



# 2011 Planning Annual Report



This 2011 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with § 3.09 of Article 66B of the Annotated Code of Maryland.

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June 19, 2012

Board of County Commissioners  
225 North Center Street  
Westminster, MD 21157

**RE: 2011 Planning Annual Report**

Dear Commissioners:

On June 19, 2012, the Carroll County Planning and Zoning Commission reviewed and adopted the 2011 Planning Annual Report in accordance with § 3.09 of Article 66B of the Annotated Code of Maryland. The report provides a summary of planning and development activity in the county and its eight municipalities for the calendar year 2011. Data related to development measures and indicators, as required in § 3.10 of Article 66B of the Annotated Code of Maryland, are included in the document as well.

Enclosed is a copy of the 2011 Planning Annual Report. A copy also will be provided to the Secretary of the Maryland Department of Planning, in accordance with Article 66B.

Sincerely,

A handwritten signature in blue ink that reads "Dennis Wertz".

Dennis Wertz, Chairman  
Carroll County Planning & Zoning Commission

cc: Philip R. Hager  
Steve Powell  
Tim Burke

**CARROLL COUNTY PLANNING & ZONING COMMISSION**  
*Planning a better future for Carroll County*



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# Introduction

## Introduction

Among the many responsibilities of a planning commission is the preparation of an annual report that catalogs development and planning information for the previous calendar year. The annual report is required under §3.09 and §3.10 of Article 66B of the Annotated Code of Maryland.

Through a series of tables and maps, each annual report describes changes in development patterns that occurred during the previous calendar year. The information reported includes changes that have occurred as a result of subdivision and development activity, as well as changes that may occur in the future due to revisions to comprehensive plans, zoning maps, or codes.

Based on Article 66B, changes in development patterns and other development-related activity are to be consistent with the adopted plans of the jurisdiction and should implement the State Planning Visions.

Beginning in 2010, the annual report now also contains a local land use goal and data on specific “measures and indicators.” Measures and indicators include data on the amount, share and density of growth inside and outside of Priority Funding Areas (PFAs). They are meant to provide a way of tracking progress towards meeting the State and local land use goals. More information on this new requirement can be found in the Measures and Indicators section of this annual report.

The Carroll County Planning Commission prepares this report on behalf of the County, as well as its eight municipalities. The municipalities provide the County with the planning and development-related data to be included in the report.

Article 66B requires the Planning Commission to “prepare, adopt, and file an annual report, on or before July 1 of each year for the previous calendar year, with the local legislative body.”

The annual report is posted on the Carroll County Bureau of Planning website. Copies are also provided to the Maryland Department of Planning.

# Plans & Permits

## Plans & Permits

### Subdivisions and Site Plans Approved

#### County subdivisions and site plans approved

The following tables (Tables 1 and 2) list all new subdivisions and site plans in the County that received approval during calendar year 2011. A corresponding map (Map 1) shows the location of these subdivision and site plans. During 2011, a total of 25 plans were approved in the unincorporated parts of the county, involving 193.43 acres.

Table 1 - County Residential Site Plans and Subdivisions 2011					
Location #	Name	Type	Lots	Zoning	ED
1	Pam's Delight	Residential	1	Ag	2
2	Bullfrog Plateau	Residential	1	Ag	1
3	Leader Heights	Residential	1	Ag	8
4	Emma Acres	Residential	2	Ag & Cons	8
5	Frank's Way	Residential	1	Ag	9
6	Lauritstead 2	Residential	1	Ag	14
7	Jasmine Star Acres	Residential	1	Ag	3
8	Hart's Content, Section 2	Residential	1	Ag	1
9	Good Will Acres	Residential	1	Ag	11
10	Dwyer Manor	Residential	1	Ag	14
11	Garland Estates	Residential	1	Ag	14
12	Maidens Point	Residential	1	Ag	1
13	Brotman Property	Residential	3	Cons	13
14	Nadine's Overlook	Residential	11	Cons & Ag	7
15	Jacob's Ridge 2	Residential	4	Cons & Ag	7
16	Deer Trail Estates	Residential	9	R-40,000	4
17	Heritage Ridge, Sec 2	Residential	1	Ag	14
18	My Ladies Manor 2	Residential	5	Ag	4
19	Blue Moon Heights, Section 2	Residential	3	Ag	6, 8
20	Komiske Property	Residential	4	Con	14
21	Crestview Meadows, Section 5	Residential	8	Cons/R-40	8
22	Gi-Na Farms, Resub of Lot 20A	Residential	1	Cons	14
<b>62 lots, 176.04 acres</b>					

*Subdivisions and Site Plans Approved (cont'd.)*



**Table 2 - County Commercial & Industrial Site Plans and Subdivisions  
2011**

Location #	Name	Type	Acres	Zoning	ED
23	Old Westminster Winery & Vineyard	Comm/Ind	16.99	Ag	7
24	Sykesville/Freedom Volunteer Fire Department Social Halls and Apparatus Bays Addition	Institutional	0.00	Cons	5
25	Monocacy-Ringgold-Carroll 230kV Transmission Line Rebuild	Industrial	0.40	BG	12
<b>17.39 acres affected</b>					

## Plans & Permits

### *Subdivisions and Site Plans Approved (cont'd.)*

#### Municipal subdivisions and site plans approved

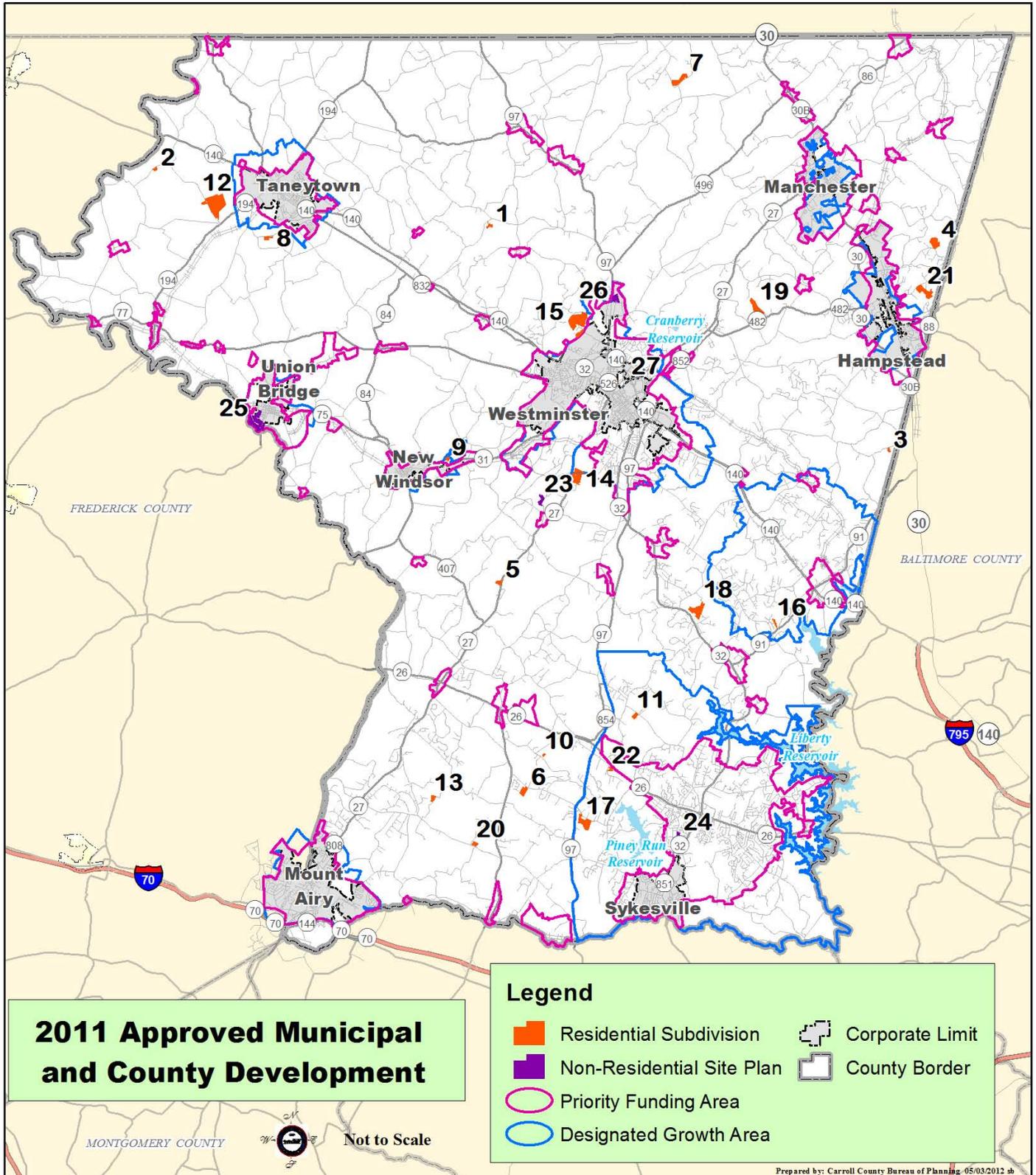
Tables 3 and 4 list all new subdivisions and site plans in the municipalities that received approval during calendar year 2011. The location of these subdivision and site plans also are shown on Map 1. During 2011, a total of 2 substantive plans were approved in the municipalities, covering 24.97 acres.

Table 3 - Municipal Residential Site Plan / Subdivision 2011					
Location #	Name	Type	Lots	Zoning	Municipality
—	None	—	—	—	—
<i>0 lots, 0 units, 0.00 acres</i>					

Table 4 - Municipal Commercial & Industrial Site Plan / Subdivision 2011					
Location #	Name	Type	Acres	Zoning	Municipality
26	Westminster Tech Park (Knorr Brake)	Ind	23.97	IR	Westminster
27	Susquehanna Bank	Comm	1.0	B	Westminster
<i>24.97 acres affected</i>					

*Subdivisions and Site Plans Approved (cont'd.)*

Map 1



## Plans & Permits

### *Use & Occupancy Certificates Issued*

#### New Use & Occupancy (U&O) Certificates

Table 5 shows new Use & Occupancy Certificates issued by category in Carroll County during 2011. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial industrial, commercial industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial industrial improvement category refers to renovations or change of use within an existing site.

Table 5 - New U&Os 2011						
Jurisdiction	Apartment	Residential	Residential Improvement	Commercial/Industrial	Commercial/Industrial Improvement	Farm
ED 1	0	2	28	0	0	1
Taneytown	0	2	46	5	4	0
ED 2	0	2	39	0	1	1
ED 3	0	2	51	0	0	2
ED 4	0	15	205	6	6	2
ED 5	23	26	203	24	5	0
Sykesville	0	17	17	4	0	0
ED 6	0	5	100	10	0	5
Manchester	0	16	55	6	0	0
ED 7	0	30	185	30	6	1
Westminster	0	20	96	48	6	0
ED 8	0	6	84	2	0	1
Hampstead	0	1	26	2	0	0
ED 9	1	3	58	3	1	1
ED 10	0	1	5	1	1	1
ED 11	0	1	16	2	0	2
New Windsor	0	1	8	0	3	0
ED 12	0	1	7	0	0	0
Union Bridge	0	0	6	1	1	0
ED 13	0	2	33	3	0	1
Mount Airy*	0	12	50	15	3	0
ED 14	0	8	110	16	8	0
<b>Total</b>	<b>24</b>	<b>173</b>	<b>1,428</b>	<b>178</b>	<b>45</b>	<b>18</b>

\*includes Carroll County and Frederick County units

# Measures & Indicators

## Measures & Indicators

In 2009, Governor Martin O'Malley and the Maryland General Assembly enacted the "*Smart, Green, and Growing - Annual Report - Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions*" legislation (SB 276/HB 295).

The legislation was enacted in recognition of the fact that the State's 12 planning visions will not be realized unless local jurisdictions begin to set goals for incremental progress toward achieving them. The legislation established a statewide land use goal **"to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas."** Local jurisdictions are now required to develop a percentage goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

Annual reports for development activity during the previous calendar year are to be adopted by the planning commission and filed with the local legislative body before July 1 of each year. Reports are required to include the measures and indicators beginning July 1, 2010.

