



Planning and Zoning Commission Report to The Board of Commissioners

Spring 2016 Amendment *Carroll County Water and Sewer Master Plan*

Re: Mount Airy and New Windsor Sewer Service Areas

This request would amend the 2014 Carroll County Water and Sewer Master Plan. The request detailed below, pertains to changes to the Mount Airy and New Windsor Sewer Service Areas and the associated maps and tables.

Request

1. Add a 68.14 acre property to the Priority Planning Sewer Service Area (S-3) category on the Mount Airy Sewer Service Area map. It is currently in the Long Range (+10 year) Service Area (S-6).
2. Amend Mount Airy's Sewer Service chapter and "Table 27- Projected Sewerage Demands and Planned Capacity" to reflect changes that have occurred in the Town since the Adoption of the 2014 Carroll County Water and Sewer Master Plan.
3. Add a 0.41 acre area to the Existing/Final Planning Sewer Service Area (S-1) category on the New Windsor Sewer Service Area map. This area, which will allow the Lehigh maintenance building to be served, is currently in the No Planned Service Area (S-7). The corresponding private pipes and pump stations will also be added to the map.
4. Amend "Table 27- Projected Sewerage Demands and Planned Capacity" to reflect the demand generated from this area.

Background Information

- Town of Mount Airy:
 - The Town has been released from the Maryland Department of the Environment's Consent Order in September 2013. With this release the Town was able to use a new, lower, number as their baseline. Between this new number and conserved water by residents additional water capacity is now available. In order to allow periodic re-evaluation and continued monitoring of system demand, the Town implemented a plan for the strategic release of the conserved capacity over a period of three years. The Town released 20,000 gpd in January for the years 2014 and 2015 and released 41,000 gpd in January 2016. The Town also Adopted a Water Allocation Ordinance that details the amount of allocation that will be allowed based on zoning designations (i.e. Residential, Commercial, Mixed use, Industrial). This re-allocation of water directly impacts sewer demand and capacity. This is reflected in the Mount Airy Sewer Service section.
 - "Table 27- Projected Sewerage Demands and Planned Capacity" needs to be revised to show the new numbers that have been provided from the Town.

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- The Mount Airy Sewer Service Area map needs to be modified to include reclassifying a 68.14 acre parcel into the Priority Planning Sewer Service Area (S-3) category on the Mount Airy Sewer Service Area map. It is currently in the Long Range (+10 year) Service Area (S-6).
- Town of New Windsor
 - The Town of New Windsor is adding a 0.41 acre area located on the Lehigh Quarry property into their service area. This area will serve the maintenance buildings on the Lehigh Property. A 7,200 foot line will be constructed to connect these buildings to the Town's sewer system. In addition to the line, there will also be two pumping stations, two storage tanks and twelve manholes added to the system. The demand for the new buildings will be 625 gpd. The calculation for this 0.41 acre area was completed using a multiplier of 25 gpd per employee (25 employees) that was provided to us by the Town.

Agency Comments

The Carroll County Bureau of Utilities did not have any comments regarding this amendment. Other agency comments will be added once they are received.

Staff Analysis

For the first time in almost a decade, the re-allocation of conserved water is allowing Mount Airy to move forward and approve projects that have been waiting in their pipeline for years. This is essential for the growth and vitality of this municipality.

Mount Airy Planning Commission Certification

Mount Airy Planning Commission certified that this amendment is consistent with the Town's Master Plan on June 27, 2016.

