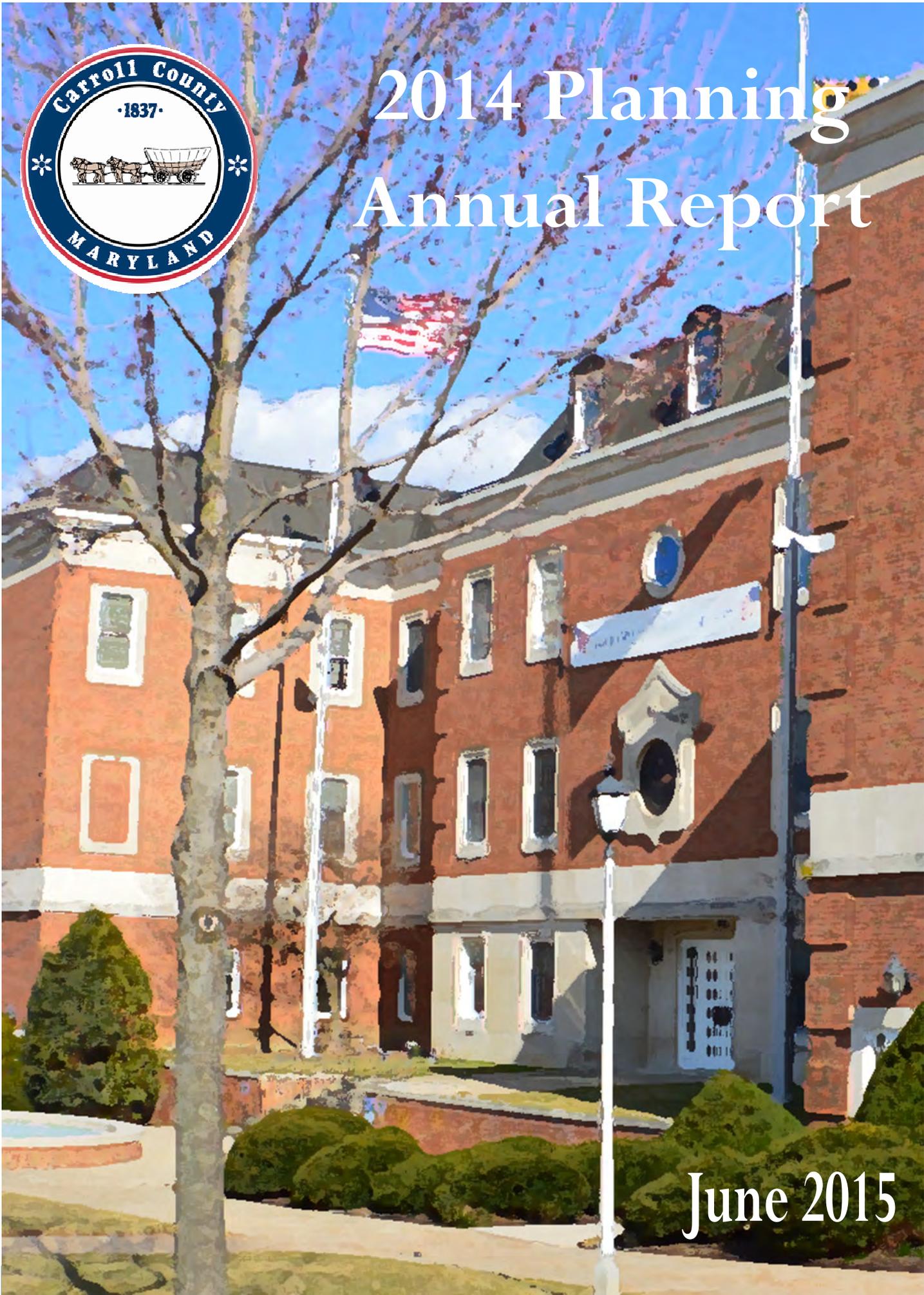




2014 Planning Annual Report



June 2015

This 2014 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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Richard J. Soisson, Vice Chair
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2014 Planning Annual Report

June 16, 2015

The Carroll County Planning and Zoning Commission hereby Certifies and Adopts the *2014 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

A handwritten signature in red ink, appearing to be "Alec Yeo", is written above a horizontal line.

Alec Yeo, Chairman
Carroll County Planning and Zoning Commission

A handwritten signature in blue ink, appearing to be "Philip R. Hager", is written above a horizontal line.

Philip R. Hager, Secretary
Carroll County Planning and Zoning Commission

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 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 and Zoning Commission provides this report on behalf of the County, as well as the 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.



Amendments & Growth Related Changes in Development Patterns

New Plans Adopted & Plan Amendments Adopted

New Comprehensive Plans and Plan Elements Adopted or Amended

There was one new comprehensive plan adopted during 2014, the 2013 *Town of Mount Airy Master Plan*. This plan was an update to the 2003 *Town of Mount Airy Master Plan*. Map 1 shows the new Town of Mount Airy Master Plan Map. Also during 2014, the 2010 *Town of Sykesville Master Plan* (Map 2) was amended, adding a new zoning category, and the 2008 *Union Bridge Community Comprehensive Plan* was amended to include TIERs (Map 3).

2013 Town of Mount Airy Master Plan

The 2013 *Town of Mount Airy Master Plan* was adopted by the Mayor and Town Council on November 3, 2014 (Resolution No. 2014-6). Major concepts in the Plan included:

- Growth Area Boundary modified significantly from the adopted 2003 Plan
- Retraction of 323 acres previously designated with a future land use designation of low-density residential
- Expansion of Municipal Growth Area's southwest boundary to include 203 acres of land with a future land use designation of conservation
- Emphasis on the continued revitalization of the Downtown Historic District, as well as quality commercial in-fill opportunities
- Prioritization of development projects intended to meet employment, shopping, and entertainment needs rather than additional residential capacity
- As part of the implementation of the adopted 2013 Comprehensive Plan, the Town will conduct a MD 27 Corridor Study

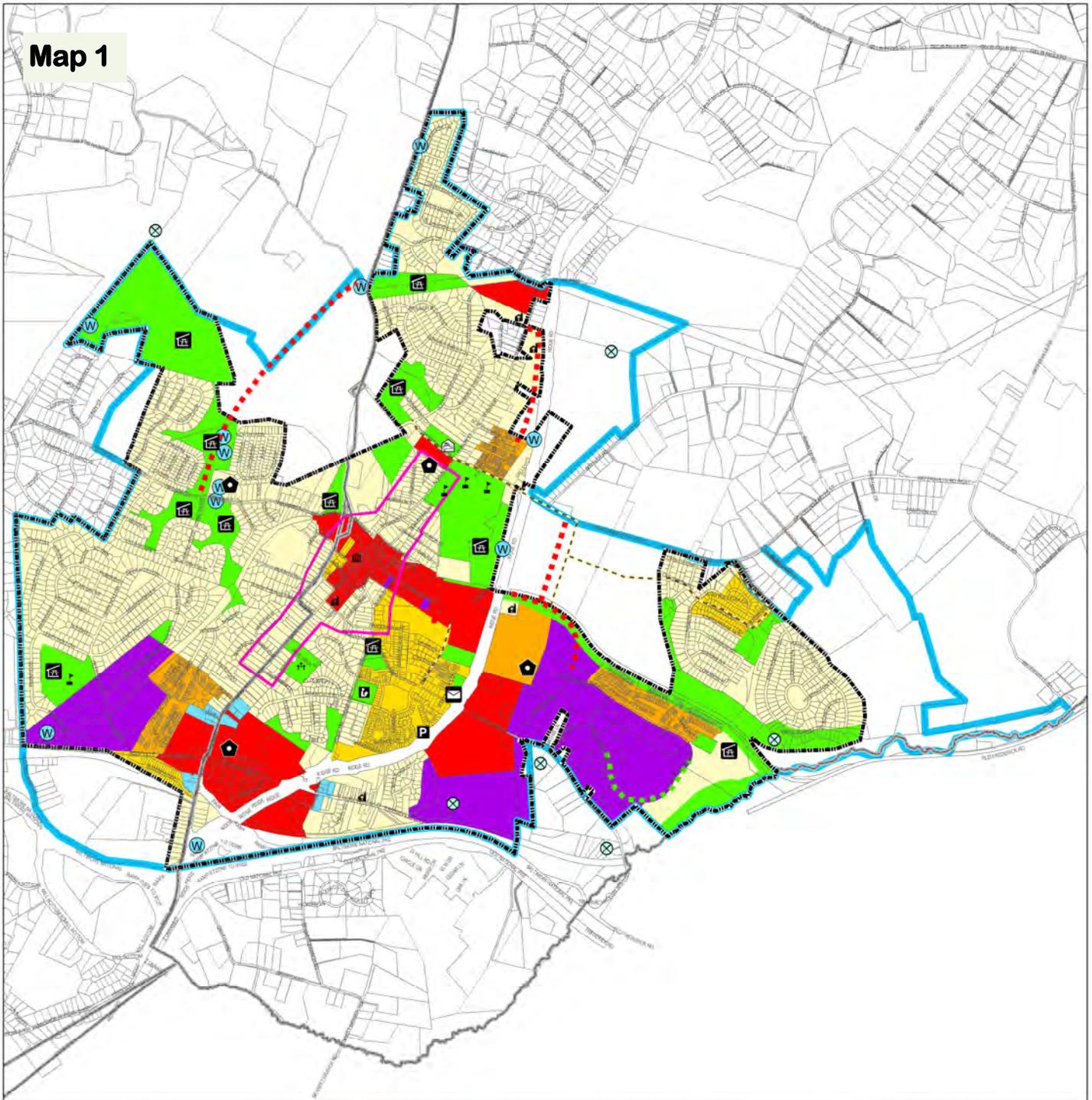
2010 Town of Sykesville Master Plan

On November 24, 2014, the Mayor and Town Council approved an amendment to the 2010 *Town of Sykesville Master Plan* (Resolution No. 2014-07). The purpose of the amendment was to amend the text and to revise the Designated Land Use Map, Comprehensive Plan Map, and the Warfield Planning Area Map to incorporate the newly created Planned Employment Center land use designation into the Warfield Planning Area.

2008 Union Bridge Community Comprehensive Plan

On August 25, 2014, the Mayor and Town Council approved an amendment to the 2008 *Union Bridge Community Comprehensive Plan* (Resolution No. 03-2014) as a result of the passage of SB 236 (Sustainable Growth and Agricultural Preservation Act of 2012) by the Maryland General Assembly. This amendment added a TIERs Map to the Plan.

...Amendments & Growth Related Changes in Development Patterns



**Town of Mount Airy
Master Plan 2013**



0 330 660 1,320 Feet



- Historic District
- Pedestrian Path
- Collector Street
- Local Street
- Production Well
- Potential Well
- Incorporated Area
- Ultimate Town Boundary

- Park
- Post Office
- Cemetery
- Church
- Fire Station
- Sewerage Treatment Plant
- Library
- Park and Ride
- Water Tower
- School
- Town Hall

Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Open Space
- General Commercial
- Transitional Commercial
- Industrial

Prepared for the Town of Mount Airy by the Carroll County Dept. of Land Use, Planning, and Development, 01/15/10

Adopted this ___ day of _____, 20___ by the Mayor and Council of the Town of Mount Airy.

