

Staff Report

Department of Planning

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

Re: Hampstead Sewer Service Area

This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Sewer Supply Demands and Projected Capacity table (32), and the Hampstead Sewer Service Area map (22).

Request

1. Move 17,200 gpd demand for the Industrial Development Authority (IDA) properties to Priority Planning from Future Planning for other demand (Table 32), to accommodate the balance of sewer not covered by demand of the Trenton Mill Farms Partnership property moving to Future Planning.
2. Update the Hampstead Sewer Service Area map (22), moving portions of the IDA properties, from Future Service to Priority Service, and move the Trenton Mill Farm Partnership property from Priority Service to Future Service as requested by the Town of Hampstead.

Background Information

The Town of Hampstead requested the portions of the two IDA properties, which are in Future Planning, be brought into the Priority Planning as these properties are important to the Towns industrial growth.

The Trenton Mill Farms Partnership property is currently farmed with no plans in the foreseeable future to develop the land into anything other than farmland.

The IDA properties are in Industrial zoning, the Town understands the need to have sewer readily available for projects which may occur within the Priority Planning (0-6 years) period. With no projects in the foreseeable future for Trenton Mills Farm, the Town sees this estimated Priority demand better utilized for the IDA properties; however, understands that removing the property all together at this time is not in the best interest of the Town. The Trenton Mills Farm will move to Future Planning (7-10 years).

Agency Comments

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

Staff Analysis

The Industrial Development Authority (IDA), parcel 762, Tract 2, Account ID 0708033153 is comprised of approximately 39 acres. Approximately 21 acres is within the Priority Sewer Service area, with estimated demand of 16,800 gpd. The remaining 18 acres is within the Future Sewer Service area, with estimated demand of 14,400 gpd.

The Industrial Development Authority (IDA), parcel 762, Tract 1, Account ID 0708061440 is comprised of approximately 35 acres. The 35 acres is within the Future Sewer Service area, with estimated demand of 28,000 gpd.

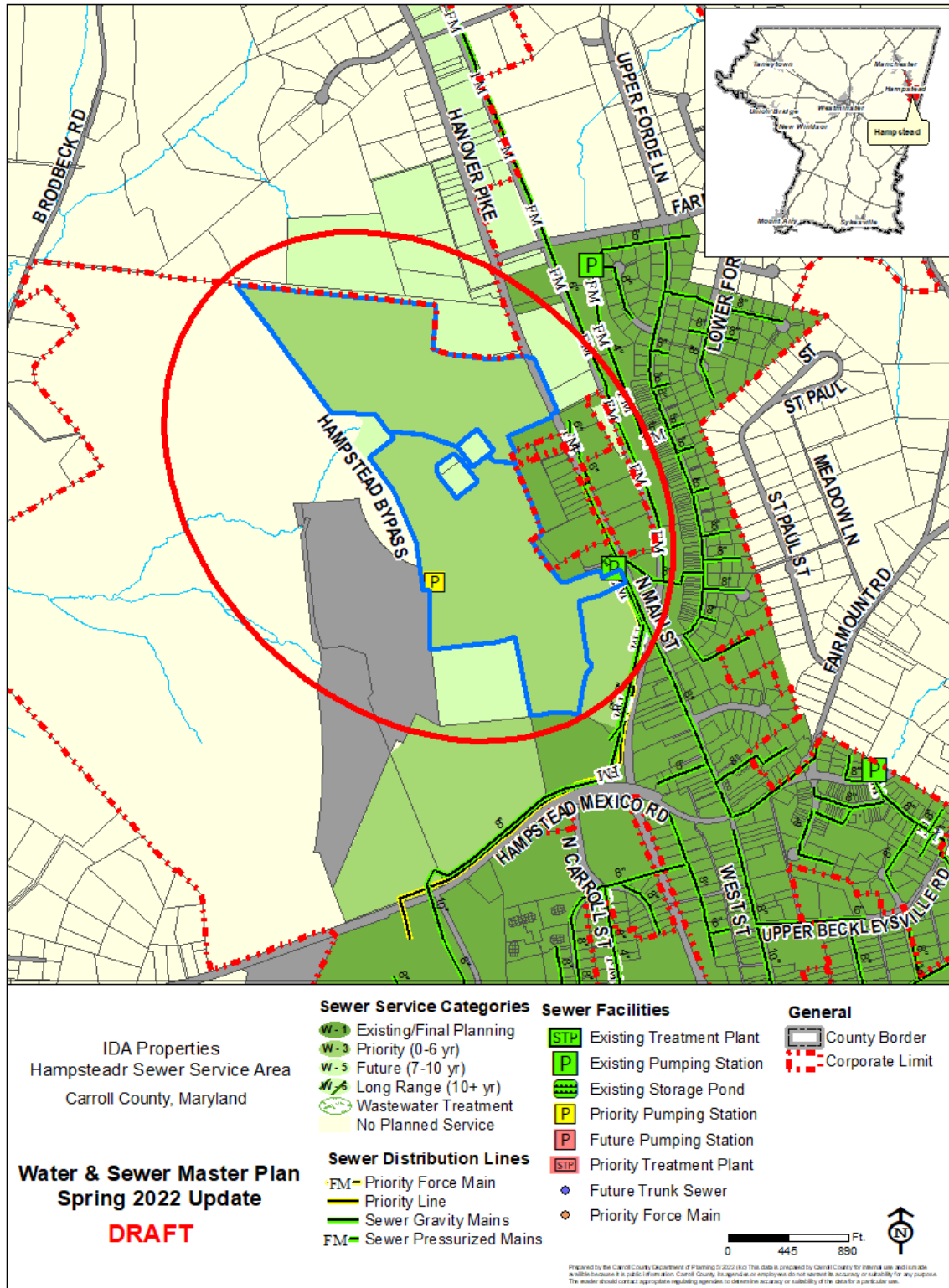
The Trenton Mills Farms Partnership, parcel 848, Account ID 0708051852 is comprised of approximately 36 acres and is zoned Groundwater Conservation, which equates to Heavy Commercial, for a use multiplier of 700 gallons per acre. The 36 acres is within the Priority Sewer Service area, with estimated demand of 25,200 gpd.

