



# Hampstead Community Comprehensive Plan



## ***Chapter 3:*** **Community Input**

### **❖Community Workshop with Anton Nelessen Assoc.**

On January 9, 1999, the Town hosted a Visual Preference survey, created and conducted by Anton Nelessen of A. Nelessen and Associates. Approximately 100 people attended the MDOT-funded event, which was held at A Grand Affair on Gill Avenue. Attendees participated in several activities. The first activity was a written questionnaire dealing with growth, aesthetics, types of uses, and other issues important to the community. Second, Mr. Nelessen administered a Visual Preference survey, which consisted of a series of slide images, using two slide projectors, that allowed participants to react to comparative images. This survey was meant to indicate people's preferences in style and appearance of different types of development and road construction. The final activity required participants to work together in groups to indicate on several maps where they would like to see such things as the boundaries of the downtown and distinct neighborhoods.

The results of these three activities are summarized below and were considered with the results of other community participation efforts that were part of this plan update process. For more specific details on the results of these activities, please contact Hampstead Town Hall.

#### *1 Quality Community Survey*

The following bullets provide highlights of some of the results of the survey.

- ◆Eighty-one percent of those that responded have lived in Hampstead for more than 3 years.
- ◆Sixty-three percent of the total respondents said that they planned to live in the area on a long-term basis.
- ◆Sixty-seven percent of the respondents still use downtown Hampstead for business at least several times a week.
- ◆Most people (65%) thought that the Town's current population of 4,200 would grow between 2,700 to 5,400 in additional population over the next 20 years.
- ◆More than 65 percent of participants preferred to see lots ranging from 1 to 15 acres in size.
- ◆Home sites on half-acre lots and mixed-use buildings were met with about 50 percent approval.
- ◆Ninety percent of participants felt preservation of rural and agricultural land is important to the economic success and quality of life in Hampstead. The preservation of farms and agricultural land was met with 90 percent approval.
- ◆When asked the same question about the preservation of streams and wetlands, the results





# Hampstead Community Comprehensive Plan



garnered a favorable rating of almost 82 percent.

◆About 70 percent of the respondents claimed to also want a change in development patterns from sprawl (subdivisions and strip commercial) to a more traditional pattern of compact Main Street and walkable neighborhoods.

◆When it came to new development, buildings several stories high were preferred 2 to 1 over single-story buildings that might spread out and consume more space. Whereas, the traditional mixed-use building received a slightly less positive response at just over 46 percent favorable and 26 percent thinking it is a possibility.

◆When given options on what non-residential uses should be encouraged in the future, respondents gave negative reaction of 63 percent or higher toward ideas like strip commercial development and office or industrial warehouse buildings on currently undeveloped sites.

◆If given a limited amount of funding of \$50,000 per year for the next 20 years for Main Street revitalization, respondents wanted to see improved services, such as positioning power lines underground, extending the length of sidewalks, painting or paving crosswalks, providing decorative light poles, adding of benches and planters, and renovating existing parking lots. (All ideas obtained at least 57 percent approval or higher.)

◆Seventy-six percent thought that it would be far more attractive to both businesses and residences if large amounts of commuter traffic were diverted around the downtown area, reducing both speed and congestion.

◆Nearly 76 percent of the respondents felt that the land around the Bypass should remain agricultural and undeveloped and should be used primarily to move through traffic.

◆Respondents to the questionnaire gave a favorable opinion (78%) toward the use of rear-yard surface parking lots, but responded moderately to parallel on-street parking (51%) and landscaped front-yard lots (36%). Unimproved individual front-yard surface lots and mixed-use parking decks were met with the most opposition, receiving a 58 percent or higher unfavorable reaction.

◆When asked if mixed-use buildings that combine housing and retail should be encouraged in the future, 55 percent of respondents indicated they would not want this. However, only 27 percent did not favor mixed-use buildings with ground-story retail and upper levels with offices and/or residences with rear-yard parking.

◆An overwhelming 71 percent of participants felt that there should be a change in development patterns from sprawl to a more traditional pattern of compact Main Street and walkable neighborhoods. However, a majority of respondents also thought that larger-lot, single-family residences should be encouraged (over half acre) rather than smaller lots.

