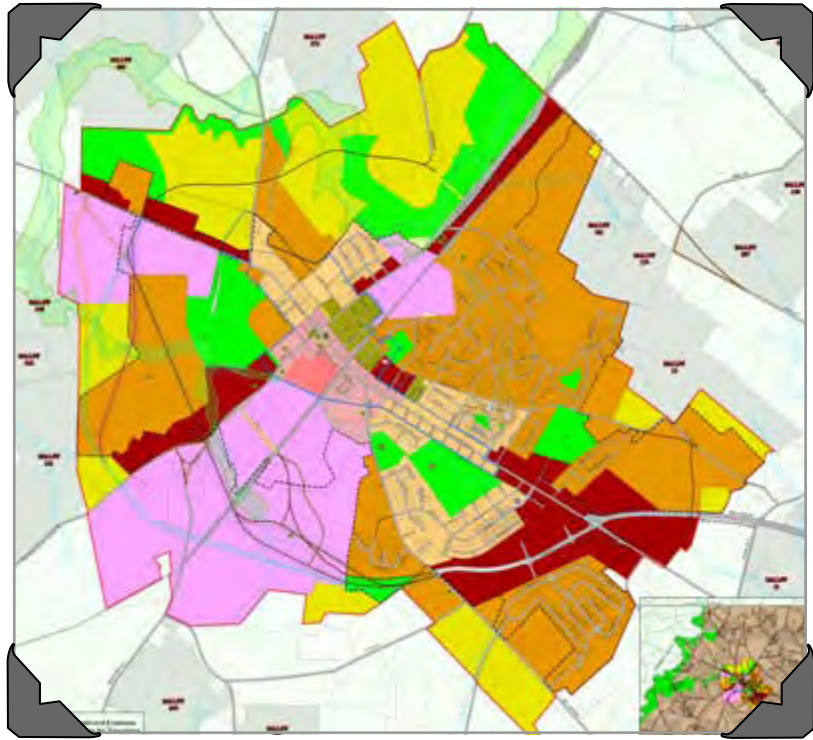


2010



# TANEYTOWN COMMUNITY COMPREHENSIVE PLAN

Approved: February 22, 2010  
Planning Commission

Adopted: March 8, 2010  
Mayor & City Council



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## **City of Taneytown**

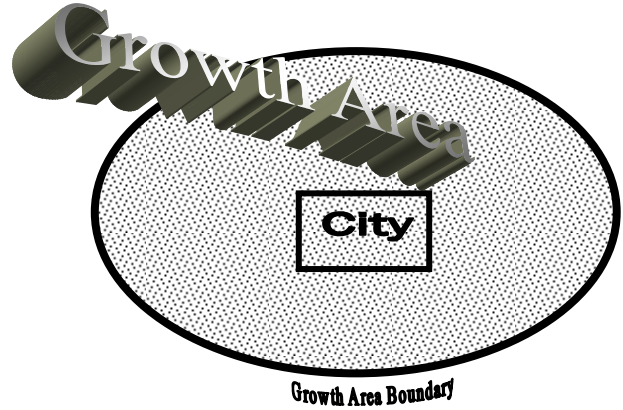
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# Chapter 1: Introduction

The Taneytown Community Comprehensive Plan is a blueprint for growth in and around the City of Taneytown. The vision, goals, policies, and actions described in the plan apply to the area that lies within the Growth Area Boundary (GAB). The GAB is envisioned as the future corporate limits line and the land within this line is known as the Growth Area. The graphic below may be helpful to refer to as the various terms are used throughout the plan to describe different geographic areas.



## Plan Definition and Purpose

The purpose of the comprehensive plan is to guide the growth and development of a community. A set of goals is developed to help achieve the overall vision for the future of the community. Specific actions and policies that are needed to implement the goals are recommended and become a work program for the local government, community leaders, and citizens of the community. Decisions and activities that are made and undertaken subsequent to the adoption of a plan should be consistent with the intent and content of the plan.

**VISION OR VISION STATEMENT** - A vision is a statement that defines a community's preferred future. To choose a direction, a community must have an image of a possible and desirable future state. The vision not only helps to define the community's preferences and desires for the future but also helps to empower members of the community. A shared vision builds cooperation between local governments, the private sector, and residents. It is easier to establish priorities when community leaders know what end they are working toward. The defined vision must become an integral part of the management and operation of the local government(s) and the activities in which residents participate. The purpose of this vision statement is to serve as a guide that community leaders and decision makers use to make decisions.

**GOALS** - A goal is a broad statement of intended accomplishments to bring the community closer to meeting its overall vision of the future. It does not identify specific activities that will be undertaken. Rather, they identify a set of objectives designed to guide the community toward meeting its goals.

**POLICIES** - A policy identifies the course of action to be taken on a given issue. Policy statements are included in the plan. Policies proposed in this plan indicate the direction that decision-makers would take regarding city and county services and land use development. The policy statements are based on an overall set of goals for the community and its future.

**ACTIONS** - An action is a recommended activity to help bring a community closer to achieving its goal(s). Actions are planning, land use, and general government-related activities that can be pursued, ideally as a whole and in combination with the recommended policies, to

help the community meet its goals. Actions are often referred to as objectives or implementation measures.

**COMPREHENSIVE PLAN** - The comprehensive plan for a specific community within Carroll County, a small area plan called a “community comprehensive plan,” gives that community the opportunity to study in more detail the factors which influence its area and provides more direction on what the community hopes to accomplish beyond what the County Comprehensive Plan addresses. Individual properties can be reviewed, specific areas can be designated for revitalization, and unique functional plan elements can be developed to apply to these small areas. These more detailed activities and items would not normally be addressed in the County Comprehensive Plan.

As a comprehensive plan addresses more than just land uses and zoning, the community comprehensive plan gives a community the opportunity to address such issues as economic development, community involvement, park facilities, and historic resources, among other things. These issues can and should be addressed regardless of whether the community ultimately decides to make changes to the existing land use designation map or zoning districts.

The Plan presents a set of goals that address growth management and land use, transportation, community facilities, natural resources, economic development and activity, historic/cultural resources, community involvement, interjurisdictional coordination and communication, housing and community design, and municipal growth. The chapters around which these issues are organized each share common components. The chapters discuss current conditions, an analysis of community needs, recommended policies and actions, fiscal implications, and anticipated Capital Improvement Plan (CIP) projects. These components, which encompass more of the community’s needs than they often have in the past, will be consistent among all the community comprehensive plans as they are updated. Through incorporating a fiscal implications and related CIP projects component, the community has a plan that is more realistic and better represents what the citizens are willing to accept.

## **Planning Commission Responsibility**

Traditionally, the Planning Commission consists of members of the public appointed at large, who reside in that particular jurisdiction, with little or no formal training in planning. Article 66B authorizes municipalities and counties to create a Planning and/or Zoning Commission. In Taneytown, the Planning Commission is made up of five members, one of whom is a member of the City Council and serves in an ex-officio capacity concurrent with his or her official term. Members are appointed by the Mayor to serve a term of five years, with members' terms staggered so that terms end at different times.

The purpose of the Planning Commission is to serve as advisor to the elected officials (the Mayor and City Council) on land use planning and to review matters related to planning and development. The Commission holds a meeting open to the public on a regular monthly basis to consider land use issues. One of the most significant responsibilities that the Planning Commission is given is the authority to develop the City’s comprehensive plan. Upon completion of a final draft acceptable to the Planning Commission, the members will take action to adopt the Plan and forward it to the elected officials with a recommendation for adoption. The elected officials have the authority to accept or reject this recommendation. While the elected

officials cannot make revisions to the Plan themselves, they may send it back to the Planning Commission to make suggested modifications.

The Planning Commission is also empowered to review and approve site plans and subdivisions. It is also responsible to develop and approve subdivision regulations which must be adopted by the elected officials in order to become effective. As with comprehensive plans, the Council may not make changes to the proposal. If the elected officials disapprove the proposal for adoption, they may only send the proposal back to the Commission for revisions. Since the Commission focuses on planning issues, it is a valuable intermediary between the public and the elected officials.

The Planning Commission also makes recommendations to the elected officials on proposals relating to zoning or rezoning. The elected officials have the authority to make a determination on those recommendations.

## **State Legislation Pertaining to Local Comprehensive Plans**

### ***1. Article 66B of the Annotated Code of Maryland***

Article 66B, added to the Maryland Code in 1927 and now entitled Zoning and Planning, delegates basic planning and land use regulatory powers to the state's municipalities, Baltimore City, and non-charter counties.

Under Article 66B, it is the function and duty of the Planning Commission to develop and approve a plan which will be recommended to the local legislative body for adoption. This required plan serves as a guide to all public and private actions and decisions to ensure that development of public and private property occurs in appropriate relation to each other. This Plan document satisfies the requirement to provide a statement of goals and objectives, principles, policies, and standards which shall serve as a guide for the development and economic and social well being of the jurisdiction.

### ***2. Economic Growth, Resource Protection, and Planning Act of 1992***

On October 1, 1992, the Maryland Economic Growth, Resource Protection, and Planning Act of 1992 (the Planning Act) was passed with the intent of encouraging economic growth, limiting sprawl development, and protecting the state's natural resources. The Planning Act amends Article 66B. Most local jurisdictions in the state have established priority areas for resources protection. The Planning Act encourages these jurisdictions to build on that base with consistent development regulations and targeted infrastructure investment by the state.

A premise of the Act is that the comprehensive plans prepared by counties and cities are the best place for local governments to establish priorities for growth and resource conservation, and that once those priorities are established, it is the state's responsibility to back them up.

The Planning Act is based on twelve "Visions." County and municipal plans are required to be amended so that the plans implement and establish a set of policies based on the Visions. These Visions were revised and expanded in 2009 as part of the Smart, Green, and Growing legislation.

Making the Visions part of Maryland's planning and zoning enabling legislation gives local jurisdictions a concise statement of Maryland's priorities for their plans. Local Planning Commissions must now review, and if necessary, amend their plans at regular six-year intervals. Until the adoption of the Planning Act, there had been no statewide requirement that local jurisdictions review their plans on a regular basis. This provision ensures that plans are frequently reconsidered in light of new needs.

### ***3. Smart Growth and Neighborhood Conservation Act of 1997***

The 1997 General Assembly adopted several specific programs, which together form the Smart Growth initiatives. Under these initiatives and as an existing municipality, Taneytown was established as a Priority Funding Area. As of October 1, 1998, the state is prohibited from funding growth-related projects not located in a Priority Funding Area. The state will not put their funds where development is low in density; there must be an average density of 3.5 dwelling units per acre to qualify for state funds.

Smart Growth also establishes a Rural Legacy program to preserve sensitive rural areas and to help jurisdictions purchase agricultural land easements, a brownfields program to encourage redevelopment, a Job Creation Tax Credit to promote revitalization, and programs to promote settling in older urban areas and living near one's workplace.

### ***4. House Bill 1141 - Land Use - Local Government Planning, , and House Bill 1160 - Workforce Housing Grant Program - Establishment***

The 2006 session of the Maryland General Assembly produced three notable bills related to land use planning and the comprehensive plan, HB 1141, HB 2, and HB 1160. The new legislation requires four new plan elements, though some may only apply to the County and others may only apply to municipalities. These elements are: a Water Resources Element; a Municipal Growth Element; a Priority Preservation Area Element; and a Workforce Housing Element.

The **WATER RESOURCES ELEMENT** is designed to express the relationship between planned growth, as identified in the plan, and the water resources that will serve and be affected by it. The Water Resources Element will:

- Identify drinking water and other water resources adequate for the needs of existing and future development proposed in the land use element of the comprehensive plan; and,
- Identify suitable receiving waters for both wastewater and stormwater management to meet the needs of existing and projected development proposed in the land use element of the comprehensive plan.

The **MUNICIPAL GROWTH ELEMENT** requires the City to identify future growth areas that will implement their long-range vision for the future. These areas are to be based upon population projections, an assessment of land capacity and needs, and an assessment of infrastructure and sensitive areas, among other things. The element should be done in conjunction with the County, since it will guide future annexations, a process involving both jurisdictions.

The **WORKFORCE HOUSING ELEMENT** is only required of local governments if they wish to be eligible for participation in the Workforce Housing Grant Program, which was established in 2006 by HB 1160. The Workforce Housing Element assesses workforce housing needs and contains goals, objectives, and policies to preserve or develop workforce housing. “Workforce housing” is defined in the bill as rental housing that is affordable to households with an annual income between 50 percent and 100 percent of the area median income, or homeownership housing that is affordable to households with an annual income between 60 percent and 120 percent of the median income. Measures that could be included in the element to address workforce housing include:

- Preservation and renovation of existing housing stock
- Redevelopment of existing residential areas
- Streamlined regulatory processes and reduced regulatory fees for construction or renovation
- Financial incentives for construction and renovation including local property tax credits
- Special zoning regulations for construction and renovation including inclusionary zoning
- Efforts to preserve workforce housing stock for subsequent first-time homebuyers and renters
- Coordination with neighboring jurisdictions
- Coordination with private sector employers
- Leveraging of federal financial assistance
- No date for inclusion of this element in the local plan has been established.

Annexation and rezoning procedures were also altered by the adoption of HB 1141. The legislation required that annexations must be consistent with the municipal growth element. Additionally, all annexation proposals must contain an “annexation plan,” outlining the extension of services and public facilities. The annexation plan must be provided to the County and State of Maryland Department of Planning 30 days prior to the public hearing for their review and comment.

Another change that applies to annexations relates to the “five-year rule.” Previously under this rule, unless a zoning waiver was obtained from the County, the zoning on an annexed property could not be changed for five years if the desired land use was substantially different from that envisioned in the comprehensive plan. This requirement has been modified, requiring a waiver if the proposed zoning has a density greater than the current County zoning by 50 percent or more. A municipality still may request a waiver of zoning from the County to avoid waiting five years.

Changes also were made to the Priority Funding Area criteria. Beginning October 1, 2006, municipalities must base their Priority Funding Areas on an analysis of the capacity of land available for development, in-fill, or redevelopment and an analysis of the land area needed to satisfy demand for development at densities consistent with the master plan.

If all of the elements required are not in place on or before October 1, 2009, the affected jurisdiction (County or City) “may not change the zoning classification of a property until that county or municipal corporation” is in compliance.



5. ***The adoption of these bills affected the following state statutes; Article - 23A Corporations – Municipal (9, 19), Article - 66B Land Use (1.00, 1.00, 1.03, 3.05), and Housing and Community Development (4-1801, 4-1802, 4-1803, 4-1804, 4-1805, 4-1806, 4-1807, 4-1808, 4-1809, 4-1810, 4-1811, 4-1812, 4-1813). Smart, Green, and Growing Legislation – (SB 273/HB 294 – The Planning Visions; SB 280/HB 297 – The Smart and Sustainable Growth Act of 2009; SB 276/HB 295 – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions)***

The Smart, Green, and Growing Legislation passed in 2009 includes three significant planning bills designed to update prior planning legislation and further enhance its State and local implementation.

The **PLANNING VISIONS** bill (SB 273/HB 294) replaced the eight visions established in the 1992 Planning Act with twelve new visions. These visions relate to quality of life and sustainability, public participation, growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection, resource conservation, stewardship, and implementation of the visions. The visions establish a State policy towards land use, and they are to be reflected in local comprehensive plans and implemented through local regulations. The Planning Visions bill also contains reporting requirements for local jurisdictions and the Maryland Department of Planning related to the effect of Adequate Public Facility Ordinances on Priority Funding Areas (PFAs). Lastly, the bill permits local jurisdictions to develop Transfer of Development Rights (TDR) programs in PFAs that will offset the cost to acquire land and construct public facilities in PFAs with proceeds from the sale of transferred development rights.

The **SMART AND SUSTAINABLE GROWTH ACT OF 2009** bill (SB 280/HB 297) establishes a more defined link between local comprehensive plans and their implementation. In addition to explicitly indicating the legislative intent to overturn the Court of Appeals ruling in *David Trail, et al. v. Terrapin Run, LLC et al.*, 403 Md. 523 (2008), the bill defined actions that are “consistent with” or have “consistency with” a comprehensive plans as those that further, and are not contrary to, the plan with respect to policies, timing of implementation of the plan, timing of development, timing of rezoning, development patterns, land uses, and densities or intensities. Actions that would fall under this definition include local ordinances and regulations, variances or special exceptions, annexations, and water and sewer plan amendments. An exception to the definition was made for Priority Funding Areas to exclude the need for consistency with land uses and densities or intensities expressed in the plan. This exception provides flexibility in permitting mixed use development and density bonuses in areas where development is meant to be focused. The bill also requires Planning Commission and Board of Zoning Appeals members to complete an education course.

The **SMART GROWTH GOALS, MEASURES, AND INDICATORS AND IMPLEMENTATION OF PLANNING VISIONS** bill (SB 276/HB 295) identifies a statewide land use goal to increase the percentage of growth within PFAs and decrease the percentage of growth outside PFAs. Towards this end, the bill requires that a local jurisdiction issuing more than 50 building permits per year submit an annual report that indicates how well it is achieving smart growth measures and indicators. Each jurisdiction must establish its own local goal towards achieving the

statewide land use goal. This is to be identified in the annual report along with a time frame for achieving the goal, the resources that will be necessary for providing infrastructure inside the PFA and land preservation outside the PFA, and any progress that has been made since the last report in achieving the goal. The report also must describe the following in terms of what is inside and outside the PFAs: amount and share of growth; net density of growth; and, creation of new lots and residential and commercial building permits issued. Also to be included is a report on the jurisdiction's development capacity analysis, which should be updated every three years or when there is a significant change in zoning or land use. Additionally, the report should identify the number of acres preserved using local agricultural land preservation funds.

The adoption of these bills affected the following state statutes; Article - 66B Land Use (1.00 , 1.00 , 1.01 , 1.02 , 1.02 , 1.03 , 1.03 , 1.03 , 1.03 , 1.03 , 1.04 , 1.04 , 2.13 , 3.01 , 3.02 , 3.09, 3.10, 4.07 , 4.09, 10.01, 11.01 ), and Natural Resources (8-1808.1), State Finance and Procurement (5-7A-01).



## Chapter 2: Plan Foundation

### **Maryland's Twelve Visions**

As discussed in Chapter 1, the 1992 Planning Act is based on eight visions and these visions were expanded in 2009 as part of the Smart, Green, and Growing legislation. These visions are as follows:

- 1) Quality of life and sustainability: a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;
- 2) Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;
- 3) Growth areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;
- 4) Community design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;
- 5) Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
- 6) Transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;
- 7) Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;
- 8) Economic development: economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;
- 9) Environmental protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
- 10) Resource conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;
- 11) Stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and
- 12) Implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.

## **Taneytown Community Planning Area's Vision**

While the community comprehensive plans within Carroll County support and implement the County Master Plan (comprehensive plan), it is also recognized that each individual community holds different values and cherishes characteristics unique to that community. Each community has its own strengths, weaknesses, opportunities, and challenges. While these characteristics may also be found in other Carroll communities, each area may choose to address these issues in its own way and within its own set of priorities. Therefore, each community also develops its own vision statement.

A version of the following vision statement was first adopted in the *Taneytown and Environs Comprehensive Plan* adopted in April 1997. The statement has been modified slightly, but has essentially been reaffirmed in this plan. Future decisions and activities of the community will be consistent with this vision. Members of the community will strive to bring about the changes that will make this vision attainable.

*The City of Taneytown will maintain its friendly and small-town atmosphere for the enjoyment of its residents and business people, as well as those who come to Taneytown to shop, work, recreate, or attend its schools, churches, and other institutions. The sense of community will be strengthened for Taneytown's residents and business community. Greater community ties, including the sharing of facilities and sponsoring of special events, will be made with in-town schools, local churches, and the City's civic and sports organizations. The City will take advantage of its central location to other urban areas in attracting businesses and customers. The free movement of traffic, including pedestrian, wheelchair, bicycle, train, automobile, bus, and truck, will be achieved for the safe and efficient transfer of people, goods, and services. The downtown area will contain a balanced and thriving mix of businesses, services, administrative and government facilities, residences, and institutions, and will serve as a focal point for the Taneytown community. A variety of excellent recreational facilities and programs will be available for all age groups. An increased and diversified industrial base will provide greater and more varied employment opportunities.*

## **Taneytown Community Comprehensive Plan Goals**

In addition to developing a unique vision statement within the community, a set of goals are also developed that are distinct to the needs of that community and are more specific than the county-wide goals. The goals of the Taneytown Community Comprehensive Plan are to:

### ***1. Land Use and Growth Management***

- The community will seek to maintain a friendly and small-town atmosphere.
- The downtown area will serve as a focal point for the community.
- Future development will be designed to compliment the built environment with both traffic and pedestrian connectivity in mind.

- Ensure that development plans are sensitive to the existing physical and man-made environment by considering hydrologic and soil characteristics, topography, existing uses of the land, availability of public facilities, and accessibility.
- Provide for walkability between residential areas and local business areas and employment centers.

## ***2. Transportation***

- The free movement of all types of traffic, including pedestrian, wheelchair, bicycle, train, automobile, bus, and truck, will be achieved for the safe and efficient transfer of people, goods, and services.
- Utilize the 2000 Antrim Boulevard Extension Corridor Study to work with state, county, and local landowners and developers to complete the roadway, to be known as the Taneytown Greenway.
- Provide a well maintained, safe and efficient transportation network that encourages the separation of local residential vehicular traffic from all other traffic; provides direct major highway access to industrial areas; and provides pathways for bicycle and pedestrian use.
- Enhance the overall functionality and multi-modal connectivity within neighborhoods and between neighborhoods, civic hubs, and commercial centers.
- Encourage pedestrian access to local commercial businesses and employment centers from all residential neighborhoods.

## ***3. Community Facilities***

- The downtown area will serve as a focal point for the community.
- Provide a variety of excellent recreational facilities and programs for all age groups.
- Ensure that development plans manage growth in keeping with the community's ability and willingness to provide and maintain public services and facilities such as public water and sewer service, school facilities, police protection, fire and ambulance services, and recreational programs and facilities.

## ***4. Natural and Agricultural Resources***

- Identify and protect ground water resources to ensure an ample municipal water supply for current and future users.
- Preserve, protect, and make wise use of environmental resources, including streams and stream buffers, steep slopes, 100-year flood plains, forested areas, habitats of threatened and endangered species, wellhead buffers, and wetlands.

## ***5. Economic Development and Activity***

- The City will define ways to take advantage of its proximity to other urban areas in attracting businesses and customers.
- Increase and diversify the industrial base to provide greater and more varied employment opportunities.

- Work with the State, County, and local landowners and developers to complete the Taneytown Greenway, which would provide additional access to planned industrial areas and help maintain the aesthetics of the downtown area.
- Provide infrastructure to attract industry that will increase employment opportunities.

## ***6. Historic and Cultural Resources***

- Broaden the awareness of, appreciation for and interaction with Taneytown's heritage and community history through education, events and promoting stakeholder partnerships
- Protect and foster the unique character of Taneytown's historic built environment.
- Ensure that the best and preferred elements of community character help define and direct the future growth and development in and around Taneytown.
- Continue and broaden the process of community renewal begun with the Main Street revitalization project and related efforts through heritage tourism, economic redevelopment and related preservation-based initiatives.
- Preserve the historical and architectural character of the area and promote the rehabilitation and re-use of existing structures where feasible.

## ***7. Community Involvement***

- Facilitate stronger community ties, including the sharing of facilities and sponsoring of special events, with local schools, churches, and civic and sports organizations.

## ***8. Interjurisdictional Coordination and Communication***

- Improve communication and coordination with other municipalities, County, and State and to increase partnering with other government bodies on local community projects.

## ***9. Housing and Community Design***

- Preserve the historical and architectural character of the area and promote the rehabilitation and re-use of existing structures where feasible.
- Provide for a wide range of housing types, density, and affordability that is well maintained and will meet the needs of the entire community.

## ***10. Water Resources Element***

- Identify drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use element of the plan, considering available data provided by the Maryland Department of the Environment (MDE).
- Identify suitable receiving waters and land areas to meet the stormwater management and wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan, considering available data provided by MDE.

## ***11. Plan Implementation***

- Synthesize the implementation of this plan with the City Capital Improvements Plan (CIP) to the extent possible.

### **Terms Used**

A number of terms and acronyms are used throughout this plan. The list below is a short summary of terms used and their definitions.

*Adequate Public Facilities Ordinance (APFO)* – Regulation that determines which elements of a community’s infrastructure are capable of continuing to function and which are at or beyond capacity to provide service. This ordinance generally defines which facilities, such as roads, schools, water/sewer systems, police, fire/emergency medical services are going to be considered for adequacy. Further it defines the standards and benchmarks for services or capacities to determine how facilities will be considered adequate, approaching inadequate or inadequate.

*Average Annual Growth Rate (AAGR)* – The rate of growth, averaged over a period of time. AAGR is derived by calculating the rate of growth per year for a given time period, adding these numbers together, and dividing it by the number of years in the given time period. AAGR uses the averaging process to present a more stable indicator of past and possible future growth rates.

*Average Daily Traffic (ADT) Volume* – An average daily traffic flow calculated by sampling several individual time periods for a defined road section.

*Buildable Land Inventory (BLI)* – An inventory of residential land that is still buildable or able to be developed. It uses available Geographic Information System (GIS) data to analyze where, how much, and what type of additional development could occur. The number of residential lots that could be created or units constructed based on Taneytown’s current zoning and/or proposed future zoning, called "land use designation," are estimated. It also identifies land zoned for commercial and industrial development. A BLI will not address the capacity of the natural systems or infrastructure because it is based on zoning that may or may not have been put in place with these considerations in mind. It also does not address the timing of potential development.

*Capital Improvement Plan* – A list and/or description of planned projects involving capital investment/expenditures. The CIP typically is developed in tandem with an annual operating budget and outlines estimated costs and funding sources for “bricks and mortar” projects planned over the next six years.

*Fire District* – The designated service area for the Taneytown Volunteer Fire Company, determined by geography, population density, average and maximum call response times and the proximity to other fire companies for alternate or backup coverage.

*Geographic Information System (GIS)* – A computer based mapping system which tracks multiple types of geographic (spatial) data each classified by type and maintained as individual layers that can be combined as needed to answer questions or provide data.



*Growth Area* – The land that falls within the City boundaries, as well as its immediate surroundings. Land outside the municipality generally is included within the Growth Area if it is immediately adjacent to the City boundaries and/or lies within the City’s future corporate limits line. The future corporate limits line also is referred to as a Growth Area Boundary (GAB). The land that is within the Growth Area is the subject of the community comprehensive plan.

*Growth Area Boundary (GAB)* – The line that delineates the boundaries of the Community Planning Area. It also is the future corporate limits line.

*Metropolitan Planning Organization (MPO)* – A local governmental unit that has legal authority for a specified geographic region to provide coordinated governmental research and planning services in areas such as transportation or land-use planning. Carroll’s local MPO is the Baltimore Regional Transportation Board (BRTB).

*Priority Funding Area (PFA)* – An area eligible for State investment because it meets certain criteria established in the 1997 Smart Growth legislation for intended use, availability of plans for sewer and water systems, and permitted residential density. The City of Taneytown was established as a PFA under the Act in 1997.

*Program Open Space (POS)* – A State program operated by the Department of Natural Resources to protect open space and create State and local parks. The program is funded through a portion of the State real estate transfer tax. The program is designed to acquire outdoor recreation and open space areas for public use. Funds administered by the program are made available to local communities for open and recreational space by the Outdoor Recreation Land Loan of 1969 and from the Land and Water Conservation Fund of the National Park Service, U.S. Department of the Interior.

*Superelevation* – A road construction and design technique to increase safety. It is the tilting the roadway to help offset centripetal forces developed as the vehicle goes around a curve.

*Taneytown Zoning Designations* – Ten zoning designations, the specific terms and definitions of which are found in the Code of the City of Taneytown, Maryland, Chapter 205. The zoning districts are:

- R-6,000 Residential District
- R-7,500 Residential District
- R-10,000 Residential District
- R-20,000 Residential District
- R-40,000 Residential District
- Downtown Business District
- General Business District
- Restricted General Business District
- Restricted Industrial District
- Open Space Zone

## **Public Participation**

The Planning Commission undertook a review of the 1997 Plan during its normally scheduled meetings and during special work sessions. All of these meetings were open to the public. The City included information regarding the plan update in City newsletters and scheduled numerous public work sessions prior to Planning Commission meetings throughout the process. Additionally, the plan was issued for 60-day public review during which public comments were sought. After this period, a public hearing was held at which public comments on the plan were received.



## Chapter 3: Review Findings & Major Concepts

### **Summary of Current Plan Review**

City and County staff began a joint review of the *1997 Taneytown and Environs Comprehensive Plan* in October 2007. Both City and County staff worked together to review the current conditions of the City and growth area as they related to land use, transportation, community facilities, economic development, natural and agricultural resources, historic and cultural resources, community involvement, interjurisdictional coordination, and housing. Once the inventory was complete, City and County staff worked together with the City's Planning Commission in a series of public work sessions to analyze the findings and set a vision and policies for the plan update.

Once the draft document was completed, it was submitted to the general public and applicable State agencies for review. County Planning staff presented the draft document to the County Planning Commission during this review period and comments were forwarded to the City Planning Commission for their consideration. The City Planning Commission conducted a public hearing on January 25, 2010. Written comments had been received prior to the meeting, written and oral comments were submitted during the public hearing, and the record was left open for an additional 10 days in order to receive any additional comments. The *2010 Taneytown Community Comprehensive Plan* was officially adopted on February 22, 2010.

### **Implementation of the 1997 Taneytown and Environs Comprehensive Plan**

In evaluating what needed to be included in the Plan update, the 1997 Plan was reviewed to determine what goals and recommended actions had been accomplished since the 1997 Plan adoption. Some of the goals are still ongoing, while several have been implemented by the City. The following goals and actions have been accomplished or were anticipated to be completed by the adoption of this plan update:

*Recommendation: It is recommended that the City program capital projects in a CIP format.* The City has developed and adopted a Capital Improvements Plan since the 1997 Plan. The document is now reevaluated and adopted on an annual basis.

*Recommendation: The City should have a Comprehensive Sewer Study completed that will analyze current and future infrastructure needs for the entire community sewerage system.* The City has completed a Comprehensive Sewer Study including infrastructure projects in the Capital Program; televising all sewer lines on a systematic basis; infiltration and inflow remediation of substandard public sewer lines; and, upgrades to municipal pumping stations and wastewater treatment plant (Enhanced Nutrient Removal [ENR]).

*Recommendation: Secure land for future public school facilities, well sites, planned roadway corridors, and additional park and recreation areas.* The City has acquired land intended for recreational/open space use; water and wastewater systems; and, police services.

*Recommendation: The City should implement a Groundwater Development Program and Comprehensive Water Study to provide a detailed and comprehensive plan to develop groundwater supplies and expand and maintain the community water supply system that will adequately and efficiently serve the current and planned development in the community planning area. The City completed a Water Supply Capacity Management Plan and is adopting a Water Resources Element as required by new State law.*

*Recommendation: The Mayor and Council should act to ensure that new development (residential, commercial, and industrial) traffic impacts are forecasted and planned for through the use of a Traffic Impact Study as a growth control tool. In concert with Adequate Public Facilities Ordinances, adopted in 2004, traffic studies are a required component of review for any new developments that have the potential to affect the level of service of roads or intersections.*

*Recommendation: Establish roadway access guidelines which can be consulted when developers request access to roadways in the City. The City is considering functional classification system to enhance the current street specifications manual.*

*Recommendation: Obtain Land/Public Access Easements for Implementation of the Greenways/Trails System. Ongoing design work for the Taneytown Greenway includes a component intended to provide both recreational opportunities and environmental benefits through the inclusion of stormwater management features within the Greenway.*

*Recommendation: The City and County should mutually determine which projects would be beneficial to both jurisdictions and enter into cost-sharing agreements to speed construction of those projects. Taneytown and Carroll County have collaborated to develop the planned Taneytown Greenway and coordinate water recharge acreage to spur commercial and industrial development.*

*Recommendation: The City should modify its subdivision regulations to require the developer to dedicate any areas needed for the greenways/bicycle/pedestrian trails as shown on the plan. Revisions to several chapters of the City code should be made to accomplish this recommendation. Evaluation of open space requirements should be included in these revisions. The goal to review developer dedicated greenway- and transportation-related components relative to the subdivision regulations have not been thoroughly examined.*

*Recommendation: A complete review of the Taneytown Zoning Ordinance should be done to evaluate the need for changes that would make the ordinance consistent with this plan, and revised to include more flexibility and promote good design for residential, commercial, and industrial development. In particular, the ordinance should include provisions for clustered and mixed-use development. Revisions to the zoning chapter and various code components were drafted and are currently under review.*

*Recommendation: The City should adopt procedures to evaluate the adequacy of public facilities in its review and approval of site plans and subdivisions. The City developed and implemented an Adequate Public Facilities Ordinance to evaluate new development and its impact on City facilities.*

## **Progress Achieving Smart Growth Principles**

### ***1. Annexations and Development***

The City has experienced a significant amount of growth since the adoption of the 1997 plan. Roughly 860 residential lots have been constructed since 1998, signifying that the City has grown by 51.8 percent (from an estimated 1,663 to 2,524 households) during that time period. The bulk of this development has occurred in the north central and southeastern parts of the City. The completion of Roberts Mill, Taney Village, Forest Glen, White Birch Estates, and Sarah's Choice, and ongoing construction at Copperfield, Carroll Vista, Meadowbrook, and Creekside are examples of some of the major developments that have occurred since the last plan update. The City has seen some industrial/non-retail commercial activity, such as the Taneytown Industrial Park, over the last decade. The majority of the industrial and commercial activity has been both adaptive re-use of sites such as Wantz Commercial Properties, Cambridge Rubber, and Lion Brothers, along with the expansion of existing businesses and business areas such as Evapco, Flowserve, and the Taneytown Shopping Center. New development has also occurred along Antrim Boulevard, with Lorien Health Care and a mini-storage facility constructed near Crouse Ford.

The City has processed three annexations. The Taneytown Baptist Church Property was annexed in December 2008. The property was comprised of six acres of land and was zoned R-20,000 at the time of annexation. The Bean Property was annexed in April 2009. The property was comprised of two parcels totaling 20 acres of land and was zoned R-10,000 and General Business at the time of annexation. The Cranemaster Property was annexed in July 2009. The property is comprised of seven parcels totaling nearly 40 acres of land and was zoned Restricted Industrial and R-20,000 at the time of annexation. All of these properties were within the adopted 10-Year Water and Sewer Master Plan.

### ***2. Capital Projects, Facilities, and Other Initiatives***

The City's CIP document is designed to organize and layout expenditures for capital projects over a six-year period. Just over \$33,000,000 was outlaid for City projects in the 2009-2014 CIP. Through the CIP, the City is making a concerted effort to improve local infrastructure in order to provide adequate public facilities and services to support the City's implementation of the Comprehensive Plan.

The majority of the expenditures are committed to upgrades of the public water and sewerage systems. Some of the major projects are as follows:

- Replacement of the Baltimore Street water main
- The construction of a 500,000 gallon storage tank
- The rehabilitation of an existing water storage tank
- The replacement or extension of several other water mains and improvements to wells
- Water recharge land/easement acquisition
- Rehabilitation and replacement of the Baltimore Street sewer main
- Replacement and upgrade of the York Street pumping station
- Replacement of various other sewer mains
- Stream restoration

The CIP also shows funds being committed to police vehicles and facilities, public parking, extending Antrim Boulevard, and additions to City park facilities.

## **Summary of New Legislation**

State and municipal legislation have been adopted since the 1997 plan. New State legislation that affects this plan is summarized in the Plan Foundation chapter.

The City has enacted several significant legislative initiatives. In 1999 and 2000, the City modified the Local Business District, amending both the intent and special exceptions sections, and renaming it Downtown Business District. It is designed to provide logical locations for retail services needed by neighborhood populations, uses that generate lower volumes of traffic and are less objectionable to nearby residences.

