



2012 Planning Annual Report



June 2013

This 2012 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with the Md. LAND USE Code Ann. § 1-207 (Annual Report-In general) and § 1-208 (Annual Report-Measures and Indicators).

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June 18, 2013

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

RE: 2012 Planning Annual Report

Dear Commissioners:

On June 18, 2013, the Carroll County Planning and Zoning Commission reviewed and adopted the *2012 Planning Annual Report* in accordance with the Land Use Article § 1-207 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 2012. Data related to development measures and indicators, as required in Land Use Article § 1-208 of the Annotated Code of Maryland, have also been included in the document.

Enclosed is a copy of the 2012 Planning Annual Report. A copy will also be provided to the Secretary of the Maryland Department of Planning, in accordance with the Land Use Article.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alec Yeo", is written over the word "Sincerely,".

Alec Yeo, 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

Table of Contents

Table of Contents

Introduction.....	1
Plans & Permits.....	2
Subdivision and Site Plans Approved.....	2
Use & Occupancy Certificates Issued.....	6
Measures and Indicators	7
Amount and Share of Development.....	8
Net Density of New Development	12
Creation of New Lots and Issuance of Permits.....	14
Development Capacity Analysis	21
Locally Funded Acres of Land Preserved	26
Local Land Use Goal	28
State Land Use Goal	28
Local Land Use Goal.....	28
Resources Necessary	29
Zoning Amendments	30
Zoning Map Amendments	30
Zoning Text Amendments	32
Comprehensive Plans	33
New Plans Adopted	33
Plan Elements	33

Table of Contents

Facilities	34
Roads	34
Schools	34
Parks	35
Water & Sewer	36
Other Changes in Development Patterns	38
Amendments to Priority Funding Area (PFA) Boundaries	38
Agricultural Land Preservation.....	38
Consistency.....	40
Appendices (Approval Letters).....	41
Hampstead	42
Manchester.....	43
Mount Airy.....	44
New Windsor.....	45
Sykesville.....	46
Taneytown	47
Union Bridge.....	48
Westminster.....	49

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 the Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland.

Through a series of tables and maps, each annual report describes the type, location, and stage of development 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, codes, or state and federal regulations.

Based on the Land Use Article, development 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 provides 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.

The Land Use Article 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 Comprehensive 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 2012. A corresponding map (Map 1) on page 5 shows the location of these subdivisions and site plans. During 2012, a total of 15 plans were approved in the unincorporated parts of the County, involving 334.08 acres.

**Table 1 - County Residential Site Plans and Subdivisions
2012**

Location # (Map 1)	Name	Type	Lots	Zoning	Election District
1	Beaver Run	Residential	1	Ag/Cons	4
2	Century Hollow, Phase 1	Residential	3	Cons	4
3	Hewitts Landing	Residential	15	Cons/ R-40,000	4
4	Candle Light	Residential	34	R-10,000	5
5	Freedoms Grant	Residential	44	R-20,000	5
6	Sherlock Holmes Estates, Resub of Lot 104A	Residential	3	Cons/ R-40,000	5
7	Tanner's Ridge	Residential	1	R-40,000	5
8	Willard D Hoff Property, Sec 3	Residential	4	Ag	6
9	Amber's Choice	Residential	3	Ag	8
10	Faith's Hope, Sec 3	Residential	1	R-20,000	14
109 lots, 282.25 acres					

Subdivisions and Site Plans Approved (cont'd.)



Table 2 - County Commercial & Industrial Site Plans and Subdivisions 2012					
Location # (Map 1)	Name	Type	Acres	Zoning	Election District
11	Eldersburg Business Center, Resub of Lot 2A	Commercial	31.66	IR	5
12	Royal Farms	Commercial	1.67	BG	5
13	PFG/Carroll County Foods (expansion)	Industrial	17.59	IG	7
14	Colonial Pipeline (expansion)	Industrial	0.91	IG	14
15	High's at Klees Mill (reconstruction)	Commercial	—	BG	14
51.83 acres affected					

Plans & Permits

Subdivisions and Site Plans Approved (cont'd.)

Municipal subdivisions and site plans approved

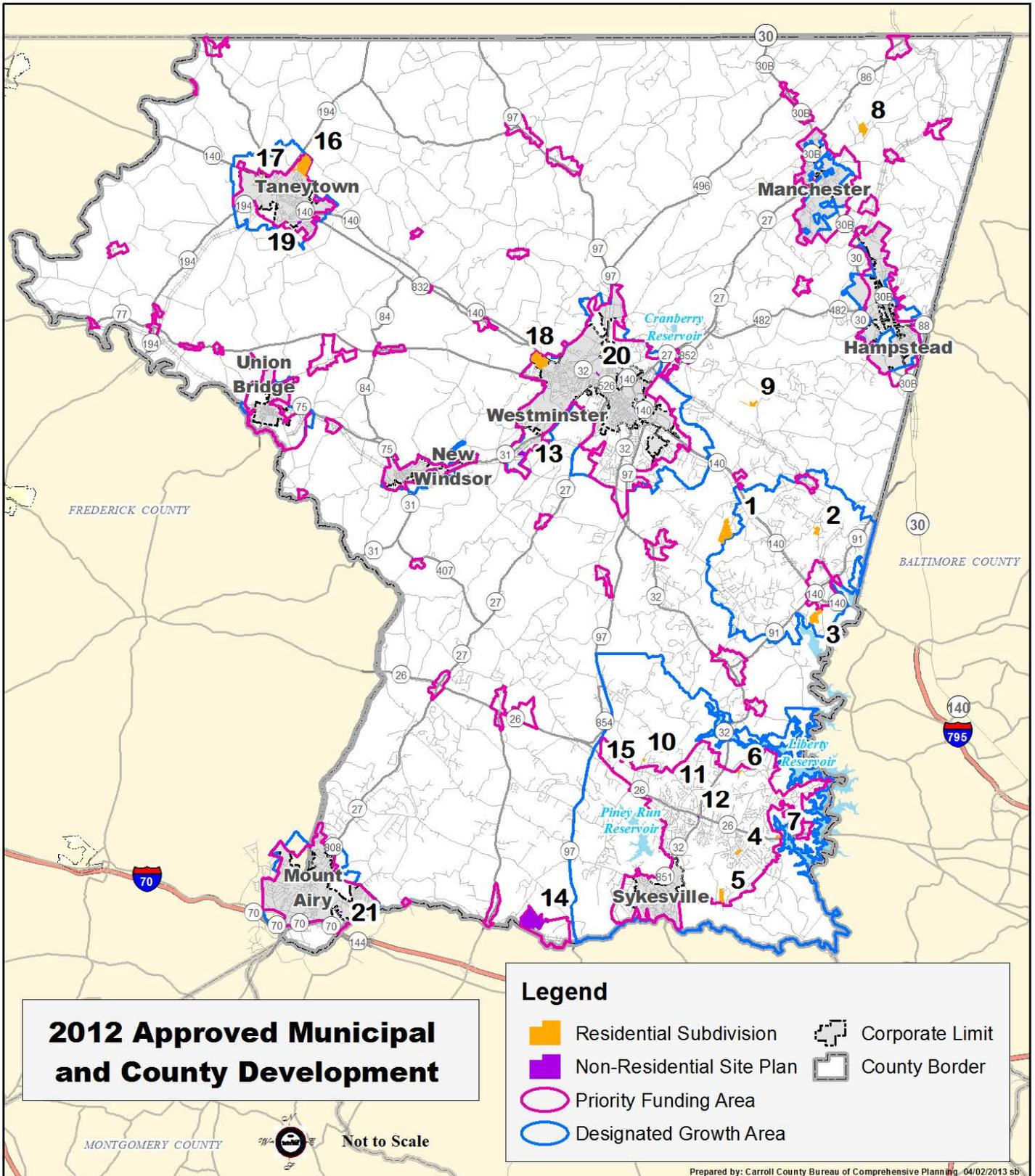
Tables 3 and 4 list all new subdivisions and site plans in the municipalities that received approval during calendar year 2012. The location of these subdivisions and site plans also is shown on Map 1. During 2012, a total of 6 substantive plans were approved in the municipalities, covering 117.63 acres.

Table 3 - Municipal Residential Site Plan & Subdivision 2012					
Location # (Map 1)	Name	Type	Lots	Zoning	Municipality
16	The Villages at Meades Crossing	Residential	160	R-10,000	Taneytown
17	Henry Alexander Property Final Subdivision	Residential	2	R-7,500	Taneytown
18	Roops Mill Phase 1	Residential	84	R-10,000	Westminster
246 lots, 106.63 acres					

Table 4 - Municipal Commercial & Industrial Site Plan & Subdivision 2012					
Location # (Map 1)	Name	Type	Acres	Zoning	Municipality
19	Antrim Mini Storage 1st Amended	Commercial	6.0	BG	Taneytown
20	McDaniel College Stadium Improvements	Institutional	3.0	R-10,000	Westminster
21	Lot 8, Sec 4 Twin Arch Business Park	Light Assembly	2.0	Industrial	Mount Airy
11.0 acres affected					

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 2012. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial and 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 2012						
Jurisdiction	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	0	35	0	1	5
Taneytown	0	3	57	2	10	0
ED 2	0	2	45	0	1	2
ED 3	0	3	51	1	2	5
ED 4	1	19	221	4	12	5
ED 5	32	40	210	3	28	2
Sykesville	0	23	26	0	4	0
ED 6	0	5	89	6	8	6
Manchester	0	40	58	1	7	0
ED 7	1	21	170	5	31	3
Westminster	1	12	83	8	48	0
ED 8	0	8	63	1	5	3
Hampstead	0	0	29	1	10	0
ED 9	0	6	63	4	3	1
ED 10	0	1	15	0	0	4
ED 11	0	6	31	0	1	0
New Windsor	0	0	20	0	5	0
ED 12	0	0	8	0	0	1
Union Bridge	0	0	1	0	1	0
ED 13	0	4	43	0	1	2
Mount Airy*	0	53	64	5	17	0
ED 14	0	10	145	4	17	6
Total	35	256	1,527	45	212	45

*includes Carroll County portion only

Measures & Indicators

Measures & Indicators

In 2009, the State of Maryland 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 based upon the contention 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 Designated Growth Areas (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 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.