In order to satisfy the requirements in the legislation, in addition to the existing requirements, the annual report examines and reports on the following measures and indicators:

- ◆ Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA);
- ◆ Net density of growth that is being located inside and outside the PFA;
- ◆ Creation of new lots and the issuance of residential and commercial building permits inside and outside the PFA;
- ◆ Development capacity analysis, updated once every 3 years or when there is a significant zoning or land use change;
- ◆ Number of acres preserved using local agricultural land preservation funding;
- ◆ Information on achieving the statewide goals, including:
  - The local land use goal;
  - The time frame for achieving the local goal;
  - The resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
  - Any incremental progress made towards achieving the local goal.

The reported data is provided here for DGAs as well as PFAs. Historically, the County has not tracked population growth by PFA. Since January 1988, the County has been tracking Use and Occupancy Certificates (U&Os) as they relate to the County's eight Designated Growth Areas (DGAs) (formerly referred to as Community Planning Areas). Population and households have been estimated on a monthly basis by adding U&O data to the most recent available Census data. These estimates are generated for election districts countywide, by DGAs, and municipalities.

## Measures & Indicators

### Amount and Share of Growth

#### RESIDENTIAL: Dwelling Units by Priority Funding Area (PFA)

To measure the amount and share of residential growth that occurred inside and outside of **PFAs**, the number of new dwelling units added (i.e., Use & Occupancy Certificates issued) in 2011 was identified and compared to the number of dwelling units that existed as of December 31, 2010. Table 6 shows the dwelling units added within each PFA in 2011, as well as the cumulative total at the end of 2011. Table 7 shows the cumulative number of dwelling units for all areas both inside and outside the PFAs. Map 2 illustrates the location of new residential growth relative to PFA boundaries.

Table 6 - Dwelling Units by Priority Funding Areas 2011				
Priority Funding Area	PFA Totals as of 12/31/10	2011 Units Only	PFA Totals as of 12/31/11	% of PFA Totals
Finksburg	132	0	132	0.4%
Freedom/Sykesville	9,653	64	9,717	28.2%
Hampstead	2,953	1	2,954	8.6%
Manchester	1,895	16	1,911	5.5%
Mount Airy (CC & FC)	3,234	12	3,246	9.4%
New Windsor	630	1	631	1.8%
Taneytown	2,533	2	2,535	7.4%
Union Bridge	492	0	492	1.4%
Westminster	10,746	31	10,777	31.3%
Rural Villages	2,054	1	2,055	6.0%
<b>Total</b>	<b>34,322</b>	<b>128</b>	<b>34,450</b>	<b>100.0%</b>

Source: GIS Residential Address Point Data, Bureau of Planning and Office of Technology Services

Table 7 - Dwelling Units Inside vs. Outside PFAs 2011						
Area	County Total as of 12/31/10	% of County Total in 2010	2011 Units Only	% of 2011 Units	County Total as of 12/31/11	% of County Total in 2011
Total Inside PFAs	34,322	54.8%	128	65.0%	34,450	54.8%
Total Outside PFAs	28,296	45.2%	69	35.0%	28,365	45.2%
<b>Total</b>	<b>62,618</b>	<b>100.0%</b>	<b>197</b>	<b>100.0%</b>	<b>62,815</b>	<b>100.0%</b>

Source: GIS Residential Address Point Data, Bureau of Planning and Office of Technology Services

*Amount and Share of Growth (cont'd.)***RESIDENTIAL: Dwelling Units by Designated Growth Area (DGA)**

For decades, Carroll County and its municipalities have defined areas designated for annexation and future growth, beyond current municipal limits. Much of the data is aggregated by these designated growth areas (**DGAs**). The DGAs are a very important part of how jurisdictions in Carroll County plan for future growth, development, and facilities. Table 8 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each DGA in 2011, as well as the cumulative total at the end of 2011. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside the DGAs. Map 2 illustrates the location of new residential growth relative to DGA boundaries.

**Table 8 - Dwelling Units  
by Designated Growth Areas  
2011**

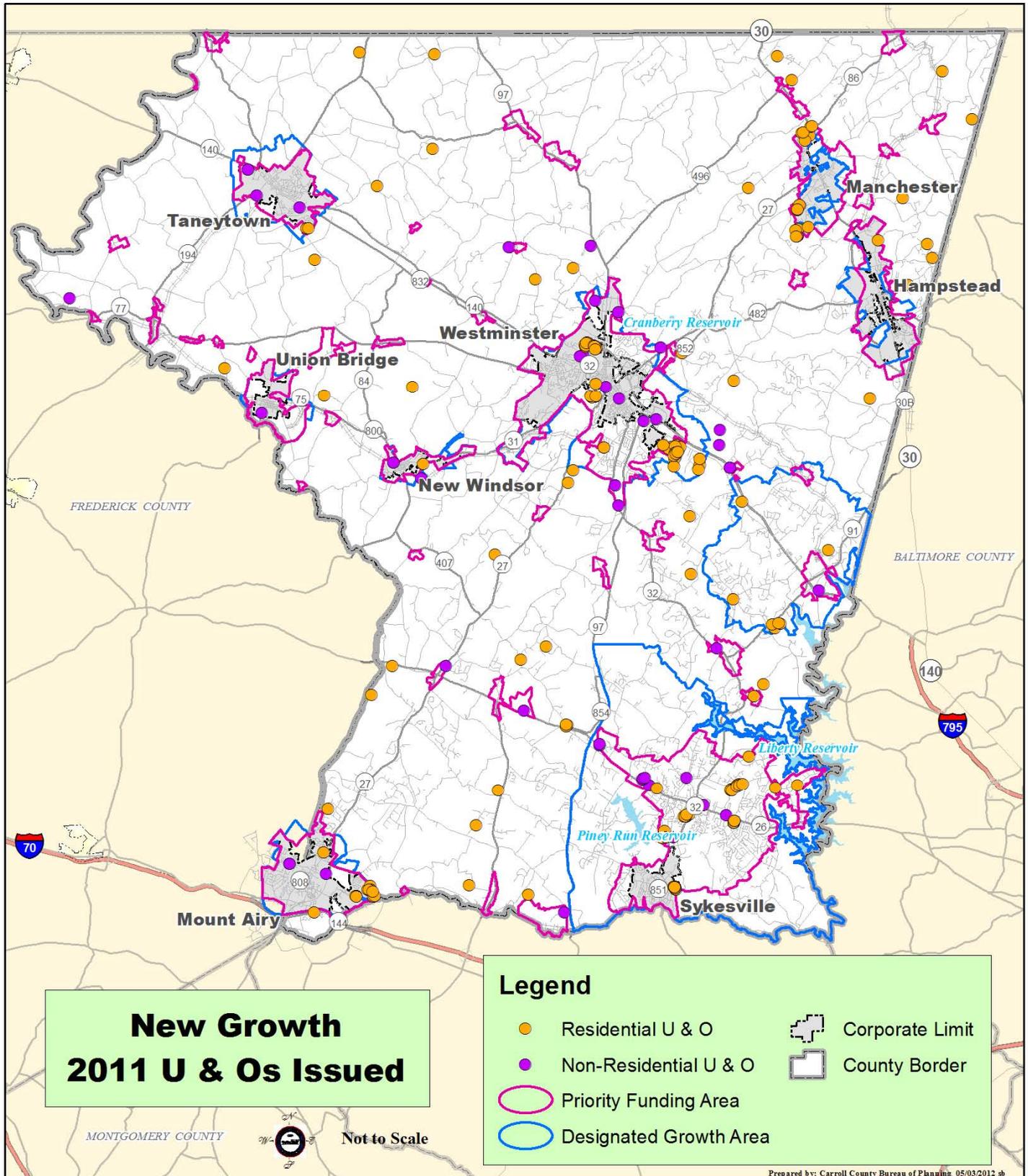
Designated Growth Area	DGA Totals as of 12/31/10	2011 Units Only	DGA Totals as of 12/31/11	% of DGA Totals
Finksburg*	3,146	7	2,153	5.6%
Freedom/Sykesville	11,985	66	12,051	31.2%
Hampstead	3,091	1	3,092	8.0%
Manchester	2,145	16	2,161	5.6%
Mount Airy (CC & FC)	3,316	12	3,328	8.6%
New Windsor	688	1	689	1.8%
Taneytown	2,621	2	2,623	6.8%
Union Bridge	508	0	508	1.3%
Westminster	10,949	49	10,998	28.5%
<b>Total</b>	<b>38,449</b>	<b>154</b>	<b>38,603</b>	<b>100.0%</b>

Source: GIS Residential Address Points, Bureau of Planning

**Table 9 - Dwelling Units  
Inside vs. Outside DGAs  
2011**

Area	County Total as of 12/31/10	% of County Total in 2010	2011 Units Only	% of 2011 Units	County Total as of 12/31/11	% of County Total in 2011
<b>Total Inside DGAs</b>	38,449	61.4%	154	78.2%	38,603	61.5%
<b>Total Outside DGAs</b>	24,169	38.6%	43	21.8%	24,212	38.5%
<b>Total</b>	<b>62,618</b>	<b>100.0%</b>	<b>197</b>	<b>100.0%</b>	<b>62,815</b>	<b>100.0%</b>

Source: GIS Residential Address Point Data, Bureau of Planning and Office of Technology Services



*Amount and Share of Growth (cont'd.)***NON-RESIDENTIAL: Office, Retail, Industrial, and Institutional Uses by PFA and DGA**

To measure the amount and share of **non-residential growth** that occurred inside and outside of **PFAs and DGAs**, non-residential Use & Occupancy (U&O) certificates issued in 2011 were used to identify where new non-residential development occurred in 2011. Table 10 shows the number of units added within each PFA and DGA. The number of non-residential units added countywide (inside and outside the PFAs and DGAs) is shown on Table 11. Map 2 indicates the location of the new residential and non-residential units added in 2011.

**Table 10 - Non-Residential Units  
By Priority Funding Areas and Designated Growth Areas  
2011**

Priority Funding Area	PFA		DGA	
	2011 Units	% of PFA Totals	2011 Units	% of DGA Totals
Finksburg*	1	2.8%	1	3.0%
Freedom/Sykesville	11	30.6%	11	33.3%
Hampstead	0	0.0%	0	0.0%
Manchester	0	0.0%	0	0.0%
Mount Airy (CC & FC)	3	8.3%	3	9.1%
New Windsor	2	5.6%	3	9.1%
Taneytown	4	11.1%	4	12.1%
Union Bridge	1	2.8%	1	3.0%
Westminster	9	25.0%	10	30.3%
Other PFA	5	13.9%	n/a	n/a
<b>Total</b>	<b>36</b>	<b>100.0%</b>	<b>33</b>	<b>100.0%</b>

Source: GIS Residential Address Point Data, Bureau of Planning and Office of Technology Services

\*DGA based on 2011 Draft Finksburg Corridor Plan

**Table 11 - Non-Residential Units  
Inside vs. Outside PFAs & DGAs  
2011**

Area	PFA		DGA	
	2011 Units	% of 2011 Units	2011 Units	% of 2011 Units
<b>Total Inside</b>	36	80.0%	33	73.3%
<b>Total Outside</b>	9	20.0%	12	26.7%
<b>Total</b>	<b>45</b>	<b>100.0%</b>	<b>45</b>	<b>100.0%</b>

Source: 2011 Buildable Land Inventory, Bureau of Planning

## Measures & Indicators

### *Net Density of New Growth*

#### Average Lot Size & Floor Area Ratio (FAR)

**Net density** of residential growth was calculated based on the average lot size for the new lots created on residential parcels. Non-residential net density was determined using the **floor area ratio** of non-residential parcels developed in 2011. Table 12 provides the average lot size and FAR inside and outside PFAs, as well as inside and outside DGAs.

Table 12 - Net Density of New Growth by Priority Funding Areas & Designated Growth Areas 2011		
Area	Residential (Avg Lot Size)	Non-Residential (FAR)
Inside PFA	0.00	0.0302
Outside PFA	6.98	0.0029
Inside DGA	2.33	0.0302
Outside DGA	8.73	0.0029

Source: GIS Data, Bureau of Planning



## *Creation of New Lots and the Issuance of Permits*

### Residential Preliminary Plans Approved

There were no Residential preliminary approvals within municipalities in 2011 (Table 13). The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2011 is shown in Table 14. Map 3 shows the locations of the **approved residential preliminary plans** listed in Tables 13 and 14 in relationship to the PFAs and DGAs. Approval of a preliminary plan does not necessarily mean that the subsequent steps in the development process will immediately follow. Some plans do not proceed forward.