Mayor

Town Council, President

Town Council

Town Council

Town Council, Secretary

Town Council

Town Council

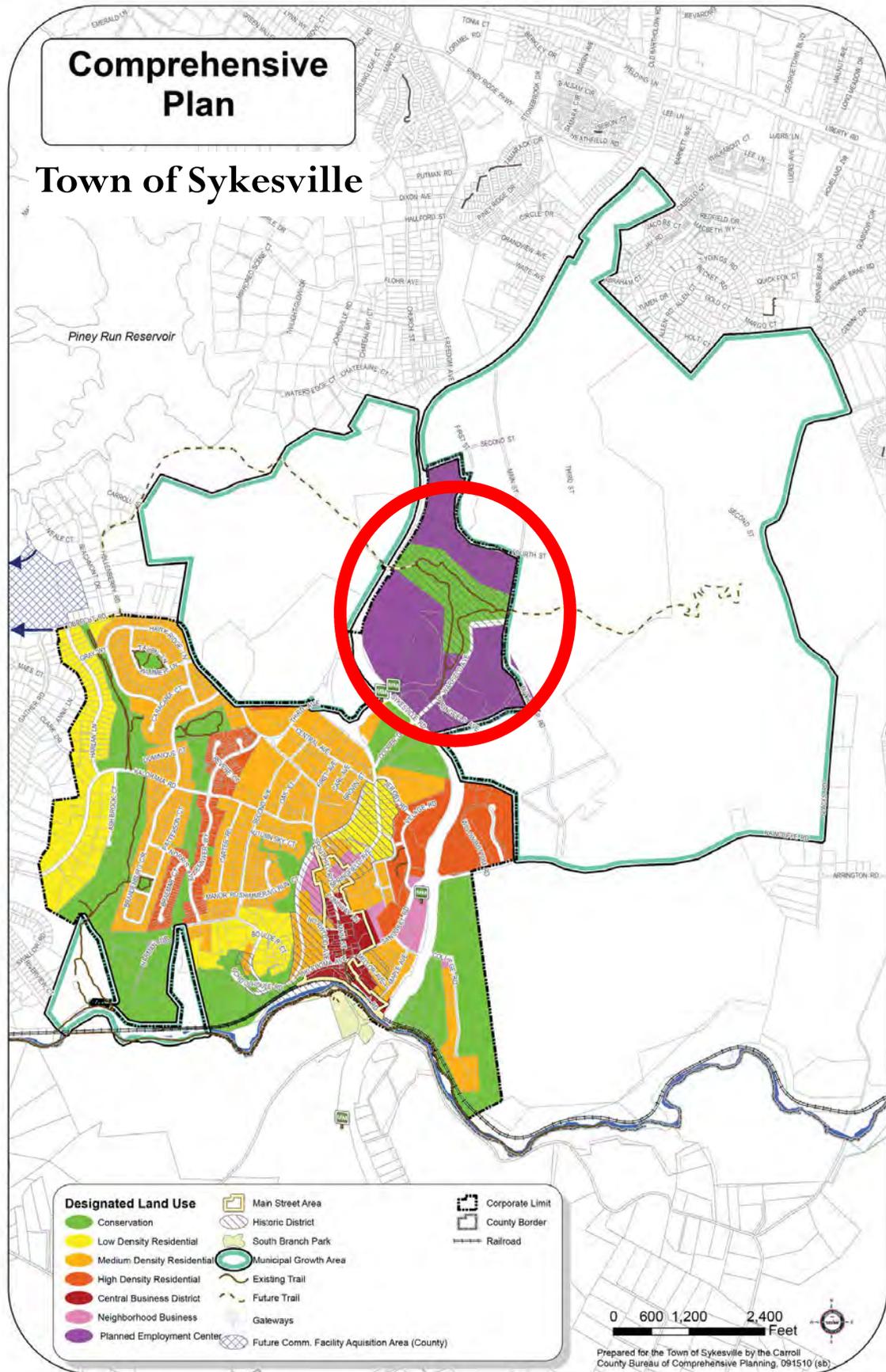
Approved this ___ day of _____, 20___ by the Planning & Zoning Commission of the Town of Mount Airy.

Chair

Vice-Chair

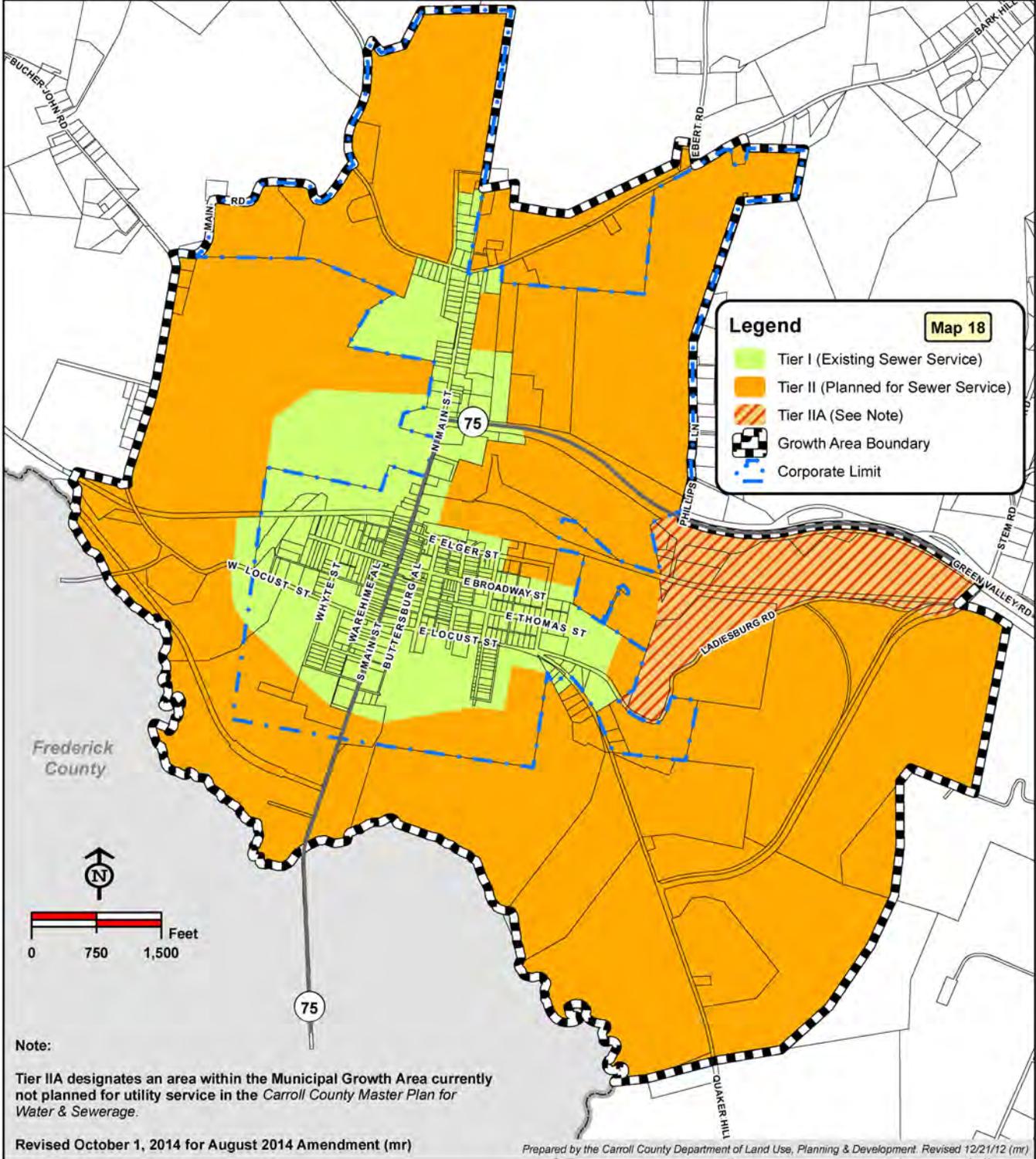
Amendments & Growth Related Changes in Development Patterns...

Map 2



Map 3

Town of Union Bridge
SB 236-Tier Map
Carroll County, MD



Amendments & Growth Related Changes in Development Patterns...

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 final approval during calendar year 2014. Map 4 on page 9 shows the location of these subdivisions and site plans. During 2014, 30 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 1,246.29 acres. The plans listed include not only greenfield development (new development), but also redevelopment, additions, and resubdivisions.

**Table 1 - County Residential Site Plans and Subdivisions
2014**

| Location # (Map 4) | Name | Type | New Lots | Zoning | Election District |
|--|--|-------------|------------------|-------------------------|--------------------------|
| 1 | Antlitz Estates | Residential | 1 lot / 21 units | R-20,000 | 5 |
| 2 | Castle Farms | Residential | 27 | R-40,000 | 8 |
| 3 | Bull Estates | Residential | 3 | R-20,000 | 5 |
| 4 | Major Property | Residential | 1 | Agricultural | 11 |
| 5 | Heather's Ridge | Residential | 1 | Conservation | 14 |
| 6 | Niner Subdivision | Residential | 2 | Agricultural | 4 |
| 7 | Wilson Farms | Residential | 23 | R-20,000 | 5 |
| 8 | Arrington Estates | Residential | 2 | R-10,000 | 5 |
| 9 | Walnut Ridge, Section 8 | Residential | 5 | R-20,000 | 7 |
| 10 | Mary Holland | Residential | 1 | Agricultural | 3 |
| 11 | Carroll Woods Estates, Resubdivision of Lot 59 | Residential | 1 | R-40,000 | 9 |
| 12 | Rustic Rising | Residential | 35 | R-20,000 / Conservation | 5 |
| 13 | Klees Mill Overlook | Residential | 9 | R-40,000 | 4 |
| 14 | Wilhide Acres | Residential | 1 | Agricultural | 1 |
| 112 lots (133 units), 145.3 acres | | | | | |

Source: Bureau of Development Review

...Amendments & Growth Related Changes in Development Patterns

**Table 2 - County Commercial & Industrial Site Plans and Subdivisions
2014**

| Location # (Map 4) | Name | Type | Acres | Zoning | Election District |
|--------------------------------|--|-------------|-------|--------------|-------------------|
| 15 | Medford Quarry (Amended) | Industrial | 126.9 | Agricultural | 11 |
| 16 | Eline Funeral Home | Commercial | 4.0 | B-NR | 4 |
| 17 | Cherrytown Chicken | Agriculture | 10.25 | Agricultural | 3 |
| 18 | Piney Creek Management | Agriculture | 7.69 | Agricultural | 7 |
| 19 | Eldersburg Commons (Amended) | Commercial | 29.78 | BG | 5 |
| 20 | Lehigh New Windsor Quarry Expansion | Industrial | 814.0 | Agricultural | 11 |
| 21 | Verizon Wireless-Starview | Utility | 1.0 | Agricultural | 4 |
| 22 | Conveyor for Lehigh New Windsor Quarry | Industrial | 90.37 | Agricultural | 11 |
| 23 | Lehigh Conveyor-Union Bridge Plant | Industrial | 4.42 | Agricultural | 12 |
| 24 | Resubdivision of Lot 11, Walnut Park | Commercial | 5.49 | BG | 4 |
| 25 | Royal Farms Store (Amended) | Commercial | 1.67 | BG | 5 |
| 26 | Old Westminster Winery & Vineyards | Agriculture | 1.0 | Agricultural | 7 |
| 27 | Dunkin Donuts-Finksburg | Commercial | 1.52 | BG | 4 |
| 28 | Tobacco Technologies, Inc. (3rd Amended) | Industrial | 2.0 | IR | 14 |
| 29 | CVS-Eldersburg | Commercial | 1.7 | IR | 5 |
| 30 | Verizon Wireless-Baugher | Utility | 0.2 | Agricultural | 7 |
| 1,101.99 acres affected | | | | | |

Source: Bureau of Development Review



Amendments & Growth Related Changes in Development Patterns...

