



# Planning and Zoning Commission Report to The Board of Commissioners

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

### Re: Mount Airy and Sykesville Water Service Areas

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This request would amend the 2014 *Carroll County Water and Sewer Master Plan*. The request detailed below pertains to changes to the towns of Mount Airy and Sykesville Water Service Areas and associated maps and tables.

### Request

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1. Extend Mount Airy's Priority Water Service Area (W-3) to include the portions 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 Water Service Areas (10+ year) (W-6) to establish consistency with the Town's newly Adopted master plan.
3. Amend the Freedom chapter map and table to reflect modifications resulting from a new State-County agreement on allocations.

### Background Information

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- 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 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.

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- With the newly Adopted Mount Airy Comprehensive Master Plan, the Future Annexation Areas have been revised. This amendment will amend Mount Airy's Long Range Planning Water Service Areas (10+ year) (W-6) to make consistent with the new Master Plan.
- The Town of Sykesville:
  - The Warfield Complex that has previously been calculated under the State's allocation for water has recently come into the Town of Sykesville. A new water allocation agreement between the County and the State was negotiated. The original agreement was that the State was allocated 400,000 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 258,000 gpd in order to cover the projected demand that will come from the Warfield development.

## **Agency Comments**

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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
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

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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**

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The purpose of the Fall 2015 Amendment Cycle is 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**

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

## **Sykesville Planning Commission Certification**

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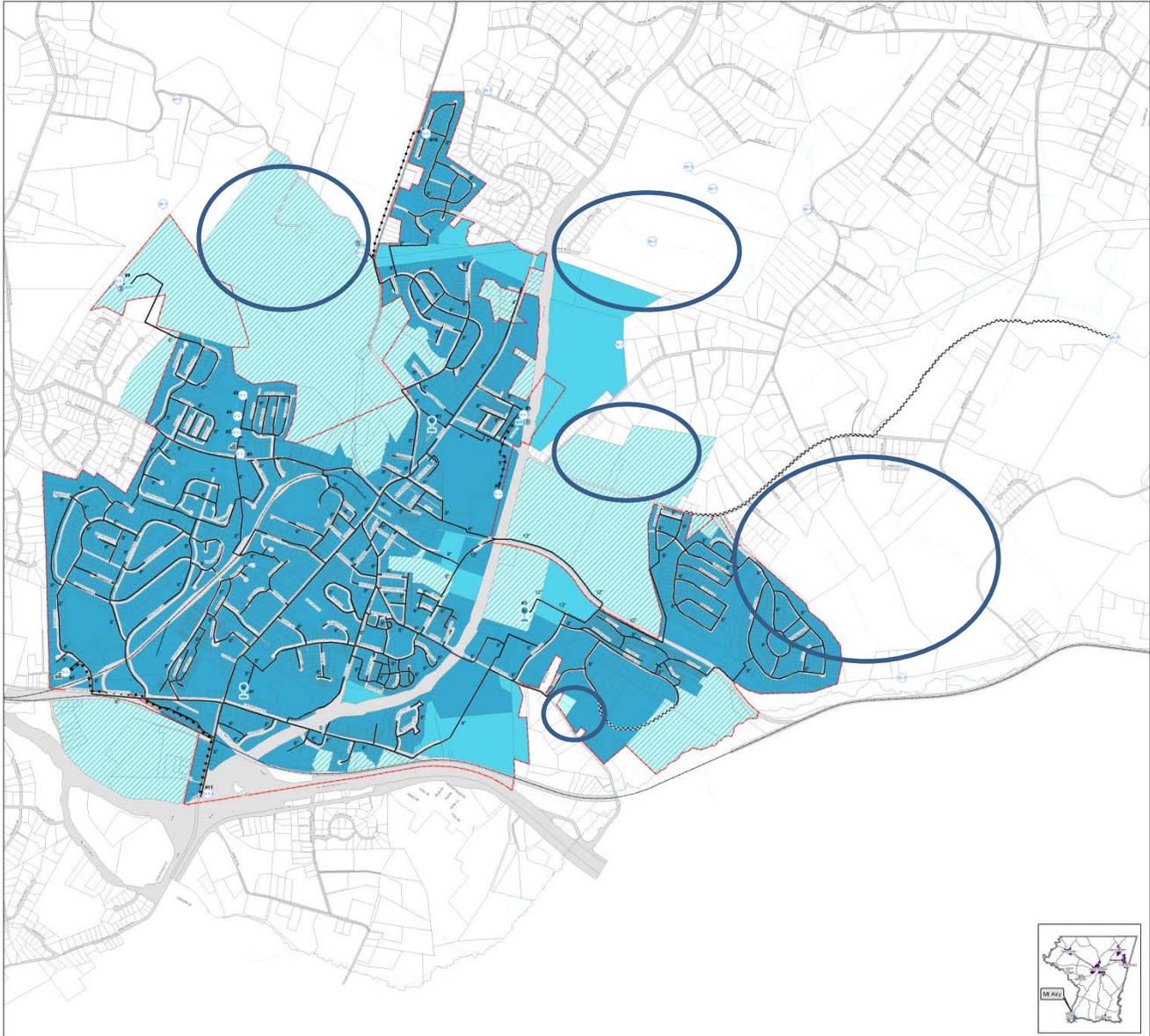
The Town certified that this amendment is consistent with their Master Plan on December 7, 2015.