The estimated Priority demand for the Trenton Mills Farm property will cover all but 2,800 GPD of the IDA, parcel 762, Tract 1 estimated Future demand. Along with the 14,400 gpd estimated Future demand on the IDA, parcel 762, Tract 2, a total of 17,200 gpd will move from Future Planning to Priority Planning.

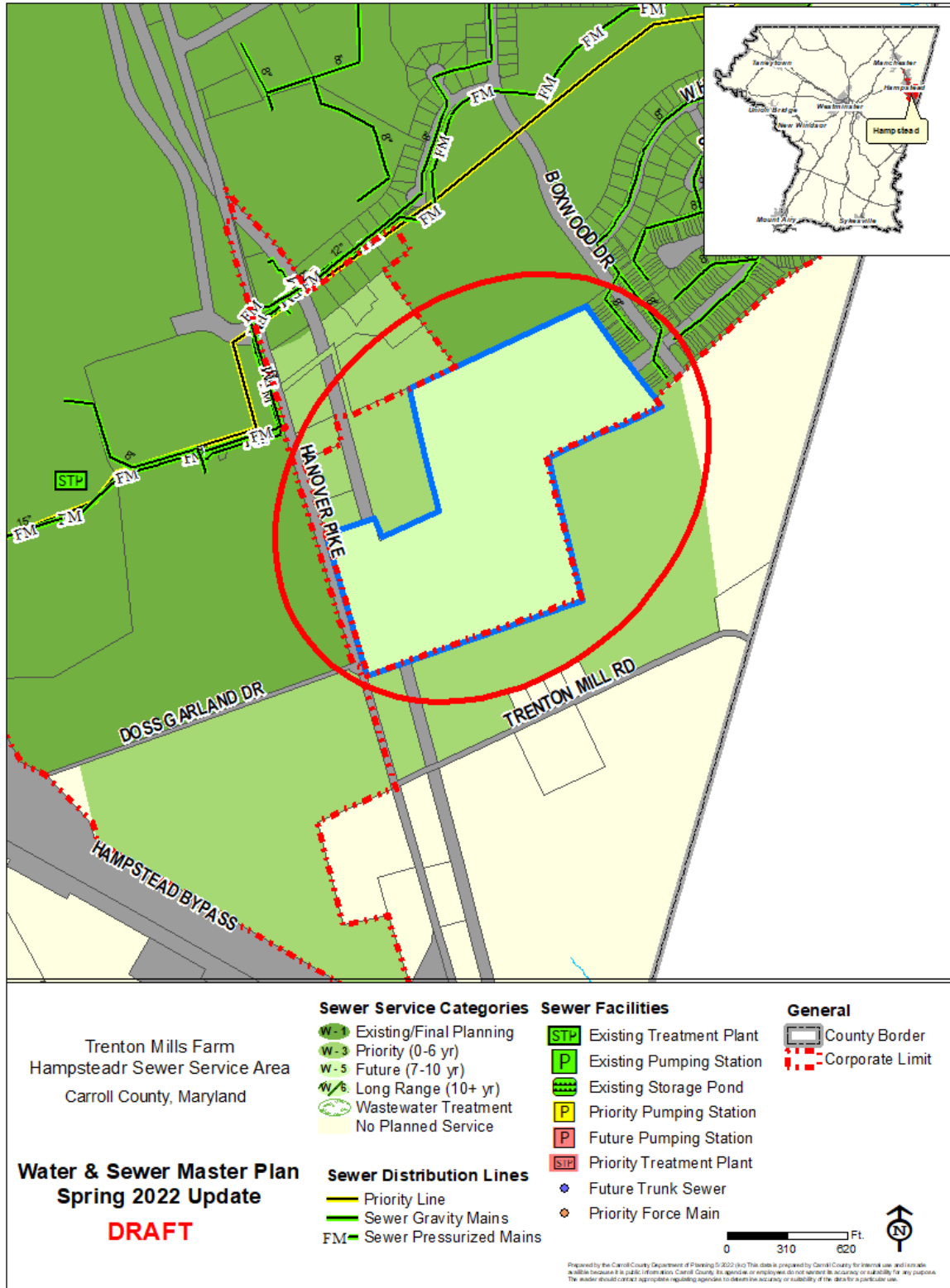
Staff Recommendation

County staff recommends approval of the table and 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 2010 Hampstead Community Comprehensive Plan, Amended 2017.