Municipal Subdivisions and Site Plans Approved

Tables 3 and 4 list all new subdivisions and site plans in the municipalities that received final approval during calendar year 2014. The locations of these subdivisions and site plans are also shown on Map 4. During 2014, a total of 17 substantive plans were approved in the municipalities, covering approximately 68.31 acres.

| Table 3 – Municipal Residential Site Plans & Subdivisions 2014 | | | | | |
|---|-------------------|-------------|------|----------|--------------|
| Location # (Map 2) | Name | Type | Lots | Zoning | Municipality |
| 31 | Wildesen Property | Residential | 1 | R-10,000 | Taneytown |
| 1 lot, 0.88 acre | | | | | |

Source: Bureau of Development Review, City of Taneytown

| Table 4 – Municipal Commercial & Industrial Site Plans & Subdivisions 2014 | | | | | |
|---|---|------------|--------------|----------|--------------|
| Location # (Map 2) | Name | Type | Acres | Zoning | Municipality |
| 32 | Fuchs North American, Inc. | Industrial | 21.3 | IR | Hampstead |
| 33 | High's Dairy Store (Amended) | Business | 0.69 | BG | Taneytown |
| 34 | Triple G Mini Storage Expansion | Business | 40x80 | BL | Manchester |
| 35 | Carroll Hospital Center—Peacock Property (redevelopment) | Commercial | 53,000 sq ft | CC | Mount Airy |
| 36 | Mount Airy Eye Care Medical Bldg | Commercial | 0.45 | CC | Mount Airy |
| 37 | Jiffy Lube (Amended) | Commercial | 0.46 | C | Mount Airy |
| 38 | Century Business Center (Amended) | Commercial | 4.69 | I | Mount Airy |
| 39 | 7 East Ridgeville Blvd | Commercial | 0.42 | CC | Mount Airy |
| 40 | Lot 32, Section 3 Twin Arch Business Park temp storage yard (Amended) | Industrial | 1.38 | I | Mount Airy |
| 41 | Shell Gas Station (redevelopment) | Commercial | 1.36 | BL | Sykesville |
| 42 | Auto Zone (redevelopment) | Commercial | 1.64 | Business | Westminster |
| 43 | Weis Market #111 Gas-N-Go | Commercial | 0.83 | Business | Westminster |
| 44 | Pizza Hut (amendment) | Commercial | 1.5 | Business | Westminster |
| 45 | Shoppes at Meadow Creek (resubdivision) | Commercial | 14.99 | NC | Westminster |
| 46 | Verizon Telecommunications Facility (McDaniel College) | Utility | 100' pole | R-10 | Westminster |
| 67.43 acres affected | | | | | |

Source: Bureau of Development Review, Town of Hampstead, City of Taneytown, Town of Manchester, Town of Mount Airy, Town of Sykesville, City of Westminster

Amendments & Growth Related Changes in Development Patterns...

Zoning Map Amendments

Zoning Map Amendments

Table 5 and Table 6 list all rezoning activity and annexations, respectively, within Carroll County for 2014. Map 5 shows the location of these rezonings. During 2014, no annexations were processed within Carroll County.

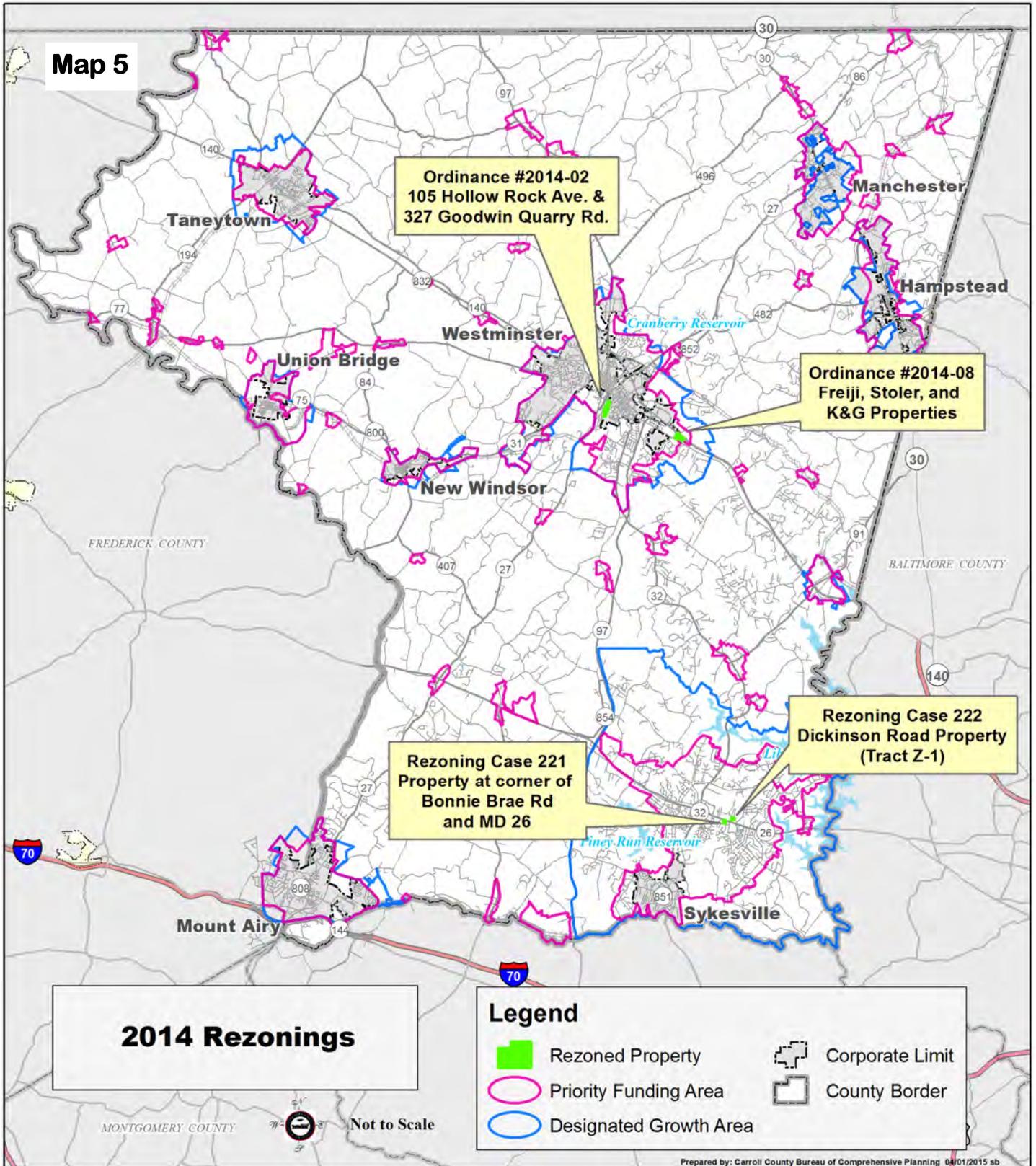
| Table 5 - Rezonings 2014 | | | | | |
|-------------------------------------|---|------------------------|--------------|-----------------------|--------------------------------------|
| Rezoning | Name | District Change | Acres | Effective Date | Plan Reference |
| 221 | Property at the corner of Bonnie Brae Rd & MD 26 | R-20,000 to B-NR | 2.0 | February 6, 2014 | Freedom Community Comprehensive Plan |
| 222 | Dickinson Road Property (Tract Z-1) | R-20,000 to B-NR | 2.2 | May 6, 2014 | Freedom Community Comprehensive Plan |
| Ord # 2014-08 | Freiji, Stoler, and K&G Properties (Comprehensive Rezoning) | IR to BG | 13.64 | September 4, 2014 | Westminster Environs |
| Ord # 2014-02 | 105 Hollow Rock Avenue & 327 Goodwin Quarry Road (Comprehensive Rezoning) | IR to R-10,000 | 17.25 | February 11, 2014 | Westminster Environs |

Source: Department of Land Use, Planning & Development

| Table 6 - Annexations 2014 | | | |
|---------------------------------------|----------------|---------------------|-----------------------|
| Name | Acreage | Jurisdiction | Effective Date |
| None | | | |

Source: Department of Land Use, Planning & Development

...Amendments & Growth Related Changes in Development Patterns



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. 2014-01, Cluster Subdivision—This ordinance amended Chapter 103 (Development and Subdivision of Land) to allow for clustering of lots on parcels less than 10 acres in the Heritage and Residential zoning districts. Previously, cluster subdivision was only permitted on parcels larger than 10 acres in size. (*Chapter 103 has subsequently been removed and replaced in the Code of Public Local Laws and Ordinances of Carroll County and is now referred as Chapter 155*)

Ordinance No. 2014-07, Solar Energy Conversion Facilities—This ordinance amended Chapter 158 (Zoning Regulations) adding definitions of and regulations concerning Solar Energy Conversion Facilities, both as principle permitted and accessory uses.

Ordinance No. 2014-09, Construction Codes—This ordinance amended Subchapter 38 of Chapter 170 (Construction Codes) to amend language, definitions, purpose and authority to be consistent with state and federal codes.

Ordinance No. 2014-10, Floodplain Management—This ordinance amended Chapter 153 (Floodplain Management) to amend language, definitions, purpose and authority to coincide with state and federal codes, and to add “Construction Permits” to plan review requirements.

Municipal:

(Manchester) **Ordinance No. 216, Chapter 200, Subdivision and Development of Land**—The purpose of this amendment was to consolidate text and modify thresholds for the Town’s Adequate Public Facilities Ordinance.

(Mount Airy) **Ordinance No. 2014-02, Chapter 112, Zoning**—Amending the Downtown Zoning District to permit a special exception use of fitness studio clubs or gyms for properties situated along Center Street so long as such use does not confront or join North or South Main Street.

(Sykesville) **Zoning Ordinance No. 288, Chapter 180, Zoning**—Amending the Zoning Ordinance for the purpose of adopting and including a mixed use zone to be known as a Planned Employment Center District in substitution and replacement of the floating zoning district known as the Employment Campus District.

...Amendments & Growth Related Changes in Development Patterns

Amendments to Priority Funding Area Boundaries

Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2014.

Sustainable Community

Sustainable Community Application

The Town of Union Bridge applied for and was recognized as a Sustainable Community during 2014 by the Maryland Department of Housing and Community Development.

Schools

New Schools or Additions to Schools

There were no significant modifications or additions to school facilities in 2014. Only upgrades such as roof replacement and repair, HVAC, paving, and security system improvements were completed during the year.

| Table 7 - School Construction or Additions 2014 | | | |
|--|----|----------------|----------|
| Name of School | ED | Type of Change | Capacity |
| None | | | |

Source: Department of Land Use, Planning & Development

Amendments & Growth Related Changes in Development Patterns...

Roads

New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 8 describes additions that occurred to the County's roadway network in 2014. The changes were primarily system maintenance and local in nature.

| Table 8 - New Roadway Construction 2014 | | | |
|--|-----------------------------------|--------------------------|-----------------------|
| County Road Name | From | To | Type of Change |
| Pinewood Court | Pine Knob Road | Cul-de-sac | New Construction |
| Forest Court | South of Hanna Road | End | Road Extension |
| Chatelaine Court | Johnsville Road | Cul-de-sac | New Construction |
| Chateau Bay Court | Chatelaine Court | Cul-de-sac | New Construction |
| Quiet Meadow Way | South of Upper Beckleysville Road | Luetta Court | Road Extension |
| Luetta Court | West of Quiet Meadow Way | Cul-de-sac | New Construction |
| Rohrbaugh Road | Millers Station Road | Maple Grove Road | Gravel to Paved |
| Stover Road | Hapes Mill Road | North of John Shirk Road | Gravel to Paved |
| Municipal Road Name | From | To | Type of Change |
| Hallie Avenue (Manchester) | Noss Drive | MD 30 | New Construction |
| Mahla Court (Manchester) | MD 86 | Cul-de-sac | New Construction |
| Ideal Court (Manchester) | Quantim Court | Cul-de-sac | New Construction |
| Quantim Court (Manchester) | Hallie Avenue | Cul-de-sac | New Construction |
| Brewster Court (Manchester) | Hallie Avenue | Cul-de-sac | New Construction |

Source: Bureau of Engineering, Town of Manchester

Carroll County Water & Sewer Master Plan

There were no amendments or changes to the Carroll County Water and Sewer Master Plan during 2014.

On December 19, 2013, the Board of County Commissioners Adopted the 2014 Carroll County Water and Sewer Master Plan (Resolution No. 907-2013). State law requires the Plan to be updated every three years. Updates have been made to maps, data, figures, and relevant supporting information. The Plan covers all areas of the County, including community water supply and sewerage systems, and planned service areas including maps of these areas. The 2014 Plan become effective when final approval was received from the Maryland Department of the Environment on July 2, 2014

New Parks

Carroll County constructed a portion of the Westminster Community Trail (Bennett Cerf Park Section) in 2014. It is a 6-foot wide, asphalt trail and approximately 3,500 feet in length, extending from Hahn Road north to Sullivan Road in Election District 7. Map 6 shows a rendering of the completed trail section.

Amendments & Growth Related Changes in Development Patterns...



Consistency of Development Changes

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 2014, 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.



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.