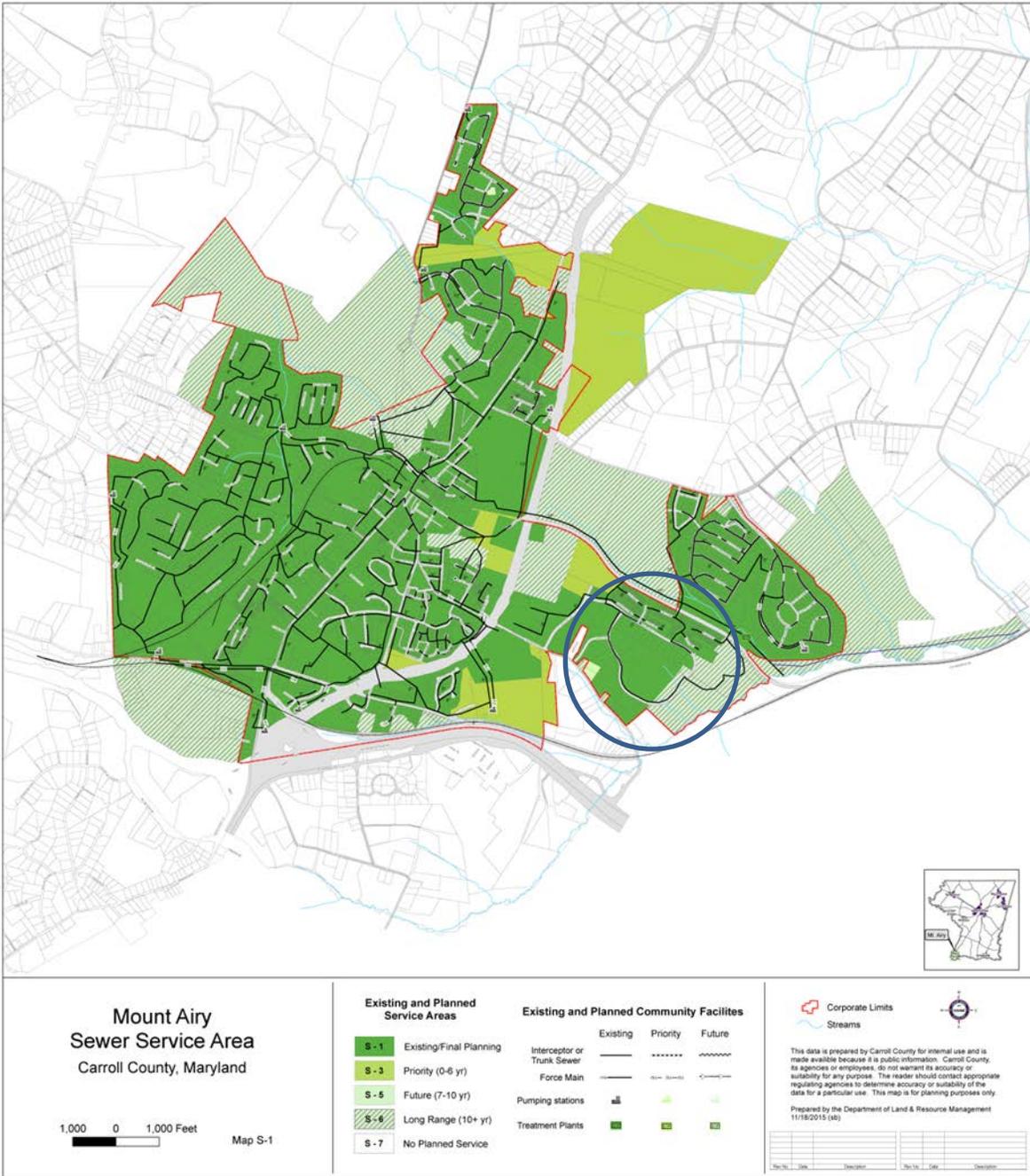
New Windsor Planning Commission Certification

New Windsor Planning Commission certified that this amendment was not inconsistent with the Town's Master Plan on August 29, 2016.