The City also created the Restricted General Business District in 1999. The structure of this zone is similar to that of the Local Business District, but allows for different types of businesses to be located in the designated areas. Later in that same year, the City created the Community Village Overlay Zone. This overlay, subject to the approval of the Mayor and City Council, could be used in the R-7,500, R-10,000, and R-20,000 zoning districts. It was intended to foster the integrated and creative design of a variety of land uses and housing types, to maximize open space and the preservation of natural features, and to minimize street and utility installation.

In 2004, the City adopted adequate public facilities provisions for both subdivisions and site plans. This initiative set thresholds regarding local services such as police protection and water and sewer service.

In 2005, the City modified the General Business District to allow for certain light industrial uses on parcels that are immediately adjacent to existing Restricted Industrial areas.

The City approved a City of Taneytown Comprehensive Plan and Zoning Map amendment in 2008, for three separate areas. On the north side of the City, roughly 98 acres of land east of MD 194 and the Maryland Midland Railway were changed from Industrial to Suburban Residential/R-10,000 Residential District. In the same general area, 15 acres between MD 194 and the Maryland Midland Railway were changed from Industrial General Business. On the south side of the City, 159 acres of land, west of MD 194, were changed from Suburban Residential, Industrial, and General Business to Suburban Residential/R-10,000 Residential District.

In 2008, the City adopted Design Standards applicable to the Taneytown Historic District, as recognized by both Carroll County (inventory number CARR-1196) and the National Register of Historic Places. These standards are intended to ensure the compatibility of new development with the overall character of the community and its existing structures. The ordinance applies to certain new construction, additions, and accessory buildings that require a building permit.

## **New Development Issues**

There continues to be a large amount of undeveloped land within the municipal limits of Taneytown. Over the last few years, several major residential developments have been proposed throughout the City and growth area. Meade's Crossing to the northeast, Mountain Brook Farm to the southwest and the Bean Property to the northwest. Proposed development plans for these properties could generate over 600 lots between them and, if constructed, would significantly change the demographics of the City. Three of these projects (Meade's, Bean, and Mountain Brook) are planning to utilize the Community Village overlay.

Several of the area's anchor businesses (Flowserve, Evapco, Harney Woodworking) have also recently expanded or are in the process of expanding. The former Cambridge Rubber site to the north of the City is also in the process of being revitalized.

The City, as well as the county as a whole, experienced a tremendous amount growth between 1970 and 2000. While an ample amount of raw residential, commercial, and industrial land is available, given new local and State requirements regarding infrastructure, the pace of future growth is unlikely to rival that of past decades. As Taneytown reaches a certain population threshold, the growth may also trigger interest by larger retailers to locate in the area, potentially changing the business dynamic of the community.

Taneytown is also unique concerning the existing housing stock. An unusually large percentage of available housing is classified as rental. While home ownership is on the rise, the split between owner occupied and rental housing, as well as the variety of housing types, such as single-family detached, single-family attached, and apartment, ensure a variety of housing options are available. At the same time, between 1990 and 2000, the median housing value rose from \$82,400 to \$123,701. Recent construction of new housing within the City will continue to push the median value of homes up.





## Chapter 4: Demographics & Projections

### Census and Other Data

Demographics are a description of the population characteristics of an area. A demographic study over time helps identify trends that show how the population is changing. A clear understanding of these trends and the characteristics of the current population is necessary to better understand the community's needs. These demographics also help determine certain needs in the population that should be included in the planning process. A community's current and projected characteristics can help predict the demand for various land uses and establish the types of services and facilities that may be needed in the future.

The following data were compiled using U.S. Census Bureau information. A census of the United States' population is taken every 10 years. Each household in the country receives a questionnaire. One out of every 10 households receives a longer, more detailed survey. This data provides the best base of demographic information that is available to and used by the majority of the country's jurisdictions. Although the information becomes outdated toward the end of the decade, the census still provides a valuable resource. The most recent census was taken on April 1, 2000.

#### *1. Population Characteristics*

The City of Taneytown has, at various times, experienced both high and low rates of population growth since the 1930s. While Carroll County has been recognized as one of the fastest growing counties within the Baltimore region, population growth as a percentage within the City has consistently outpaced county growth for the last 30 years. The State of Maryland experienced its greatest rate of growth during the mid point of the century, between 1940 and 1970, averaging much slower rates of growth since that time.

<b>Population</b>								
<b>2000 Census</b>								
<b>Year</b>	<b>City of Taneytown</b>		<b>Election District</b>		<b>Carroll County</b>		<b>Maryland</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
1930	938	N/A	2,503	N/A	35,978	N/A	1,631,526	N/A
1940	1,208	28.8	2,894	15.6	39,054	8.5	1,821,244	11.6
1950	1,420	17.5	3,137	8.4	44,907	15.0	2,343,001	28.6
1960	1,519	7.0	3,603	14.9	52,785	17.5	3,100,689	32.3
1970	1,731	14.0	4,142	15.0	69,006	30.7	3,923,897	26.5
1980	2,618	51.2	5,269	27.2	96,356	39.6	4,216,933	7.5
1990	3,695	41.1	6,421	21.9	123,372	28.0	4,781,468	13.4
2000	5,128	38.8	7,867	22.5	150,897	22.3	5,296,486	10.6

Source: U.S. Census

According to the 2000 Census, the Taneytown election district, which includes the City of Taneytown and its immediate environs, had a population of 12,995. Females represented 51.0 percent of the population, and males represented 49.0 percent of the population. The table below presents the population age structure for 2000 by gender for the entire election district. The most significant population group is the 25-54 block, representing 45.1 percent of the population. The

age groups that qualify as dependent children (19 years and younger) is the next largest group, representing about 34.4 percent of the population. College-aged and retirement-aged people had the smallest representation.

<b>Persons by Gender by Age</b> <b>Taneytown Election District</b> <b>2000 Census</b>						
Age	Male		Female		Total	
	#	%	#	%	#	%
0-4	550	8.6	493	7.4	1,043	8.0
5-9	675	10.6	612	9.2	1,287	9.9
10-14	564	8.9	597	9.0	1,161	8.9
15-19	522	8.2	454	6.9	976	7.5
20-24	304	4.8	297	4.5	601	4.6
25-34	885	13.9	1,038	15.7	1,923	14.8
35-44	1,229	19.3	1,232	18.6	2,461	18.9
45-54	733	11.5	740	11.2	1,473	11.3
55-64	415	6.5	463	7.0	878	6.8
65-74	290	4.6	348	5.3	638	4.9
75+	205	3.2	349	5.3	554	4.3
<b>Total</b>	<b>6,372</b>	<b>100.0</b>	<b>6,623</b>	<b>100.0</b>	<b>12,995</b>	<b>100.0</b>

Source: U.S. Census

<b>Persons by Gender</b> <b>2000 Census</b>								
Gender	City of Taneytown		Election District		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Male	2,513	49.0	3,859	49.0	74,470	49.4	2,557,794	48.3
Female	2,615	51.0	4,008	51.0	76,427	50.6	2,738,692	51.7
<b>Total</b>	<b>5,128</b>	<b>100.0</b>	<b>7,867</b>	<b>100.0</b>	<b>150,897</b>	<b>100.0</b>	<b>5,296,486</b>	<b>100.0</b>

Source: U.S. Census

The table below shows the City of Taneytown's racial characteristics in 1990, and 2000. The study area is predominantly white. Minorities accounted for slightly more than four percent of the total population in 2000, more than twice the percentage of 1990 (1.6 percent). As the study area continues to grow, it is assumed that the population will become more diverse.

<b>Racial Characteristics</b> <b>City of Taneytown</b> <b>1990-2000 Census</b>				
Race	1990		2000	
	Persons	%	Persons	%
White	3,637	98.4	4,923	96.0
Black	30	0.8	89	1.7
American Indian, Eskimo, Aleut	2	0.1	8	0.2
Asian, Pacific Islander	19	0.5	24	0.5
Other/2 or More	7	0.2	84	1.6
<b>Total</b>	<b>3,695</b>	<b>100.0</b>	<b>5,128</b>	<b>100.0</b>

Source: U.S. Census

The next table compares the racial structure of the population of the Taneytown election district with the county and state. The county population is only slightly more diversified racially than the Taneytown election district, with 95.7 percent of the county population being white and 96.7 percent of the election district being white. All minority categories in the election district and county are generally smaller, and in some cases significantly smaller, than the percentage of minorities in each category statewide.

<b>Racial Characteristics</b>						
<b>2000 Census</b>						
<b>Race</b>	<b>Taneytown Election District</b>		<b>Carroll County</b>		<b>Maryland</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
White	7,609	96.7	144,399	95.7	3,391,308	64.0
Total Minority Populations	258	3.3	6,498	4.3	1,905,178	36.0
Black	111	1.4	3,433	2.3	1,477,411	27.9
American Indian, Eskimo, Aleut	10	0.1	330	0.2	15,423	0.3
Asian or Pacific Islander	30	0.4	1,162	0.8	213,232	4.0
Other Race	42	0.6	471	0.3	95,525	1.8
2 or More	65	0.8	1,102	0.7	103,587	2.0
<b>Total</b>	<b>7,867</b>	<b>100.0</b>	<b>150,897</b>	<b>100.0</b>	<b>5,296,486</b>	<b>100.0</b>
Source: U. S. Census						

## 2. Household Type, Size, and Relationship

The table below shows types of households for 1990 and 2000 for the City of Taneytown, the Taneytown election district, Carroll County, and Maryland. Family households consist of a householder and one or more persons living in the same household who are related to the householder by birth, marriage, or adoption. The City experienced the greatest rate of growth in overall number of households (37.0 percent) over the last decade. All jurisdictions in the table, except the City, saw their persons per household number decrease slightly between 1990 and 2000.

<b>Households by Type</b>								
<b>1990 and 2000 Census</b>								
<b>Household Type</b>	<b>City of Taneytown</b>		<b>Taneytown Election District</b>		<b>Carroll County</b>		<b>Maryland</b>	
	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
Family Households	1,001	1,387	1,783	2,181	33,909	41,094	1,245,814	1,359,318
Married-couple families	749	1,002	1,439	1,681	29,476	34,936	948,563	994,549
Other family, male householder	65	107	91	153	1,197	1,808	65,362	84,893
Other family, female householder	187	278	253	347	3,236	4,350	231,889	279,876
Non-family households	302	399	480	609	8,339	11,409	503,177	621,541
<b>Total Households</b>	<b>1,303</b>	<b>1,786</b>	<b>2,263</b>	<b>2,790</b>	<b>42,248</b>	<b>52,503</b>	<b>1,748,991</b>	<b>1,980,859</b>
Persons per household	2.83	2.87	2.83	2.82	2.85	2.81	2.67	2.61
Group Quarters Population	0	0	21	11	2,915	3,581	113,856	134,056
Source: U. S. Census								

In 2000, 100 percent of all City residents lived in a household (no group quarters). Family households (two or more related people living in one unit) represented 77.7 percent of the total community. Approximately 72.2 percent of the family households were married-couple families,

a somewhat lower percentage than the election district as a whole (77.1 percent) and county (85 percent) but slightly more than the state (73 percent). Non-family households (people unrelated to the householder) accounted for approximately 22.3 percent of the households in the City and 21.8 percent in the election district.

### 3. *Household Income*

The 2000 Census shows that in 1999 the majority of households had an income ranging between \$20,000 and \$74,999, with the largest number falling between \$50,000 and \$59,999. As shown in the following table, the median family income is slightly higher than the median household income for the election district. Median, family, and per capita income levels are lower for the election district than in both the county and state.

<b>Household Income in 1999</b>			
<b>2000 Census</b>			
<b>Income Range</b>	<b>Taneytown Election District # of Households</b>	<b>Carroll County # of Households</b>	<b>State of Maryland # of Households</b>
Less than \$10,000	166	1,866	137,199
\$10,000 - \$19,999	244	3,911	172,067
\$20,000 - \$29,999	350	4,564	201,960
\$30,000 - \$39,999	342	5,029	215,351
\$40,000 - \$49,999	378	5,216	200,176
\$50,000 - \$59,999	429	5,701	187,711
\$60,000 - \$74,999	382	7,902	239,469
\$75,000 - \$99,999	272	8,933	268,558
\$100,000 - \$124,999	89	5,035	151,573
\$125,000 - \$149,999	59	2,224	78,712
\$150,000 - \$199,999	62	1,335	69,102
\$200,000 or more	19	885	59,917
Median Household Income in 1999	\$47,879	\$60,021	\$52,868
Median Family Income in 1999	\$51,575	\$66,430	\$61,876
Per Capita Income in 1999	\$18,623	\$23,829	\$25,614
Source: U. S. Census			

### 4. *Educational Attainment*

The table below presents the distribution of educational attainment for the City of Taneytown, Taneytown election district, Carroll County, and the State of Maryland for persons aged 25 and over in 2000. More than half of the people in the City of Taneytown and the Taneytown election district had either a high school diploma or some college education but no degree. Overall, Carroll County (31.2%) and the state (36.8%) had a higher percentage of persons who had an Associate degree, Bachelor's degree, or Graduate/Professional degree compared to the City (16.2%) and election district (16.6%).

**Educational Attainment**  
Persons 25 Years of Age and Over  
2000 Census

Educational Level	City of Taneytown		Taneytown Election District		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Less than 9 <sup>th</sup> Grade	129	4.4	285	5.9	4,492	4.6	178,169	5.1
9 <sup>th</sup> - 12 <sup>th</sup> Grade, No diploma	441	15.0	714	14.7	10,010	10.1	386,917	11.1
High School Graduate (or equivalency)	1,325	45.0	2,125	43.6	32,891	33.3	933,836	26.7
Some College, No Degree	574	19.5	931	19.1	20,534	20.8	711,127	20.3
Associate Degree	146	5.0	226	4.6	6,274	6.4	186,186	5.3
Bachelor's Degree	241	8.2	426	8.7	15,786	16.0	629,304	18.0
Graduate or Professional Degree	89	3.0	162	3.3	8,697	8.8	470,056	13.5
<b>Total Persons 25 and Over</b>	<b>2,945</b>	<b>100.0</b>	<b>4,869</b>	<b>100.0</b>	<b>98,684</b>	<b>100.0</b>	<b>3,495,595</b>	<b>100.0</b>

Source: U. S. Census

## **Population Projections**

Population projections are used in several ways to develop a comprehensive plan. Projecting what the population will be at certain years helps a jurisdiction to plan for needed improvements to public facilities. A jurisdiction can then include items in the capital improvement plan budget at the appropriate times to ensure that facilities are brought on line as they are needed. Appropriate measures may be taken to ensure that additional population growth does not negatively impact facilities or create demand before a jurisdiction can improve its facilities.

The most realistic and useful method for projecting population is to determine an area's development potential as envisioned by the land use designations and/or zoning. Land use designations identify the ultimate use desired for the land, which generally equates to being the future zoning for the land. After a property is zoned to match the land use designation shown on the adopted comprehensive plan map, the development potential is defined by that zoning. Once all of the land within the Growth Area Boundary (GAB), is developed, theoretically there would be no additional residential units added, and thus no additional population. At this point, the area has reached its "zoning capacity" or is said to have reached "build-out".

### ***1. Build-Out Analysis (Development Capacity Analysis)***

The 2005 "Buildable Land Inventory Report" produced by the Carroll County Department of Planning provided an inventory of land that is still buildable or able to be developed both in the municipalities and in the unincorporated areas of the county. The report contained an analysis of where, how much, and what type of additional development could occur. It provided high-, medium-, and low-range<sup>1</sup> estimates of the number of residential lots that could be created

<sup>1</sup> High-range estimates were derived from a straight density calculation applied to land identified as buildable after absolute constraints were removed.

Medium-range estimates were derived from calculations using a multiplier applied to land identified as buildable after absolute constraints were removed. A straight density calculation was used after the multiplier was applied and absolute constraints removed.

Low-range estimates were derived from straight density calculations on buildable residential land from which absolute and partial constraints were removed *and* which applied a multiplier to land identified as buildable.

or units constructed based on the jurisdiction's current zoning at that time and/or proposed future zoning, which was based upon adopted land use designations. It also identified buildable land zoned for commercial and industrial development. The BLI Report did not address the capacity of natural systems or infrastructure because it was based on zoning that may or may not have been put in place with these considerations in mind.

The Buildable Land Inventory (BLI) is periodically updated to remove potential lots that have been developed.

The table below presents potential population for the entire growth area based upon the BLI, which takes into account the land use designations adopted in the *1997 Taneytown and Environs Community Comprehensive Plan*, and subsequent 2007 amendments by the City. It is the medium-range estimate, which deducts absolute constraints to development (such as parks, land preservation easements, and landlocked parcels) and applies a multiplier that reflects net developable acreage after infrastructure such as roads and stormwater management facilities are accounted for. A complete description of the methodology used can be found in the report.

<b>Buildable Residential Land: Taneytown City &amp; Growth Area</b>				
<b>Medium-Range Estimate: Absolute Constraints Removed &amp; Multiplier Used</b>				
<b>Land Use Designation</b>	<b>Total Buildable Acreage</b>	<b>Multiplier</b>	<b>Net Buildable Acreage</b>	<b>Potential Lot Yield</b>
R-6,000	23.74	0.825	3.67	13
R-7,500	194.8	0.850	49.53	189
R-10,000	850.54	0.875	512.92	2,138
R-20,000	351.87	0.900	302.22	636
R-40,000	117.48	0.925	84.85	22
<b>Total</b>	<b>1,538.43</b>		<b>953.19</b>	<b>2,998</b>
Source: Buildable Land Inventory Report, Carroll County Department of Planning				

Based upon the BLI calculations above, there is the potential that an additional 2,998 lots could be added within the City and unincorporated growth area under the 1997 comprehensive plan land use (as subsequently amended). Using the City's average of 2.87 persons per household, this equates to an additional 8,604 persons. The combined estimated existing population for the City and growth area as of December 2007 was 7,591. When the existing population is added to the potential future population, the "build-out" population for the entire growth area (including the City)- as envisioned in the 1997 comprehensive plan - is estimated at 16,195. Population estimates for 2009 comprehensive plan can be found in the Municipal Growth chapter.

## **2. Traditional Population Projection**

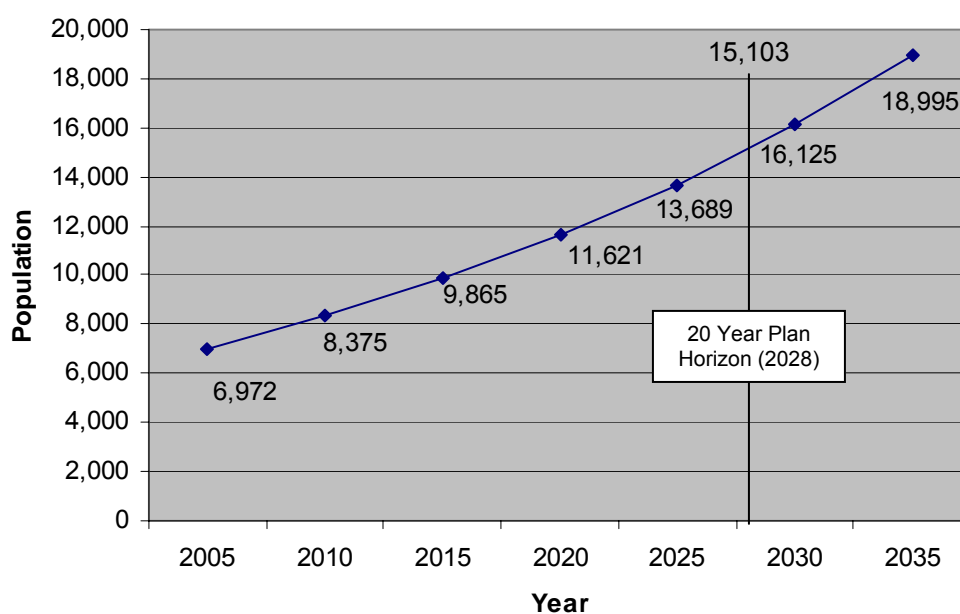
A traditional population projection can be made, using historical growth rates and current demographic trends, to anticipate when certain facilities or services might be needed and to assess the adequacy of the growth area to accommodate projected growth. The following table illustrates this traditional projection using a growth rate of 3.33 percent (based on the average annual growth rate for Taneytown and the Growth Area between 1990 and 2000). Growth rates for other municipalities between the same period (1990 to 2000) range from 2.2 percent for Westminster to 0.84 percent for Union Bridge. With an unusual amount of undeveloped land

currently within City limits, a 3.33 percent growth rate is conceivable if new water resources are developed in the near future. Given this growth rate, the population of Taneytown would reach 15,103 twenty years from now, which is the planning horizon for this plan.

## **Analysis of Statistics**

The population of the City of Taneytown has grown at an average rate of 43.7 percent per decade since 1970. While that pace may be unrealistic in the future, there is enough undeveloped residential land available within both City limits and the growth area to support additional growth for some time. However, with new state and local laws continuing to place greater emphasis on adequate facilities and natural fluctuations in the housing market, continuing recent growth rates into future decades may not be sustainable unless jurisdictions at all levels work together to remedy current and future adequacy issues.

**Population Projections - City of Taneytown  
(Based on 3.33% Annual Growth Rate)**



Between 1990 and 2000, the Taneytown area saw less than two percent proportional change, as a percentage of the overall population, in most age categories. However, nearly identical differences in age categories such as 25-34 (-4.2) and 35-44 (+4.3), suggests that a mini age bubble may be occurring. The Taneytown area currently has a slightly younger population than the county as a whole in most age categories.

For many jurisdictions, including the City of Taneytown, Taneytown Election District, and Carroll County, gender percentages are likely to remain the same. Historically, the male/female split in the population has generally been 49 percent/51 percent respectively, or a close variation thereof. One would need to look at the state level to find a larger gap (48.3 percent male/51.7 percent female). The racial make-up of Taneytown (96.0 percent) and the Taneytown Election District (96.7 percent) continues to be predominately white. Although between 1990 and 2000,



the total minority population increased in both demographic areas, nearly tripling from 1.1 percent to 3.3 percent in the City.

As opposed to County numbers and other jurisdictions, the number of persons per household has remained nearly identical in the Taneytown area since 1990. Family households have also been relatively static, making up between 77 and 79 percent of all households in 1990 and 2000 in both Taneytown and the election district. This may suggest that Taneytown has seen an influx of young families, keeping the persons per household number from trending downward. These numbers may be affected in the future by the recent popularity and ongoing construction of active adult communities and assisted living facilities. Both of these demographic trends could have significant effects on the types of facilities - such as schools, senior and community centers, and libraries - that might be needed in the future.

Both household and personal income levels have traditionally been lower in the Taneytown area than the county and state averages. While educational attainment for high school or its equivalent is 10 to 12 percent higher than the county as a whole, Taneytown falls below the county averages in every higher education category, illustrating a relationship equivalent between educational attainment and earnings potential.

The total build-out population is estimated at 16,195 (based on the 1997 plan) and the traditional population projection estimates 15,103 people by 2028 (the 20-year planning horizon). The City and Growth Area would not reach build-out within the timeframe for which this plan is written.

## Chapter 5: Land Use & Growth Management

### **Goals**

- The community will seek to maintain a friendly and small-town atmosphere.
- The downtown area will serve as a focal point for the community.
- Future development will be designed to compliment the built environment with both traffic and pedestrian connectivity in mind.
- Ensure that development plans are sensitive to the existing physical and man-made environment by considering hydrologic and soil characteristics, topography, existing uses of the land, availability of public facilities, and accessibility.
- Provide for walkability between residential areas and local business areas and employment centers

### **Current Conditions**

#### ***1. Current Development Regulations***

The Taneytown Planning Commission approves site plans and subdivision plans within the corporate limits of Taneytown. The City retains a consultant engineer to ensure compliance with applicable codes. The County enforces several ordinances for the City. The County also performs certain reviews for the City. The City's regulations and ordinances are designed to promote the orderly development of land while limiting adverse impacts to adjacent property owners, natural resources, and public facilities. Among the regulations are:

##### **City Review**

- Site Plan Regulations
- Subdivision Regulations
- Zoning Ordinance
- Adequate Public Facilities
- Design Manuals
- Annexation Agreements

##### **County Review**

- Landscape Manual
- Building Codes

#### ***2. Development Patterns***

##### **A Historic Development Patterns**

The historic development pattern follows a regionally typical cross-road village plan with several common elements found in settlements established by Pennsylvania Germans during the 18<sup>th</sup> century. As cited in the National Register of Historic Places nomination for Taneytown, the work of cultural geographer Wilbur Zelinsky assessed the regionally-unique, common features of

the core plan of more than 230 towns settled across Pennsylvania, Maryland and the adjoining portions of Virginia and West Virginia.

The regional settlement pattern prototype that he found describes the character of Taneytown: (1) Compactness, or high density of the built environment – residences and structures are built close together, frequently abutting; common use of duplex house and row house; strong propensity to build up against the sidewalk or street; (2) Spatial scrambling of many urban functions – retail, residential, professional and government activities intermix, frequently under the same roof; churches, cemeteries, schools, parks, manufacturing and wholesale activities are consigned to peripheral locations; (3) Shade trees are planted in the curbing or narrow sidewalks; (4) Predilection for the use of brick – in dwellings, commercial buildings, barns, churches, as well as sidewalks and street pavements; brick is often painted, usually bright, brick red; (5) Regional architectural types exist – primarily variations of the Pennsylvania German farmhouse for residential and commercial buildings; and (6) Regional town plan characteristics exist – linear plan along one street or cross plan (linear along two streets) when the town was sited at a major intersection; significance of the square; and the presence and importance of alleys in the town plan. Another characteristic of towns in the region is the location of farmsteads on the outskirts of the community which create a transitional area for the town boundary. Instead of a sharp transition from the rural farmland to the urban functions of the town, these farmsteads provide an intermediary zone with a close relationship to both the architecture of the town and the open space of the farm land.

While growth from the last quarter of the 19<sup>th</sup> century and beyond may have blurred a few of these traditional tenets, that vast majority of the core developed areas of Taneytown have continued to reinforce the elements of this fundamental scheme to an exceptionally high degree. Further, the physical growth of the City can be traced by a study of the architectural clusters and the formation of the block patterns from the traditional front-street and back-alley plan populated by vernacular based tri-gable houses through the ranges of Victorian-era revivals and national architectural trends into the first decades of the 20<sup>th</sup> century. Only in the decades following World War II, was the impulse for streets to break away from the grid plan fully realized. This same era saw the cycle of building design also move away from the traditions of local roots and towards a functional, affordable mode rather than that responded to market rather than community, context or location.

## B Designated Land Use

Designated Land Use Acreage Taneytown City and Growth Area						
Land Use Category	City	Percentage of City	Growth Area	Percentage of Growth Area	Overall Acreage	Percentage of Overall Acreage
Conservation	79.3	4.72%	165.34	11.68%	244.64	7.90%
Industrial	316.79	18.85%	471.13	33.28%	787.92	25.45%
Local Business	52.37	3.12%	0.00	0.00%	52.37	1.69%
General Business	182.2	10.84%	76.51	5.40%	258.71	8.36%
High Density Residential (R-6,000)	25.97	1.55%	0.00	0.00%	25.97	0.84%
Urban Residential (R-7,500)	261.52	15.56%	0.00	0.00%	261.52	8.45%
Suburban Residential (R-10,000)	697.88	41.54%	189.96	13.42%	887.84	28.68%
Medium Density Residential (R-20,000)	64.18	3.82%	512.77	36.22%	576.95	18.64%
<b>Total Acres</b>	<b>1,680.21</b>	<b>100.00%</b>	<b>1,415.71</b>	<b>100.00%</b>	<b>3,095.92</b>	<b>100.00%</b>
Source: Carroll County Planning Department, 2008						

The land surrounding the City and the Growth Area is primarily in agricultural use. Agricultural Land Preservation Easements, shown on the Agricultural Preservation and Land Trust Easements map, are a restraint to growth because residential development rights are purchased in order to preserve farmland. As seen on the map, many of these permanently preserved lands surround the Growth Area. Easements to these properties are held by the Maryland Agriculture Land Preservation Foundation. These easements in the Taneytown area should prove to be beneficial in helping to provide the very setting of “small town” atmosphere that so many residents still desire.

Within the City and Growth Area, there is a large amount of undeveloped land; the bulk of which is designated residential or industrial. The pace of future development in these areas will be dictated by market forces and the ability to provide adequate public facilities.

## C Annexations Since the 1997 Comprehensive Plan

- Taneytown Baptist Church Property, six acres, (2008)
- Bean Property, 20 acres, (2009)
- Cranemaster Property, 40 acres, (2009)

Any land shown within the municipal growth area may be considered for annexation at any time. However, inclusion in the municipal growth area does not guarantee that the City will annex any land, nor does it indicate when land may be annexed. This remains a municipal function subject to fiscal considerations, the provision of needed infrastructure, and the desire of the City to grow at any given time.

### 3. *Inventory of Existing Use of Land*

The following table shows the acreage in the Growth Area that is devoted to various types of uses. The “existing use of land,” as this is known, differs from land use designations. Existing use of land describes the type of use actually occurring on a property, while the land use designation is an indication of the desired future use of the land. Sometimes they coincide, though not always. Refer to the Existing Use of Land map for a graphic representation.

<b>Existing Use of Land Acreage</b> <b>2008 Taneytown City and Growth Area</b>		
<b>Existing Use Category</b>	<b>City &amp; Growth Area</b>	<b>Percentage</b>
Agriculture/Resource	1,875.05	60.39%
Commercial	118.63	3.82%
Industrial/Manufacturing	161.69	5.21%
Warehouse/Flex	0.79	0.03%
Office	1.11	0.04%
Mixed-Use (Res, Office, Comm)	23.03	0.74%
Single-Family	620	19.97%
Multi-Family	18.2	0.59%
Public/Institutional	100.86	3.25%
Open Space/Recreation	123.61	3.98%
Utility	18.33	0.59%
Vacant	43.49	1.40%
<b>Total Acres</b>	<b>3,104.79</b>	<b>100.00%</b>
Source: Carroll County Planning Department, 2008		

### 4. *Current Zoning*

The City’s Zoning Ordinance was originally adopted by the Mayor and City Council on November 9, 1981. Since that time the City has made numerous additions and amendments to the ordinance, most notably the Community Village overlay zone, created in 1999. The intent of this zone was to encourage the integrated and creative design of a variety of land uses and housing types within a particular site. R-6,000 and R-7,500 zoning districts allow for both multi-family and single family residential. R-10,000, R-20,000, and R-40,000 are single family residential districts. The Downtown Business district is geared toward smaller business that generated low pedestrian and vehicular traffic. The General Business district is aimed at properties within proximity to major roadways and higher traffic areas with Restricted General Business providing the opportunity for retail services to locate in close proximity to residential areas. The Restricted Industrial district allows for light manufacturing and assembly. The Open Space Zone intends to preserve parks, recreational areas, forests and other natural areas.

<b>Current Zoning Acreage</b> <b>2008 City of Taneytown</b>		
<b>Zoning Category</b>	<b>City</b>	<b>Percentage</b>
Open Space	95.83	5.69%
R-6,000	25.97	1.54%
R-7,500	251.52	14.93%
R-10,000	858.78	50.96%
R-20,000	7.47	0.44%
Downtown Business	50.86	3.02%
General Business	213.68	12.68%
Restricted General Business	2.47	0.15%
Restricted Industrial	178.51	10.59%
<b>Total Acres</b>	<b>1,685.09</b>	<b>100.00%</b>

Source: Carroll County Planning Department, 2008

Much of the land within the Growth Area Boundary is currently zoned Agriculture with the exception of some industrial acreage along the railroad tracks north and south of the City, residential at Robert's Mill Road and Trevanion Road, and General Business at MD 140 and MD 832 and west of Harney Road.

<b>Current Zoning Acreage</b> <b>2008 Taneytown Growth Area</b> <b>(land outside municipal boundaries)</b>		
<b>Zoning Category</b>	<b>Growth Area (excl. City)</b>	<b>Percentage</b>
Agriculture	1,173.8	81.95%
Conservation	8.52	0.59%
R-10,000	64.99	4.54%
R-40,000	26.51	1.85%
General Business	2.32	0.16%
Restricted Industrial	136.05	9.50%
General Industrial	20.15	1.41%
<b>Total Acres</b>	<b>1,432.34</b>	<b>100.00%</b>

Source: Carroll County Planning Department, 2008

\*based on 1997 Growth Area Boundary

Current zoning and the current use of the land do not always coincide. Zoning designations regulate the kind of activities or uses permitted to be developed on a parcel of land. A property may be zoned residential, but if the owner does not choose to develop, it might remain in agricultural use indefinitely. Similarly, a property may have a use on it that predates the zoning so it is possible that a commercial use might exist in a residential zone, in which case it is referred to as a "non-conforming use." For this reason, the number of acres calculated for particular uses of land in the table above may vary from the number of acres for a comparable zoning designation.

## **5. Current Growth Management Measures**

The Taneytown planning area falls into two jurisdictions for growth management: the City of Taneytown and Carroll County. The Mayor, City Council, and the City Planning and Zoning Commission have approval and development control within the Taneytown City limits. The

Carroll County Commissioners and the Carroll County Planning and Zoning Commission have development control outside the City limits. The Taneytown Community Comprehensive Plan applies to all of the area within the Growth Area Boundary, both incorporated and unincorporated.

## **A Comprehensive Plan**

The Taneytown Community Comprehensive Plan is the guiding growth management tool for the City and the unincorporated area of the county within the planning area. The State requires that the plan be updated every six years. Working jointly with the County, the City Planning Commission develops the comprehensive plan and the Mayor and City Council adopt the plan and any associated zoning changes. The County Commissioners adopt the plan and any associated land use changes outside of the City limits.

## **B Annexations**

The Mayor and City Council of Taneytown have the authority to annex properties. This allows the City to decide when and where new land can be annexed and developed. Where the City desires to rezone annexed land to allow development that would be more than 50 percent denser than current zoning, or would allow uses that are substantially different than what had previously been allowed under County zoning, the County would need to grant a waiver of zoning. The Municipal Growth element of this plan details the City's planned future annexation areas.

Municipalities can use annexation agreements as a means to require provision of certain facilities or amenities that are linked to the property or to the demand created by the planned new development. Annexation agreements are contracts that the owner of a property seeking to annex will enter into with a city to ensure that the expectations with regard to sewer and water service and other similar matters are met. A city enters into an annexation agreement to secure such things as dedications of streets, park or recreational facilities, and payment of the expenses of annexation. It may also address issues such as stormwater management, water and sewer, and specific patterns of development or subdivision. The annexation agreements for both parties are contingent upon enactment of the resolution and passage of any possible referendum. Annexation agreements do not guarantee legislative or voter approval of the annexation itself. Once executed, the City ensures the recordation of the agreement in the County Office of Land Records.

## **C Capital Improvement Plan**

The CIP is updated annually to identify and fund needed capital improvements for streets, water, wastewater, parks, equipment, municipal buildings, etc. When the City determines that a project is needed, it undergoes a concept design and preliminary cost evaluation by the City engineer. Then, the Mayor and Council review the projects and decide if and when the project will be funded. Below is an example of the City's CIP.