## 2 *Visual Translation Workshop*

Results gathered from the A. Nelessen Associates visual preference survey in January 1999 further helped to illustrate what the local citizenry wanted to see in future growth patterns





# Hampstead Community Comprehensive Plan



in the area. The survey was conducted as a series of paired images not shown simultaneously. The pairs contained either complementing or contrasting scenarios to similar problems. Some of the images were computer-enhanced versions of the same picture used to better illustrate what changes people thought were necessary. The pictures or images were broken up into numerous categories ranging from open space and parks, streets and roads, pedestrian facilities, parking, signage and street details, transit, retail and mixed use, housing, industrial warehousing, and civic. Respondents were asked to rate these pictures and enhanced images with a reaction ranging from -10 to +10, with -10 being the most negative response and +10 being the most positive or favorable. The scores were then tabulated to find an average or overall mean. The end results managed to point out some basic preferences of the respondents within each theme.

On the issue of *open space and parks*, images of crop land with trees and woodlands in the background received a very positive response. Open spaces within an urban area seemed to be popular with the respondents as well. Participants also reacted favorably to public open space enhanced with things such as trees, shrubs, brick sidewalks, gazebos, and flowers.

The survey also contended with the topic of *streets and roads*. Urban images, featuring asphalt roads and shoulders, painted crosswalks, telephone poles, and traffic, received slightly negative scores. Images with evenly-planted trees, however, managed to garner positive responses. A wide-open, four-lane highway with large road signs and guardrails received quite a negative response, while a rural highway featuring a narrow, two-lane road nestled in woodland fared very positive.

The results of the *pedestrian facilities* section may not only be based on how these facilities look to the eye, but may also be founded on the overall atmosphere of the situation and how user-friendly these facilities appear to be. In general, respondents leaned heavily toward pictures that featured decorative light poles, brick crosswalks and edging, landscaped trees, and awnings as opposed to those pictures that exhibited painted crosswalks and plain sidewalks.

The *parking* pictures compared many styles, such as on-street parking, large and small parking lots, and residential parking. Respondents seemed to view this issue from an aesthetic standpoint as well. They seemed to prefer parallel parking separated by landscaping and trees as opposed to head-in parking spaces. Large-scale parking lots enhanced with fencing, trees, and grass-covered medians or dividers received a slightly positive score, as opposed to plain lots with little or no landscaping or enhancement. These scored primarily negative responses.

Scores on *signage and street detail* showed that respondents preferred more decorative signs and signs without internal lighting. When it came to street detail, the participants reacted very positively toward images depicting flowerpots, park benches, vintage-style light poles, landscaped trees, and various styles of brickwork.

The part of the survey dealing with *transit* did not receive a positive reaction.

The segment pertaining to *retail and mixed-use facilities* presented the traditional walkabout downtown and the contemporary-style strip mall. Overall, the more compact downtown images performed better.





# Hampstead Community Comprehensive Plan



On the topic of *housing*, the responses did not seem to hinge on the type of structure or whether it was in an urban or rural setting. The focus seemed to be more on the style or aesthetics depicted in each picture rather than anything else.

None of the images dealing with *industrial warehousing* received a positive reaction from the respondents in the study, although the warehouse with trees and landscaping received less of a negative response than the warehouse in plain view.

Much like the results from the housing section, traditional-looking *civic* use buildings once again prevailed over contemporary.

The end result that might be drawn from these various images and topics could be that it is not only the efficiency of land use that counts, but how the appearance of that land can also be a determining factor in the overall attractiveness and atmosphere of a community. Future construction will always impact a community in both a social and economic sense. However, the visual aspects of these buildings, parking lots, neighborhoods, and sidewalks might be the determining factor in whether or not the existing or new development receives public acceptance and how well it is integrated with the existing community.

### 3 *Maps*

The third exercise held during the workshop with Anton Nelessen on January 9, 1999, involved participants getting into groups to identify various things on working maps. Participants identified places they liked and disliked, places susceptible to change, areas with issues of land stewardship and very low density, and where participants would like to see different types of uses located. They also pointed out potential locations for gateways to the Town, sidewalk improvements, crosswalks, traffic circles, street trees, decorative lights, and intersection improvements.

### **❖Interviews with Community Leaders and Officials**

Throughout the month of February 1999, the Carroll County Planning Department conducted interviews with various community officials and leaders in the Hampstead area concerning the development of the next Hampstead Community Comprehensive Plan. The same set of 27 questions, dealing with topics ranging from community assets to growth management, was presented to the 13 participants who took part in the interview process. Within each question, participants were asked to talk about what they thought were the most important issues facing the Hampstead area. A broad range of responses to many of the questions was given. However, the most common responses to each question are summarized below. These responses help to illustrate the more critical issues that citizens are facing within the area today.