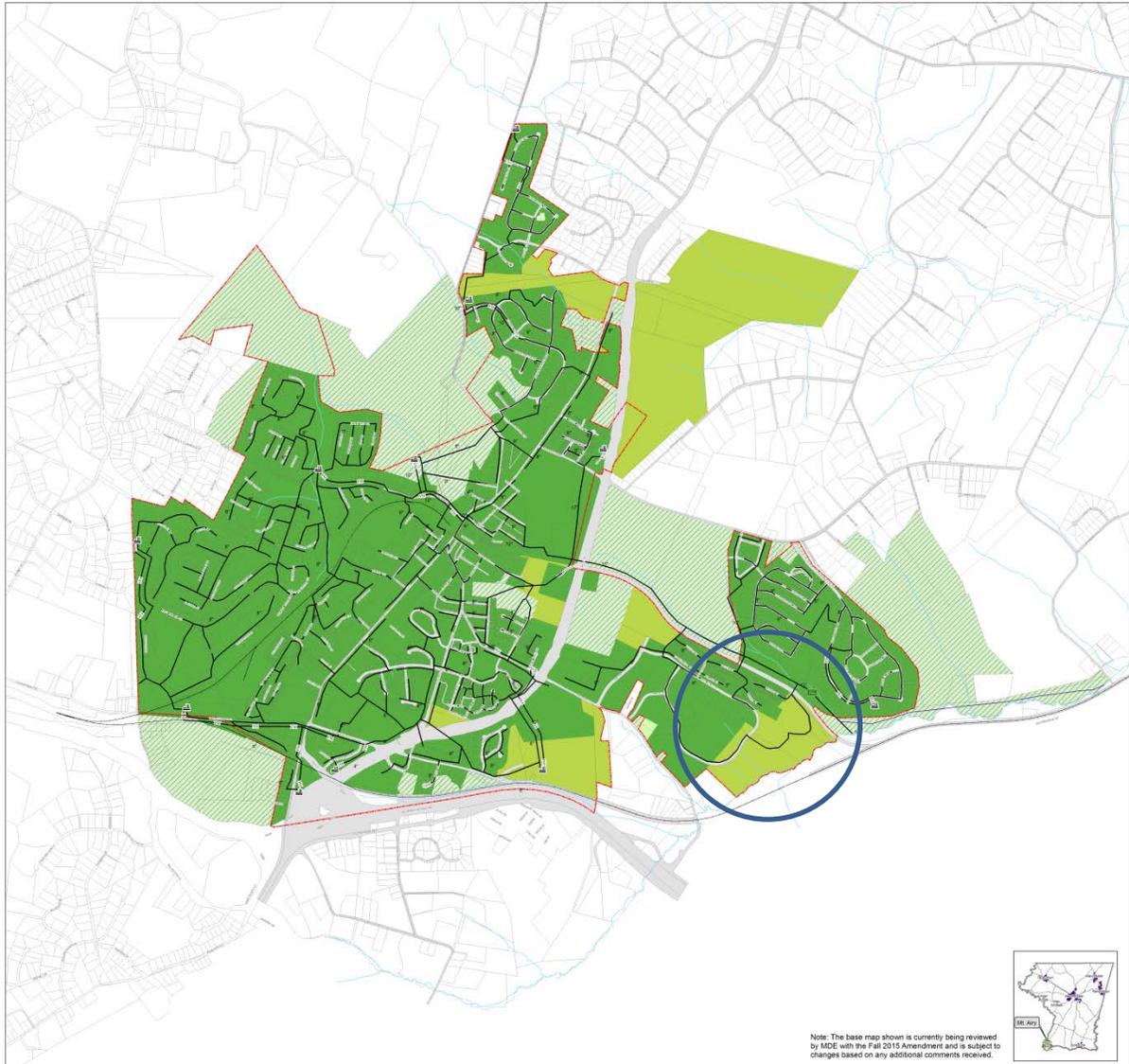
Carroll County Planning and Zoning Commission Certification

It is anticipated that the Carroll County Planning and Zoning Commission will certify that these amendment are consistent with the 2014 Carroll County Master Plan at their September 7, 2016 meeting.

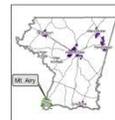
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Note: The base map shown is currently being reviewed by MDE with the Fall 2015 Amendment and is subject to changes based on any additional comments received.