<b>Planned Capital Projects (CIP FY 2009-2014)</b> <b>City of Taneytown</b>			
<b>Category</b>	<b>Project</b>	<b>Total Funding</b>	<b>CIP Timeline</b>
Water	Baltimore St. Water Main	\$ 4,481,000	FY 09-10
Water	Water Storage Tank	\$ 1,278,000	FY 09-11
Water	Ex. Water Storage Tank Rehab	\$ 500,000	FY 12
Water	Well No. 9 Improvements	\$ 707,000	FY 09
Water	Well No. 13 Replacement	\$ 250,000	FY 11
Water	New Well(s) Development (Big Pipe Creek)	\$ 746,000	FY 09-10
Water	Water Recharge Land Area	\$ 587,500	FY 10
Water	Sells Mill Water Main Extension	\$ 750,600	FY 10
Water	Antrim Road Water Main	\$ 458,700	FY 10
Sewerage	York St. Pumping Station Replacement	\$ 3,700,000	FY 09-10
Sewerage	Baltimore St. Sanitary Sewer Main	\$ 1,903,000	FY 09-10
Sewerage	Belt Press	\$ 276,000	FY 09
Sewerage	WWTP ENR Upgrades	\$ 3,266,500	FY 09-11
Sewerage	WWTP SCADA Upgrades	\$ 105,000	FY 10
Sewerage	Demolition of Old WWTP	\$ 307,500	FY 12
Sewerage	Mill Ave. Sewer Replacement	\$ 273,040	FY 09
Sewerage	Windy Hills SWM Pond Improvements	\$ 10,000	FY 09
Sewerage	Fairground Drainage Study	\$ 25,000	FY 09
Sewerage	Middle School Stream Restoration	\$ 334,000	FY 14
Sewerage	Robert's Mill Road Sewer Replacement	\$ 165,000	FY 10
Streets	Street Repairs / Paving Projects	\$ 1,500,000	FY 09/ FY 11/ FY 13
Streets	Dump Truck	\$ 80,000	FY 09
Streets	O'Brien Ave. Bridge	\$ 720,000	FY 14
Streets	Sidewalk Program	\$ 200,000	FY 09
Streets	Streets Dept. Garage	\$ 226,000	FY 10
Streets	Salt Storage Bldg.	\$ 399,600	FY 09
Streets	Streetscape Decorative Lights	\$ 270,798	FY 10
Police	Police Station Emergency Power	\$ 55,000	FY 10
Police	Police Dept. Garage	\$ 153,000	FY 11
Police	Police Vehicles (5)	\$ 264,000	FY 11 / FY 14
Eco. Dev.	Antrim Blvd. Extension	\$ 11,570,000	FY 09 / FY 10 / FY 12 / FY 14
Eco. Dev.	Creamery Bldg.	\$ 10,000	FY 10
Eco. Dev.	Public Parking Lot (S of Baltimore St.)	\$ 80,000	FY 11
Eco. Dev.	City Office Bldg. Annex Study	\$ 20,000	FY 10
Parks & Recs.	Robert's Mill Park/Picnic/Shed	\$ 69,500	FY 09
Parks & Recs.	Memorial Park Multi-Purpose Field	\$ 383,000	FY 09-10
Parks & Recs.	Climbing Bolder Playground	\$ 62,000	FY 10
Parks & Recs.	Bollinger Park Trails/ Forestation	\$ 170,000	FY 09-10
Parks & Recs.	THS Park Improvements	\$ 39,000	FY 10

## D Water and Sewer Master Plan

The City of Taneytown supplies public water and sewer service within the City's limits. New development around the City must connect to the public water and/or sewerage system if the City makes the service available and the property is planned to be served. The City Charter



prohibits public water and sewer service outside of corporate limits. Since the City controls the water and sewer systems, it can decide when and where the facilities will be extended or allocated and if the supply is adequate for any proposed development. The County, with the assistance of the City of Taneytown, develops a triennial Water and Sewerage Master Plan for future extensions of the water and sewerage facilities, which serves as a guide for the expansion of these facilities. The triennial plan also re-evaluates the current water and sewerage capacities and projects additional growth along with assessing potential expansion of these facilities.

## **E Adequate Public Facilities**

Chapter 180, Article 6 and Chapter 181, Article 6 of the *Code of the City of Taneytown* addresses Adequacy of Facilities. These articles state that before any development plan can receive final approval, the Planning Commission shall certify the adequacy of schools, roads, fire, police, water, and sewer service. The Commission is granted the ability to deny or defer approval of projects based on inadequacy of any of these facilities or services. Plans can be deferred at the discretion of the Planning Commission if a remedy for the inadequacy is not planned.

## **Analysis of Community Needs**

Revitalization of downtown should continue to create interest in opportunities for infill and redevelopment. It will be essential that this is done in a manner that is compatible with the historic character as well as the vision for the future of the City. Despite growth on the outskirts of Taneytown, the core downtown remains the principle place for community services. It is a central location where these services can be located and accessed easily. There is a recognized need for public space within the downtown where City functions and community events, as well as informal and impromptu gatherings, can be held. Creating opportunities for higher density infill development that provides both commercial and residential uses would be in keeping with the urban nature of the historic core of the City.

Suburban residential growth on the periphery of the downtown has been a logical extension of the development pattern. However, this development has been homogenous in housing type for the most part, and little has been done to differentiate the residential developments from each other. The result has been very large areas of strictly single family residential development. The implications for this type of development are many, including greater demands on and for roads as people are forced to drive to all of their destinations, and disconnection from the larger community as the segregation of uses discourages chance interactions. Additionally, the dependence on automobiles and lack of opportunities for walking or bicycling to destinations has been linked to health issues such as obesity.

*The City and growth area have a significant amount of undeveloped industrially designated land. This will allow for the growth of the economic base in the City for the foreseeable future.*

## **Recommended Actions**

- *Encourage walkability between residential and commercial areas.* Take steps necessary to place a greater emphasis on creating opportunities for local commercial uses and facilities to be integrated with new development, leading to more walkable and functional neighborhoods.

- *Conduct a comprehensive review of the City's zoning ordinance (i.e. zoning categories, site plan and subdivision regulations) and the overall approval process.* As stakeholders attempt to find ways to break with development trends of recent decades, it is not uncommon to discover that government regulations themselves can sometimes be a large part of the problem. The City should review all relevant documents to make certain that they are still in line with the community's desires and goals and not in conflict with those goals or in conflict with each other.

- *Identify and develop public space(s) within the downtown area.* The City has recognized the lack of a park/city square/public area within the downtown. The existence of such an area would help give the City a focal point and a place to bring people together in an outdoor setting. The City should pursue a location to create a community space and outdoor plaza. The City should continue to explore this and other options as ways to focus activity and investment on the downtown.

- *Strive to keep community facilities in the downtown area.* The City has done well in keeping its principal civic structures downtown, by developing a new police station downtown and renovating City Hall. Every effort should be made to keep public facilities centrally located.

- *Create a set of design guidelines or otherwise expressed preferences for new development.* The City should explore design guidelines such as, but not limited to, gateways, architecture, site design, signage, landscaping, and lighting to promote better design in development activity throughout the City.

- *Protect the intent of the Taneytown Greenway alignment, continuing with limiting access and minimizing any potential for conflict of uses.* For the roadway to function as intended, minimizing access points is vital. The precedent set on the already constructed portion of Antrim Boulevard should be followed in future sections on the roadway. Because industrial, commercial, and residential land uses and zoning currently exist along the alignment, the effects of noise, fumes, and truck traffic, and the necessity of proper buffering, should be taken into consideration as these parcels develop.

- *Develop a cluster ordinance to allow or require cluster development in areas designated for lower density residential development within the City's growth area.* Rather than a definable urban boundary, the City envisions a transition approach between the downtown urban area and the rural lands outside of the growth area boundary. Requiring cluster development on lands with a lower density designation, would potentially provide the community with more open space and park lands while at the same time not reducing total development potential. The resulting more compact development also would create less of an impact on natural resources and public infrastructure.

- *Create a Residential Office Zone.* Neighborhoods along primary roads in the City should be studied to determine whether a mixture of professional office, retail, multi-family and single family dwellings should be allowed. The application of a Residential Office Zone to appropriate areas along this corridor, would seek to preserve the overall residential character of the neighborhood rather than allow its continued commercialization. The Residential Office Zone could allow a limited number of defined non-residential uses and/or in-home businesses that are compatible with the residential character and buildings in the area and require that the existing structure must be used.

- *Revise Priority Funding Area (PFA) boundary to reflect any applicable rezonings and annexations since the 1997 Plan adoption.* PFA boundaries, initially established in 1998, generally do not encompass a municipal growth area in its entirety. As a municipality grows, amendments to the PFA boundary may be needed to ensure the availability of state funding for public works projects if necessary. The City should reexamine the current boundary to see if all areas of the City that meet the PFA criteria are included in the boundary. The City should take the necessary steps to amend the PFA at the state level as necessary. The PFA boundary should also be revised in the future as properties are annexed and/or rezoned consistent with the Plan. As properties that meet PFA requirements are annexed and developed in the future, the City should continue to submit PFA amendments for properties that meet PFA requirements.

- *Create an Urban Mixed zone that allows for a combination of residential, office, commercial, and civic use development in designated higher density areas and establish certain thresholds that would be permitted for each type of use.* Develop a zoning district adjacent to the downtown area that would allow for a mix of civic uses, recreational uses, residential uses, and commercial uses within the urban core and should establish thresholds for each type of use. Once the zone is established, parcels designated for the Urban Mixed zoning category should be surrounded by or directly adjacent to other areas of existing mixed high density. The designated Urban Mixed areas should seek to be a logical continuation of the surrounding built environment and be multi-modal in nature.

## Chapter 6: Transportation

### **Goals**

- The free movement of all types of traffic, including pedestrian, wheelchair, bicycle, train, automobile, bus, and truck, will be achieved for the safe and efficient transfer of people, goods, and services.
- Utilize the 2000 Antrim Boulevard Extension Corridor Study to work with state, county, and local landowners and developers to complete the roadway, to be known as the Taneytown Greenway.
- Provide a well maintained, safe and efficient transportation network that encourages the separation of local residential vehicular traffic from all other traffic; provides direct major highway access to industrial areas; and provides pathways for bicycle and pedestrian use.
- Enhance the overall functionality and multi-modal connectivity within neighborhoods and between neighborhoods, civic hubs, and commercial centers.
- Encourage pedestrian access to local commercial businesses and employment centers from all residential neighborhoods.

### **Current Conditions**

#### ***1. Inventory of Existing State, County and Local Roads***

Included in each summary are some specifics about the roadway, including (where available): lane geometrics, roadway width, posted speed limits, functional classification, average daily traffic (ADT) volume, and any other noteworthy characteristics of the roadway.

##### **A State Highways**

MD 140, TANEYTOWN PIKE/BALTIMORE STREET, is a two-lane, undivided arterial that begins in downtown Baltimore, traveling through Reisterstown, Westminster, and Taneytown. It is reclassified as Route 16 in Pennsylvania.

The roadway is closed section between Wilson Avenue and Playground Road with sidewalks along both sides. Outside the corporate limits of the city, the roadway is designed as an open section without sidewalk facilities. The County classifies this roadway as an urban principal arterial. A streetscape project began in 2008. The roadway will be resurfaced and pedestrian facilities will be constructed within the municipal limits.

MD 194, FRANCIS SCOTT KEY HIGHWAY/FREDERICK STREET (south of MD 140)/YORK STREET (north of MD 140), is a two-lane, undivided highway that runs between MD 26 near Frederick, MD and US 15 near Dillsburg, PA. The roadway is closed section from just south of Memorial Drive to Blue Ridge Avenue with sidewalks along both sides and open section with no sidewalks within the unincorporated areas of the designated growth area. The State classifies this roadway as a rural minor arterial. Portions of the MD 140 streetscape project began in 2008, will affect the roadway near the City square. This portion of the roadway will be resurfaced and pedestrian facilities will be constructed within the municipal limits.

MD 832, OLD TANEYTOWN ROAD, begins at the intersection of MD 140, Sells Mill Road and Antrim Boulevard. This road runs approximately parallel to MD 140, connecting back into MD 140 at Hughes Shop Road to the northwest of Westminster. At the Taneytown MD 140 juncture, MD 832 has a fifty-eight foot cross section allowing four lanes and providing for a right turn movement for east bound traffic as well as ingress and egress to the traffic circle. Ten-foot paved shoulders are provided on one side, curb and gutter on the other. Leaving Taneytown traveling southwest, MD 832 narrows to a twenty-four foot cross section providing two marked 12-foot travel lanes with stabilized shoulders varying in width between two and five feet. Carroll County classifies MD 832 as a local roadway. In 2005 it was classified as minor arterial roadway.

<b>Average Daily Trips (ADT's)</b>			
<b>State Highways</b>			
<b>Highway</b>	<b>ADT</b>	<b>Year</b>	<b>Segment</b>
MD 140	14,231	2006	at Antrim Boulevard
	5,521	2006	at Harney Road
MD 194	5,592	2006	at MD 140 intersection
	6,292	2006	at Teeter Road
MD 832	1,632	2006	east of MD 140 intersection

Source: Maryland State Highway Administration

## **B Significant City and County Roadway Facilities**

ALLENDAL LANE (City) travels southeasterly from MD 194 providing access to an industrial area. There are no shoulders, curbs or sidewalks provided. The pavement width is 22-feet providing two unmarked travel lanes. There is no posted speed limit. Allendale Lane becomes a narrow gravel road and dead ends into a parking and loading area.

ANGELL ROAD, running southeast from MD 194, has an initial 26-foot cross section which narrows to 22-feet with two marked travel lands and little to no shoulder. A short distance past the at-grade railroad crossing, Angell Road becomes a one-lane gravel road ultimately ending at a "T" intersection with Diehl Road. Carroll County classifies the roadway as a local road.

ANTRIM BOULEVARD in the vicinity of Trevanion Road has a 26-feet of pavement marked for two travel lanes with paved shoulders that vary between six and eight feet. At the juncture with MD 140, Antrim Boulevard widens to provide turn lanes for MD 832 and Baltimore Street. Antrim Boulevard is classified by Carroll County as a major collector.

CROUSE MILL ROAD has 20-feet of pavement providing two marked travel lanes. Little to no usable shoulder areas exist. An at-grade railroad crossing and a weight-restricted bridge affect the usage of Crouse Mill Road for certain purposes. Carroll County classifies Crouse Mill Road as a local road.

FRINGER ROAD, running north from MD 194, has a pavement width varying between approximately 18 and 20 feet. Two marked travel lanes are provided. There are no usable shoulders and a number of tight "S" curves are present. Carroll County classifies Fringer Road with a local roadway functional designation.

GRAND DRIVE (City) is marked for three lanes at its intersection with MD 140, providing one lane for ingress and left and right turn lanes for egress at this signalized intersection. Grade

Drive has 39-feet of pavement, curb to curb. Sidewalk and gutter are also provided. A portion of Grand Drive serves a dense residential complex as the means of ingress and egress. A parking area is provided between the back of sidewalk and the curb line forcing backing movements into or out of Grand Drive.

HARNEY ROAD travels northwesterly from Taneytown to the community of Harney. At the intersection with MD 140 in west Taneytown, Harney Road has a pavement width of 25-feet, providing two marked travel lanes. Little to non usable shoulder area exists. The intersection of Harney Road and MD 140 is the western-most limits of the State Highway Administration streetscape project. Harney Road is classified as a major collector rural roadway.

OTTERDALE MILL ROAD has a pavement width varying between 20 and 22-feet, providing two marked travel lanes. Ditch lines lie close to the edge of pavement along the road. No usable shoulder is provided. Otterdale Mill Road is classified by Carroll County as a local road.

ROBERTS MILL ROAD (City) is a 30-foot wide street serving a large residential subdivision. Roberts Mill Road does not maintain a continuous cross section. Curb is provided in some places, but not in others. Limited areas of sidewalk are provided.

ROTH AVENUE (City) provides access to a residential area to the north of MD 140. Roth Avenue has a pavement width of 39-feet, curb to curb, marked for three lanes, at its intersection with MD 140. Within the residential development, Roth Avenue maintains the 39-foot cross section, but becomes unmarked.

SELLS MILL ROAD has a pavement width varying between 17 and 19-feet, providing two narrow marked travel lanes. The shoulder area varies to a maximum of five-feet. Carroll County classifies Sells Mill Road as a local road.

STONESIFER ROAD runs south of Taneytown connecting Crouse Mill and Trevanion Roads. In the vicinity of Trevanion Road intersection, Stonesifer Road has a pavement width varying between 17 and 20-feet. Little to no shoulder area is provided, with ditches close to the edge of pavement. Stonesifer Road widens slightly to 22-feet, providing two 11-foot marked travel lanes; shoulder lines, however, remain close to the edge of the pavement. Carroll County classifies Stonesifer Road as a local road.

STUMPTOWN ROAD connects Roberts Mill Road to Sells Mill Road. Stumptown Road has a pavement width varying between 16 and 18-feet. No shoulder area is provided. The pavement, vertical and horizontal alignments are not conducive to two-way traffic. Stumptown Road is classified by Carroll County as a local road.

TREVANION ROAD travels southeasterly from Taneytown to its intersection with Clear Ridge Road, providing a connection to Union Bridge. Approximately 22-feet of pavement exists; the entire length provides two marked travel lanes. The shoulder area varies from approximately 0 to eight-feet along the length of the road. At its intersection with MD 140, Trevanion Road widens to 32-feet to provide for a dedicated right turn lane. Sidewalk, curb and gutter exist in the area of Taneytown Elementary School, south of the MD 140 intersection. Trevanion Road is classified by Carroll County as a major collector.

<b>Average Daily Trips (ADT's)</b>			
<b>City &amp; County Roadways</b>			
<b>Roadway</b>	<b>ADT</b>	<b>Year</b>	<b>Segment</b>
Allendale Lane	No traffic counts available		
Angel Road	142	2003	east of MD 194
	91	2003	west of Diehl Road
Antrim Boulevard	2,286	2003	at MD 140 and MD 832 intersection
	2,563	2003	west of MD 140
Crouse Mill Road	763	2003	south of MD 140
Fringer Road	314	2003	west of MD 194
	120	2003	south of Fringer Road North
Grand Drive	No traffic counts available		
Harney Road	2,229	2002	south of Walnut Grove Road
Otterdale Mill Road	1,171	2003	north of Feeser Road
	1,162	2003	south of Feeser Road
Roberts Mill Road	No traffic counts available		
Roth Avenue	No traffic counts available		
Sells Mill Road	573	1999	vicinity of MD 140 intersection
	517	1999	west of Stumptown Road
Stonesifer Road	456	2003	west of Trevanion Road
	387	2003	east of Feeser Road
Stumptown Road	206	2003	north of Sells Mill Road
	111	2003	at the Taneytown corporate limits
Trevanion Road	2,813	2003	south of Feeser Road
	3,811	2003	south of Stonesifer Road
	2,354	2003	east of Otterdale Mill Road
Source: Carroll County Department of Public Works			

The State Highway Administration (SHA) worked with a consultant to obtain traffic counts, turning movement reports, and critical lane analysis to determine level of service data for major intersections in Taneytown in preparation of the MD 140/Baltimore Street streetscape project. The results of the findings are shown in the table below:

<b>Level of Service (LOS)</b>				
<b>Major Downtown Intersections</b>				
<b>Roadway</b>	<b>Intersection</b>	<b>Year</b>	<b>LOS</b>	
			<b>AM</b>	<b>PM</b>
MD 140 (Baltimore Street)	Grand Drive/Chevro Drive	2003	A	B
	Baumgardner Avenue	2005	A	A
	Trevanion Road	2005	A	A
	Francis Scott Key Highway (MD 194)	2004	A	B
Source: Maryland State Highway Administration, The RBA Group, 2005				

## 2. Scenic Byways

The Old Main Streets State Scenic Byway passes through Taneytown, following MD 140 from Emmitsburg to the west, through Taneytown, then east towards Westminster. The Maryland State Highway Administration partnered with Carroll County to designate the Old Main Streets Scenic Byway in 1999. It is virtually the only State Scenic Byway in the county, and as such is worthy of strategies that encourage sensitivity when making decisions concerning the visual quality surrounding this resource. The State of Maryland promotes their Scenic Byway program by installing signs along designated routes.

It should be noted that the scenic byway designation is non-regulatory and has no funding associated with it at this time. The City benefits from the designation simply by virtue of the fact that visitors following the route may pass through and/or stop in town.

### ***3. Inventory of Pedestrian and Bikeway Facilities and Greenways***

The City of Taneytown has a well-developed sidewalk system throughout the historic section of the City. A sidewalk Capital Improvement Program promotes periodic repairs and upgrades to the existing sidewalk system. The newer neighborhoods have connecting sidewalks that can be interconnected with older sections of the City. The newer neighborhoods sidewalks, are not as interconnected to each other or to the older sections of the City. The City's plan to provide linkages between the various neighborhoods and the historic section of the City promotes walking.

The considerable availability of alleyways and small side streets offers excellent opportunities for pedestrian access to all sections of the older parts of City without having to utilize the more heavily-traveled thoroughfares. Local facilities, however, should not be viewed as a replacement for an interconnected sidewalk and trail system. The sidewalk and trail system should incorporate the availability of secondary streets into a multi-modal transportation network.

### ***4. Inventory of Public Transportation Facilities and Services***

#### **A Railways**

The Maryland Department of Transportation owns the right-of-way for the railway that traverses the growth area and is located east of, and parallel to, MD 194. Maryland Midland Railway, Inc. leases the railroad between Walkersville and Taneytown from the state. Maryland Midland's service extends from Keymar through Thurmont and interconnects with CSX railways in Hagerstown, Maryland. Maryland Midland also provides service through New Windsor, Westminster, Finksburg and Glyndon in Baltimore County. The railway is not a commuter line, and Maryland Midland's use of the line is industrial-related.

#### **B Park and Ride Lots**

Park and ride lots are intended to allow commuters to park their cars and either use commuter bus, rideshare or vanpool as an alternate means of getting to work. Rideshare and Vanpool programs are available through the Maryland Transit Administration's Commuter Assistance Program. There are seven park and ride lots located throughout Carroll County.

#### **C Local Transit Opportunities**

The Carroll Area Transit System (CATS) is a private, non-profit corporation with a primary mission of providing reliable, efficient, and safe, transportation to older adults, persons with disabilities, economically disadvantaged, transportation dependent citizens as well as the general public of Carroll County.

The system operates Monday through Friday from 7 a.m. to 5 p.m. on a demand-response system. Persons requiring transportation are requested to call 24 hours in advance to schedule



their rides. Riders will normally share a vehicle with other passengers coming from the same general area, going in the same direction. Every attempt is made to accommodate passengers calling for same-day pick-up.

CATS has a fleet of 30 vehicles. On many days all 30 vehicles are scheduled to serve a growing user population. Eighteen of these vehicles (60 percent) are lift equipped providing 37 wheelchair positions. The service currently transports an average of over 12,000 one-way trips per month. Based on the population growth in Carroll County these numbers are expected to continue to grow. The vehicles range in size from seven-passenger minivans to small buses with 23 seats.

## ***5. Planned Major Streets***

Planned major streets are proposed in order to provide access, redundancy, and logical connections between developed and/or geographic areas. Numerous roadways and roadway connections were proposed within the *1997 Taneytown and Environs Community Comprehensive Plan*. Of the planned major streets listed in the 1997 plan, only the Grand Drive connection has been constructed. The proposed Otterdale Mill Road extension was preempted by the approval of the Carroll Vista site plan.

## **Analysis of Community Needs**

### ***1. Taneytown Greenway (formerly known as Antrim Blvd. Extension)***

The construction of the Taneytown Greenway is the City's highest priority road project. The goal is to plan, fund, and build the new Taneytown Greenway around the southern portion of the City to link with planned industrial and commercial areas to promote new economic development and the creation of jobs; reduce vehicle and truck traffic volumes on Baltimore Street; and, promote the revitalization of Taneytown's historic downtown commercial area.

Construction of the Taneytown Greenway will be no small feat. It will be the largest capital project the City has undertaken to date and will involve project design, annexation issues (with property owner agreements), designation of the alignment as being within the Priority Funding Area, acquisition, environmental review addressing constraints (NEPA), extension of municipal water and sewer (W&S) service, amendments to the W&S master plan, innovative funding methods (including possible county, state, and federal funding), financing options, and construction. A positive approach to this project may be constructing the road in two or three phases.

The plan for a southern roadway extension of Antrim Boulevard/Rt. 140 has been envisioned for many years. The information below provides some history to the Taneytown Greenway concept.

1964 – Roadway alignment shown on Carroll County's original Major Street Plan.

1970's – A portion of Antrim Blvd.(Taneytown Greenway) was built by Carroll County between Rt. 140 and Trevanion Road.

1980's – Maryland State Highway Administration completes a preliminary alignment study for a two-lane undivided highway, but no construction funding is authorized.

1997 – The City's new comprehensive plan shows and reaffirms the Taneytown Greenway, but supports a four-lane roadway. According to the City's 1997 Comprehensive Plan (page 88): "The Taneytown Bypass, a protected roadway in the planning area since the original 1964 Major Street Plan for Carroll County, remains the top transportation priority for the City of Taneytown."

The Taneytown CIP estimates the cost of this 14,000 LF roadway to be approximately \$11,574,000. This assumes almost total donation of all right-of-way needed for the roadway. The assumption being that the new roadway will open up large areas of industrial and commercial land for development, and will provide excellent access for these land areas to Rt. 140 and Rt. 194. This concept is compatible with the Comprehensive Plan, since much of the area is zoned Industrial.

Although the Camp Dresser & McKee (CDM) study will primarily focus on the Antrim Blvd. extension, it is essential to connect Allendale Lane to the bypass. The official 1997 City Comprehensive Plan shows the Allendale Lane connection. In fact, the plan recommends that the Allendale Lane extension should be the first phase of construction (to the existing intersection of Antrim and Trevanion), should the rest of the Antrim Road extension project be delayed. On page 88 of the City's 1997 Comprehensive Plan it states: "In recognition of the likelihood that the Taneytown Bypass will not be constructed in the foreseeable future, short-term improvements and expansions to the transportation network will need to be made to accommodate some of the traffic that would otherwise use the Bypass. One such improvement is the planned extension of Allendale Lane to the existing segment of the Taneytown Bypass (Antrim Blvd.) that currently terminates at Trevanion Road. The planned extension of Allendale Lane will improve traffic circulation and decrease congestion on Baltimore Street. It will also offer a partial, short-term solution for the need for the Taneytown Bypass."

As shown below, the City has made significant progress to date.

2005 – Carroll County Commissioner's place Antrim Blvd. extension in Carroll County's official capital needs program.

2006/2011 – The proposed Antrim Blvd. Extension is included in the first Capital Improvement Program for the City of Taneytown.

2006 (November) – Carroll County provided a \$150,000 grant commitment to the City to complete a preliminary design study for the roadway.

2007 (March) – CDM is hired by the City to compete the design study.

2007 (March) – The City conducted a tour of the tentative/general location of the Taneytown Greenway route and industrially zoned areas with elected officials, property owners, developers, and city/county planning and economic development staff.

2008 (November) - Maryland Consolidated Transportation Program. Met with Secretary of the Department of Transportation and Carroll County Commissioners. Our preliminary design will be reviewed by state, but no funding is available. However, the Carroll County Commissioners did prioritize our project as the county's primary roadway project (with the exception of a roadway project planned in South Carroll).

2009 (July) – City working to complete preliminary design of intersections.

2009 (August) – City requested funding from Carroll County for CDM intersection study.

The City plan's to complete the intersection design and meet with prospective property owners to review the project and discuss design, annexation issues, and the extension of water and sewer service.

## ***2. Walkability/Connectivity***

A major shift is taking place in the way neighborhoods are designed. Taneytown, like many other communities, is working to identify ways to design neighborhoods or retrofit existing ones into more interactive, enjoyable, livable, walkable communities. A “walkable community” is a term used to describe a community that is designed (or, even retrofitted, in some cases) with features such as sidewalks, trails, bike lanes, and paths providing residents access to a variety of activities, goods, and services. In addition, neighborhoods should be designed so that pedestrians feel safe and secure. It is also very important for sidewalks, trails and bike paths to be built to improve pedestrian access between neighborhoods and to improve connection to the downtown area. In 2007, an inventory of sidewalks countywide was conducted by the County Planning Department. Sidewalks in Taneytown and its growth area are shown on the Taneytown Sidewalk Inventory map.

The mixing of uses, a return to the more traditional urban development pattern that predated zoning regulations, lends itself to more walkable communities, cutting down on the need for vehicular trips by providing certain services close to home. Because several potential mixed use areas are on the periphery of the City, pedestrian and vehicular access, as well as connection to adjacent communities and the downtown area, will be crucial. “Walkable neighborhoods” typically provide a mix of civic, business, recreational, and residential uses within a ¼ mile radius, or roughly a five- minute walk. This is considered a reasonable distance for people to walk to between home, work, school, shopping, and parks. The Walking Distances map illustrates the area that is within walking distance of several of the City's key destinations (downtown, the senior center, the library, the two schools, and Memorial Park). A notable point is that many of the key destinations are not within walking distance of a majority of the City's residential areas. Mixed use development that incorporates parks, businesses, and civic uses within walking distance of residential areas would contribute to the creation of an overall more walkable community.

Vehicular ingress and egress in new developments is generally more limited than in the traditional development in the downtown area. Limited access, a lack of roadway redundancy and poorly-defined roadway hierarchy became commonplace in the latter part of the 20<sup>th</sup> century. Dead ends, cul-de-sacs, fragmented, and incomplete streets as an element of design became prevalent in more modern neighborhoods, hampering not only vehicle traffic flow, but also

affecting pedestrian flow, as sidewalks tend to follow the street pattern and alternative trail systems were not provided.

### **3. *Rail Services***

The existence of the rail line presents additional freight movement opportunities for industrial development both north and south of the downtown area. However, it may limit the development of parcels located between MD 194 and the rail line.

### **4. *Scenic Byways***

Many economic benefits can accrue to towns located along scenic byways. However, they are only applicable once the jurisdictions located along the byway have written a corridor management plan and put in place certain oversight mechanisms. Should the City decide to partner with the other jurisdictions along the byway to draft and adopt a corridor management plan, it could create opportunities for economic development, heritage tourism, or other revitalization efforts that are based on heritage and scenic resources.

### **5. *Other Planned Streets***

The list of planned major streets was reworked in the final stages of the plan update process to reflect the differences both on the ground and in planning since the 1997 plan was adopted. Since Otterdale Mill Road extended is no longer possible, it was removed from the plan. Grand Drive has been completed and was also removed.

WORTHINGTON BOULEVARD has been revised to intersect with the planning commission's preferred alignment of the Taneytown Greenway at MD 140 and will now terminate at this point. Both the City Planning Commission and City and County staff were unable to generate a logical reason to continue a roadway of that scope to the western edge of the growth area boundary abutting agricultural land. Since Worthington Boulevard was designed to be a collector road and Fringer Road a local roadway, the proposed intersection with Fringer Road was also reworked to better reflect this hierarchy. Should the preferred Greenway alignment not become final, Worthington Boulevard may continue south of MD 140 to intersect with the Taneytown Greenway but will not continue past that point. The final alignment may also dictate the road's eventual name.

CRIMSON AVENUE (Extended) is included in a major subdivision plan known as The Village at Meade's Crossing, under review in 2009-2010.

STUMPTOWN ROAD (Relocated) remains linked with the future development of parcels proximate to and East of the relocation area. The Taneytown Planning Commission has stated that any such development may not proceed without this improvement.

KEY CROSSING ROAD remains linked to future development of the parcels through which the alignment is proposed and will provide additional connectivity to MD 140 east of the existing roundabout.

STARBOARD DRIVE (Extended) is linked to future development, and will provide improved pedestrian connectivity for both the Wheatfields and Windy Hills subdivisions as well as a

secondary means of vehicular access to those communities. The road will terminate at Trevanion Road opposite Grand Drive and will not create an additional intersection on Trevanion Road.

ALLENDAL LANE (Extended) will connect to the Taneytown Greenway, with the intersection design in the engineering stage.

SHOWER ROAD/TERMINATION OF CROUSE MILL ROAD remains subject to the final alignment of the Taneytown Greenway and intersection design work.

COMMERCIAL ACCESS ROAD is linked to development of properties southeast of the MD 140 traffic circle.

ROBERT'S MILL ROAD (Extended) is linked to future development west of the existing terminus of the road. Right of way limitations near the intersection with MD 194 will however prevent Roberts Mill Road from functioning as a major street.

SELL'S MILL ROAD (Relocated) is linked to future development of the property through which the re-alignment is proposed.

## **Recommended Actions**

- *Implement the planned major streets and roadway improvements shown in this plan.*
- *Implement construction of the planned Taneytown Greenway.*
- *Ensure alternate modes of access from both existing and new developments to major destinations, areas of commerce, and community facilities.* During the past several decades, much development has been approved that paid little attention to connectivity, not only with other development and the downtown area, but even within the development itself. Pedestrian facilities, such as sidewalks, were also given lesser priority. With a renewed emphasis being placed on creating pleasant, walkable communities and a good transportation network, the City should ensure that the goals of connecting development together and providing a multi-modal transportation network are being met.
- *Develop sub-area plans to examine and enhance the overall functionality and multi-modal connectivity within neighborhoods and between neighborhoods, civic hubs, and commercial centers.* Taneytown has many distinct neighborhoods, each with its own circulation system and connection to surrounding neighborhoods. Using these neighborhoods as planning sub-areas would allow for detailed study of the ways in which people and vehicles move around and through each area of the City. Such a study also would yield information about where there are gaps or troubled spots in the circulation system and how they might be addressed.
- *Implement a sidewalk retrofit program.* As a result of previous development trends, the sidewalk network in Taneytown is not fully functional. Based on when a property was developed, there are gaps both small and substantial in the network. There are also areas where existing sidewalks have fallen into disrepair, affected by weathering, tree roots, etc. Using information obtained from detailed neighborhood studies, and as part of the City's CIP, the City should prioritize sidewalk projects and consider setting aside funds to construct and

maintain sidewalks where they are most needed. The Taneytown Sidewalk Inventory map contained in this plan could serve as a starting point for the study. The City should also explore ways to secure additional funds through available programs at the State level.

- *Add specifications in the City's Site Plan and Subdivision regulations for alleyways.* The current development regulations do not specify any requirements regarding the width or type of section for alleys similar to what's spelled out for other types of roadways, such as collectors and local streets. This language exists in the City's development policy manual and should be incorporated into, and modified if necessary, Site Plan and Subdivision regulations. There also is no guidance for when or where alleys should be required. In order to facilitate the creation of new development that is compatible with traditional patterns in the City, particularly in the historic core, the City should amend the applicable ordinances accordingly to provide guidance and specifications to developers, engineers, and review agencies.

- *Develop a functional classification system for City streets similar to that which is currently used at the county and state.* In addition to creating specifications regarding alleyways, the City should also consider a functional classification system for existing roadways. The classification system could also be utilized to help determine the specifications for which future streets should be constructed. The City should develop a document and associated map containing a list of streets within City limits, more specifically streets that handle larger amounts of traffic. As a part of that same process, the City should also consider conducting traffic counts to better understand how to classify certain streets and where congestion relief and new connections may be warranted.

- *Create a linear trail system within the 100-year floodplain.* Many small towns grapple with ways to secure and fund additional park land and facilities. The City should explore ways to utilize non-developable land, such as floodplains, to construct a recreational pathway system for cyclists and pedestrians. This system should link existing residential areas, future residential areas, existing parks, and areas of commerce.

- *Require developers to make sidewalk, alley and roadway connections wherever possible and seek to identify and fund needed connections via the City's CIP process.* Along with the construction of Taneytown Greenway, additional traffic flow and greater connectivity can also be achieved through making logical connections between existing alleys and roadways. With the exception of existing cul-de-sacs and use-in-common driveways, there are numerous dead end streets throughout the City that could be connected either as a result of future development or as a Public Works project.



## Chapter 7: Community Facilities

### Goals

- The downtown area will serve as a focal point for the community.
- Provide a variety of excellent recreational facilities and programs for all age groups.
- Ensure that development plans manage growth in keeping with the community's ability and willingness to provide and maintain public services and facilities such as public water and sewer service, school facilities, police protection, fire and ambulance services, and recreational programs and facilities.

### Current Conditions

#### **1. Public Schools**

Currently, four schools primarily serve the Taneytown area: Taneytown Elementary School, Runnymede Elementary School, Northwest Middle School, and Francis Scott Key High School. Taneytown Elementary and Northwest Middle School both fall within City limits. Runnymede Elementary School was constructed in 1994 and both Taneytown Elementary and Francis Scott Key High School were updated with major renovations within the last decade. No additional major improvement projects for the Taneytown area were in the current *Carroll County Public Schools' Educational Facilities Master Plan 2007-2016*.

In most cases, the school attendance areas (school districts) serve areas that go well beyond the City and Growth Area Boundary. Consequently, the following data, which represent all of the students that attend these public schools, include students that live outside of those limits.

