

Staff Report
Department of Planning

Fall 2022 Amendment
Carroll County Water and Sewer Master Plan

Re: Freedom 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 Freedom Sewer Service Area map (21).

Request

1. Add 371, 373, & 411 Liberty Road along with parcel 222 (known as the Smith/Stockdale properties) to the Freedom Sewer Service Area map (21) for Priority Service (S-3). The estimated demand is 8,400 gpd for all 4 parcels.
2. Add 19 W Old Liberty Road (Parcel 162), 21(Parcel 163), 25 (Parcel 356) & 29 (Parcel 485) Liberty Road to the Freedom Sewer Service Area map (21) for Priority Service (S-3). The requested demand is 5,600 gpd for all 4 parcels.
3. Add 5591 Linton Road to the Freedom Sewer Service Area map (21) for Existing Service (S-1). This was an emergency connection due to a failed septic system.

Background Information

The developer of 371, 373, & 411 Liberty Road along with parcel 222 requests these property's inclusion in the Freedom Sewer Service area. All four parcels are zoned C-2. Three of the properties, 371, 373, & 411 Liberty Road, are improved with residential units, parcel 222 is unimproved.

The owner of 19 W Old Liberty Road (Parcel 162), 21 (Parcel 163), 25 (Parcel 356) & 29 (Parcel 485) Liberty Road requests these property's inclusion in the Freedom Sewer Service area. All four parcels are zoned C-2. Parcel 162 had a small carryout restaurant until a fire destroyed the building. Parcel 163 has a thriving restaurant business. Parcel 356 has two separate commercial buildings. Parcel 485 is vacant. Over the years these parcels have had several septic systems repaired and several systems replaced. There is no remaining area left on the parcels for replacing the septic systems.

The owner of 5591 Linton Road requested to come into the sewer service area. The septic system was failing, and the owner needed to have the system pumped out twice a month. Working with the Health Department, the owner was able to connect to the system prior to the amendment.

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 proposed site development of 371, 373, & 411 Liberty Road along with parcel 222, will utilize a portion of the unutilized demand from the Zabel property's density reduction. The ability to utilize this demand reduces additional demand developing these properties will bring.

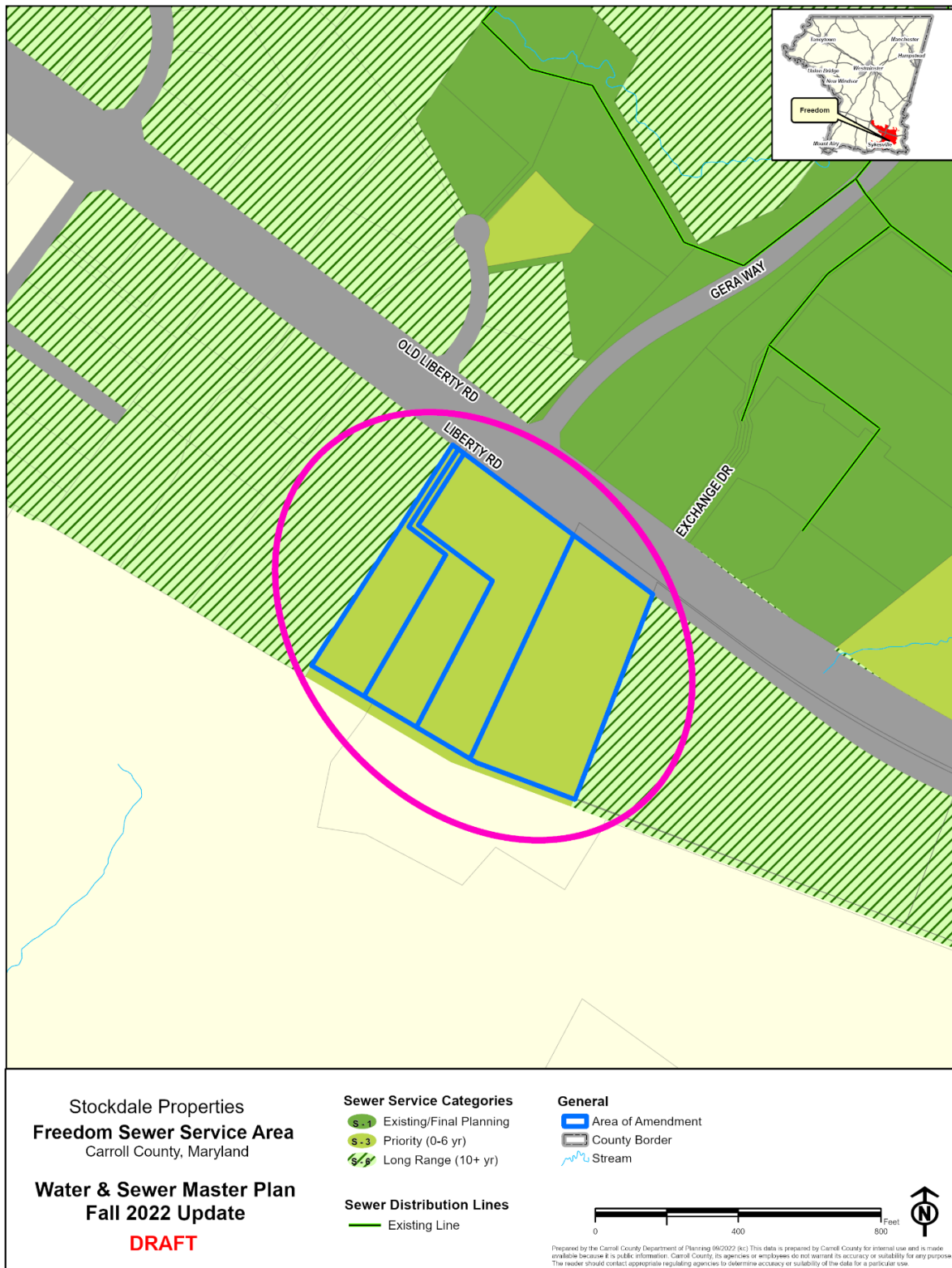
The addition of 19 W Old Liberty Road (Parcel 162), 21 (Parcel 163), 25 (Parcel 356) & 29 (Parcel 485) Liberty Road will utilize a portion of the unutilized demand from the Zabel property's density reduction. The ability to utilize this demand reduces the additional demand on the system. Connection to the system will provide relief to the businesses utilizing a struggling septic system.

The addition of 5591 Linton Road has a limited impact to the current system and provides the owners a solution to relying on pumping out the failing septic.

