



Planning and Zoning Commission Report to The Board of Commissioners

Fall 2015 Amendment *Carroll County Water and Sewer Master Plan*

Re: Mount Airy, New Windsor and Sykesville Sewer Service Areas

This request would amend the 2014 *Carroll County Water and Sewer Master Plan* and any subsequent amendments prior to this request. The request detailed below pertains to changes to the towns of Mount Airy, New Windsor and Sykesville Sewer Service Areas and associated maps and tables.

Request

1. Extend Mount Airy's Priority Sewer Service Area (S-3) to include the portion of the Leishear property that lies within the Town's Ultimate Growth Boundary located within their newly Adopted master plan.
2. Amend Mount Airy's Long Range Planning Sewer Service Areas (10+ year) (S-6) to establish consistency with the Town's newly Adopted master plan.
3. Add a footnote to the Town of New Windsor's Table 27 line on "Table 27- Projected Sewerage Demands and Planned Capacity" to address an I&I project that the Town anticipates completing to address the 9,000 gpd deficit that exists in the Future Planning Category.
4. Amend the Freedom chapter map and table to reflect modifications resulting from a new State-County agreement on allocations.

Background Information

- Town of Mount Airy:
 - The Town of Mount Airy recently completed an update to their Comprehensive Master Plan. Through this process, it was noted that the Town had intended for their Ultimate Growth Area to include both the Harrison and Leishear properties. It was a clerical error that the Leishear property was omitted in the mapping portion of the Master Plan process. Originally, it was thought that only the included portion would be developed. As the plan progressed and conversations occurred between stakeholders and the property owner, that is no longer the case. This amendment would allow for the Mount Airy Sewer Service Area map to be consistent with what was Adopted in the 2013 Mount Airy Comprehensive Master Plan and adds the Leishear Property to the Master Water and Sewer Plan. The Leishear property is part of a pair of properties owned by a private entity. The Town is working out an agreement for the development of these properties and

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for the allocation of resources. According to the agreement, the planning numbers that were used to calculate demand for the portion of the pair that was already in the service area is more allocation than what is allowed for the entire development. Therefore, the Town instructed staff to not add any additional demand for the newly added property into our Priority calculations.

- With the newly Adopted Mount Airy Master Plan, the Future Annexation Areas have been revised. This amendment will amend Mount Airy's Long Range Planning Sewer Service Areas (10+ year) (S-6) to make consistent with the new Master Plan.
- Town of New Windsor:
 - During the completion of the County's Triennial update the Water and Sewer Master Plan new data became available that put New Windsor's Future Category capacity in a 9,000 gpd deficit on "Table 27- Projected Sewerage Demands and Planned Capacity." The Town plans to eliminate this deficit by completing an I&I project which will recapture more than 9,000 gpd. This project is reflected in a footnote at the bottom of Table 27.
- The Town of Sykesville:
 - The Warfield Complex that has previously been calculated under the State's allocation for sewer has recently come into the Town of Sykesville. A new sewer allocation agreement between the County and the State was negotiated. The original agreement was that the State was allocated 900,000 gpd in order to serve all of the State owned property in the southern part of Carroll County. After months of negotiation and collaboration a new allocation was agreed on by both parties. The new allocation for the State has been decreased by 142,000 gpd to 758,000 gpd in order to cover the projected demand that will come from the Warfield development.

Agency Comments

The Maryland Department of Planning had the following comments:

Consistency with the Comprehensive Plan

"Planning has determined that the proposed water and sewer plan amendments appear to be consistent with county's and towns' comprehensive plans. However, we note that on Table 16 in the 2015 Water and Sewer master Plan the residential population of the Freedom/Sykesville service area increased from 23,911 to 32,258 in 0-6 year priority planning period, and this table has no residential population increase in the 7-10 year future period. Is this correct?"

Priority Funding Area Review

Pursuant to the State Finance and Procurement Article 5-7B-02 local jurisdictions are eligible to receive State financial assistance if the project is located in a Priority Funding Area (PFA).