**Table 13 - Municipal Preliminary Plans Approved  
2011**

Project Name	New Lots	Acreage of Lots	Zoning	Priority Funding Area	Designated Growth Area
None					



## Measures & Indicators

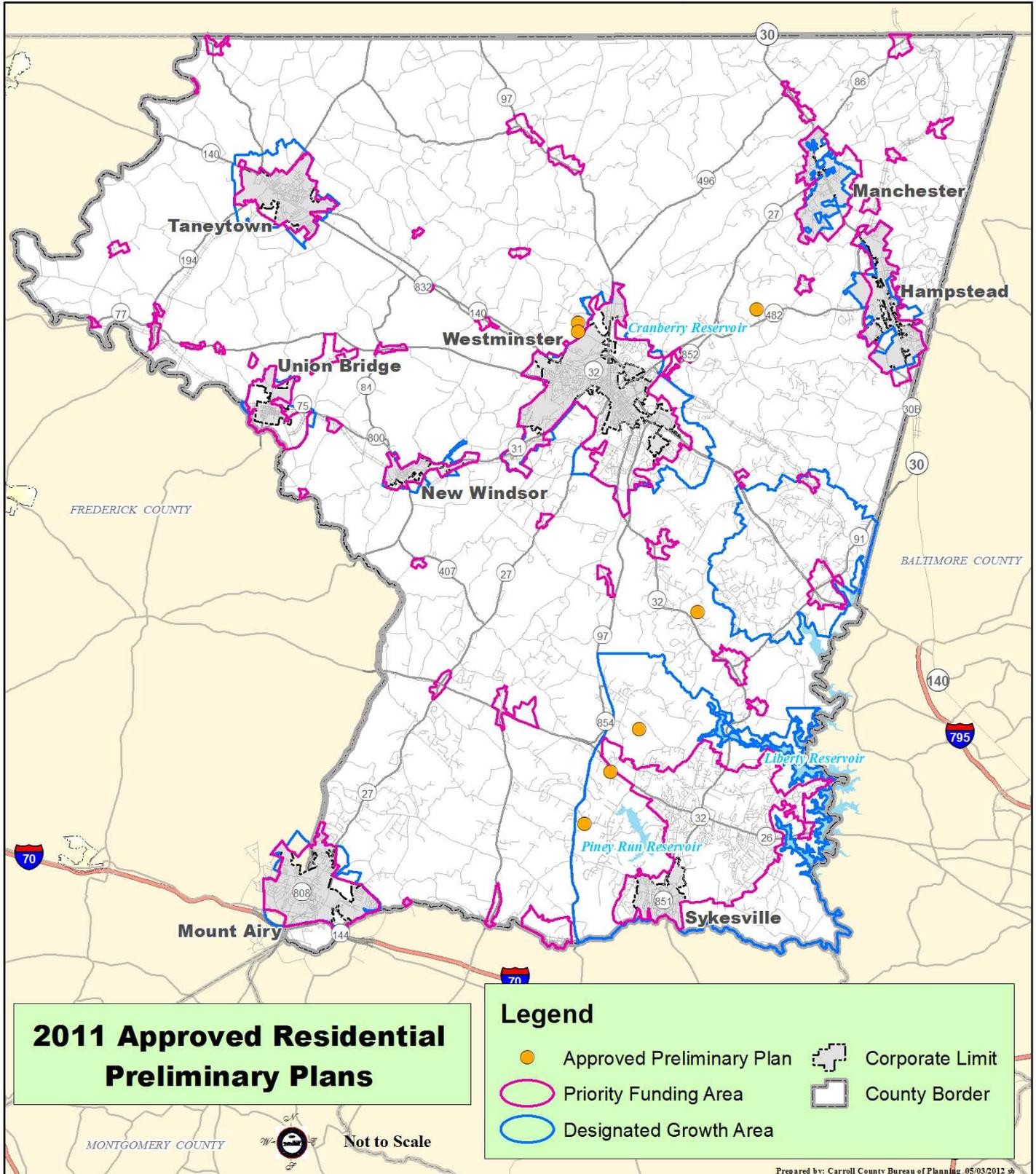
### *Creation of New Lots and the Issuance of Permits (cont'd.)*

Table 14 - Carroll County (Unincorporated) Preliminary Plans Approved Carroll County 2011						
Approval Date	Project Name	New Lots	Acreage of Lots	Zoning	Priority Funding Area	Designated Growth Area
Apr-19-11	Jacob's Ridge 2	4	11.94	Cons & Ag	n/a	n/a
May-17-11	My Ladies Manor 2	5	8.76	Ag	n/a	n/a
Jul-19-11	Heritage Ridge, Sec 2	1	1.80	Ag	n/a	Freedom
Sep-20-11	Blue Moon Heights, Sec 2	3	6.39	Ag	n/a	n/a
Oct-13-11	Jacob's Ridge 3	3	5.69	Ag	n/a	n/a
Dec-20-11	Marabrooke Farm	10	18.82	Cons & Ag	n/a	Freedom
Dec-20-11	Gi-Na Farms, Resub of Lot 20A	1	3.62	Cons	n/a	Freedom
<b>Total</b>		<b>27</b>	<b>57.02</b>			

Source: Bureau of Development Review

*Creation of New Lots and the Issuance of Permits (cont'd.)*

Map 3



## Measures & Indicators

### *Creation of New Lots and the Issuance of Permits (cont'd.)*

#### Recorded Lots

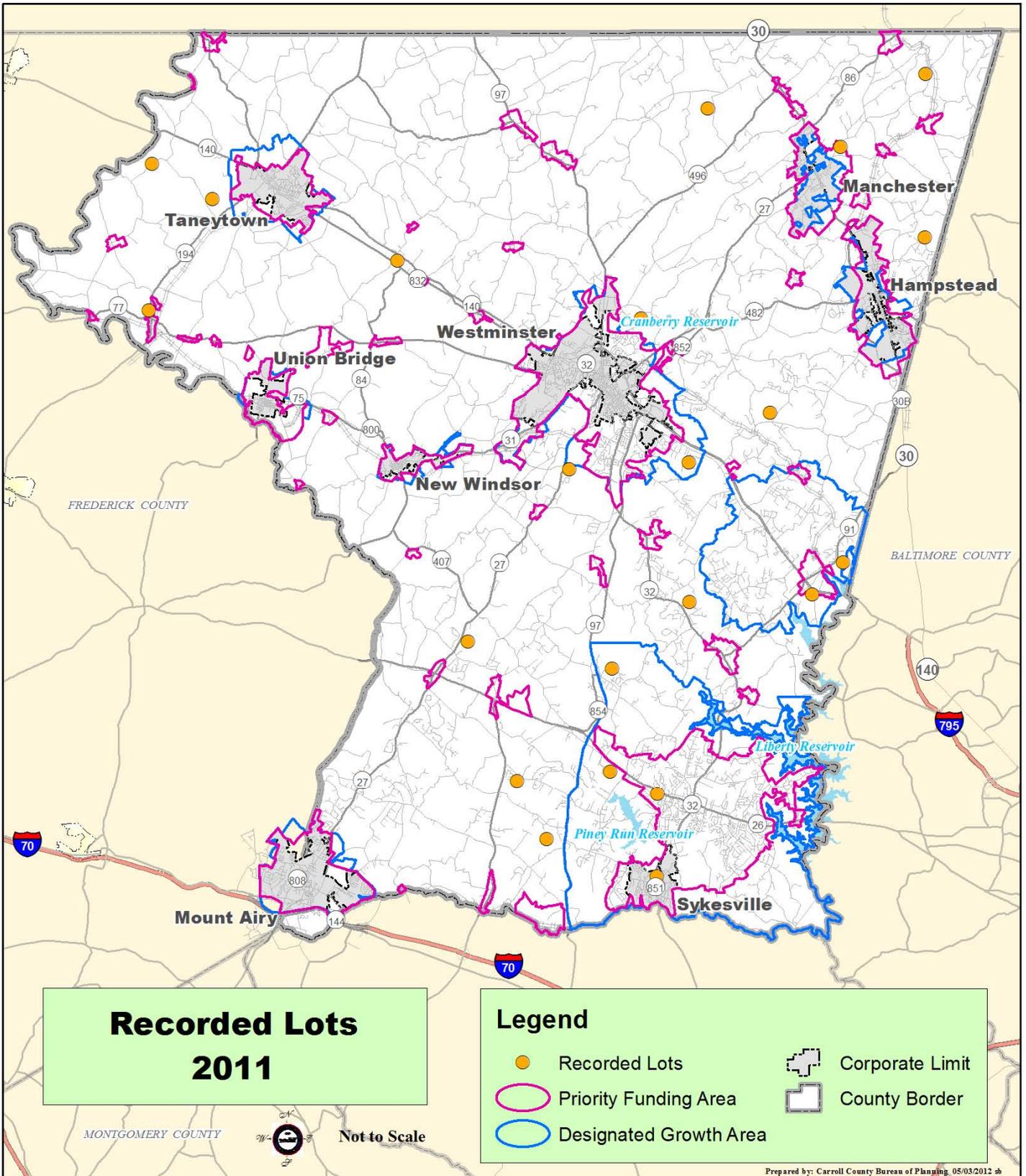
The number of **lots recorded** in 2011 is shown by PFA and by DGA in Table 15. The locations of the recorded lots in this table in relationship to the PFAs and DGAs are shown on Map 4.

Table 15 - Number of Recorded Lots by Priority Funding Areas & Designated Growth Areas 2011		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	6	4/96
Outside PFA	129	
<b>Total</b>	<b>135</b>	
Inside DGA	62	46/54
Outside DGA	73	
<b>Total</b>	<b>135</b>	

Source: GIS Data, Bureau of Planning

*Creation of New Lots and the Issuance of Permits (cont'd.)*

Map 4



## Measures & Indicators

### *Creation of New Lots and the Issuance of Permits (cont'd.)*

#### Building Permits Issued

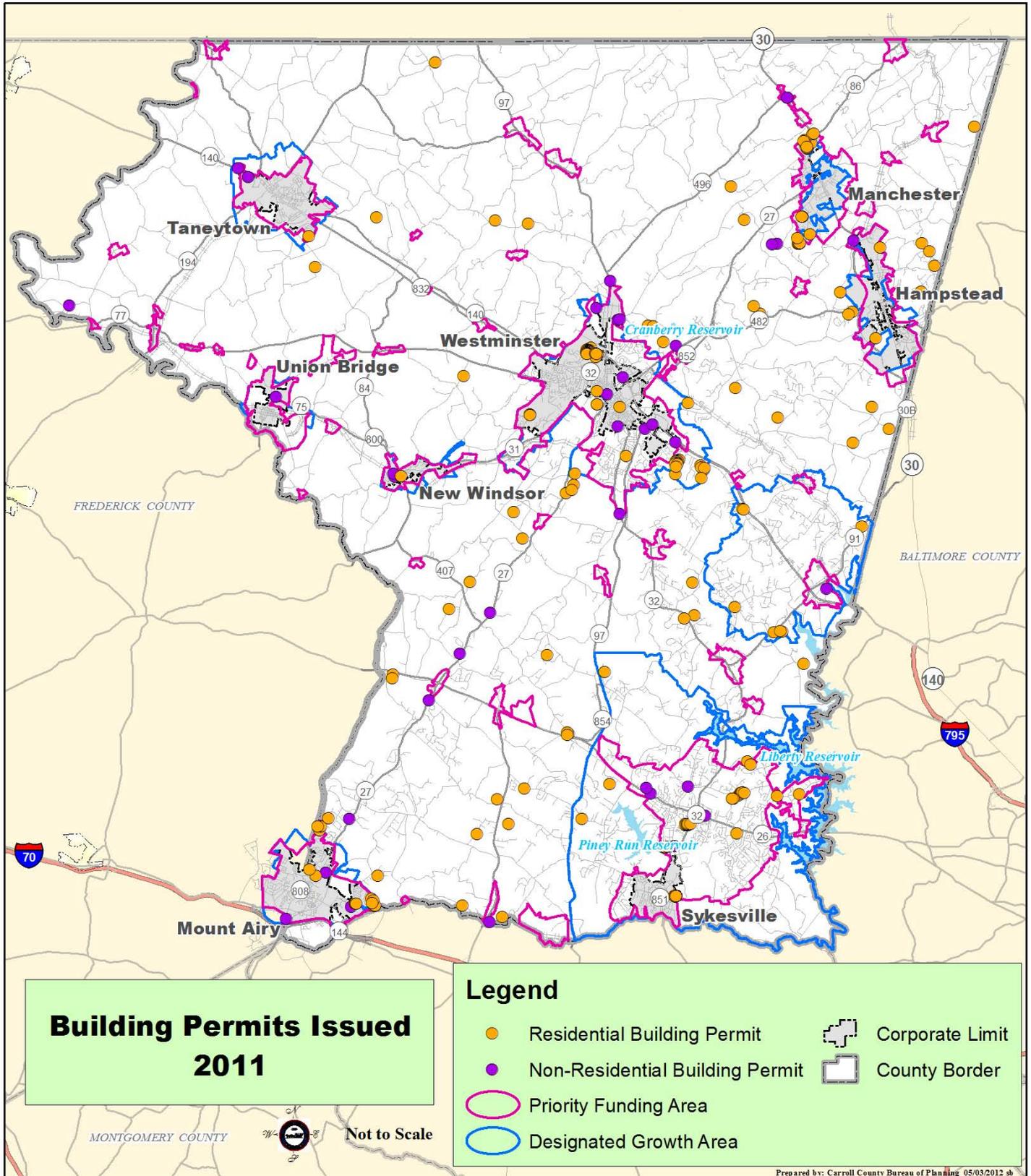
The total number of **building permits** issued in 2011 was 228, as shown in Table 16. This includes permits issued within the municipalities. Map 5 shows the locations of the building permits in this table in relationship to the PFAs and DGAs.