*What are the community's strongest assets today?*

Many of the participants felt that Hampstead, as a community, had a lot of things going for it. Several responses pointed to its small-town character, good schools, and nice recreational





# Hampstead Community Comprehensive Plan



facilities and Rec Council programs. Others pointed to things like the Town's location and proximity to employment centers, variety and strength in the business community, low crime, and cohesiveness.

*What will be its strongest assets in the future?*

In general, the participants also felt that the Town had a lot going for it in the future. The small-town atmosphere was once again brought up by several of the participants, along with other items such as schools, improvements to Main Street, and the Bypass. Others mentioned assets like a broader tax base and community spirit.

*What are the community's greatest challenges today?*

Hampstead, like any other growing rural town, faces a variety of challenges according to the responses given. The most frequently given responses to this question were the revitalization of Main Street, dealing with growth, dealing with inadequate facilities (such as water), traffic congestion, and Bypass construction. Some other challenges given an honorable mention were parking, absentee landlords, and insufficient recreational facilities.

*What will be its greatest challenges in the future?*

The participants gave a considerable variety of answers when asked this question. Only concerns for the water supply, traffic and congestion, adequate sewer capacity, and adequate infrastructure were touched on more than once. Individual responses included ideas such as making sure future development suits future needs, continuing to energize the downtown area, maintaining an agricultural setting, and limiting housing.

*What are the growth management issues that need to be addressed with this plan?*

The issues of infrastructure and natural resources appeared to be the main themes concerning what participants thought should be addressed and adequately prepared for in the plan. Topics such as traffic, water resources (quality and quantity), time table for Bypass, and pacing growth with water, sewer, and school facilities were the answers most frequently given. Participants also mentioned such ideas as increasing density to help maintain open space and retaining the economic viability of the MD 30 corridor.

*Do you feel there needs to be a limit to the geographic size that your community will achieve? If so, what should it be? Do you feel that implementing a Growth Area Boundary in your community would be a beneficial tool?*

Overall, the responses were in favor of limiting the geographic scope of the growth area with only a few dissenting. Some, who responded favorably, gave specific ideas such as

## ***What is a Growth Area Boundary?***

This boundary is synonymous with the concept of identifying a future annexation line. It indicates the limit to which the Town intends to grow in the future. Therefore, the Town plans to annex any land within that boundary at some point. Since there is no need for the Town to include in their comprehensive plan land outside of the area they intend to annex, the Growth Area Boundary also becomes the Community Planning Area.





# Hampstead Community Comprehensive Plan



continued use of the current CPA boundary, keeping a distinction between Hampstead and Manchester, and using existing infrastructure facilities to control growth and protect environmentally-sensitive areas.

*Do you feel that through the process of developing this plan a population limit needs to be explored for your community?*

The concept of an overt effort or determination of population control for the area received a negative response among those interviewed. Many participants responded “no” with some saying that other plan elements, such as land use controls and sewer and water capacity, would effectively limit the growth of the area.

*From a fiscal perspective, do you feel that the community can support this additional growth?*

Most participants were optimistic that the Hampstead area could support future growth. While some saw a need for more managed growth or limiting growth by way of sewer capacity, many of the others thought that Hampstead would benefit by expanding the tax base and keeping the current impact fees in place.

*Do you think that waiting until annexation to rezone a property consistent with your comprehensive plan is a tool that would be useful to your community in terms of managing growth?*

The idea of waiting until annexation was met with mixed responses. Several participants thought that it would be a good idea in general (in order to give the Town more control and help regarding needed preparations). Others were either not sure or thought that this principle should not be applicable to Hampstead.

*Do you picture your community serving mainly as a residential center or do you feel that your community should also be active in economic development?*

The participants gave unanimous consent to the notion that Hampstead should be active in economic development. More specific ideas concerning economic development included the encouragement of light industrial, development of the industrial park site, downtown revitalization, and the need for a Main Street bypass.

*What kind of balance do you feel your community should have between residential, commercial, and industrial?*

The responses concerning the desired residential, commercial, and industrial balance varied, but few participants felt that things should remain the same. Some participants stated the opinion that, Hampstead needs more industrial development, needs more commercial development, should confine commercial development to present areas, should use Main Street better for commercial uses, and needs a good balance in accordance with public facilities. Other less frequently used responses included letting the private sector create its own balance and that improved road networks would naturally spur industrial development.