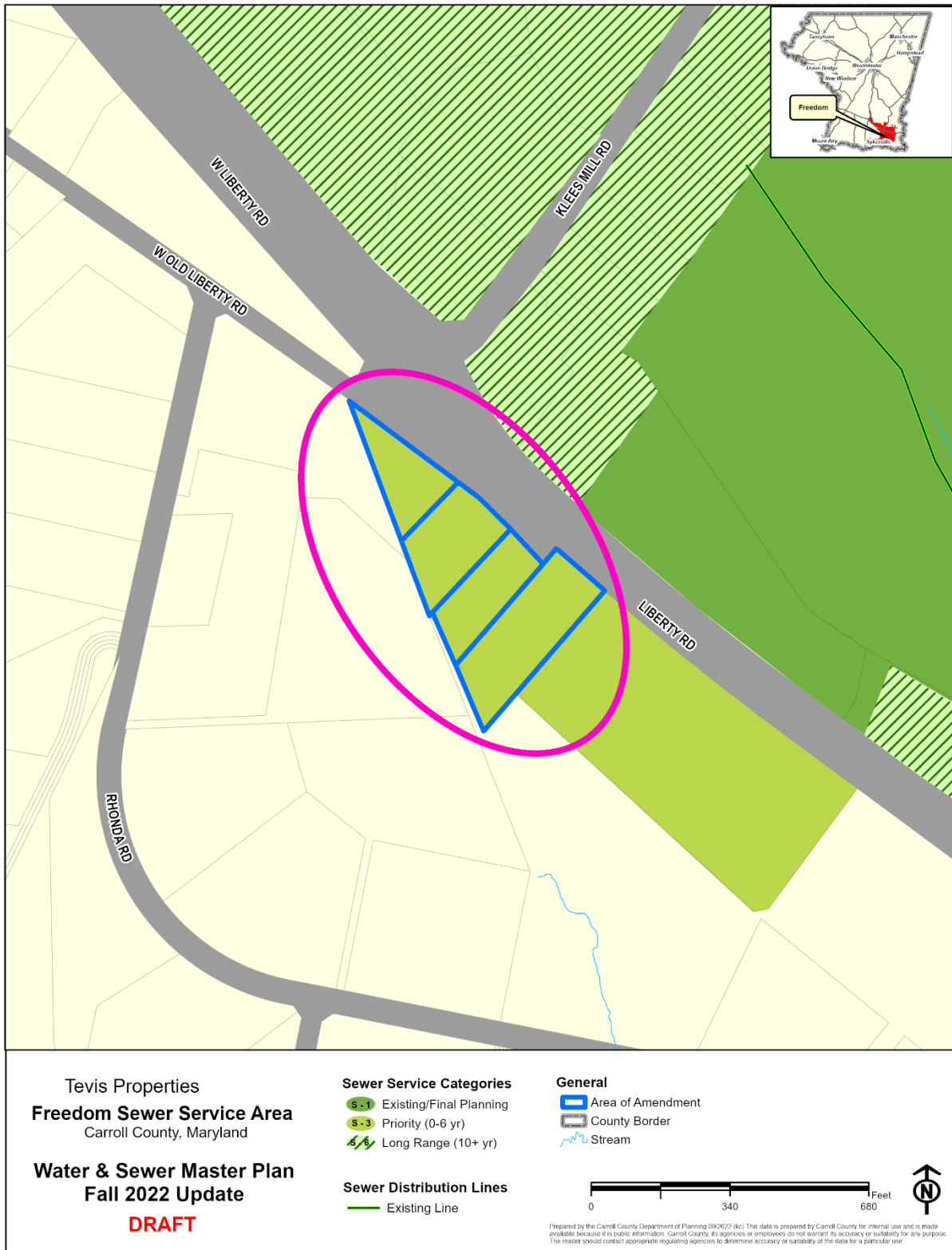
Staff Recommendation

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 2018 Freedom Community Comprehensive Plan.

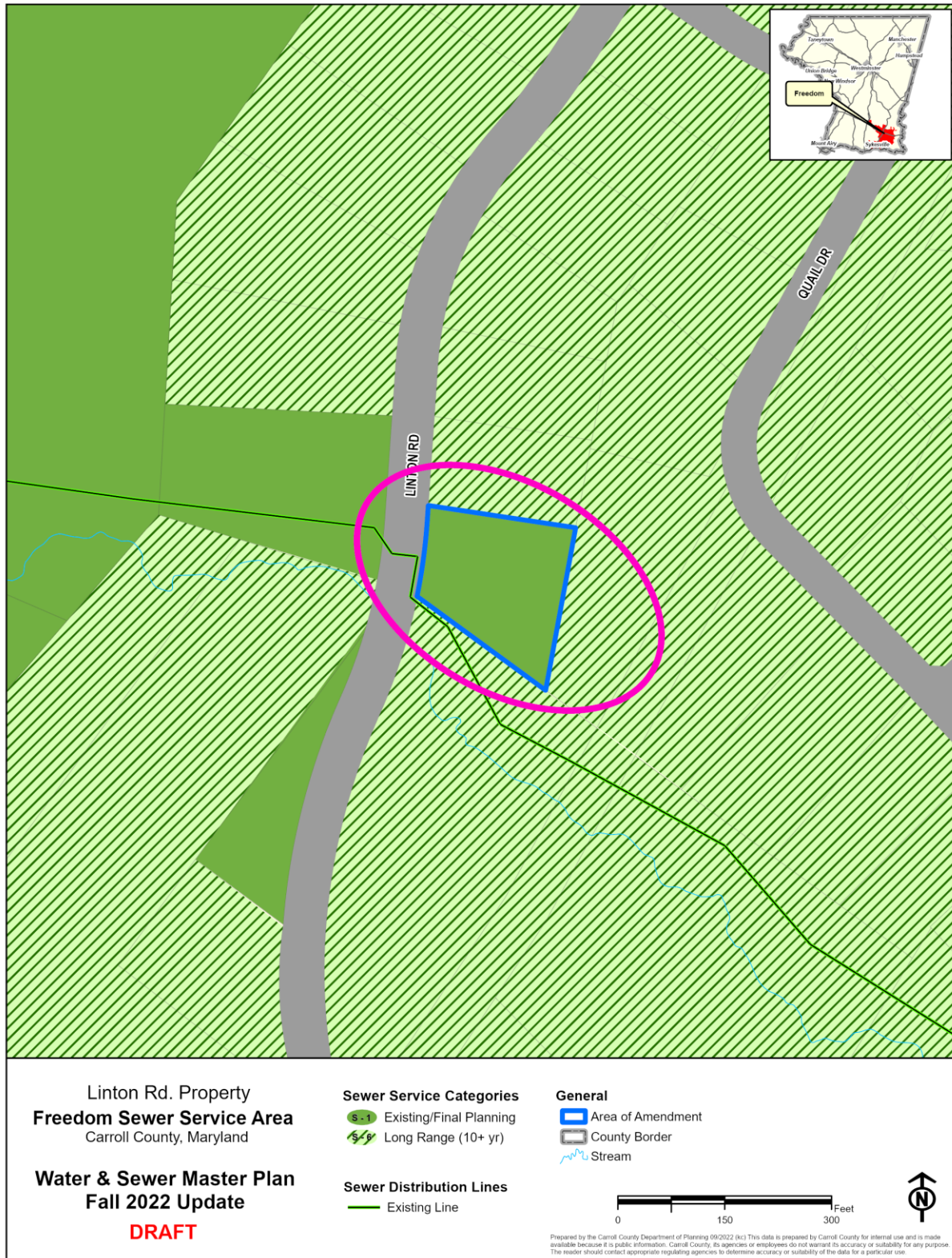
Fall 2022 Amendment Carroll County Water and Sewer Master Plan