Table 16 - Building Permits Issued by Priority Funding Areas & Designated Growth Areas 2011		
Area	Totals	Total % In / % Out
Residential Inside PFA	106	57/43
Residential Outside PFA	81	
Non-Residential Inside PFA	30	73/27
Non-Residential Outside PFA	11	
<b>Total</b>	<b>228</b>	
Residential Inside DGA	135	72/28
Residential Outside DGA	52	
Non-Residential Inside DGA	26	63/37
Non-Residential Outside DGA	15	
<b>Total</b>	<b>228</b>	

Source: GIS Data, Bureau of Planning

*Creation of New Lots and the Issuance of Permits (cont'd.)*

**Map 5**



## Measures & Indicators

### *Creation of New Lots and the Issuance of Permits (cont'd.)*

#### Use & Occupancy Certificates (U&Os) Issued

The total number of residential and non-residential **U&Os** issued in 2011 was 242, as also reported in the Amount and Share of Growth section. This includes certificates issued within the municipalities. Table 17 presents the total residential and non-residential U&Os issued, and provides the percentage of each that occurred inside and outside both the PFAs and the DGAs. The locations of the U&Os issued in relationship to the PFAs and DGAs can be seen on Map 2 in the Amount and Share of Growth section.

Table 17 - Use & Occupancy Certificates Issued by Priority Funding Areas & Designated Growth Areas 2011		
Area	Totals	Total % In / % Out
Residential Inside PFA	128	65/35
Residential Outside PFA	69	
Non-Residential Inside PFA	36	80/20
Non-Residential Outside PFA	9	
<b>Total</b>	<b>242</b>	
Residential Inside DGA	154	78/22
Residential Outside DGA	43	
Non-Residential Inside DGA	33	73/27
Non-Residential Outside DGA	12	
<b>Total</b>	<b>242</b>	

Source: GIS Data, Bureau of Planning

## Development Capacity Analysis

### Buildable Land Inventory (Residential Development Capacity)

Carroll County **estimated future residential growth potential** by conducting an inventory of buildable parcels. Every parcel, both in municipalities and unincorporated areas, that was zoned for residential, agricultural, or conservation uses was examined, and its development potential calculated. Development potential included houses that could be built on unimproved land, as well as on new lots created from parcels that can be subdivided. Various factors influenced the lot yield, including easements, ownership, and certain environmental features. Future household estimates were based on the number of potential lots generated from the Buildable Land Inventory calculations. Originally created in 2005, this inventory is updated annually. (Methodology is defined in the *Carroll County Buildable Land Inventory Report*.)

**Potential residential development** (lots) is based on the land use designation in the most recently adopted comprehensive plan for each jurisdiction. The land use designation, rather than current zoning, more appropriately represents what is planned in the future.

Table 18 - Potential Residential Lots by Priority Funding Areas and Designated Growth Areas 2011				
Area	PFA		DGA	
	Potential Lots as of 12/31/11	% of PFA Total	Potential Lots as of 12/31/11	% of DGA Total
Finksburg*	120	1.1	1,515	9.7
Freedom /Sykesville	2,522	22.6	4,263	27.4
Hampstead	573	5.1	414	2.7
Manchester	1,047	9.4	713	4.6
Mount Airy (CC & FC)	958	8.6	1,167	7.5
New Windsor	283	2.5	434	2.8
Taneytown	1,675	15.0	2,752	17.7
Union Bridge	1,285	11.5	1,313	8.4
Westminster	2,520	22.6	2,996	19.2
Rural Villages	186	1.7	n/a	n/a
<b>Total</b>	<b>11,169</b>	<b>100.0</b>	<b>15,567</b>	<b>100.0</b>

Source: 2011 Buildable Land Inventory, Bureau of Planning

As seen in Table 18, an additional 11,169 lots could potentially be developed within all of the PFAs together. An additional 4,584 lots are planned outside of PFAs but within the County's identified DGAs.

## Measures & Indicators

### Development Capacity Analysis (cont'd.)

When the numbers for existing residential units and potential lots are combined, the **distribution of units at “build-out”** can be estimated. The 32,498 existing residential units in the PFAs combined with the 11,169 potential residential units in the PFAs would yield 43,667 units in the PFAs at build-out. Outside of the PFAs, the 30,211 existing residential units would combine with the 18,845 potential residential units to create 49,056 residential units outside of the PFAs at build-out. This represents a total of 92,723 residential units, 47 percent of which would be inside the PFAs and 53 percent of which would be outside the PFAs. These figures are presented in Tables 19 and 20 and shown on Map 6.

Similarly, the 37,845 existing residential units in the DGAs combined with the 15,567 potential residential units in the DGAs would yield 53,442 units in the DGAs at build-out. Outside of the DGAs, the 24,483 existing residential units would combine with the 14,447 potential residential units to create 39,281 residential units outside of the DGAs at build-out. This represents a total of 92,723 residential units, 58 percent of which would be inside the DGAs and 42 percent of which would be outside the DGAs.

It should be noted that the estimates for potential units assume one dwelling unit per lot, and does not account for the potential for multi-family, age-restricted, or other similar higher-density development allowed under zoning regulations.

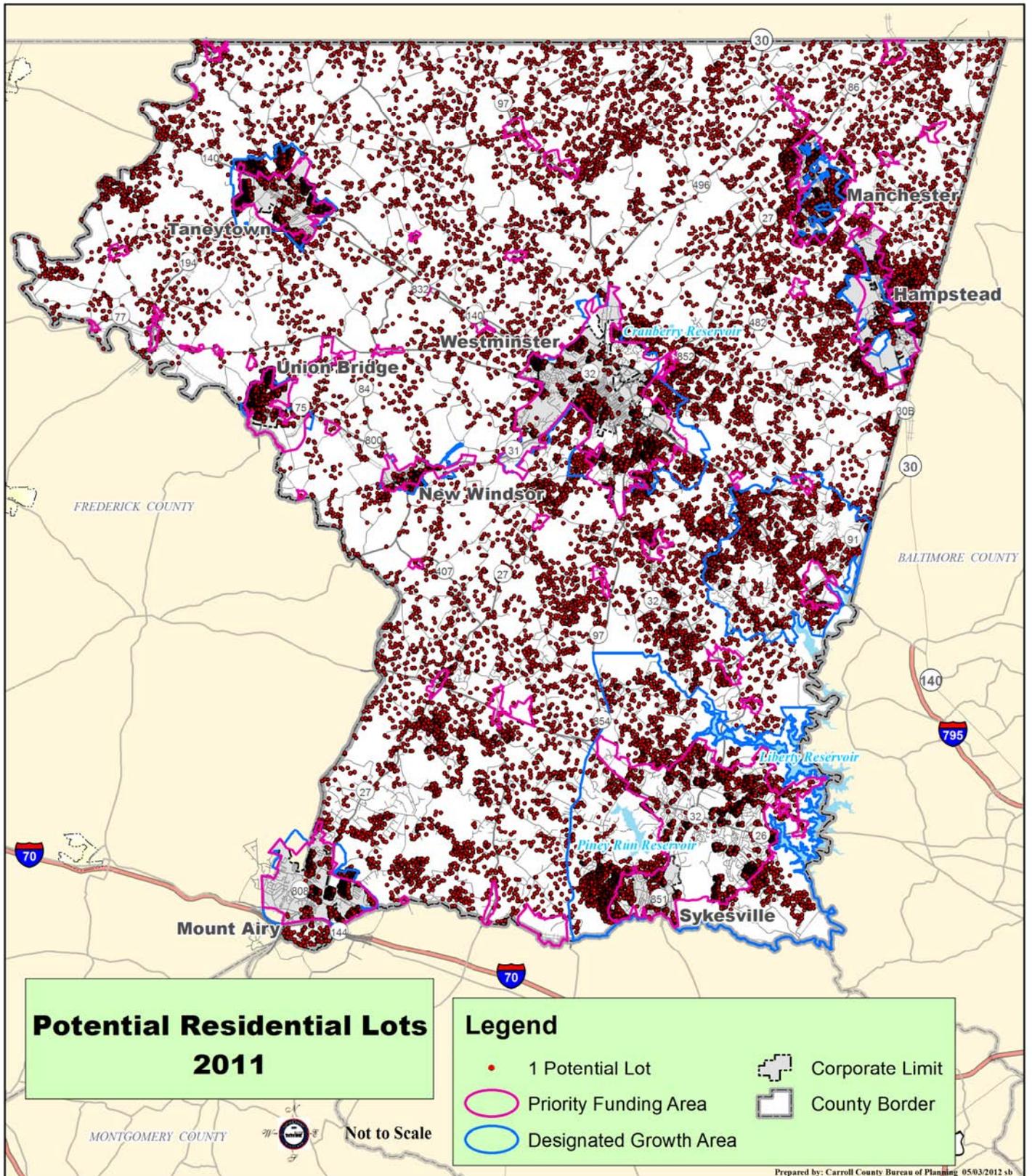
Table 19 - Potential Residential Lots to be Developed Inside vs. Outside PFAs & DGAs 2011				
Area	PFA		DGA	
	Potential Lots as of 12/31/11	% of County Total	Potential Lots as of 12/31/11	% of County Total
Total Inside*	11,169	37.2	15,567	51.9
Total Outside	18,845	62.8	14,447	48.1
<b>Total</b>	<b>30,014</b>	<b>100.0</b>	<b>30,014</b>	<b>100.0</b>

Source: 2011 Buildable Land Inventory, Bureau of Planning  
\*Includes Rural Villages

Table 20 - Existing and Potential Residential Units by Priority Funding Areas & Designated Growth Areas 2011				
Area	Existing Units	Potential Units	Totals	Total % In / % Out
Inside PFA	32,498	11,169	43,667	47/53
Outside PFA	30,211	18,845	49,056	
<b>Total</b>	<b>62,709</b>	<b>30,014</b>	<b>92,723</b>	
Inside DGA	37,875	15,567	53,442	58/42
Outside DGA	24,843	14,447	39,281	
<b>Total</b>	<b>62,709</b>	<b>30,014</b>	<b>92,723</b>	

Source: 2011 Buildable Land Inventory, Bureau of Planning; Bureau of Permits & Inspections; Office of Technology Services

Map 6



## Measures & Indicators

### *Development Capacity Analysis (cont'd.)*

**Potential non-residential development** is based on the gross acreage of the planned non-residential parcels. Parcels with a commercial or industrial land use designation, but not currently used as such, were considered to be planned for future non-residential development. The data in Table 21 show the potential non-residential acreage within each PFA and DGA. Table 22 shows the percentage distribution for potential non-residential acreage inside and outside PFAs and DGAs. Map 7 indicates the location of potential non-residential development.