# Hampstead Community Comprehensive Plan



*What are the transportation issues that need to be addressed with this plan?*

The majority of the participants' answers dealt with the Bypass issue and MD 30. More particular problems, such as the intersections at Black Rock Road and Lower Beckleysville Road, were brought up, but most answers dealt with the area's larger transportation issues. One interesting conflict brought about by this question surrounded the idea of public transportation, with a couple of participants in favor and a couple of participants against.

*What are the community facilities issues that need to be addressed with this plan?*

The community facilities issues with which participants were most concerned were the sewer situation, water sources (quantity and quality), roads/Bypass, schools, and police. Other concerns mentioned were fire protection, open space, community centers, land for recreation, and downtown renovation.

*What are the most significant recreation needs of your community? Are there specific areas of your community that you think could be designated for future recreation areas?*

Open spaces, parks, and athletic fields (ballfields) appeared to be the most significant needs in the eyes of the participants. Other facilities, such as walking paths, bike paths, picnic areas, and a regional park to serve northeast Carroll County, received a lesser response. As to where these facilities should go, participants suggested areas such as North Carroll Farms, Leister's Farm off of Black Rock Road, and the Black and Decker fields next to Houcksville Road (which are no longer available).

*What are the economic development and employment issues that need to be addressed with this plan?*

Responses concerning what development and employment issues should be addressed seemed to be somewhat fractionalized. The need for more light industry, addressing the transportation issue, and work where you live were the only ideas that garnered more than a couple of votes. Others wanted to prevent commercial development around the Bypass area, keep out "big box" retail, attract more white collar jobs, and use tax incentives.

*What types of employment opportunities do you think need to be available in the community? What can be done to ensure that this happens?*

Participants seemed to primarily favor larger-scale employment opportunities as opposed to the small-business approach. The most prevalent responses included light manufacturing, corporate offices, need for jobs for the primary family wage earner, jobs

## ***What is "big box" retail?***

"Big box" retail is an industry slang name which describes stores which often are 100,000 square feet or more in size and generally lack any noteworthy architectural features. They usually also are accompanied by vast parking lots. Many of the stores compete in the same industry, be it electronics, book sales, wholesale food, home improvement supplies, or discount stores.





# Hampstead Community Comprehensive Plan



requiring technical skill, engineering, and computer-related business. In general, more variety in types of jobs was recognized as a need.

*Is the revitalization of your Main Street or main thoroughfare area an important issue to you?*

Besides the Bypass, Main Street seemed to be the highest priority when it came to transportation issues in the area. Most of the participants were in favor of Main Street revitalization, with only two dissenting. Individual comments noted that revitalization would add to the quality of life, create an attractive place to live, and promote tourism. Others stated they were in favor, but only if revitalization would not be a tax burden and helped businesses that are currently established. One of the dissenting comments suggested that revitalization is a secondary issue that will be taken care of by the private sector once larger issues are addressed.

*Do you feel that there are specific areas of your community that should be targeted for redevelopment?*

Most of the participants had a targeted area(s) in mind for redevelopment. Main Street and the old elementary school were most frequently brought up. The old train station and landlords needing to keep their properties in good repair were also mentioned. A few others stated that they felt that no specific area should be targeted or that they did not know of any off hand.

*In what areas of your community do you feel commercial development should be located?*

The majority of answers concerning the location of commercial development tended toward existing areas. The most frequently used responses were to keep it in areas presently used for commercial use and/or to focus commercial development on Main Street. Other responses were varied, such as no commercial development along the Bypass or utilization of the Old Elementary School.

*What are the community involvement issues that this plan needs to address?*

The participants' answers were varied when addressing the issue of community involvement. A few participants indicated that the Town already does a good job of keeping residents informed. However, others suggested public meetings, the use of surveys, larger notification signs, hearings, targeting community associations, and talking to citizens.

*What aspects of coordination and communication between the County and your municipality do you think could be improved through implementation of this plan?*

Opinions among the participants were split concerning coordination and communication between the County and the Town of Hampstead. Several participants suggested that the lines of communication are currently good, while some stated that they were not sure about the idea. Others suggested better coordination concerning the Main Street revitalization plans and expanding the County Planning office to offer more assistance to municipalities.





# Hampstead Community Comprehensive Plan



*What aspects of coordination and communication on a regional basis -- with the State, neighboring counties, and/or Baltimore Metropolitan Council -- do you think need to be addressed in this plan?*

Ideas concerning coordination and communication on a regional basis were split much like they were pertaining to the more local relationships. Several participants stated that they were not sure what the relationship should be, while some thought that more effort should be brought to economic development, roads, environmental issues, and police and fire coordination. Other singular suggestions referred to more communication with Baltimore County and Hampstead receiving its fair share of state funds.