Amount and Share of Development

RESIDENTIAL: Dwelling Units by Priority Funding Area (PFA)

To measure the amount and share of residential development that occurred inside and outside of **PFAs**, the number of new dwelling units added (i.e., Use & Occupancy Certificates issued) in 2012 was identified and compared to the number of dwelling units that existed as of December 31, 2011. Table 6 shows the dwelling units added within each PFA in 2012, as well as the cumulative total at the end of 2012. Table 7 shows the cumulative number of dwelling units for all areas both inside and outside the PFAs. Map 2 on Page 10 illustrates the location of new residential growth relative to PFA boundaries.

Priority Funding Area	PFA Totals as of 12/31/11	2012 Units Only	PFA Totals as of 12/31/12	% of PFA Totals
Finksburg	132	0	132	0.4
Freedom	9,717	67	9,807	23.9
Sykesville	1,507	23	1,530	4.4
Hampstead	2,954	3	2,957	8.5
Manchester	1,911	40	1,951	5.6
Mount Airy (CC & FC)	3,246	51	3,297	9.5
New Windsor	631	0	631	1.8
Taneytown	2,535	3	2,538	7.3
Union Bridge	492	0	492	1.4
Westminster	10,777	17	10,794	31.2
Rural Villages	2,055	1	2,056	6.0
Total	34,450	205	34,655	100.0

Source: GIS Residential Address Point Data, Department of Land Use, Planning & Development and Office of Technology Services

Area	County Total as of 12/31/11	% of County Total in 2011	2012 Units Only	% of 2012 Units	County Total as of 12/31/12	% of County Total in 2012
Total Inside PFAs	34,450	54.8	205	70.4	34,655	54.9
Total Outside PFAs	28,365	45.2	86	29.6	28,451	45.1
Total	62,815	100.0	291	100.0	63,106	100.0

Source: GIS Residential Address Point Data, Department of Land Use, Planning, & Development and Office of Technology Services

Year	% Inside PFA
2010	71.9
2011	65.0
2012	70.4

*Amount and Share of Development (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 2012, as well as the cumulative total at the end of 2012. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside the DGAs. Map 2 on Page 10 illustrates the location of new residential growth relative to DGA boundaries.

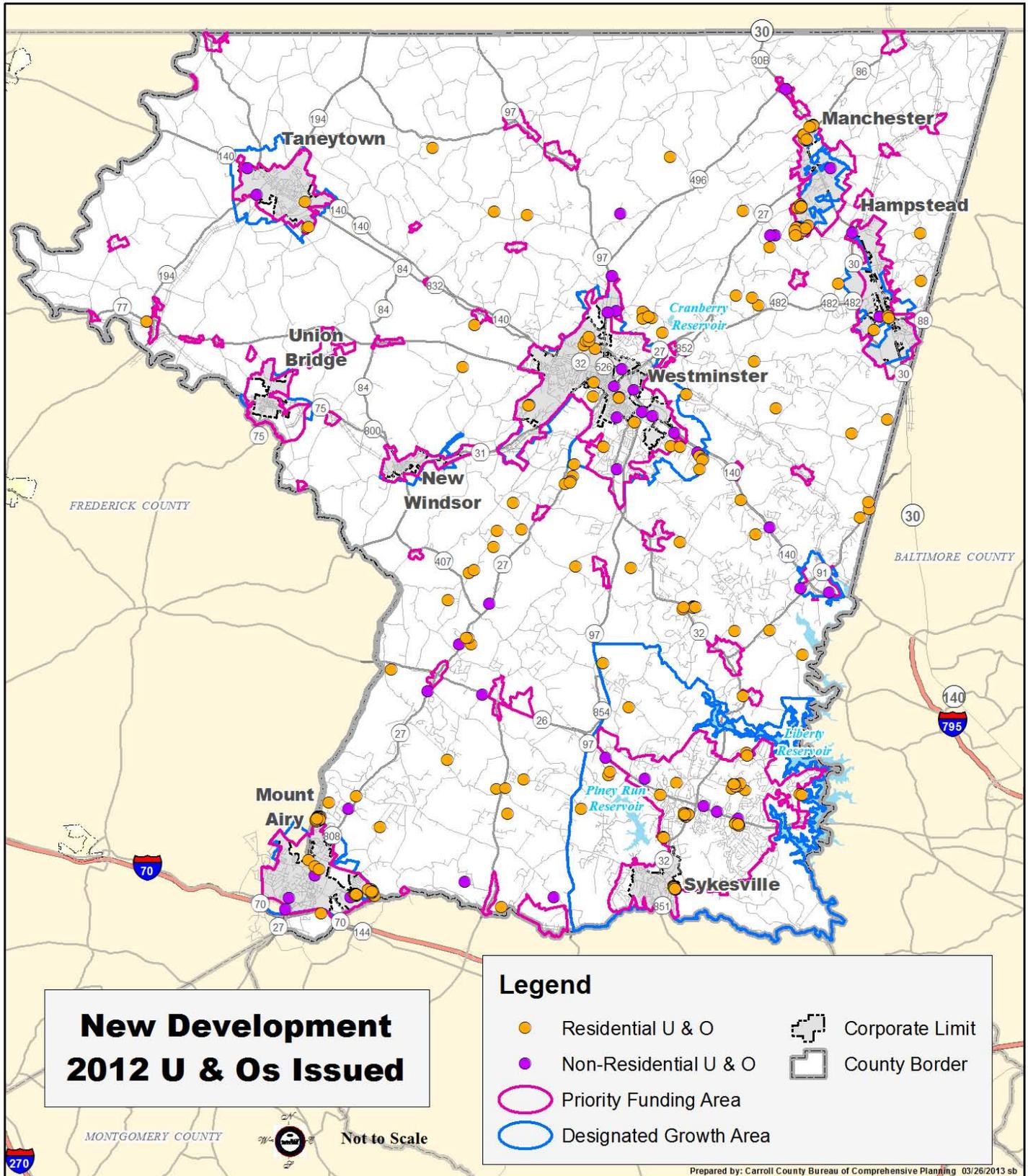
Designated Growth Area	DGA Totals as of 12/31/11	2012 Units Only	DGA Totals as of 12/31/12	% of DGA Totals
Finksburg	3,153	0	3,153	8.1
Freedom	10,544	76	10,620	27.4
Sykesville	1,507	23	1,530	3.9
Hampstead	3,092	3	3,095	8.0
Manchester	2,161	40	2,201	5.6
Mount Airy (CC & FC)	3,328	51	3,379	8.7
New Windsor	689	0	689	1.8
Taneytown	2,623	3	2,626	6.8
Union Bridge	508	0	508	1.3
Westminster	10,998	23	11,021	28.4
Total	38,603	219	38,822	100.0

Source: GIS Residential Address Points, Department of Land Use, Planning, & Development

Area	County Total as of 12/31/11	% of County Total in 2011	2012 Units Only	% of 2012 Units	County Total as of 12/31/12	% of County Total in 2012
Total Inside DGAs	38,603	61.5	219	75.3	38,822	61.5
Total Outside DGAs	24,212	38.5	72	24.7	24,284	38.5
Total	62,815	100.0	291	100.0	63,106	100.0

Source: GIS Residential Address Point Data, Department of Land Use, Planning, & Development and Office of Technology Services

Year	% Inside DGA
2010	80.5
2011	78.2
2012	75.3



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

To measure the amount and share of **non-residential development** that occurred inside and outside of **PFAs and DGAs**, non-residential Use & Occupancy (U&O) certificates issued in 2012 were used to identify where new non-residential development occurred in 2012. 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 2012.

**Table 10 - Non-Residential Units
By Priority Funding Areas and Designated Growth Areas
2012**

Priority Funding Area	PFA		DGA	
	2012 Units	% of PFA Totals	2012 Units	% of DGA Totals
Finksburg*	1	4.0	2	7.1
Freedom	4	16.0	5	17.9
Sykesville	0	0.0	0	0.0
Hampstead	2	8.0	2	7.1
Manchester	1	4.0	1	3.6
Mount Airy (CC & FC)	4	16.0	4	14.3
New Windsor	0	0.0	0	0.0
Taneytown	2	8.0	2	7.1
Union Bridge	0	0.0	0	0.0
Westminster	11	44.0	12	42.9
Other PFA	0	0.0	0	0.0
Total	25	100.0	28	100.0

Source: GIS Residential Address Point Data, Department of Land Use, Planning, & Development and Office of Technology Services

*DGA based on 2010 Draft Finksburg Corridor Plan

**Table 11 - Non-Residential Units
Inside vs. Outside PFAs & DGAs
2012**

Area	PFA		DGA	
	2012 Units	% of 2012 Units	2012 Units	% of 2012 Units
Total Inside	25	55.6	28	62.2
Total Outside	20	44.4	17	37.8
Total	45	100.0	45	100.0

Source: 2011 Buildable Land Inventory, Department of Land Use, Planning & Development

Measures & Indicators

Net Density of New Development

Average Lot Size (Net Density) & Floor Area Ratio (FAR)

Net density of residential development 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 approved in 2012. Floor area ratio was derived from comparing the acreage of a site with the building footprint. Table 12 provides the average lot size and FAR inside and outside PFAs, as well as inside and outside DGAs. Figures 1 and 2 illustrate how these calculation were made.

