

Measures of Development Activity

Development activity can be tracked at many stages of the development process: plans submitted, plans approved, plans recorded/site plan mylars signed, building permits issued, and use and occupancy permits issued. This report focuses primarily on the number of residential units on building permits issued and the number of residential units on plans approved. If one imagines waves hitting a beach, the building permits issued are the wave hitting right now and the plans approved are the next wave coming. In FY 08 there were 268 residential units on all building permits issued [Table 1]. There were 660 new residential units on recorded and/or approved plans including off-conveyances, subdivisions, and site plans [Table 2]. Both measures are below the average of the previous six years. As Table 1 indicates, the 268 units permitted brings the 6-year average to 809 per year. This is below the goal stated in Chapter 71 of no more than 1,000 per year over any given 6-year period. Based on the data in Table 2, the average number of residential units on approved development plans over the past 6 years has been 735.

Other development indicators such as non-residential plan approvals are covered in the Appendices.

PART I: MEASURES OF DEVELOPMENT ACTIVITY

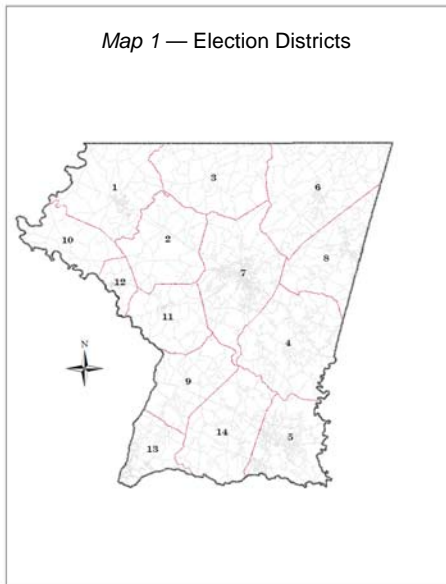
<i>Election District</i>	<i>FY 03</i>	<i>FY 04</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>Total</i>	<i>Average over 6 year period</i>
1 - Taneytown	13	12	7	6	7	5	50	14
2 - Uniontown	18	17	19	9	11	6	80	23
3 - Myers	35	27	15	11	8	3	99	28
4 - Woolerys	107	86	86	76	37	26	418	119
5 - Freedom	279	157	83	85	11	22	637	182
6 - Manchester	50	64	35	40	23	13	225	64
7 - Westminster	153	62	235	42	24	12	528	151
8 - Hampstead	65	40	18	25	6	12	166	47
9 - Franklin	16	31	37	22	16	7	129	37
10 - Middleburg	2	2	4	5	1	2	16	5
11 - New Windsor	8	8	6	12	7	1	42	12
12 - Union Bridge	0	0	4	5	0	0	9	3
13 - Mount Airy	23	27	28	18	5	5	106	30
14 - Berrett	70	34	49	55	21	17	246	70
Total Unincorporated	839	567	626	411	177	131	2,751	459
Municipality								
Taneytown City	112	95	108	157	88	34	594	99
Sykesville Town	4	2	3	3	0	2	14	2
Manchester Town	95	79	57	19	25	47	322	54
Westminster City	103	54	174	83	39	29	482	80
Hampstead Town	125	76	8	45	0	1	255	43
Mount Airy Town	54	98	90	82	50	19	393	66
New Windsor Town	14	6	0	0	0	4	24	4
Union Bridge Town	0	20	0	0	0	1	21	4
Total Incorporated	507	430	440	389	202	137	2,105	351
County Total	1,346	997	1,066	800	379	268	4,856	809

*Table 1
NUMBER OF ISSUED BUILDING PERMITS --
RESIDENTIAL UNITS*

The numbers of residential units issued building permits during FY 07 (379) and FY 08 (268) are well below the annual average of 809.