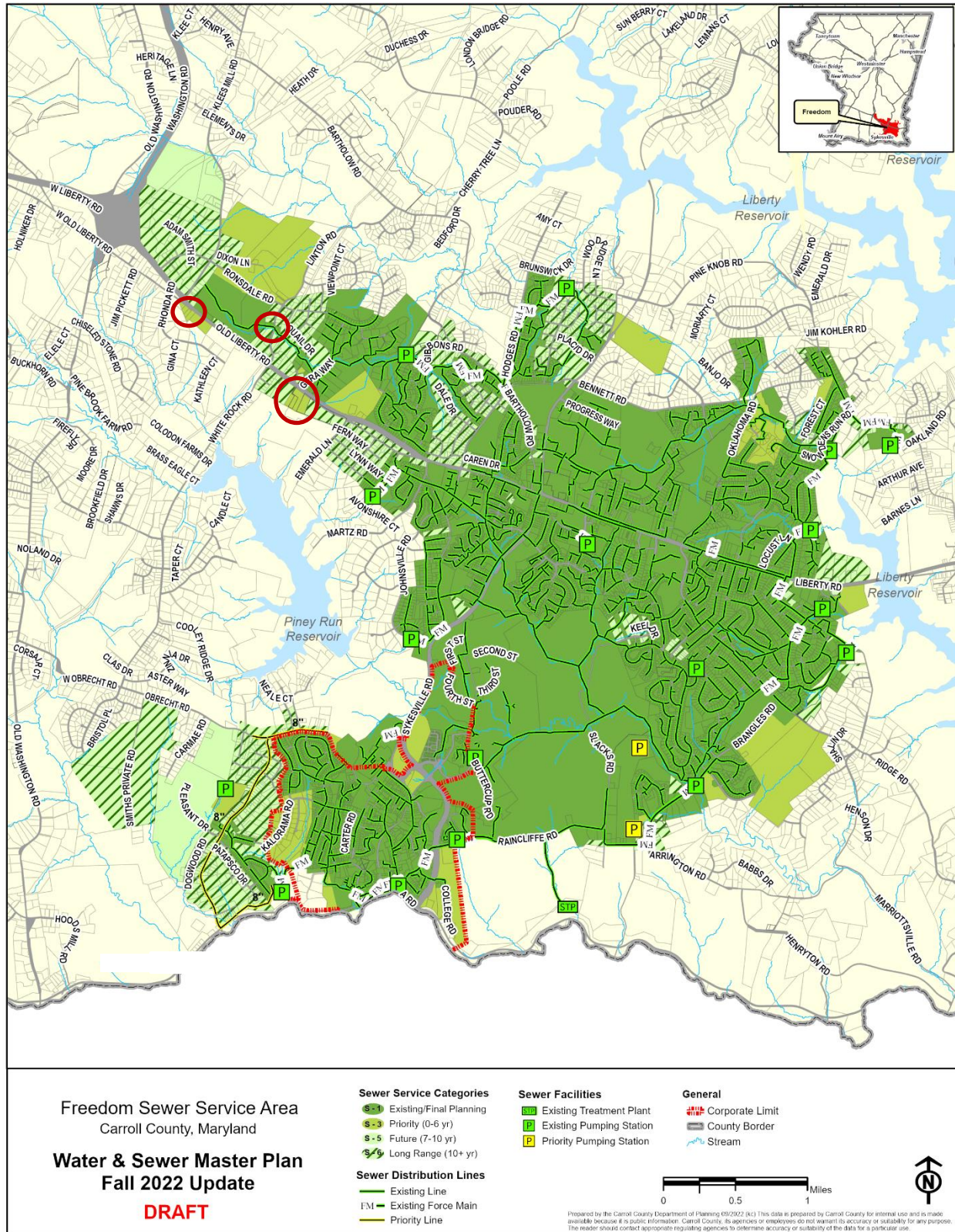
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Carroll County Water and Sewer Master Plan



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Staff Report

Department of Planning

Fall 2022 Amendment

Carroll County Water and Sewer Master Plan

Re: Freedom Water Service Areas

This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes the Freedom Water Service Area map (12).

Request

1. Add 5591 Linton Road to the Freedom Water Service Area map (12) for Existing Service (W-1).

Background Information

The owner was granted an emergency connection to the Freedom sewer service, and requested that while they were connecting to public sewer, it made financial sense to connect to public water.

