

**Staff Report**  
Department of Planning

**Spring 2022 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Union Bridge Water Service Area**

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This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Union Bridge Water Service Area map (19).

**Request**

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1. Move 526 Green Valley Rd and 536 Green Valley Rd from Long Range Planning (W-6) for water to the Existing Service Area (W-1) on the Union Bridge Water Service Area Map (19).

**Background Information**

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The Town has received a request to add 526 and 536 Green Valley Rd to water service area. The property, parcel 102, account ID 0712001355 was recently annexed into the Town of Union Bridge. The overall property has portions which are in the existing water/sewer service area, with the remaining areas in long range. The entire property is currently owned by one entity, with the plan of constructing a community solar array on majority of the parcel.

The white line (I believe an old RR line), on the attached map, is a possible line of subdivision to convey the lands south to the farm. The farm is approximately 35 +/- acres and has two dwellings, a primary and a tenant house. Both dwellings are on well and septic, the septic is nearing replacement and from my understanding there is not enough area to meet today's requirements.

The current owner/developer of the existing property is proposing construction of private water/sewer lines through an easement to be recorded at the time of subdivision. The red outlined area shows the two dwellings and possible route tying into the existing system. The parcel created by the proposed subdivision is in long range for water and sewer. There are no plans, nor much potential, for further development of the "new" parcel, as most of it is in a floodplain.

With only two dwellings, with a total estimated demand of 500 gpd, coming into the plan, demand from the existing W/S service area of the current parcel can be utilized as this will have solar arrays.

## **Agency Comments**

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The Department of Planning has heard back from two different stakeholders and none of them have had any comment regarding this amendment.

## **Staff Analysis**

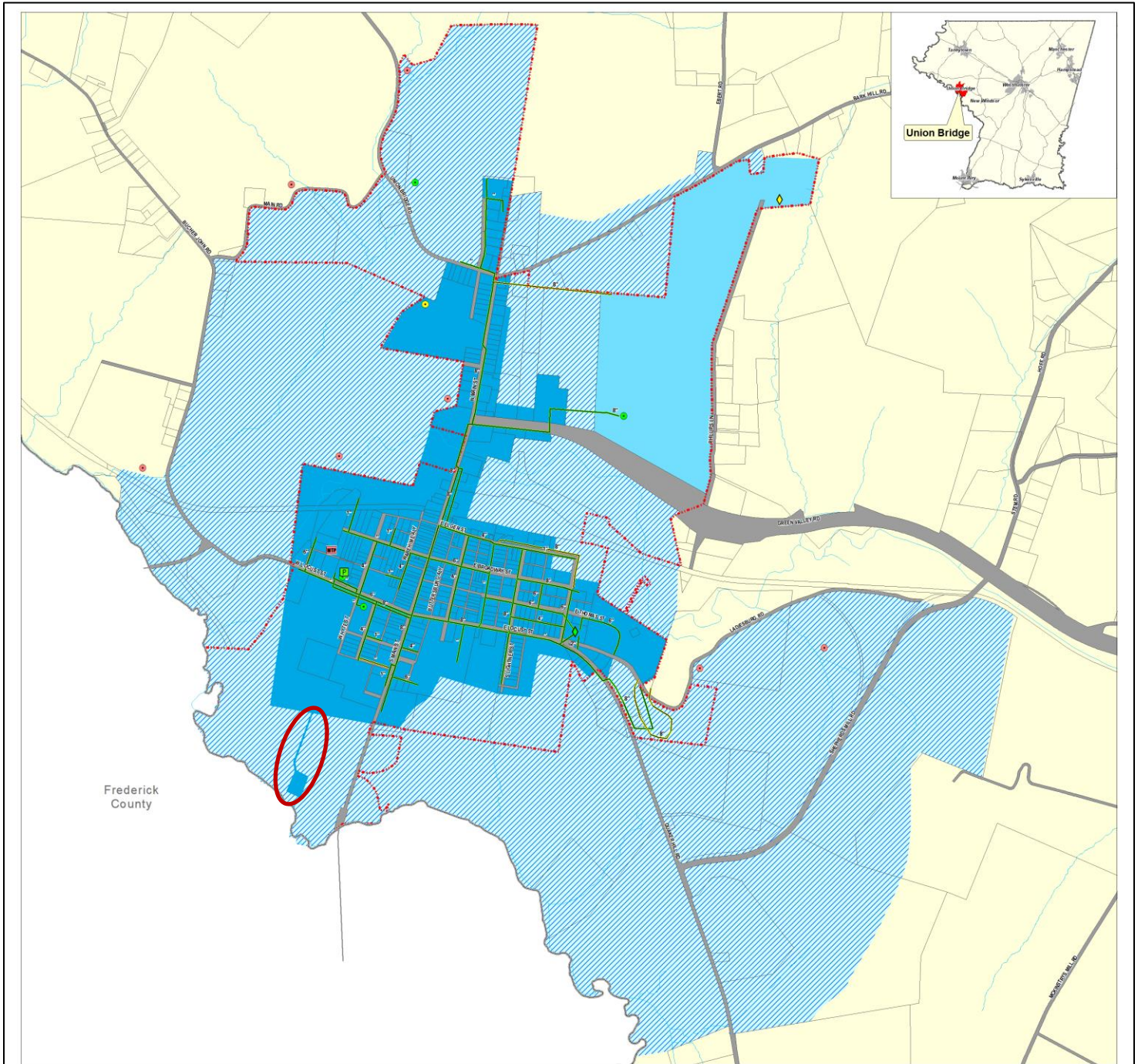
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As the potential new parcel has many environmental constraints on further development, and the current farmer has no other intention except to farm the land, these two dwellings moving into the water and sewer service area is a reasonable request.

## **Staff Recommendation**

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County staff recommends approval of the map amendments. County staff is recommending that the Carroll County Planning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2008 Union Bridge and Environs Community Comprehensive Plan, Amended 2014.



# Union Bridge Water Service Area Carroll County, Maryland

## Water & Sewer Master Plan Spring Amendment 2022

**DRAFT**

### Water Service Categories

- W-1 Existing/Final Planning
- W-3 Priority (0-6 yr)
- W-6 Long Range Future (10+ yr)

### Water Distribution Lines

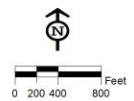
- Existing Line
- Priority Line

### Water Facilities

- Existing Well
- Existing Storage Tank
- Existing Pumping Station
- Priority Well
- Priority Storage Tank
- Future Treatment Plant
- Future Well

### General

- County Border
- Corporate Limit
- Stream



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**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**