Residential Units by PFA

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 2014 was identified and compared to the number of dwelling units that existed as of December 31, 2013. Table 9 shows the dwelling units added within each PFA in 2014, as well as the cumulative total at the end of 2014. Table 10 shows the cumulative number of dwelling units for all areas both inside and outside the PFAs. Map 9 on Page 27 illustrates the location of new residential growth relative to PFA boundaries.

| Priority Funding Area | PFA Totals as of 12/31/13 | 2014 Units Only | PFA Totals as of 12/31/14 | % of PFA Totals |
|-----------------------|---------------------------|-----------------|---------------------------|-----------------|
| Finksburg | 132 | 0 | 132 | 0.4 |
| Freedom | 8,396 | 47 | 8,443 | 23.8 |
| Sykesville | 1,569 | 51 | 1,620 | 4.6 |
| Hampstead | 2,952 | 3 | 2,955 | 8.3 |
| Manchester | 2,047 | 20 | 2,067 | 5.8 |
| Mount Airy (CC & FC) | 3,423 | 31 | 3,454 | 9.8 |
| New Windsor | 639 | 1 | 640 | 1.8 |
| Taneytown | 2,602 | 22 | 2,624 | 7.4 |
| Union Bridge | 494 | 0 | 494 | 1.4 |
| Westminster | 10,876 | 48 | 10,924 | 30.8 |
| Rural Villages | 2,070 | 4 | 2,074 | 5.9 |
| Total | 35,200 | 227 | 35,427 | 100.0 |

| Year | % Inside PFA |
|------|--------------|
| 2010 | 71.9 |
| 2011 | 65.0 |
| 2012 | 70.4 |
| 2013 | 69.5 |
| 2014 | 64.3 |

Source: Department of Land Use, Planning & Development, Department of Technology Services

| Area | County Total as of 12/31/13 | % of County Total in 2013 | 2014 Units Only | % of 2014 Units | County Total as of 12/31/14 | % of County Total in 2014 |
|--------------------|-----------------------------|---------------------------|-----------------|-----------------|-----------------------------|---------------------------|
| Total Inside PFAs | 35,200 | 55.2 | 227 | 64.3 | 35,427 | 55.3 |
| Total Outside PFAs | 28,517 | 44.8 | 126 | 35.7 | 28,643 | 44.7 |
| Total | 63,717 | 100.0 | 353 | 100.0 | 64,070 | 100.0 |

Source: Department of Land Use, Planning & Development, Department of Technology Services

Measures & Indicators...

Residential Units by DGA

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 11 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each DGA in 2014, as well as the cumulative total at the end of 2014. Table 12 shows the cumulative number of dwelling units for all areas both inside and outside the DGAs. Map 9 on Page 27 illustrates the location of new residential growth relative to DGA boundaries.

| 5 Year Trend (DGA) | |
|--------------------|--------------|
| Year | % Inside DGA |
| 2010 | 80.5 |
| 2011 | 78.2 |
| 2012 | 75.3 |
| 2013 | 77.7 |
| 2014 | 73.1 |

| Table 11 - Dwelling Units by Designated Growth Areas 2014 | | | | |
|---|------------------------------|--------------------|------------------------------|--------------------|
| Designated Growth Area | DGA Totals as of 12/31/13 | 2014 Units Only | DGA Totals as of 12/31/14 | % of DGA Totals |
| Finksburg | 136 | 0 | 136 | 0.4 |
| Freedom | 10,737 | 75 | 10,812 | 30.2 |
| Sykesville | 1,569 | 51 | 1,620 | 4.5 |
| Hampstead | 2,821 | 3 | 2,824 | 7.9 |
| Manchester | 1,874 | 19 | 1,893 | 5.3 |
| Mount Airy (CC & FC) | 3,426 | 31 | 3,457 | 9.6 |
| New Windsor | 684 | 1 | 685 | 1.9 |
| Taneytown | 2,689 | 22 | 2,711 | 7.6 |
| Union Bridge | 510 | 0 | 510 | 1.4 |
| Westminster | 11,122 | 56 | 11,178 | 31.2 |
| Total | 35,586 | 258 | 35,826 | 100.0 |

Source: Department of Land Use, Planning & Development, Department of Technology Services

| Table 12 - Dwelling Units Inside vs. Outside DGAs 2014 | | | | | | |
|--|-----------------------------------|---------------------------------|--------------------|--------------------|-----------------------------------|---------------------------------|
| Area | County Total as of 12/31/13 | % of County Total in 2013 | 2014 Units Only | % of 2014 Units | County Total as of 12/31/14 | % of County Total in 2014 |
| Total Inside DGAs | 35,568 | 55.8 | 258 | 73.1 | 35,826 | 55.9 |
| Total Outside DGAs | 28,149 | 44.2 | 95 | 26.9 | 28,244 | 44.1 |
| Total | 63,717 | 100.0 | 353 | 100.0 | 64,070 | 100.0 |

Source: Department of Land Use, Planning & Development, Department of Technology Services

Non-Residential Units by PFA & DGA

Non-Residential: Office, Retail, Industrial, and Institutional Uses by PFA & DGA

To measure the amount and share of **non-residential development** that occurred inside and outside of **PFA**s and **DGA**s, non-residential Use & Occupancy (U&O) certificates issued in 2014 were used to identify where new non-residential development occurred in 2014. Table 13 shows the number of units added within each PFA and DGA. The number of non-residential units added countywide (inside and outside the PFA and DGAs) is shown on Table 14. Map 9 on Page 27 indicates the location of the new residential and non-residential units added in 2014.

| Priority Funding Area | PFA | | DGA | |
|-----------------------|------------|-----------------|------------|-----------------|
| | 2014 Units | % of PFA Totals | 2014 Units | % of DGA Totals |
| Finksburg | 2 | 6.2 | 2 | 6.7 |
| Freedom | 2 | 6.2 | 3 | 10.0 |
| Sykesville | 0 | 0.0 | 0 | 0.0 |
| Hampstead | 2 | 6.2 | 2 | 6.7 |
| Manchester | 2 | 6.2 | 2 | 6.7 |
| Mount Airy (CC & FC) | 6 | 18.8 | 6 | 20.0 |
| New Windsor | 0 | 0.0 | 0 | 0.0 |
| Taneytown | 6 | 18.8 | 6 | 20.0 |
| Union Bridge | 1 | 3.1 | 1 | 3.3 |
| Westminster | 8 | 25.0 | 8 | 26.6 |
| Other PFA | 3 | 9.5 | n/a | n/a |
| Total | 32 | 100.0 | 30 | 100.0 |

Source: Department of Land Use, Planning & Development, Department of Technology Services

| Area | PFA | | DGA | |
|---------------|------------|-----------------|------------|-----------------|
| | 2014 Units | % of 2014 Units | 2014 Units | % of 2014 Units |
| Total Inside | 32 | 88.9 | 30 | 83.3 |
| Total Outside | 4 | 11.1 | 6 | 16.7 |
| Total | 36 | 100.0 | 36 | 100.0 |

Source: Department of Land Use, Planning & Development

Measures & Indicators...

Preliminary Plan Approvals

Residential Preliminary Plans Approved

The number of residential preliminary plans approved in the unincorporated areas of Carroll County in 2014 is shown in Table 15. The municipal approvals are shown in Table 16. Map 7 shows the locations of the **approved residential preliminary plans** listed in the tables 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 15 - Carroll County (Unincorporated) Preliminary Plans Approved
2014**

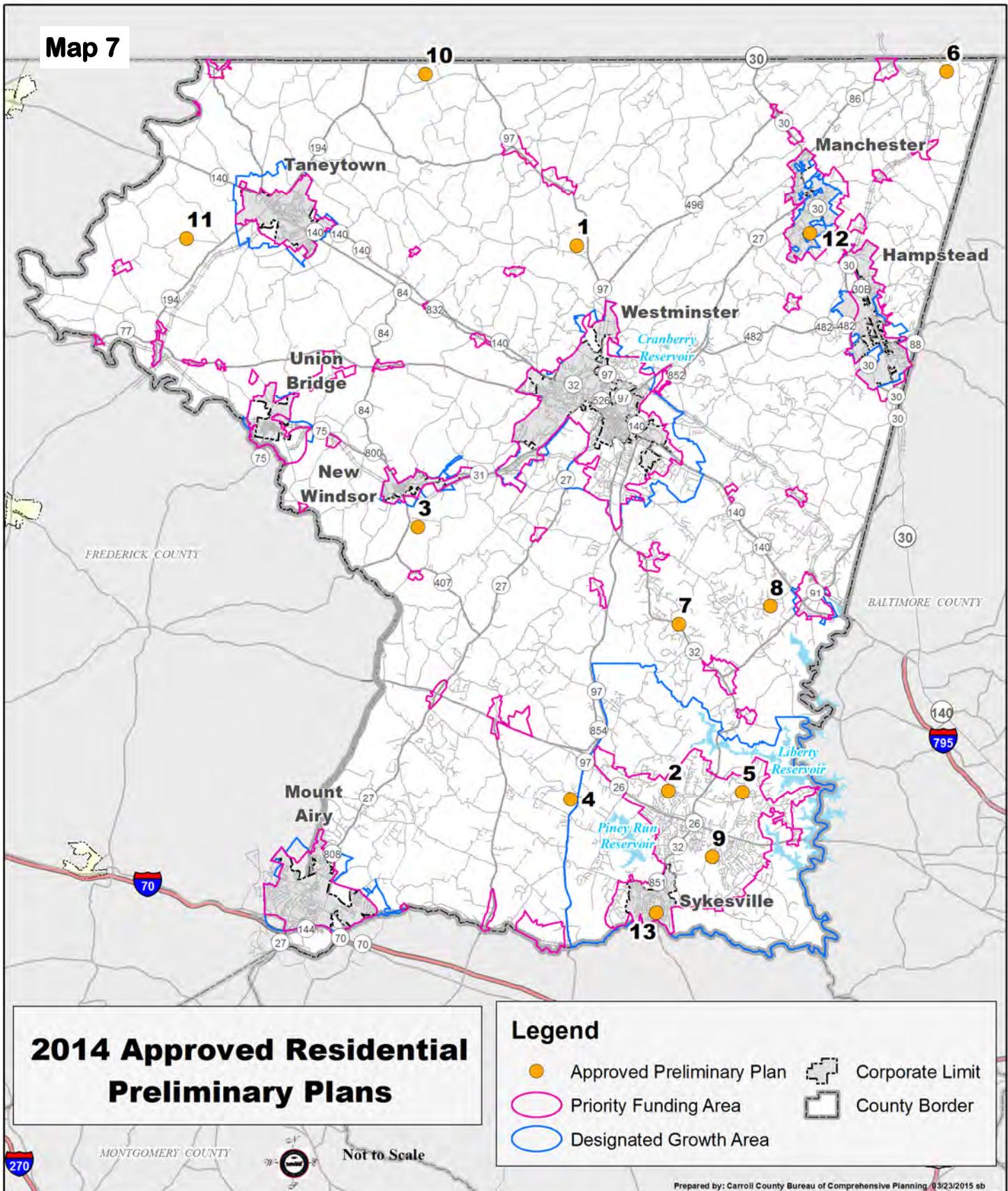
| Location # (Map 7) | Project Name | New Lots | Acreage of Lots | Zoning | Priority Funding Area | Designated Growth Area |
|-----------------------|----------------------------|-----------|-----------------|---------------------------|-----------------------|------------------------|
| 1 | Hy-Crest Section 6, Lot 10 | 1 | 5.16 | Agricultural | | |
| 2 | Bulls Estates | 3 | 4.22 | R-20,000 | Freedom | Freedom |
| 3 | Major Property | 1 | 9.23 | Agricultural | | |
| 4 | Heather's Ridge | 1 | 9.85 | Conservation | | |
| 5 | Chelsea Oaks | 33 | 52.49 | R-40,000/ Conservation | Freedom | Freedom |
| 6 | Vangline Acres | 4 | 12.13 | Conservation | | |
| 7 | Niner Subdivision | 2 | 6.63 | Agricultural | | |
| 8 | Hidden Creek | 7 | 28.04 | Conservation | | |
| 9 | Arrington Estates | 2 | 4.91 | R-10,000 | | |
| 10 | Mary Holland | 1 | 0.00 | Agricultural | | |
| 11 | Wilhide Acres | 1 | 1.94 | Agricultural | | |
| Total | | 56 | 134.6 | | | |

Source: Bureau of Development Review

**Table 16 - Municipal (Incorporated) Preliminary Plans Approved
2014**

| Location # (Map 7) | Project Name | New Lots | Acreage of Lots | Zoning | Priority Funding Area | Designated Growth Area |
|-----------------------|---|-----------|-----------------|----------|-----------------------|------------------------|
| 12 | Manchester Farms Sec 7 | 15 | 7.159 | R-15,000 | Manchester | Manchester |
| 13 | Historic Carriage House II (6 units) | 1 | 0.39 | BL | Freedom | Freedom |
| Total | | 16 | 7.549 | | | |

Source: Bureau of Development Review, Town of Manchester



Measures & Indicators...