Planning notes the following:

1. The Leishear property is outside the PFA

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2. The Spicer, Springwood and Doubs properties are outside the PFA”

The Maryland Department of Environment had the following comments:

“Thank you for providing the Department an opportunity to review and comment on the Draft Fall 2015 Water and Sewer Amendment. Our preliminary review of the Draft Amendment revealed no major concerns from our Water Supply Program or our Wastewater Permits Program.

We did note that the text of the plan should be updated as well to reflect the changes in numbers that are shown in the revised tables provided in the Amendment. On page 45 please update the allocation agreement reference, and on page 100 update the reserved allocation reference. On Table 22G, include the new I&I project.

Below, please see the comments we received from Water Supply:

1. The third footnote for Table 16 states that 165 GPD per residential household was used for calculating Priority and Future demand projections for New Windsor. Please explain how this figure was chosen. The first footnote references Appendix 3 "Method for Projecting Water Supply and Sewer Demands." Please send a copy of this document.

2. Do the Priority Planning demand figures for Mount Airy listed in Table 16 reflect the modifications to the water service area map? It was not specified whether Table 16 received any modifications beyond those associated with the Freedom system.

We also note that the service area changes for Mt. Airy occur within a Tier II watershed.

Also, be reminder that if the demand of a system is within 80% of the capacity, an updated Capacity Management Plan may be necessary.”

The following agencies did not have any comments:

- Carroll County Health Department
- Carroll County Bureau of Utilities
- Carroll County Department of Land and Resource Management
- Carroll County Attorney
- Town of Mount Airy

Staff Analysis

The purpose of the Fall 2015 Amendment Cycle is to provide a text and map reconciliation for some areas that have had adjustments since Maryland Department of the Environment Approved the County’s Water and Sewer Master Plan.

Mount Airy Planning Commission Certification

The Town certified that this amendment is consistent with their Master Plan on November 23, 2015.

New Windsor Planning Commission Certification

The Town certified that this amendment is consistent with their Master Plan on November 30, 2015.