PART I: MEASURES OF DEVELOPMENT ACTIVITY

Table 2
CUMULATIVE NUMBER OF NEW RESIDENTIAL UNITS RECORDED/APPROVED



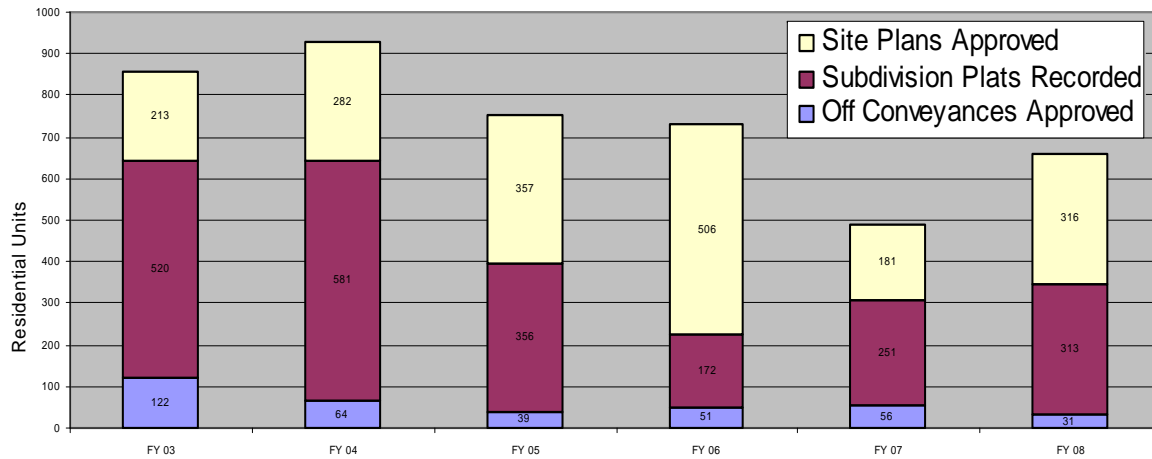
<i>Election District</i>	<i>FY 03</i>	<i>FY 04</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>Total</i>
1 – Taneytown	18	129	4	511	66	1	729
2 – Uniontown	10	9	8	7	3	10	47
3 – Myers	12	9	12	14	11	8	66
4 – Woolerys	100	107	2	8	38	62	317
5 – Freedom	253	142	36	0	9	256	696
6 – Manchester	217	150	8	127	128	77	707
7 – Westminster	87	132	374	32	115	66	806
8 – Hampstead	34	10	128	5	6	14	197
9 – Franklin	40	31	18	12	5	8	114
10 – Middleburg	3	4	6	4	7	3	27
11 – New Windsor	18	11	2	0	87	8	126
12 – Union Bridge	4	3	0	3	1	2	13
13 – Mount Airy	42	153	110	1	0	136	442
14 – Berrett	17	37	44	5	12	9	124
TOTALS	855	927	752	729	488	660	4411

The figures in Table 2 are cumulative totals of the residential units on approved development plans, including plans in the towns. Table 2 is a snapshot of the number of new units becoming eligible for building permits each year. It tracks residential development plans that complete the approval stage and proceed to the building permit stage.

In Carroll County there are three types of residential development plan: off-conveyance, subdivision, and site plan. On the following page, Chart 1 shows the amount that each type of plan contributed to the totals shown in Table 2. In most years recorded subdivisions create more potential new dwelling units than either off-conveyances or site plans. In FY 06 the high proportion of units from site plans is due to the final approval of Carrolltowne 4B, a multi-family development consisting of 254 units.

The figures in Table 2 are cumulative totals of the residential units on development plans that reached the recordation or final approval stage during the fiscal year indicated. In Carroll County there are three types of residential development plan: off-conveyance, subdivision, and site plan.

PART I: MEASURES OF DEVELOPMENT ACTIVITY



*Chart 1
RECORDED/APPROVED UNITS BROKEN OUT
BY TYPE OF DEVELOPMENT PLAN*

Table 3 provides information about each type of plan. The tables on the following pages provide the numbers of residential units on approved plans of each type, i.e. the components that add up to the totals shown in Table 2.