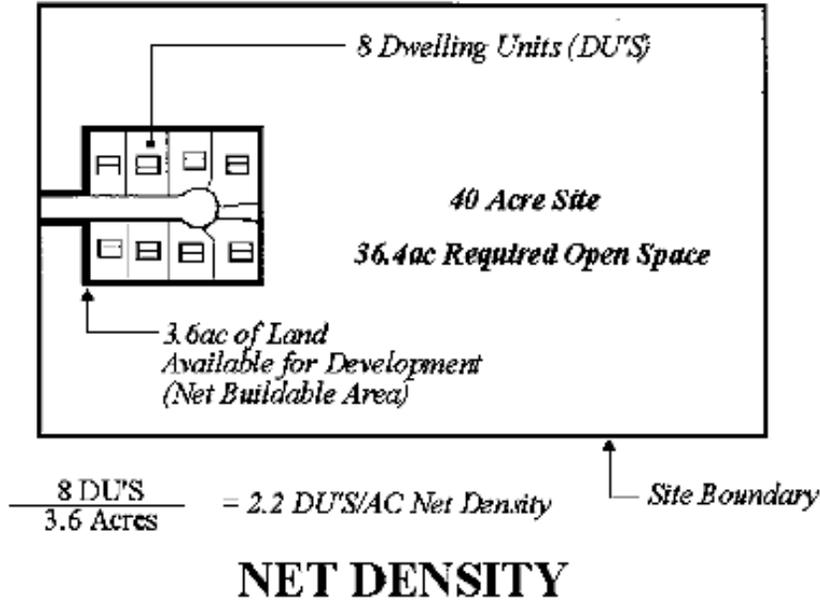
Table 12 - Net Density of New Growth by Priority Funding Areas & Designated Growth Areas 2012		
Area	Residential (Avg Lot Size)	Non-Residential (FAR)
Inside PFA	0.409	0.341
Outside PFA	2.227	0.018
Inside DGA	0.782	0.237
Outside DGA	1.883	0.031

Source: GIS Data, Department of Land Use, Planning & Development



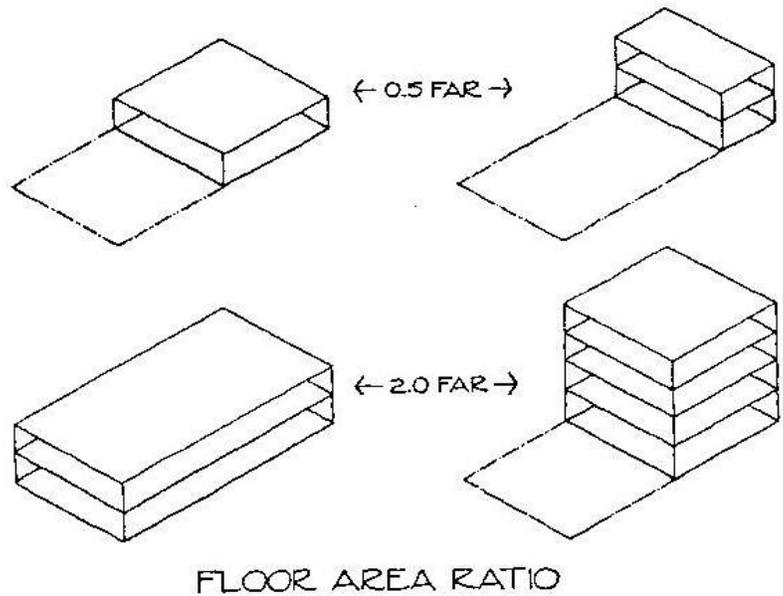
Net Density of New Development (cont'd.)

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

Measures & Indicators

Creation of New Lots and the Issuance of Permits

Residential Preliminary Plans Approved

The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2012 is shown in Table 13. The municipal approvals are 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.

Approval Date	Project Name	New Lots	Acreage of Lots	Zoning	Priority Funding Area	Designated Growth Area
10-12-12	Rose-Mar Crossing	1	5.94	Ag	n/a	n/a
6-12-12	Beaver Run	1	85.90	Ag/Cons	n/a	n/a
11-20-12	Sherlock Holmes Estates, Resub Lot 104A	3	4.71	R-40,000/Cons	Freedom	Freedom
2-21-12	Tanner's Ridge	1	6.48	R-40,000	Freedom	Freedom
1-9-12	Amber's Choice	3	21.29	Ag	n/a	n/a
10-16-12	Carroll Wood Estates, Resub Lot 59	1	5.62	Ag/R-40,000	n/a	n/a
3-26-12	Koontz's Estates	4	7.89	Ag	n/a	n/a
6-12-12	Rubuck Estates	1	2.15	Ag	n/a	n/a
8-14-12	Hidden Refuge	4	4.31	Ag	n/a	n/a
3-19-12	Pusateri Estates	4	1.00	Ag	n/a	n/a
8-14-12	Colson Estates	4	2.41	Ag	n/a	n/a
8-21-12	Faith's Hope, Sec 3	1	3.08	R-20,000	n/a	Freedom
12-18-12	Lauritstead 3	4	22.47	Ag	n/a	n/a
5-10-12	Roberts Acres	4	4.37	Ag	n/a	n/a
Total		36	177.62			

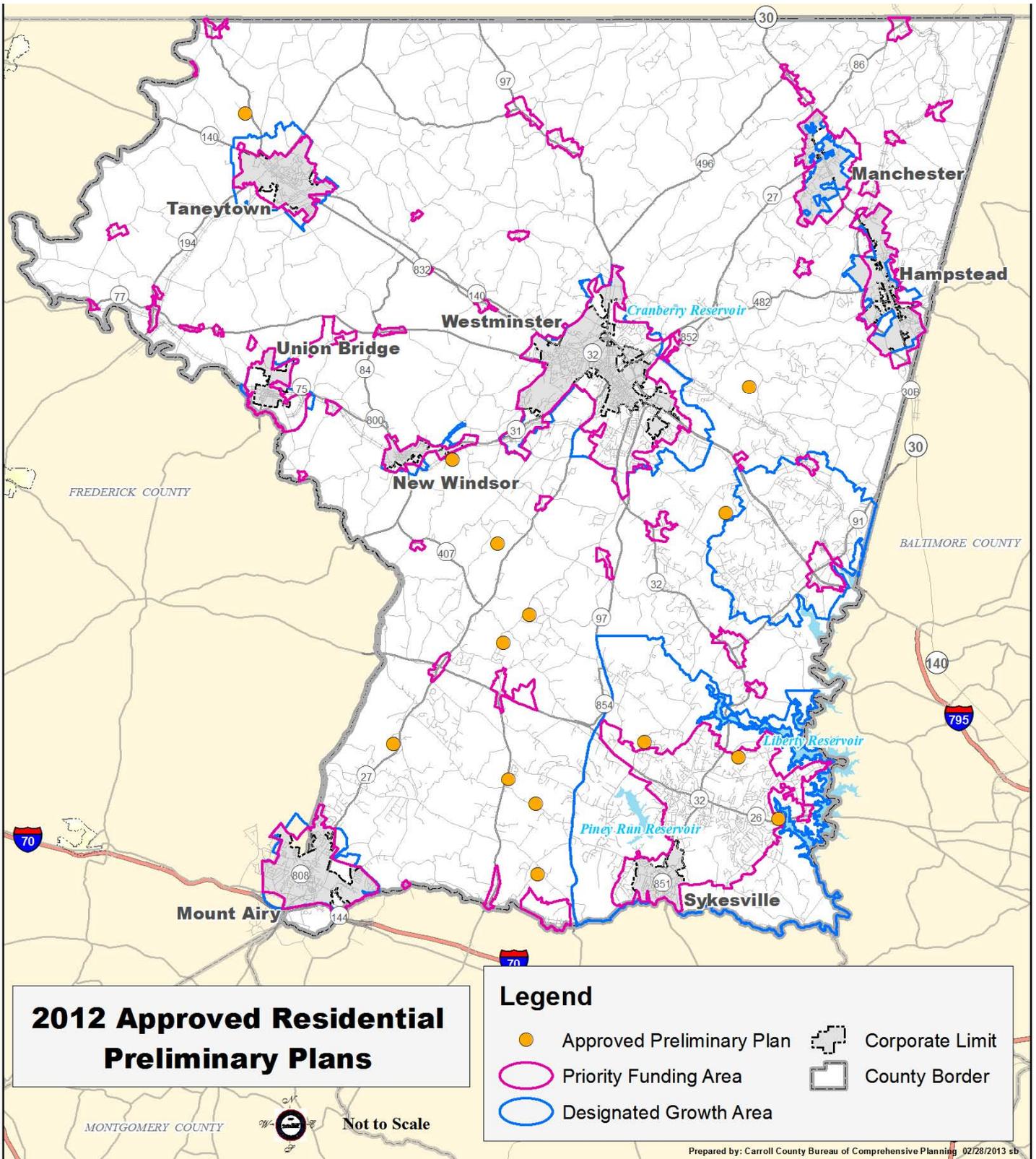
Source: Bureau of Development Review

Approval Date	Project Name	New Lots	Acreage of Lots	Zoning	Priority Funding Area	Designated Growth Area
—	732 Oklahoma Ave	2	0.70		Freedom	Freedom
—	Wakefield Valley (F1)	17	15.64	R-20,000	Westminster	Westminster
Total		19	16.34			

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 residential **lots recorded** in 2012 is shown by PFA and by DGA in Table 15. Commercial lots are shown in Table 16. The locations of the recorded lots in these tables in relationship to the PFAs and DGAs are shown on Map 4.