**Carroll County Planning and Zoning Commission Certification**

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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.

# Fall 2015 Amendment Carroll County Water and Sewer Master Plan



**Mount Airy  
Water Service Area**  
Carroll County, Maryland  
**2013 Water & Sewer Master Plan**

750 0 750  
Feet      Map W-1

**Existing and Planned Service Areas**

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

**Existing and Planned Community Facilities**

	Existing	Priority	Future	No Service
Transmission or Feeder Main	—	—	—	—
Treatment Plant (Capacity - MGD)				
Pumping Station (Capacity - MGD)				
Storage Tank (Capacity - MGD)				
Well (Capacity - MGD)				
Booster Station				
Raw Waterline	—	—	—	—

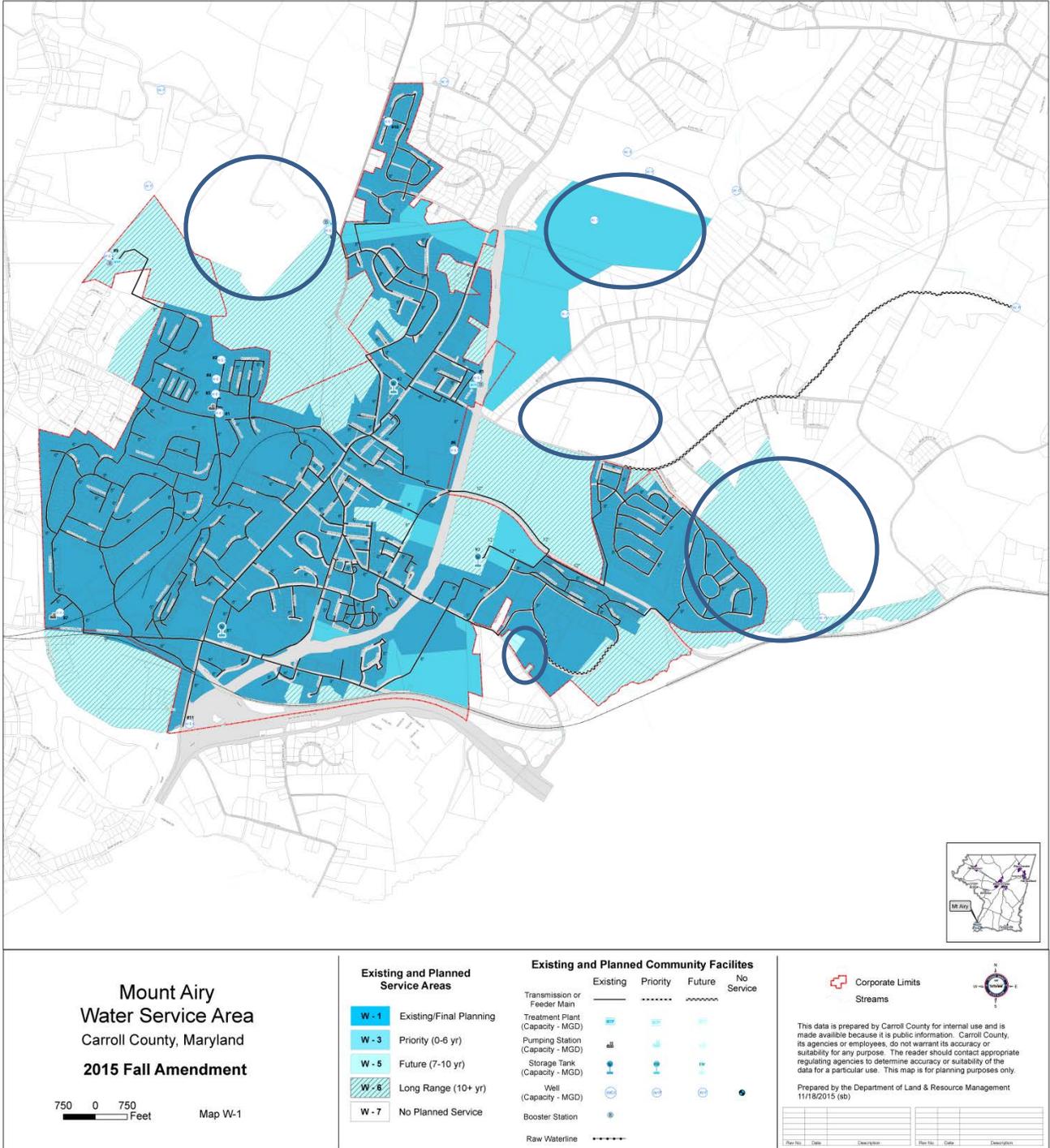
Corporate Limits  
 Streams

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.

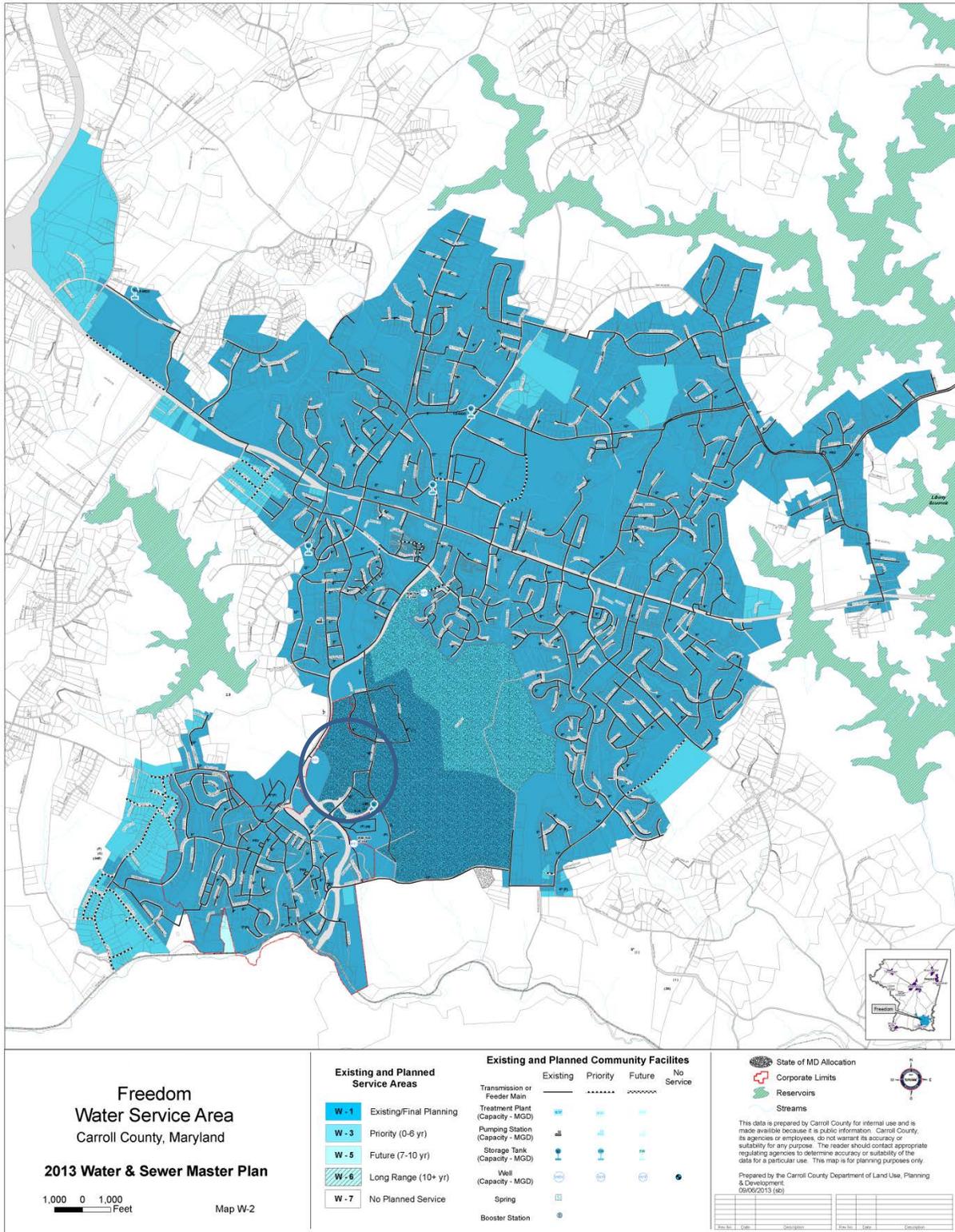
Prepared by the Department of Land Use, Planning & Development.  
09/08/2013 (sb)