Recorded Lots

Recorded Lots

The number of residential **lots recorded** in 2014 is shown by PFA and by DGA in Table 17. Commercial and industrial lots are shown in Table 18. The locations of the recorded lots in these tables in relationship to the PFAs and DGAs are shown on Map 8.

**Table 17 - Number of Residential Recorded Lots
by Priority Funding Areas & Designated Growth Areas
2014**

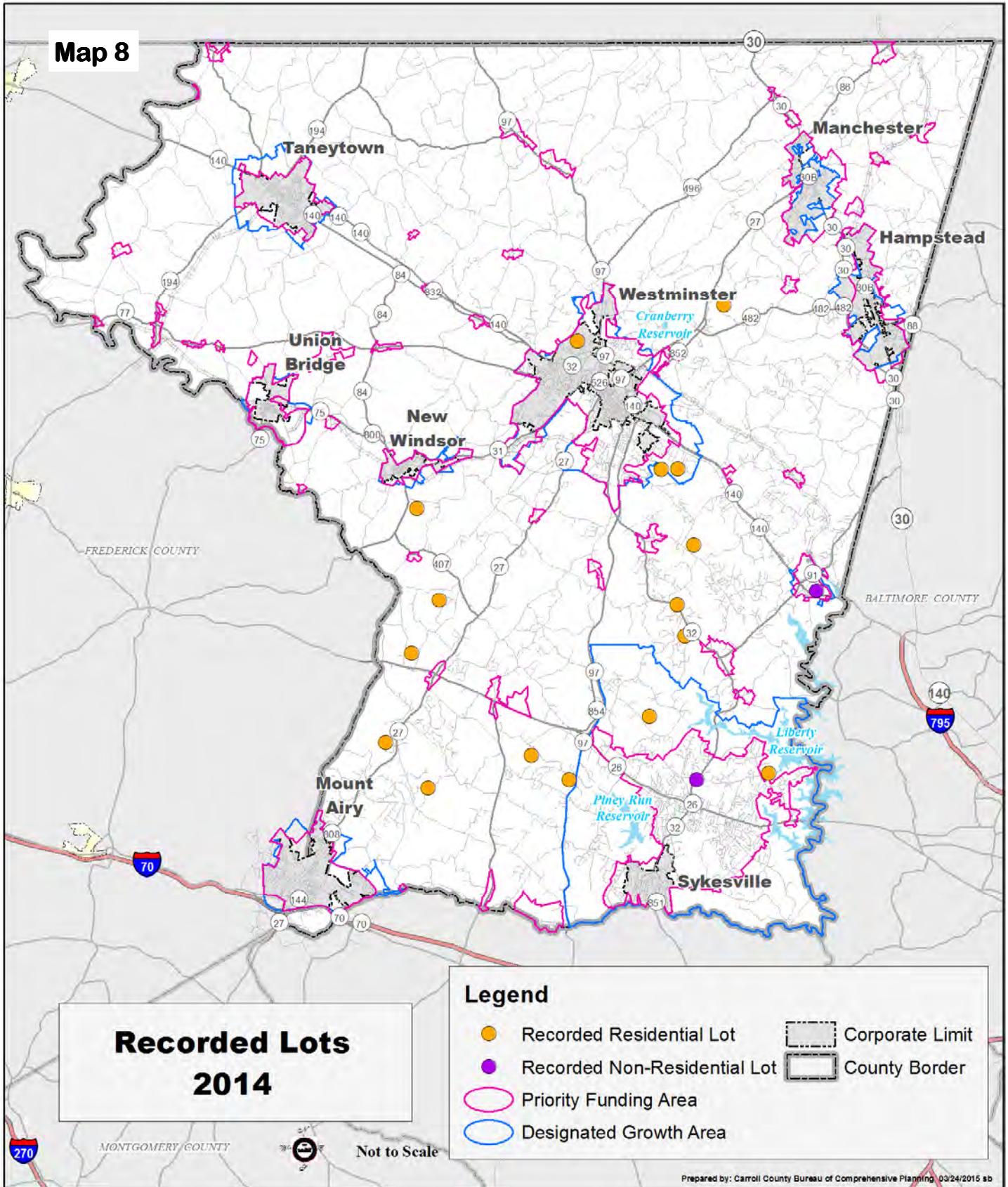
| Area | Total New Lots Created | Total % In/% Out |
|--------------|------------------------|---------------------|
| Inside PFA | 32 | 17 / 83 |
| Outside PFA | 152 | |
| Total | 184 | |
| Inside DGA | 125 | 68 / 32 |
| Outside DGA | 59 | |
| Total | 184 | |

Source: Bureau of Development Review

**Table 18 - Number of Commercial/Industrial Recorded Lots
by Priority Funding Areas & Designated Growth Areas
2014**

| Area | Total New Lots Created | Total % In/% Out |
|--------------|------------------------|---------------------|
| Inside PFA | 3 | 100 / 0 |
| Outside PFA | 0 | |
| Total | 3 | |
| Inside DGA | 3 | 100 / 0 |
| Outside DGA | 0 | |
| Total | 3 | |

Source: Bureau of Development Review



Measures & Indicators...

Building Permits Issued

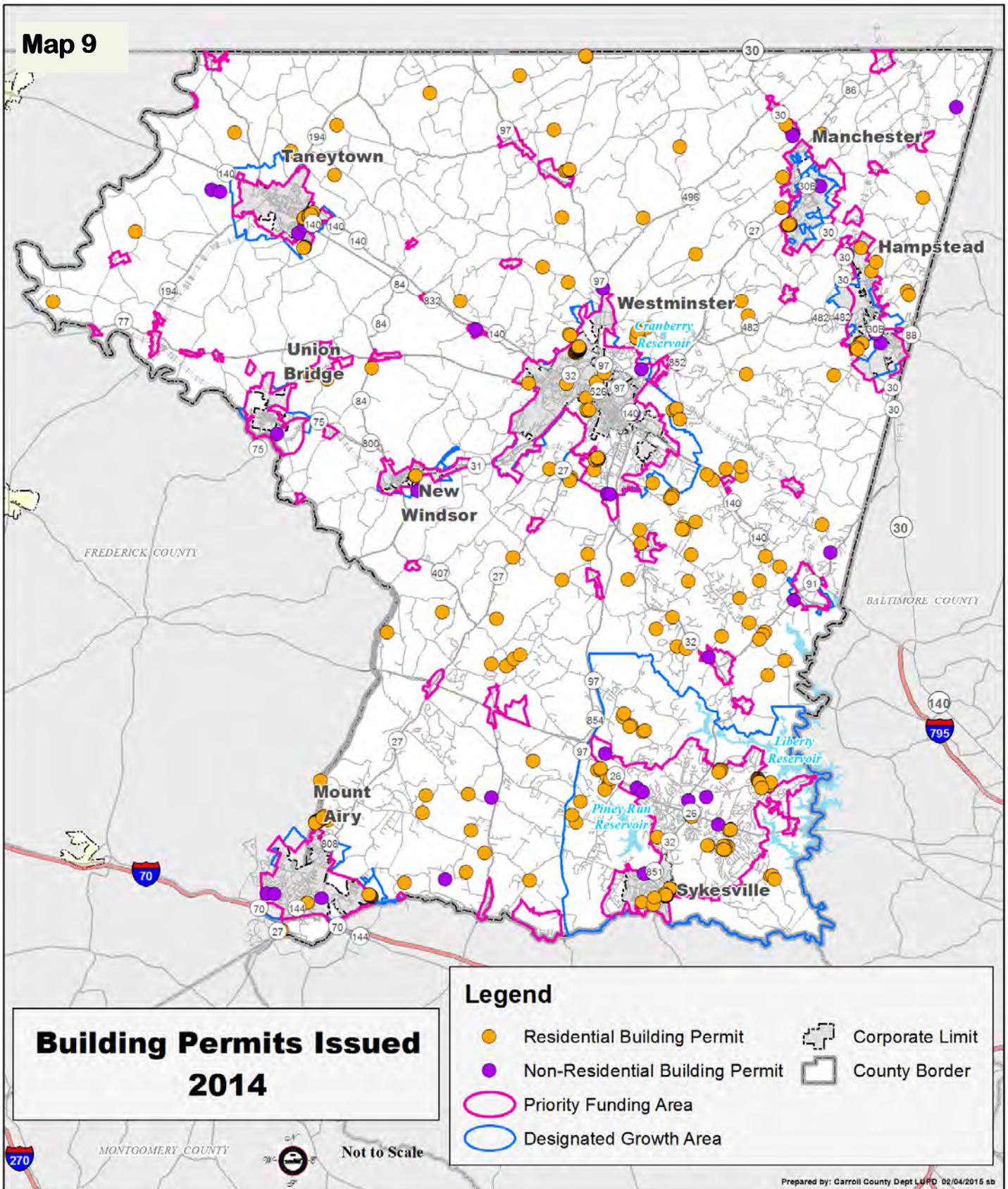
Building Permits Issued

The total number of building permits **issued** in 2014 was 377, as shown in Table 19. This includes permits issued within the municipalities. Map 9 shows the locations of the building permits in this table in relationship to the PFAs and DGAs.

| Table 19 - Building Permits Issued by Priority Funding Areas & Designated Growth Areas 2014 | | |
|---|------------|---------------------|
| Area | Totals | Total % In/% Out |
| Residential Inside PFA | 187 | 56/44 |
| Residential Outside PFA | 150 | |
| Non-Residential Inside PFA | 27 | 68/32 |
| Non-Residential Outside PFA | 13 | |
| Total | 377 | |
| Residential Inside DGA | 222 | 66/34 |
| Residential Outside DGA | 115 | |
| Non-Residential Inside DGA | 29 | 73/27 |
| Non-Residential Outside DGA | 11 | |
| Total | 377 | |

Source: Department of Technology Services

Map 9



Measure & Indicators...