Table 15 - Number of Residential Recorded Lots by Priority Funding Areas & Designated Growth Areas 2012		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	6	13/87
Outside PFA	39	
Total	45	
Inside DGA	22	49/51
Outside DGA	23	
Total	45	

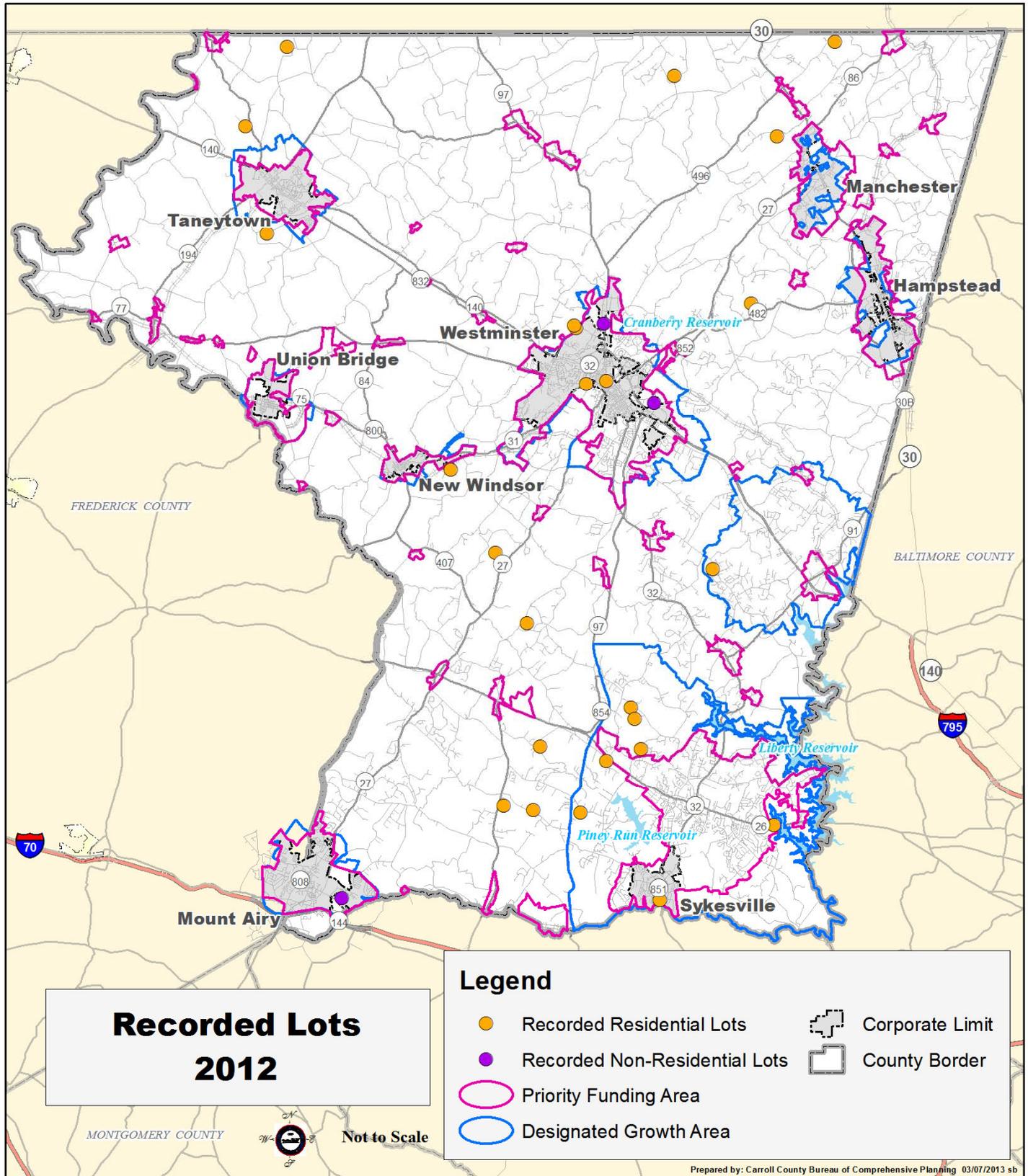
Source: GIS Data, Department of Land Use, Planning & Development

Table 16 - Number of Commercial/Industrial Recorded Lots by Priority Funding Areas & Designated Growth Areas 2012		
Area	Total New Lots Created	Total % In/% Out
Inside PFA	5	100/0
Outside PFA	0	
Total	5	
Inside DGA	5	100/0
Outside DGA	0	
Total	5	

Source: GIS Data, Department of Land Use, Planning & Development

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

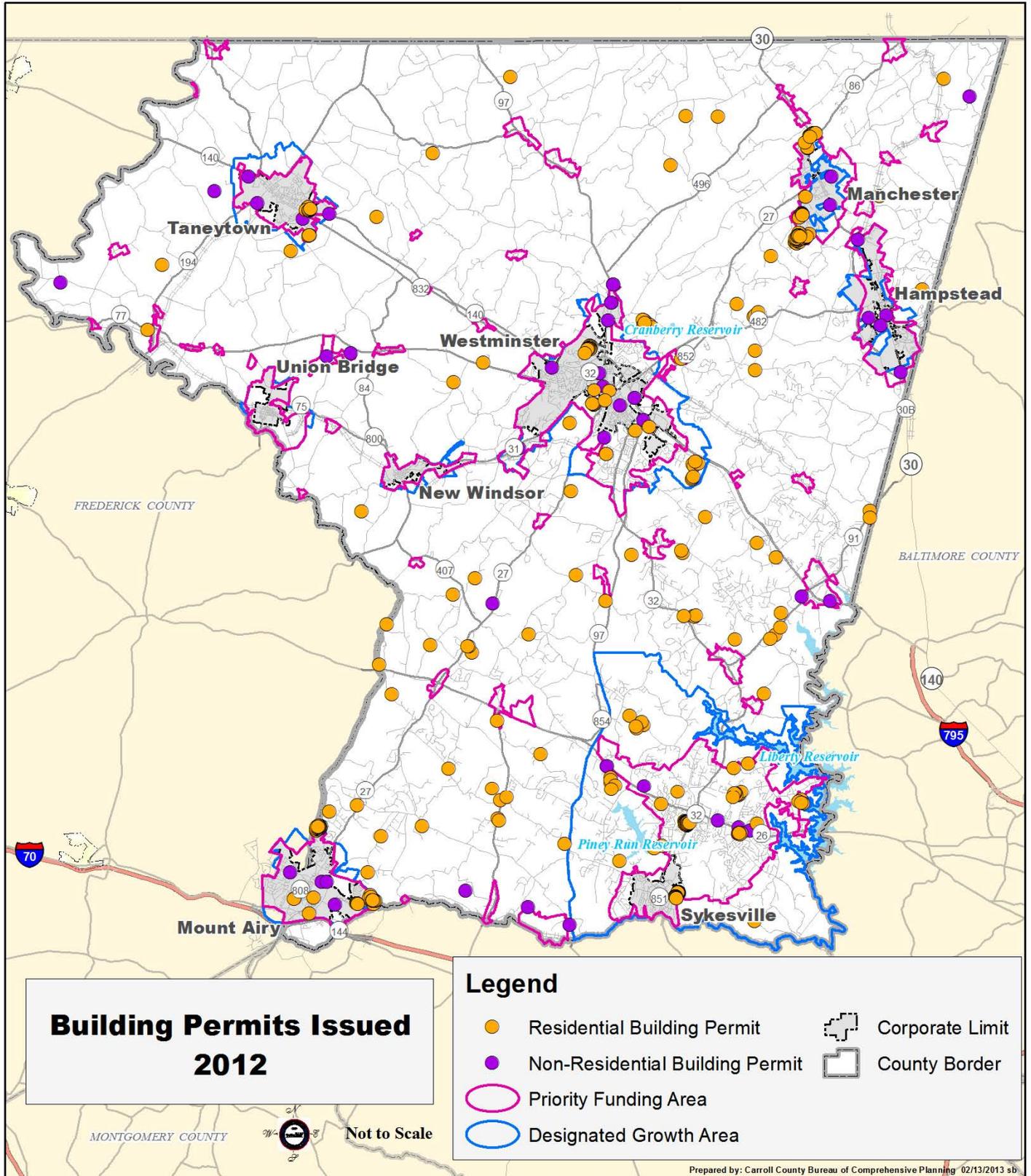
The total number of **building permits** issued in 2012 was 369, as shown in Table 17. This includes permits issued within the municipalities. Map 5 shows the locations of the building permits in this table in relationship to the PFAs and DGAs.

Table 17 - Building Permits Issued by Priority Funding Areas & Designated Growth Areas 2012		
Area	Totals	Total % In/% Out
Residential Inside PFA	215	67/33
Residential Outside PFA	106	
Non-Residential Inside PFA	36	75/25
Non-Residential Outside PFA	12	
Total	369	
Residential Inside DGA	246	77/23
Residential Outside DGA	75	
Non-Residential Inside DGA	35	73/27
Non-Residential Outside DGA	13	
Total	369	

Source: GIS Data, Department of Land Use, Planning & Development

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 2012 was 336, as also reported in the Amount and Share of Growth section. This includes certificates issued within the municipalities. Table 18 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 18 - Use & Occupancy Certificates Issued by Priority Funding Areas & Designated Growth Areas 2012		
Area	Totals	Total % In/% Out
Residential Inside PFA	205	70/30
Residential Outside PFA	86	
Non-Residential Inside PFA	25	56/44
Non-Residential Outside PFA	20	
Total	336	
Residential Inside DGA	219	75/25
Residential Outside DGA	72	
Non-Residential Inside DGA	28	62/38
Non-Residential Outside DGA	17	
Total	336	

Source: GIS Data, Department of Land Use, Planning & Development

Development Capacity Analysis

Buildable Land Inventory (Residential Development Capacity)

Carroll County **estimated future residential development 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 19 - Potential Residential Lots by Priority Funding Areas and Designated Growth Areas 2012				
Area	PFA		DGA	
	Potential Lots as of 12/31/12	% of PFA Total	Potential Lots as of 12/31/12	% of DGA Total
Finksburg*	120	1.1	1,515	9.9
Freedom	2,273	20.7	4,005	26.1
Sykesville	159	1.5	159	1.0
Hampstead	570	5.2	411	2.7
Manchester	1,007	9.2	673	4.4
Mount Airy (CC & FC)	907	8.3	1,116	7.3
New Windsor	283	2.6	434	2.8
Taneytown	1,672	15.2	2,749	17.9
Union Bridge	1,285	11.7	1,313	8.5
Westminster	2,503	22.8	2,973	19.4
Rural Villages	185	1.7	0	0.0
Total	10,964	100.0	15,348	100.0

Source: Department of Land Use, Planning & Development
*DGA based on 2010 Draft Finksburg Corridor Plan

As seen in Table 19, an additional 10,964 lots could potentially be developed within all of the PFAs together. An additional 4,384 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 32,703 existing residential units in the PFAs combined with the 10,964 potential residential units in the PFAs would yield 43,667 units in the PFAs at build-out. Outside of the PFAs, the 30,297 existing residential units would combine with the 18,759 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 20 and 21 and shown on Map 6.