Agency Comments

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

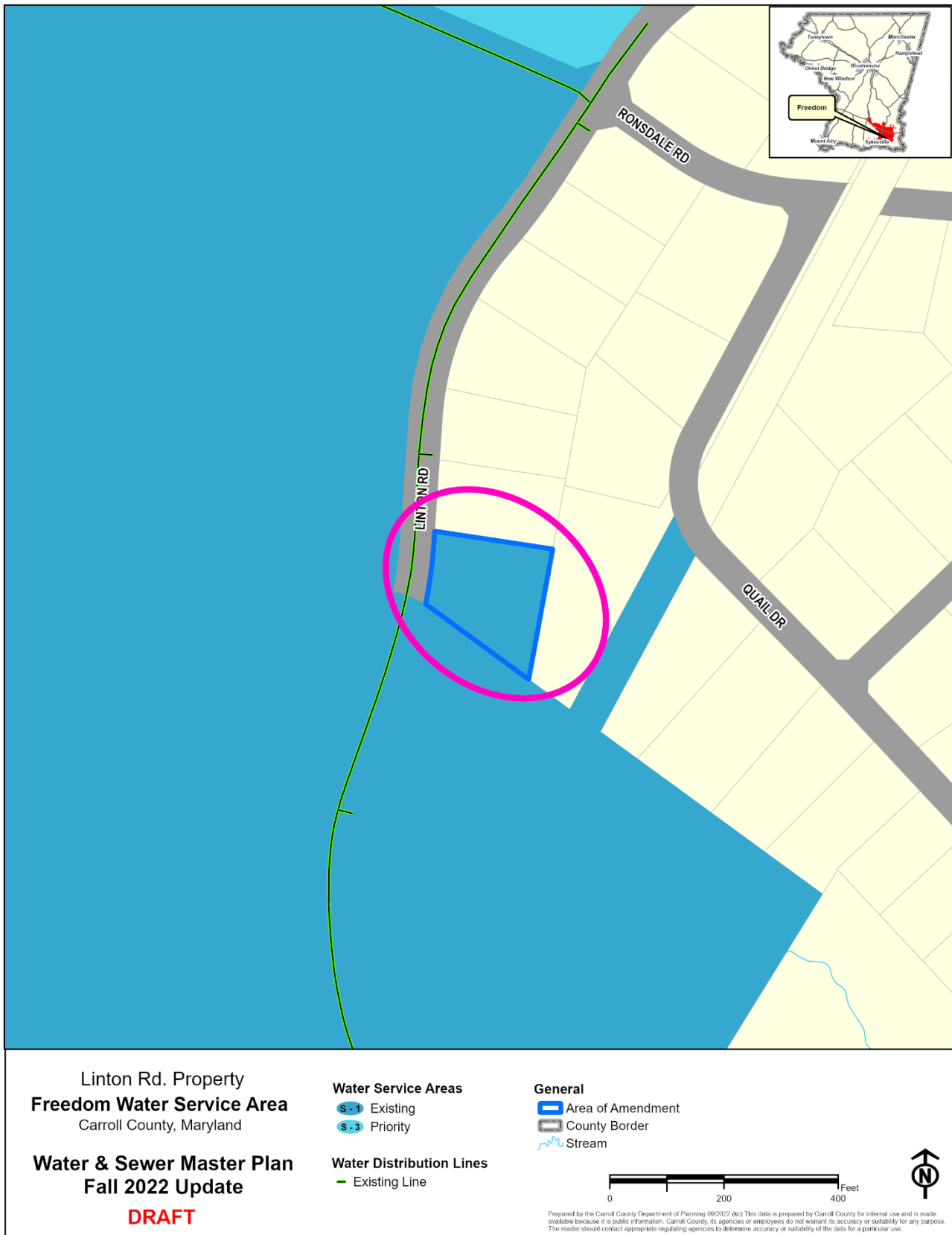
Staff Analysis

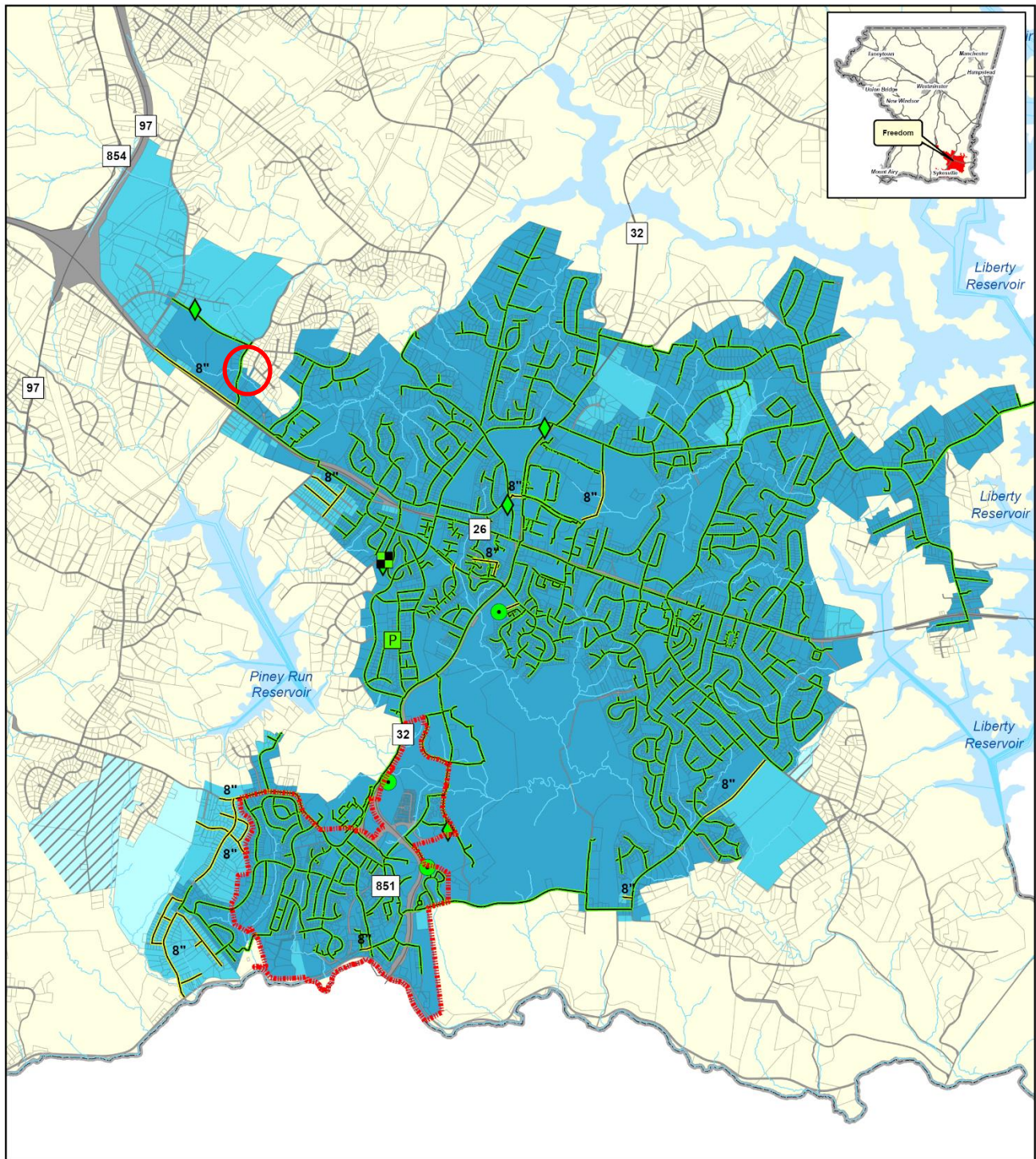
The request to connect to the Freedom water service is practical with the property connecting to sewer and the water main in place.

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 2018 Freedom Community Comprehensive Plan.

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Freedom Water Service Area
Carroll County, Maryland

Water & Sewer Master Plan Fall 2022 Update

Water Service Areas

- Existing
- Priority
- Future
- Long Range Future

Water Distribution Lines

- Priority Line
- Existing Line

Water Facilities

- Existing Well
- Existing Storage Tank
- Existing Pumping Station
- Existing Booster Station

General

- Stream
- Corporate Limit
- County Border

0 0.25 0.5 1 Miles



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Staff Report
Department of Planning

Fall 2022 Amendment
Carroll County Water and Sewer Master Plan

Re: Hampstead Water Service Areas

This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Water Supply Demands and Projected Capacity table (15), and the Hampstead Water Service Area map (14).

Request

1. The Town has requested the property located at 630 Hanover Pike (Penguin-Random House warehouse) be brought into the priority water service area.

Background Information

The Town of Hampstead requested the addition of 630 Hanover Pike to the Priority Water Service area. The property is currently in use and is served by public sewer and private well. The property is in the beginning stages of being annexed into the Town. Although the total area of the property is approximately 52 acres with a potential demand of (52 acres x 800 gpd/acre) 41,600 gpd, the priority water demand is based on the existing sewer usage, which averages 500 gpd.

Agency Comments

The Department of Planning has heard back from two different stakeholders and both do not have any objection to this amendment.