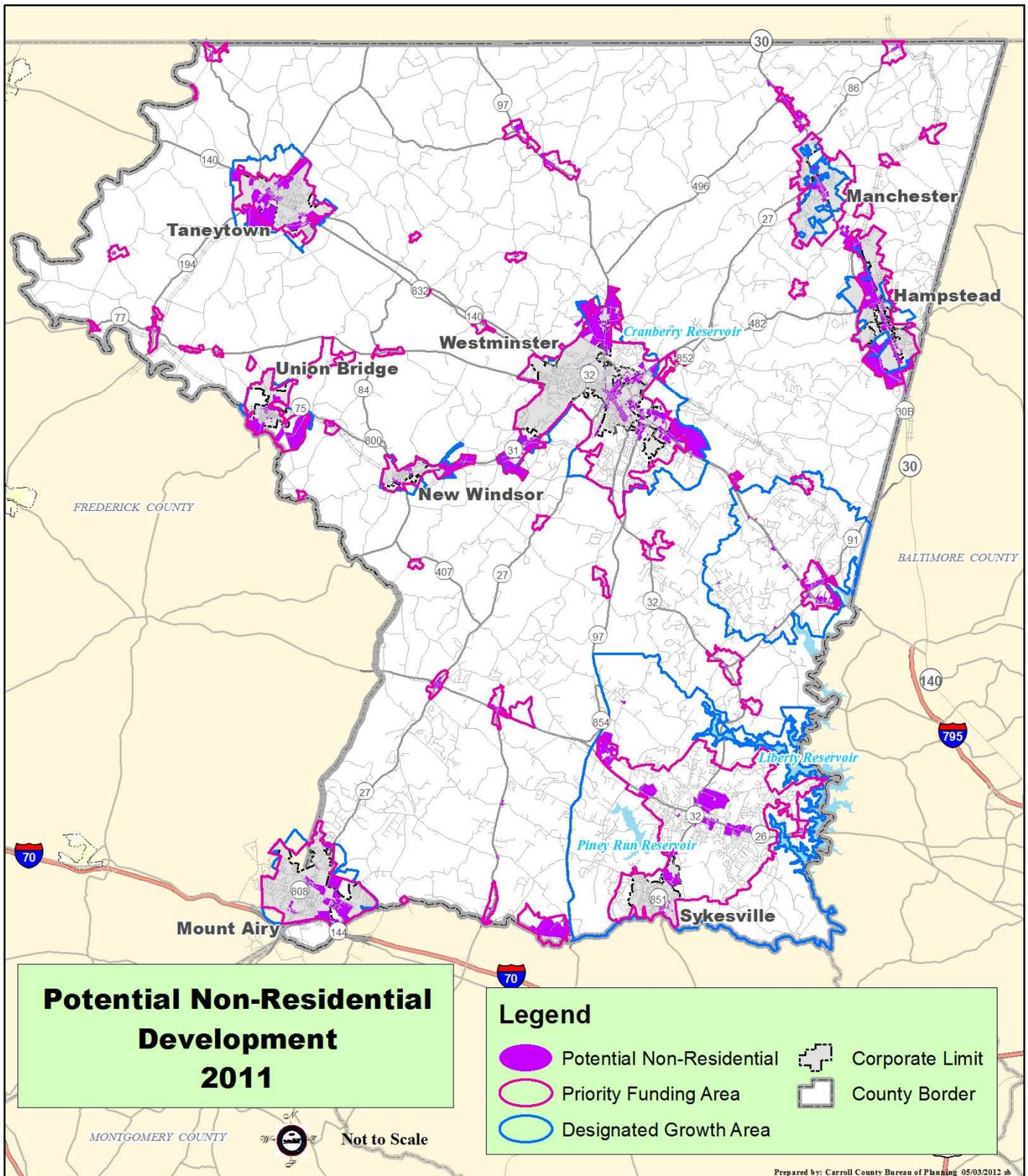
Table 21 - Potential Non-Residential Acreage by Priority Funding Areas & Designated Growth Areas 2011		
	PFA	DGA
Finksburg	154	166
Freedom/Sykesville	791	794
Hampstead	798	529
Manchester	129	101
Mount Airy	352	346
New Windsor	109	138
Taneytown	282	714
Union Bridge	349	390
Westminster	1,290	1,637
Other PFA	691	n/a
<b>Total Inside</b>	<b>4,254</b>	<b>4,815</b>
<b>Total Outside</b>	<b>1,112</b>	<b>1,166</b>
<b>Total</b>	<b>6,086</b>	<b>5,981</b>

Source: GIS Data, Bureau of Planning

Table 22 - Existing and Potential Non-Residential Acreage by Priority Funding Areas & Designated Growth Areas 2011				
Area	Existing Acreage	Planned Acreage	Totals	Total % In / % Out
Inside PFA	5,494	4,254	9,748	67/33
Outside PFA	3,040	1,803	4,843	
<b>Total</b>	<b>8,535</b>	<b>6,086</b>	<b>14,591</b>	
Inside DGA	5,838	4,815	10,653	73/27
Outside DGA	2,772	1,166	3,938	
<b>Total</b>	<b>8,610</b>	<b>5,981</b>	<b>14,591</b>	

Source: GIS data, Bureau of Planning; Bureau of Permits & Inspections; Office of Technology Services

**Map 7**



## Measures & Indicators

### Locally Funded Acres of Land Preserved

#### Agricultural Land Preservation Program

Total agricultural land preserved in Carroll County in 2011 was 1,968 acres (Table 23). Easements purchased solely using County funds totaled 1,582 acres. An additional 386 acres were preserved through a combination of State and County funding. Total funding for easement acquisition in Fiscal Year 2011 was **\$7,974,544**, of which **\$5,602,330**, or **70 percent**, was County funds, as seen in Table 24.

Table 23 - Easement Acquisition 2011										
Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2011	0	0	3	229	15	1,582	1	157	19	1,968

Table 24 - Local Funding for Agricultural Land Preservation Carroll County Agricultural Land Preservation Program Fiscal Year 2011		
County Funding	State Funding	Total FY 2011 Funding
\$5,602,330	\$2,372,214	\$7,974,544
70%	30%	100%

Source: Carroll County Agricultural Land Preservation Program



*Locally Funded Acres of Land Preserved (cont'd.)*

**Non-Agricultural Conservation Easements**

Table 25 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

<b>Table 25 - Non-Agricultural Conservation Easements 2011</b>		
<b>Type of Easement</b>	<b># of Easements</b>	<b>Acres</b>
Floodplain	17	77.38
Forest Conservation	27	165.16
Water Resource	26	136.62
<b>Total</b>	<b>70</b>	<b>379.16</b>

Source: Bureau of Resource Management



***Floodplain Easements***

During the plan approval stage for a development, the developer committed to providing a Floodplain Easement in order to meet the requirements of the Carroll County Floodplain Management Ordinance passed in April 2004.

***Forest Conservation Easements***

During the plan approval stage for a development, the developer committed to providing a Forest Conservation Easement in order to meet the requirements of the Carroll County Forest Conservation Ordinance passed in December 1992.

***Water Resource Easements***

When land is developed, one of Carroll County’s requirements for approval is a permanent Water Resource Protection Easement along any stream(s). This requirement is found in the Carroll County Water Resource Management Chapter 218 of the County Code adopted in 2004.

# Local Land Use Goal

# Local Land Use Goal

## *State Land Use Goal*

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### **Statewide Land Use Goal: Article 66B**

The “*Smart, Green, and Growing - Annual Report - Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions*” legislation (SB 276/HB 295) established a statewide land use goal **“to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.”**

## *Local Land Use Goal*

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### **Local Land Use Goal: Requirement & Purpose**

Local jurisdictions are now required to develop a percentage goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

Local land use goals are to be established and reported to the Maryland Department of Planning in the County’s annual report. The State intends for the goals to be used to set policy as it is related to the location, timing, and funding for growth, infrastructure, land preservation, and resource protection. Therefore, it should be incorporated in a jurisdiction’s comprehensive plan. The annual reports are intended to measure progress towards achieving the goal on a yearly basis. Each time the County Master Plan is reviewed during the six-year cycle, the progress indicated in the annual reports can be used to make adjustments to the goal and/or the mechanisms put in place to achieve it.

*Local Land Use Goal (cont'd.); Resources Necessary*

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**DRAFT Carroll County Local Land Use Percentage Goal**

***Increase by 0.5 percent per year the amount of growth within Priority Funding Areas (PFAs) and decrease by 0.5 percent per year the amount of growth outside PFAs, for a total of a 3 percent shift over a six-year period.***

The Carroll County Planning Commission approved a draft **2011 Carroll**

**County Master Plan** on October 19, 2011. In response to the requirement to develop a local percentage goal toward achieving the statewide goal, the Planning Commission incorporated a percentage goal to the draft. *[Note: The Board of County Commissioners rejected the draft and provided comments and direction to the Planning Commission related to its areas of concern. This revision process is ongoing. Therefore, changes are anticipated to be made to the approved draft. Once this goal is established and adopted, future annual reports will be able to measure progress toward achieving the goal.]*

***Resources Necessary for Infrastructure Inside PFAs and Land Preservation Outside the PFAs***

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**Infrastructure Inside PFAs**

Once this goal is established and adopted, future annual reports will be able to identify infrastructure needed to achieve the goal.

**Land Preservation Outside PFAs**

Once this goal is established and adopted, future annual reports will be able to identify land preservation needed to achieve the goal.

# Zoning Amendments

## Zoning Amendments

### Zoning Map Amendments

#### Zoning Map Amendments

Table 26 and Table 27 list all rezoning activity and annexations, respectively, within Carroll County for 2011. A corresponding map (Map 8) shows the location of these rezoning cases and annexations. During 2011, two piecemeal rezonings, one map amendment, and one annexation were processed within Carroll County.

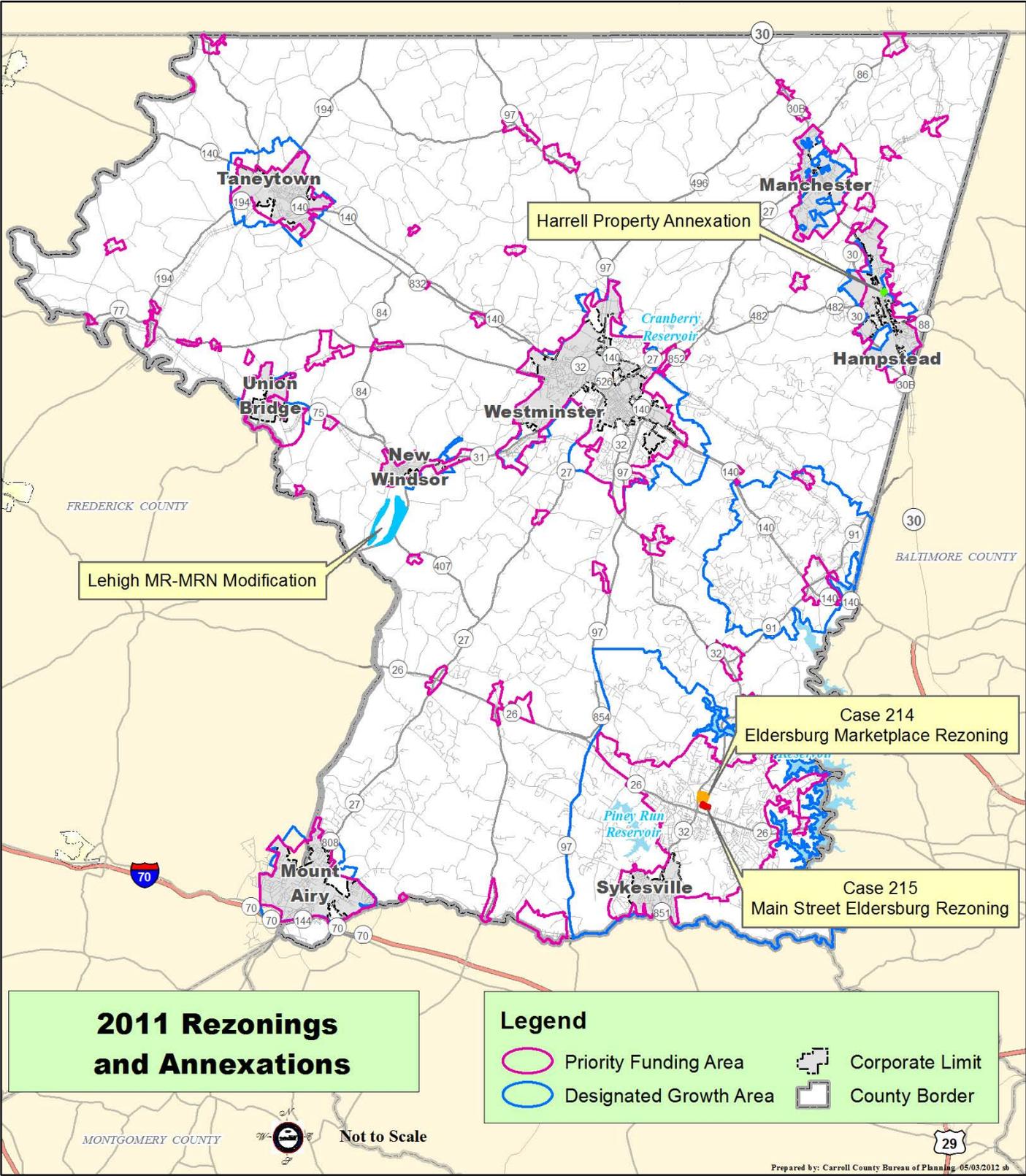
**Table 26 - Rezoning  
2011**

Rezoning	Name	District Change	Acres	Approval Date	Plan Reference
Case #214	Eldersburg Marketplace	IR to BG	35.66	March 3, 2011	Freedom Community Comprehensive Plan
Case #215	Main Street Eldersburg	IR to BG	8.00	March 3, 2011	Freedom Community Comprehensive Plan
MR-MRN	Lehigh MR-MRN Modification	Expansion of the Mineral Resource & Notification Overlay zone	251.68	August 9, 2011	Carroll County Master Plan

**Table 27 - Annexations  
2011**

Name	Acreage	Jurisdiction	Effective Date
Harrell Property	4.266	Hampstead	August 3, 2011

Map 8



## Zoning Amendments

### Zoning Text Amendments

#### Zoning text amendments that resulted in changes in development patterns

The following revisions to local ordinances substantively affected future development patterns within the county.