Similarly, the 38,089 existing residential units in the DGAs combined with the 15,348 potential residential units in the DGAs would yield 53,437 units in the DGAs at build-out. Outside of the DGAs, the 24,911 existing residential units would combine with the 14,375 potential residential units to create 39,286 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 do not account for the potential for multi-family, age-restricted, or other similar higher-density development allowed under zoning regulations.

**Table 20 - Potential Residential Lots
Inside vs. Outside PFAs & DGAs
2012**

Area	PFA		DGA	
	Potential Lots as of 12/31/12	% of County Total	Potential Lots as of 12/31/12	% of County Total
Total Inside*	10,964	36.9	15,348	51.6
Total Outside	18,759	63.1	14,375	48.4
Total	29,723	100.0	29,723	100.0

Source: 2012 Buildable Land Inventory, Department of Land Use, Planning & Development

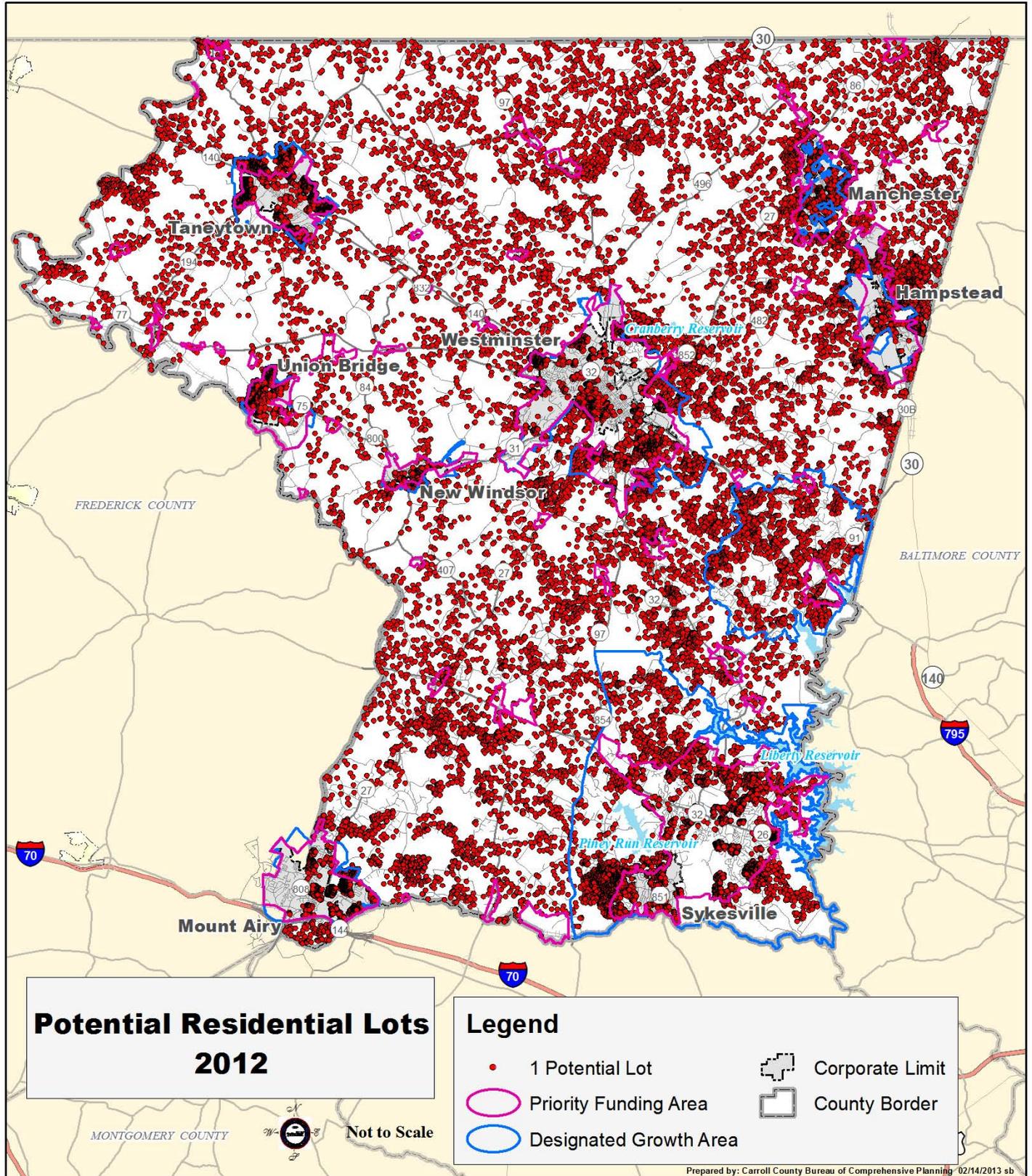
*Includes Rural Villages

**Table 21 - Existing and Potential Residential Units
by Priority Funding Areas & Designated Growth Areas
2012**

Area	Existing Units	Potential Units	Totals	Total % In/% Out
Inside PFA	32,703	10,964	43,667	47/53
Outside PFA	30,297	18,759	49,056	
Total	63,000	29,723	92,723	
Inside DGA	38,089	15,348	53,437	58/42
Outside DGA	24,911	14,375	39,286	
Total	63,000	29,723	92,723	

Source: 2012 Buildable Land Inventory, Bureau of Comprehensive 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 nonresidential 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 22 show the potential non-residential acreage within each PFA and DGA. Table 23 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.

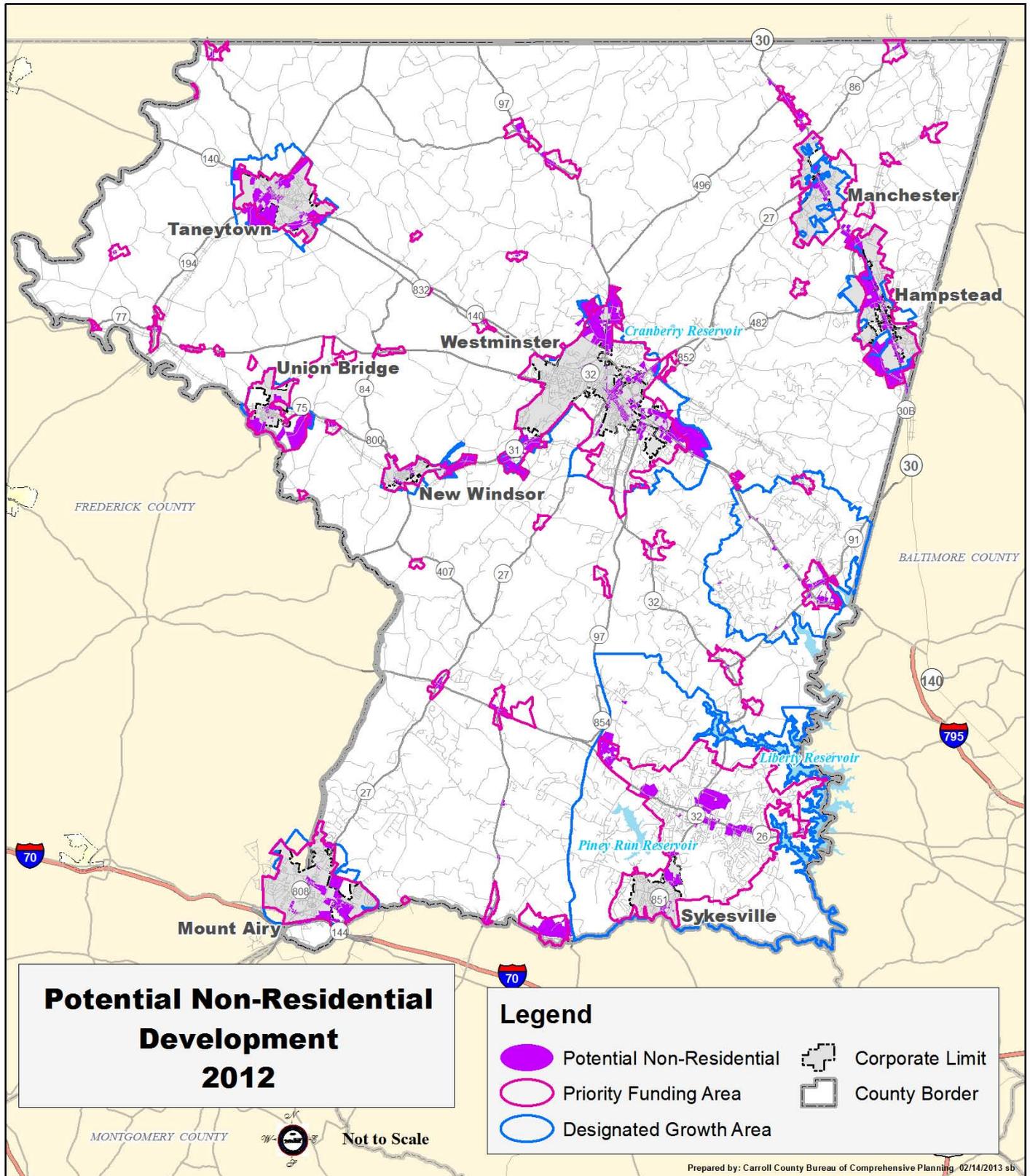
	PFA	DGA
Finksburg	154	166
Freedom	672	675
Sykesville	119	119
Hampstead	798	529
Manchester	129	101
Mount Airy	352	346
New Windsor	109	138
Taneytown	282	714
Union Bridge	349	390
Westminster	1,290	1,637
Other PFA	691	n/a
Total Inside	4,945	4,815
Total Outside	1,112	1,166
Total	6,057	5,981

Source: GIS Data, Department of Land Use, Planning & Development

Area	Existing Acreage	Planned Acreage	Totals	Total % In / % Out
Inside PFA	5,494	4,945	10,439	67/33
Outside PFA	3,040	1,112	4,152	
Total	8,534	6,057	14,591	
Inside DGA	5,838	4,815	10,653	73/27
Outside DGA	2,772	1,166	3,938	
Total	8,610	5,981	14,591	

Source: GIS Data, Department of Land Use, Planning & Development ; 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 2012 was 738 acres (Table 24). Easements purchased solely using County funds totaled 97 acres. An additional 641 acres were preserved through a combination of State and County funding. Total funding for easement acquisition in Fiscal Year 2012 was **\$6,783,750**, of which **100 percent** was County funds, as seen in Table 25.