	Off-Conveyance	Subdivision	Site Plan
Purpose	To divide one or more buildable lot(s) from a larger parcel	To divide one or more buildable lot(s) from a larger parcel	To develop a site for uses such as commercial buildings, apartments, condominiums, churches, parks, etc.
Approval by	Staff	Planning and Zoning Commission	Planning and Zoning Commission
Recorded as	A written metes and bounds description in a deed	A subdivision plat	A site plan

*Table 3
THREE TYPES OF DEVELOPMENT PLAN*

PART I: MEASURES OF DEVELOPMENT ACTIVITY

Off-Conveyances

Off-Conveyances are usually proposed as residential building lots which are reviewed and approved at the staff level. They are the first two divisions from property that existed as of April 23, 1963. Parcels or lots created since that date are not eligible for off-conveyances. Countywide, there is a finite number of lots that can be created through the off-conveyance process and that will eventually be exhausted.

This table tracks off-conveyances approved by staff. Once approved, the off-conveyances must be recorded within six months or the approval will expire.

Table 4
OFF-CONVEYANCES APPROVED FY 03 – FY 08

<i>Election District</i>	<i>FY 03</i>	<i>FY 04</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>Total</i>
1 – Taneytown	8	3	2	5	2	1	21
2 – Uniontown	8	2	4	2	3	4	23
3 – Myers	6	3	3	5	5	2	24
4 – Woolerys	20	9	2	8	1	3	43
5 – Freedom	4	6	0	0	8	0	18
6 – Manchester	19	11	8	10	10	2	60
7 – Westminster	9	5	3	3	5	4	29
8 – Hampstead	11	7	4	5	5	3	35
9 – Franklin	19	4	3	3	4	3	36
10 – Middleburg	2	4	1	2	2	1	12
11 – New Windsor	3	2	2	0	4	5	16
12 – Union Bridge	0	3	0	3	1	0	7
13 – Mount Airy	6	0	1	0	0	0	7
14 – Berrett	7	5	6	5	6	3	32
County Total	122	64	39	51	56	31	363

PART I: MEASURES OF DEVELOPMENT ACTIVITY

Subdivisions

Towns may approve subdivisions and the number of recorded lots are included in the totals in the following table. Town plans are not subject to the County’s Concurrency Management.

In the unincorporated areas of the County there are two types of subdivision: minor and major. Minor subdivisions involve any or all of the first three lots taken from a parent parcel. Minor subdivisions in the Agricultural Zoning District are not subject to Concurrency Management. Minor subdivisions in all other zoning districts are subject to Concurrency Management. Major subdivisions involve the fourth and all subsequent lots taken from a parent parcel. All major subdivisions are subject to Concurrency Management.

<i>Election District</i>	<i>FY 03</i>	<i>FY 04</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>Totals</i>
1 – Taneytown	10	63	2	0	64	0	139
2 – Uniontown	2	7	4	5	0	6	24
3 – Myers	6	6	9	9	6	6	42
4 – Woolerys	76	98	0	0	33	59	266
5 – Freedom	40	36	36	0	1	2	115
6 – Manchester	198	23	0	117	118	13	469
7 – Westminster	78	127	99	29	20	62	415
8 – Hampstead	23	3	39	0	1	11	77
9 – Franklin	21	24	15	9	1	5	75
10 – Middleburg	1	0	5	2	5	2	15
11 – New Windsor	15	9	0	0	0	3	27
12 – Union Bridge	4	0	0	0	0	2	6
13 – Mount Airy	36	153	109	1	0	136	435
14 – Berrett	10	32	38	0	2	6	88
County Totals	520	581	356	172	251	313	2193

*Table 5
RESIDENTIAL UNITS ON SUBDIVISIONS RECORDED DURING FY 03 – FY 08*

Site Plans

Site plans typically do not involve the division of property. Most develop commercial or industrial buildings on a property, and, as non-residential development are not subject to Chapter 71. Residential site plans typically propose one or more multi-family structures. They can be assisted living facilities, senior independent living units, nursing homes, condominiums, apartments, etc. Equivalent Dwelling Units (EDU) are calculated for multi-unit residential development which does not contain complete dwelling units. One EDU is calculated for the first 8 occupants and an additional EDU is added for every 3 occupants thereafter.