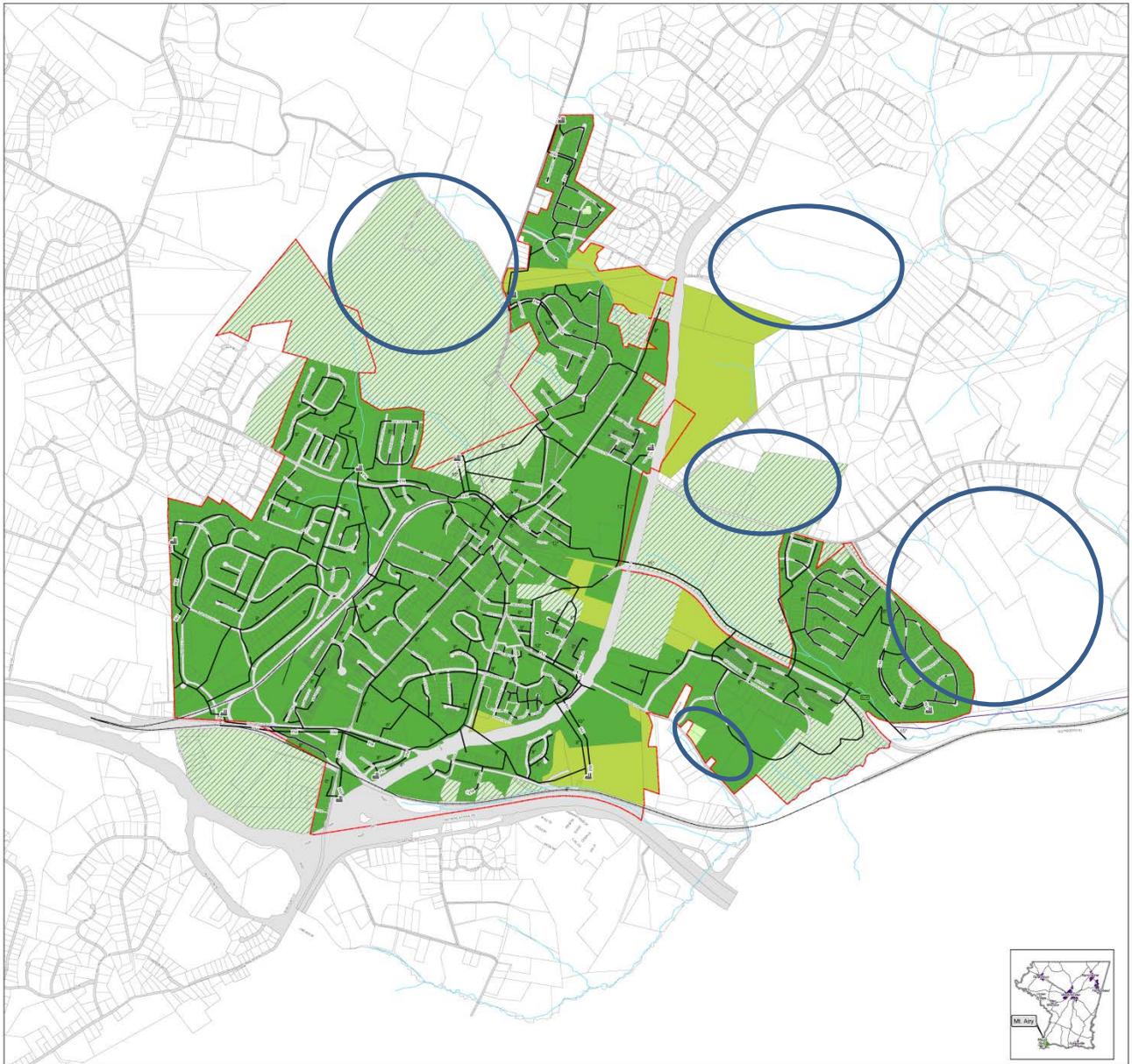
Sykesville Planning Commission Certification

The Town certified that this amendment is consistent with their Master Plan on December 7, 2015.

Carroll County Planning and Zoning Commission Certification

The Carroll County Planning and Zoning Commission certified that this amendment was consistent with the 2014 Carroll County Master Plan at their December 15, 2015 meeting.

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<p align="center">Mount Airy Sewer Service Area Carroll County, Maryland 2013 Water & Sewer Master Plan</p> <p>1,000 0 1,000 Feet Map S-1</p>	<p>Existing and Planned Service Areas</p> <ul style="list-style-type: none"> S - 1 Existing/Final Planning S - 3 Priority (0-6 yr) S - 5 Future (7-10 yr) S - 6 Long Range (10+ yr) S - 7 No Planned Service <p>Existing and Planned Community Facilities</p> <table border="0"> <thead> <tr> <th></th> <th>Existing</th> <th>Priority</th> <th>Future</th> </tr> </thead> <tbody> <tr> <td>Interceptor or Trunk Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Force Main</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pumping stations</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treatment Plants</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Existing	Priority	Future	Interceptor or Trunk Sewer				Force Main				Pumping stations				Treatment Plants				<p> Corporate Limits Streams</p> <p align="center"></p> <p><small>This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. This map is for planning purposes only.</small></p> <p><small>Prepared by the Department of Land Use, Planning & Development. 09/09/2013 (sb)</small></p> <table border="1"> <tr> <td>Rev. No.</td> <td>Date</td> <td>Description</td> <td>Rev. No.</td> <td>Date</td> <td>Description</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Rev. No.	Date	Description	Rev. No.	Date	Description						
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Mount Airy Sewer Service Area Carroll County, Maryland 2015 Fall Amendment