**Table 24 - Easement Acquisition
2012**

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2012	4	527	1	94	1	97	2	20	8	738

**Table 25 - Local Funding for Agricultural Land Preservation
Carroll County Agricultural Land Preservation Program
Fiscal Year 2012**

County Funding	State Funding	Total FY 2012 Funding
\$6,783,750	\$0	\$6,783,750
100%	0%	100%

Source: Carroll County Agricultural Land Preservation Program



*Locally Funded Acres of Land Preserved (cont'd.)***Non-Agricultural Conservation Easements**

Table 26 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 26 - Non-Agricultural Conservation Easements 2012		
Type of Easement	# of Easements	Acres
Floodplain	9	32.5
Forest Conservation	37	88.0
Water Resource	24	50.0

Source: Bureau of Resource Management

***Floodplain Easements***

During the plan approval stage for a development, the developer commits 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 commits 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

Statewide Land Use Goal: Land Use Article

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

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

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

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 27 and Table 28 list all rezoning activity and annexations, respectively, within Carroll County for 2012. A corresponding map (Map 8) shows the location of these rezoning cases and annexations. During 2012, one annexation was processed within Carroll County.

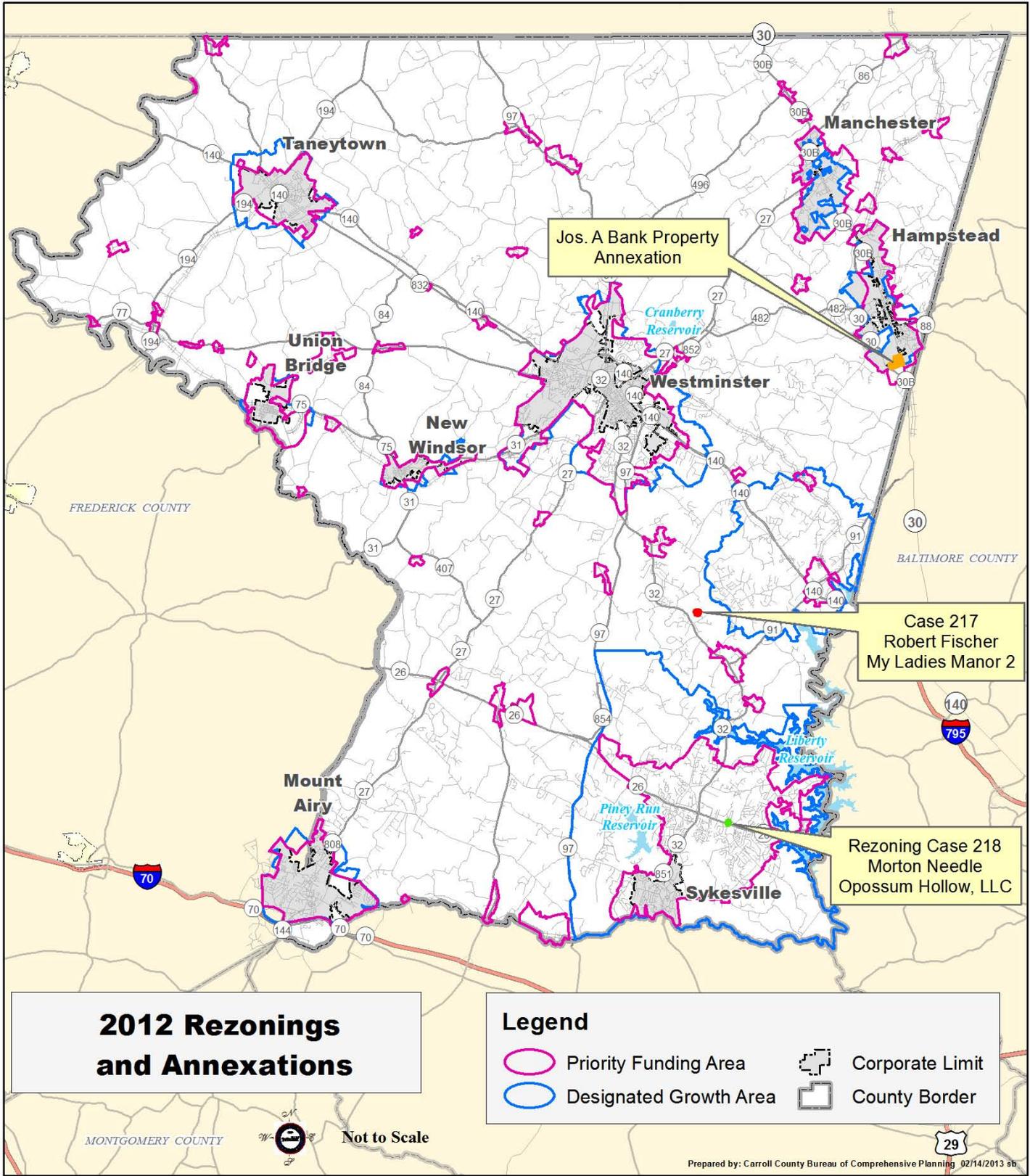
**Table 27 - Rezonings
2012**

Rezoning	Name	District Change	Acres	Approval Date	Plan Reference
217	Robert Fischer—My Ladies Manor 2	From Agricultural to R-40,000	1.54	November 13, 2012	Carroll County Master Plan
218	Morton Needle—Opossum Hollow, LLC	From R-20,000 to Neighborhood Retail Business (B-NR)	0.563	December 20, 2012	Freedom Community

**Table 28 - Annexations
2012**

Name	Acreage	Jurisdiction	Effective Date
Jos. A. Bank Property	38.5	Hampstead	February 1, 2012

Map 8



Zoning Amendments

Zoning Text Amendments

Zoning text amendments that resulted in changes in development patterns

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

County:

Ordinance No. 2012-02—Amending Chapter 71, Adequate Public Facilities and Concurrency Management; This ordinance included attached and detached accessory dwelling units in calculating adequate public facilities (§71-3. Applicability). It also changed the data collection period for measuring Fire and EMS response from 12 to 24 months.

Ordinance No. 2012-07—Amending Chapter 223, Zoning; Funeral Establishments; This Ordinance added definitions and distinction for Crematoria and Funeral Establishment under Definitions (§223-2) and Conditional uses requiring Board authorization (§223-71).

Ordinance No. 2012-08—Amending Chapter 223, Zoning; Aggregate Transportation System (Conveyor); This ordinance amended the zoning chapter to include a definition for Conveyor Systems (§223-2. Definitions). These systems are principle permitted uses within the General Industrial, Restricted Industrial, and Agricultural zones. They are also permitted as a conditional use in all other zones, except for Residential districts, following approval by both the Board of Zoning Appeals and Planning Commission (§223-15. Utility equipment and towers).

Ordinance No. 2012-09—Repeal and Replacement of Chapter 121, Grading, Erosion and Sediment Control; This Ordinance repealed in its entirety Chapter 121 Grading, Erosion and Sediment Control and replaced it with a revised Grading, Erosion and Sediment Control.

Ordinance No. 2012-10—Amending Chapter 103, Development and Subdivision of Land; Septic Minor Subdivision; This ordinance defined “Septic Minor Subdivision” as up to 7 new lots for purposes of the applicability of Health Department approval of on-site disposal systems (§103-5. Definitions., §103-9. Requirements for subdivision).

Municipal:

(Hampstead) **Ordinance No. 498—Amended Chapter 119, Subdivision of Land;** This ordinance amended the definition of minor subdivision to implement the provisions of the Sustainable Growth and Agricultural Preservation Act of 2012 (effective December 11, 2012).

(Mount Airy) **Ordinance No. 2012-7—Amending Chapter 98, Subdivision of Land and Site Plan review; Chapter 112, Zoning Enforcement and Penalties; and Section 112-22 Remedies and Violations and Penalties;** This ordinance enables the town to take specified enforcement measures if developers do not comply with the terms and agreements contained within the approved site plan or subdivision.

(Sykesville) **Ordinance No. 284—Amending Chapter 180, Definitions;** This ordinance defined “Septic Minor Subdivision” as up to 7 new lots for purposes of the applicability of Health Department approval of on-site disposal systems.

Comprehensive Plans Comprehensive Plans

New Comprehensive Plans and Plan Elements Adopted or Amended

There were no new comprehensive plans, amended comprehensive plans, or plan elements added during 2012.

New Plans Adopted

None

Plan Amendments

None

Facilities Facilities

Roads

New roads or substantial changes in roads or other transportation facilities

Table 29 describes changes that occurred to the County's roadway network in 2012. A planned major street (Dickenson Road) was extended in the Freedom area. Other changes were system maintenance and primarily local in nature.