Residential site plans in towns are included. Town projects are not subject to Chapter 71. The figures in Table 6 differ in some cases from the figures in the same table in the FY 07 report. The difference is due to a clarification in defining when a site plan has received final approval. The FY 08 report uses the date when the County Attorney’s Office notifies the Bureau of Development Review that the legal package has been approved. The previous report in some cases used the date of final signature on the mylars.

Table 6
RESIDENTIAL UNITS ON SITE PLANS
GIVEN FINAL APPROVAL FY 03 – FY 08

Election District	FY03	FY04	FY05	FY06	FY07	FY08	Total
1 – Taneytown	0	63	0	506	0	0	569
2 – Uniontown	0	0	0	0	0	0	0
3 – Myers	0	0	0	0	0	0	0
4 – Woolerys	4	0	0	0	4	0	8
5 – Freedom	209	100	0	0	0	254	563
6 – Manchester	0	116	0	0	0	62	178
7 – Westminster	0	0	272	0	90	0	362
8 – Hampstead	0	0	85	0	0	0	85
9 – Franklin	0	3	0	0	0	0	3
10 – Middleburg	0	0	0	0	0	0	0
11 – New Windsor	0	0	0	0	83	0	83
12 – Union Bridge	0	0	0	0	0	0	0
13 – Mount Airy	0	0	0	0	0	0	0
14 – Berrett	0	0	0	0	4	0	4
County Totals	213	282	357	506	181	316	1855

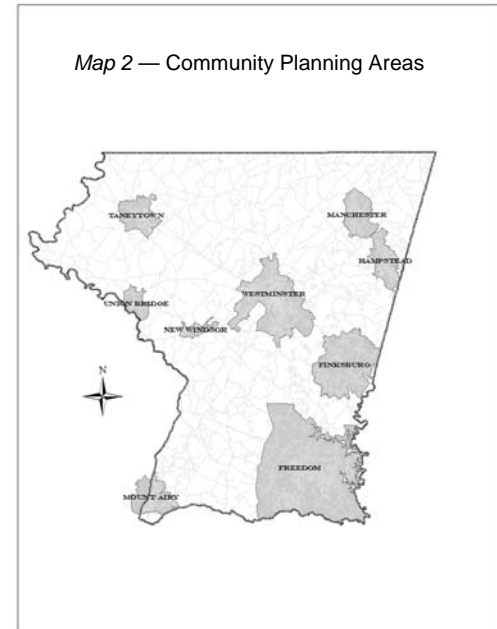
The figures in Table 6 differ in some cases from the figures in the same table in the FY 07 report. The difference is due to a clarification in defining when a site plan has received final approval. The FY 08 report uses the date when the County Attorney’s Office notifies the Bureau of Development Review that the legal package has been approved. The previous report in some cases used the date of final signature on the mylars.

PART I: MEASURES OF DEVELOPMENT ACTIVITY

Community Planning Areas

Community Planning Areas (CPA's) are growth areas identified by adopted comprehensive plans. In most cases they represent the planned growth of an existing town or city. The Finksburg CPA is a growth area without an incorporated town. The Freedom CPA includes the incorporated town of Sykesville as well as the Eldersburg area. A comprehensive plan exists for each CPA in addition to the countywide comprehensive plan. They are updated approximately every six years and recommend tools such as zoning and infrastructure planning to manage and accommodate the planned growth for the area. The following tables break out the development data by CPA, whereas the tables on the preceding pages break out the numbers by Election District.

Table 7 lists the number of residential units that were issued building permits during each fiscal year.



