yes. State planning and environmental regulations enacted since 2001, including the Sustainable Growth & Agricultural Preservation Act of 2012, have reduced the land available for development in Freedom.
- (10) **If your jurisdiction is included in a Metropolitan Planning Organization (MPO) region, have there been updates to the MPO Plans that affect your jurisdiction's plan?** Y N
Yes. Freedom, as part of Carroll County, is included in the Baltimore Metropolitan Council (BMC). As such, it has been included in all the regional transportation plans, most recently Maximize 2040.
- (11) **Have there been changes in transportation modes, corridors or infrastructure?** Y N
Yes. Capacity enhancing and intersection improvements have been made to portions of MD 26 and MD 32. Also, transit opportunities in the Freedom Area have changed since 2001, and are currently under review by the County's Transit Advisory Council. Transit was not analyzed in the 2001 Freedom Plan.
- (12) **Have there been changes in the Water and Sewerage Master Plan?** Has your jurisdiction identified a problem with available water and sewer capacity that may not accommodate your growth needs for the planning horizon? Y N
Yes. On December 19, 2013, the Board of County Commissioners Adopted the 2014 Carroll County Water and Sewer Master Plan (Resolution No. 907-2013). State law requires the Plan to be updated every three years. Updates were made to maps, data, figures, and relevant supporting information. The Plan covers all areas of the County, including Freedom.
- (13) **Does the information on your capital improvement program within the comprehensive plan need updating?** Y N
Yes. The 2001 Freedom Plan recommended the expansion of the library and the senior center, and recommended that funding be provided in the CIP for this purpose. There is no longer a need for these projects. The 2001 Plan also cited the possible need for a new elementary school, which is no longer necessary, according to the most recent Educational Facilities Master Plan.

(14) Have any schools been built or closed? Y N

Yes. Century High School was constructed on MD 26 following the adoption of the 2001 Freedom Plan. The opening of this school also impacted the attendance boundaries in Freedom for South Carroll High School, which is located to the west of the Freedom Community Planning Area.

(15) Have there been annexations? If the answer to this question is yes, do your maps/data in the plan reflect them; otherwise an update may be needed? Y N

Yes. The Town of Sykesville has annexed 70 acres in the Warfield Complex, and developed a Municipal Growth element identifying potential future annexations.

(16) Are changes needed to the current comprehensive plan goals, objectives and policies to reflect the priorities of your jurisdiction? Y N

Yes. In 2015, the Board of County Commissioners adopted a new Master Plan for the entire County, with the exception of the Freedom Community Planning Area and the incorporated municipalities. Included in this Plan, which had not been updated since 2000, are numerous goals, objectives and policies regarding land use, growth management, transportation, economic development, public facilities, and environmental resources, which reflect a change in certain priorities.

(17) Have you implemented most of the current comprehensive plan recommendations? Y N

No. Most of the recommendations of the 2001 Plan have not been implemented. Most notable are the recommendations to promote the “revitalization” of the MD 26 corridor through the establishment of a Boulevard District, expand the industrial land inventory in Freedom, and develop an economic development strategy for Freedom.

(18) Does your comprehensive plan reference Article 66B instead of the Land Use Article? Or does your plan reference a 6-year review cycle instead of a 10-year cycle? Y N

Yes.

(19) Does your comprehensive plan reference census data from the 2000 census, or earlier? Y N

Yes. The 2001 Freedom Plan references 1990 Census data.

(20) Have there been in changes in major adjacent land uses that could affect your jurisdiction such as Military Base Realignment (BRAC) or the closure or construction of a major employer? Y N

No.