1,000 0 1,000 Feet
Map S-1

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

Corporate Limits

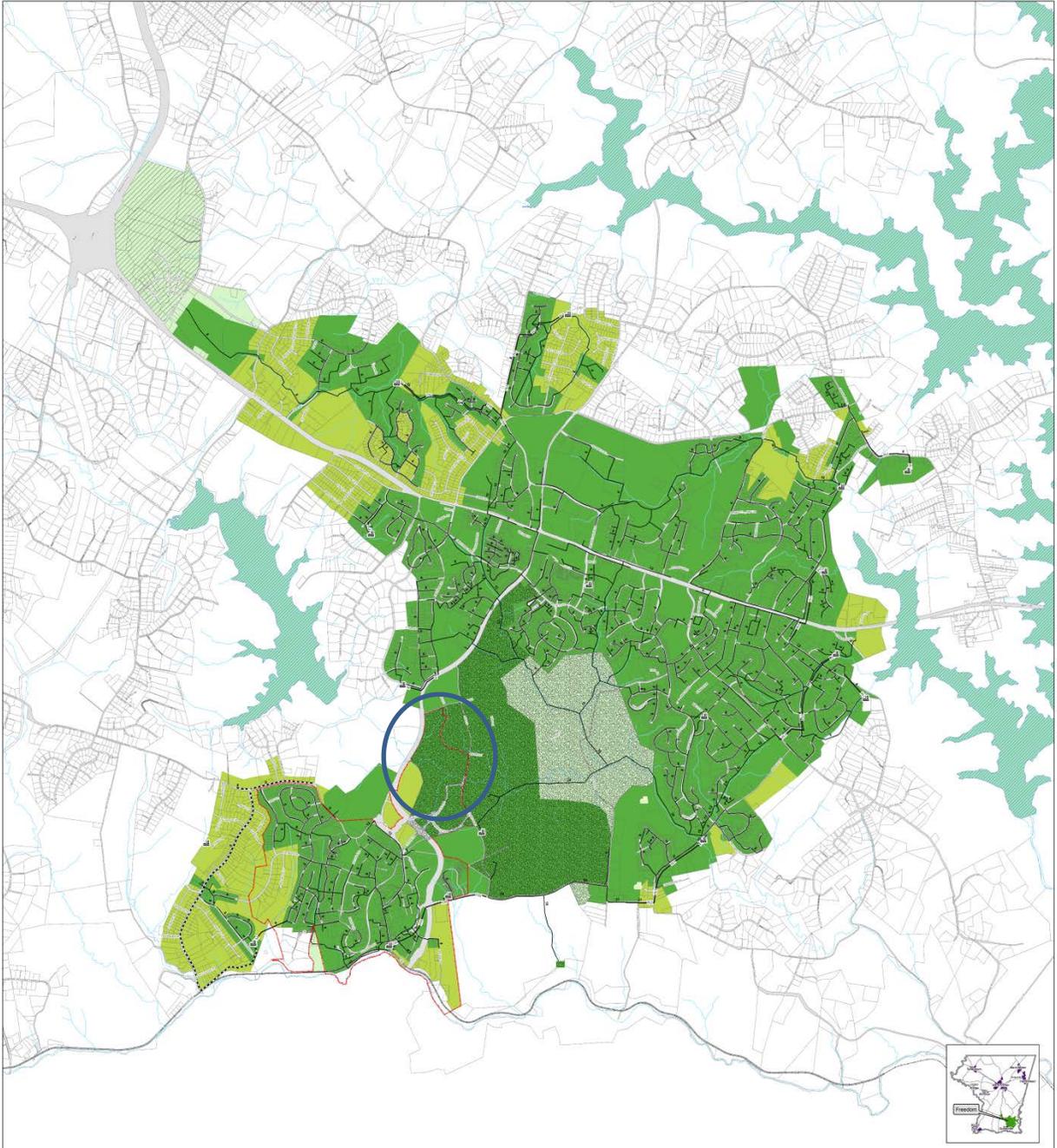
Streams

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Prepared by the Department of Land & Resource Management
11/18/2015 (sb)