U&O Certificates

New Use & Occupancy (U&O) Certificates

Table 20 shows new **Use & Occupancy Certificates** issued by category in Carroll County during 2014. 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 and industrial improvement category refers to renovations or change of use within an existing site.

| Jurisdiction | Apartment | Residential | Residential Improvement | Commercial & Industrial | Commercial & Industrial Improvement | Farm |
|--------------|-----------|-------------|-------------------------|-------------------------|-------------------------------------|-----------|
| ED 1 | 0 | 3 | 22 | 0 | 0 | 8 |
| Taneytown | 0 | 22 | 36 | 6 | 10 | 0 |
| ED 2 | 0 | 3 | 31 | 0 | 2 | 1 |
| ED 3 | 0 | 1 | 39 | 0 | 0 | 3 |
| ED 4 | 0 | 33 | 158 | 4 | 15 | 2 |
| ED 5 | 40 | 20 | 191 | 2 | 24 | 0 |
| Sykesville | 0 | 51 | 26 | 0 | 5 | 0 |
| ED 6 | 0 | 12 | 85 | 0 | 12 | 3 |
| Manchester | 4 | 15 | 49 | 2 | 3 | 0 |
| ED 7 | 3 | 48 | 162 | 4 | 29 | 3 |
| Westminster | 0 | 17 | 96 | 1 | 69 | 0 |
| ED 8 | 0 | 5 | 74 | 1 | 6 | 4 |
| Hampstead | 0 | 3 | 28 | 1 | 6 | 0 |
| ED 9 | 0 | 10 | 52 | 1 | 2 | 3 |
| ED 10 | 0 | 1 | 8 | 0 | 0 | 3 |
| ED 11 | 0 | 1 | 20 | 0 | 1 | 3 |
| New Windsor | 0 | 1 | 4 | 0 | 2 | 0 |
| ED 12 | 0 | 1 | 5 | 1 | 1 | 1 |
| Union Bridge | 0 | 0 | 4 | 0 | 0 | 0 |
| ED 13 | 0 | 5 | 34 | 0 | 1 | 2 |
| Mount Airy* | 0 | 31 | 45 | 3 | 20 | 0 |
| ED 14 | 0 | 23 | 114 | 1 | 6 | 4 |
| Total | 47 | 306 | 1,283 | 27 | 214 | 40 |

Source: Department of Technology Services
*includes Carroll County portion only

U&O Certificates by PFA & DGA

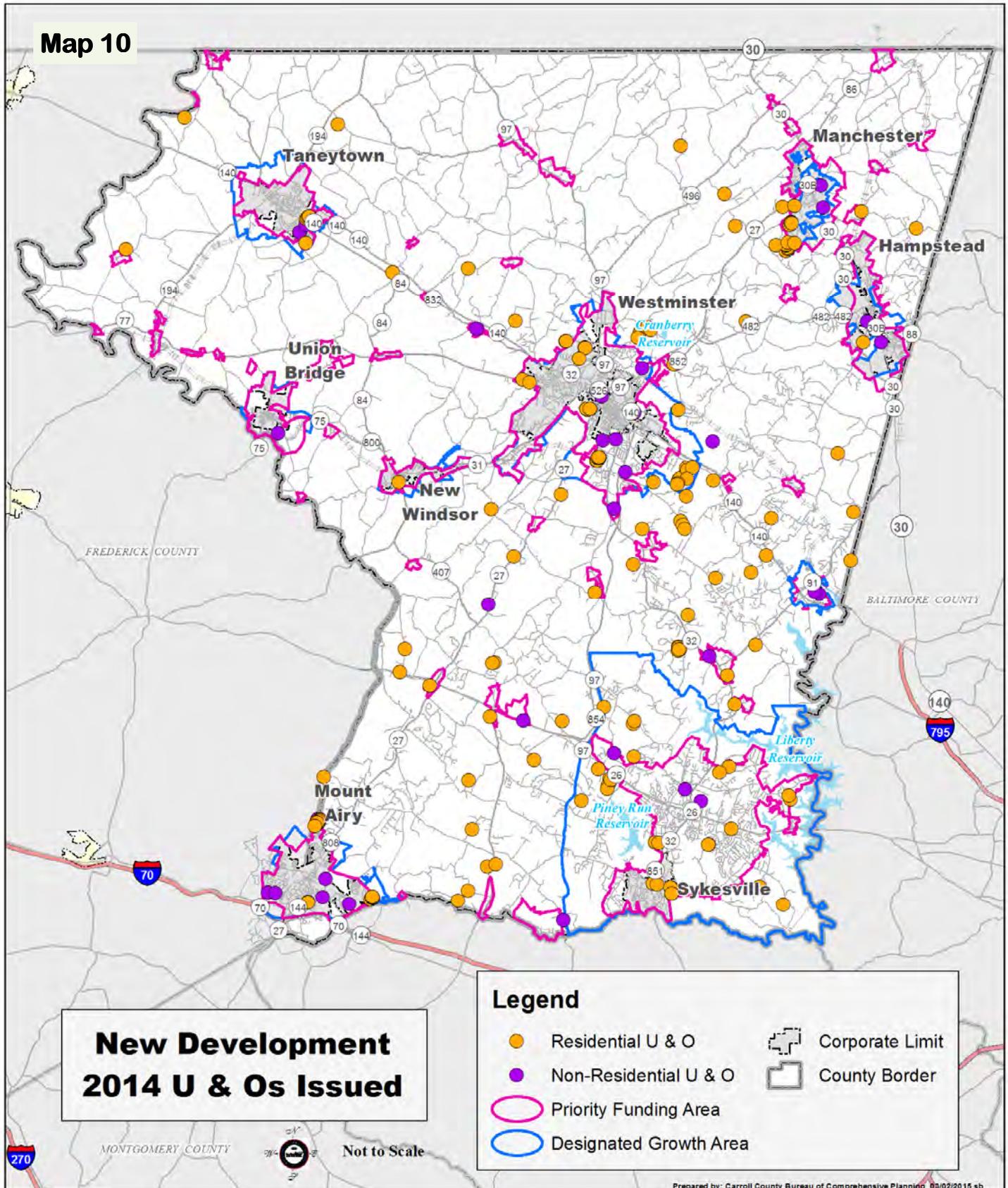
Use & Occupancy Certificates (U&Os) Issued

The total number of residential and non-residential **U&Os** issued for new construction in 2014 was 389. This includes U&Os issued within the municipalities. Table 21 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 10 on Page 30.

| Table 21 - Use & Occupancy Certificates Issued by Priority Funding Areas & Designated Growth Areas 2014 | | |
|---|------------|---------------------|
| Area | Totals | Total % In/% Out |
| Residential Inside PFA | 227 | 64 / 36 |
| Residential Outside PFA | 126 | |
| Non-Residential Inside PFA | 32 | 89 / 11 |
| Non-Residential Outside PFA | 4 | |
| Total | 389 | |
| Residential Inside DGA | 258 | 73 / 27 |
| Residential Outside DGA | 95 | |
| Non-Residential Inside DGA | 30 | 83 / 17 |
| Non-Residential Outside DGA | 6 | |
| Total | 389 | |

Source: Department of Technology Services

Measures & Indicators...



Net Density of New Development

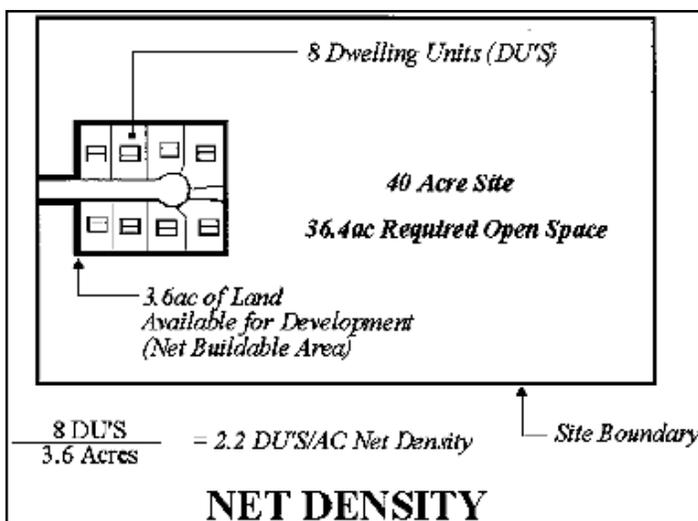
Average Lot Size (Net Density) & Floor Area Ratio (FAR)

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 2014. Floor area ratio was derived from comparing the acreage of a site with the square footage of building space. Table 22 provides the average lot size and FAR inside and outside PFAs, as well as inside and outside DGAs. Resubdivisions of parcels or lots and redevelopment of sites that are not substantive in nature are not included in the net density numbers, only new construction. Figures 1 and 2 illustrate how these calculations were made.

| Area | Residential (Avg Lot Size) | Non-Residential (FAR) |
|-------------|----------------------------|-----------------------|
| Inside PFA | 0.806 | 0.194 |
| Outside PFA | 1.646 | 0.085 |
| Inside DGA | 0.806 | 0.184 |
| Outside DGA | 1.646 | 0.183 |

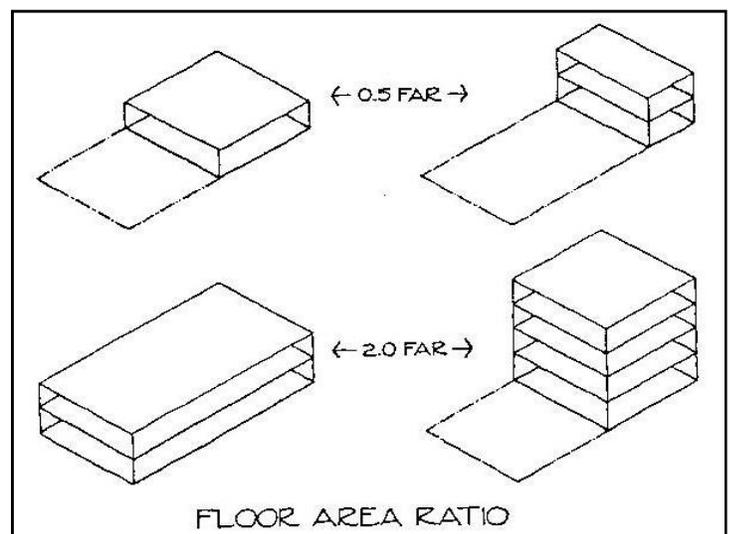
Source: Department of Land Use, Planning & Development

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan

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*.) Map 11 indicated the location of potential residential lots.

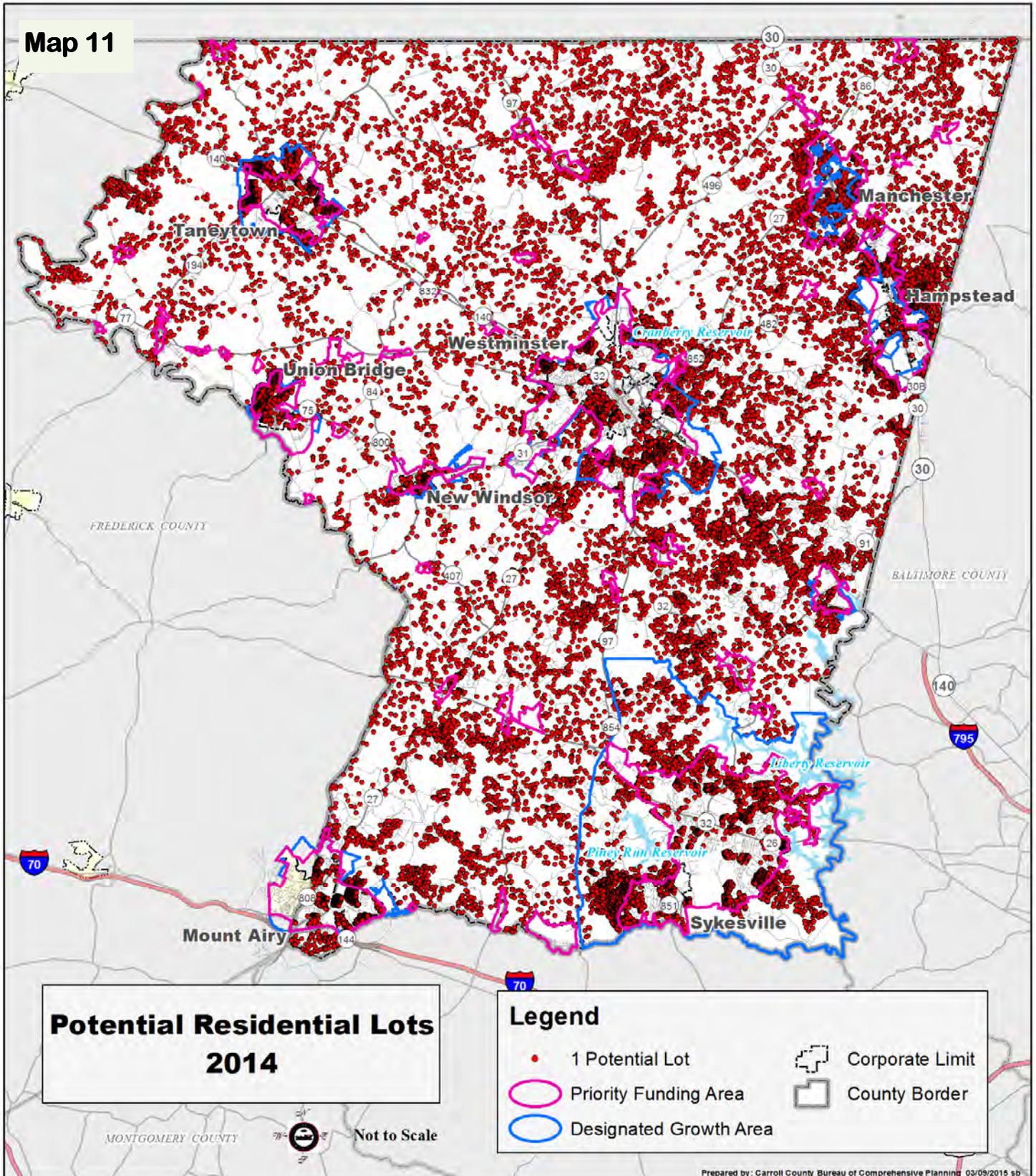
Potential residential development (lots) is based on the *2000 Carroll County Master Plan* land use designation in the most recently adopted comprehensive plan for each jurisdiction. The land use designation, rather than current zoning, more appropriately represents what is planned in the future.