*What are the strengths and weaknesses of the current town/county coordination efforts?*

Participant input regarding the strengths and weaknesses of town/county coordination were relatively mixed. There was the opinion that communication and coordination between the two levels of local government is important and that the lines of communication were open between the two. Others felt that they were not familiar enough with the situation to be able to make a judgment. Examples of more specific comments made were that communication on financial matters was strained and a lack of understanding by the County regarding the level of services provided by the Town to the incorporated area.

*What are the housing and community design issues that this plan needs to address?*

Although opinions were split, the most frequently used answers leaned toward favoring the status quo or not legislating architecture at all. However, a few responses mentioned a need for restrictions, such as design standards or coordination on Main Street. Other singular answers stated needing more multi-family housing and senior housing, hiring a landscaping architect for the County, and improving the quality of new development.

*What are the environmental and/or natural resources issues that this plan needs to address?*

Responses concerning environmental and natural resources covered a wide variety of issues. The most frequented answers dealt with matters of protection of water sources, usage, and supply; adequate sewer capacity and solid waste management; and the bog turtle. Other suggestions mentioned pertained to keeping development away from sensitive areas, protecting forested areas, and concern for industrial air and noise pollution. One respondent suggested that incentives be offered to those preserving historic structures.

*What are the historic preservation issues that this plan needs to address?*

The majority of responses dealt with the downtown area. Many answers pointed to refurbishing the old train station, old elementary school, or other historic businesses and residences. Others mentioned a lack of significant sites in the area, problems with current signage, and protection of the historic nature of the downtown area.





# Hampstead Community Comprehensive Plan



*Are there any other issues that you feel also need to be addressed in this plan?*

The participants had a variety of concerns pertaining to other miscellaneous issues that they felt needed to be touched on in the plan. Respecting property owners' rights, the preservation of zoning along the Bypass, further development of industrial sites, and enforcement of the Town's adequate facilities law were mentioned.

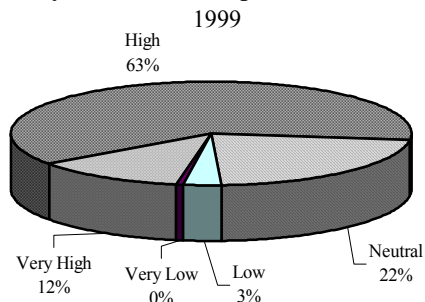
Overarching or frequently used ideas within each question of the interview process will, in general, give a better and more in-depth understanding of what the participants, as well as the general citizenry of the area, felt about their current conditions and the future directions of the Hampstead community. Even though a broad range of topics were presented and broad range of answers were received, the most frequently used answers assisted in shedding light and giving needed input toward the many issues that citizens are experiencing in the Hampstead area.

## ❖ Community Survey Results

To ensure that the maximum number of community residents had the opportunity to provide input toward the process of identifying the community's future, a survey was developed that could be sent to every household in the study area. The survey allowed people who were not able to attend the community workshops to still contribute. The property owner records from the Maryland Property View database, maintained by the Maryland Department of Planning and the State Department of Assessment and Taxation, were used to assemble the mailing list. Known apartment complexes were also added to the list. Close to 4,700 surveys were delivered to community residents (all households in Election District 8) the first week of April 1999. Approximately 23 percent (1,097) of the surveys that were sent out were returned. The results of these surveys were factored into the development of the vision statement and goals for the community. They were also used to provide an overall direction, along with the results of the other community participation opportunities, for the plan and the recommendations within the plan.

Questions on the survey dealt with topics like what people might like most and least about living in Hampstead, when they moved into the area, where they moved from, amenities they think the area will need or not need to more fully function, and challenges they think are most likely to affect Hampstead in the future. The following is a summary of the analysis of the results of the survey. Each question within the survey dealt with a specific topic or idea along with giving the participant a specified range of answers from which to choose. A certain amount of flexibility concerning possible "other" responses was also provided.

### Quality of Life in Hampstead Community



Source: Hampstead Community Comprehensive Plan Survey, 1999

Respondents shared how they felt about the quality of life in their area. The scale given ranged from very high to very low. Most of the reaction was neutral or higher. Out of those that responded, 96.3 percent were in that range. It is also important to note that 74.1 percent perceived their quality of life as high or very high with only 3.7 percent feeling that their quality of life was low or very low.



