

Planning Commission Report to the Board of County Commissioners

Spring 2012 Amendment Carroll County Water and Sewer Master Plan

Re: D&D Enterprise Request

This request would amend the 2011 *Carroll County Water and Sewer Master Plan* and any subsequent amendments prior to this request. The request detailed below pertains to changes to the Westminster water service area and associated maps and tables.

Request

1. Remove 15.005 acres from Westminster's Existing/Final Planning Service Area (W-1) to the No Planned Service Area (W-7)
2. In Chapter Three: Water Supply Facilities, revise Tables 7, 8, and 9 and text and tables in the Westminster section to reflect the proposed amendment.

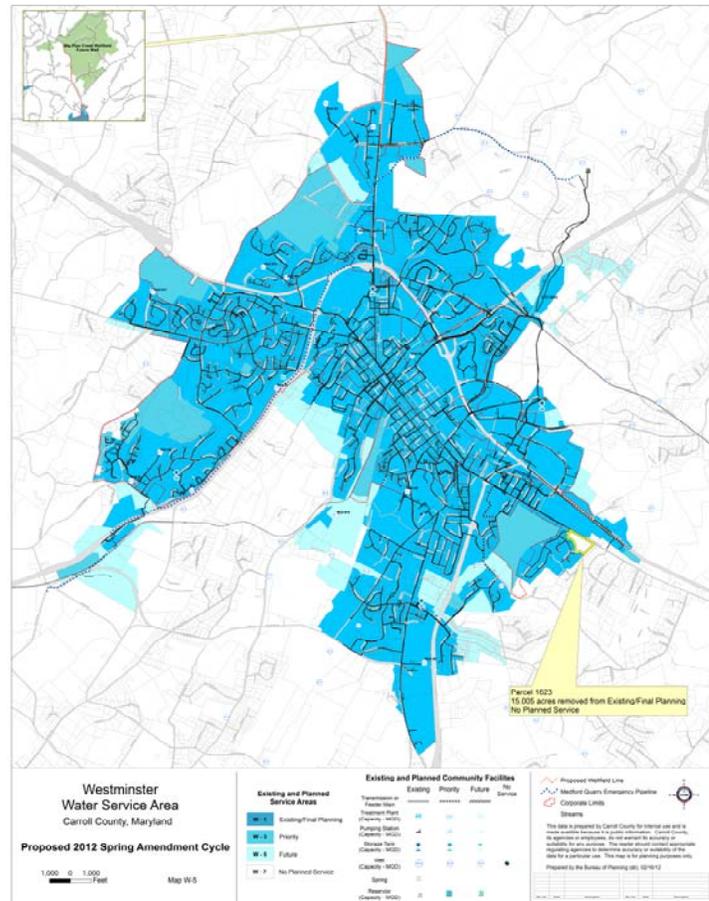
Location

- The D&D Enterprise property is located at the Southeast Corner of Old Westminster Pike and Woodside Drive.

Background Information

The 15.005 acre property lies outside of the corporate limits of the City of Westminster. The Sewer service category for this parcel is already No Planned Service.

The subject property, (Tax Map 46, Block 21, and Parcel 1623) is Section 8 of the Walnut Ridge Subdivision.



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Based on the R-20,000 zoning of this property, the Buildable Land Inventory estimates that there are 5 potential buildable lots. To calculate the estimated demand for these 5 potential lots, the number of lots needs to be multiplied by 250 gallons per household. For these 5 potential lots, the total estimated demand would be 1,250 gpd. This amount would be added back into the projected capacity of the water system.

Agency Comments

Carroll County Department of Public Works did not have any comments relating to the proposed amendments.

Carroll County Health Department had the following comments regarding the proposed amendments:

“In principle, our office does not object to the proposed amendment to remove the above referenced property from Existing/Final Planning Service Area (W-1) to the No Planned Service Area (W-7). This property, however, has been conditionally approved subject to public water service and individual septic systems. On at least one lot of the current five-lot configuration, there does not appear to be an acceptable site for an individual water supply well.”

Carroll County Bureau of Development Review has verified that since these comments were made a new subdivision plan has been submitted with a new configuration for the lots so that there is now a well on each lot.

Baltimore Reservoir Watershed Management Program (Reservoir Technical Group - RTG) has been notified of the subject amendment. No comments have been received.

Staff Analysis

The City of Westminster has been unable to certify adequate water capacity for this project over the past several years. A concept plan for the subject property has been submitted to the Carroll County Planning Commission for this residential subdivision utilizing private septic systems. The removal of this 15.005 acre parcel would represent a small contraction of the Existing/Final Planning water service area and create no enclaves or irregular outer limits for surrounding water service areas.

Westminster Planning Commission Certification

The Westminster Planning Commission certified that the amendment was consistent with the City's comprehensive plan at the February 9, 2012 Westminster Planning Commission meeting.

Carroll County Planning Commission Certification

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At its March 20, 2012 meeting, the Carroll County Planning & Zoning Commission approved the amendments and certified them as consistent with the Carroll County Master Plan.

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