Table 29 - New Roadway Construction 2012			
County Road Name	From	To	Type of Change
McGrew Court	Klee Mill Rd	End	New construction (0.139 mile)
Quiet Meadow Way	Upper Beckleysville Rd	End	New construction (0.205 mile)
Greenway Drive	End of Greenway Dr	NW of Nottingham Rd	Road extension (0.126 mile)
Tally Ho Court	Oakland Rd	End	New construction (0.202 mile)
High Acre Drive	Center St	End	New construction (0.022 mile)
Linton Road	MD 26	465' N of MD 26	Road widening (0.088 mile)
White Rock Road	MD 26	343' S of MD 26	Road widening (0.065 mile)
Old Liberty Road	0.295' SE of Linton Rd	0.472' SE of Linton Rd	Road relocation and widening (0.06 mile)
Municipal Road Name	From	To	Type of Change
None			

Schools

New schools or additions to schools

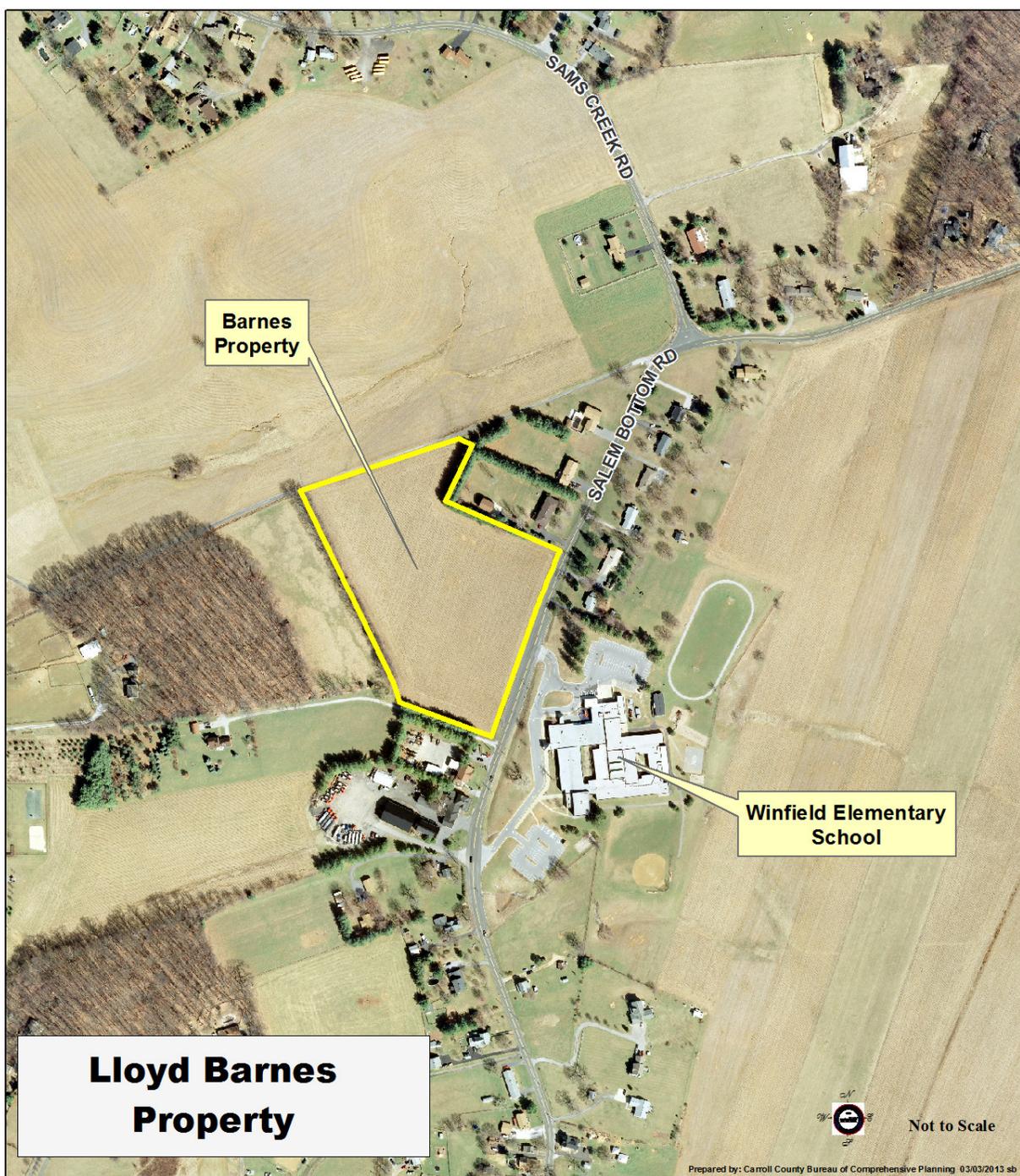
There were no additional permanent facilities constructed and opened during 2012. However, Carroll County Public Schools did eliminate a total of 6 portable classrooms; Carrolltowne Elementary-1 Double (2 classrooms), North Carroll High-1 Double (2 classrooms), Westminster East Middle-1 Double (2 classrooms).

Table 30 - School Construction or Additions 2012			
Name of School	ED	Type of Change	Capacity
None			

New Parks

Carroll County acquired a 9.16-acre property located in the Winfield area (Election District 14) near Winfield Elementary School for the development of a community park to serve the citizens of Freedom, Winfield, and Woodbine Recreation Council programs. The facility will include athletic fields, parking, and passive recreational opportunities.

Map 9



Facilities

Water & Sewer

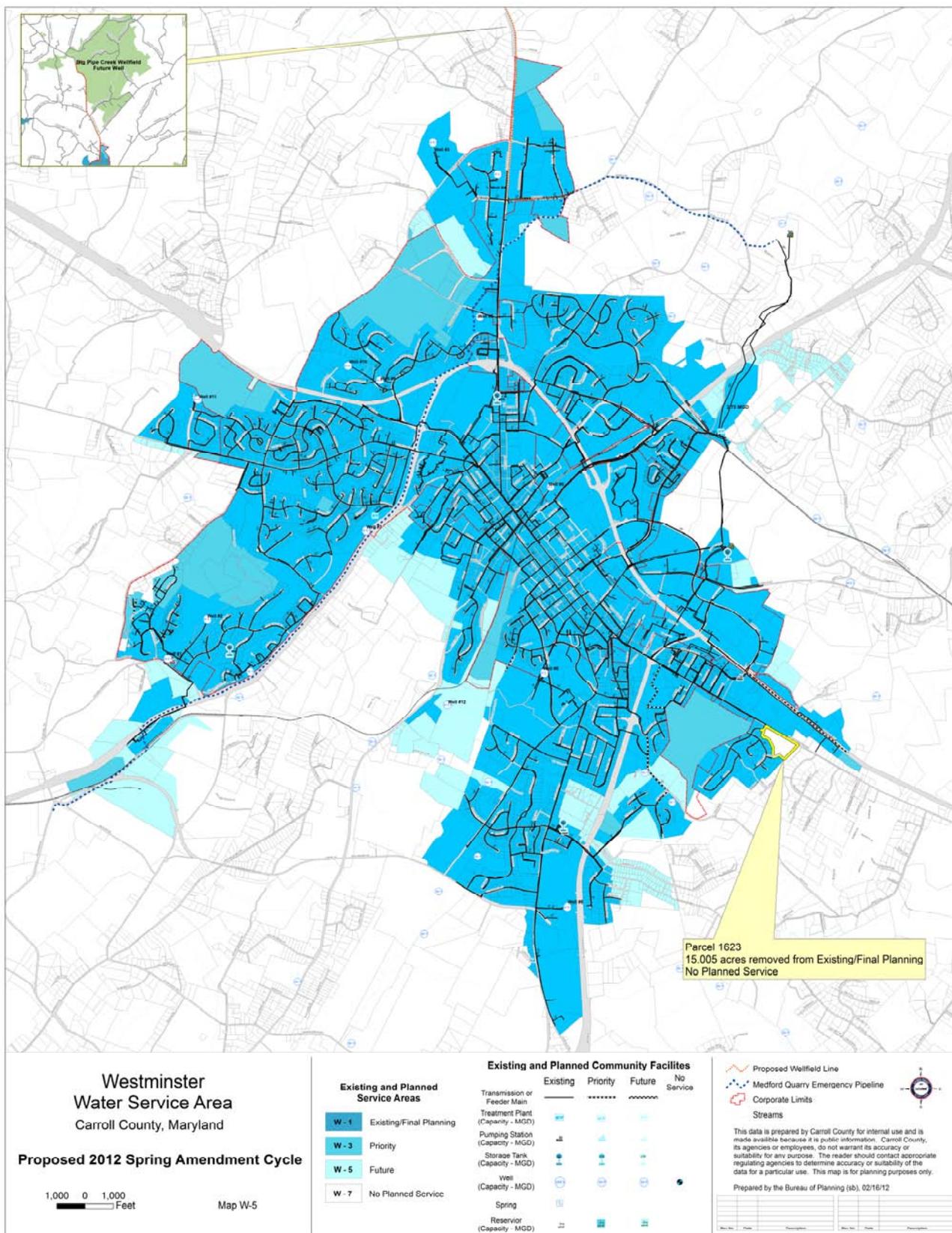
Carroll County Water & Sewer Master Plan

Resolution No. 865-12, Spring 2012 Amendment Cycle to Water and Sewer Master Plan.

- The City of Westminster removed 15.005 acres of land (Walnut Ridge Section 8) from their W-1 (Existing Final Planning) Water Service category.



Map 10



Other Changes

Other Changes

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2012.

Sustainable Community

Sustainable Community Application

The Town of Sykesville applied for and was recognized as a Sustainable Community in July 2012 by the Maryland Department of Housing and Community Development.