<b>Taneytown Community Public Schools</b>				
<b>Enrollment and Capacities</b>				
<b>School</b>	<b>Grades</b>	<b>Enrollment (FTE)</b>	<b>State-Rated Capacity</b>	<b>% of Capacity</b>
Taneytown Elementary	K-5	497	570	87.2
Runnymede Elementary	K-5	575	654	87.9
Northwest Middle	6-8	574	924	62.1
Francis Scott Key High	9-12	1,224	1,304	93.9
Enrollment data as of November 2007, FTE – Full-Time Equivalent				
Source: <i>Carroll County Public Schools Enrollment Projections 2008-09 to 2017-18</i>				

Given current state rated capacity, Taneytown Elementary, Northwest Middle School, and Francis Scott Key will be able to meet the needs of their districts for the foreseeable future. Runnymede Elementary is projected to reach state rated capacity in 2011-2012.

#### **2. Public Library**

Residents of the Taneytown area are encouraged to take advantage of the services offered at the Taneytown Branch of the Carroll County Public Library. The branch is located at 10 Grand Drive within the City of Taneytown. The current structure opened in 1989, and a major expansion of the facility was completed in 2008. The facility is located on a 1.1 acre site.



The library contains 13,700 square feet of building space. The branch currently holds 56,550 volumes. There were 115,056 customer visits in fiscal-year 2007 and a total circulation of 310,540. A 5,000 square-foot addition was completed in 2008.

### **3. *Senior Center***

The Taneytown Senior and Community Center, located at 220 Roberts Mill Road, opened in 1991. In 2000, a 3,600 square foot addition was added to the center. The senior center is now 8,200 square feet. Located on one acre, the center currently has a total of 27 parking spaces, with plans in the near future for expanded parking.

The center, open Monday through Friday from 8 a.m. to 4:30 p.m., is a focal point for a broad range of programs, classes, services, and information that is targeted for citizens, age 60 and over and their spouses. Lunch is available each day.

The senior center contains a dining room, living room, computer lab, exercise equipment room, craft room, and conference room. The addition contains a large room where physical activity classes, special events / programs, and billiards take place.

An average of 736 seniors use the facility a month, with approximately 34 seniors attending daily. The center is also open to non-profit community groups on evenings and weekends. An average of 439 attendees were from outside user groups per month.

### **4. *Parks and Recreation***

The City has several recreation and park facilities. The largest park is Taneytown Memorial Park located on the west end of the City along MD 140. This facility, roughly 40 acres in size, has eight pavilions available for renting, five baseball/softball fields, two football fields, four tennis courts, one basketball court, and two play areas including swings, slides, and comfort stations. An additional playground facility will be constructed in 2010.

Another park facility is located on Roberts Mill Road at the corner of George Street (site of the old Taneytown High School). This 6.1 acre park provides softball/baseball fields, two play units, three soccer fields, one pavilion, and a skate park.

A facility on the east end of Taneytown is the Roberts Mill Park consisting of three pavilions available for renting, four soccer fields, one play unit and a paved walking trail around a three-acre pond (fishing).

The City owns a 51 acre piece of open space land that lies north of Taneytown on the west side of MD 194. Bollinger Park, named for its previous owner, is planned for major improvements including trail systems, picnic areas, a stream restoration program, and other improvements.

In addition to City-owned recreational facilities, residents are able to utilize school grounds during times that they are not being used for school athletic practices and events. Many Recreation Council games occur on the Northwest Middle School fields after school hours.

Funding for parks and recreational facilities comes from a number of sources. Developers often contribute towards or create recreational amenities and parks. Program Open Space (POS) also contribute significantly towards the creation of parks and recreational facilities. POS funds are funds that the County receives from the State as a result of transfer taxes.

## **5. *Public Safety: Police Services***

Police protection to the residents and businesses of the area is provided by three separate government agencies: the Taneytown City Police, Maryland State Police, and the Carroll County Sheriff's Office.

### **A Taneytown City Police**

The Taneytown Police Department is charged with providing full police services to the citizens of Taneytown. As of 2009, the department consisted of a Chief of Police and ten (10) sworn officers.

The department headquarters is located at 120 East Baltimore Street. Opened in January 2003, the facility is expandable and is expected to meet the department's needs for the foreseeable future. In 2008, the Department handled 7,851 calls for service.

### **B Maryland State Police**

The Maryland State Police, Barrack "G," Westminster, are charged with providing full police services to the citizens of Carroll County. Coverage is 24 hours a day, seven days a week. This is the primary law enforcement agency for the County, which also provides crime-prevention services, educational programs, and school safety programs.

The nearest State Police barrack is located at 1100 Baltimore Boulevard (MD 140), east of Westminster. The barrack was opened in 1999 and was constructed on the same site as the previous facility, which opened in 1961. The new facility contains 12,100 square feet and is situated on a 2.5-acre site. An estimated 30 to 40 additional staff could be accommodated within the new building to meet the agency's needs for the next 20 years.

In January 2008, the Maryland State Police had 76 sworn police officers assigned to the Westminster barrack, 61 are uniformed patrol troopers, two are K-9 troopers and 13 are investigative troopers. There are a total of 45 "resident troopers" funded by Carroll County.

In 2007, the Maryland State Police handled 42,297 actual calls for police service in Carroll County. This number does not include occasions where troopers' time was committed to "follow-up" investigations on previously reported crimes or other incidents.

The State Police always have at least one trooper on patrol dedicated to the greater Taneytown area, and several shifts each week have two troopers assigned to the area.

### **C Carroll County Sheriff's Office**

The Carroll County Sheriff's Office provides concurrent law enforcement to the Maryland

State Police and is generally responsible for the operation of the Carroll County Detention Center, committing to jail felons and other violators of statutory or common law, custody and transportation of prisoners, courtroom security, carrying out the mandates, orders, and directions of the courts, and civil process services.

The Sheriff's Office has jurisdiction throughout the county and within the municipality upon request. Coverage is provided 24 hours per day and seven days per week. The County Sheriff is elected at large for a four-year term. As of January 2008, the Sheriff's Office comprised 94 full-time employees; 71 sworn police officers and 27 civilian employees.

The Carroll County Sheriff's Office and County Detention Center share the same building, located at 100 North Court Street within the City of Westminster. Opened in 1971, the building was expanded in 1984 and again in 1999. With the completion of the 1999 expansion, the building has essentially reached its limit for enlargement on this site. The administrative office component of the building is severely overcrowded.

The recent expansion of the Detention Center expanded the facility to accommodate 244 beds. The population of the Detention Center is comprised of three main groups; those who are awaiting trial because they were not released on bail, those who have been convicted of committing a crime and are serving their sentences of generally up to eighteen months, and Immigration and Naturalization Services detainees. Sentences longer than eighteen months are served in the state system. The Detention Center serves the entire county, including the municipalities.

The Detention Center averages over 200 inmates per day. The inmate population grows three to five percent each year. At this growth rate, and with a 244-bed capacity, the current facility is expected to continue serving the county's needs for the next three to five years. The County is actively pursuing a site for a minimum security facility for inmates in weekend detention and work release programs. These groups currently make up approximately 50 percent of the total inmate population.

## ***6. Public Safety: Fire and Emergency Medical Services (EMS)***

Fourteen fire companies protect life and property during fires, natural disasters, auto accidents, home accidents, or illnesses within Carroll County. The companies also promote fire prevention and educate the community about fire and emergency practices. The City of Taneytown and the land within the Growth Area Boundary is located entirely within the Taneytown fire district. This fire district also extends well beyond the limits of the study area.

According to the Carroll County Office of Public Safety, the study area presents no obvious limitations or impediments to responding apparatus, other than normal situations such as traffic volumes and weather conditions. The County's Concurrency Management Ordinance addresses issues of adequate service by tracking the number of late and no responses and making annual recommendations for the appropriate adjustments to correct inadequate service levels. The Emergency Services Master Plan, developed by the Carroll County Volunteer Emergency Services Association, addresses specific recommendations for improvements to the service of equipment of fire companies in Carroll County. Please refer to this plan for fire and EMS recommendations related to these services.

## **A Taneytown Volunteer Fire Company**

The Taneytown fire district has an estimated population of 11,325 (as of December 2007), serving approximately 6.5 percent of the county's population. Comprising roughly 60 square miles, the district serves an estimated population density of 189 persons per square mile.

During the ten year period of 1997 to 2006, the department responded an average of 338 times per year for fire/rescue and 810 responses for ambulance. 2005 saw the highest number of calls for both services (415 for fire/rescue and 933 for ambulance) during that time period. Calls for fire/rescue response overall have been trending upward, while calls for ambulance response appear to be steady.

<b>Taneytown Volunteer Fire Co.</b>			
<b>Emergency Services Responses</b>			
<b>Year</b>	<b>Fire/Rescue Responses</b>	<b>Ambulance Responses</b>	<b>Total Responses</b>
1997	291	838	1,129
1998	280	679	959
1999	288	782	1,070
2000	278	783	1,061
2001	348	827	1,175
2002	348	869	1,217
2003	382	860	1,242
2004	366	775	1,141
2005	415	933	1,348
2006	385	758	1,143
2007	424	1,095	1,519
2008	371	1,042	1,413

Source: Carroll County Office of Public Safety, 2008

The Taneytown fire company's fire house is located at 39 East Baltimore Street within the City of Taneytown. The current facility was opened in 1974 and expanded in 2004. The fire house contains five bays and currently houses two ambulances, three fire engines, a ladder truck, brush truck, utility truck, and a duty vehicle. The station also includes housing, offices, and facilities for station personnel, as well as a social hall used for fundraising, company and community events, and private functions.

## **7. Public Water Service**

The City of Taneytown owns and operates the community water supply system and generally limits service to the area located within the City's corporate boundary. The overall planned water service area covers approximately 3,133 acres within and bordering the municipality and is situated in the northwest portion of the County along MD 140 and MD 194.

Taneytown's water supply system relies on groundwater which is supplied by eight municipal wells.

<b>Taneytown Community Water System</b>			
<b>Sources – Appropriations</b>			
<b>Water Source</b>	<b>Permit Number</b>	<b>Permitted Daily Average Use (gpd)</b>	<b>Average Day Demand Month of Maximum Use (gpd)</b>
Wells 8, 9, 11, 12 & 13	CL1978G079 (07)	390,000	475,000
Well 14	CL1978G179 (04)	90,000	197,000
Wells 15 & 16	CL2004G018 (01)	103,000	141,000
<b>Total</b>		<b>583,000</b>	<b>813,000</b>

In December 2007, the community water supply system served a residential population of approximately 7,107. Total water production (as metered at the City's production wells) from January 1, 2007 through December 31, 2007 was recorded to be approximately 185,719,000 gallons, or an average of 509,000 gallons per day (gpd). The City estimates that 80 percent of total consumption is generated by the residential population.

During periods without restrictions, the City of Taneytown provides community water service on a "first come, first served" basis. Water capacity cannot be purchased in advance and is not held in reserve. Building permits are issued for new development only after all fees are paid. Included in these fees are water connection and benefit-assessment charges.

## **8. Public Sewer Service**

The City of Taneytown owns and operates the community sewerage system which generally limits service to the area located within the City's corporate boundary. The entire planned sewer service area comprises approximately 3,135 acres and is situated in the northwest portion of the County.

Total sewerage demand (as metered at the wastewater treatment plant) from January 1, 2007 through December 31, 2007 was recorded to be approximately 305,060,000 gallons, or an average of 835,781 gpd. The City estimates that 80 percent of total demand is generated by the residential population. The reason the average day sewerage demand is considerably higher than the average day water demand is due to infiltration and inflow (rainwater that enters into sewer pipes through cracks and openings).

The area served by the sewerage system is nearly the same as that served by the water supply system. The recorded sewage flows are substantially higher than the recorded water demand. This differential is the result of infiltration and inflow of stormwater and groundwater into the sewer collection system. Part of the problem stems from the fact that the original collection system was installed with terra cotta clay pipe, much of which still remains in the system. This material tends to form cracks over time, which invites the flow of water from saturated soil into the pipe during storm events. The City has taken several steps in recent years to address this problem.

The City brought on line its new sewage treatment plant in March of 2000. The new sewage treatment plant has a rated capacity of 1.1 mgd for average daily flows. Hydraulically, the plant can treat a peak flow of 5.0 mgd. Sewage is treated via the sequence batch reaction

process. Sludge is dewatered and hauled offsite by a contracted hauler. The City constructed a sludge storage building to store dewatered sludge in 2007.

<b>Taneytown Public Sewerage System</b>				
<b>Treatment Plants</b>				
<b>STP Treatment Type</b>	<b>Points of Discharge</b>	<b>STP Design Capacity (mgd)</b>	<b>Flows Average/Peak</b>	<b>Method of Sludge Disposal</b>
Activated sludge/BNR	Piney Creek	1.1	0.831/3.881 mgd	Spread on fields; occasionally hauled to landfill

The treated effluent is discharged to Piney Creek. The City will need to construct filtration and chemical system improvements to achieve the State's new nutrient reduction requirements in accordance with the Chesapeake Bay Program. Those improvements are expected to be complete by FY 2011.

The sewage treatment plant generated an estimated 779 wet ton at 14.25 percent solids and 1,418 wet ton at 0.99 percent solids from January 1, 2007 to December 31, 2007. Sludge is disposed of by land application and removed by private contract hauler. The City injects liquid sludge to adjacent farmland when available.

## ***9. Solid Waste***

The City contracts with a private company for weekly curbside residential solid waste pickup/disposal and curbside residential recycling. Yard waste is collected and disposed of by the City for City residents. The City sponsors a bulk trash and e-cycling event two times per year for City residents.

## **Analysis of Community Needs**

### ***1. Schools***

Runnymede Elementary is the only school serving the area that would exceed state rated capacity in the near future (2011-2012), according to school enrollment projections provided by the Carroll County Public School system. However, enrollment in the Runnymede district begins to trend downward after 2012. Northwest Middle School and Francis Scott Key High School serve areas outside of Taneytown. Enrollment and capacity projections are completed annually by the Carroll County Board of Education.

### ***2. Library***

With a 5,000 square foot addition completed in November 2008, the local library is expected to meet the needs of the community for the near future.

### ***3. Senior Center***

The current senior center does not have a lot of opportunity for expansion given the location and the size of the existing parcel. It may not be possible both to expand the building

and provide the necessary parking associated with such a project. With the completion of Carroll Vista, and the recent popularity of age-restricted housing as a whole, additional space may be warranted, although the Carroll Vista community also offers many on-site amenities to its residents. The senior center also is used heavily during the evening and weekend hours by other organizations, suggesting that additional meeting and activity space may be needed for any number of uses in addition to regular activities surrounding the day-to-day operations.

#### **4. *Parks and Recreation***

For decades, Memorial Park has served the City as a focal point for local recreational activity. Additional ballfields recently were constructed, and renovations to the tennis courts, basketball courts, and playground equipment were undertaken. No urban park or common space is located in the downtown area. Smaller parks exist in certain residential neighborhoods but, with the exception of the Roberts Mill Park, they are very small in scale. The growth area is also lacking an adequate trails network. Bollinger Park will provide an onsite trail system/fitness stations, a parking facility, and other amenities on a property northwest of the City.

#### **5. *Police, Fire, and Emergency Services***

The City's *Adequate Public Facilities Ordinance* currently calls for a ratio of two officers per 1,000 residents. The Mayor and Council are looking for ways to address the adequacy of police protection services.

The county tracks average response time data for local fire and EMS service to determine the adequacy of coverage. The local Taneytown department has average response times in the neighborhood of eight minutes for both fire and EMS. That response time is "approaching inadequate." Responses ranging from eight minutes to nine minutes and 59 seconds are "approaching inadequate." Over 10 minutes is considered "inadequate". Although it is virtually guaranteed that the demand for fire and EMS services will increase as population increases, it is almost impossible to predict an accurate demand for these services. For example, calls for fire and rescue have steadily increased over the past decade, while calls for ambulance service have fluctuated from year to year, dropping from 933 in 2005 to 758 in 2006.

#### **6. *Water and Sewerage***

As part of the MD SHA Baltimore Street Reconstruction project, the City replaced the existing water line in Baltimore Street from the traffic circle at Antrim Boulevard to Harney Road. Parallel eight-inch ductile iron water mains (17,000-LF) will be located on both sides of Baltimore Street. When comparing water production and water consumption, the City estimates that their unmetered loss has dropped from 30-40 percent to roughly 11-12 percent. Loss can come from a variety of sources including unmetered users, illegal hook-ups, the flushing of hydrants or use of hydrants during a fire, leaks in the system, etc. The City is also actively monitoring and correcting this situation through meter replacement and leak repairs.

The City is studying the most effective means of expanding their production capacity out of existing wells (8, 9, 10, 11, 12, and 14). The City will continue to depend on developing new wells to keep pace with the demands of new growth. Additional sources not currently programmed will need to be developed to accommodate the growth planned for the Priority and Future Planning categories.

The City is investigating the feasibility of developing a 1.5 mgd surface water source to help supplement current and future water needs. The Big Pipe Creek is the most likely candidate. Such a project would require the construction of an intake structure and raw water pumping station at the Big Pipe Creek in the area of MD 140; a one-mile raw water main from the Big Pipe Creek to Taneytown; and a new surface water treatment plant. Should the City elect to proceed with the development of a surface water source, the projected time frame for connection to the City's system would be three to five years. The City has included this project in its CIP but will need to acquire the necessary land area and secure the required permits from MDE.

To plan for and secure needed public drinking water to meet the demand generated by the approved Taneytown Master Plan, the City is considering the acquisition of water recharge areas in order to increase water appropriations from MDE to the City of Taneytown to meet water supply demands. The City of Taneytown and MDE will need to approve deed restriction language to achieve the goal of allocability transference. This policy will be reviewed with the Maryland Department of Agriculture and Carroll County to determine what degree groundwater allocability is eligible for transference from lands in agriculture and lands subject to an agricultural preservation easement. In 2008, the Maryland General Assembly passed HB 1423. Under this legislation, local governments could receive priority in groundwater allocation.

To free up existing capacity at the wastewater treatment plant, the City is correcting infiltration and inflow problems throughout the sewer system. To serve the planned sewer service area, a 0.64 mgd increase in permitted discharge from the treatment plant to 1.74 mgd may be necessary to serve the Priority Planning Area (0-6 year), and an additional 0.12 mgd increase in permitted discharge to 1.86 mgd may be necessary to serve the Future Planning Area (7-10 year).

## **Recommended Actions**

- *Institute active and passive recreations requirements into site and subdivision plans to ensure adequate facilities with the additional demand of future development.* The City currently requires a certain set aside for open space (10 percent of net project area for a conventional residential development and not less than 25 percent of gross acreage in Community Village) or a "fee in lieu of" for residential approvals. Additional recreational areas may be needed as the City experiences future growth. The City should consider requiring on-site active and passive facilities in new developments of a certain size and implementing a recreation impact fee.
- *Begin to plan for expansion to the sewerage treatment system.* An increase in plant capacity of roughly 750,000 gallons per day would be required to serve the remainder of the undeveloped City and growth area at build-out under current proposed land use. An initial feasibility study should be conducted to determine how the plant should be expanded and what regulatory procedures will need to be followed.



- *Ensure an adequate and diverse water supply.* The City's water system is currently fortified by a network of wells. With drought conditions a possibility in the region each summer and safe yield calculations becoming more stringent at the State level, the City has recently explored the ideas of surface water sources, like Big Pipe Creek and the creation of a small reservoir, to supplement the existing system. In order to grow in the future, additional water sources, groundwater or otherwise, will need to be explored.

- *Amend the Water & Sewerage Master Plan, as needed, in accordance with the recommendations contained in this plan.* The City should pursue an amendment to the Water & Sewerage Master Plan, either during the biannual amendment cycle or through the triennial update, to add or remove planned service areas as indicated in this comprehensive plan. This will ensure that the water and sewer service areas are implementing the comprehensive plan appropriately.

- *Review all Adequate Public Facilities Thresholds to see if the percentages are being met and if updates or changes are needed.* Adequate Public Facilities ordinances have been developed at both levels of local government over the past decade. Both the City and County are responsible for a variety of community facilities provided to the local citizenry. At the City level, water, sewer, and police protection are the major issues that fall under City jurisdiction. The City should consider a scheduled review of the APFO every few years to see if any changes are necessary.

- *Continue to work with County Government and the Board of Education to ensure that area schools remain adequate.* Capacities at all three levels of grade school education are expected to remain adequate for the foreseeable future. However, Francis Scott Key High School's service area is so expansive; encompassing three municipalities and their growth areas, that unusually high future growth in other jurisdictions could affect these student enrollment projections. Union Bridge (Jackson Ridge and the Villages of Union Bridge) and New Windsor (Snader's Summit) both have large residential projects pending approval. Taneytown has several large residential projects proposed. All of these developments combined could lead to inadequacy at the high school level.

- *Seek to expand or relocate the Senior Center site to provide additional space for community events.* Carroll County should promote ways to expand community involvement in the use of this public building.

- *Identify and develop community improvements.* The City annually updates its Capital Improvement Plan to include new public facility projects.

## Chapter 8: Natural & Agricultural Resources

### **Goals**

- Identify and protect ground water resources to ensure an ample municipal water supply for current and future users.
- Preserve, protect, and make wise use of environmental resources, including streams and stream buffers, steep slopes, 100-year flood plains, forested areas, habitats of threatened and endangered species, wellhead buffers, and wetlands.

### **Current Conditions**

In 1997, the City of Taneytown completed a sensitive areas element, called the "Environmental Resources Element", in cooperation and coordination with the County and seven other municipalities within the County. This element of the Comprehensive Plan was adopted concurrent to the 1997 Taneytown Community Planning Area Comprehensive Plan, effective the same date. The information analysis and recommendations contained in this chapter satisfy the state requirements for a "sensitive areas element".

#### ***1. Environmental Resources***

##### **A Environmental Resources Description**

The environmental resources which are required to be protected under the Planning Act are streams, stream buffers, steep slopes, 100-year floodplains, and habitats of threatened and endangered species, wetlands, wetland buffers, and agricultural and forested lands intended for resource protection or conservation. The areas are shown on the Environmental Resources map. The Planning Act of 1992 does not specify the extent or degree of protection to be accorded to each environmental resource. Therefore, the definitions developed for each environmental resource identify this level of protection. To adequately provide consistent protection, the best course of action suggests adoption of uniform definitions among the County and the municipalities.

##### **B Current Environmental Resources Protection Measures**

Both the City and Carroll County currently provide protection to the area's environmental resources. The Planning Commissions have the ability to require further protection measures where appropriate.

Environmental resources in Taneytown and Carroll County currently are protected during the development process through several different regulations, ordinances, and authorities. The Code of Public Local laws and Ordinances of Carroll County contains the following chapters that relate to or have an impact on environmental resources:

##### **City Code**

- Chapter 106 – Erosion & Sediment Control
- Chapter 167 – Sewers

- Chapter 172 – Storm Sewers
- Chapter 173 – Stormwater Management
- Chapter 180 – Subdivision
- Chapter 181 – Site Plans
- Chapter 201 – Water
- Chapter 205 – Zoning

#### **County Code**

- Chapter 97 – Construction Codes
- Chapter 105 – Environmental Management of Storm Sewer Systems
- Chapter 115 – Forest Conservation
- Chapter 121 – Grading, Erosion and Sediment Control
- Chapter 134 – Landscape Enhancement of Development

Additionally, the County Landscape Manual contains additional guidance on and provisions for the protection of environmental resources.

## ***2. Mineral Resources and Soils***

The City of Taneytown does not have mineral resources operations within corporate limits nor does the City's zoning code allow for such operations within the City limits. Therefore, a plan is not required to address this activity in the City. Those areas of the Growth Area which fall under County jurisdiction which have current or future potential mining operations are addressed by the *Carroll County Comprehensive Mineral Resources Plan*. This document may be referenced under separate cover.

The most common soils types to be found in the growth area are PeB2, Penn loam, and PhB2, Penn shaly silt loam. These soils tend to be shallow with slow permeability. Though they generally are productive soils, these red land soils can be susceptible to erosion and drought.

## **Analysis of Community Needs**

The loss of remaining productive agricultural land as well as open space is a concern countywide. There are numerous permanent agricultural easements surrounding the growth area. However, a large amount of unprotected land still remains. As land values continue to increase, it will become increasingly difficult to permanently preserve farmland and environmentally sensitive areas.

Low-density residential development has also been prevalent throughout the unincorporated areas of the county and sometimes even within the municipalities themselves. Maximizing lot sizes accounts for more grading and other resulting disturbances, such as runoff, to the natural environment. Developers are not required to cluster or minimize disturbance in many instances, nor are they required to adhere to a set of design standards that emphasize natural resource protection. Virtually all of the larger undeveloped parcels surrounding Taneytown, whether designated for industrial, commercial, or residential purposes, face environmental challenges such as streams, small wetlands, floodplains, and forest cover.

Given recent changes in regulations at the state level regarding recharge, activity on land outside of the growth area also should be considered when looking at the broad picture of resource protection. Development in these areas could have an effect on the City's ability to ensure an adequate water supply. House Bill 1423 - Water Resources - Groundwater Appropriation or Use - Priority Funding Areas, passed by the Maryland General Assembly in 2008, gives towns priority status in the allocation of water. In Taneytown's case, the existence of so many land preservation easements, coupled with the limited septic capability of the soils in the area, may naturally limit future development of large undeveloped parcels, but additional protection measures may need to be explored. The rural nature of the portion of the Growth Area northwest of the City could lend itself as a natural amenity to the City, functioning as open space, recharge area, and/or providing land for a trail system.

With 55 percent of the growth area currently in active agricultural production, much of the growth area is open cropland or to a smaller extent, pasture. Forest cover in this area is limited. Because of this, protection of existing forested areas, especially near waterways, is critical. Few undeveloped parcels remain in the urban core. However, redevelopment, resubdivision, and infill activity are occurring in the downtown area, easing some of the burden that may be placed on natural systems by development on the outskirts of the growth area.

## **Recommended Actions**

- *Address inconsistencies in environmental resources protection.* The Planning Commission should review current protection measures to address any inconsistencies of protection and lack of protection of some areas.
- *Protect groundwater resources and acquire additional recharge area.* Protecting groundwater resources in the Taneytown growth area is very important since all of the community's drinking water is obtained from groundwater sources. Protecting areas of existing and potential drinking water from groundwater sources, and ensuring that sufficient recharge to these sources is occurring, is essential.
- *Require developers to design their projects in a manner that will enhance and preserve the site's natural resources.* The City should consider adopting a document similar to the County's Environmental Site Delineation (ESD) or develop their own similar policies to ensure that initial efforts are made to maximize environmental protection and that these efforts are carried throughout the development process. The purpose of this requirement, which entails identifying significant natural resources on the site prior to any development plans being formulated, is to create a process by which environmental resources are preserved through early identification. In this way, development can be planned around resource protection measures. In particular, existing stands of forest land should be afforded maximum protection because of their scarcity and importance to maintaining water quality.
- *Plan for land uses that have a low-impact on farming operations in the vicinity of easements and other agricultural areas.* A transition area of low-impact uses ought to exist between the more intensive land uses within the Taneytown growth area and the farming operations taking place outside of this area. This will help to buffer potentially conflicting land uses from each other and ensure the long term viability of farming just outside of the growth area.



## Chapter 9: Economic Development & Activity

### Goals

- The City will define ways to take advantage of its proximity to other urban areas in attracting businesses and customers.
- Increase and diversify the industrial base to provide greater and more varied employment opportunities.
- Work with the State, County, and local landowners and developers to complete the Taneytown Greenway, which would provide additional access to planned industrial areas and help maintain the aesthetics of the downtown area.
- Provide infrastructure to attract industry that will increase employment opportunities.

### Current Conditions

Successful efforts to attract and retain businesses to the Taneytown Community Planning Area depend largely upon the County and City's ability to compete for commerce and industry at the regional level. A skilled labor force and the availability of suitable land that is easily accessible are primary factors.

#### *1. Inventory and Description of Industrial Areas*

Major Active Industrially Zoned Areas Taneytown Community Planning Area 2008	
Areas	Types of Operation
Allendale Lane	<i>Evapco International</i> – Industrial Air Handling Units <i>Taney Corp</i> – Stair Manufacturing (Residential and Commercial) <i>Harney Woodworking</i> – Custom Woodwork (Commercial and Industrial)
West Baltimore Street	<i>Haines Geo Services</i> – Silt Fencing, Agricultural Products <i>Flowserve</i> - Industrial Submersible Pumps
York Street	<i>Cranemasters Inc.</i> – Specialized lifting (cranes) and recovery with focus on the railway industry <i>Ideal Stair</i> – Distribution of wood stair rails, rungs, and pieces <i>Masterworks</i> – Manufacture of components for defense contracts <i>Artec</i> – Window glazing

Source: City of Taneytown, Carroll County Department of Planning, 2008

#### *2. Inventory and Description of Commercial Areas*

The City of Taneytown has three commercial zoning designations – Downtown Business, Restricted General Business, and General Business. The City currently has 121 parcels with the Downtown Business zoning designation and eight parcels with Restricted General Business. Only two of the parcels zoned Restricted General Business are being used for business purposes, with the remainder in residential use. Both the Downtown Business and Restricted General Business zones allow for retail or service related businesses that generally do not generate large

amounts of vehicular or pedestrian traffic, lessening any impact on nearby residential uses. The City has a variety of commercial areas already utilizing the General Business zoning designation. The purpose of the General Business zone is to provide areas for commercial enterprise that are oriented toward business that are not particularly compatible within neighborhood areas.

<b>Major Commercially Zoned Areas</b> <b>Taneytown Community Planning Area</b> <b>2008</b>	
<b>Area</b>	<b>Types of Businesses</b>
<b>Taneytown Shopping Center</b>	Food market, beverage, Laundromat, florist, veterinary, restaurant, food service, video sales and service
<b>East Baltimore Street</b>	Retail clothing, gifts, food, antiques, dance studio, funeral home, bank, lending service, tax preparation, medical offices and lab, daycare, physical rehabilitation center, museum/visitors center
<b>West Baltimore Street</b>	Food service, retail sports equipment, machine repair, daycare, church, automotive service
<b>Frederick Street</b>	Antique shops, gift shops, physician services, dance studio, building and remodeling, church, coffee shop
<b>York Street</b>	Food service, gym, florist, clothing and gift shop, printing, mortgage company, church, agricultural retail
<b>Downtown Area</b>	28 commercial spaces (retail, service) and 5 institutional locations (churches, police station, museum, parking lots)
Source: City of Taneytown, Carroll County Department of Planning, 2008	

### 3. Labor Force and Employment

A strong economy and ample employment opportunities are essential to maintaining a high quality of life in the community. A healthy economy and solid labor force not only promote the retention and expansion of existing business, they also encourage new businesses to locate in the Taneytown Community Planning Area. This in turn provides residents with increased job opportunities and more buying power to support local businesses. Of equal importance is the beneficial effect a robust economy has on the provision of public services to local residents and businesses.

#### Employed Persons by Industry (16 Years and Older)

City of Taneytown  
1990 and 2000

Industry	1990		2000		% Change
	#	%	#	%	
Ag/Forestry/Fishing/Hunting/Mining	12	0.6	41	1.7	1.1
Construction	199	10.7	292	11.9	1.2
Manufacturing	479	25.8	500	20.3	-5.5
Transportation/Warehousing/Utilities	66	3.5	115	4.7	1.2
Communications/Information	50	2.7	151	6.1	3.4
Wholesale Trade	86	4.6	59	2.4	-2.2
Retail Trade	371	19.9	248	10.1	-9.8
Finance/Insurance/Real Estate	97	5.2	145	5.9	0.7
Professional/Other	179	9.6	265	10.8	1.2
Educational/Health/Social Services	243	13.1	333	13.5	0.4
Entertainment/Recreational Services	0	0.0	174	7.1	7.1
Public Administration	78	4.2	141	5.7	1.2
<b>Total</b>	<b>1,860</b>	<b>100.0</b>	<b>2,464</b>	<b>100.0</b>	
Source: US Census					

According to the 2000 Census, the civilian labor force for the City of Taneytown consisted of 2,464 persons aged 16 years and older. The above table shows area employment broken down by industry. Between 1990 and 2000, the actual number of employees working in wholesale and retail trade declined. The largest increases, on a percentage basis, were in entertainment/recreational service. In 1990, the industry with the largest segment of employed persons among the categories was manufacturing and that remained true for 2000.

### **Employed Persons by Occupation**

**16 Years and Older  
City of Taneytown  
1990 and 2000**

<b>Occupation</b>	<b>1990</b>		<b>2000</b>		<b>% Change</b>
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	
Managerial & Professional	219	11.8	533	21.6	9.8
Service	247	13.3	435	17.7	4.4
Sales	625	33.6	573	23.3	-10.3
Farming, Fishing, & forestry	8	0.4	26	1.0	0.6
Construction, Production, Extraction, & Maintenance	648	34.8	749	30.4	-4.4
Transportation	113	6.1	148	6.0	-0.1
<b>Total</b>	<b>1,860</b>	<b>100.0</b>	<b>2,464</b>	<b>100.0</b>	
Source: US Census					

#### ***4. Acreage of Industrial and Commercial Uses and Zoning***

Based on the Carroll County zoning maps (2008), approximately 138 acres of land are zoned industrial (Industrial Restricted and General Industrial), and 20 acres is zoned commercial (General Business) within the unincorporated portion of the Community Planning Area. Based upon the City of Taneytown's zoning maps, there is approximately 177 acres of land which is zoned industrial (Restricted Industrial), with 270 acres zoned exclusively for commercial purposes (Downtown Business, General Business, Restricted General Business) in the City. Approximately 19.5 percent of land within the entire Taneytown Growth Area is zoned for commercial or industry, which is a relatively high percentage when compared to percentages countywide and in other growth areas. Conversely, only 8.6 percent of land within the entire Taneytown Growth Area is currently being used exclusively for commercial or industrial purposes. A large portion of the commercially and industrially zoned land within the growth area is either underutilized or vacant. In 2008, the City annexed approximately 40 acres of industrially zoned land.

### **Analysis of Community Needs**

Communities are recognizing the importance of economic development for a vital economy. In addition to providing jobs for the community's resident workforce, industry and community businesses contribute to the jurisdiction's tax base. The tax base includes the gross revenues generated by property taxes, which serve as a base for setting the City budget and providing public services.

Business and industry typically cost local governments less in public services than do residential uses. Increasing the percentage of the City's tax base contributed by commercial and



industrial uses increases the amount of tax revenue available to pay for services for all segments of the community. Sustained job growth is essential for the fiscal health of the City.

By creating opportunities for local residents to work in the community where they live, business and industry help reduce lengthy commutes and traffic congestion. Along with the benefits of new industrial and commercial development, however, is the potential for higher traffic volumes on the local state highway, county road, and city street network.

The tax base city-wide traditionally has been heavily weighted towards residential land use, but Taneytown is faced with a unique opportunity. While the commercial and industrial assessable tax base is roughly 12 percent countywide, Taneytown's assessable base has ranged anywhere from 16 to 27 percent. It has the potential to be even higher given Taneytown's unusually high percentage of designated industrial land.

Traditional Euclidean zoning emphasizes a separation of uses, and essentially this is the type of zoning that has been applied in the City and throughout the county. However, there is a trend now towards mixed-use zones, which combine retail or professional office uses with residential uses and reflect something of a return to traditional urban development patterns. Incorporating opportunities for mixed-use development to occur will increase options for local retail and businesses to locate within Taneytown and to be within walking distance of their customers and employees.

The impact of the completion of the Taneytown Greenway will be felt throughout the entire growth area, creating additional access to some areas and providing traffic relief to others. An indirect impact will be felt downtown, where MD 140 currently functions as the only primary east/west traffic movement and the only practical way to MD 194. Truck traffic is also a constant at the present time. Giving haulers an alternative route would ease congestion and make it easier for local traffic to frequent downtown businesses. When complete, the Taneytown Greenway will bisect the area's largest designated industrial area with a spur connection to Allendale Lane either giving additional access to or opening up access altogether for some of the undeveloped land. Raw land is increasingly becoming more difficult to market. Instead businesses are, in many cases, looking for ready-made pad sites complete with the necessary infrastructure. Quicker access, without having to navigate the downtown, may make the industrial areas more marketable.