##### County:

- ◆ **Ordinance No. 2011-02 - Amending Chapter 71, Adequate Public Facilities and Concurrency Management; and Chapter 103, Development and Subdivision of Land** a) Chapter 71, Adequate Public Facilities and Concurrency Management – Removed the applicability requirement for minor residential subdivisions; and removed the requirement for final approval by the Planning Commission if adequacy has been met during the concept plan review process; and b) Chapter 103, Development and Subdivision of Land – amended, added, and removed certain definitions; eliminated and relocated §§ 103-12 and 103-13 to § 103-15 and rewrote the entire section to include portions of §§ 103-12 and 103-13; allowed for the environmental site delineation (ESD) to be submitted with the concept plan; removed the requirement of platting remaining portions greater than 20 acres; eliminated the requirement for final review by the Planning Commission for projects deemed adequate at the preliminary plan process and removed the requirement of the final plan review of minor subdivisions by the Planning Commission and allowed the Secretary of the Planning Commission to approve the plan and removed all requirements of a market study from planned business centers.
- ◆ **Ordinance No. 2011-03 - Amending Chapter 114, Floodplain Management; Chapter 115, Forest Conservation; Chapter 121, Grading, Erosion, and Sediment Control; Chapter 134, Landscape Enhancement of Development; and Chapter 218, Water Resource Management** a) Chapter 114, Floodplain Management – Clarified delineation requirements of a 100 year floodplain on subdivision or site plans; and exempted non-FEMA floodplains having a drainage area of less than one square mile; b) Chapter 115, Forest Conservation – amended, added, and removed several definitions; amended applicability requirements of preliminary plans of subdivision plans approved before July 1, 1991, and of any planned unit developments meeting all requirements by the Planning Commission by December 31, 1991; eliminated the requirement for a survey plat with metes and bounds description; added an exemption for activities relating to best management practices installation or retrofit; added a requirement provision for long term forest; c) Chapter 121, Grading, Erosion and Sediment Control – amended and added certain definitions; added a requirement provision to convey long-term forest protection easements to the County; established a Grading, Erosion and Sediment Control Fund; d) Chapter 134, Landscape Enhancement of Development – amended and added certain definitions; exempted simplified site plans from the requirements of this chapter; deleted the planting requirement for street frontage trees; deleted the requirement for a sealed certification by a landscape architect; added a provision concerning when inspections can take place; and e) Chapter 218, Water Resource Management – amended and deleted certain definitions; added an exemption for existing lots of record, remainders, and remaining portions; deleted exemption to residential, existing lots of record and remainders; added a new provision establishing a Water Resources Fund; and added a requirement for a metes and bounds description for a water resource easement.
- ◆ **Ordinance No. 2011-08 - Amending Chapter 103, Development and Subdivision of Land**; Exempting certain properties that were subject to a Maryland Agricultural Land Preservation District Agreement and which contained a house that was constructed prior to May 17, 2007 from the subdivision regulations governing lot width, lot area, and street frontage.

##### Mount Airy:

- ◆ **Ordinance No. 2010-14 - Existing Lots of Record / Non-Conforming Uses (Annexation)** - An ordinance to clarify that “Lots of Record” and “Nonconforming Uses” include lots or uses of property that not only preexisted the enactment of the Town’s zoning laws but which also existed prior to the application of such laws to property by reason of annexation.
- ◆ **Ordinance No. 2011-5 - Special Exception in the Industrial Zone** - Text amendment allowing for child care facilities with an outdoor play area in the I District.

### Zoning text amendments that resulted in changes in development patterns (continued...)

#### *Hampstead:*

- ◆ **Ordinance No. 487 - Planned Industrial Developments** - Planned Industrial Development is intended to allow flexible site planning and building arrangements for industrial development under a single plan so that innovative land planning methods may be utilized which create campus-like environments, foster natural resource conservation and reduce traffic congestion. A PID is not intended to encourage greater density of development but rather to encourage ingenuity and resourcefulness in land planning techniques which result in industrial development patterns that conserve and create open space, reduce vehicle trips and provide quality developments which enhance the surrounding area. The goal is to create high quality, integrated industrial parks that fit seamlessly within the community, are consistent with the adopted Community Comprehensive Plan and which allow developers considerably more flexibility than traditional site plan and subdivision regulations. A PID may be established in any industrial zoning district.
- ◆ **Ordinance No. 492 - Amending IR Zoning District** - Establishments for warehousing, wholesaling or distribution of products not manufactured on the premises and having less than 150,000 square feet of gross floor area. Establishments for warehousing, wholesaling or distribution of products not manufactured on the premises having greater than 150,000 square feet of gross floor area and which exist and are in operation at the time of annexation into the Town, and expansions thereof, shall not be subject to a limit on gross floor area.
- ◆ **Ordinance No. 493 - Buildable Lots - Clarifying language** - Any lot which was a buildable lot under the terms or regulations in effect at the time of the adoption of this chapter and which was established or recorded at that time shall be deemed a buildable lot for the erection only of a single-family dwelling.

#### *Sykesville:*

- ◆ **Ordinance No. 275 - Amending Conservation Zoning District** - This Ordinance amended the "C" Conservation Zoning District to include nursing homes, continuing care retirement communities and assisted living facilities as conditional uses in that zoning district.

#### *New Windsor:*

- ◆ **Ordinance No. 12-01-10A - Design Guidelines and Standards** - The purpose of the Design Guidelines and Standards is to provide a resource for developers, homeowners, and builders as they create new communities, or rebuild or expand existing properties. The goal is that the new or altered properties fit with the overall character and appearance of the Town, particularly the older areas generally designated as Village Center, and reinforce the traditional architectural character of the Town.
- ◆ **Ordinance No. 12-01-10B - Traditional Neighborhood Design** - The purpose of the TND is to assure that new development replicates the existing look of the Town, in the style and scale of the buildings, setbacks, roadways, and other amenities and design features. A variety of lot sizes should be provided to facilitate housing diversity and choice and to meet the needs of people with different housing requirements. TND shall be reviewed by the Planning Commission and does not affect overall lot yield and density.
- ◆ **Ordinance No. 09-07-11A - General Commercial District** - This ordinance created the General Commercial District. The purpose of the district was to provide for logical locations where retail businesses and services are available to serve the Town and surrounding areas. These uses are expected to be near population concentrations, generally served by public facilities, and have good access to public roads. They are intended to provide integrated commercial and shopping facilities while at the same time maintaining reasonable limitations on their design, size, and operation, creating a development which is consistent with the current Town appearance.

# Comprehensive Plans

# Comprehensive Plans

## **New Comprehensive Plans and Plan Elements Adopted or Amended**

During 2011, the Town of Sykesville updated its comprehensive plan, last adopted in 2002. This update also complies with recent state legislation. The 2006 session of the Maryland General Assembly produced three notable bills related to land use planning and the comprehensive plan: HB 1141, HB 2, and HB 1160. These bills required three new plan elements: a Water Resources Element; a Municipal Growth Element; and a Priority Preservation Areas Element. These new elements were to be incorporated into all comprehensive plans by October 1, 2009, though extensions were granted for Carroll County and all of its jurisdictions to have the work completed by 2010.

## ***New Plans Adopted***

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### **Town of Sykesville Master Plan**

The 2011 Town of Sykesville Master Plan was adopted by the Mayor and Town Council on January 24, 2011.

Major concepts in the plan included:

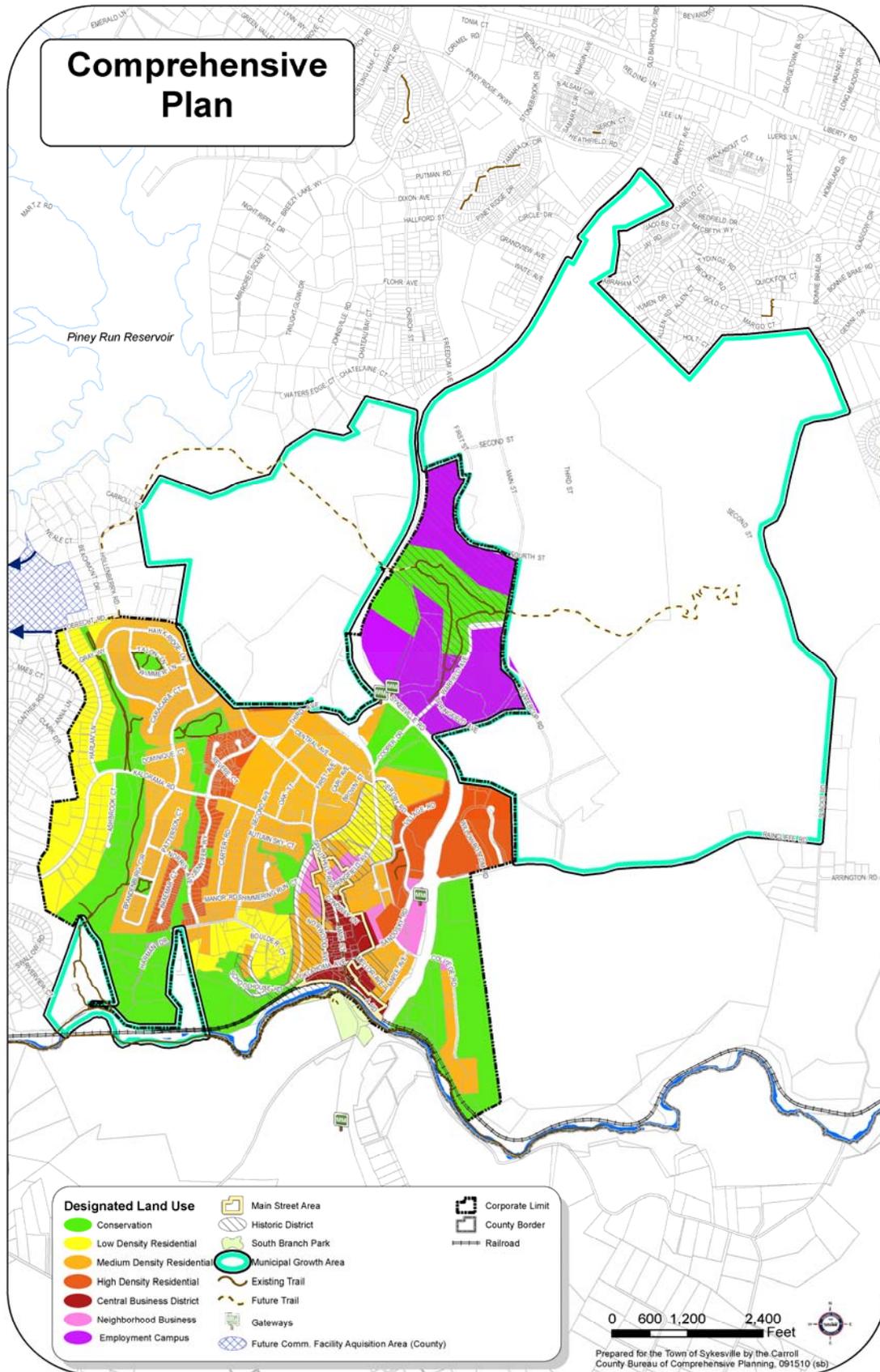
- A Municipal Growth Element and;
- Water Resources Element to comply with state legislative requirements;
- Preserve and enhance assets that already exist within the town;
- Secure greater resources (natural, historic);
- Stabilize the downtown core;
- Retain and improve upon the Warfield Complex;
- Continue to provide safe, healthy, and resilient neighborhoods; and,
- Improve recreational and cultural opportunities.