Agricultural Land Preservation

Agricultural Land Preservation

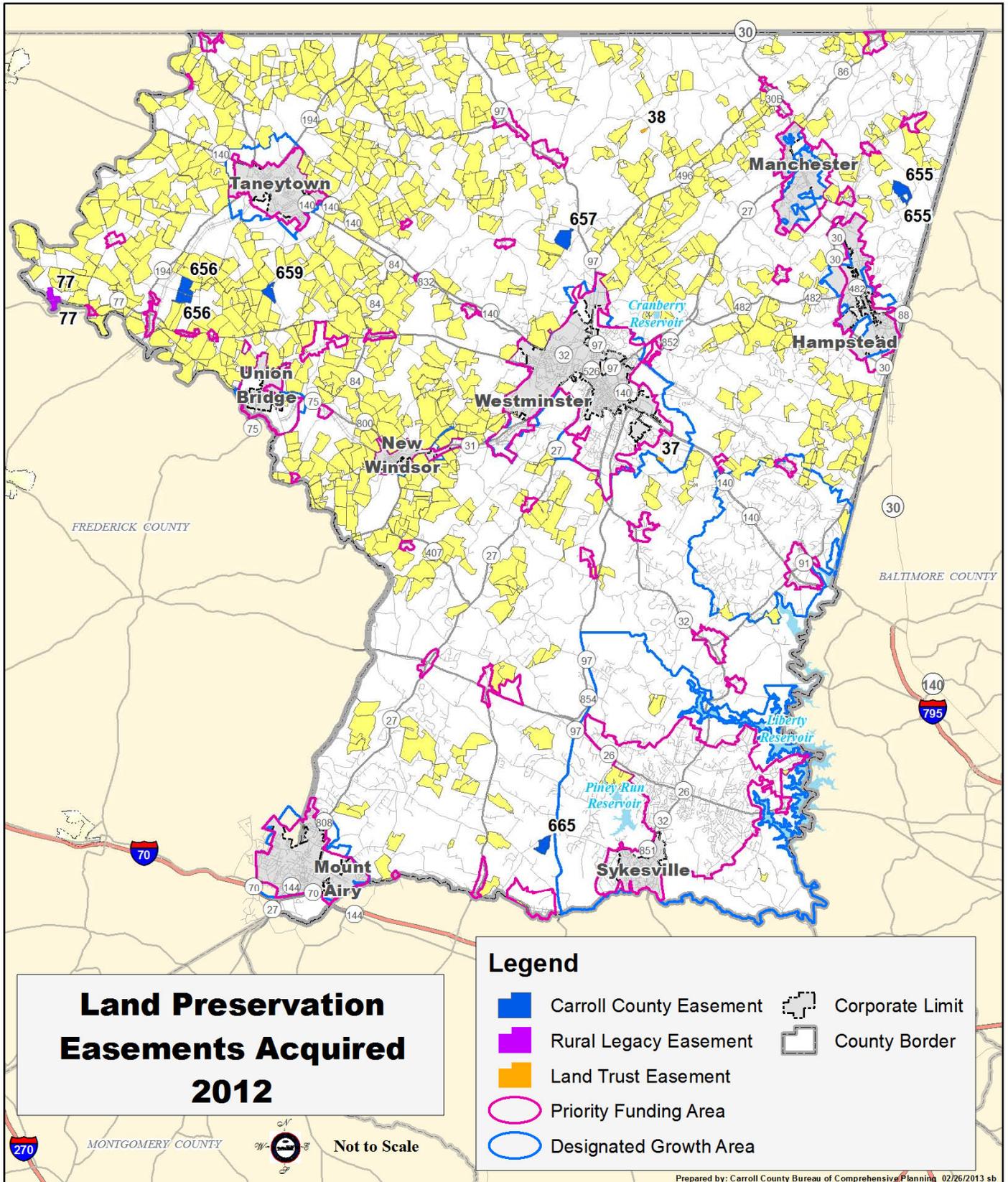
Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of December 2012, a total of 62,545 acres were permanently preserved in Carroll County by a recorded deed of 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 11 shows the location of easements acquired in 2012, as well as the existing easements.

**Table 31 - Easement Acquisition
2012**

Year	MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
2012	4	527	1	94	1	97	2	20	8	738

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

Map 11



Consistency Consistency

Pursuant to § 1-208 of the Land Use Article 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 2012, 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 § 1-201 of the Land Use Article of the Annotated Code of Maryland.



Appendices

Appendices

Council Members:
Jamey Ayers
Tim Babylon
Jason Cavey
Marlene Duff
Wayne H. Thomas

Christopher M. Nevin
Mayor



Town of Hampstead

Bradley A. Plante
Town Manager

1034 S. Carroll Street
Hampstead, MD 21074
410-239-7408 Tel
410-239-6143 Fax
Hampstead@carr.org
www.hampsteadmd.gov

May 23, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201



Re: Carroll County 2012 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Hampstead Planning and Zoning Commission approved the Carroll County *2012 Annual Report* on May 22, 2013 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated town data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

A handwritten signature in black ink that reads "Kevin Hann".

Kevin Hann
Assistant Zoning Administrator
Town of Hampstead

cc: Scott Graf



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239 6430

RYAN M. WARNER, MAYOR

May 21, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201



Re: Carroll County 2012 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Manchester Planning Commission approved the Carroll County 2012 Annual Report on May 20, 2013 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated town data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

Alexander Perricone, Chairperson
Planning & Zoning Commission

cc: Scott Graf

3208 YORK STREET P.O. BOX 830 MANCHESTER, MARYLAND 21102-0830

Planning Commission

Bill Butts- *Chairman*
Tony Falletta - *Vice Chairman*
Scott D. Strong - *Council Liaison*
Lindey A. Brown
Leslie Dickinson
Jennifer Smith



Town of Mount Airy

110 South Main Street
P.O. Box 50
Mount Airy, Maryland 21771
301-829-1424; 301-831-5768; 410-795-6012
fax 301-829-1259

May 21, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2012 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Mount Airy Planning Commission approved the Carroll County Planning and Zoning Commission's *2012 Annual Report* on May 21, 2013. The report summarizes activities and highlights of the Carroll County Planning and Zoning Commission, as well as the Planning Commissions of the eight municipalities in Carroll County. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

If you have any questions, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145 or sgraf@ccg.carr.org.

Sincerely,

Bill Butts
Chairman

cc: Town of Mount Airy Planning Commission
Monika A. Weierbach, Town Administrator
Heather L. Smith, Community Planning and Development Administrator

P.O. Box 50, Mount Airy, MD 21771
301-829-1424 * 301-831-5768 * 410-795-6012 * FAX 301-829-1259
E-Mail: Town@Mountairymd.org Web Page - www.mountairymd.org



NEAL C. ROOP, MAYOR
NRoop@NewWindsorMD.org

TOWN OF NEW WINDSOR
211 High Street - P. O. Box 609
New Windsor, Maryland 21776
info@NewWindsorMD.org

Phone 410-635-6575
Fax 410-635-2995

May 30, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

Re: Carroll County 2012 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of New Windsor Planning Commission approved the Carroll County 2012 Annual Report on May 30, 2013 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated town data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

Glenn Monroe
Vice-Chairman
New Windsor Planning Commission



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Town of Sykesville

7547 Main Street, Sykesville, MD 21784
p: 410.795.8959 f: 410.795.3818
sykesville.net

Town House

Michael P. Miller, Mayor
Daum M. Ashbauer, Town Manager
Irma L. Bast, Town Treasurer
Janice M. Perrault, Town Clerk

May 6, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2012 Annual Report

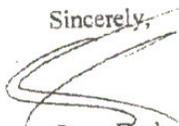
Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land use Article 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission approved the Carroll County 2012 Annual Report on May 6, 2013, with suggested modifications, as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article 1-208, are also included in the document.

We provided data that accurately reflects planning and development activities within our jurisdiction. In addition, in December, 2012, the Town adopted Resolution No. 2012-5, which included a Growth Tier Map (SB 236), in conjunction with Ordinance No. 284 defining a Septic Minor Subdivision.

If you have any questions concerning the report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,


Steve Enslow

Chair, Planning Commission

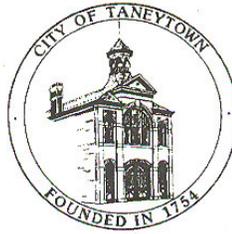
MAYOR AND CITY COUNCIL

JAMES L. MCCARRON
MAYOR

CARL EBAUGH
MAYOR PRO TEM

HENRY C. HEINE, JR.
CITY MANAGER

LINDA S. QUINN
CLERK / TREASURER



COUNCIL MEMBERS

DIANE A. FOSTER

RICHARD L. HESS, JR.

JOSEPH A. VIGLIOTTI

ANGELO A. ZAMBETTI

June 25, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: Carroll County 2012 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Taneytown Planning Commission has approved the Carroll County 2012 Annual Report on June 24, 2013 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

A handwritten signature in black ink, appearing to read "James Parker".

James Parker
Chairman
Taneytown Planning & Zoning Commission

CC: Mayor & City Council

17 E. BALTIMORE STREET • TANEYTOWN, MARYLAND 21787
(410) 751-1100 • Fax (410) 751-1608
website: www.taneytown.org

Mailed 5-23-13



THE TOWN OF UNION BRIDGE
PERRY L. JONES JR., MAYOR

MEMBERS OF COUNCIL:
DONALD E. WILSON, PRESIDENT
LAURA CONAWAY
LOU ELLEN CUTSAIL
AMY KALIN
EDGAR WENTZ



May 22, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

Re: Carroll County 2012 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Union Bridge Planning Commission approved the portions of the Carroll County 2012 Annual Report relating to the Town of Union Bridge on May 16, 2013 as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document and were computed and prepared exclusively by Carroll County. Fewer than fifty (50) building permits for new residential units have been issued in Union Bridge over the past twenty (20) years.

We participated in the development of this report by providing the incorporated town data that accurately reflects planning and development activities within our jurisdiction. The overall report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the overall report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145. If you have any questions concerning the Union Bridge data in the report, please contact Dawn Metcalf, Clerk-Treasurer at (410) 775-2711.

Sincerely,

Thomas Long, Chairman
Town of Union Bridge Planning and Zoning Commission

cc: Scott Graf, County Comprehensive Planner

THE TOWN OF UNION BRIDGE 104 WEST LOCUST STREET UNION BRIDGE, MD 21791
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May 10, 2013

Mr. David Dahlstrom
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: **Carroll County 2012 Planning Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Westminster Planning Commission approved the Carroll County 2012 Annual Report on May 9, 2013, as presented by the Carroll County Planning and Zoning Commission. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflects planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning and Zoning Commission, as well as for the Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact Scott E. Graf, Comprehensive Planner, Carroll County Department of Land Use, Planning and Development at (410) 386-2145.

Sincerely,

Peggy Bair, Chair
Planning & Zoning Commission
Westminster, Maryland

cc: Scott Graf, Carroll County
Steve Horn, City of Westminster