Rev. No.	Date	Description	Rev. No.	Date	Description

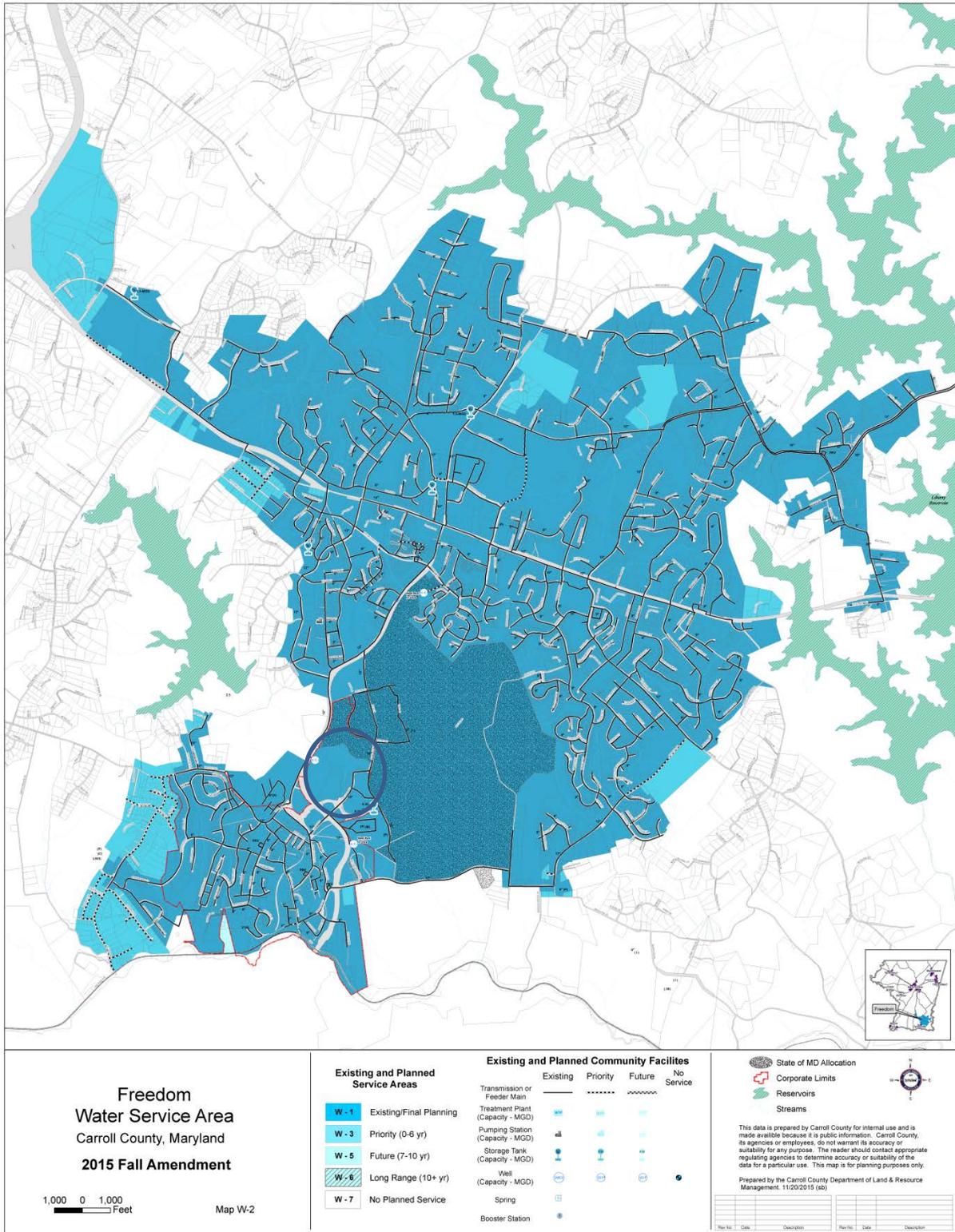
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*Projected Water Supply Demands and Projected Capacity*