CPA	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08
[01] Union Bridge	0	21	0	1	3	1
[02] New Windsor	14	8	1	2	1	4
[03] Taneytown	110	98	107	157	89	35
[04] Mt. Airy	54	100	91	87	54	24
[05] Hampstead	21	165	12	53	4	7
[06] Manchester	94	81	59	23	26	51
[07] Westminster	226	89	382	114	61	43
[08] Finksburg	36	27	34	37	17	11
[09] Freedom	314	175	112	137	21	33
Total in CPAs	869	764	798	611	276	209
Total Outside CPAs	288	322	269	217	107	59
County Total	1157	1086	1067	828	383	268

Table 7
NUMBER OF ISSUED BUILDING PERMITS --
RESIDENTIAL UNITS BROKEN OUT BY CPA

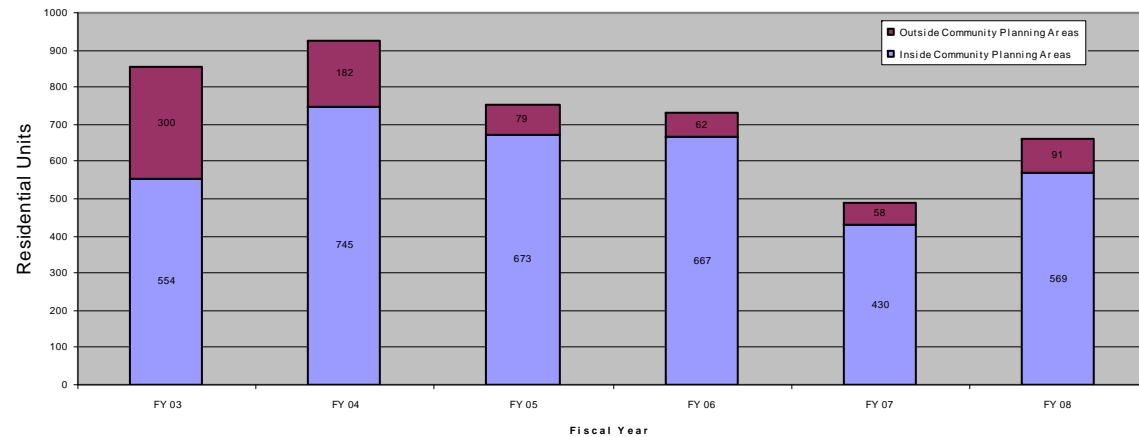
PART I: MEASURES OF DEVELOPMENT ACTIVITY

*Table 8
CUMULATIVE NUMBER OF NEW
RESIDENTIAL UNITS RECORDED/
APPROVED — BROKEN OUT BY CPA*

CPA	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	TOTAL
Finksburg	20	46	0	8	0	58	132
Freedom	243	170	66	0	14	258	751
Hampstead	4	3	125	0	1	0	133
Manchester	156	124	0	117	122	62	581
Mount Airy	30	151	109	0	0	135	425
New Windsor	13	0	0	0	84	2	99
Taneytown	2	126	2	508	64	0	702
Union Bridge	4	0	0	3	0	0	7
Westminster	82	125	371	31	145	54	808
TOTAL CPA's	554	745	673	667	430	569	3638
Remainder of County	300	182	79	62	58	91	772
TOTAL	854	927	752	729	488	660	4410

Table 8 and Chart 2 indicate that the proportion of growth that is outside CPA's has generally decreased over the past six years, but increased recently. During the period FY 03 through FY 06, the percentage of recorded/approved units that were located outside a CPA fell from 35% to 9%. Then it rose again, reaching 14% in FY 08.

*Chart 2
RECORDED/APPROVED UNITS BROKEN
OUT BY LOCATION INSIDE A CPA VERSUS
LOCATION OUTSIDE A CPA*



During the period FY 03 through FY 06, the percentage of recorded/approved units that were located outside a CPA fell from 35% to 9%. Then it rose again, reaching 14% in FY 08.