## ***Plan Amendments***

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**None**

Map 9



# Facilities Facilities

## Roads

### New roads or substantial changes in roads or other transportation facilities

Table 28 describes changes that occurred to the County's roadway network in 2011. A planned major street (Dickenson Road) was extended in the Freedom area. Other changes were system maintenance and primarily local in nature.

Table 28 - New Roadway Construction 2011			
County Road Name	From	To	Type of Change
Dickenson Road	west of Oklahoma Road	West Hemlock Drive	Road Extension (0.027 mile)
Obrecht Road	west of Gaither Road	east of Gaither Road	Road Reconstruction (0.15 mile)
Mumma Ford Road Bridge	Structure #CL-227 over Monocacy River		Bridge Rehabilitation
Grand Valley Road Bridge	Structure #CL-394 over Long Arm Creek		Bridge Reconstruction
Falls Road	Roller Road	north of Roller Road	Pave Gravel Road (0.29 mile)
Municipal Road Name	From	To	Type of Change
Oxford Lane (Hampstead)	Glouster Circle	Willow Street	Road Extension (0.178 mile)

## Schools

### New schools or additions to schools

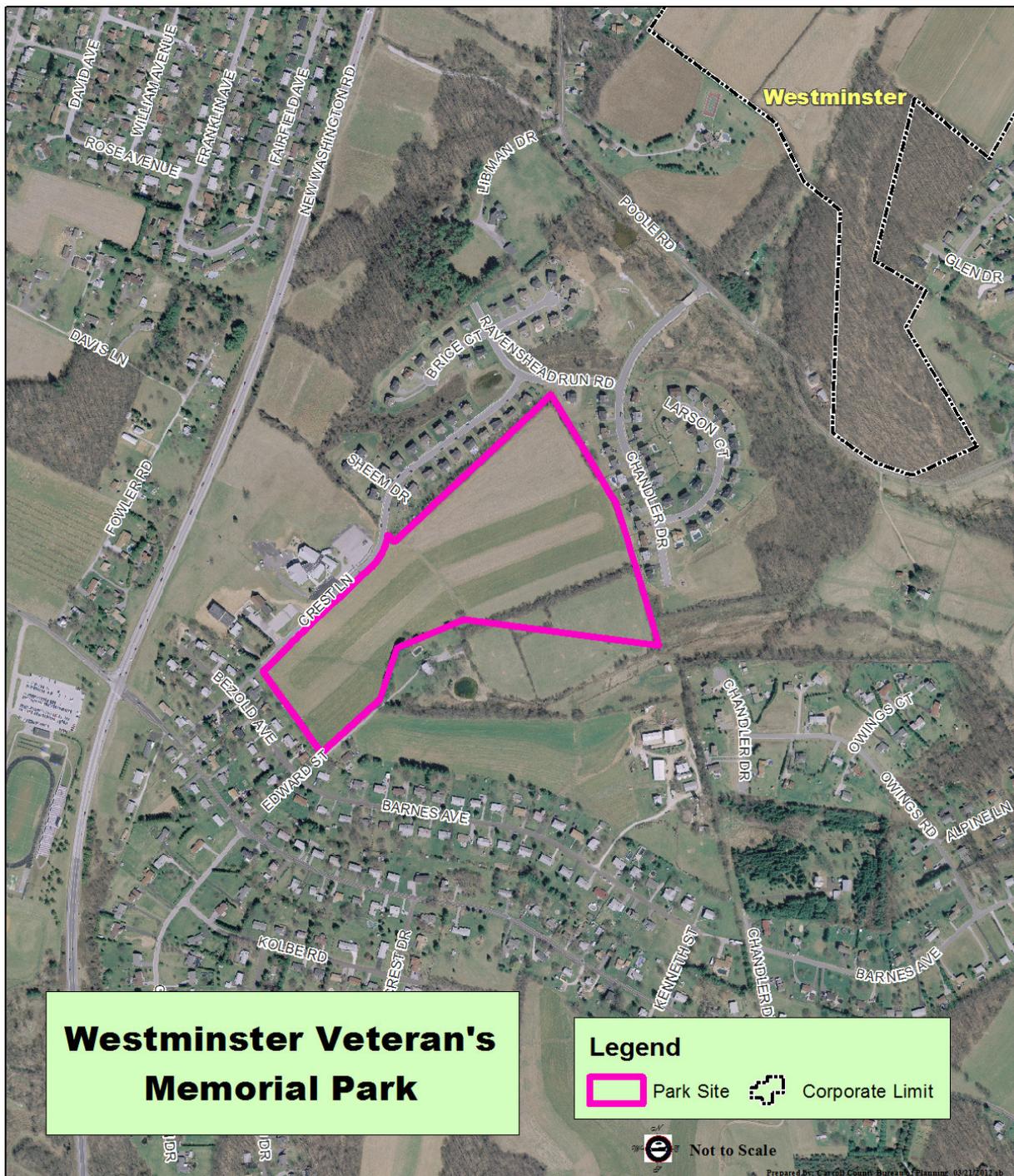
During 2011, Robert Moton Elementary School received a 10,600 square foot kindergarten addition to accommodate all-day kindergarten. Robert Moton serves the south central portion of the 7th Election District near Westminster. Westminster Elementary School was also modified in 2011. The open space enclosure project slightly increased student capacity, but did not alter the footprint of the structure.

Table 29 - School Construction or Additions 2011			
Name of School	ED	Type of Change	Capacity
Robert Moton Elementary School	7	Kindergarten addition	64 (additional)
Westminster Elementary School	7	Open Space Enclosures	23 (additional)

**New Parks**

Carroll County acquired a 32 acre parcel along Crest Lane in Westminster (Election District 7) during 2011. It is expected that both passive and active uses will be present upon completion of the project. However, there are no detailed construction plans at this time.

**Map 10**



## Facilities

### *Water & Sewer*

#### **Triennial Update of Carroll County Water & Sewer Master Plan**

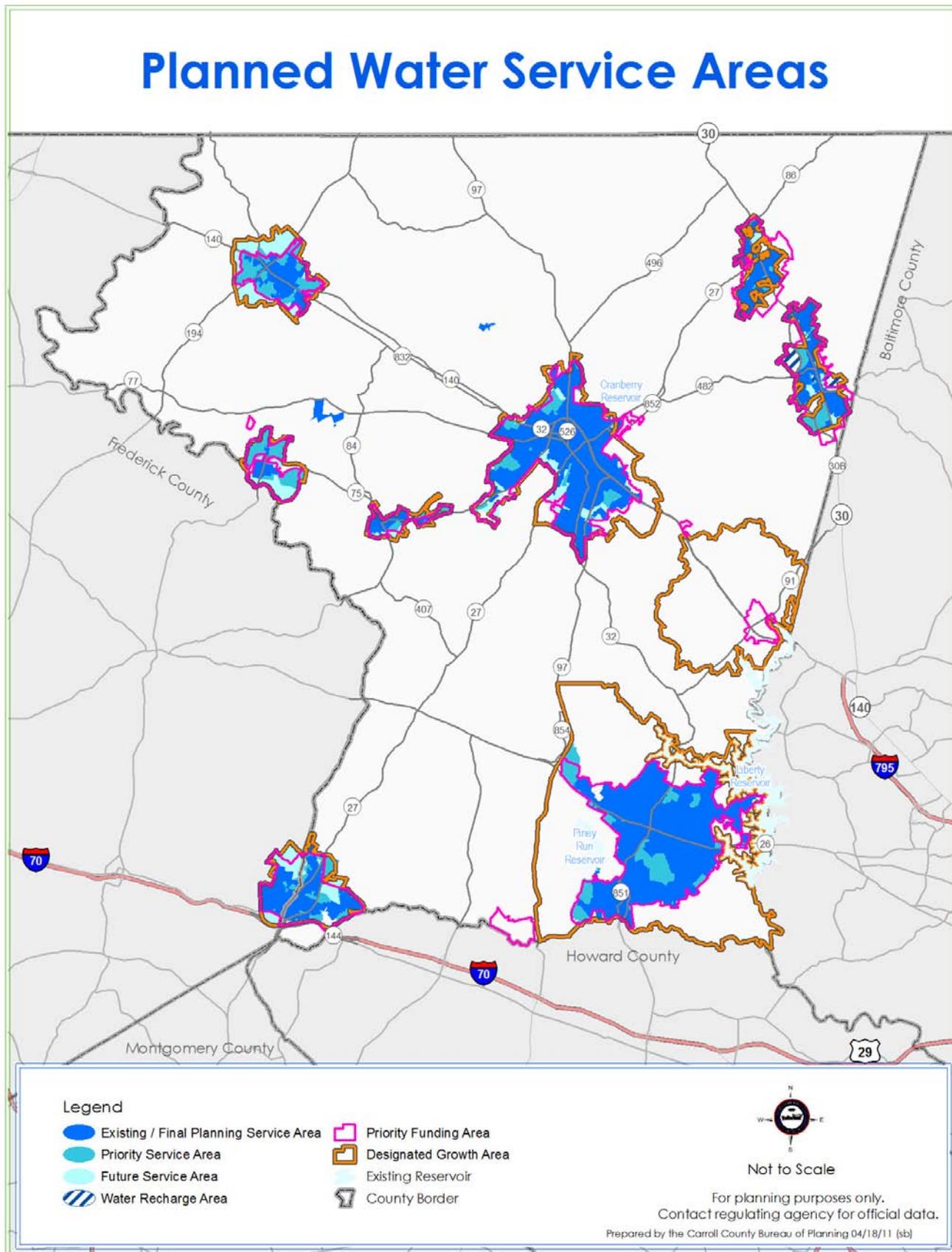
The Carroll County Water & Sewer Master Plan is required by the State of Maryland to be updated every three years. The plan examines the current water and sewer facilities throughout the county, including all eight municipalities. It also identifies future capital improvement projects to enhance the multiple systems around the county and ensure adequate public services to its citizens. Maps 11 and 12 depict the planned water and sewer service areas in the county.