The completion of the streetscape project will be a wonderful enhancement to the downtown area. With recent renovations to City Hall and the construction of the police station, City government has already begun to invest heavily in this area. The streetscape project will not only help beautify the MD 140 corridor through the City, but will also place a greater emphasis on pedestrian movement.

After nearly 30 years, the shopping center continues to be a vibrant retail center for the City. However, the overall character of this area has yet to be defined given the stark contrast in some of the uses that exist. There is also a lack of pedestrian connectivity and the roadway network may present challenges when it comes to appropriate access. A number of vacant parcels remain and how they are developed may determine the future viability of this area. The completion of the Taneytown Greenway will dramatically change the character of this area, especially the parcels fronting along the Taneytown Greenway. While a few of these parcels

have development plans in process, many have sat undeveloped for a number of years. The additional traffic may spur investment.

## **Recommended Actions**

- *Seek ways to privately fund and forward fund the Taneytown Greenway and Allendale Lane.* By constructing the Taneytown Greenway, all of the industrial areas throughout the area, even north of the City, will be more accessible, giving traffic more options and alleviating congestion at the square. Under current conditions, much of the industrially designated areas both south and west of the City are either landlocked or existing access is inadequate and truck traffic for existing businesses is forced to utilize MD 140 and MD 194.
- *Create internal circulation systems and a redundant road network within and around commercial and industrial areas to direct traffic to a limited number of signalized intersections and create better circulation patterns overall.* The success of commercial and industrial development is greatly enhanced when they are easy to access. Difficult or dangerous traffic patterns, congestion, and poor circulation all can have negative effects on commercial and industrial enterprises. Designing functional circulation patterns will be crucial to the success of future commercial development in the vicinity of the traffic circle. Proper access to commercially designated areas north, south, and west of the City, which contain smaller parcels and are generally more linear in scope, will also be challenging.
- *Ensure that access to the rail line is not preempted by industrial development so that access is possible for those sites that wish to utilize it.* Trucking is the most flexible way to move freight. However, it isn't feasible for some materials to be moved in that manner. Fixed rail is still a major avenue for shipping goods and services nationwide. Taneytown is bisected by an active rail line. The industrial designated land to the south of the City was laid out with the rail line in mind and the right uses could take advantage of this opportunity.
- *Allow for a mixture of uses in new residential neighborhoods to promote a sense of community and reduce car travel.* Individual neighborhoods should be part of the fabric of the community as a whole. For the most part, businesses should also be concentrated in the village center. Not only is it central to the majority of homes and services, it also draws the entire community to the village center. There are instances where it is also useful, however, to allow for new "mom and pop"-type small stores that provide basic staples such as groceries or services such as day care. To further minimize the reliance on automobiles and reduce the need for parking, the City should consider allowing a limited amount of these types of stores, and possibly even require it in new developments. These small stores further help to increase community pride and character.
- *Establish roadway access guidelines which can be consulted when developers request access to roadways in the City.* Further clarification of roads classifications and standards would help the City convey to future developers what is expected when properties are being developed.



## Chapter 10: Historic & Cultural Resources

### Goals

- Broaden awareness of, appreciation for, and interaction with Taneytown's heritage and community history through education, events, and promoting stakeholder partnerships
- Protect and foster the unique character of Taneytown's historic built environment
- Ensure that the best and preferred elements of community character help define and direct the future growth and development in and around Taneytown
- Continue and broaden the process of community renewal begun with the Main Street revitalization project and related efforts through heritage tourism, economic redevelopment, and related preservation-based initiatives
- Preserve the historical and architectural character of the area and promote the rehabilitation and re-use of existing structures where feasible.

### Current Conditions

#### *1. Historic Context*<sup>2</sup>

The origins of present day Taneytown stretch back more than 250 years. Taneytown owes its early foundations to its proximity to a major transit corridor that had evolved from a Native American trail, to become known as the Conestoga Path. It became a regular route permitting Pennsylvania German settlers to migrate south as they sought available land for settlement. As the route became an ever more heavily traveled thoroughfare it was improved to enable wagon traffic. Ultimately it became known as the Monocacy Road, as it became an overland link between the Monocacy and Susquehanna Rivers.

Many community historians consider the founding of the City to date to 1754, when the land patent consisting of roughly 7,900 acres, known as "Resurvey on Brothers Agreement," was granted to Edward Diggs and his son-in-law Raphael Taney. This has been the anniversary chosen for numerous centenary celebrations. Certainly there is no doubt that by the 1762 platting of the City by Diggs and Taney there already was a well established settlement of the area. Work by Dr. Arthur G. Tracey indicated that the first 46 lots in Taneytown were platted along the course of the north-south running Monocacy Road. The next two plats of lots occurred along the east-west route on both sides of the junction with the Monocacy Road, establishing the core community plan as a crossroads town. The three initial plats created a total of 90 lots, each to be leased with ground rents payable to Diggs and Taney, and formed the earliest part of Taneytown. In just seven years' time, most of the original lots had been transferred to individual stake-holders. Since the original deeds required that a dwelling of a minimum of 20 feet by 24 feet with a masonry chimney be built within a year, the scale of early Taneytown can be surmised.

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<sup>2</sup> Resources consulted for preparation of this summary history were: "The Carroll Record Histories of Northwestern Carroll County Communities," (1994) Historical Society of Carroll County, (Joseph M. Getty, Ed.); "Carroll's Heritage," (1987) Joseph M. Getty; "Images of America: Taneytown," (2004) Historical Society of Carroll County, (Tyler J. Boone, Ed.); "Images of America: Carroll County," (2006) Historical Society of Carroll County (Catherine Baty, Ed.); Nomination Form, National Register of Historic Places, Taneytown Historic District (1986) Maryland Historical Trust (Joe Getty and Peter Kurtze); "Legacy of the Land," (1982) Carol Lee.

Chapter 10: Historic & Cultural Resources

Progress and growth continued for much of the remainder of the 18<sup>th</sup> century. Given its favorable setting along a major route, tradesmen and merchants were drawn to the area as permanent residents. Notable visitors also remarked on their time in the area. Among the earliest commercial ventures were a blacksmith, millwright, wheelwright, gunsmith, carpenter, butcher, tailor, hatmaker and shoemaker, as well as taverns. This inventory of trades indicates sufficient success in both the local agricultural economy as well as the mercantile opportunity presented by the Monocacy Road, to permit an early specialized economy. In fact, the need to provide convenient accommodations lead to a prominent tavern at each corner of the crossroads in Taneytown. The well-known Old Stone Tavern (CARR-65), whose no longer extant first section contained a date stone of 1760, may convey a sense of the more significant structures at the central square. By 1791 the Adam Good Tavern was well established on the southwest side of the square and in fact provided accommodations to George Washington during at least one trip along the Monocacy Road.

As the community grew in both size and wealth, even more specialized trades began to locate in the vicinity. Among the regionally well-known craftsmen were John Slaughenhaupt, a chair maker whose rush-seat ladder back chairs were crafted with signature details, and Eli Bentley, a tall-case clock maker whose skilled work is collected nationally today. While travelers' accounts have been found describing Taneytown as a community of roughly three dozen dwellings, it remained notable as a nexus for skilled trades. By the turn of the 19<sup>th</sup> century, additional trades in the community included an iron manufacturer, tanneries, a pottery, a brick maker and a hat factory. Early into the new century, records have been found of tin smiths, saddle and harness makers, a variety of grocers and dry goods shops, a marble yard, farm tool and machinery shops and jewelers. This progression speaks to the continued prosperity and evolution of the local economy as well as a steady growth in the population and the use of the transportation network to support the growing number of tradesmen.

This concentration of business and mercantile opportunity also drew together a community of churches, perhaps because of the convenient central location within the larger agricultural community. In the 1760's early Pennsylvania German settlers established Lutheran and Reformed congregations, and there was also a Presbyterian community in the area. While some congregations built individual structures, the Reformed Church and the Presbyterians shared a union house of worship, known as the Old Yellow Church. This structure was located on the northern edge of the community on what became the German Reformed Cemetery during the 19<sup>th</sup> century. During the 1790's a one-acre lot was purchased and by 1797 St. Joseph's Roman Catholic Church was founded. During the first quarter of the 19<sup>th</sup> century another Presbyterian congregation was formed, and later a Brethren Church was also located in the community.

These same institutions also led the way in education and served as a gathering point for the outlying population in the region. Records reveal that several of the German churches hired school masters to serve not only as teachers but also to carry out administrative and musical duties for their congregation. During the 19<sup>th</sup> century the parish of St. Joseph's also opened a school. There was at least one private school in the community before the close of the 18<sup>th</sup> century. The Key family of Terra Rubra, including a young Francis Scott Key, attended services at the Old Yellow Church, since the family resided just a few miles to the south. Key's sister Ann was married to future Chief Justice of the United States Supreme Court Rodger Brooke Taney at St. Joseph's Roman Catholic Church. While this Taney was a distant relative of Raphael Taney and the couple lived in Frederick, they visited Terra Rubra and Taneytown

frequently. During the remainder of his life, Francis Scott Key retained the family estate and was recorded to have lectured at several of the area churches.

For more than three decades during the middle of the 19<sup>th</sup> century, members of the Birnie family living just east of Taneytown maintained separate boarding schools for boys and girls on their family estates. Also in mid-century, the Eagleton Institute was opened by Andrew McKinney and a group of interested citizens formed the Taneytown Literary and Classical Institute, both of which were located along the former Monocacy Road, then known as York Street, north of the central square. Various records also indicate there was a school opened for the African-American community to the south of the square. Later, following the Civil War, the creation of the public school system brought about a network of smaller one-room school houses serving the outlying community, while a larger school accommodated at least 100 students from Taneytown. To meet the demands of the growing community, a public high school was constructed at the close of the first quarter of the 20<sup>th</sup> century.

Perhaps one of the most influential events in the history of Taneytown was the July, 1872 arrival of the Pennsylvania Railroad. This opened significant market opportunities throughout the community. It further enhanced travel to and from Taneytown as the line carried products and passengers both into and out of the community. Not only did this event reshape the economic landscape but it also served to stimulate the physical and cultural elements of the community. Despite more than a century of steady growth in the City and two prior failed initiatives, just 12 years after the arrival of the railroad, the City was incorporated in 1884.

With increasing wealth and with the influences of national tastes and styles, the look of the community also began to rapidly change. While the community had evolved from the Piedmont and Pennsylvania German vernacular styles of the regularized and symmetrical tri-gable ell dwellings, now a new wave of building types were found throughout the City. By the close of the 19<sup>th</sup> century, all of the buildings at the central crossroads had been rebuilt and new high style Victorian-era architectural types were found in abundance. In addition to the complete demolition and replacement of many of the churches and taverns, new structures reflecting these popular tastes included banks, pharmacy, retail shops and private residences. While the vernacular roots of the community were well established, older houses were updated to include new porches with higher style details and hybrids of the vernacular form. At the same time, newer architectural elements like prominent cross gables, projecting bays or towers were also seen with increasing frequency. Among the civic improvements were telephone service, standardized grading of streets and sidewalks, planting of street trees, paving of brick or later asphalt and, in the early 20<sup>th</sup> century, electric service.

The arrival and location of the railroad also brought about the growth of the City along its east-west axis. Business opportunities grew along with the City. The railroad soon connected to Frederick which, in turn, connected to lines running both east to west as well as north to south. New markets were opened for all manner of agricultural products. To capitalize on these developments, two substantial warehouses and a new steam flour mill were erected in convenient proximity to the railroad. Soon the City found itself home to a newspaper, The Carroll Record, which was published up until 1971, an opera house, an ever expanding range of shops including three cigar factories and a carriage maker. During this last period of the 19<sup>th</sup> century, 65 new buildings were built in the community and the population grew steadily. In

1880, the City was considered home to 519 residents and by 1904 the population was counted at 800 persons.

Taneytown in the 20<sup>th</sup> century saw many of the same trends and circumstances influencing both its form and business makeup. Residentially, new patterns in the types of housing were seen: the four-square, bungalow, cape cod, and other post World War II styles were readily seen, and the progressive growth of the community can be traced by the transitions of the housing types. In the commercial realm, the functional modernism of Art Deco and the impact of the automobile shaped Taneytown as readily as it shaped many other communities. Among the notable arrivals during this era of commercial growth were the Central Garage in 1933, the arrival of the Blue Ridge Rubber Company in 1936, and the construction of the Model Steam Bakery also in 1936. Each of these prominent buildings featured ever more mass produced materials and utilitarian, functional designs. These same elements and trends are reflected in the contemporary residential buildings during that era, as seen in the use of ashlar face concrete block in lieu of stone or simpler, streamlined brackets and posts supporting porches and roofs.

The Blue Ridge Rubber Company, which produced durable, waterproof casual shoes, suffered a devastating fire in 1942. Although ultimately rebuilt, the plant was then operated by the Cambridge Rubber Company. Until its closure in 1986, the plant was a fixture in the community as well as a principal employer in the post World War II era, with nearly 1,000 workers employed at its peak in operation. Today, the facility has been partially redeveloped.

The shape of Taneytown's community pattern reflect the place-making habits of the earliest settlers, the Pennsylvania Germans, who spread south and west through the Piedmont and eastern Appalachians. The National Register Historic District nomination for the City summarizes those traditions as they were described by cultural geographer Wilbur Zelinsky. He described the six common elements that define the community as: compact, high density placement of buildings often built to the lot edges; mixing of functions and forms within a streetscape to place business and residences all in a common cluster; shade trees planted along sidewalks; frequent use of brick, often painted an intense red, for buildings of all types and for paving; buildings follow the form of vernacular traditions and show little variance between residential and commercial forms; and, lastly, strict adherence to the City plan, either a linear or crossroads plan. This pattern of development generally has defined Taneytown for two and half centuries.

## ***2. Inventory of Identified Historic Structures, Sites, and Districts***

More than 80 inventoried historic structures, sites and districts exist in Taneytown and the surrounding area. Included is the Taneytown National Register Historic District, which encompasses most of the historic core of the downtown. Resource locations and district boundaries for sites within the planning area are shown on the Historic and Cultural Resources map. The inventoried sites within the planning area are listed in the table below.

## Inventory of Historic Structures, Sites and Districts

Taneytown Community Planning Area

2008

ID Number	Site	ID Number	Site
CARR-3	Adam Good Tavern (site)	CARR-835	G. R. Miller Farm
CARR-5	Gen. Geo. Meade Encampment Site	CARR-836	Site of William Kaiss Farm
CARR-65	Old Stone Tavern	CARR-838	B. J. Ohler Farm
CARR-66	Carroll Record Building	CARR-840	T.E. Hill House
CARR-213	Ludwick Rudisel Tannery	CARR-1096	Messiah United Methodist Church
CARR-264	Antrim	CARR-1196	Taneytown National Register Historic District
CARR-284	St. Joseph's Roman Catholic Church	CARR-1458	Robert S. McKinney Pharmacy
CARR-325	Gus' Barber Shop	CARR-1459	Taneytown Bank and Trust Co. Building
CARR-334	Rudisel House	CARR-1461	David Reindollar Farm
CARR-826	Michael's Home		

### 3. Description of Historic Preservation Resources

Many tools exist for the property owner interested in historic building or landscape preservation. Organizations and programs dedicated to providing technical and financial assistance for historic preservation exist at both the state and local level, in the public and private sector. In fall 2008, the Mayor and City Council adopted a set of design guidelines that apply to the National Register Historic District. These design guidelines provide additional direction to guide new construction towards a higher degree of compatibility with the neighboring historic resources. Organizations and programs that can assist property owners in Carroll County are listed below.

#### Historic Preservation Resources

Resource Type	Name	Description
<b>Organizations</b>	National Park Service	Chief administrator of the National Historic Preservation Act of 1966 in concert with the states. Keeper of the National Register of Historic Places and lead agency for Section 106 review. Oversees National Historic Landmark program. Provides some funding to state preservation offices for operating expenses, some of which is passed on to local governments through the Certified Local Government program.
	National Trust for Historic Preservation	National, private non-profit organization. Sponsors the National Main Street Center and a Heritage Tourism program, provides loan and grant programs for historic preservation efforts, and co-sponsors the Barn Again! program to encourage the preservation of barns. A new for-profit initiative, the National Trust Community Investment Corporation (NTCIC) aims to facilitate preservation partnerships through redevelopment opportunities between developers and interested non-profit organizations and citizens.
	Advisory Council on Historic Preservation	Independent Federal agency that advises the President and Congress on historic preservation matters, particularly Federal or Federally-assisted projects that impact National Register properties.
	Maryland Historical Trust	The Division of Historical and Cultural Programs in the Maryland State Department of Planning acts as the State Historic Preservation Office by conducting historic and archaeological resource surveys and is the central repository for these records for all counties in the state; nominating properties to the National Register; carrying out Section 106 reviews administering Federal and State preservation grants; reviewing Federal and State tax incentive projects; and assisting with preservation planning statewide.
	Maryland Environmental Trust	Organization created by the Maryland General Assembly to conserve and protect the state's open space and natural environment. Core program is the conservation easement program. Also administers the Local Land Trust Assistance Program, the "Keep Maryland Beautiful" program, and Rural Historic Village Protection Program.
	Preservation Maryland	Private, non-profit preservation organization that works statewide to preserve historic buildings, districts, and archaeological sites. Provides grants for preservation projects.



## Historic Preservation Resources

Resource Type	Name	Description
	Maryland Historical Society	Private, non-profit organization dedicated to collecting, preserving, and interpreting the state's history. Houses a library and research center as well as permanent and rotating exhibits.
	Historical Society of Carroll County	Private, non-profit organization dedicated to preserving and interpreting the county's past. Their collections of photographs, documents and artifacts related to Taneytown and the adjacent communities are particularly rich. Also publishers of several relevant community histories including a photographic history in 2004 to commemorate Taneytown's 250 <sup>th</sup> anniversary. They are linked to a local network of special interest groups and resources related to regional history, genealogy and related fields of research.
	Historical Society of Frederick County	Private, non-profit organization dedicated to preserving and interpreting Frederick County's past. The Society houses The Frederick County Archives & Research Center containing collections of photographs, documents and artifacts relevant to Taneytown and surrounding areas prior to the creation of Carroll County in 1837. They are linked to an extensive network of special interest groups and resources related to regional history, genealogy and related fields of research.
	Taneytown Heritage Committee	Private, non-profit organization dedicated to preserving and interpreting Taneytown's past. They display items from local and regional collections of photographs, documents and other artifacts in a recently opened museum created in partnership with the Taneytown Chamber of Commerce.
<b>Programs</b>	National Register of Historic Places	A listing of properties and districts significant in American history and culture. Significance is determined by a set of eligibility criteria. Nominations are made through the completion of a standard form submitted to MHT then NPS. Listing is voluntary and non-regulatory, and enables property owners to apply for Federal and State tax benefits, loans and grants for certain preservation work.
	National Historic Landmarks	Program administered by the National Park Service that designates structures of national historical significance. Landmarks are subject to Section 106 Review and may be preserved through Congressional legislation if threatened. Landmarks are automatically entered on the National Register as well.
	Local Historic Districts	Three local historic districts exist in Carroll County: Uniontown, Sykesville and Westminster. The Carroll County Preservation Commission has been authorized by the County government to establish and enforce design guidelines for Uniontown and any future local historic districts in the County so that the historical and architectural qualities of the district are preserved. Municipal historic district commissions were created to monitor the Sykesville and Westminster districts. Other communities seeking greater protection and/or enhancement of their historic resources may wish to consider creation of a local historic district. Standards apply to alterations or demolitions that affect the exterior of the property. As of spring 2008 the Carroll County Historic Preservation Commission is in the process of creating and raising funds to support a competitive grant program to help protect the County's historic resources.
	Section 106 Federal Review and Article 83B Section 5-617 & 5-618 of the Maryland Code Review	Section of the National Historic Preservation Act and section of the Maryland Code that requires Federal and State agencies to take into consideration the impact of Federally or State funded or permitted projects on historic properties and allows the Advisory Council on Historic Preservation the opportunity to review the projects as well. These tasks are carried out by Maryland Historical Trust, Office of Preservation Services
	Federal Rehabilitation Tax Credit	Allows owners of income-producing property to receive a Federal investment tax credit for income taxes equal to 20% of the costs of rehabilitation if it is certified as complying with the Secretary of the Interior's <i>Standards for Rehabilitation</i> . Administered by MHT and NPS.
	Maryland Rehabilitation Tax Credit	Provides investment tax credits for income taxes equal to 20% of capital costs for the rehabilitation of owner-occupied or income-producing properties. Work must conform to the Secretary of the Interior's <i>Standards for Rehabilitation</i> and must be certified by MHT, which administers the program. A new loan program is open homeowners applying for the residential tax credits for exterior rehabilitation work
	Easements	A mechanism by which limitations are placed on development potential or structural alterations through a legal document that remains with the property regardless of ownership. Easements can be held by Federal, state, and local government agencies and private organizations that are tax-exempt, charitable, educational non-profits. The value of the donated easement is tax deductible and some tax benefits also may be realized through a reduced property value due to development restrictions.

## Historic Preservation Resources

Resource Type	Name	Description
	Transfer of Development Rights	A mechanism by which the right to develop a property is separated from the sending historic site and exchanged at an agreed market value to allow the development to occur at another location. Legal agreements document the transfer of the right from the original historic location and permanently protect it from alterations, development or demolition.
	Rural Historic Village Protection Program	A program of the Maryland Environmental Trust. Seeks to protect the historic context of rural villages through the preservation of surrounding landscapes. Utilizes a combination of conservation easement, historic preservation easements, state agricultural easements, and county agricultural districts.
	Certified Local Government	Provides competitive grants for historic sites survey, preservation planning, and heritage education to local governments that have legislation in place to designate and protect historic properties. Certified Local Governments also must have a qualified historic preservation review commission, must create and update an inventory of historic properties, and must allow public participation in local preservation programs.
	Maryland Heritage Preservation and Tourism Areas Program	Provides matching grants and loans and tax credits to historic or contributing non-historic properties within a Certified Heritage Area. Certification is obtained through MHT and the Maryland Heritage Areas Authority. Maryland's "Heart of the Civil War Heritage Area" includes parts of Carroll County.
	Maryland Byways and America's Byways programs	Thematically defined roadway corridors permit heritage tourists to more easily capitalize on a variety of interest areas; byways and other trail resources are often interlinked allowing for regional as well as strictly thematic travel. Portions of four Maryland Byways are found in Carroll County. Taneytown is part of Maryland's "Old Main Streets" byway. One of the four, the "Historic National Road", is also part of the America's Byways program certified by the U.S. Secretary of Transportation based on the importance of the history, culture, archaeology, scenery or recreational sites and/or opportunities that these routes connect.
	Civil War Trails program	A coordinated, interstate heritage tourism effort to develop a series of interconnected driving tours linking heritage resources, both primary sites as well as cultural institutions, related to the American Civil War history. Maryland's portion currently comprises four separate tours with all of Carroll County's sites being related to the "Gettysburg: Invasion and Retreat" tour.
	Rural Legacy	Land preservation program administered by the Maryland Department of Natural Resources that seeks to preserve areas rich in agricultural, natural, and cultural resources that will promote resource-based economies, protect green belts and greenways, and maintain the fabric of rural life.
	Main Street Program	Downtown revitalization program administered by the Maryland Department of Housing and Community Development. Competitively selected communities receive assistance in improving the economy, appearance and image of their traditional downtown business districts. The program is based upon the National Trust for Historic Preservation's Main Street Approach, which applies a four-point approach to revitalization: organization, promotion, design, and economic restructuring.

### 4. *Heritage Tourism*

The term heritage tourism refers to tourist activity that is oriented around the visitation of historic and cultural attractions, natural resources, and local dining and lodging establishments that impart a unique, regional experience not duplicated anywhere else. Heritage tourists are in search of the "real" and "authentic" qualities of a place. The heritage tourism market is a lucrative one to pursue since studies have shown that tourists who fit the heritage tourist profile often are more highly educated, older, and wealthier and, as a result, tend to spend more per trip than the average tourist. However, to attract the heritage tourist, a locality must be able to offer them the type of unique and authentic experience they seek. Carroll County is fortunate to have many of the requisite qualities for heritage tourism – quaint and attractive downtowns that have been preserved to a large extent, an array of unique local dining and shopping opportunities, a calendar of events that reflect the region, and beautiful rural scenery. But in order to capitalize upon the potential that exists, a conscious effort must be put forth to retain and attract unique businesses and cultural facilities, preserve the historic fabric of the towns, and protect the rural countryside and way of life.

One major boost to local heritage tourism efforts is the recent designation of Maryland's "Heart of the Civil War Heritage Area." The "Heart of the Civil War Heritage Area" (HCWhA), along with its management plan, was certified by the Maryland Heritage Areas Authority in July 2006 as the eleventh heritage area in the state certified through Maryland's Heritage Preservation and Tourism Areas Program. The heritage area includes significant portions of Carroll, Frederick, and Washington counties that contain Civil War battlefields and other sites related to the conflict. In Carroll County, these sites primarily relate to supply efforts and troop movements through the area prior to and after the Battle of Gettysburg. The County's portion of the heritage area includes the corridors (defined as 500 feet from the centerline) of most of the major roadways. All of the incorporated municipalities contain at least one of these routes and, therefore, lie partially within the heritage area.

Certification enables businesses and organizations to use State grants, loans, and tax incentives to undertake projects that support the heritage area's goals and capitalize on the area's significant Civil War-related history. Additionally, Target Investment Zones (TIZs) have been identified as part of this process. TIZs are areas towards which substantial amounts of funding are to be directed as a result of their having concentrations of heritage resources and visitor services. As of 2008, Taneytown is an active TIZ. Properties within activated TIZs are eligible for additional grants and loans for capital projects and economic development projects, as well as state income tax credits for the rehabilitation of certified heritage structures.

On September 6, 2006, the Mayor and Council of Taneytown passed a resolution amending the comprehensive plan to incorporate those portions of the Heart of the Civil War Heritage Area Management Plan that apply to the City of Taneytown. That plan is incorporated by reference into this update of the comprehensive plan as well.

A similar national effort underway, begun in fall of 2006, may designate portions of Carroll County as part of the "Journey Through Hallowed Ground National Heritage Area." In its initial proposal this effort will tie broader themes including historical, cultural, social and political events that are core to our national identity into a geographically connected corridor. While the effort is in its relatively early stages and has not been implemented, it will undoubtedly offer similar benefits to areas included within its jurisdiction. In 2007 the Board of Commissioners of Carroll County approved a resolution supporting the creation of this National Heritage Area.

In addition to the various heritage area initiatives, Taneytown is part of the route for at least two other existing heritage tourism efforts: the Civil War Trails program and the Maryland Byways program. Both initiatives seek to bring heritage tourists into the places where history happened and typically permit travelers to follow either an exclusive themed route or to connect with sections of different routes within a geographic region. The success of these efforts relies on coordinated promotion and cross-marketing of the available resources and opportunities in each location for each program.

Taneytown, in addition to many other Carroll communities, is part of the "Gettysburg: Invasion and Retreat" Civil War Trail. The Civil War Trails effort, begun in Virginia over a decade ago, is a coordinated interstate network of sites, landmarks, battlefields and relevant cultural institutions that are organized around relating the story of each significant Civil War battle or campaign. This has enabled a wide range of history tourists, re-enactors, genealogists, and more to re-trace the footsteps of troops and understand the impacts on the local community

of this turbulent period of history. This arm of the heritage tourism effort has proven particularly compelling to visitors and, as a result, particularly successful to the partner communities.

Taneytown is also a highlighted stop along the “Old Main Streets” Maryland Byways route. This effort seeks to bring visitors to experience the authentic character of the many small towns whose historic Main Street community still exists today. The majority of this byway loops through Carroll County and connects it to Frederick County sites and resources as well as other byways or trail routes.

## **Analysis of Community Needs**

The City has taken additional steps toward protecting the historical context of the National Register Historic District by adopting design guidelines for new structures within this defined area. Creation and adoption of the ordinance has created a dialog between local officials and local landowners regarding preservation efforts.

The character of the downtown area is driven by historic buildings. This relatively intact district is the reason preservation efforts have been successful so far. As the urban core continues to develop and redevelop, it will be critical to maintain the historic context and achieve compatibility in new design so that the character of the historic district remains intact.

Taneytown was designated a Target Investment Zone within the Heart of the Civil War Heritage Area. This status is in recognition of both the City’s interest in preservation and tourism, and its historical importance. Association with this program, and potential future programs such as the Journey Through Hallowed Ground National Heritage Area, makes the City eligible for grant money. For instance, the City received \$52,800 from the Maryland Heritage Areas in July 2006 toward the MD 140 streetscape project.

Several of the larger undeveloped parcels in the growth area contain a historic site or structure. The existence of these inventoried sites and structures give these areas historic context and could be used as amenities, much like the existing farm buildings were incorporated as a gateway into the Meadowbrook subdivision.

## **Recommended Actions**

- *Identify key historic sites in Taneytown and its growth area that remain to be surveyed at the permission of their owners.* Surveys done for the County Inventory of Historic Sites are done solely with the permission of the property owner. These surveys are the most detailed, and often the only, information the County has on its historic properties. Identifying those key historic sites that should be priorities for surveying will help continue the process of recording the county’s built history and heritage. Funding for this type of work could be explored through a variety of private grant funding sources.
- *Develop educational materials for citizens on how to apply for rehabilitation tax credits and conduct historic renovation projects.* Currently, no City or County staff position exists that would provide the technical assistance many homeowners need to conduct historic preservation projects and take advantage of the state rehabilitation tax credits that may be available to them. It would be helpful to have educational materials prepared to educate the City’s residents on the basics and guide them to other sources where they might find assistance.

- *Define the area of significance for historic sites so that they will be protected in the event of development or alteration of the environment.* Historic sites are not comprised of just the buildings. The context in which these buildings sit is almost as important as the buildings themselves. The context reveals much about the reasons why and the ways in which historic properties developed. When the area surrounding a historic property is developed or otherwise altered, this important historical context often is lost or obscured. By defining the area of significance, or context, for historic sites, development could occur in a way more conducive to retaining the most significant contextual elements surrounding historic buildings.

- *Encourage the redevelopment of tax-credit eligible historic properties in the City to improve the overall condition of Taneytown's income-producing and residential properties.* With the listing of the City's historic district on the National Register of Historic Places, all of the sites and structures in the historic district became eligible through both state and federal programs to receive investment tax credits against income taxes. For income-producing properties, including residential rentals, professional offices, and commercial uses, the federal tax credit of 20 percent of the cost of renovations may be combined with the state tax credit of 20 percent to help promote better renovation and stewardship of the structure. The state program also enables the portion of the tax credit that exceeds income taxes due to be refunded directly to the applicant. Residential properties in the district are eligible to use the state tax credit program to offset costs involved with renovations. A recent addition to the Maryland Historical Trust grant and loan program permits homeowners applying for tax credits to apply for special low interest loans to support exterior rehabilitation work.

- *Continue to participate in and take advantage of the opportunities associated with heritage tourism programs.* Programs such as the Heart of the Civil War Heritage Area (HCWHA) and Journey Through Hollowed Ground National Heritage Area offer Taneytown the chance to capitalize on joint marketing efforts and access grant monies for heritage tourism-related projects. As a Target Investment Zone (TIZ) in the HCWHA, Taneytown is one of only a handful of municipalities that can tap into capital grant monies to further their heritage tourism objectives. Taneytown should continue to identify ways in which it can benefit from this designation.

- *Encourage local groups to develop programs and activities to promote awareness of the area's history, the importance of preservation, and ways residents can participate.* Promoting stewardship of the historic resources of the area is an essential component of historic preservation and heritage tourism efforts. Much of what is accomplished in terms of preserving the integrity of our historic resources is done privately and without much public recognition. The City can help private homeowners and business people better appreciate the area's historic significance and the need to protect and preserve its heritage resources by partnering with and supporting local organizations such as the Taneytown Heritage Committee, Carroll County Historical Society, Carroll County Historic Preservation Commission, and other local historic preservation organizations to develop programs and activities that will reach out to community members and draw them into preservation effort.

## Chapter 11: Community Involvement

### **Goals**

- Facilitate stronger community ties, including the sharing of facilities and sponsoring of special events, with local schools, churches, and civic and sports organizations.

### **Current Conditions**

Citizen participation is an important component in the process of developing comprehensive and facility plans and in the decision-making process of approving plans for development. The citizens of the Taneytown Community Planning Area have various opportunities to participate in and influence the City's and the County's decision-making relating to future development in their community. Public participation includes activities such as voting for elected officials, running for public office, attending public meetings and hearings conducted by elected officials or appointed boards or commissions, attending public workshops or committee meetings, and participating as members of committees or appointed boards or commissions.

Several formal opportunities are available to the citizens of the Taneytown Community Planning Area to voice their concerns and provide input on issues that are important to them. Citizens are strongly encouraged to participate in the review and revision of both the Taneytown Community Comprehensive Plan and the Carroll County Comprehensive Plan.

#### ***1. Government Structure***

The City of Taneytown is governed by a Charter. The City Charter allows City residents the opportunity to vote for the City Council and Mayor. The City Council and Mayor are responsible for operating the municipality by adopting necessary legislation and undertaking the general administration of City business. They serve staggered four-year terms. All qualified residents have the opportunity to register with the City and vote for the City Council and Mayor.

The Board of Carroll County Commissioners is the local legislative body for the Taneytown Community Planning Area that is outside of the City limits. The members of the Board are elected at large for four-year terms. The County Commissioners serve as both an executive and legislative body, deriving their powers from the state legislature through enabling legislation. Since Carroll County is neither a code nor charter county, many of the laws that govern the County must be adopted by the Maryland General Assembly. As of December 2010, the Board will consist of five members. The City of Taneytown falls within District 1, which contains the Taneytown, Uniontown, Myers, Manchester, and Middleburg Elections Districts.

In terms of State representation, the Taneytown election district is located in Legislative District 4B, which is represented by one Senator and one Delegate in the Maryland Legislature in Annapolis. At the Federal level, the planning area is located in the Sixth Congressional District, which is represented by one member of the U.S. House of Representatives in Washington, D.C. Two Senators in the U.S. Senate also represent the State as a whole.

## ***2. Current Citizen Participation Opportunities***

### **A City Planning Commission and Zoning Administrator**

The City Planning Commission is a five-member commission created with powers and duties as set out in Article 66B, Zoning and Planning, of the Annotated Code of Maryland. Commission members are appointed by the Mayor and approved by the Council for staggered terms of five years each; one member is a council member serving in an ex officio capacity. The Commission meets monthly in the City Hall. The duty of the Zoning Administrator is to process all zoning applications in accordance with City zoning codes and enforce zoning regulations.

### **B The Planning Process**

Article 66B of the Annotated Code of Maryland empowers the Planning Commission to develop and approve a comprehensive plan and recommend it to the local legislative body for adoption. Community meetings and workshops are held to encourage citizen input to help ensure that the vision and goals of the plan reflect the desires of the community.

### **C Board of Zoning Appeals**

The Board of Zoning Appeals consists of five members appointed by the mayor and confirmed by council for terms of three years each. In general the Board hears and decides on issues pertaining to special exceptions and variances. The powers of the Board are defined in the Code of the City of Taneytown.

The BZA conducts public hearings to address all cases that are filed for its review and action. Public hearing notices are published in local newspapers, signs are posted on properties under review, and notices of the public hearings are mailed to adjoining property owners. The public hearings and notification of them provide an important opportunity for citizen input to these cases.

### **D Carroll County Technical Review Committee**

Citizens have an opportunity for input in the early stages of the review and approval process involved with the development of property. The Technical Review Committee (TRC) is comprised of County and State agencies that review and comment on subdivision and site development plans. The TRC meets monthly to publicly review development plans submitted to the City and to present its recommendations and requirements to the City.

### **E City Boards and Committees**

- Taneytown Ethics Board
- Taneytown Parks and Recreations Advisory Board
- Taneytown Economic Development Commission
- Design Review Committee

## **F Community Groups**

- Police Community Action Groups
- Taneytown Main Street Committees
- Taneytown Heritage Committee
- Taneytown History Museum Committee
- Taneytown Chamber of Commerce
- Taneytown Events Committee

### **3. Citizen Information Sources**

#### **A Media**

Residents in the Taneytown area have a variety of sources of information to keep informed of local events and activities. The City publishes a newsletter that contains a variety of local meeting notices, community events and articles relevant to area citizens. The Carroll County Times and the Carroll County edition of the Baltimore Sun are general-circulation daily newspapers that focus on news in Carroll County, in addition to providing regional, state, national, and world news.