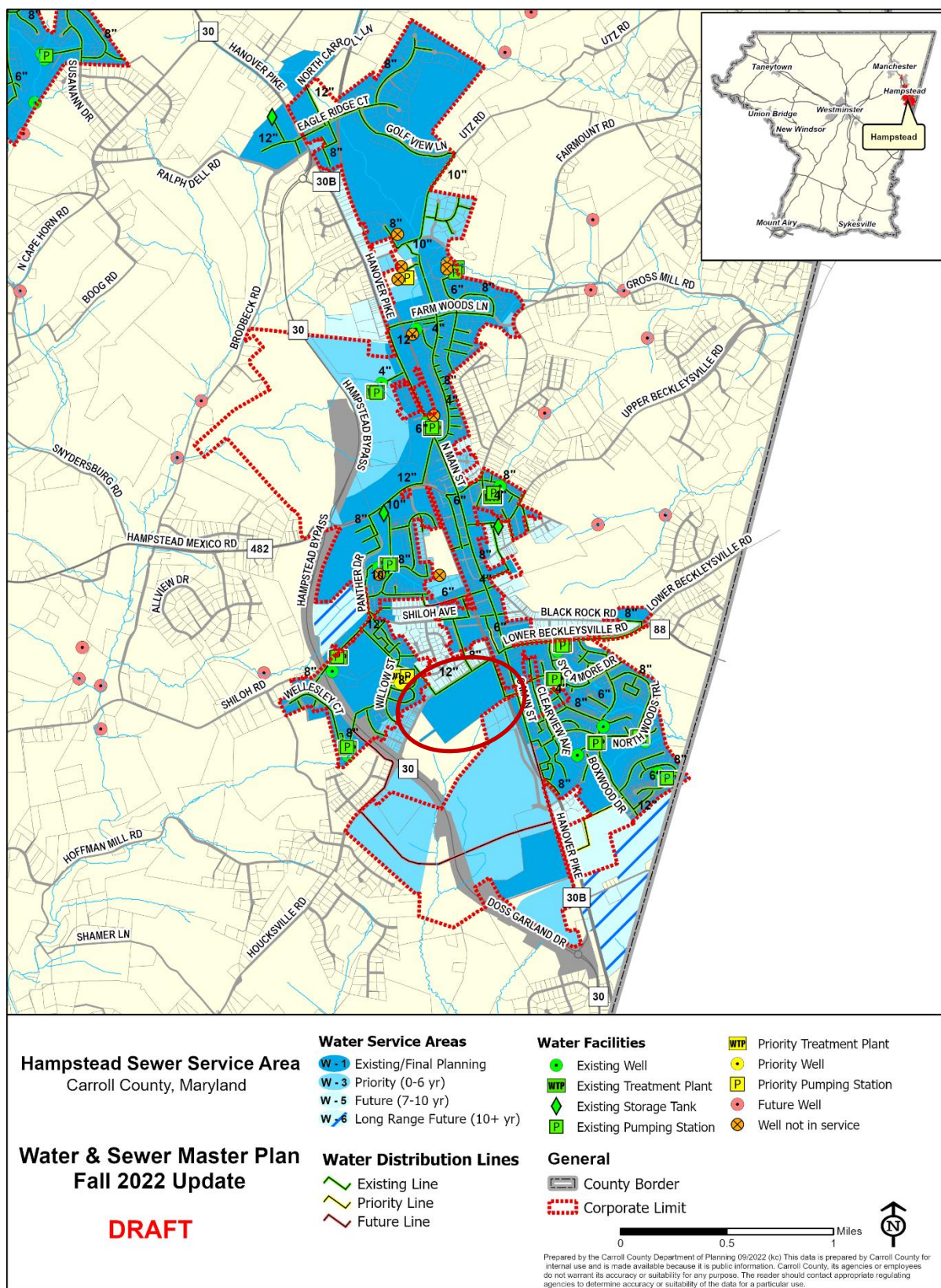
Staff Analysis

Although “Other Demand” for priority will increase, the 500 gpd is minimal overall and a note is added to the table which states, that should a change of use occur which requires a greater demand, re-evaluation of the Towns capacity is needed to ensure the Town is able to supply this increased demand.

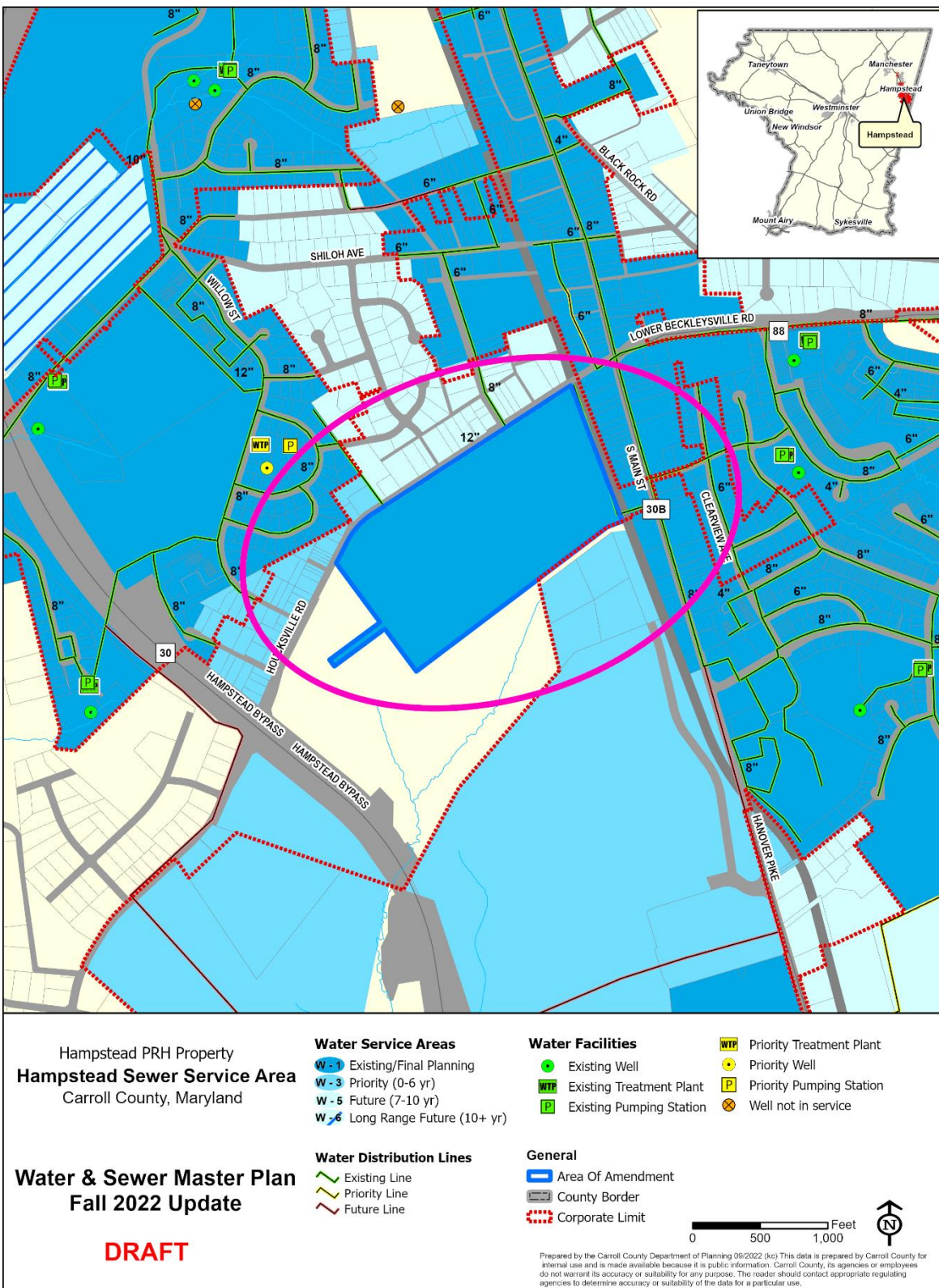
Staff Recommendation

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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Carroll County Water and Sewer Master Plan

Table 15² Projected Water Supply 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.</u> <u>Pop.</u> <u>Ser.</u>	<u>G</u> <u>P</u> <u>C</u> <u>D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res.</u> <u>Pop.</u> <u>Ser.</u>	<u>G</u> <u>P</u> <u>C</u> <u>D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res.</u> <u>Pop.</u> <u>Ser.</u>	<u>G</u> <u>P</u> <u>C</u> <u>D</u>	<u>Capacity</u> Million Gal. Daily (MGD)			
			<u>Res.</u> <u>Dem.</u>	<u>Oth.</u> <u>Dem.</u>	<u>Tot.</u> <u>Dem</u>	<u>Ex.</u> <u>Cap.</u>			<u>Res.</u> <u>Dem.</u>	<u>Oth.</u> <u>Dem</u>	<u>Tot.</u> <u>Dem.</u>	<u>Pl.</u> <u>Cap.</u>			<u>Res.</u> <u>Dem.</u>	<u>Oth.</u> <u>Dem.</u>	<u>Tot.</u> <u>Dem.</u>	<u>Pl.</u> <u>Cap</u> <u>.</u>
Hampstead	5,960	47	0.279	0.072	0.351	0.630	7,540	55	0.420	0.278 ¹²	0.698	0.770	8,021	57	0.464	0.291	0.755	0.945 ³

¹² Priority water demand is based on a 500 gpd average of sewer use, should a change of use occur which requires a greater demand, re-evaluation of the Towns capacity is needed to ensure the Town is able to supply this increased demand.