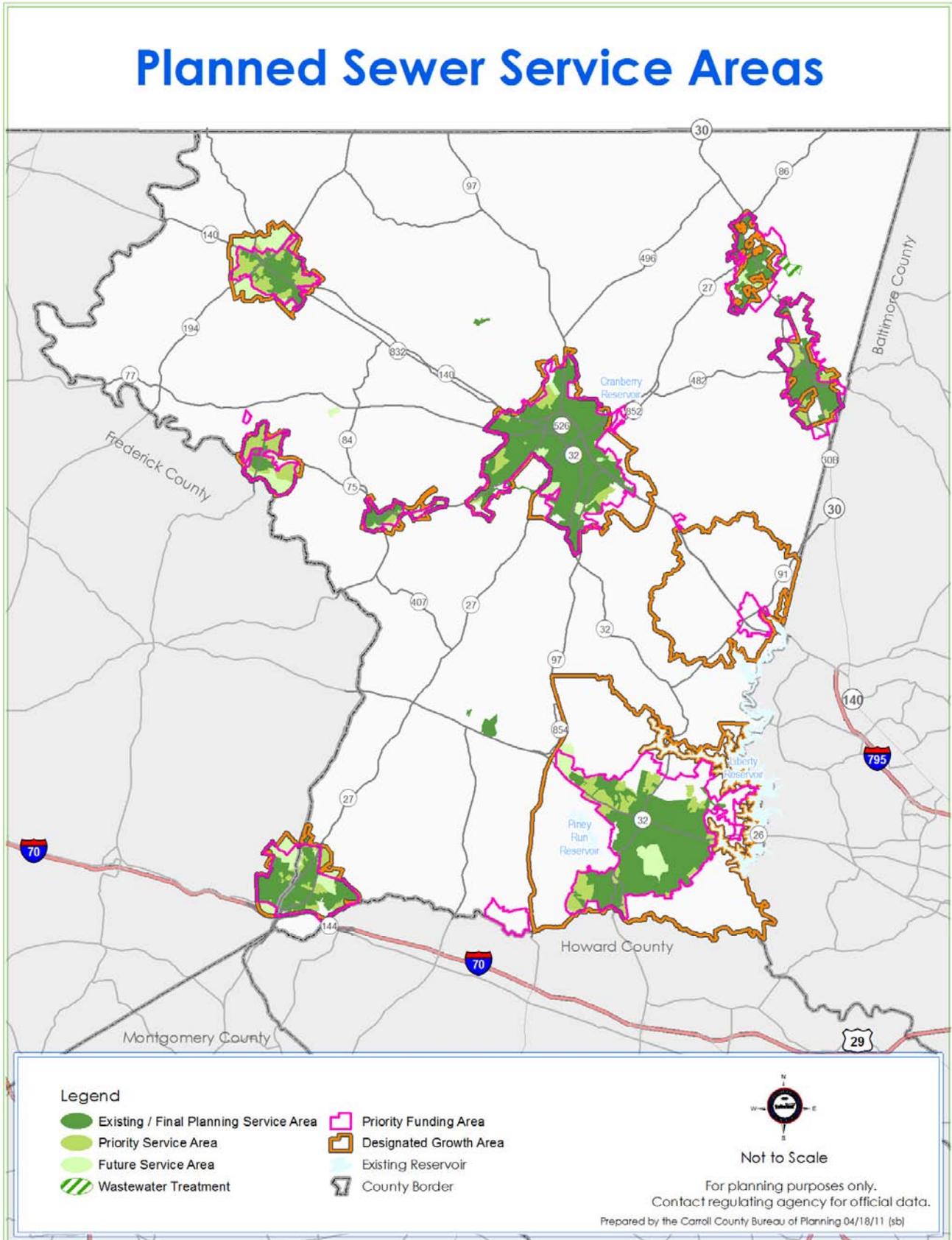
The County Planning Commission certified that the plan is consistent with the County Master Plan and recommended that the Board of County Commissioners adopt the plan.

On September 8, 2011, the Board of County Commissioners held a public hearing on the 2011 Water & Sewer Master Plan. Several people offered public testimony at the hearing. The Board adopted the plan on November 17, 2011.



Map 11





# Other Changes

## Other Changes

### Amendments to PFA Boundaries

#### Amendments to PFA Boundaries

The Town of Hampstead altered their Priority Funding Area in 2011. This was done to correct mapping errors and to better align the PFA boundary with the current adopted comprehensive plan.

#### Changes to the PFA:

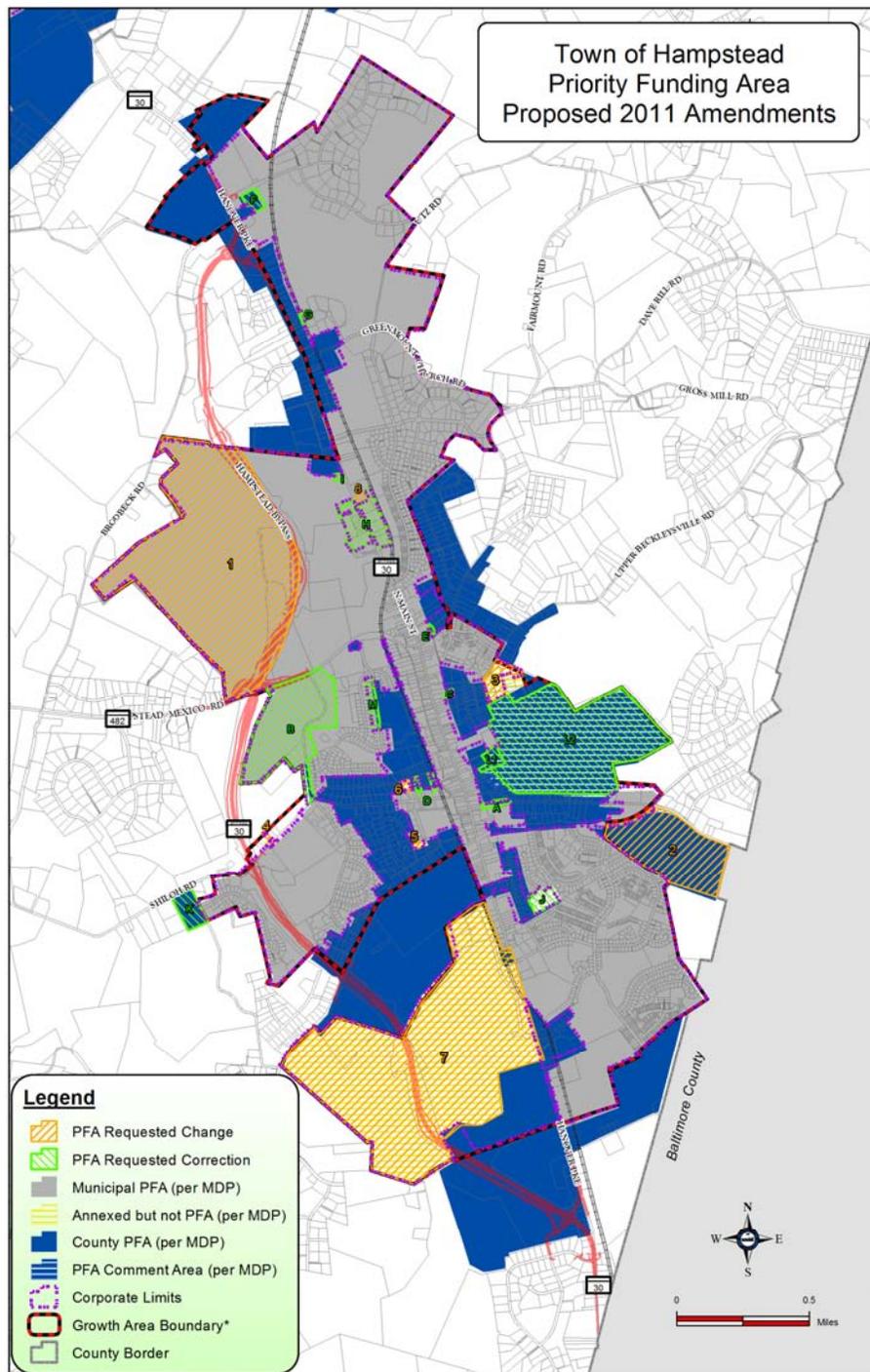
2 areas totaling 281 acres – removed from the PFA (225 acres from the Municipal PFA & 56 acres from the County PFA)

1 area (0.44 acre) – added to the Municipal PFA (previously non-PFA)

4 areas totaling 312.55 acres – changed from County to Municipal PFA

#### Corrections/ Clarifications to the PFA:

8 areas were adjusted to include previously annexed areas in their entirety



## Other Changes in Development Patterns

### *Agricultural Land Preservation*

#### Agricultural Land Preservation

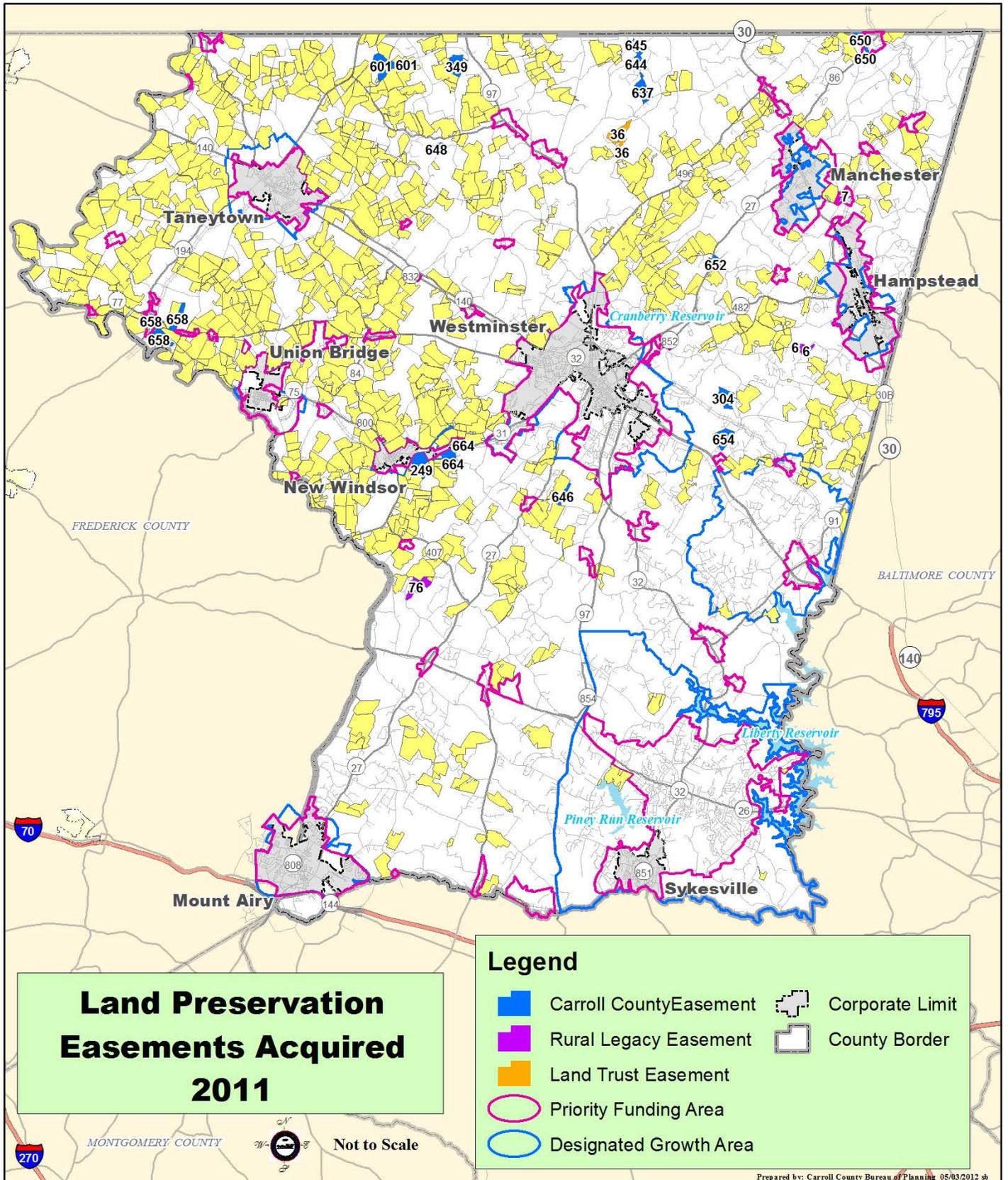
Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of December 2011, a total of 61,807 acres were permanently preserved in Carroll County by a recorded deed of easement. While the vast majority of preserved land put under easement in the County is through MALPF, other state and county land preservation programs also contribute. A County easement program, the State's Rural Legacy Program, Maryland Environmental Trust (MET) and Carroll County Land Trust (CCLT) are actively involved in preserving additional farmland. Whereas the County program and the Rural Legacy Program both acquire easements through purchase, MET and CCLT accept donated easements that in turn may provide potential property and income tax credits and/or deductions for the donors. Map 13 shows the location of easements acquired in 2011, as well as the existing easements.

**Table 30 - Easement Acquisition  
2011**

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2011	0	0	3	229	15	1,582	1	157	19	1,968

Other Changes in Development Patterns  
*Agricultural Land Preservation (cont'd.)*

Map 13



# Consistency Consistency

Pursuant to Subsection C of Section 3.09 of Article 66B (Land Use) of the Annotated Code of Maryland, the annual report shall state whether changes in development patterns during the preceding calendar year were or were not consistent with: each other; the recommendations of the last annual report; the adopted plans of the local jurisdiction; the adopted plans of all adjoining local jurisdictions; and the adopted plans of State and local jurisdictions having responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

During 2011, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, as well as those of the State and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1.01 of Article 66B of the Annotated Code of Maryland.