Numerous television and radio stations broadcast regional news and information that may include Carroll County. WTTR (1470 AM), located in Westminster, focuses on Carroll County news and events. In addition to its standard offering of network and cable stations, the county's cable television service provider, Comcast, broadcasts Channel 24 (CCG24), a channel devoted to local government that broadcasts public meetings, events, and other programs related to local government. Additionally, Comcast broadcasts Carroll Community Television Channel 19, Carroll Community College Television Channel 18, and Carroll Educational Television Channel 21 (sponsored by Carroll County Public Schools), noncommercial local access channels that include information on local news and events as part of their scheduled programming.

The City of Taneytown posts legal ads in the Carroll County Times and provides press releases to the media regarding current events and issues. Additionally, notices of upcoming meetings are provided for inclusion in the community news and events sections of local papers. The City also uses Carroll Community Television Channel 19 to broadcast City Council meetings and convey public information.

#### **B Internet**

The City of Taneytown maintains a website with a variety of useful facts including meeting schedules, contact information, rosters of various committees and boards, and needed public information such as the City's charter and codes. This website is linked to the Carroll County website or may be reached directly via <http://www.taneytown.org>. This website also provides links to educational and area business information. Citizens of Taneytown can also pay City water bills online via the City's website.



## **Analysis of Community Needs**

Numerous opportunities already exist for the community to be involved in government-related issues. Residents generally receive information regarding local public decisions, meetings and community participation opportunities from newspapers and mailed flyers. Both the City and County have taken steps to broadcast meetings on local cable television in an attempt to reach more citizens, however, public participation generally remains low unless an issue affects citizens directly.

## **Recommended Actions**

- *Continue to provide updates on projects, events, and the implementation of specific plan recommendations through a community newsletter, website, and surveys.* Part of making a comprehensive plan a “living document” is to keep its relevance in the forefront of people’s minds. While this is more easily accomplished with those whose job it is to implement the plan, providing the general citizenry with updates on the progress of implementation and City projects will help them to understand the importance of the document and how it affects their everyday lives, and should provide some encouragement to them to participate in future planning efforts as well.

## Chapter 12: Interjurisdictional Coordination & Communication

### **Goals**

- Improve communication and coordination with other municipalities, County, and State and to increase partnering with other government bodies on local community projects

### **Current Conditions**

Under the Planning Act, local comprehensive plans must include recommendations for improving planning and development processes to encourage economic expansion and to direct future growth to appropriate areas. Such development and economic growth often have interjurisdictional impacts on transportation infrastructure, the environment, and other areas of concern. For this reason, it is necessary for planning, growth strategies, and policies to promote and encourage cooperation among adjacent jurisdictions.

No one will dispute that interjurisdictional coordination is important and valuable. However, when real-world issues are confronted by jurisdictions with conflicting agendas, ideals often fade, and agreement can be difficult to achieve. It will be impossible to achieve the intent of the Planning Act without immediate and effective interjurisdictional coordination. It is necessary to identify potential conflicts, address them as an integral part of comprehensive plan preparation, and include provisions in the plan for continuing coordination and cooperation. As jurisdictions collaborate on issues of mutual interest in their respective comprehensive plans, they generally become more aware of one another's needs and priorities. This contributes to their ability to better anticipate potential problems.

The most important benefit of timely interjurisdictional coordination is that it enables the affected jurisdictions to identify and resolve issues at the earliest possible stage when they are usually easiest to address and manage.

The City of Taneytown has been practicing interjurisdictional coordination and communication with the Carroll County, as well as the other municipalities in Carroll County, for many years. These activities have produced numerous benefits and provided mutual assistance between jurisdictions.

#### ***1. Town/County Agreement***

The primary instrument for interjurisdictional coordination and communication between the City of Taneytown and Carroll County is the formal document generally known as the Town/County Agreement. Annually signed by both jurisdictions, the agreement enumerates services provided by the County to the City and provides for the coordination of planning and other governmental functions. Both jurisdictions participate in coordinated planning efforts and joint review of subdivision and site plans, development proposals, master (or comprehensive) plans or revisions, and annexation petitions. Development plans and other proposals are exchanged between the City and County for informational purposes and to provide staff and

elected officials the opportunity to comment. County projects or proposals relating to land located within one mile of the City are submitted to the City for review and comment. Certain County agencies also review plans for conformance with City regulations and ordinances and forest conservation. City and County staffs also attend the other's Planning and Zoning Commission meetings to keep apprised of planning activities in each jurisdiction. As specified in the agreement, the County also provides certain services to the City, such as general planning and zoning services, and data processing services for tax and utility billing.

The Town/County Agreement with the Carroll County creates a cooperative relationship between the two jurisdictions that fosters open communication and the exchange of information regarding planning and development matters. As a result, a "joint planning approach" is cultivated that promotes consistency within the overall Taneytown environs. In addition, many planning-related issues can be resolved at the staff level early in the process.

The Town/County Agreement also has fiscal implications. The agreement addresses any tax differential issue between the County and City and determines the tax redistribution amounts.

## ***2. Joint Comprehensive Plan***

Traditionally, the City and County prepare, approve, and adopt the comprehensive plan jointly. For each plan, a Growth Area Boundary is delineated that includes the entire municipality and an area surrounding the municipality that forms the unincorporated portion of the overall community. In preparing the comprehensive plan jointly, the various elements of the plan (e.g., goals, land use, transportation, public water and sewer service, etc.) are developed so that they are compatible throughout the growth area. The joint comprehensive planning process involves extensive participation by the County and City planning staffs. The Taneytown Planning Commission approves the portion of the Community Planning Area located within the City's corporate limits, and the City Mayor and City Council adopt the same portion of the plan. Correspondingly, the Carroll County Planning Commission approves and the County Commissioners adopt the unincorporated portion of the comprehensive plan. The past *Taneytown Community Planning Area Comprehensive Plan* was jointly adopted in 1997.

## ***3. County Provides Staff Assistance***

As mentioned above, a provision of the Town/County agreement involves County staff assistance to Taneytown on planning-related issues. A County planning staff member acts as a liaison to the City's planning office and planning commission. This arrangement aids in the prevention of planning and development conflicts and the development of compatible plans, goals, and regulations.

As provided for in the Town/County Agreement, the County also makes its development review staff available to the City to review and comment on development plans located within the City. Development review staff checks development plans for conformance with applicable regulations and for practicality of design. Planning staff reviews for conformance with the comprehensive plan, major street plan, water and sewerage master plan, historic resources, and general design. The County provides inspections for sediment control, and forest conservation for the City. The County also collects the bonds for forest conservation.

In addition to the reciprocal review of development plans, both jurisdictions also notify each other of planning-related activities within their respective jurisdictions (within one mile of Taneytown for County activities). These activities include proposals for rezonings, annexations, plan amendments, and amendments to development-related ordinances and regulations.

#### ***4. Council of Governments***

In the past, the Mayors from all of the municipalities met on a quarterly basis with the County Commissioners in an effort to foster interjurisdictional coordination and cooperation. These meetings have been replaced by a Council of Governments (COG). Included are representatives from all eight municipalities, the Finksburg Planning Area Council, the Freedom Area Citizen's Council, State and County representatives, the Board of Education, and the Health Department. Voting members are limited to member governments and the County, but everyone is invited to participate. The group exercises no legislative power, however. The purpose of the COG is to bring these diverse groups together to discuss issues of mutual interest, which are decided upon by the members, thereby facilitating information sharing and promoting a new level of cooperation/coordination.

#### ***5. Policy Regarding Annexation***

The Town/County Agreement between the City of Taneytown and Carroll County contains a policy statement and procedure concerning annexation areas. The agreement states that future growth and development in the Taneytown area that is planned to be served by public facilities should take place within the City's corporate limits. This is because both jurisdictions recognize that the public health, safety, and welfare will be best served through mutual cooperation and the coordination of responsibility for those areas that logically should become part of the City of Taneytown. This joint cooperation will serve to ensure the continuity of municipal services and maintain the effectiveness of planning functions.

To achieve this objective, the City and County have mutually agreed upon and designated a future corporate limit line (Growth Area Boundary). This line serves to guide and anticipate where municipal services (public water and sewer, fire hydrants, police, street lighting, garbage and recyclables collection, etc.) may logically be needed.

#### ***6. Membership and Participation in Maryland Municipal League***

The Maryland Municipal League is a non-profit, non-partisan association controlled and maintained by city and town governments. MML works to strengthen the role and capacity of municipal governments through research, legislation, technical assistance, training, and the dissemination of information for its members. Through its membership in the National League of Cities, MML offers legislative representation in Washington, in urban research programs, and takes part in a national municipal government information exchange.

### **Analysis of Community Needs**

With the regional transportation, employment, communication, and commerce patterns that exist today, it is virtually impossible to separate the well-being of Carroll County and its municipalities from the health and prosperity of the entire Baltimore metropolitan region. This is

particularly true in matters of transportation and land use. Continued and improved coordination between Taneytown and other municipalities with the County via the Council of Governments and staff coordination and between Carroll, Anne Arundel, Baltimore, Harford, and Howard counties, and Baltimore City with regard to transportation, land use, environmental protection, and economic development will benefit all jurisdictions in the long run.

## **Recommended Actions**

- *Encourage cooperation between the City and County on evaluating the adequacy of public facilities and committing to providing needed facilities.* Public facilities that serve both the City and its growth area will transcend jurisdictional boundaries. However, decisions that affect the adequacy of these facilities should be coordinated between both jurisdictions.
- *Develop practices for data sharing between jurisdictions that will enable local governments to easily obtain information from each other.* As local governments implement development plans as compatible with the Comprehensive Plan and improve development tracking capabilities, the City and County should work closely together to monitor growth and its effect on facilities of mutual interest.
- *Evaluate and update the Town/County agreement to ensure it continues to meet the needs of both jurisdictions.* The City and County may want to hold regular meetings to jointly consider updating the Town/County Agreement. Discussion should focus on components of the agreement that are not working or could be improved for either the City or the County.
- *Develop a means by which the County Planning Commission might meet annually or biannually with the City Planning Commission.* Communication on issues and projects that impact both the City and the County is critical to ensuring that the best interests of both jurisdictions are maintained. The City and County Planning Commissions face a significant number of issues that should be jointly addressed. By strengthening coordination through opportunities of joint discussion, both the City and County will be able to more effectively and cooperatively work through decisions and accomplish common goals.
- *Encourage both City and County Planning Commission members to take advantage of required training opportunities.* Courses that provide information on planning topics such as planning and zoning law and regulations; Smart Growth; innovative planning tools; housing issues; and Smart Codes, can enhance the perspective and insight appointed officials bring to the review process. This provides an additional resource for those considering planning issues and making decisions about future growth and development in Carroll County and Maryland.
- *Encourage accurate population forecasting.* Review and develop, as part of the planning commissions' annual report, a report on population estimates and family / household sizes, to accurately portray population growth scenarios.

## Chapter 13: Housing & Community Design

### Goals

- Preserve the historical and architectural character of the area and promote the rehabilitation and re-use of existing structures where feasible.
- Provide for a wide range of housing types, density, and affordability that is well maintained and will meet the needs of the entire community.

### Current Conditions

#### *1. Housing*

##### **A Acreage of Land in Each Residential Zoning District**

The total land area of the City of Taneytown is approximately 1,680 acres, or roughly 2.6 square miles. Out of the City's five residential zoning districts, approximately 67.1 percent of the total acreage has a higher-density residential designation, including the R-6,000, R-7,500, and R-10,000 districts.

##### **Residential Zoning Acreage City of Taneytown 2008**

<b>Zoning Category</b>	<b>Acreage Within City Limits</b>	<b>Percentage of City Acreage</b>
R-6,000	25.97	1.5
R-7,500	254.20	15.1
R-10,000	848.60	50.5
<b>Total</b>	<b>1,128.77</b>	<b>67.1</b>

Source: Carroll County Planning Department 2008

Four of the residential districts allow designation of Community Village, which allows a mix of housing types in a planned neighborhood emphasizing preservation of natural features. The R-6,000 zone has a maximum density of roughly six units per acre. The R-7,500 zone has a maximum density of five units per acre. R-10,000 has a maximum density of four units per acre. R-20,000 has a maximum density of two units per acre, and R-40,000 has a maximum density of one unit per acre.

The total land area of the Growth Area (excluding the City) is approximately 1,423 acres. Approximately seven percent of the total acreage in the unincorporated portion of the Growth Area has a residential designation.

##### **B Housing Statistics**

Almost 80 percent of all units in the City of Taneytown in 2000 were single-family detached and attached (townhouse) units, with multi-family making up the bulk of the remaining 20 percent. During the period of 1990-2000, the total number of residential units in the City increased by 478 (or 35%), with single-family detached and attached seeing a proportional increase of 5.7 percent and multi-family seeing a decrease of nearly the same amount (-5.4%). The following table shows the percentage of housing types within the City for 1990 and 2000.

**Housing Type**  
City of Taneytown  
1990 and 2000

Housing Type	1990		2000		Percent Change (%)
	Units	%	Units	%	
Single-Family Detached/Attached	1,010	74.1	1,469	79.8	5.7
Multi-Family	338	24.9	360	19.5	-5.4
Mobile Home/Trailer	3	0.2	12	0.7	0.5
Other	12	0.8	0	0.0	-0.8
<b>Total Units</b>	<b>1,363</b>	<b>100.0</b>	<b>1,841</b>	<b>100.0</b>	

Source: U.S. Census

### C Renters vs. Owners

Of the residential structures within the City of Taneytown, approximately 67 percent were owner-occupied in 2000. Just over 29 percent were renter-occupied, while roughly three percent were vacant. The following table exhibits the occupancy status by type of dwelling within the study area in 2000.

**Occupancy by Type of Dwelling**  
City of Taneytown  
2000

Structure	Owner Occupied	Renter Occupied	Vacant	Total
SF (Detached)	945	96	16	1,057
SF (Attached)	261	130	21	412
2 Units	23	126	13	162
3-4 Units	0	79	8	87
5-9 Units	4	61	0	65
10+ Units	0	41	5	46
Mobile Home	7	5	0	12
Other	0	0	0	0
<b>Total</b>	<b>1,240</b>	<b>538</b>	<b>63</b>	<b>1,841</b>

Source: U.S. Census

Census data from 1990 and 2000 show that the percentage of owner-occupied dwellings had increased by 5.9 percent within the City over that time period, while the percentage of rented dwellings decreased by 4.9 percent. During the decade, the percentage of vacant dwellings dropped by 1.0 percent. It should be noted, however, that the actual number of units still increased in all three categories. The following table shows the shift between 1990 and 2000.

## Occupancy by Type of Tenant

City of Taneytown  
1990 & 2000

Occupant	1990		2000		Percent Change (%)
	Units	%	Units	%	
Owner	838	61.5	1,240	67.4	5.9
Renter	465	34.1	538	29.2	-4.9
Vacant	60	4.4	63	3.4	-1.0
<b>Total</b>	<b>1,363</b>	<b>100.0</b>	<b>1,841</b>	<b>100.0</b>	

Source: U.S. Census

As of 2000, the largest percentage of owner-occupied residential units (56.9%) fell within the \$100,000 - \$149,999 housing value range, with an overall median housing value of \$123,701. The following table presents specified owner-occupied residence values in 2000.

## Specified Owner-Occupied Value

City of Taneytown  
2000

Value	# of Units	% of Units
Less than \$50,000	4	0.3
\$50,000 - \$99,999	315	25.4
\$100,000 - \$149,999	706	56.9
\$150,000 - \$199,999	189	15.2
\$200,000 - \$299,999	18	1.5
\$300,000 or more	8	0.7
<b>Total</b>	<b>1,240</b>	<b>100.0</b>

**Median Housing Value** **\$ 123,701**

Source: U.S. Census

Cash rent values were also tabulated for renter-occupied residences in the City of Taneytown based on 2000 Census returns. The majority of the rental units (80.8 %) fell into the \$300 - \$749 range, with a median contract rent of \$493. The following table exhibits the monthly cash rent values for specified renter-occupied units in 2000.

## Specific Renter-Occupied Residential (Cash Rent)

City of Taneytown  
2000

Rent	# of Units	% of Units
Less than \$300	47	8.8
\$300 - \$499	238	44.5
\$500 - \$749	194	36.3
\$750 - \$999	37	6.9
\$1,000 or more	19	3.5
<b>Total</b>	<b>535</b>	<b>100.0</b>

**Median Rent** **\$ 493**

Source: U.S. Census



## D Current Affordable Housing Programs

There are currently several housing assistance programs available within the County. They are as follows: Section 8 Rental Assistance, Rental Assistance Program, Rural Development, and the Interfaith Self Help Program. The Carroll County Section 8 Program exists to assure decent, safe, and sanitary housing in communities of their choice to eligible families, based on the family's income, assets and deductions.

Roughly 25 households within the Taneytown area currently are receiving some sort of housing assistance. The Rental Assistance Program offers temporary rental assistance for low-income households. Rural Development assistance can be used by low-income families to purchase, refinance, and rehabilitate a dwelling with no down payment. Interfaith Housing helps working families build their own affordable homes, working with their neighbors and with the assistance of a construction supervisor.

## E General Assessment of Condition of Current Housing

A majority of the existing structures in the City of Taneytown are of a relatively young age. Roughly 74.6 percent of the housing stock was built after 1970, with 50.5 percent being built since 1990. The most rapid period of growth occurred over the last decade with 28.7 percent of the housing stock being constructed within that time period. The following table indicates the age of the City of Taneytown's housing stock in July 2009.

<b>Age of Housing</b> <b>City of Taneytown</b> <b>2009</b>		
<b>Year Built</b>	<b># of Units</b>	<b>% of Units</b>
Apr 2000-Jul 2009	742	28.7%
1990-Mar 2000	564	21.8%
1980-1989	317	12.3%
1970-1979	306	11.8%
1960-1969	85	3.3%
1950-1959	89	3.4%
1940-1949	84	3.3%
1939 or earlier	396	15.3%
<b>Total</b>	<b>2,583</b>	<b>100.0</b>
Source: U.S. Census, Carroll County Department of Permits & Inspections		

## F Design Oversight

The City's Planning Commission is an appointed body responsible for approving development plans in accordance with City site plan and subdivision regulations. The Planning Commission also recommends to the Mayor and City Council amendments to site plan and subdivision regulations and ordinances.

A Community Village Overlay Zone was established by the City of Taneytown in 1999. The purpose of this overlay was to encourage creative design of a variety of land uses and housing types, while at the same time promoting open space and preserving natural features. At the discretion of the Mayor and Council, the City may allow this overlay zone on any residentially zoned parcels meeting certain criteria. One major incentive to developers is the ability to calculate lot yield by gross acreage, instead of the net acreage commonly used in conventional subdivision plans. In return, developers provide additional community amenities and aesthetic features. For example, the Commission can specify façade and building materials.

## **Analysis of Community Needs**

A majority of zoning in the City of Taneytown is residential in nature. Sixty-seven percent of all City land has some sort of residential classification. R-10,000 is the most common category, making up 50 percent of all City land. Residential development historically has been far more active than both commercial and industrial development. However, numerous large residential parcels still remain undeveloped. Over the last 20 years, a large majority of what has been developed in the City has been single family dwelling units, with few multi-family units being constructed during that time. With the creation of the Community Village overlay zone, the opportunity exists to provide additional density and a variety of housing types in future developments.

The City has a large inventory of rental properties, both single-family and apartment units. Between 1990 and 2000, the percentage of owner-occupied units increased by 5.9 percent. Rather than indicating an increasing trend toward owner-occupancy, this may simply reflect the overwhelming predominance of single-family home construction during the decade.

## **Recommended Actions**

- *Provide for diversity of housing types through land use designations and the provision of infrastructure.* An increased number of housing options for residents has historically been offered in the growth areas of the County. This is due to the availability of services that allow development at greater densities and lower net cost. In order to provide for the housing needs of all City and County residents, maintaining the balance of a diverse housing stock must be a priority. The application of the Community Village overlay zone to properties with residential development potential will help to create a more diverse housing stock than what has characterized new residential development in the recent past.

- *Maintain densities within the designated growth area boundary that support the creation of compact communities.* Fully utilizing the land and density that is available within the growth area boundary will more effectively accommodate the future growth in the county. Implementation of clustered development and mixed use zones would encourage such growth. Support for the development of compact communities results in the reduction of infrastructure costs and a logical, predictable pattern of growth.

- *Amend subdivision/site plan regulations and the zoning ordinance to require architectural renderings with plans.* In order to promote the development of the built environment that instills pride in the members of the community and is consistent with the architectural heritage of Taneytown, it is important for developers to follow the intent of the

zoning ordinance and subdivision regulations. Requiring the submission of architectural renderings during preliminary plan review will allow the Planning Commission to consider the aesthetic qualities of development and call for growth to fit in with and improve the appearance of the community.

- *Require pedestrian amenities such as sidewalks, trails, neighborhood parks, through the construction and rehabilitation of streets (to the greatest degree possible), and consistent streetscaping as part of the development process.* These traditional neighborhood features instill community pride and improve the health and safety of the community. The provision of these enhancements also improves community circulation while giving local citizens the opportunity to have and enjoy amenities in their community and conveniences without necessarily having to drive their cars. Future expansion of this system could tie into a larger countywide network of trails, stream valleys, and roadways that would provide the opportunity for bicycle tours or nature appreciation opportunities.

## Chapter 14: Main Street Revitalization

Commercial revitalization of cities and towns is changing the face of the nation. From the “Main Streets” of small towns to the central business districts of large cities, communities are spending their money to reinvest in their buildings and improve their public spaces. These improvements result in strengthening the economic climate, creating a more attractive environment, and enhancing the function of the business district. Many communities follow the four-part approach developed by the National Trust for Historic Preservation, National Main Street Center more than 20 years ago. This approach takes a planning-based approach to develop a guiding vision and implementation recommendations based on renewing the community through physical improvements, economic restructuring, promotion and identity building and building a core organization. The document that has been guiding Taneytown as one of Maryland’s Main Street Communities is *The Business Marketing and Recruitment Plan; Downtown Business District Taneytown, Maryland*, prepared in April 2003 by S. Patz & Associates, Inc. in conjunction with The Faux Group. The plan is a marketing and niche analysis to guide the business recruitment strategy of the central business area of the City.

The document, while not fully a revitalization plan for Taneytown’s Main Street, does provide a targeted action list for recruiting new businesses to the core downtown areas. It was prepared for the Mayor and City Council, and is being utilized by the City’s Economic Development coordinator. The plan serves as a guide for identifying market opportunities and niches that may serve to create a more cohesive identity for the Taneytown Main Street Business District.

The Vision Statement for this plan is...

*“Downtown Taneytown should be the center of life for the town and nearby areas. It should include a mix of activities that support each other and create a cohesive pedestrian friendly district. The district should serve multiple functions as follows:*

- *A retail district providing products and personal services to residents and workers in both the region and downtown*
- *A center for government services, civic and social activities*
- *A neighborhood with in-town style apartments and attached and detached single family homes that are located within and/or close to the district*
- *An in-town employment area*

*Key to this vision is a charming traditional main street character, with amenities designed to promote pedestrian activity and synergy among businesses that makes the district a destination. A consistently attractive and active street front character and sidewalk are critical to sustaining an atmosphere where shoppers enjoy strolling from shared parking lots to several shops and then on to other activities.”*

With that vision statement in mind, the plan focuses on setting targets for the needed concentration of service and retail providers and accordingly the needed mix of customers to support this business core. This plan has served for implementing several initiatives, including a partnership between the Chamber of Commerce and the Taneytown Heritage Committee to establish a museum on Main Street, the utilization of heritage tourism initiatives, historically-

based community events and celebrations, and success in gaining State Highway funding to bring about some physical streetscape improvements. Perhaps the most recent effort was the adoption of a design guideline document to help direct construction in the downtown core areas.

The map entitled “Land Use Designations: Main Street Revitalization Area” shows the boundaries of the designated revitalization area.

## **Analysis of Community Needs**

The edges of the growth area fail to connect with the core in terms of community character and scope of services. To remain vibrant, the downtown area must remain a functional destination to residents for at least some of their daily needs or regularly used goods and services, not just a tourist destination.

The Business/Marketing/and Recruitment Plan: Downtown Business District, Taneytown, Maryland, April 2003 helps lay the groundwork for a marketing approach for the Main Street area. Additional community involvement is needed to build awareness and support for the effort.

## **Recommended Actions**

- *Encourage the City of Taneytown to retain the mixed-use of Main Street through zoning and other mechanisms.* One of the best qualities about Main Street in Taneytown, as well as Main Streets in many other Carroll County towns, is the diversity of uses that are represented along its length. The mixed-use nature of these historic commercial areas has been retained throughout their history but is threatened by an increasingly established pattern of segregating uses from each other, particularly in newer developments. Working with the City to retain the character of its Main Street will help to bolster tourism and historic preservation.
- *Provide additional parking facilities.* The City should install parking areas at strategic locations to encourage shoppers, visitors, and tourists to visit the downtown area.
- *Identify and develop public space(s) within the downtown area.* The City has recognized the lack of a park/city square/public area within the downtown. The existence of such an area would help give the City a focal point and a place to bring people together in an outdoor setting.
- *Strive to keep community facilities in the downtown area.* Every effort should be made to keep public facilities centrally located.

## Chapter 15: Municipal Growth

The Municipal Growth Element was required under HB 1141, which was passed by the Maryland General Assembly during the 2006 legislative session and amends the Land Use sections (Article 66B) of the Annotated Code of Maryland. The sections that follow address the specific points cited in the amendment. They are designed to substantiate the desire and need for municipal expansion. They also demonstrate how the municipality intends to provide the necessary services and facilities for the expanded population.

### **Municipal Growth**

#### ***1. Past Growth Patterns of the Municipal Corporation***

Originally founded in the mid 1700's, the City grew through the 19<sup>th</sup> and early- to mid-20<sup>th</sup> centuries in a basic grid like pattern, initially influenced by the old Monocacy Road and later by the construction of the rail line. Newer residential subdivisions constructed in the latter part of the 20<sup>th</sup> century continued a linear pattern, but lacked the overall street connectivity of previous development. Over the last decade, the linear pattern of development generally has not been continued, with newer development incorporating streets with more curvature, cul-de-sacs, and dead ends. The City has recognized the benefits of linking newer parts of the community to the older more established areas and the downtown. The City has large businesses anchoring each of the three major industrial areas, all of which are experiencing some sort of activity from redevelopment to expansion. A large surplus of undeveloped industrially-designated land still exists in each of these areas. The construction of the Taneytown Greenway and the development of the available industrially- and residentially-designated lands may significantly alter the City's population and landscape in the future.

#### ***2. The Relationship of the Long-Term Development Policy With the Vision of the Municipal Corporation's Desired Future Character***

This plan expresses Taneytown's desire to grow, yet still maintain its small town atmosphere. It provides opportunities for residential, commercial, and industrial growth. The growth area has remained essentially the same size since the 1997 plan, although a few shifts in industrial land use have occurred. The 1997 plan designated the large properties immediately adjoining the City to the north and west for a mixture of residential and industrial development generally. Industrial land uses are designated to the south, and residential and commercial uses predominate to the east.

The growth area encompasses a variety of proposed land uses designed to be compatible with the existing uses in the City. Areas for industrial and employment development support the City's desire to enhance local employment opportunities and the local economy. Areas for residential development support the City's desire to logically extend the municipal boundaries in a manner compatible with the City's character and consistent with the principles of Smart Growth. It is the City's policy to monitor the rate of growth through the provision of public facilities, namely water and sewer service, and through other provisions included with any annexation agreement.

### 3. *Capacity of Land Areas Available for Development Within the Municipal Corporation, Including In-Fill and Redevelopment*

In 2005, the Carroll County Department of Planning undertook a buildable land inventory to determine approximately how many residential lots potentially could be constructed on vacant or underutilized land throughout the county. This study took into consideration a variety of possible conditions that might affect lot yield, producing a high-, medium-, and low-end estimate of residential development potential. The results were published in a document entitled “Buildable Land Inventory” in June 2005. The following numbers, based on that document and revised to reflect the growth area boundary and land use designations contained in this plan, address the medium-range estimate conditions for residential development within the City of Taneytown.

<b>Medium Range Residential Development Potential City of Taneytown (excluding County) 2010 Comprehensive Plan Land Use Designations</b>		
<b>Land Use Designation</b>	<b>Net Acres</b>	<b>Lots</b>
Suburban (R-10,000)	328.1	1,448
Urban (R-7,500)	26.15	134
High Density (R-6,000)	0.95	4
<b>Urban Mixed Use</b>	<b>10.52</b>	<b>76</b>
<b>Total</b>	<b>365.72</b>	<b>1,662</b>
Source: Carroll County Department of Planning, August 2008 *net area excludes environmental constraints		

<b>Medium Range Residential Development Potential Taneytown Growth Area (excluding City) 2010 Comprehensive Plan Land Use Designations</b>		
<b>Land Use Designation</b>	<b>Net Acres</b>	<b>Lots</b>
Conservation (Open Space)	59.89	9
Low Density (R-40,000)	100.23	103
Medium Density (R-20,000)	307.57	613
Suburban (R-10,000)	83.81	337
<b>Total</b>	<b>551.5</b>	<b>1,062</b>
Source: Carroll County Department of Planning, July 2007 * net area excludes environmental constraints		

### 4. *Population Growth Projections*

Using this medium-range estimate, roughly 1,662 residential dwellings could be developed within the City of Taneytown based on the 2009 plan’s land use designations. Assuming an average household size of 2.87 persons per household (based on 2000 Census averages for the City) approximately 4,770 additional people could be accommodated in City. As of summer 2009, the City had approximately 520 residential units in various stages of the development approval process. A large majority of these units have not been recorded and are thereby included in the Medium Range Residential Development table above.

Calculations also were performed for the unincorporated portion of the planning area to determine potential lot yield and population based on land use designations contained in the 2008 plan.

Using the medium-range estimates again, approximately 1,062 residential dwellings could be developed to the unincorporated area within the growth area boundary once these areas are annexed and provided with public facilities. Applying an average household size of 2.87 persons per household, this translates into approximately 3,048 additional people that could be accommodated in the future growth area.

When added with the 4,770 additional people that potentially could be accommodated within the current municipal boundaries, it is estimated that the City of Taneytown could grow by approximately 7,818 people once all of the land within the growth area boundary is annexed, served with public facilities, and developed. This would result in a “build out” population of 15,409 when added to the existing City and growth area population of 7,591 (7,107 City and 484 growth area).

While the build-out analysis allows us to estimate the ultimate population that could be accommodated in the City and its growth area based on the plan, it does not indicate when this population might be reached. This information is particularly important to understanding and planning for the impacts of growth on public facilities and services. To estimate when the build-out capacity of the plan might be reached, data used in traditional population projections can be blended with the projections based on zoning capacity or build-out. This “blended forecast” applies four different population growth scenarios and projects them out to the point at which the population reaches that established for build-out.

The four different population growth scenarios use the December 2007 estimated City and growth area population of 7,591. The first scenario is based on the Average Annual Growth Rate (AAGR) of the most recent decade for which complete Census information is available (1990-2000). The second scenario is based on the five-year timeframe in which the greatest amount of growth was experienced (2002 through 2007). The projections in the third scenario are based on the five-year timeframe in which the least amount of growth was experienced (1995 through 2000). The last scenario uses dwelling units per year, persons per household, and vacancy rate to project population.



## Taneytown City and Growth Area Population Projections

Year Population Would Reach Zoning Capacity

(Based on December 2007 Base City and Growth Area Population of 7,591  
and Projected Build Out Population of 15,409)

Year	Method Used to Calculate			
	#1 AAGR 1990-2000 1990-3,695 2000-5,128 3.33%	#2 AAGR 2002 through 2007 2002-5,609 2007-7,107 4.85%	#3 AAGR 1995 through 2000 1995-4,602 2000-5,128 2.19%	#4 2003 through 2007 [D.U./Yr (109) x Persons/Hshld (2.87)] x Occupancy Rate (2000 96.6%) =302 persons per yr
2007	7,591	7,591	7,591	7,591
2008	7,844	7,959	7,757	7,893
2009	8,105	8,345	7,927	8,195
2010	8,375	8,749	8,100	8,497
2011	8,654	9,174	8,278	8,799
2012	8,942	9,618	8,459	9,101
2013	9,240	10,085	8,644	9,403
2014	9,547	10,574	8,833	9,705
2015	9,865	11,086	9,026	10,007
2016	10,194	11,624	9,224	10,309
2017	10,533	12,187	9,425	10,611
2018	10,884	12,778	9,632	10,913
2019	11,246	13,397	9,842	11,215
2020	11,621	14,047	10,058	11,517
2021	12,008	14,728	10,278	11,819
2022	12,408	15,442	10,503	12,121
2023	12,821		10,733	12,423
2024	13,248		10,967	12,725
2025	13,689		11,207	13,027
2026	14,145		11,453	13,329
2027	14,616		11,703	13,631
2028	15,103		11,959	13,933
2029	15,606		12,221	14,235
2030			12,488	14,537
2031			12,762	14,839
2032			13,041	15,141
2033			13,326	15,443
2034			13,618	
2035			13,916	
2036			14,220	
2037			14,531	
2038			14,849	
2039			15,174	
2040			15,506	

Source: U.S. Census Bureau; Carroll County Bureau of Permits, Inspections, and Review; Carroll County Department of Planning

Note: Growth Rates are based on historic Growth Rates within the City

Scenarios #1 and #4 best represent the historic growth of the City over the last two decades. However, recent changes in State law regulating water resources and wastewater treatment may cause future growth to progress at a much slower rate. Scenario #3 was created to illustrate the potential effect of recent trends in environmental and planning regulations by reviewing the five-year period where the City experienced the slowest rates of growth over the last two decades. Under this scenario, the growth area would reach build out around 2040 (15,506).

Scenario #1 was used in the Demographics chapter to identify the 20-year projection of 15,103 based on the AAGR for 1990-2000. The pace of growth for the City could rebound from its recent slowdown if certain infrastructure improvements are made, since there are large blocks of undeveloped residential land within the growth area. Improvements that would most affect this possibly include upgrading the wastewater treatment plant, acquiring water recharge area, and bringing additional water sources online.

### ***5. Land Area Needed to Satisfy Demand for Development at Densities Consistent With the Long-Term Development Policy***

The City of Taneytown desires to maintain its small town character. Yet within this context, the land use designations adopted in the comprehensive plan provide for the potential to roughly double the City's population. The pace of that future growth can be dictated by a combination of market forces and public policy at both the State and local levels. The City has designated 328 acres for suburban residential development, which equates to a density of approximately four lots per acre. It also has designated 38 acres for high and urban density residential development including a new urban mixed district. These four designations account for 100 percent of all undeveloped residentially designated land in City.

Outside of the City in the growth area, the land use designations reflect transition from urban densities to the surrounding rural area. An additional 84 acres of land in the unincorporated portion of the growth area are designated for suburban residential development. Approximately 308 acres are designated for medium density residential development, which equates to a density of roughly two lots per acre. Another 100 acres are designated as low density and 60 acres designated Conservation. The land use designations contained in this plan convey the City's desire to transition from the urban core to the surrounding agrarian community.

Other long-term development policies also are expressed in the land use designations. Almost 398 acres, or 13.1 percent of the total growth area, are devoted to Conservation land to protect either the area's natural resources or certain public buildings, such as schools. The City has expressed an interest in creating a separate zoning category to distinguish between the two (i.e. the creation of an Open Space zoning category). Approximately 655 acres, or more than 21.7 percent of the growth area, are designated Industrial to accommodate existing industries and to support the City's desire to provide additional employment opportunities and generate revenue. Roughly 12 percent of the land in the growth area, or 362 acres, is exclusively designated for business uses, accounting for both the core business district as well as the commercial area at the easternmost part of the City. An additional 16 acres are designated urban mixed use, a combination of residential and commercial uses.