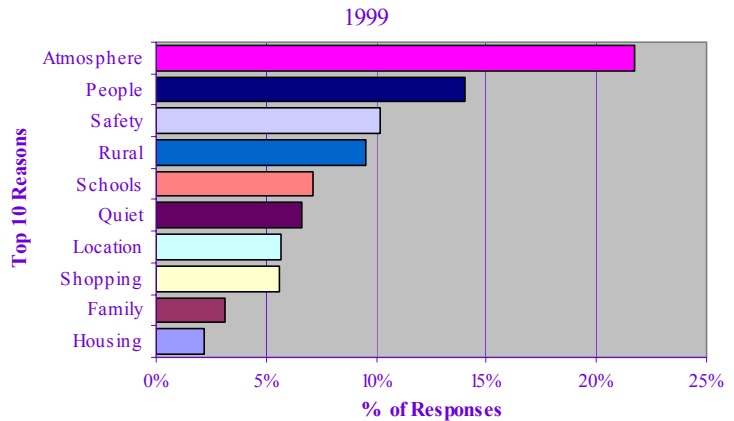


# Hampstead Community Comprehensive Plan



Residents were also asked to identify the reasons why they chose to live in the Hampstead community. The majority of participant responses pointed to the rural atmosphere (26.2%) and the small-town atmosphere (25.3%). The affordability of homes (19.1%) and the feeling of safety (18.6%) also accounted for a large percentage of responses. Not surprisingly, since only 25.9 percent of respondents worked in Carroll County, not very many indicated that they chose to live in the Hampstead area because it was close to work.

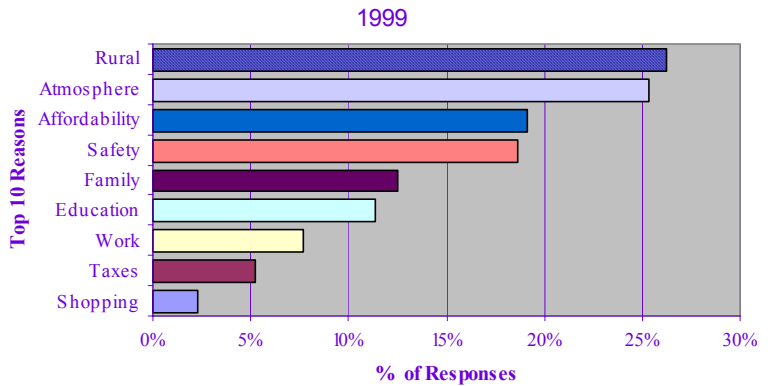
## Things You Like Most About Living in Hampstead



Source: Hampstead Community Comprehensive Plan Survey, 1999

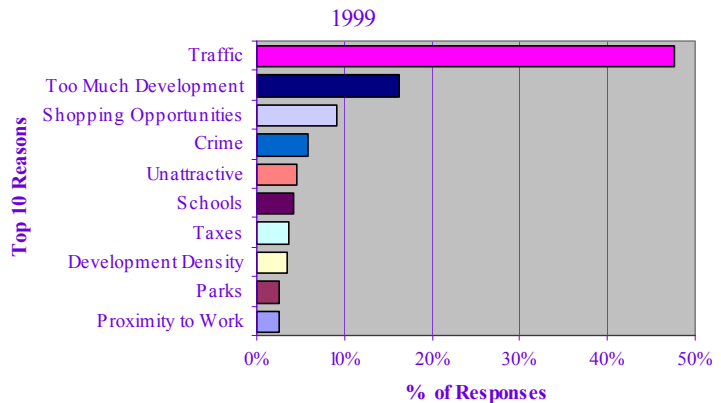
Respondents were asked to specify whether they live within the town limits or without. Most of the respondents currently lived outside of the corporate limits of Hampstead (54.6%), while 34.7 percent lived within the town limits and 10.8 percent either were not sure or indicated some other response. To get a sense of where people lived previously, respondents were asked to write the Town in which they last resided if they moved here within the last 10 years. While most came from more populated areas, the responses were spread out. Of those that answered, the greatest number came from places like Baltimore (11.7%), Reisterstown (11.7%), Owings Mills (6.8%), Manchester (3.6%), and Randallstown (3.2%). About 10.2 percent moved to the community from other areas of Carroll County.

