



Planning and Zoning Commission Report to The Board of Commissioners

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

Re: Mount Airy Water Service Area and the Unincorporated 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 Water Service Area and the associated maps and tables. In addition, there is also an amendment to the Unincorporated Water Supply chapter of the plan.

Request

1. Add a 68.14 acre property to the Priority Planning Water Service Area (W-3) category on the Mount Airy Water Service Area map. It is currently in the Long Range (+10 year) Service Area (W-6).
2. Amend Mount Airy's Water Service chapter and "Table 16- Projected Water Supply 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 project to the "Planning Project and Recommendations" section of the Unincorporated Water Supply chapter.

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). These changes will be reflected in Mount Airy's Water Service Area chapter.
 - "Table 16- Projected Water Supply Demands and Planned Capacity" needs to be revised to show the new numbers that have been provided from the Town.
 - The Mount Airy Water Service Area map needs to be modified to include reclassifying a 68.14 acre parcel into the Priority Planning Water Service Area

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(W-3) category on the Mount Airy Water Service Area map. It is currently in the Long Range (+10 year) Service Area (W-6).

- Unincorporated Water Project:
 - The County, in coordination with the City of Westminster, has started to explore the possibility of using Hyde's Quarry as a future water source. This project is in its preliminary stages of discussion. It is important for the continuation of conversation that the project, even as exploratory, be integrated into the Water and Sewer Master Plan.

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.

In order for Hyde's Quarry to move forward even as an exploratory project, it needs to be identified as a future project in the 2014 Carroll County Water and Sewer Master Plan.

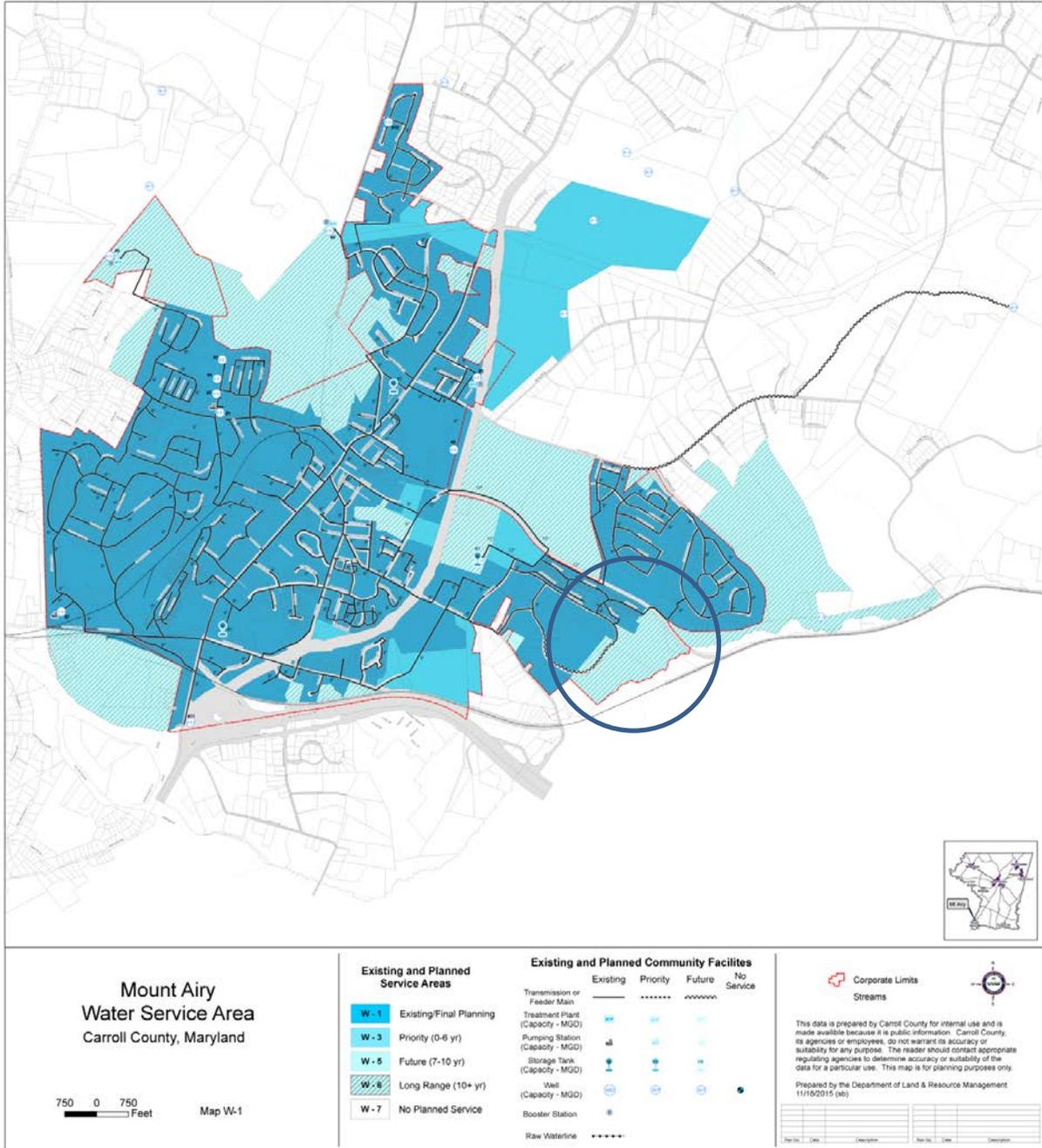
Mount Airy Planning Commission Certification