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

Service Area	Table 16 <sup>1</sup> Projected Water Supply Demands and Planned Capacity																	
	Present Year					Priority Planning (0-6 Year)					Future Planning (7-10 Year)							
	Res Pop	G P C D	Capacity Million Gal. Daily (MGD)			Res Pop	G P C D	Capacity Million Gal. Daily (MGD)			Res Pop	G P C D	Capacity Million Gal. Daily (MGD)					
		Res. Dem.	Oh. Dem.	Tot. Dem.	Ex. Cap			Res. Dem.	Oh. Dem.	Tot. Dem.	Pl. Cap			Res. Dem.	Oh. Dem.	Tot. Dem.	Pl. Cap	
Frederick/Skykenville	23,911	87	2,070	1,109	2,180	4,427	32,258	87	2,810	898	3,708	4,569	32,258	87	2,810	898	3,708	4,569
Hannestad	6,266	56	.349	.110	.460	.630	7,306	61	.446	.285	.731	.812	8,295	64	.530	.319	.849	1,040
Manchester	4,698	52	.236	.068	.304	.381	6,347	60	.383	.084	.467	.722	6,502	61	.397	.084	.481	.722
Mount Airy <sup>2</sup>	9,482	63	.598	1.66	.857	.927	9,914	63	.634	.398	1.032	1.079	9,914	63	.634	.398	1.032	1.079
New Windsor <sup>3</sup>	1,449	76	.110	.019	.130	.196	2,122	70	.149	.046	.195	.196	2,583	75	.193	.142	.335	.446
Taneytown <sup>4</sup>	6,751	54	.362	.092	.454	.620	8,068	58	.465	.112	.577	.639	8,068	58	.465	.112	.577	.639
Union Bridge	1,000	119	.119	.001	.120	.208	1,810	109	.199	.001	.200	2.50	1,810	109	.199	.001	.200	2.50
Westminster	24,005	104	2,490	.405	2,895	3,597	24,173	104	2,507	690	3,197	4,927	28,030	100	2,805	842	3,647	4,927

<sup>1</sup> See Appendix 3 Method for Projecting Water Supply and Sewer Demands. Note: Table 20 corresponds with MDE's required Table 20 and is therefore out of sequence with preceding and succeeding table numbers.  
<sup>2</sup> Mount Airy's Total Demand includes 91,800gpd to account for drought conditions (which is 12% of total demand). The Priority calculations are based on the Town's "pipeline" allocations and were provided to us by the Town of Mount Airy.  
<sup>3</sup> New Windsor's Priority and Future calculations are based on 165 gal per unit for residential demand.  
<sup>4</sup> Mount Airy, Taneytown and Union Bridge do not have any properties in the Future Planning Category.