Sheet No.	Date	Description	Sheet No.	Date	Description

**Fall 2015 Amendment
Carroll County Water and Sewer Master Plan**



**Freedom
Sewer Service Area**
Carroll County, Maryland

2013 Water & Sewer Master Plan

1,000 0 1,000 Feet

Map S-2

Existing and Planned Service Areas

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

Existing and Planned Community Facilities

Interceptor or Trunk Sewer	Existing: ————	Priority: - - - - -	Future: ~~~~~
Force Main	Existing: ————	Priority: - - - - -	Future: ~~~~~
Pumping stations	Existing: [Symbol]	Priority: [Symbol]	Future: [Symbol]
Treatment Plants	Existing: [Symbol]	Priority: [Symbol]	Future: [Symbol]

State of MD Allocation

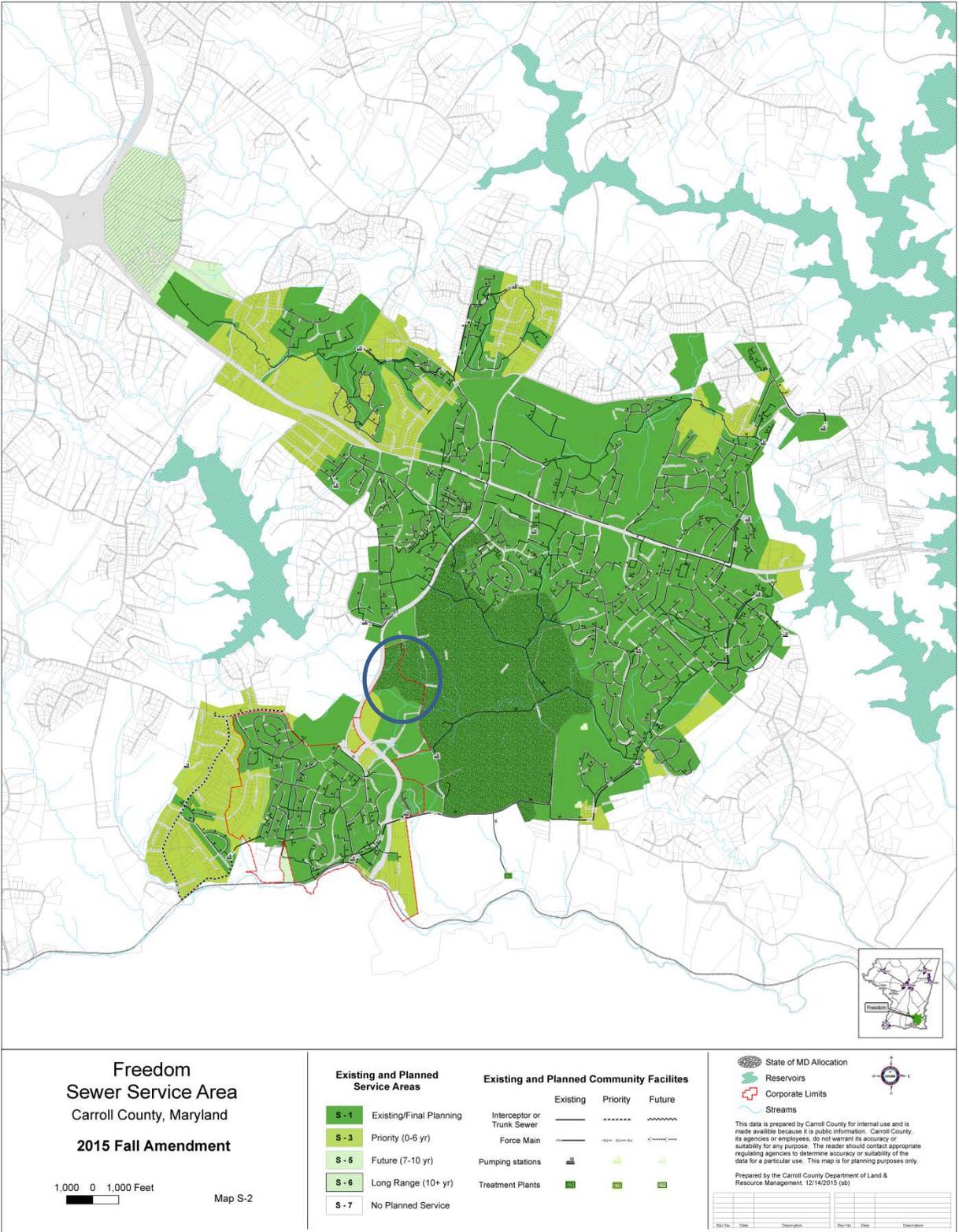
- Reservoirs
- Corporate Limits
- Streams