Staff Report

Department of Planning

Fall 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 the Hampstead Sewer Service Area map (22).

Request

1. Move 1734 Hanover Pike from future service to priority service on the Hampstead Sewer Service Area map (22). The property is, and has been, used as self-storage with a small office. The amount of sewer demand is minimal as calculated in Table 32, therefore no update to Table 32 is needed as demand from future to priority will make very little difference.

Background Information

The owners of the property, Hill Reedy Inc., requested the property move from Future Sewer Service to Priority Service.

Agency Comments

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

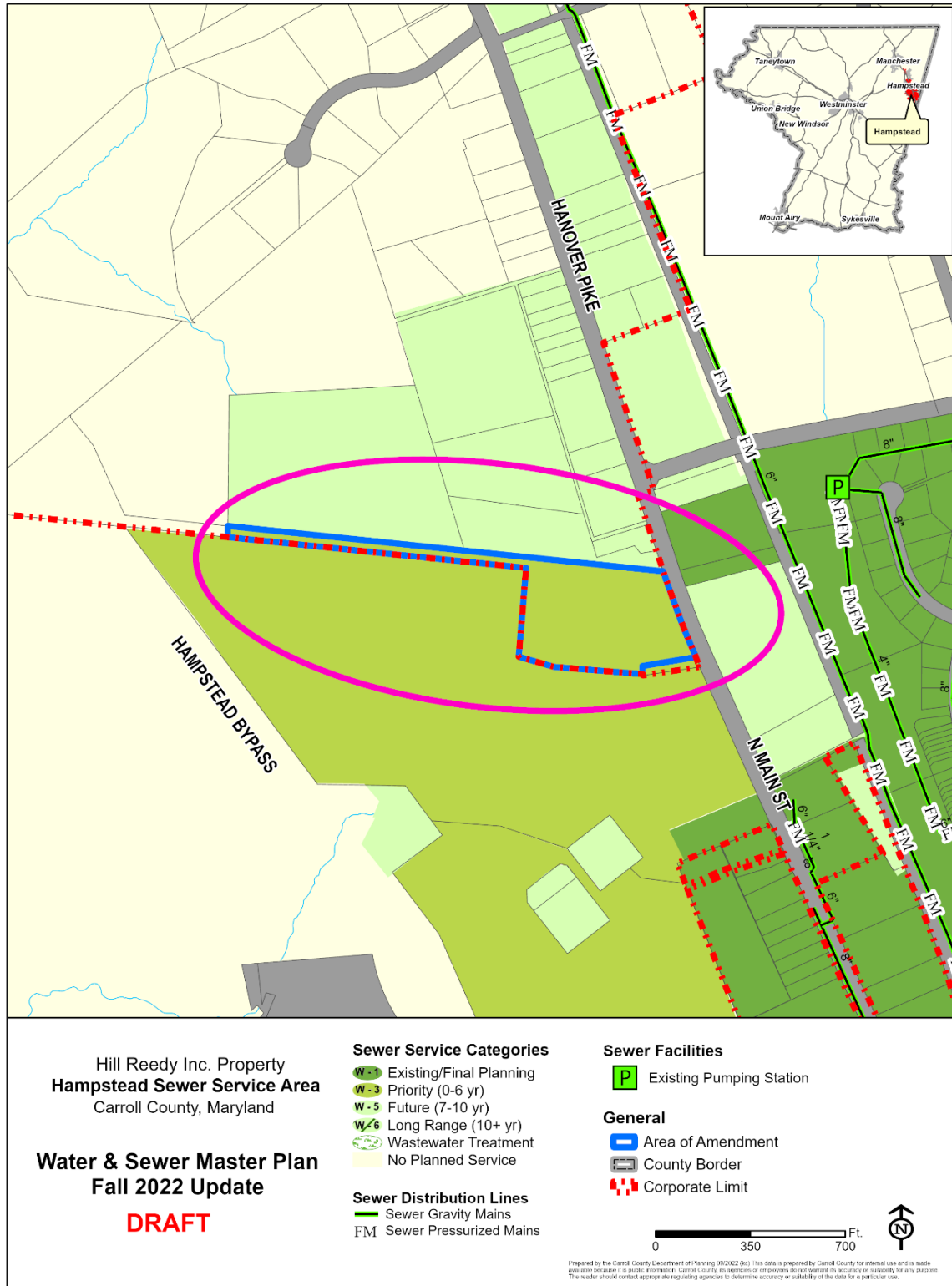
Staff Analysis

With the demand already calculated in “Other demand” for future service and as this demand is minimal in Table 32, staff has no objection to the map update.

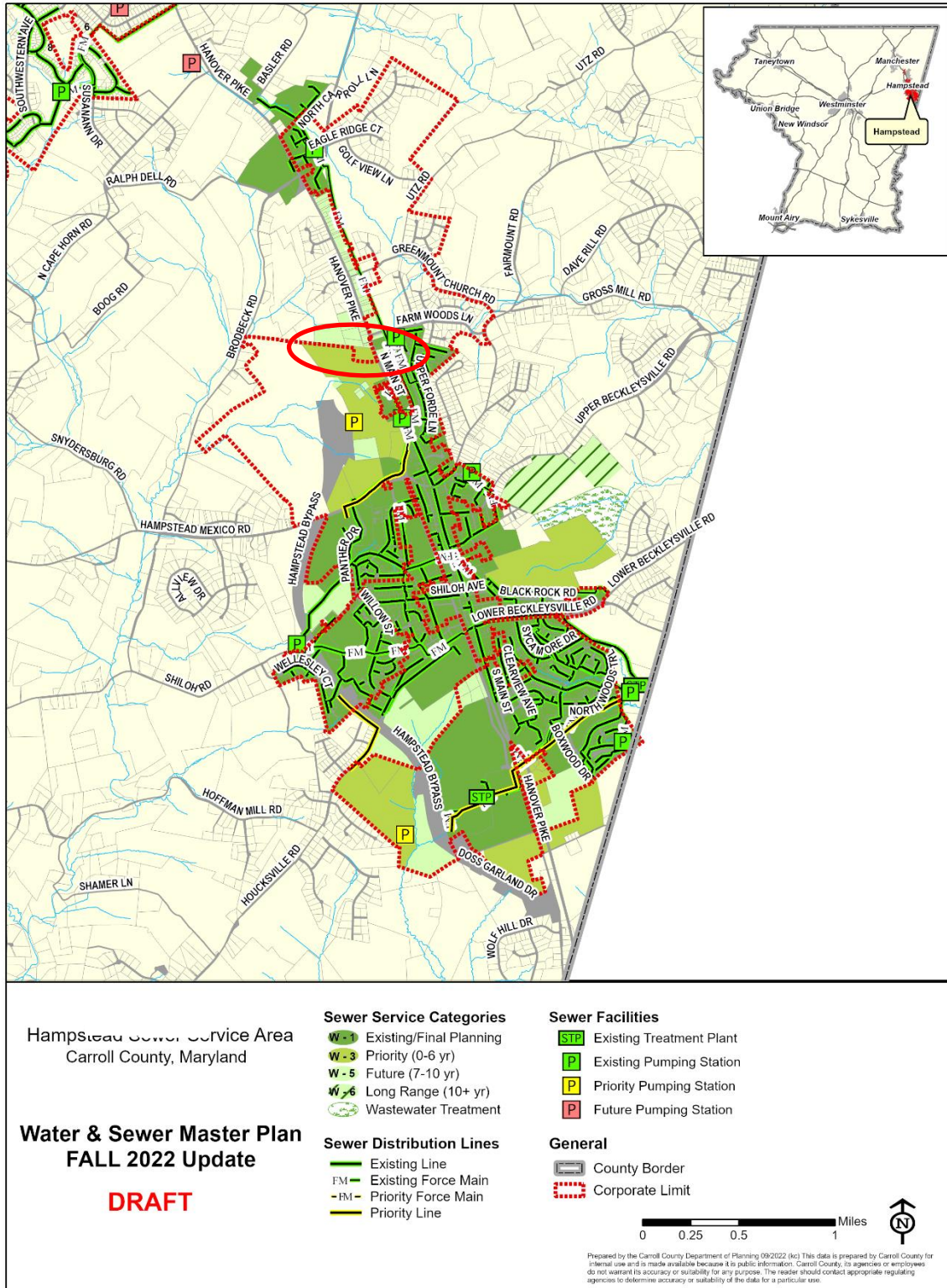
Staff Recommendation

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 2010 Hampstead Community Comprehensive Plan, Amended 2017.