## Reasons to Live in Hampstead Community



Source: Hampstead Community Comprehensive Plan Survey, 1999

## Things You Like Least About Living in Hampstead



Source: Hampstead Community Comprehensive Plan Survey, 1999

Another question drawing a broad range of responses dealt with what things people might like most about the area. Those most frequently used pertained to small-town atmosphere (21.7%) and





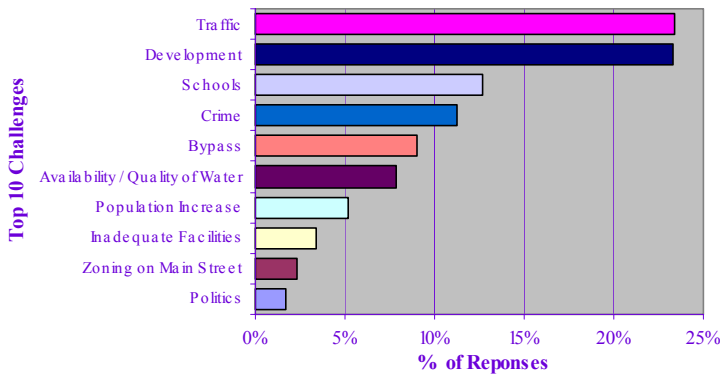
# Hampstead Community Comprehensive Plan



friendly people/neighbors (14.0%). Other responses, such as feelings of safety (10.2%), rural/country atmosphere (9.5%), and schools (7.1%), also stood out.

Participants were also given an opportunity to share those things that they might like least about the area. Responses varied, but a few topics were broadly touched on. Frustration regarding traffic and congestion (24.7%) seemed to be a primary concern with most participants. Other than that, too much new development (8.4%) and lack of shopping opportunities (4.8%) were the only other responses that received a noticeable consensus.

## The Biggest Challenges Hampstead Will Face 1999



Source: Hampstead Community Comprehensive Plan Survey, 1999

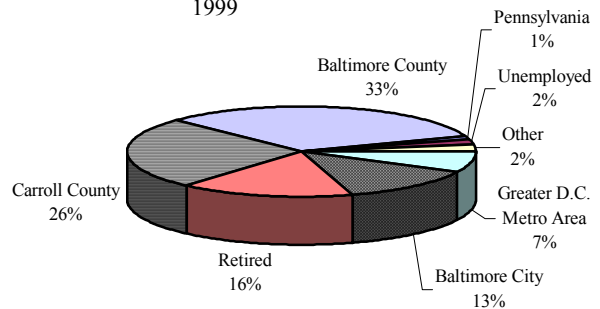
When participants were asked what they thought would be the three biggest challenges facing Hampstead in the future, the answers were fairly consistent with those responses given regarding what they liked and did not like about the community. Both traffic congestion and continuing development were again among the responses at the top of the list, collecting 20.1 percent each. Other major concerns touched on involved school overcrowding (10.9%), an increase in crime

(9.7%), the Bypass issue (7.8%), and the availability of water (6.7%).

The respondents to the survey were also asked what type of housing they currently resided in. The greater majority was in a single-family dwelling (80.7%). This large number could be due to surveys being sent primarily to the property owners and not necessarily to the renters or occupants of that particular dwelling. Other answers picking up smaller portions were townhomes (10.9%), duplexes (3.2%), and apartment complexes containing 4 or more units (1.7%). These numbers were also consistent with information in the 1990 Census for the Hampstead Study Area. In 1990, 89 percent of the households in Hampstead fell into the single-family detached/attached category, with 8 percent being multi-family and 3 percent representing all other housing types.

Participants also indicated where they worked and how long it took them to get there. With Hampstead's close proximity to Baltimore County, it was no surprise that the greatest number of respondents (32.2%) worked in that area. Carroll County (25.9%) and Baltimore City (12.9%) were the only other locations to receive significant numbers. Just over 16 percent responded that they were retired.

## Where Respondents Work 1999



Source: Hampstead Community Comprehensive Plan Survey, 1999





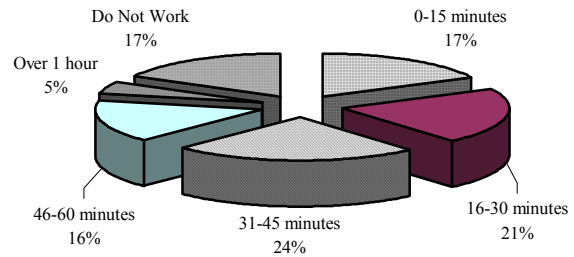
# Hampstead Community Comprehensive Plan



When referring to the work commute, the numbers were evenly spread as follows: 0-15 minutes (17.4%), 16-30 minutes (21.1%), 31-45 minutes (24.1%), and 46-60 minutes (15.6%). Only a few commutes were over an hour (4.9%), and 16.9 percent of the participants said they did not work at all.