| Table 23 - Potential Residential Lots by Priority Funding Areas and Designated Growth Areas 2014 | | | | |
|---|--|---------------------------|--|---------------------------|
| Area | PFA | | DGA | |
| | Potential Lots as of 12/31/14 | % of PFA Total | Potential Lots as of 12/31/14 | % of DGA Total |
| Finksburg | 122 | 1.1 | 125 | 0.9 |
| Freedom | 2,306 | 20.7 | 4,004 | 28.6 |
| Sykesville | 148 | 1.3 | 148 | 1.1 |
| Hampstead | 514 | 4.6 | 443 | 3.2 |
| Manchester | 931 | 8.4 | 589 | 4.2 |
| Mount Airy (CC & FC) | 899 | 8.1 | 899 | 6.4 |
| New Windsor | 309 | 2.8 | 432 | 3.1 |
| Taneytown | 2,075 | 18.6 | 3,077 | 22.0 |
| Union Bridge | 1,272 | 11.4 | 1,310 | 9.4 |
| Westminster | 2,383 | 21.4 | 2,804 | 20.0 |
| Rural Villages | 172 | 1.5 | 172 | 1.2 |
| Total | 11,131 | 100.0 | 14,003 | 100.0 |

Source: Department of Land Use, Planning & Development

As seen in Table 23, an additional 11,131 lots could potentially be developed within all of the PFAs together. An additional 2,872 lots could potentially be developed outside of PFAs but within the County's identified DGAs.

Map 11



Measures & Indicators...

When the numbers for existing residential units and potential lots are combined, the ***distribution of units at “build-out”*** can be estimated. The 33,204 existing residential units in the PFAs combined with the 11,131 potential residential units in the PFAs would yield 46,335 units in the PFAs at build-out. Outside of the PFAs, the 30,600 existing residential units would combine with the 17,329 potential residential units to create 47,929 residential units outside of the PFAs at build-out. This represents a total of 92,264 residential units, 48 percent of which would be inside the PFAs and 52 percent of which would be outside the PFAs. These figures are presented in Tables 24 and 25 and shown on Map 11 on Page 33.

Similarly, the 35,640 existing residential units in the DGAs combined with the 14,003 potential residential units in the DGAs would yield 49,643 units in the DGAs at build-out. Outside of the DGAs, the 28,164 existing residential units would combine with the 14,457 potential residential units to create 42,621 residential units outside of the DGAs at build-out. This also represents a total of 92,264 residential units, 54 percent of which would be inside the DGAs and 46 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. Nor do the estimates of potential units reflect the water and sewer capacity constraints that exist within the PFAs or DGAs. The adoption of TIERs could also have an impact on the total numbers of potential dwelling units.

| Table 24 - Potential Residential Lots Inside vs. Outside PFAs & DGAs 2014 | | | | |
|---|----------------------------------|----------------------|----------------------------------|----------------------|
| Area | PFA | | DGA | |
| | Potential Lots as of 12/31/14 | % of County Total | Potential Lots as of 12/31/14 | % of County Total |
| Total Inside* | 11,131 | 39.1 | 14,003 | 49.2 |
| Total Outside | 17,329 | 60.9 | 14,457 | 50.8 |
| Total | 28,460 | 100.0 | 28,460 | 100.0 |

Source: Department of Land Use, Planning & Development
*Includes Rural Villages

| Table 25 - Existing and Potential Residential Units by Priority Funding Areas & Designated Growth Areas 2014 | | | | |
|--|-------------------|--------------------|---------------|---------------------|
| Area | Existing Units | Potential Units | Totals | Total % In/% Out |
| Inside PFA* | 33,204 | 11,131 | 44,335 | 48 / 52 |
| Outside PFA | 30,600 | 17,329 | 47,929 | |
| Total | 63,804 | 28,460 | 92,264 | |
| Inside DGA | 35,640 | 14,003 | 49,643 | 54 / 46 |
| Outside DGA | 28,164 | 14,457 | 42,621 | |
| Total | 63,804 | 28,460 | 92,264 | |

Source: Department of Land Use, Planning & Development
*Includes Rural Villages

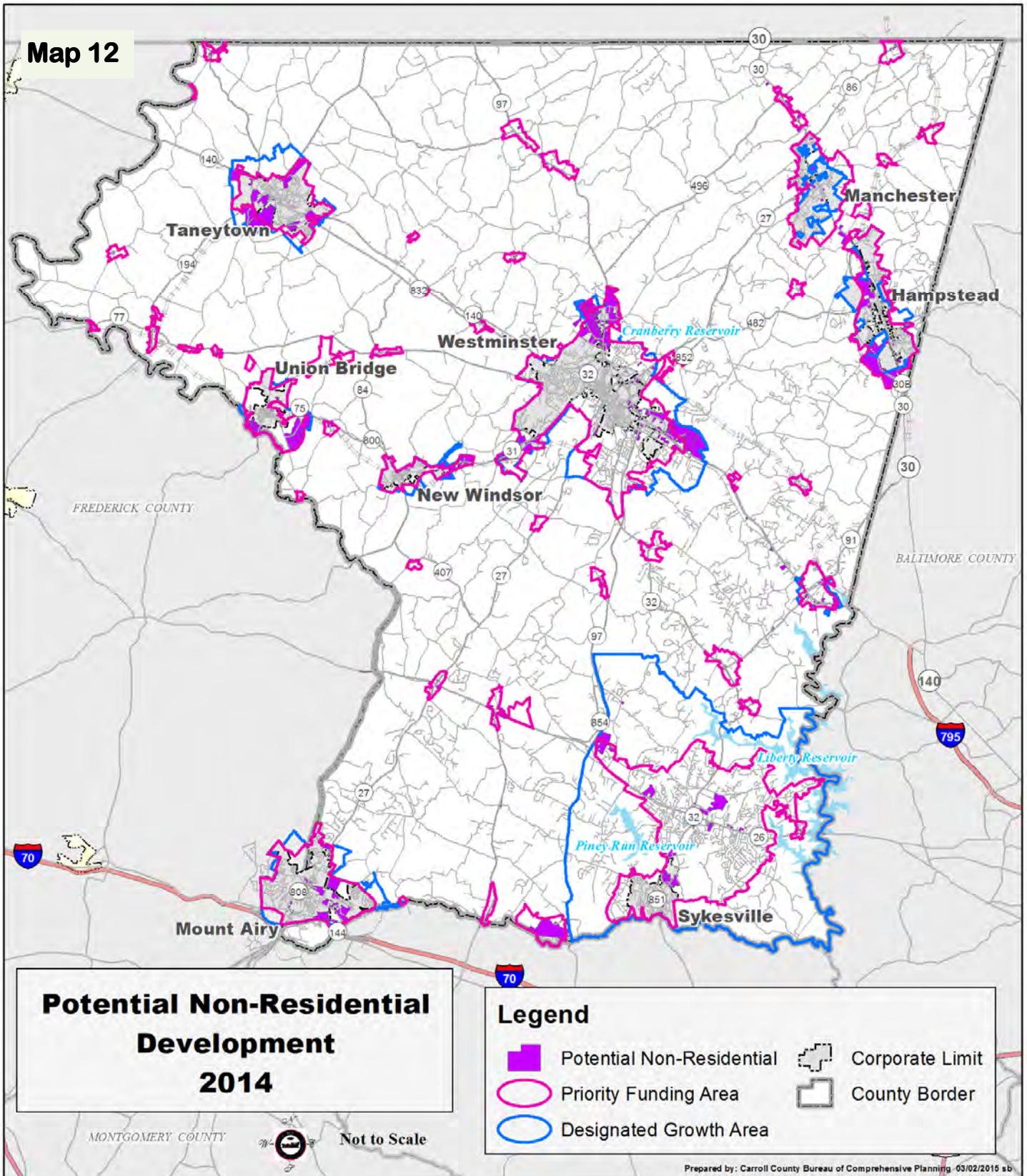
Potential non-residential development is based on the gross acreage of the planned non-residential parcels. Parcels with a commercial or industrial land use designation, but not currently used as such, were considered to be planned for future non-residential development. The data in Table 26 show the potential non-residential acreage within each PFA and DGA. Table 27 shows the percentage distribution for potential non-residential acreage inside and outside PFAs and DGAs. The estimate of potential non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or DGAs. Map 12 on Page 36 indicates the location of potential non-residential development.

| Table 26 - Potential Non-Residential Acreage by Priority Funding Areas & Designated Growth Areas 2014 | | |
|---|--------------|--------------|
| | PFA | DGA |
| Finksburg | 66 | 77 |
| Freedom | 365 | 369 |
| Sykesville | 107 | 107 |
| Hampstead | 580 | 319 |
| Manchester | 44 | 23 |
| Mount Airy | 323 | 66 |
| New Windsor | 93 | 145 |
| Taneytown | 271 | 685 |
| Union Bridge | 259 | 301 |
| Westminster | 987 | 1,399 |
| Other PFA | 205 | n/a |
| Total Inside | 3,300 | 3,491 |
| Total Outside | 1,380 | 1,189 |
| Total | 4,680 | 4,680 |

Source: Department of Land Use, Planning & Development

| Table 27 - Existing and Potential Non-Residential Acreage by Priority Funding Areas & Designated Growth Areas 2014 | | | | |
|--|------------------|-----------------|---------------|------------------|
| Area | Existing Acreage | Planned Acreage | Totals | Total % In/% Out |
| Inside PFA | 5,639 | 3,300 | 8,936 | 66.8 / 33.2 |
| Outside PFA | 3,056 | 1,380 | 4,436 | |
| Total | 8,692 | 4,680 | 13,372 | |
| Inside DGA | 5,916 | 3,491 | 9,407 | 70.3 / 29.7 |
| Outside DGA | 2,776 | 1,189 | 3,965 | |
| Total | 8,692 | 4,680 | 13,372 | |

Source: Department of Land Use, Planning & Development



Locally Funded Agricultural Land Preservation

Agricultural Land Preservation

Agricultural Land Preservation Program

Total agricultural land preserved in Carroll County in 2014 was 2,426 acres (Table 28). Total funding for easement acquisition in Fiscal Year 2014, as seen in Table 29, was \$2,536,600, of which 100 percent was County funds (funds for MALPF and Rural Legacy easements to potentially be reimbursed by the state).

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 2014, a total of 66,204 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 on Page 38 shows the location of easements acquired in 2014, as well as the existing easements.