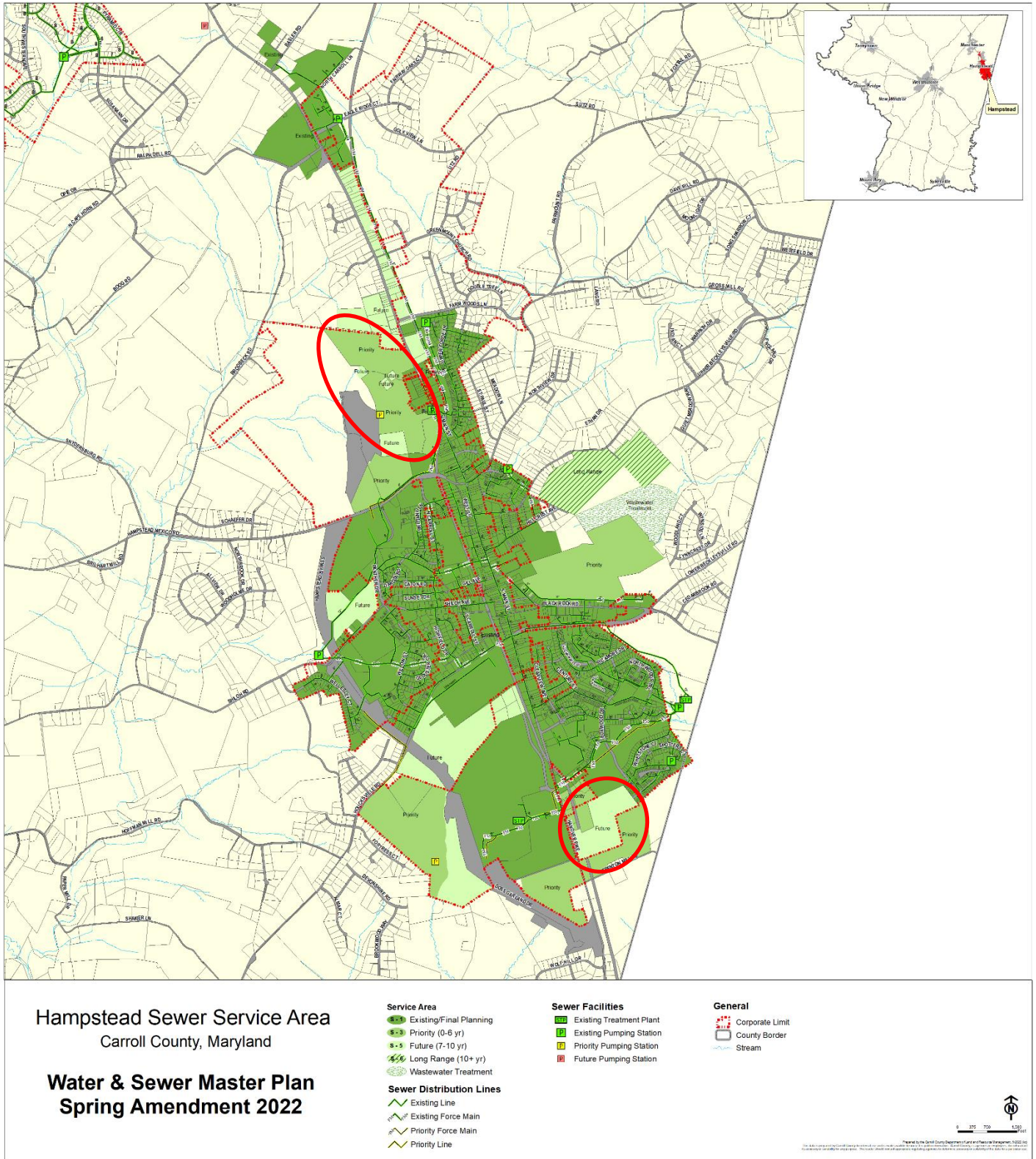
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Projected Sewer Supply Demands and Projected Capacity

The following table summarizes projected sewer demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

Table 32¹¹ Projected Sewerage Demands and Planned Capacity*																		
<u>Service Area</u>	<u>Present Year</u>						<u>Priority Planning</u> (0-6 Year)						<u>Future Planning</u> (7-10 Year)					
	<u>Res. Pop. Ser.¹</u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.²</u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.³</u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)			
			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Ex. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>
Hampstead	6,002	77	0.466	0.076	0.542	0.900	7,486	80	0.598	0.262	0.860	0.900	8,039	80	0.647	0.311	0.958	0.900