Mount Airy Sewer Service Area Carroll County, Maryland 2016 Spring Amendment

1,000 0 1,000 Feet

Map S-1

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

	Existing	Priority	Future
Interceptor or Trunk Sewer			
Force Main			
Pumping stations			
Treatment Plants			

Corporate Limits
 Streams

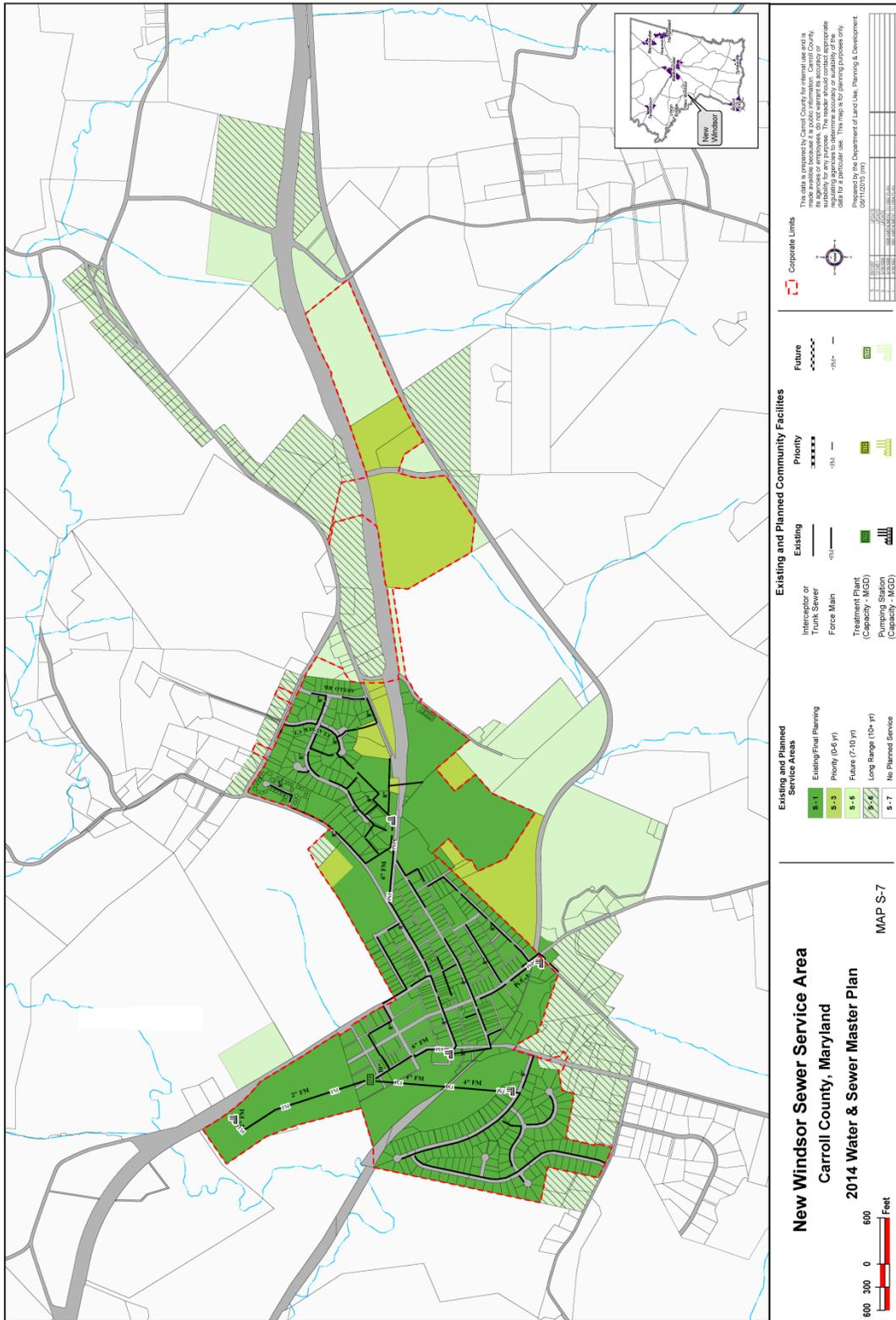


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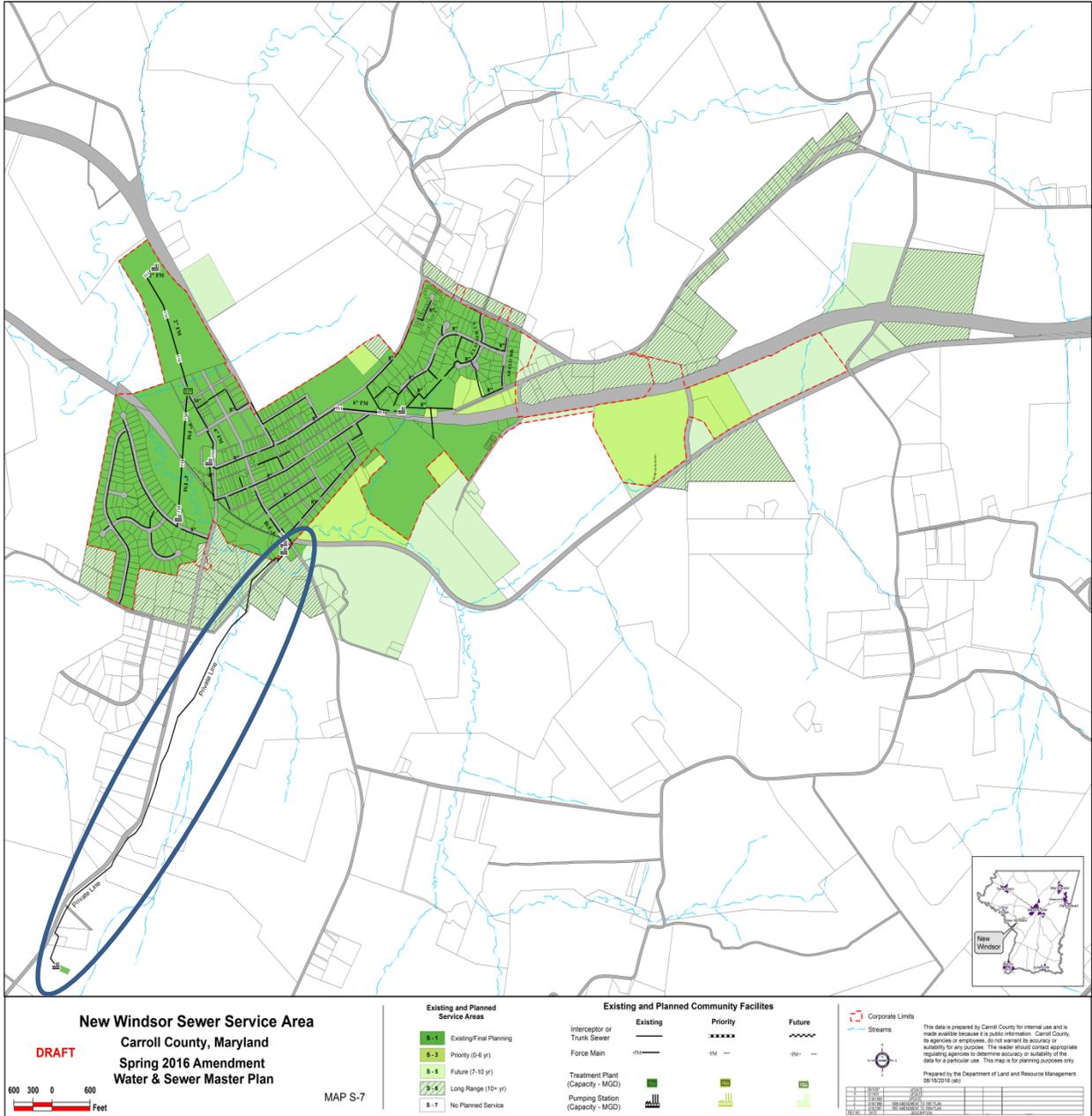
Prepared by the Department of Land & Resource Management
06/03/2016 (sb)

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

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