Table 28 - Easement Acquisition
2014

| Year | MALPF | | Rural Legacy | | Carroll County Easement | | Land Trust Easement | | Total (All Programs) | |
|------|-------|-------|--------------|-------|-------------------------|-------|---------------------|-------|----------------------|-------|
| | Farms | Acres | Farms | Acres | Farms | Acres | Farms | Acres | Farms | Acres |
| 2014 | 4 | 656 | 3 | 157 | 13 | 1,596 | 1 | 17 | 21 | 2,426 |

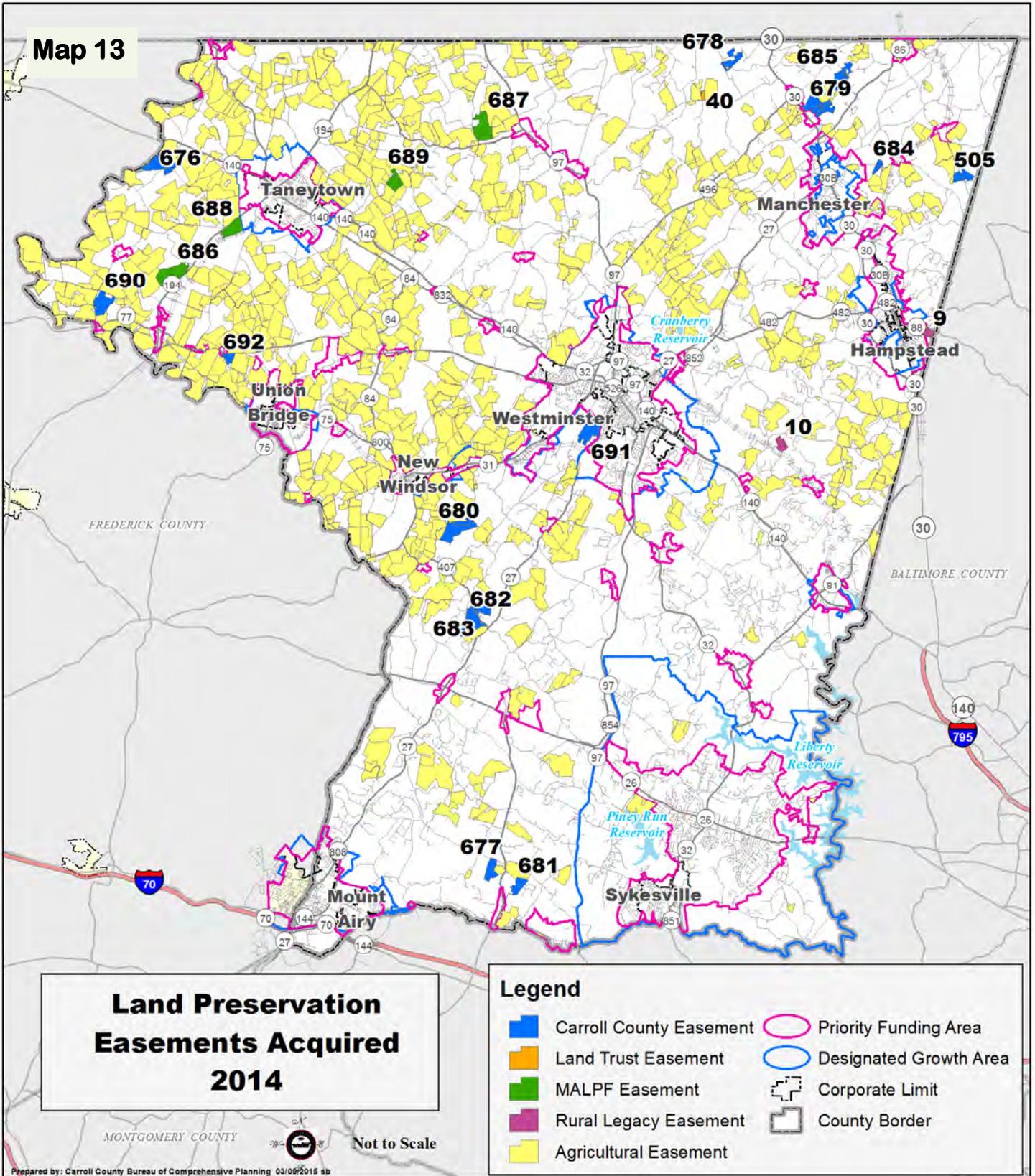
Source: Carroll County Agricultural Land Preservation Program

Table 29 - Local Funding for Agricultural Land Preservation
Carroll County Agricultural Land Preservation Program
Fiscal Year 2014

| County Funding | State Funding | Total FY 2014 Funding |
|----------------|---------------|-----------------------|
| \$2,536,600 | 0 | \$2,536,600 |

Source: Carroll County Agricultural Land Preservation Program

Locally Funded Agricultural Land Preservation...



Non-Agricultural Land Preservation

Non-Agricultural Conservation Easements

Table 30 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

| Type of Easement | # of Easements | Acres |
|---------------------|----------------|--------|
| Floodplain | 12 | 30.79 |
| Forest Conservation | 59 | 243.04 |
| Water Resource | 16 | 132.44 |

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 154 of the County Code adopted in 2004.

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.”**

HB 1257 (2012)

This legislation required additional information be included in local jurisdiction’s Annual Reporting requirements, most notably:

- Requiring the annual report to state whether changes in development patterns are consistent with specified *approved* plans;
- ensures consistency between a jurisdiction’s comprehensive plan and implementation mechanisms;
- require a jurisdiction’s comprehensive plan to include all required plan elements as of each six-year comprehensive plan review.

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, 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.

2014 Carroll County Master Plan

The Carroll County Planning and Zoning Commission Approved a draft *2014 Carroll County Master Plan* on December 16, 2014. This Plan was forwarded to the Board of County Commissioners for Adoption on December 31, 2014. Instead of setting an exact percentage number goal of development IN and OUT of the PFAs, a decision was made by the Planning and Zoning Commission to continue to pursue policies that “... **facilitate development in appropriate areas, including the designated growth areas, thereby protecting and conserving agricultural and environmental resource areas, preserving open space, and providing public facilities and services efficiently and cost-effectively.**” By using this strategy, the County has been successfully developing at least 70% of new, residential development inside the County’s PFAs. We anticipate that with the eventual Adoption and implementation of this plan that these trends will continue and strengthen the County’s commitment to facilitating “...**development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County’s rural character.**”

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

Infrastructure Inside PFAs

Once a goal is adopted by the Board of County Commissioners, future annual reports will be able to identify infrastructure needed to achieve the goal.

The lack of capacity for water and sewer facilities within many of the service areas is making it more difficult to fully achieve the goal statement. Current levels of water and sewer capacities are being closely monitored and managed to ensure basic service is not exceeded by demand.

Land Preservation Outside PFAs

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

Appendices Appendices

Council Members:
Marlene Duff
Joseph Renehan
James Roark
Wayne H. Thomas
David Unglesbee

Christopher M. Nevin
Mayor



Town of Hampstead

Tammi Ledley
Town Manager

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Hampstead@carr.org
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May 28, 2015

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

RE: Carroll County 2014 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 has approved the Carroll County 2014 Annual Report on May 27, 2015 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 reflect 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 "Tammi Ledley", is written over a faint, larger version of the same signature.

Tammi Ledley
Town Manager / Zoning Administrator

cc: Scott E. Graf, Carroll County Department of Land Use, Planning and Development



TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

April 21, 2015

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

RE: Carroll County 2014 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 has approved the Carroll County 2014 Annual Report on April 21, 2015 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,

Alexander Perricone, Chairperson
Planning & Zoning Commission

cc: Scott E. Graf, Carroll County Bureau of Comprehensive Planning

PATRICK T. ROCKINBERG
Mayor



Council Members
CHRISTOPHER P. EVERICH
Secretary

PETER R. HELT
Council President

ROBERT H. KING, JR.
KENNETH D. PHEBUS
SCOTT D. STRONG

April 27, 2015

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

RE: Carroll County 2014 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 has approved the Carroll County 2014 Annual Report on April 27, 2015 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. In addition, the Town of Mount Airy will be independently forwarding two projects located in Frederick County that were not detailed in the Carroll County Report for inclusion.

If you have any questions concerning the report or its contents, please contact Heather Smith, Community Planning Administrator at (301) 829-1424.

Sincerely,

Bill Butts
Chairman – Planning Commission of Mount Airy

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 20, 2015

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

Re: Carroll County 2014 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 2014 Annual Report on May 20, 2015 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,

Mark Schultz
Chairman
Town of New Windsor Planning Commission

Cc: Scott Graff

W:\City file\Planning Commission\Annualrepttr-5-2015.doc



Town of Sykesville

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

Town House

Ian Shaw, Mayor
Dawn M. Ashbacher, Town Manager
Linda S. Quinn, Town Treasurer
Janice M. Perrault, Town Clerk

May 5, 2015

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

RE: Carroll County 2014 Annual Report

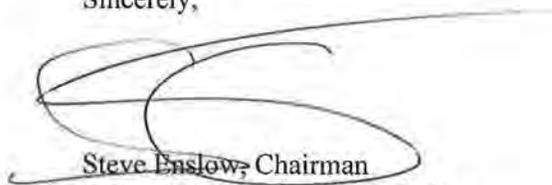
Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission has approved the content related to the Town of Sykesville in the Carroll County 2014 Annual Report on May 4, 2015, 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 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,



Steve Enslow, Chairman
Sykesville Planning Commission

Taneytown Planning Commission

James Parker
Chairman
Henry Heine
City Manager
James Wieprecht
Director of Planning and Zoning

April 27, 2015

Commission Members
George Naylor
Carl Ebaugh
James LeFaivre
Oliver Glass
Judith Archie

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

RE: Carroll County 2014 Annual Report

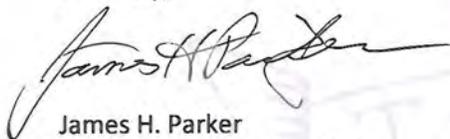
Dear Mr. Dahlstrom:

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 2014 Annual Report on April 30, 2015 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,



James H. Parker
Planning Commission Chairman

copy: Taneytown Planning Commission
J. Wieprecht, Director of Planning and Zoning, City of Taneytown
17 EAST BALTIMORE STREET · TANEYTOWN, MARYLAND 21787
PHONE 410-751-1100 · FAX 410-751-1608
WEB PAGE - www.taneytown.org

THE TOWN OF UNION BRIDGE

104 WEST LOCUST STREET
UNION BRIDGE, MD 21791-0350

PHONE 410-775-2711
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PERRY L. JONES JR.
MAYOR

MEMBERS OF COUNCIL
DONALD D. WILSON, PRESIDENT
LAURA CONAWAY
L. ELLEN CUTSAIL
AMY K. KALIN
EDGAR WENTZ

May 15, 2015

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

Re: Carroll County 2014 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 2014 Annual Report relating to The Town of Union Bridge on April 16, 2015 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
The Town of Union Bridge Planning and Zoning Commission

cc: Scott Graf, County Comprehensive Planner
Perry L. Jones, Jr., Mayor

CITY OF WESTMINSTER
56 West Main Street
Westminster, Maryland 21157
Kevin R. Utz, Mayor
(410) 848-9000
www.westminstermd.gov



Common Council
Dr. Robert Wack, President
Suzanne P Albert
Dr. Mona Becker
Tony Chiavacci
Paul Whitson

June 16, 2015

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

Dear Mr. Dahlstrom:

Pursuant to Land Use Article, Section 1-207, of the Annotated Code of Maryland, **the City of Westminster Planning and Zoning Commission approved the Carrol County 2014 Annual Report** on May 14, 2015 in the parts that reference and address our City.

We participated in preparing this report by providing to the County planning staff data on planning and development activities within our jurisdiction and offering suggestions for revisions to the draft. The jointly developed report prepared under the leadership of the County's Department of Land Use, Planning and Development combines a summary of activities of the Carrol County Planning and Zoning Commission with that of the Planning Commission's of eight participating municipalities.

It is our intention to forward the Annual Report to the Mayor and Common Council of Westminster. Pursuant to Section 1-207C3 of the Land Use Article, which requires that a Planning Commission's annual report "contain statements and recommendation for improving the planning and development process within the jurisdiction", we are supplementing the report herein with the following: *"During 2015 and beyond the Planning and Zoning Commission will consider ways to improve the safety and convenience of walking and bicycling within Westminster especially in the context of the review and approval of new development projects. We will, from time to time, offer the Mayor and Common Council recommendations for amendments to the zoning ordinance, including the plan approval procedures related to improving commercial site design including circulation, landscaping and signage"*.

We trust you agree this submittal satisfies our obligations on state law and will be helpful to you. If you have any questions concerning the data or information in the report which applies to Westminster, please contact me.

Sincerely yours,

Margaret Bair, Chairwoman
Planning and Zoning Commission

cc: Mr. Scott Graf, Carrol County Department of Land Use, Planning and Development