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

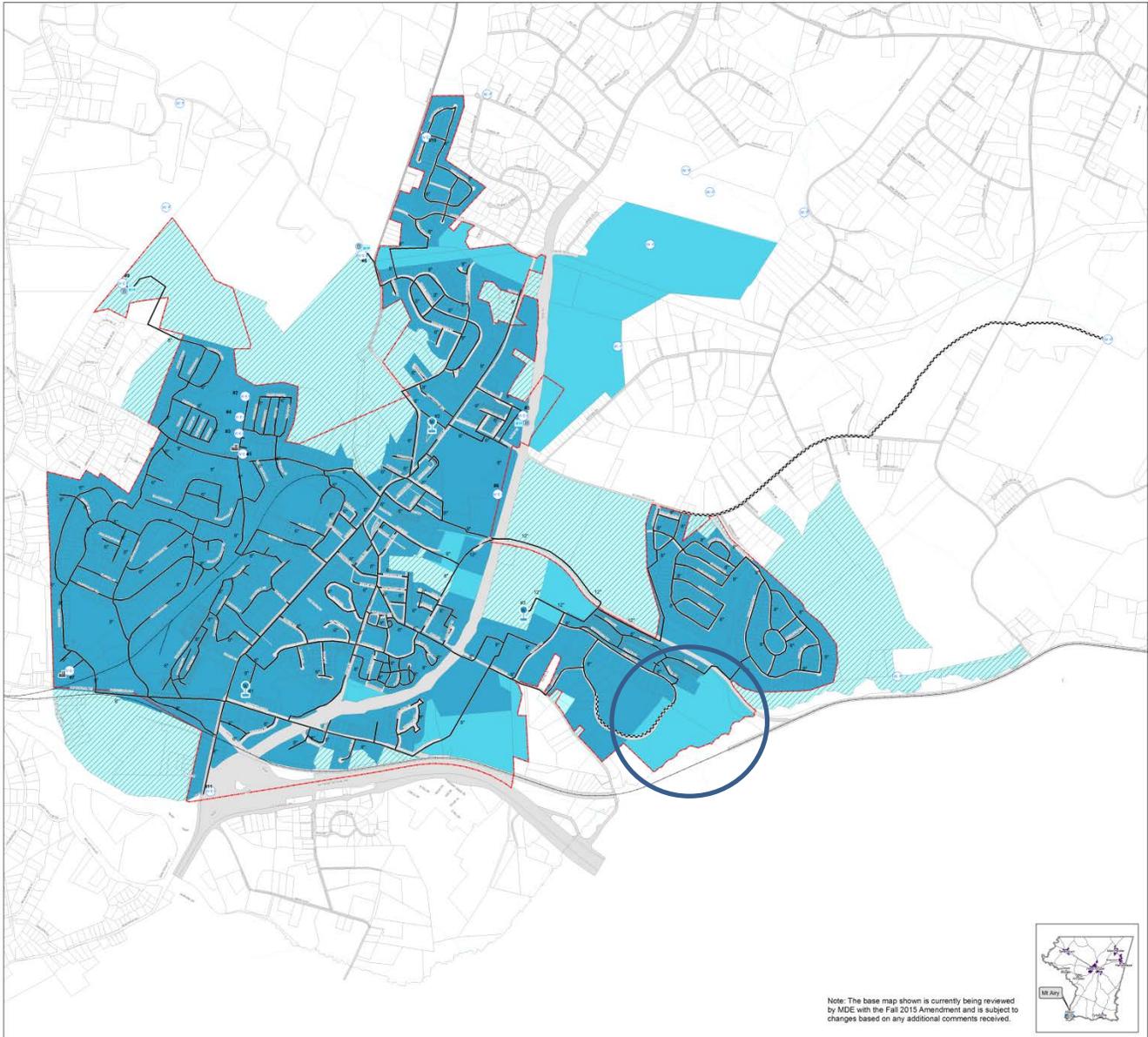
Carroll County Planning and Zoning Commission Certification