Based on the 20-year projected population of 15,103, the 1,609 acres of land designated for High Density Residential, Urban Residential, Suburban Residential, Medium Density Residential, and Conservation in the City and its growth area are adequate. The City currently has a large amount of undeveloped land within its municipal limits. Even without the annexation of any more land, the City could accommodate an additional 4,770 persons, for a total population of 12,361. Land remaining in the unincorporated growth area could be annexed to accommodate the remaining 2,742 persons included in the 20-year projected population. The number of people

that could be accommodated both in the City and in future annexation areas could be greater if certain parcels utilize the Community Village Overlay Zone, which allows for density bonuses.

At the same time, it should be noted that the build-out population is estimated to be 15,409. This means that given the current growth area and land use designations, approximately 306 additional people could be accommodated beyond the 20-year planning horizon. As a result, the Taneytown growth area allows both for the comfortable accommodation of projected population increases over the next 20 years, and a marginal amount of land to plan for even longer-term growth and/or to adjust land use designations according to needs in the future.

## ***6. Public Services and Infrastructure Needed to Accommodate Growth Within the Proposed Municipal Growth Areas, Including Those Necessary for Schools, Libraries, Public Safety, Water and Sewerage Facilities, Stormwater Management Systems, and Recreation***

Carroll County utilizes a concurrency management program to track development and the adequacy of public facilities and services needed to serve that development. The system assesses the adequacy of schools, roads, water and sewer, police, fire and EMS for each project based on existing and/or funded capacity, then “reserves” that capacity for the project. Taneytown does not participate in this system, but they do address the need to have adequate public facilities through the annexation agreement. Although the County is not empowered to stop approval of a development within a municipality, development activity in the cities are factored into the capacities analyzed by the County.

The following analysis of public services and infrastructure assesses the impact of a projected population increase of 7,512 people in the Taneytown growth area over the next 20 years. This increase would bring the total population within the growth area boundary (City and unincorporated growth area) to 15,103 by 2028.

### **A Public Schools**

Once fully built out, the planned growth of Taneytown will have significant impacts on a couple of the public schools that serve the area: Taneytown Elementary and Francis Scott Key High schools. To determine the impact of the planned growth just within the 20-year planning horizon, student yield factors were applied to the projected number of new households (derived from the 20-year population projections divided by 2.87 persons per household) to arrive at an estimated number of students in each school category that might be added to the school system. The following pupil yield factors, based on June 11, 2008 enrollment figures, apply:

- Elementary: 0.17 students per dwelling unit
- Middle: 0.09 students per dwelling unit
- High: 0.13 students per dwelling unit
- Total: 0.40 students per dwelling unit

<b>Students from Projected Development 2008-2028</b>	
<b>(Students based on 2,617 households)</b>	
Taneytown Elem.	320
Runnymede Elem.	120
Northwest	236
Francis Scott Key	340
<b>Total</b>	<b>1,016</b>

Based on current district boundaries, it is estimated that approximately 77 percent of the future elementary school population will attend Taneytown Elementary School and the remaining 23 percent of future elementary school students will attend Runnymede Elementary School. The tables below illustrate the impact of projected increases in school-age children on each of the school facilities.

<b>Taneytown Elementary</b>			
	<b>Total SRC</b>	<b>2008</b>	<b>2028</b>
Enrollment based on Projected Growth	570	500	820
+ (-) SRC (State Rated Capacity)		(70)	250
% STATE Capacity		87.7%	130.5%

<b>Runnymede Elementary</b>			
	<b>Total SRC</b>	<b>2008</b>	<b>2028</b>
Enrollment based on Projected Growth	654	595	715
+ (-) SRC		(59)	61
% STATE Capacity		90.9%	108.5%

<b>Northwest Middle</b>			
	<b>Total SRC</b>	<b>2008</b>	<b>2028</b>
Enrollment based on Projected Growth	924	537	773
+ (-) SRC		(387)	(151)
% STATE Capacity		58.1%	83.6%

<b>Francis Scott Key High</b>			
	<b>Total SRC</b>	<b>2008</b>	<b>2028</b>
Enrollment based on Projected Growth	1,304	1,184	1,524
+ (-) SRC		(120)	220
% STATE Capacity		90.8%	114.4%

As shown in the tables above, when the projected increases are added to the current enrollment figures, by 2028 both Taneytown Elementary and Francis Scott Key High School will exceed capacity based on potential lots within their districts. Runnymede Elementary would slightly exceed capacity, while Northwest Middle would still be comfortably under capacity.

When added to the current enrollment numbers, the total number of projected new students may necessitate that capacity at Francis Scott Key High and Taneytown Elementary be enlarged. If growth in other jurisdictions is factored in, a new facility may even be necessary if redistricting is not possible. The impact of additional development outside of the growth area is not accounted for in this general analysis. Given that the bounds of Francis Scott Key High, Northwest Middle, and Runnymede Elementary extend far beyond the limits of the Taneytown

growth area into other growth areas, there are numerous variables that may impact how early additional school capacity might be needed.

## **B Library**

With the completed addition in November 2008, the library will contain a total of 13,700 square feet of building space. Using a ratio of 1.65 people per square foot (or 0.6 square feet per person), a total of 9,062 square feet would be needed to meet the needs of a 2028 population of 15,103, the horizon year of this plan.

Much like the school situation, the library serves other areas, such as Union Bridge and New Windsor, outside of the immediate growth area. Both Union Bridge and New Windsor could experience growth that would add to the service demands on the Taneytown facilities. The current site is roughly 1.1 acre in size. Any future expansion of the library may require relocation.

## **C Public Safety**

Under their current Adequate Public Facilities Ordinance (APFO), the City requires two officers per 1,000 persons. An additional 7,512 persons is projected by 2028 (Scenario 1), requiring an additional 15 officers to meet the requirements of the current APFO.

As for fire and EMS, population increases will undoubtedly increase the number of calls, which may affect the need for personnel. However, the more important factor to consider is response time. Because of the City's desire to see a more compact design in future development, it is not anticipated that response times would be affected significantly. The effect of an increase in calls on response times should be monitored to ensure that an increase in personnel is not needed.

Response time analysis data provided by the Office of Public Safety Support Services showed adequate response times and percentages for EMS calls responded to by the Taneytown Volunteer Fire Department during FY 08. Average response times for fire were approaching inadequate in four of the twelve months during FY 08. The percentage of fire calls that resulted in a late or no response reached the approaching inadequate level in the 4<sup>th</sup> quarter of FY 08.

## **D Water and Sewerage Facilities**

This plan attempts to reconcile the need for directing growth to existing population centers with the demands and limits of the public water and sewer system. The *Carroll County Water & Sewerage Master Plan* uses the comprehensive plan as the basis for the demand projections and needed capacity upgrades that it contains. The Buildable Land Inventory, which projects potential future lots based on zoning and land use, is used to calculate future population for both this plan and the *Water & Sewer Master Plan*. The city's Adequate Public Facilities Ordinance will ensure that development does not exceed available capacity.

**Capacity Currently Available for Existing and Future Growth**

**Water Supply Capacity**

**Planned Water Service Areas**

**Taneytown Public Water System**

**September 2009**

Total permitted Annual Average Daily Appropriations = <b>583,000 gpd</b>	<b>Values (gpd)</b>
<b>Current Average Daily Capacity</b>	
Average Day Capacity limitation	563,846
Average Day Demand including drought condition	- 560,057
Capacity available for unserved and future demand	= (3,789)
<b>Unserved Infill Demand (W-1 Existing/Final Service Area)</b>	
Estimated demand from existing unimproved residential lots (160 units x 250 gpd) and from additional residential lots that could be created through subdivision process (46 units x 250 gpd)	+ 51,500
Estimated demand from additional commercial and/or industrial flow ((117 ac. x 700 gpd)+(483 ac. x 800 gpd))	+ 463,300
Total unserved infill demand	= 519,800
<b>Future Demand (W-3 Priority and W-5 Future Planned Service Areas)</b>	
Estimated residential, commercial, and industrial flows from W-2 and W-3 service areas ((2,356 units x 250 gpd) + (31.3 ac. x 700 gpd) + (102.2 ac. x 800 gpd))	+ 692,670
Total future demand (519,800 + 756,130)	1,212,470
<b>Capacity available for future demand</b>	
Current capacity available for future demand	3,789
Potential Additional Annual Average Daily Demand	- 1,212,470
<b>Net Available Capacity to Serve Estimated Future Demand</b>	<b>= (1,208,681)</b>

The currently available capacity and future demand for public water service for Taneytown was determined consistent with the methodologies used to complete the Water Supply Capacity Management Plans required as background data for the Water Resources Element.

Based on current data, the total water appropriation for the City of Taneytown Water Supply System is 563,846 gallons per day (gpd). The City has not identified any other limiting factors.

State policy requires that an additional 10 percent be added to the current average amount of water used on any given day to accommodate potential drought conditions. Based on the estimated capacity limitations, 3,789 gpd remained to serve infill and future demand. However, the City has applied to MDE for additional water appropriations.

Infill demand was based on the development potential, using zoning, within the Existing/Final Planning Service Area. Future demand was based on development potential, using adopted land use designations, in the Priority and Future Planned Water Service Areas.

The estimates for future demand (Priority and Future Planned Service Areas) will necessitate that without developing additional sources, the City will not have enough water capacity to meet future demand.

The projections shown for the 20 year plan horizon approach build out of the entire growth area. Based on these projections, the growth area will be 98 percent built out by 2028. While it would be impossible to predict exactly how much development will occur within the W-1, W-3,

and W-5 categories, it is safe to assume, given current water system capacity, that the City will need to secure an additional 1,208,681 gpd to meet future water demand by 2028. Both scenarios suggest that the City would need to identify measures to overcome this limitation, as suggested above, or to reduce part of the infill demand as well as the future demand.

<b>Wastewater Capacity</b> <b>Planned Wastewater Service Areas</b> <b>Taneytown Public Sewer System</b> <b>September 2009</b>	
<b>Rated Capacity (Design Flow) = 1.1 mgd</b>	<b>Values (gpd)</b>
National Pollutant Discharge Elimination System (NPDES) Permitted Flow	1,100,000
Estimated Inflow and Infiltration (I&I) Flow impacting the Wastewater Treatment Facility	- 351,000
Remaining capacity for existing and future wastewater flow.	= 749,000
<b>Infill Flow Demand (S-1 Existing/Final Service Area)</b>	
Current flow without I&I	502,333
Estimated flow from existing unimproved residential lots	+ 46,500
Estimated flow from additional residential lots that could be created through subdivision process	+ 7,000
Estimated flow from additional commercial and/or industrial flow	+ 18,500
Capacity Needed for Existing and Potential Infill Flow	= 574,333
<b>Current remaining capacity (749,000 – 574,333 =)</b>	<b>174,667</b>
<b>Future Flow Demand (S-3 Priority and S-5 Future Planned Service Areas)</b>	
Estimated residential, commercial, and industrial flows from S-3 and S-5 service areas	1,146,530
Total flows needed to service existing and planned water service areas (574,333 + 1,146,530 =)	1,720,863
Estimated Inflow & Infiltration Flow	+ 351,000
Total Future Capacity Needs (including I&I)	2,071,863
<b>Net Capacity Available to Serve Additional Future Needs</b>	<b>(971,863)</b>

The available capacity and future demand for public sewer service for Taneytown was determined consistent with the methodologies used to complete the Wastewater Capacity Management Plans required as background data for the Water Resources Element.

The permitted flow for the wastewater treatment plant (WWTP) is 1,100,000 gallons per day (gpd). Current average flows, inflow and infiltration (I&I), infill demand for the Existing/Final Planning Service Area, and projected demand from the Priority and Future Planned Service Areas were determined and compared against the total permitted capacity.

Infill demand was based on the development potential, using zoning, within the Existing/Final Planning Service Area. The figures for infill flow demand indicate that the City has capacity to serve the unserved infill areas within the Existing/Final Service Area. However, the demand based on current adopted land use designations in the Priority and Future Planned Service Areas indicates that the system will not have enough capacity to serve planned growth in those areas.

The 1,146,530 gpd estimated demand based on current land use designations in the Priority and Future Planned Service Areas indicates that the City will fall short of capacity to serve planned growth by 971,863 gpd at buildout.

The projections shown for the 20 year plan horizon approach build out of the entire growth area. Based on these projections, the growth area will be 98 percent built out by 2028. While it would be impossible to predict exactly how much development will occur within the S-1, S-3, and S-5 categories, it is safe to assume, given current sewerage system capacity, that the City has -952,425 *gpd* net capacity available for future demand by 2028.

## **E Stormwater Management Systems**

Under Chapter 127 of the Code of the City of Taneytown, entitled Storm Sewer Systems, the City reviews their own stormwater management independently of the County via a consultant. Carroll County revised its stormwater management regulations in 2004 to provide better water resource protection measures. The revised Stormwater Management Chapter of the County Code increased the area subject to stormwater management compliance, expressed a preference for non-structural stormwater management practices, and addressed various review, inspection and maintenance issues. At the same time, a Water Resource Management chapter was created that designated water resource management areas and led to the creation of a Water Resource Management Manual. Water resource impacts now are reviewed as part of the development process. Additionally, a floodplain management program was put in place to provide review and regulation of activities within and affecting floodplains. Other changes included revisions to the grading, erosion and sediment control regulations to further reduce erosion and sedimentation.

The Maryland General Assembly passed legislation (HB 1141) during the 2006 Legislative Session that resulted in several significant changes to land-use regulations controlled by Article 66B of the Annotated Code of Maryland. New watershed-based planning requirements (Water Resources Element) are among the more significant changes. As an element of the community comprehensive plan, the WRE would serve as a comprehensive watershed management plan.

Among the provisions of the WRE is the requirement to identify suitable receiving waters and land areas for management of stormwater and other nonpoint sources (NPS) of water pollution, including private septic systems. Components of this management system will include the following:

- Provide a programmatic assessment that includes a review of all local stormwater management requirements and implementation effectiveness
- Assess the potential impact of land-use changes likely to occur under the comprehensive plan on NPS pollutant loads
- Refine the NPS analysis to assess the feasibility of achieving NPS pollutant load reductions where necessary
- Develop strategies to enhance stormwater management programs and address NPS loading impacts that will protect and maintain water quality standards, including possible land-use changes
- Identify interaction and impacts of balancing pollutant loads accruing from wastewater treatment facilities and NPS and develop strategies to attain pollutant load reductions where necessary

Because the areas identified for future development in the growth area are either forest or farmland presently, stormwater runoff would be altered as a result of the conversion of land uses.



Given the fact that the soils in this portion of the County don't percolate well, only certain types of stormwater management facilities, such as holding ponds, are effective. The need to adequately address stormwater runoff in this area is compounded by this limitation.

## **F Recreation**

Currently, 184 acres of recreation land serve or are planned to serve the residents of Taneytown. Seventy-six acres of recreation land is provided through Memorial Park (40 acres), Taneytown High School Park/Taneytown Park (seven acres), Roth Avenue Park (three acres), and the Rod and Gun Club Park (26 acres). Additionally, the City owns 51 acres of open space that is to be developed as a park in the future (Bollinger Park). It is anticipated that the first phase of Bollinger Park will be open by 2010. This phase includes a fitness trail and a parking area. Additional passive recreational uses are anticipated in future phases. An additional 57 acres of park area is provided through Taneytown Elementary School (10 acres) and Northwest Middle School (47 acres), both of which are situated within City limits.

Growth will require acquisition and development of additional recreational land.

### ***7. Anticipated Financing Mechanisms to Support Necessary Public Services and Infrastructure***

The City of Taneytown has a Capital Improvements Plan (CIP) that projects infrastructure needs six years into the future and budgets for their implementation. It is anticipated that this mechanism will work in conjunction with the comprehensive plan and supporting documents and studies to determine what improvements to public facilities and services will be needed. Typically, a combination of City funds, state, and federal funding sources are used to finance capital projects.

### ***8. Any Burdens on Services and Infrastructure for Which the City Would be Responsible in Areas Proximate To and Outside the Proposed Municipal Growth Area***

The City of Taneytown does not extend public water or sewer service to properties that are not within its corporate limits. The City provides for and maintains parkland and other public maintenance services such as street lighting, street sweeping, residential trash removal and parking meter monitoring within their corporate limits. Other services such as schools, police, fire, and EMS are provided by the County, State, and volunteer fire companies whose service areas transcend the municipal boundaries.

### ***9. Rural Buffers and Transition Areas***

The Taneytown growth area is located in an area of the county with historically one of the highest participation rates in land preservation programs. Thanks to numerous property owners who have voluntarily placed development restrictions on their land through the use of restrictive easements, a permanently preserved buffer is forming along the borders of the growth area. The land use designations adopted in this plan demonstrate a desire to transition from the higher density, mixed-use urban core to lower density residential land uses at the periphery of the

growth area. This allows for a more seamless transition to the rural countryside that lies outside of the growth area, thereby minimizing the potential for land use conflicts.

***10. Protection of Sensitive Areas, as Defined in the Land Use Statutes {Article 66B, § 1 (J)} of the Code, that Could be Impacted by Development Planned Within the Proposed Municipal Growth Area***

The Natural Resources chapter describes how Carroll County and the City of Taneytown have worked to protect sensitive areas. Many of these techniques are triggered by the development process, so any development planned within the proposed municipal growth area would be affected by these programs and regulations.

***11. Anticipated Future Municipal Growth Areas Outside the Existing Corporate Limits of the Municipal Corporation***

The future municipal growth area of the City of Taneytown is designated on the Municipal Growth map. The municipal growth area boundary essentially mirrors the growth area boundary. The City of Taneytown has a large amount of undeveloped or underutilized land already within the existing corporate limits. This means that the City could grow for quite some time without having to annex any additional land, unless other circumstances necessitated it.



## Chapter 16: Water Resources Element

### **Introduction**

#### ***1. Legislation***

Legislation (HB 1141) passed by the 2006 Maryland General Assembly resulted in several significant changes to land use regulations controlled by Article 66B of the Annotated Code of the State of Maryland. New watershed-based planning requirements are among the more significant changes. Section 3.05 (a)(vi) of Article 66B of the Annotated Code of Maryland mandates that all Maryland counties and municipalities that exercise planning and zoning authority prepare and adopt a water resources element to their comprehensive plans. The legislation required the Water Resources Element (WRE) to be developed and adopted by all local governments on or before October 1, 2009. The legislation also provided for the granting of up to two six-month extensions of that deadline. The City of Taneytown requested and was granted an extension of the deadline to April 1, 2010.

The purpose of the WRE is to ensure that future county and municipal comprehensive plans reflect the opportunities and limitations presented by local and regional water resources. WREs are intended to improve local jurisdictions' contribution to the protection of state land and water resources; to the protection of public health, safety and welfare; and to meet local and state smart growth policies.

#### ***2. Requirements***

This WRE must address both water quantity and quality issues. Local jurisdictions must identify drinking water and other water resources needed to adequately address the needs of existing and future development proposed in the land use element of the plan. It also must identify suitable receiving waters (where stormwater and treated wastewater can be discharged) and land areas for NPS management and wastewater treatment. Pollutant loads from both stormwater and septs must be addressed. The WRE must indicate pollutant reductions, where needed, from both existing development and future growth. This legislation comes at a time when water quality and quantity planning is of utmost importance.

#### ***3. Models and Guidelines***

The *Models and Guidelines* document was prepared by the Maryland Departments of Planning (MDP), Environment (MDE), and Natural Resources (DNR). Its purposes are to help local governments prepare the WRE in a manner that will not only meet the requirements of the law but will strengthen their planning efforts by ensuring that water resources will be adequate to support smart growth while meeting local economic, environmental and land use goals. The guidance document suggests assessments and methodologies to be used in completing the WRE plan document. Plans submitted to the State for review will be evaluated based on the inclusion of these components.

To achieve these purposes, planning must reflect the broader geographical context of watersheds. Successful WREs will be based on this perspective. The common goals for

Maryland's water resources are reflected in the Chesapeake Bay Tributary Strategies, federal and state regulatory programs and smart growth policies.

This Water Resources Element of the 2010 Taneytown Comprehensive Plan and the projected water demand generated by the land use plan is based on a build-out scenario. The provision of an adequate public water supply has been one of the primary focuses of the City. This section of the plan will detail the significant improvements and planning programs that will provide high quality City water and wastewater systems.

## **Goals**

- To develop, maintain and protect adequate water supplies to serve current and planned population and development.
- Restore water quality and protect from pollution and encroachment, and comply with applicable state and federal requirements related to water quality and quantity.

## **Background**

### ***1. Watersheds***

At the most basic level a watershed is the total land area that drains surface water and/or groundwater into a common body of water. Because of the nature of gravity, watersheds (also known as drainage or catchment basins) are confined by their surrounding topography. Water, both above and below ground, originates at the highest point and drains downhill to the lowest ground area. As one waterbody flows into another, the flows gradually increase in size. A small spring turns into a run and progressively merges with ever-larger creeks, streams, and rivers. Ultimately, these flows collect into the largest water bodies, such as the Chesapeake Bay, and eventually feed into the world's oceans.

Watersheds can be defined at many different scales. The United States Geological Survey (USGS) developed a ranked system for mapping all of the nation's watersheds. They are grouped from largest to smallest. These areas are called Hydrologic Units and are assigned a number known as a Hydrologic Unit Code (HUC) based on size. Currently, the most detailed level of nationwide drainage basin mapping available from the USGS is the 8-digit HUC. This plan will utilize this system of 8-digit watersheds. The information came from the MD DNR webpage titled "Maryland's Surf Your Watershed," which can be found at <http://www.dnr.state.md.us/watersheds/surf/index.html>.

#### **A Upper Monocacy River**

This watershed is located in the northwestern-most portion of Carroll County and contains most of the City of Taneytown. The Monocacy River forms the border with Frederick County in this portion of Carroll and ultimately drains into the Potomac River. The majority of the 156,327 acres that bound this watershed are located in Frederick County. Roughly 57 percent of this watershed is used for agricultural purposes, such as dairy and cropland, and is the predominant land use.

## **B Double Pipe Creek**

This watershed occupies the largest portion of land area within Carroll County. This land drains to the Upper Potomac River Tributary Basin on their way to the Chesapeake Bay. Nearly all (105,390 acres, or 85 percent) of the watershed's 123,366 acres are found in Carroll County with a relatively small section in Frederick County. The watershed spans MD 27 between approximately MD 30 in the north and MD 26 to the south (Taylorsville area). It extends from Manchester in the northeast to Detour in the west. This watershed includes portions of Taneytown, Manchester, Westminster, and all of New Windsor and Union Bridge. More than 70 percent of the total acreage is devoted to farming pursuits. This watershed also contains the Little Pipe Creek Rural Legacy area. Significant urbanized areas account for more than 10 percent of the total land area. Approximately 15 percent of the watershed is forested.

### **2. *Master Plan for Water and Sewerage***

The Carroll County *Master Plan for Water & Sewerage* presents the goals for water and sewer planning for the entire county. Background information is provided for water and sewer planning and service in Carroll County and its municipalities, including legislative and policy decisions that have been made by local and state governments.

The *Master Plan for Water & Sewerage* is updated on a triennial basis. With the triennial updates, revisions are made to reflect changes that have occurred to various water and wastewater facilities or plans for improvement to these facilities around the county. Amendments to the plan are processed on a biannual basis – in the spring and fall each year.

Both the water and wastewater facilities are separated into service areas. Existing and planned facilities and associated infrastructure are detailed. In addition, the plan contains more specific information on the maintenance and operations of the public systems and associated infrastructure. Charts and maps illustrate where the specific water and sewer infrastructure is located, as well as the planned water service and sewer service areas. Information is included for specific privately and publicly owned systems.

Maryland law requires that operators of public water and/or sewerage systems develop and regularly update a master plan for these services. Operators are directed to describe not only the current systems components, capacities, service areas, and operational requirements, but also plans for future service needs, demands, and capacities. In Carroll County this plan, the *Master Plan for Water & Sewerage*, is updated by the County in cooperation and consultation with each of the municipalities every three years and is amended semi-annually. While the local governing bodies develop and adopt the plan, it cannot be implemented until reviewed and approved by MDE.

Among the most important components of this master plan are the planned service areas for each system. These system service areas describe the location where the service exists or is planned to be provided. They also establish a prioritized sequence for expanding the systems. The master plan establishes four categories for providing either water or sewer system services:

- **Existing/Final Planning Service Areas:** These are locations where community systems are either in place, under construction, or have completed final plans and/or engineering specifications for that portion of the system.
- **Priority Service Areas:** These are areas that are likely to be served by community systems and are anticipated to begin construction within two years or where major systems components will likely either be funded or completed as part of the current six-year capital improvement program (CIP) budgeting cycle. Priority areas also include areas which are immediately adjacent to existing facilities. It is a standard requirement that any development projects occurring in a Priority Service Area will be required to connect to the community systems(s).
- **Future Service Areas:** These areas are those regions where community systems are anticipated to expand and be served within a seven-to ten-year period. Location in the Future Service Area, however, does not guarantee that services will be provided within that time period or that the region will develop in any specified timeframe. Before a property can connect to the relevant community systems(s), the master plan would need to be amended to place the property in at least the priority service area(s).
- **No Planned Service Areas:** These areas are those locations which are not envisioned to be served by a public water and/or sewerage system within the current construction or CIP cycle or within a 10-year planning horizon.

This delineation process helps individual communities direct their growth and development patterns. By planning for needed expansion, system operators seek to balance the rates of residential growth with needed commercial, employment or other business development while ensuring that appropriate capacity will be available for public facilities such as schools, libraries, and other community services. These prioritized rankings are also intended to aid system operators in budgeting for and seeking funding needed to ensure that planned capacity and system needs are met on a timely basis.

For more information and details regarding operations and management or specific improvements in design and capacity, please reference the Carroll County *Master Plan for Water & Sewerage*.

### ***3. Existing Water Resource Limitations: By Watershed & Countywide***

#### **A Clean Water Act**

“The Clean Water Act (CWA) is the cornerstone of surface water quality protection in the United States. (The Act does not deal directly with groundwater or with water quantity issues.) The statute employs a variety of regulatory and nonregulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support ‘the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water.’

“For many years following the passage of CWA in 1972, US EPA, states, and Indian tribes focused mainly on the chemical aspects of the “integrity” goal. During the last decade, however, more attention has been given to physical and biological integrity. Also, in the early decades of

the Act's implementation, efforts focused on regulating discharges from traditional "point source" facilities, such as municipal sewage plants and industrial facilities, with little attention paid to runoff from streets, construction sites, farms, and other "wet-weather" sources.

"Starting in the late 1980s, efforts to address polluted runoff have increased significantly. For "nonpoint" runoff, voluntary programs, including cost-sharing with landowners, are the key tool. For "wet weather point sources" like urban storm sewer systems and construction sites, a regulatory approach is being employed.

"Evolution of CWA programs over the last decade has also included something of a shift from a program-by-program, source-by-source, pollutant-by-pollutant approach to more holistic watershed-based strategies. Under the watershed approach equal emphasis is placed on protecting healthy waters and restoring impaired ones. A full array of issues are addressed, not just those subject to CWA regulatory authority. Involvement of stakeholder groups in the development and implementation of strategies for achieving and maintaining state water quality and other environmental goals is another hallmark of this approach." *(Source: Excerpted from the U.S. Environmental Protection Agency (US EPA) website, "Introduction to the Clean Water Act," found at <http://www.epa.gov/watertrain/cwa>)*

## **B Impaired Waters and Total Maximum Daily Loads (TMDLs)**

In 1998, the Chesapeake Bay and many of its tidal tributaries were added to the State's list of impaired waters (known as the 303(d) list), thus requiring the development of a TMDL to comply with the Clean Water Act. TMDL stands for "Total Maximum Daily Load." A load refers to the amount of a given type of pollutant found in a body of water coming from all sources. Simply put, the TMDL is the highest amount of a pollutant that a body of water can accept from all sources and still meet water quality standards. A body of water is tested and assigned a TMDL value. In Maryland, nitrogen and phosphorous are the most common pollutants.

An impairment is identified when water quality monitoring data suggest that a waterbody (river, lake, estuary, or ocean) does not meet or is not expected to meet water quality standards. When a waterbody is listed, the cause (pollutant) and the priority of the impairment are identified. Waters scheduled for TMDL development in the next two years are also identified in the list.

In a standard regulatory approach, TMDLs would need to be completed for the Chesapeake Bay and its tributaries by 2010. It is currently underway and anticipated to be available for public comment in the summer of 2010. Through this process, pollutant load targets will be developed by Bay segment, by source sector, and by county. More info on the Bay TMDL can be found on the EPA website at <http://www.epa.gov/chesapeakebaytmdl/>. TMDLs require a very specific implementation plan, with "reasonable assurances" (e.g., enforceable permit limits) that pollutant load allocations will be achieved. If the water quality standards are not met by 2010, a TMDL will be developed and will set pollutant loading limits for all sources within the Chesapeake Bay watershed.

Because these goals represent a limit on the amount of nutrient loading from each tributary watershed of the Bay, it is in the interest of the State and each local jurisdiction to incorporate these strategies into its decision-making process and planning efforts.



State and federal requirements to meet water quality standards using TMDL limits are resulting in revised land use and environmental requirements for the future. TMDL requirements are intended to correct the existing conditions that add pollutants to a body of water. New requirements for meeting TMDLs also mean new or updated planning strategies to prevent activities that may add pollutants in the future.

The TMDL Watershed Status map indicates the areas of the county, based on watershed, that were identified as impaired for at least one substance. The hatched areas indicate watersheds for which at least one TMDL for these impaired watersheds has already been completed. The Conewago Creek watershed is the only watershed within the county that is not included on Maryland's 303(d) list. This watershed does, however, fall within the Chesapeake Bay watershed. Therefore, 100 percent of the county's land area eventually will be affected by a TMDL.

Please refer to the table in Appendix B entitled "MDE Documented TMDL Impairments for Carroll County" for a status of each of the pending and completed TMDLs for Carroll County.

### **C National Pollutant Discharge Elimination System (NPDES)**

In 1972, Congress passed the Federal Water Pollution Control Act Amendments, commonly known as the Clean Water Act. This law was developed to control water pollution from wastewater discharges and stormwater runoff. In 1988, the US EPA created the NPDES Municipal Separate Storm Sewer System (MS4) to require municipalities, including counties, to apply for permits to control stormwater discharges. Beginning in 1990, US EPA, through the State-delegated MDE, required large municipalities, certain industrial facilities, and construction sites to obtain NPDES permits for stormwater discharges. The Phase 1 jurisdictions, located in counties or metropolitan areas with populations larger than 100,000, were required to obtain permit coverage. Carroll County was included as a Phase 1 jurisdiction.

The overall NPDES MS4 permit for Carroll County and its municipalities is administered through the County's Department of Planning. Programmatic oversight and reporting are the responsibility of the County's Office of Environmental Compliance. Monitoring, inspection, enforcement, and restoration efforts are a function of the County's Bureau of Resource Management. The County's municipalities comply with their NPDES responsibilities via a formal agreement with the County Commissioners and inclusion in the County's annual reporting requirements. In addition, they share in funding for a County position responsible for implementation and enforcement of the NPDES permit compliance.

The County has developed a very comprehensive, active NPDES restoration effort via the addition of appropriate staff and capital funding. The Bureau of Resource Management has staffing capable of monitoring, designing, managing, and funding the various initiatives needed for compliance management.

### **D Safe Drinking Water Act (SDWA)**

"The SDWA was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply. The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources: rivers, lakes, reservoirs,

springs, and groundwater wells. (SDWA does not regulate private wells which serve fewer than 25 individuals.)

“SDWA authorizes the US EPA to set national health-based standards for drinking water to protect against both naturally-occurring and man-made contaminants that may be found in drinking water. US EPA, states, and water systems then work together to make sure that these standards are met.

“Millions of Americans receive high quality drinking water every day from their public water systems, (which may be publicly or privately owned). Nonetheless, drinking water safety cannot be taken for granted. There are a number of threats to drinking water: improperly disposed of chemicals; animal wastes; pesticides; human wastes; wastes injected deep underground; and naturally-occurring substances can all contaminate drinking water. Likewise, drinking water that is not properly treated or disinfected, or which travels through an improperly maintained distribution system, may also pose a health risk.

“Originally, SDWA focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments greatly enhanced the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach ensures the quality of drinking water by protecting it from source to tap.

“SDWA applies to every public water system in the United States. There are currently more than 160,000 public water systems providing water to almost all Americans at some time in their lives.” (Source: Excerpted from the U.S. Environmental Protection Agency (US EPA) website, “Safe Drinking Water Act (SDWA), Basic Information” found at <http://www.epa.gov/OGWDW/sdwa/basicinformation.html>)

## **E Chesapeake 2000 Agreement: Tributary Strategies and Pollutant Loading Caps**

In June of 2000, the State of Maryland signed *Chesapeake 2000* (C2K), a new Agreement for restoration of the Chesapeake Bay. Maryland, together with Virginia, Pennsylvania, the District of Columbia, the US EPA, and the Chesapeake Bay Commission, pledged to achieve over 100 specific actions designed to restore the health of the Bay and its living resources by 2010. The actions, along with revised goals, were incorporated into Maryland's Tributary Strategies Statewide Implementation Plan.

Through the process of developing the tributary strategies, nutrient caps for municipal wastewater treatment plant discharges were also developed. These caps which limit the loading or amount of nutrients a plant can deliver or discharge to a receiving water body (normally a stream or river), have been established for all wastewater systems in Carroll County.

The nutrient caps and status of wastewater plant upgrades and expansions can be found in the table titled “Enhanced Nutrient Reduction (ENR) Implementation Schedule.” System expansions beyond the caps can only occur if other alternative technologies or methods are undertaken which do not increase the total nutrient input to the receiving water body.

## **F State Laws and Policies**

Trends in the implementation of the water appropriation and permitting process have created challenges to water resource development. Local governments are finding it difficult to secure enough water from sources to meet existing or projected demands. In some instances, the physical ability to develop groundwater sources may be limiting, but in the majority of cases, it is administrative or policy issues that create obstacles. The multitude of technical and administrative issues makes development of groundwater sources costly, time-consuming, and quite unpredictable in the Piedmont setting. One example is finding ways to address the adequacy of water recharge areas, which has resulted in additional work and timeframes for moving forward with planned growth.

The utilization of surface water resources has likewise become costly and complicated. Approval for stream withdrawals currently requires additional storage capacity within a water supply system. Therefore, using streams as a water source is typically difficult, expensive, and often not a viable option.

## **G Stormwater Management Act of 2007**

Also passed in Maryland in 2007 was the Stormwater Management Act of 2007 (SB 784/HB 786). Stormwater runoff is a major cause of stream erosion and Bay overnutrification and, in Carroll County, water quality impairment and stream ecosystem disruption. The Act requires stormwater management practices to mimic natural water runoff and minimize land development impact on water resources via the use of low-impact design (LID) methods. The stricter standards reduce pollution runoff to receiving water bodies from impervious surfaces such as pavement, roofs, and structures.

# **4. Water Supply**

## **A Taneytown Hydrogeologic Setting**

Taneytown lies entirely within the Piedmont physiographic province. This is an area of moderate relief and rounded hills, with relatively gentle slopes. This subdued topography is formed by the underlying, deeply weathered, lower Paleozoic to Precambrian-aged metamorphic rock (500 million to 1 billion years old).

The northwesternmost corner of Taneytown falls in the Triassic Uplands subprovince. This subprovince derives its name from the unique, Triassic-aged (250 million) sedimentary rocks found there. The Triassic rock aquifer underlies the northwestern portion of Taneytown and provides all the potable water needs for the City.

Groundwater occurs in a somewhat different fashion in the Triassic rocks underlying the Taneytown region. Groundwater is primarily stored and transmitted along rock layers, joints, fractures, and faults. The weathered zone over these rocks is generally quite thin, and the water table is usually below this zone, in the fractured bedrock.

The layered nature of the Triassic rocks, with permeable sandstone sandwiched between less permeable shales, dipping at relatively low angles, creates a multi-aquifer system. Each competent, fractured sandstone/siltstone bed may respond as a single aquifer when it occurs

between shale layers on local scale. Fracture zones often connect various beds vertically, creating the aquifer system.