Fall 2022 Amendment Carroll County Water and Sewer Master Plan



Fall 2022 Amendment Carroll County Water and Sewer Master Plan



Staff Report
Department of Planning

Fall 2022 Amendment
Carroll County Water and Sewer Master Plan

Re: Manchester Water Service Areas

This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Water Supply Demands and Projected Capacity table (15), and the Manchester Water Service Area map (14).

Request

1. Remove the Caltrider property, at 2900 Hanover Pike, and the Lemonades LLC property, at 2914 Hanover Pike from the Projected Water Supply Demands and Planned Capacity table (15) and update the Manchester Water Service Area map (14), placing the properties in Long Range.
2. Move 2912 Manchester LLC, at 2912 Hanover Pike property from Long Range to Existing, on the Manchester Water Service Area map (14), as this property is currently served.

Background Information

The Town of Manchester requested the removal of these two properties from the Existing Water Service area and placed in Long Range. The properties are not served by the Town, and there are no plans to connect to services. The properties are currently served by wells. By placing these two properties into Long Range, 1,275 GPD (1.821 acres x 700gpd/acre) are removed from other demand in Table 15 for the Town. The property at 2912 Hanover Pike is currently served by the Town of Manchester, this demand is already captured as part of other demand in Present Year in Table 15 for the Town.

Agency Comments

The Department of Planning has heard back from two different stakeholders and both do not have any objection to this amendment.

Staff Analysis

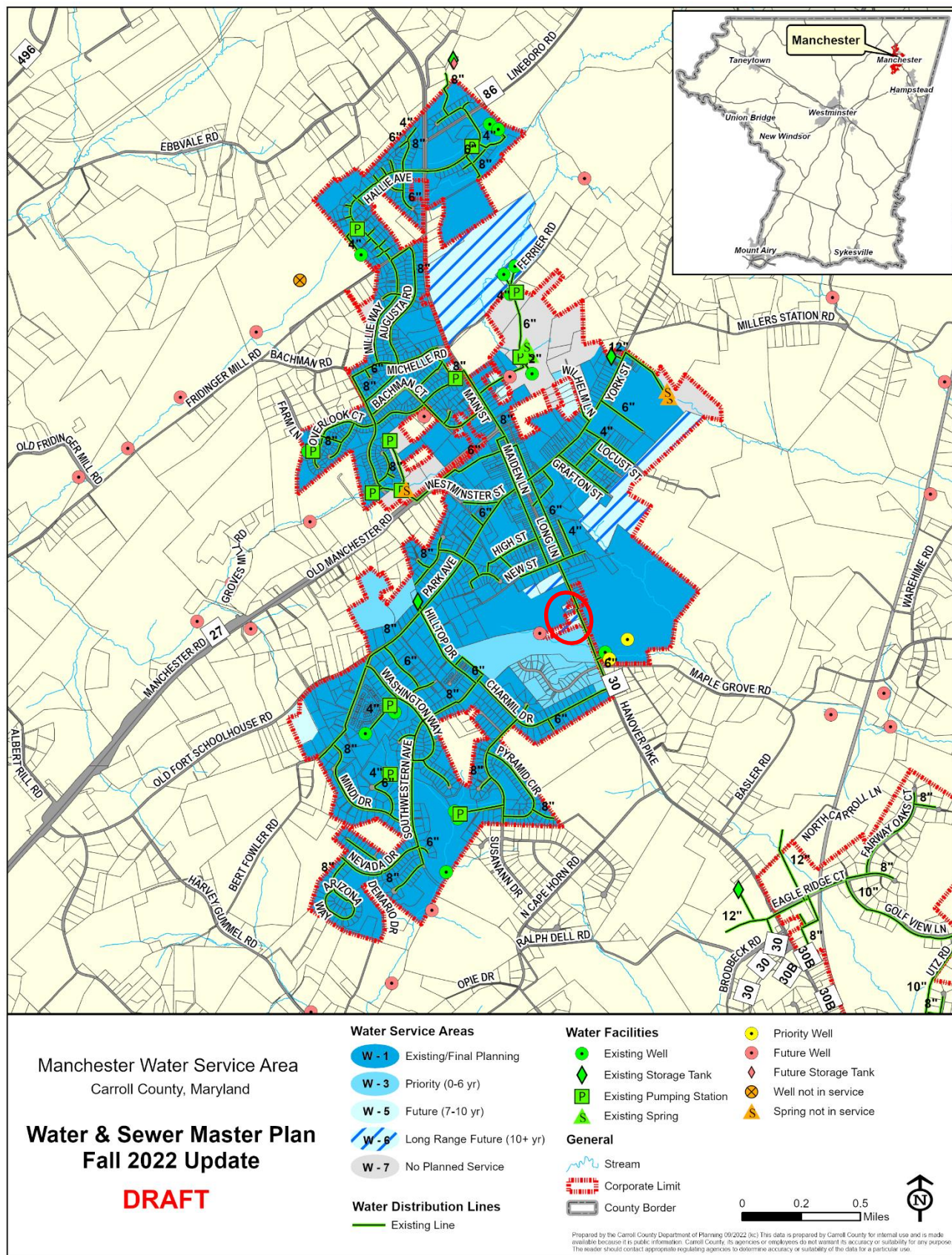
The placement of 2900 and 2914 Hanover Pike into the Long Range Water Service Area adheres to the request from the Town, as well as, with these two properties on existing well, will reduce demand on the system.

By placing 2912 into the existing water service area, this a correction to the service area map, as this property is currently served by the Town.