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.

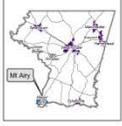
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Note: The base map shown is currently being reviewed by MDC with the Fall 2015 Amendment and is subject to changes based on any additional comments received.



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

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	-----			



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 & Resource Management
06/03/2016 (ab)

File No.	Date	Description	File 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.

**Table 16
Projected Water Supply Demands and Planned Capacity**

Service Area	Present Year												Priority Planning (0-6 Year)												Future Planning (7-10 Year)											
	Res. Pop				Capacity (MGD)				G P C D				Res. Pop				Capacity (MGD)				G P C D				Res. Pop. Ser.				Capacity (MGD)							
	Res. Dem.	Oth. Dem.	Tot. Dem.	Ex. Cap.	Res. Dem.	Oth. Dem.	Tot. Dem.	Cap.	G	P	C	D	Res. Dem.	Oth. Dem.	Tot. Dem.	Cap.	G	P	C	D	Res. Dem.	Oth. Dem.	Tot. Dem.	Cap.	G	P	C	D	Res. Dem.	Oth. Dem.	Tot. Dem.	Cap.				
Freedom/Sikesville	23,911	.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	32,258	87	2,810	.898	3,708	4,569	32,258	87	2,810	.898	3,708	4,569	32,258	87	2,810	.898	3,708	4,569		
Hampstead	6,266	.349	.110	.460	7,306	61	.446	.285	.731	.812	8,295	64	.530	.319	.849	1,040	6,266	56	.349	.110	.460	7,306	61	.446	.285	.731	.812	8,295	64	.530	.319	.849	1,040			
Manchester	4,698	.52	.236	.068	304	581	6,347	60	.383	.084	.467	.722	6,502	61	.397	.084	.481	722	4,698	52	.236	.068	304	581	6,347	60	.383	.084	.467	.722	6,502	61	.397	.084	.481	722
Mount Airy ²	9,780	.63	.626	.174	800	927	10,139	63	.688	.304	.992	1,079	10,139	63	.688	.304	.992	1,079	9,780	.63	.626	.174	800	927	10,139	63	.688	.304	.992	1,079	10,139	63	.688	.304	.992	1,079
New Windsor ³	1,449	.76	.110	.019	.130	.196	2,122	70	.149	.046	.195	.196	2,583	75	.193	.142	.335	446	1,449	.76	.110	.019	.130	.196	2,122	70	.149	.046	.195	.196	2,583	75	.193	.142	.335	446
Taneytown ⁴	6,751	.54	.362	.092	.454	.620	8,068	58	.465	.112	.577	.639	8,068	58	.465	.112	.577	.639	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	.250	1,810	109	.199	.001	.200	.250	1,000	.119	.119	.001	.120	.208	1,810	109	.199	.001	.200	.250	1,810	109	.199	.001	.200	.250
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	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

¹ 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.

² Mount Airy's Total Demand includes 12% to account for drought conditions. The Priority calculations are based on the Town's "pipeline" allocations and were provided to us by the Town of Mount Airy.

³ New Windsor's Priority and Future calculations are based on 165 gal per unit for residential demand.

⁴ Mount Airy, Taneytown and Union Bridge do not have any properties in the Future Planning Category.

* Pending MDE Approval