## B Source Water Assessment

The MDE completed all Source Water Assessments (SWAs) described herein over the past ten years. Except as noted, SWAs were delineated by the Carroll County Bureau of Resource Management using US EPA-approved methodologies. Information on water sources has been updated to reflect current conditions.

The unconfined fractured rock aquifer in the New Oxford Formation is the source of water supply for the City of Taneytown, which is comprised of six wells in the Piney Creek drainage area and two wells in the Big Pipe Creek drainage area. The water supply for Taneytown is susceptible to contamination by nitrates, VOCs, and radionuclides, but is not susceptible to SOC. Well 12 is also susceptible to bacteria, based on raw water sampling.

## C Water Supply Demand

To identify water supply and capacity needs, current service capacity must be determined. Recent guidelines published by MDE, Guidance Document: *Water Supply Capacity Managements Plans* (WSCMP) (2006), provides a methodology for determining the net available capacity of existing water supplies. This available capacity, plus the estimated capacity from improving treatment of already existing sources or of obtaining water resources not yet permitted for withdrawal (to be determined using MDE recommended methodologies), can then be used to develop an estimate of the approximate number or range of additional households and associated commercial, institutional, and industrial water demand that can potentially be supported in a service area. The City completed a Capacity Management Plan in 2009.

The future water demand assumes that development will occur in accordance with the land use plan. If this were to occur, the total future water supply demand for the Taneytown system would be 1,785,823 gpd. The numbers in the “Taneytown Future Water Supply Demand” table are based strictly on Buildable Land Inventory (BLI) calculations.

<b>Taneytown Future Water Supply Demand</b> <b>(Gallons per Day)</b>				
Current Demand <sup>1</sup>	Additional Demand by Land Use			Total Demand
	Residential	Commercial	Industrial	
<b>509,143</b>	<b>709,750</b>	<b>98,770</b>	<b>468,160</b>	<b>1,785,823</b>

<sup>1</sup> This data is the greatest annual average daily demand for the five-year period from 2003 through 2007.  
Source: Carroll County Department of Planning, December 2008

## D Water Balance – Supply Available for Consumption

A water balance assessment was completed to help identify “untapped” water supplies that might be available for consumption. Malcolm Pirnie prepared a detailed report on methods and results for completing water balance assessments for 8-digit watersheds in Carroll County. More detailed information can be found in the July 30, 2009, report titled *Carroll County Water Demands and Availability*.

## E Water Supply Capacity

If Taneytown were to build out according to the land use designations in the GAB, the City would need to expand beyond its current capacity to make available another 1,272,891 gpd. The information in the following table is based on the December 2008 capacity management plan worksheets.

<b>Taneytown Water Supply Capacity <i>Currently Available</i> for Existing and Future Growth (in Gallons per Day)</b>						
Current		Unserved Demand			Net Avg Day Capacity Available at Buildout	
Permitted	Avg Day Capacity Limitation	Avg Day Drought Demand <sup>1</sup>	Remaining Capacity	Infill + Future	Public Use	
583,000	563,846	560,057	3,789	1,275,930	750	(1,272,891)
<sup>1</sup> Average Day Drought Demand includes an additional 10% for drought demand						
Source: Carroll County Department of Planning, December 2008						

## F Water Supply Limitations

A primary water supply limitation to meeting the future demand is acquisition and/or control of recharge lands. There is significant upland (up-watershed) open space for recharge and well development. However, water rights and land acquisition by the City will be costly. A secondary limitation is site specific constraints and environmental features for the acquisition and construction of water supply systems.

Another component of the City's water supply program is a planned expansion to include a surface water system including development of a City stream intake, reservoir, and water treatment plant, or participation in a County or multi-municipal project.

## 5. Wastewater

The City owns a wastewater treatment plant (including a BNR system) along Piney Creek on the west side of the City in the Upper Monocacy Watershed, which has a design capacity of 1.1 mgd. The plant discharges to Piney Creek, which flows into the Upper Monocacy River. The City plans to upgrade the plant to ENR treatment standards in order to meet the Bay-related nutrient cap.

### A Wastewater Demand

The future wastewater demand assumes that development will occur as proposed in the land use plan. If this were to occur, the future wastewater demand for the Taneytown WWTP would be 2,141,113 gpd and includes flows from infiltration and inflow of surface water.

**Taneytown Future Wastewater Demand**  
(in Gallons per Day)

Current Demand	Additional Demand by Land Use			Total Demand
	Residential	Commercial	Industrial	
853,333	714,750	100,310	472,720	2,141,113

<sup>1</sup> This data represents, in general, the annual average daily demand over the three-year period 2005-2007, and include I&I.

<sup>2</sup> Total demand includes anticipated I&I.

## B Wastewater Capacity

The future demand assumes that development will occur in accordance with the land use plan. The City would need to expand beyond its current capacity to make available an additional 1,041,113 gpd in wastewater flows. The information in the following table is based on the December 2008 capacity management plan worksheets.

**Taneytown Wastewater Capacity Currently Available  
for Existing and Future Growth**  
(in Gallons per Day)

Current		Remaining Capacity	Existing Flows	Capacity Needed		Public Use	Capacity Available at Buildout
Permitted	I&I			Infill	Future		
1,100,000	351,000	749,000	502,333	72,000	1,215,030	750	(1,041,113)

Source: Carroll County Department of Planning, December 2008

## C Limitations Based on Design Capacity

The existing wastewater flow (~0.8 mgd) is approaching the 1.1-mgd design capacity of the Taneytown WWTP. The facility would have to expand in order to accommodate the projected priority+future and buildout wastewater demand of 1.74 mgd. The site has adequate land available for expansion if needed.

I&I is a major component of the existing influent flow. According to the CMP worksheets, I&I flows averaged about 0.35 mgd in 2003. The City has completed some additional detection and repairs to reduce I&I flows by televising the complete sewer system every three years. Future studies will be completed to determine how much I&I has been reduced.

## D Limitations Based on Local Water Quality

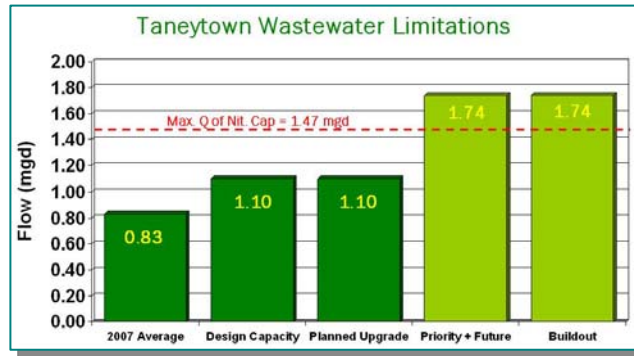
The Taneytown WWTP NPDES permit includes limits for conventional pollutants and parameters such as BOD5, fecal coliform, pH, total suspended solids, and dissolved oxygen. These limits are standard limits for secondary treatment facilities, and are fully protective of receiving waters. Limits for parameters such as ammonia were derived for local water quality protection and are expected to remain achievable even under higher effluent flows.

## E Limitations Based on Bay Nutrient Caps

The ENR upgrade project will be designed to achieve 3.0 mg/L total nitrogen and at most 0.3 mg/L total phosphorus. At 3.0 mg/L total nitrogen, the Taneytown WWTP would be limited to discharging approximately 1.47 mgd, which is less than the buildout wastewater demand of 1.74 mgd.

## F Summary of Wastewater Limitations

The existing design capacity of the Taneytown WWTP is 1.1 mgd. The Bay-related nitrogen loading cap represents a 1.47-mgd limit to surface water discharges. This limitation is lower than the maximum projected flows of 1.74 mgd.



## 6. Nonpoint Source

This section of the WRE is intended to assess the current level of existing and planned land use regarding nonpoint source (NPS) pollutant loading. It is also intended to evaluate the land use planning and management processes within the City as to its effectiveness in addressing NPS loading issues. The specific NPS impacts are associated with stormwater runoff from urban/suburban development. This evaluation and analysis provides a larger, more regional assessment of NPS loading. It provides, as called for in the Models and Guidance Document #26, “preliminary assessment... crafted to provide general insight into this process, and serve as a starting point for future nonpoint source analysis.”

The County and the City have historically developed and adopted programs and methods related to managing nonpoint source loadings. This effort will be continued and strengthened with the future adoption of the Stormwater Management Act of 2007 requirements. Taneytown is working with the county to explore techniques, programs, and methods through land use planning and zoning to reduce NPS loadings.

For more details and information regarding existing nutrient loads and calculation methodology, refer to the Nonpoint Source section of the Carroll County *Water Resources Element*.

## 7. Current Protections, Practices, and Policies

The City has taken several steps to improve the capacity and reliability of the public water supply system.

### A Procedure Improvements

- *Adequate Public Facility Ordinance*: The City declared water supply an inadequate facility and has enforced the adequate public facilities ordinance. Developers have been advised that they would need to either wait until the city had resolved the situation or could provide water (source and recharge) for their project.
- *Water Policy*: The City has developed a water policy to guide and govern the materials and methods to be employed by developers and the City. This unique approach guides the City when making technical and hydrogeological decisions for the provision of an adequate water supply system.

- *Water Audit:* The City has performed several annual water audits including professional leak detection surveys. The water audit process identifies sources of unaccounted water usage; while the location and repair of leaks throughout the system has significantly reduced water loss.
- *Water Supply Capacity Management Plan:* The City completed a Water Supply Capacity Management Plan which is a valuable resource in the future management of water supply.

## **B System Improvements**

- *Leak Repairs Identified (Water Audit):* The City's active leak detection and repair program has resulted in reduction of the annual average daily production to 466,000-gpd through the first seven months of 2009. That value is down from 478,000 gpd in 2004, despite the addition of over 400 new connections producing about 50,000 gpd of new water demand.
- *Water Main Replacement:* The City's deteriorating water main in Baltimore Street (11,000-LF) including all service laterals, are being replaced as part of the City's Streetscape project. Once completed, the City should realize further reduction in water loss through leakage.
- *Existing Well Improvements:* The City has completed the following improvement projects:
  - WELL NO. 14 / FRINGER WELLS –The City increased the appropriated production capacity of Well No. 14, which was limited by MDE due to impact to local private wells. This was accomplished by drilling new wells on Fringer Road. This project was needed to increase the City's production capabilities to meet the drought year month of maximum use demand.
  - WELL NO. 9 – The City constructed granular activated carbon contactors to adsorb PCE, because levels had reached the MCL action level. As part of the project, the well was videoed, and the well pump and piping were replaced yielding a 20 gpm increase in production. The source of the contamination is under continuing investigation by MDE.
  - WELL NO. 13 – Radionuclide (Adjusted Gross Alpha) levels in Well No. 13 have risen to the MCL action level, and after consideration of alternatives, the city has taken the well out of service, while MDE investigates.
  - WELL NO. 12 – In efforts to develop additional production capacity to offset the loss of Well No. 13, Well No. 12 was deepened, yielding a 30 gpm increase in production.

## **8. Groundwater Source Development**

New water supply development has been focused on development of new supply wells to provide operational redundancy as well as appropriations capacity to support planned growth. The City engaged hydrogeologists to perform geologic analysis of the region surrounding the City, prioritize potential well drilling locations, identify specific drilling sites, and permit and oversee well drilling and pump testing.

- WELL NOS. 15 & 16 – The City has requested an expansion in the appropriation for Wells 15 and 16 based on demonstration of their actual production capabilities during



extended periods in 2007 and 2008. During these operating periods, the wells were producing an average daily flow of 167,000 gpd without impact to surrounding wells. MDE is reviewing the City's appropriation renewal.

- TANEYTOWN BAPTIST CHURCH WELL (WELL NO. 17) –The City has developed one new supply well for production in the Big Pipe Creek basin. The well was drilled to about 1,000-feet, cased, grouted and step-tested. A 72-hour pump test in accordance with MDE and Carroll County requirements was performed at a rate of 250-gpm. The City's hydrogeologist is completing the hydrogeologic report and is proceeding with the appropriations permit through MDE.

## **Recommended Actions**

- *Protect and sustain existing water supplies serving existing development and by implementation of a water resource protection ordinance*
- *Support the County's land use plan for areas outside the City's GAB (Growth Area Boundary) when compatible with the City's Comprehensive Plan*
- *Perform an annual water audit to update the Water Supply Capacity Management Plan (WSCMP) to reflect the most current data and usage*
- *Complete and adopt the City water policy to serve as a uniform guidance document for projects in the City*
- *Complete City Code updates to address new water requirements*
- *Institute a priority system for water allocation to projects that promote economic development*
- *Identify and develop new water supplies adequate to support planned future growth*
- *Finalize development and permitting of the Baptist Church well (#17)*
- *Secure the recharge land needed to match the additional water appropriation*
- *Explore additional sources for future water supply and prepare policy changes that would result in the need for additional available water capacity and to meet the projected water demand of 1,164,000 gpd*
- *Secure additional recharge land from Carroll County government*
- *Develop new surface water intake on Big Pipe Creek; safe yield 0.4 mgd; with 2.0 mgd intake and 125 mgd storage impoundment*
- *Explore and coordinate a Flow Augmentation program from planned Union Mills Reservoir to Big Pipe Creek with Downstream Withdrawal: Taneytown may be served through flow augmentation of Big Pipe Creek and downstream withdrawal. Construction of a new 1.8*

mgd WTP in Taneytown. Installation of approximately 1.0 mile of raw water transmission mains in Taneytown to connect intake to new WTP

### **Promote Water Conservation Measures**

- *Three-phased water conservation program, which restricts use during drought conditions*

### **Preserve Existing Wastewater Treatment Capacity**

- *Update the Wastewater Capacity Management Plan (WWCMP) worksheets on a regular basis to reflect the most current data and usage*
- *Conduct an I&I study to promote system improvements to reduce I&I and regain capacity*
- *Complete the ENR upgrade at the WWTP to operate at the limits of technology for nitrogen and phosphorus removal*
- *Identify potential areas for spray irrigation to gain additional wastewater capacity at the WWTP*
- *Identify plant expansion improvements needed to increase the design capacity of the WWTP from 1.1 mgd to 1.74 mgd*
- *Investigate technologies for the WWTP expansion to allow expansion to the 1.74 mgd providing the City can meet Bay-nutrient caps (currently set at 1.47 mgd)*
- *Identify potential industrial/manufacturing users for which water reuse in operations may be pursued*



## Chapter 17: Plan Implementation

### Goals

- Synthesize the implementation of this plan with the City Capital Improvements Plan (CIP) to the extent possible.

The following summarizes the recommendations contained within applicable chapters of the plan. In addition, a comparison of the land use changes brought about by the adoption of the plan is included at the end of this chapter.

### Implementation of Recommended Actions

Chp.	Recommended Actions
<b>5</b>	<b>Land Use &amp; Growth Management</b>
	Encourage walkability between residential and commercial areas
	Conduct a comprehensive review of the City's zoning ordinance (i.e. zoning categories, site plan and subdivision regulations) and the overall approval process
	Identify and develop public space(s) within the downtown
	Strive to keep community facilities in the downtown area
	Create a set of design guidelines or otherwise expressed preferences for new development
	Protect the intent of the Taneytown Greenway alignment, continuing with limiting access and minimizing any potential for conflict of uses
	Develop a cluster ordinance to allow or require cluster development in areas designated for lower density residential development within the City's growth area
	Create a Residential Office Zone
	Revise Priority Funding Area (PFA) boundary to reflect any applicable rezonings and annexations since the 1997 Plan adoption
	Create an Urban Mixed zone that allows for a combination of residential, office, commercial, and civic use development in designated higher density areas and establish certain thresholds that would be permitted for each type of use
<b>6</b>	<b>Transportation</b>
	Implement the planned major streets and roadway improvements shown in this plan
	Implement construction of the planned Taneytown Greenway
	Ensure alternate modes of access from both existing and new developments to major destinations, areas of commerce, and community facilities

<b>Chp.</b>	<b>Recommended Actions</b>
	Develop sub-area plans to examine and enhance the overall functionality and multi-modal connectivity within neighborhoods and between neighborhoods, civic hubs, and commercial centers
	Implement a sidewalk retrofit program
	Add specifications in the City's Site Plan and Subdivision regulations for alleyways
	Develop a functional classification system for City streets similar to that which is currently used at the county and state
	Create a linear trail system within the 100 year floodplain
	Require developers to make sidewalk, alley and roadway connections wherever possible and seek to identify and fund needed connections via the City's CIP process
<b>7</b>	<b>Community Facilities</b>
	Institute active and passive recreations requirements into site and subdivision plans to ensure adequate facilities with the additional demand of future development
	Begin to plan for expansion to the sewerage treatment system
	Ensure an adequate and diverse water supply
	Amend the Water & Sewerage Master Plan, as needed, in accordance with the recommendations contained in this plan
	Review all Adequate Public Facilities Thresholds to see if the percentages are being met and if updates or changes are needed
	Continue to work with County Government and the Board of Education to ensure that area schools remain adequate
	Seek to expand or relocate the Senior Center site to provide additional space for community events
	Identify and develop community improvements
<b>8</b>	<b>Natural &amp; Agricultural Resources</b>
	Address inconsistencies in environmental resources protection
	Protect groundwater resources and acquire additional recharge area
	Require developers to design their projects in a manner that will enhance and preserve the site's natural resources
	Plan for land uses that have a low-impact on farming operations in the vicinity of easements and other agricultural areas
<b>9</b>	<b>Economic Development &amp; Activity</b>
	Seek ways to privately fund and forward fund the Taneytown Greenway and Allendale Lane
	Create internal circulation systems and a redundant road network within and around commercial and industrial areas to direct traffic to a limited number of signalized intersections and create better circulation patterns overall
	Ensure that access to the rail line is not preempted by industrial development so that access is possible for those sites that wish to utilize it

Chp.	Recommended Actions
	<p>Allow for a mixture of uses in new residential neighborhoods to promote a sense of community and reduce car travel</p> <p>Establish roadway access guidelines which can be consulted when developers request access to roadways in the City</p>
<b>10</b>	<b>Historic &amp; Cultural Resources</b>
	Identify key historic sites in Taneytown and its growth area that remain to be surveyed at the permission of their owners
	Develop educational materials for citizens on how to apply for rehabilitation tax credits and conduct historic renovation projects
	Define the area of significance for historic sites so that they will be protected in the event of development or alteration of the environment
	Encourage the redevelopment of tax-credit eligible historic properties in the City to improve the overall condition of Taneytown's income-producing and residential properties
	Continue to participate in and take advantage of the opportunities associated with heritage tourism programs
	Encourage local groups to develop programs and activities to promote awareness of the area's history, the importance of preservation, and ways residents can participate
<b>11</b>	<b>Community Involvement</b>
	Continue to provide updates on projects, events, and the implementation of specific plan recommendations through a community newsletter, website, and surveys
<b>12</b>	<b>Interjurisdictional Coordination &amp; Communication</b>
	Encourage cooperation between the City and County on evaluating the adequacy of public facilities and committing to providing needed facilities
	Develop practices for data sharing between jurisdictions that will enable local governments to easily obtain information from each other
	Evaluate and update the Town/County agreement to ensure it continues to meet the needs of both jurisdictions
	Develop a means by which the County Planning Commission might meet annually or biannually with the City Planning Commission
	Encourage both City and County Planning Commission members to take advantage of training opportunities
	Review and develop, as part of the planning commissions' annual report, a report on population estimates and family / household sizes, to accurately portray population growth scenarios.
<b>13</b>	<b>Housing &amp; Community Design</b>
	Provide for diversity of housing types through land use designations and the provision of infrastructure
	Maintain densities within the designated growth area boundary that support the creation of compact communities

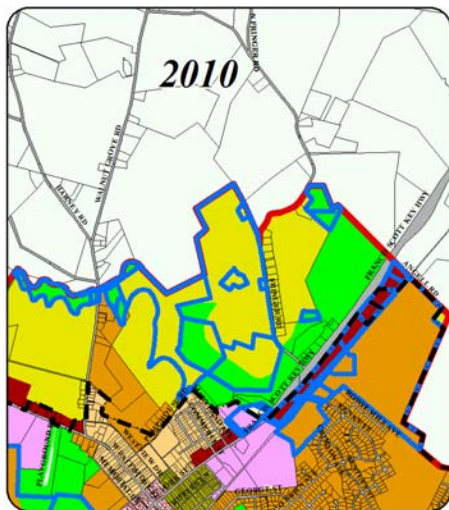
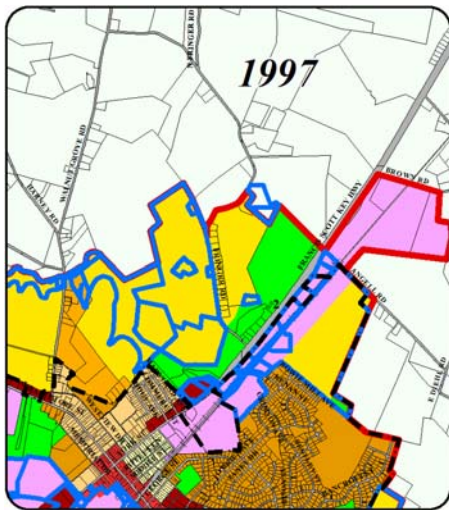
Chp.	Recommended Actions
	Amend subdivision/site plan regulations to require architectural renderings with plans
	Require pedestrian amenities such as sidewalks and trails, neighborhood parks, through streets (to the greatest degree possible), and consistent streetscaping as part of the development process
<b>14</b>	<b>Main Street Revitalization</b>
	Encourage the City of Taneytown to retain the mixed-use of Main Street through zoning and other mechanisms
	Provide additional parking facilities
	Identify and develop public space(s) within the downtown area
	Strive to keep community facilities in the downtown area
<b>16</b>	<b>Water Resource Element</b>
	Protect and sustain existing water supplies serving existing development and by implementation of a water resource protection ordinance
	Support the County's land use plan for areas outside the City's GAB (Growth Area Boundary) when compatible with the City's Comprehensive Plan
	Perform an annual water audit to update the Water Supply Capacity Management Plan (WSCMP) to reflect the most current data and usage
	Complete and adopt the City water policy to serve as a uniform guidance document for projects in the City
	Complete City Code updates to address new water requirements
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	Identify and develop new water supplies adequate to support planned future growth
	Finalize development and permitting of the Baptist Church well (#17)
	Secure the recharge land needed to match the additional water appropriation
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	Secure additional recharge land from Carroll County government
	Develop new surface water intake on Big Pipe Creek; safe yield 0.4 mgd; with 2.0 mgd intake and 125 mgd storage impoundment
	Explore and coordinate a Flow Augmentation program from planned Union Mills Reservoir to Big Pipe Creek with Downstream Withdrawal
	<b>Promote Water Conservation Measures</b>
	Three-phased water conservation program, which restricts use during drought conditions
	<b>Preserve Existing Wastewater Treatment Capacity</b>
	Update the Wastewater Capacity Management Plan (WWCMP) worksheets on a regular basis to reflect the most current data and usage

<b>Chp.</b>	<b>Recommended Actions</b>
	Conduct an I&I study to promote system improvements to reduce I&I and regain capacity
	Complete the ENR upgrade at the WWTP to operate at the limits of technology for nitrogen and phosphorus removal
	Identify potential areas for spray irrigation to gain additional wastewater capacity at the WWTP
	Identify plant expansion improvements needed to increase the design capacity of the WWTP from 1.1 mgd to 1.74 mgd
	Investigate technologies for the WWTP expansion to allow expansion to the 1.74 mgd providing the City can meet Bay-nutrient caps (currently set at 1.47 mgd)
	Identify potential industrial/manufacturing users for which water reuse in operations may be pursued

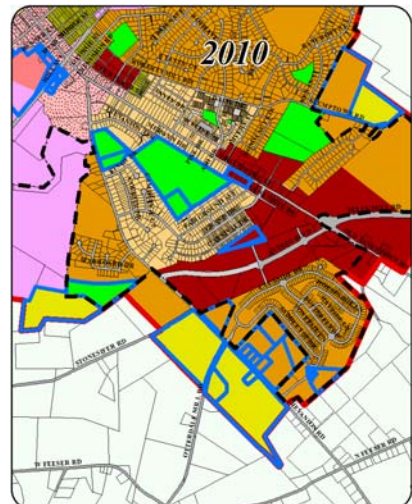
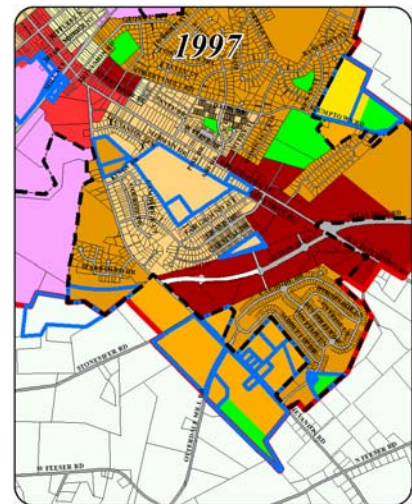
## **Land Use Designation Changes**

The Review Findings and Major Concepts identified in Chapter 3, together with the existing conditions, needs analysis, and recommendations contained in the plan, indicate the need for changes to some land use designations and/or the growth area boundary. As a result, the areas shown on the following pages are recommended for change according to the Comprehensive Plan map:

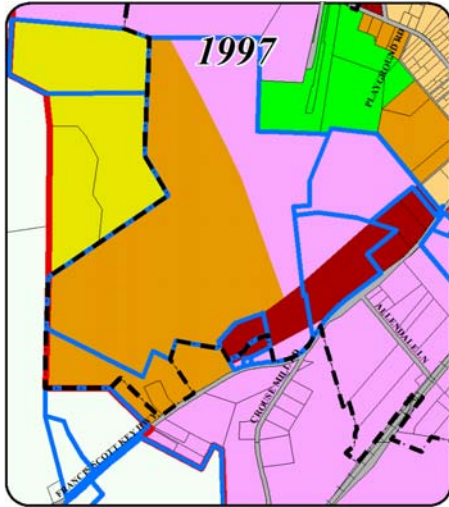




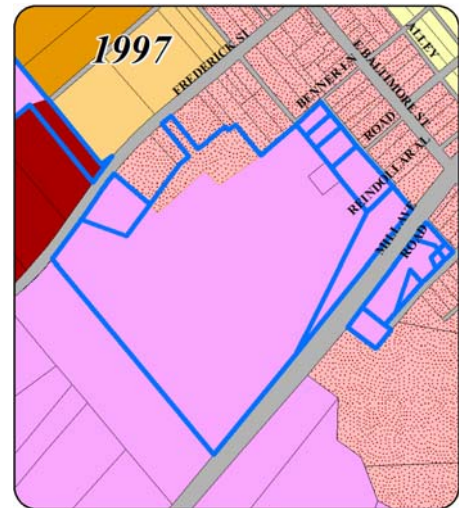
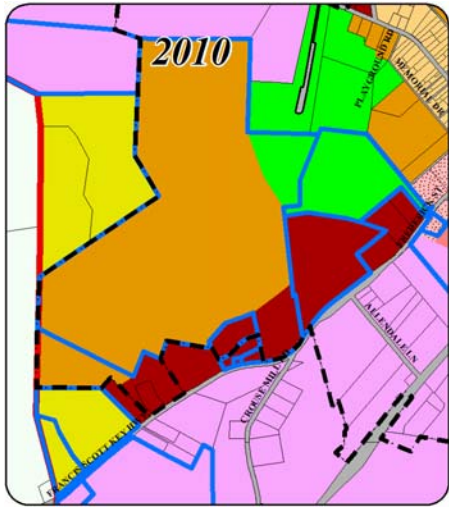
The properties that comprise the elementary and middle schools were designated as Medium and High Density Residential in the 1997 plan. The 2009 plan designates them as Conservation, in keeping with the traditional land use designation applied to public facilities such as these. A portion of the bypass alignment, previously designated as Suburban Residential, will also be designated Conservation. Given the necessary right-of-way for the bypass, it is anticipated that the property will not be developed for residential purposes. Minor portions of properties to the south of the Carroll Vista subdivision were designated as Conservation in 1997. With no significant natural environmental features present, these areas were designated Medium Density Residential. Land north of Stumptown Road was changed from Conservation and Medium Density Residential to a combination of Medium Density and Suburban Residential due to the lack of significant natural environmental features and to avoid an unnecessary spot zone. The Restricted General Business District on East Baltimore Street has been designated as General Business. The growth area was enlarged south of the City as a result of the proposed alignment of the Taneytown Greenway. This area was changed from Agriculture/Resource to Medium Density Residential.



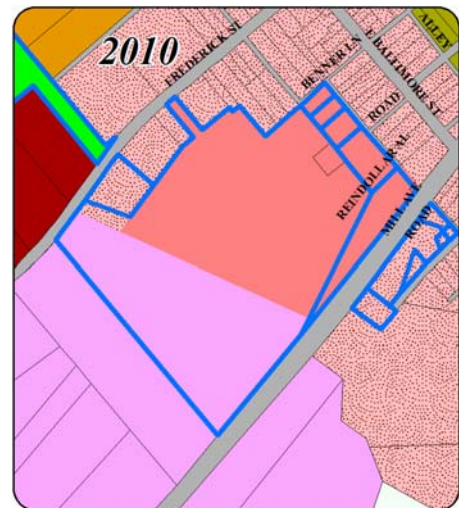
With their lack of overall depth and size, the designation of several properties to the north of the City bounded by the railroad tracks and MD Route 194 was changed from Industrial to General Business. Portions of property to the east of the railroad tracks were changed from Industrial, Medium Density Residential, and Conservation to Suburban Residential to provide consistency with existing residential development to the south and due to the existence of the railway. Areas west of MD Route 194 along Piney Creek were designated as Conservation due to the existence of the flood plain.



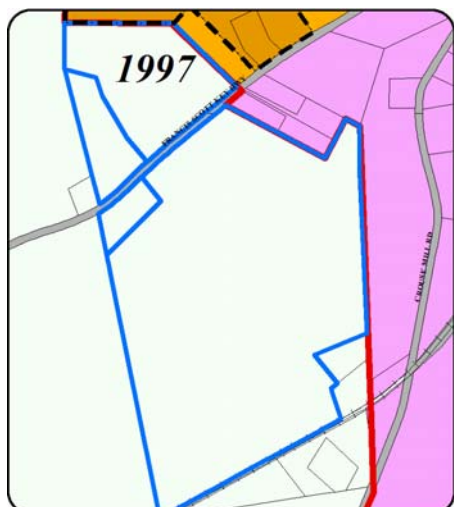
◀ A portion of land designated Medium Density Residential south of Flowserve was changed to Industrial in order to provide an expansion of the inventory of industrial land. This change was proposed because of the proximity to the bypass alignment and adjacent Industrial land. Portions of land between Memorial Park and the proposed Mountain Brook subdivision were changed from Industrial to Commercial and Suburban Residential to provide a better buffer or transition between residential development and the surrounding industrial land. A property owned by the City and designated Industrial in the 1997 plan was changed to Conservation given the City's intent to add additional facilities to Memorial Park in the future. The existing General Business designation was expanded on the west side of MD Route 194 to reflect the intent of future commercial growth along this corridor.



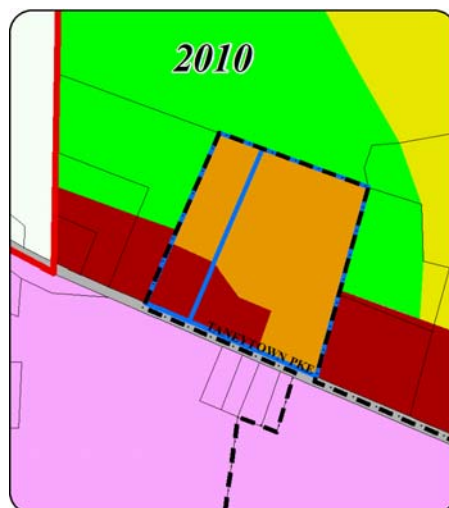
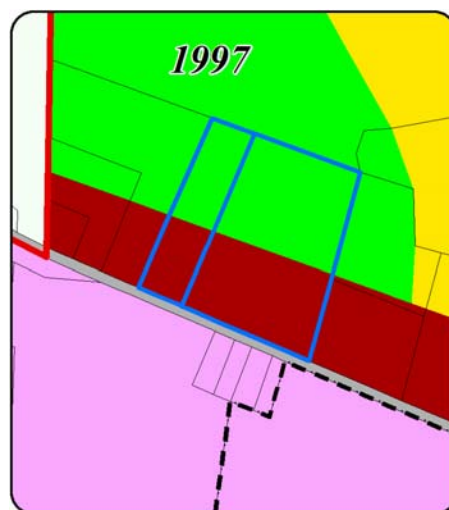
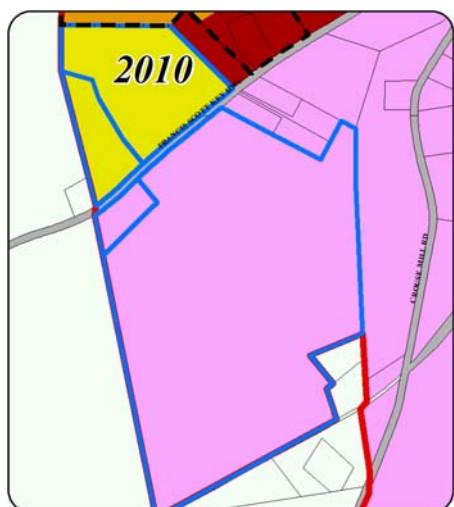
▶ The Glass property was changed from Industrial to Urban Mixed Use in order to better transition from the downtown area into the Industrial area to the south. It is also one of the few remaining undeveloped parcels of significant size directly adjacent to the downtown. A high density mixed use development on this site, rather than single family residential or industrial development, would be the more logical extension of the core of the community. Other smaller parcels in this area were changed from Industrial to Urban Residential given the existence of residences and community oriented establishments. The Downtown Business District was expanded south along MD Route 194.







An area previously outside of the Growth Area south of the City and east of MD Route 194 was added and designated as Industrial. This was done in order to mitigate the removal of a large portion of industrially designated land north of Angell Road. The Angell Road area was removed because of access issues and the lack of surrounding industrially designated land. The new area to the south was considered because of its proximity to the bypass alignment and adjacent industrial land.



The Bean property was annexed into the city in 2009. As part of the annexation agreement, it was determined that a combination of residential and commercial development was most appropriate for this site and location. Portions of the property previously designated Conservation and Commercial in the 1997 Plan were changed to Suburban Residential. The Conservation designation was primarily due to forestation and it was determined that there were no other significant environmental features that justified this designation.

The following table provides an overall comparison of the land use designations as adopted in the 1997 plan and those contained in this plan:

<b>Designated Land Use Acreage Comparison</b>				
<b>1997 Plan and 2010 Plan</b>				
<b>Land Use Category</b>	<b>1997</b>	<b>Percentage</b>	<b>2010</b>	<b>Percentage</b>
Conservation	244.64	7.90%	354.69	11.316%
Industrial	787.92	25.45%	647.57	20.661%
Local Business	52.37	1.69%	59.47	1.897%
General Business	257.10	8.30%	303.16	9.672%
High Density Residential	25.97	0.84%	25.97	0.829%
Urban Residential	263.13	8.50%	210.45	6.714%
Suburban Residential	887.97	28.68%	969.52	30.932%
Medium Density Residential	576.95	18.64%	545.24	17.396%
Low Density Residential	0.00	0.00%	2.17	0.069%
Urban Mixed Use	0.00	0.00%	16.08	0.513%
<b>Total Acres</b>	<b>3,096.05</b>	<b>100.00%</b>	<b>3,024.54</b>	<b>100.00%</b>
Source: Carroll County Planning Department, 2010				

## **Other Comprehensive Plan Map Changes**

The recommendations contained in the plan for planned major streets, planned public facilities, proposed parks and greenways, and other planned facilities are shown on the Comprehensive Plan map as well.

## **Rezoning**

With the adoption of the Comprehensive Plan, the Planning Commission is making a recommendation to the Mayor and City Council to undertake a comprehensive rezoning consistent with the Plan.

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