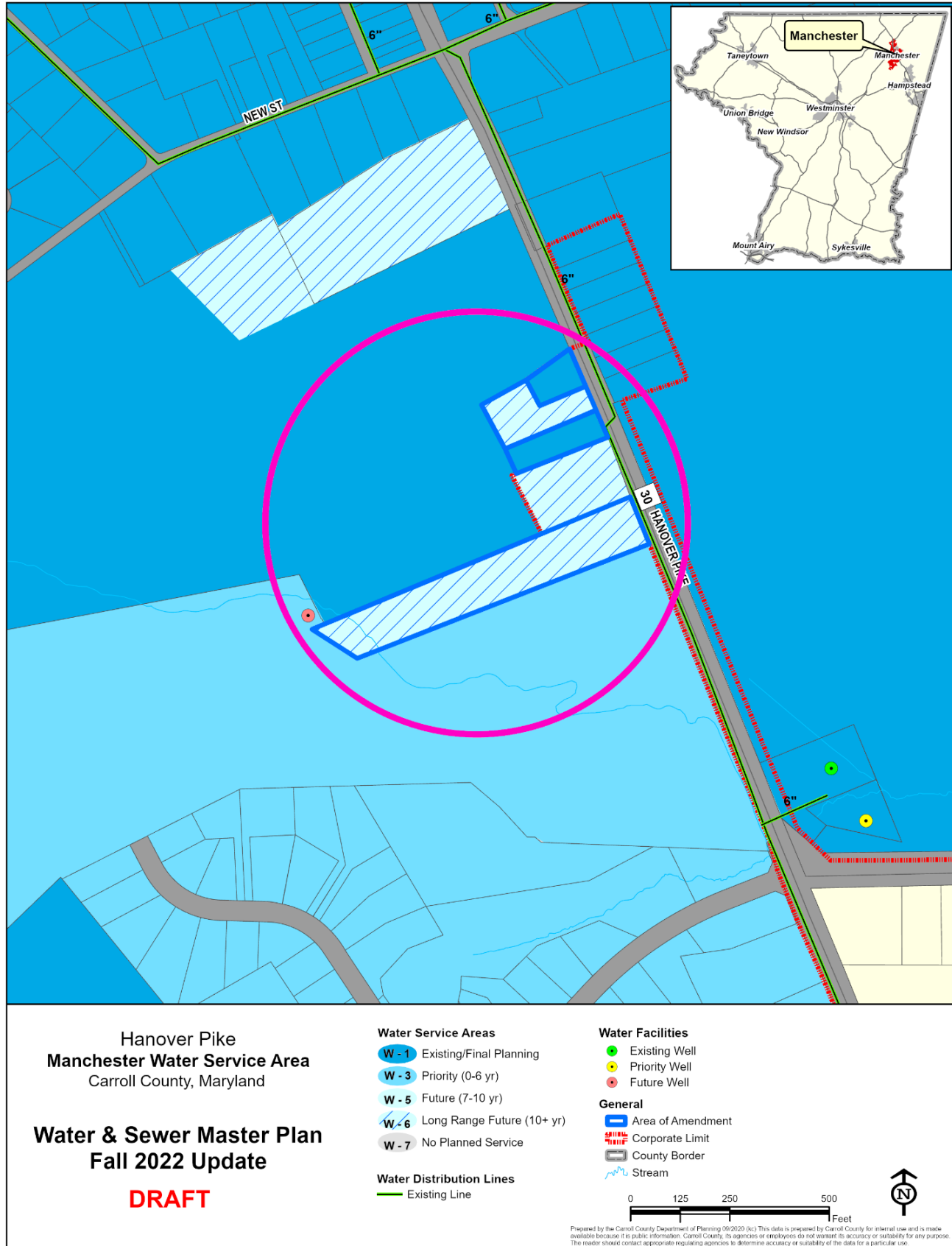
Staff Recommendation

County staff recommends approval of the table and map amendments. County staff is recommending that the Carroll County Planning and Zoning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2018 Manchester Comprehensive Plan.

Fall 2022 Amendment Carroll County Water and Sewer Master Plan



Fall 2022 Amendment
Carroll County Water and Sewer Master Plan



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

Projected Water Supply Demands and Projected Capacity

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

Table 15 ²																		
Projected Water Supply Demands and Planned Capacity																		
Service Area	Present Year						Priority Planning (0-6 Year)						Future Planning (7-10 Year)					
	Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)			
			Res. Dem.	Oth. Dem.	Tot. Dem	Ex. Cap.			Res. Dem.	Oth. Dem	Tot. Dem.	Pl. Cap.			Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap.
Manchester	5,370	47	0.256	0.036	0.292	0.581	6,671	56	0.372	0.047	0.419	0.606	6,705	56	0.378	0.047	0.425	0.606

Staff Report
Department of Planning

Fall 2022 Amendment
Carroll County Water and Sewer Master Plan

Re: Westminster Water Chapter and Water Service Areas

This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to City of Westminster water chapter and the Projected Water Supply Demands and Projected Capacity table (15).

Request

1. Update the City of Westminster water chapter and Table 15 acknowledging the pilot study for a new water reuse facility, previously the Westminster Water Resource Facility (WWRF), in complete. The new water reuse facility project is continuing to move forward as the City awaits design and permit completion.

Background Information

The pilot study for a new water reuse facility, previously the Westminster Water Resource Recovery Facility (WWRF), is complete. The new water reuse facility project is continuing to move forward as the City awaits design and permit completion. The new water reuse facility project will add 1.0 MGD of capacity over the 10-year plan period (Phase I: 0.500 MGD of added capacity in the Priority Planning 5-year timeframe and Phase II: 0.500 MGD of added capacity in the Future Planning 10- year timeframe). The Westminster Water Service Area Priority Projects table is being amended to add reference to both Phase I and Phase II of this project.

The Projected Water Supply Demands and Projected Capacity Table 15 numbers remain the same, however Footnote No. 11 has been added to reference the new water reuse facility project outlined above. Please be advised, the 2019 Triennial Update listed two City projects in Table 15 that were anticipated to add a total of 1.0 MDG of capacity: 1) Little Pike Creek Intake Priority Planning project that added 0.500 MGD of additional capacity, and 2) Big Pipe Creek Intake/Well Future Planning project that added 0.500 MGD of additional capacity. Since the adoption of the Triennial Update and as reflected in the City's 2019 Fall Amendment to the Water and Sewer Master Plan Westminster, these two projects were removed from Table 15. However, the Table 15 was not revised as part of the City's 2019 Fall Amendment to the Water and Sewer Master Plan leaving the 1.0 MDG of additional capacity throughout the Priority and Future Planning categories.

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

This amendment aligns with the City's water reuse program and provides updated information on how the program provides additional capacity for the City.

Staff Recommendation

County staff recommends approval of this amendment. County staff is recommending that the Westminster Planning and Zoning Commission certify this request as consistent with the City of Westminster 2009 Comprehensive Plan.

Fall 2022 Amendment
Carroll County Water and Sewer Master Plan

Projected Water Supply Demands and Projected Capacity

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

Table 15 ² Projected Water Supply Demands and Planned Capacity																		
Service Area	Present Year						Priority Planning (0-6 Year)						Future Planning (7-10 Year)					
	Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)			
			Res. Dem.	Oth. Dem.	Tot. Dem	Ex. Cap.			Res. Dem.	Oth. Dem	Tot. Dem.	Pl. Cap.			Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap.
Westminster ^{8 9 10 11}	29,308	91	2.66	0.396	3.056	4.231	30,392	91	2.761	0.479	3.247	4.731 ¹¹	30,392	91	2.761 ⁹	.554	3.322	5.231 ¹¹

⁸ Westminster's Priority and Future calculations are based on 235 gal per unit for residential demand and 55 gallons/1,000 sf. other demand.

⁹ Westminster does not have any residential properties in the Future Planning Category.

¹⁰ LEF Stone Chapel LLC property has a total demand of 33,420 gpd. The water map for Westminster has the Industrial zoned portion in Existing/Final Planning. The demand is split 10,500 gpd in Existing, 13,752 gpd in Priority and 9,168 gpd in Future.

¹¹ Westminster Water Reuse Facility. Phase I (0-6 Yrs.): engineering & construction complete 0.500 MGD, Phase II (7-10 Yrs.) construction complete & reevaluate water allocation 0.500 MGD.