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Prepared by the Carroll County Department of Land Use, Planning & Development. 01/08/2015 (sb)

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Sewer Facilities

Projected Sewer Supply Demands and Projected Capacity

The following table summarizes projected sewer demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

Table 27⁵
Projected Sewerage Demands and Planned Capacity*

Service Area	Present Year						Priority Planning (0-6 Year)						Future Planning (7-10 Year)					
	Res. Pop. Ser. ¹		G P C D		Capacity (MGD)		Res. Pop. Ser. ²		G P C D		Capacity (MGD)		Res. Pop. Ser. ³		G P C D		Capacity (MGD)	
	Res. Pop. Ser. ¹	D	Res. Dem.	Oth. Dem.	Tot. Dem.	Ex. Cap	Res. Pop. Ser. ²	D	Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap	Res. Pop. Ser. ³	D	Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap
Freedom/Skysville	17,648	93	1,647	.143	1,790	2,600 ⁶	26,762	91	2,455	.302	2,757	3,242 ⁶	26,844	91	2,462	.315	2,777	3,242 ⁶
Hampstead	6,342	66	.431	.230	.661	.900	6,971	69	.487	.376	.863	.900	6,971	69	.580	.513	1,093	1,200
Manchester	4,103	68	.274	.079	.353	.500	5,518	73	.400	.095	.495	.545 ⁷	6,187	72	.441	.093	.534	.795 ⁸
Mount Airy ⁹	9,482	73	.595	.165	.760	1,200	9,914	67	.631	.397	1,028	1,200	9,914	68	.631	.397	1,028	1,200
New Windsor ¹⁰	1,399	39	.054	.009	.063	.115	2,032	48	.095	.014	.109	.115	2,617	52	.136	.103	.239	.230 ¹¹
Taneytown ¹²	6,701	104	.700	.153	.853	1,100	8,018	97	.803	.173	.976	1,100	8,018	95	.803	.173	.976	1,100
Union Bridge	1,042	166	.173	.001	.174	.200	1,507	145	.219	.001	.220	.246	2,200	131	.288	.001	.289	.315
Westminster	23,636	175	4,148	.675	4,823	5,000	24,271	174	4,216	.989	5,205	8,335	25,925	169	4,394	1.07	5,464	8,335

⁵ See Appendix 3 Method for Projecting Water Supply and Sewer Demands. Note: Table 32 corresponds with MDE's required Table 32 and is therefore out of sequence with preceding and succeeding table numbers.
⁶ This number represents the Carroll County portion of the capacity.
⁷ The WWTP capacity will only increase in Manchester if/when grant funding becomes available.
⁸ The WWTP capacity will only increase in Manchester if/when grant funding becomes available.
⁹ The Priority calculations are based on the Mount Airy's "pipeline" allocations and were provided to the County by the Town.
¹⁰ New Windsor's Priority and Future calculations are based on 165 gal per unit for residential demand.
¹¹ New Windsor will be eliminating this deficit by conducting an 18d project that will recapture more than 9,000 gpd.
¹² Mount Airy and Taneytown do not have any properties in the Future Planning Category.

July 2014

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