## How Long It Takes to Get to Work

1999



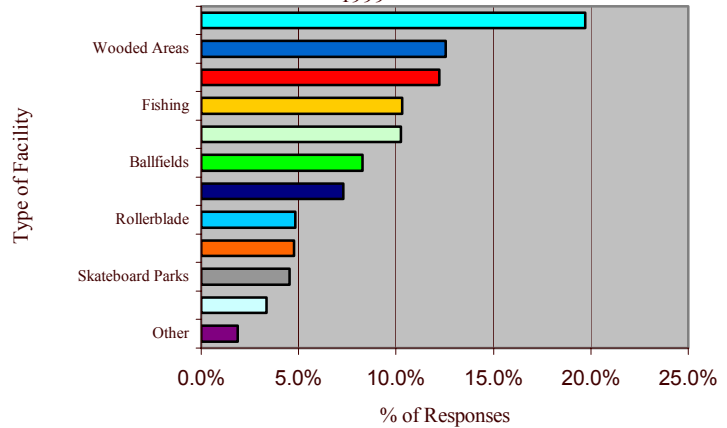
Source: Hampstead Community Comprehensive Plan Survey, 1999

Residents were asked if they have attended any County Planning Commission meetings or local Town Council or Planning Commission meetings within the last year. Only 179 respondents attended at least one Town Council or Town Planning Commission meeting. When all of the responses were factored in, the average number of meetings attended was .34. The number of County Planning Commission meetings attended fared worse with only 75 respondents attending at least one meeting and .11 being the average number of meetings attended within the last year.

Participants were then asked to point out what they thought were the most effective sources of information for public decisions, meetings, and community participation opportunities. Those sources getting the greatest response were the Carroll County Times (20.7%), town newsletters (14.2%), Carroll County Sun (11.1%), and mail flyers (10.5%). Another effective way of contact outside of the media and mailers appeared to be word of mouth, which collected 12.8 percent.

## Recreational Facilities Needed in Hampstead

1999

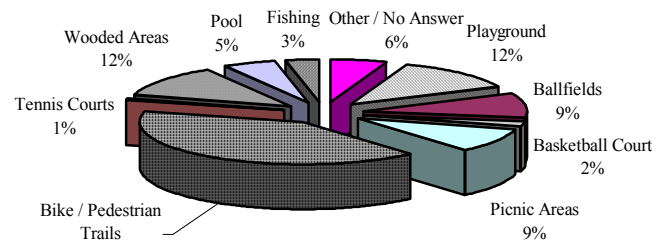


Source: Hampstead Community Comprehensive Plan Survey, 1999

As recreation is an important component of residents' perception of their quality of life, participants were asked to indicate all of the recreational facilities they felt were needed. They were also asked which of those facilities they thought was most needed. Bicycle and pedestrian trails was the most common answer, attracting 19.7 percent of the total responses. Other top answers were public pools (7.3%), ballfields (8.3%), playgrounds (10.2%), fishing areas (10.3%), picnic areas (12.2%), and

## Recreational Facility Most Needed in Hampstead Community

1999



Source: Hampstead Community Comprehensive Plan Survey, 1999





# Hampstead Community Comprehensive Plan



wooded areas (12.5%). When asked to narrow it down to the one facility they thought was the most important, playgrounds (10.1%) and bike and pedestrian trails (32.9%) were the only facilities that received over 10 percent of the responses.

Participants were then asked to rate how they felt about specific statements that were presented to them on various issues. The response choices given were Strongly Agree (+2), Agree (+1), Neutral (0), Disagree (-1), and Strongly Disagree (-2). Therefore, an averaging of the responses gives an overall result for participants' opinions. The statements that were rated are listed below in italics with the accompanying survey results.

The first set of statements dealt with issues of growth management and land use. *I am aware of what is planned for the community in terms of the amount and location of future development as indicated in the community's adopted comprehensive plan.* The overall rating given by participants was -0.33, possibly indicating that respondents generally felt slightly less informed than they would like to be. When respondents were presented with the statement *I am aware of what is planned for the community in terms of future public facilities and transportation improvements and needs,* the responses given were generally similar (-0.24).

Residents were also asked if they *preferred that new shopping opportunities and other businesses be concentrated in the downtown/core area of the Town.* The outcome (+0.34) demonstrated a small level of potential interest in commercial and/or business development in the downtown area.

Participants were asked if they *felt that protecting open space within the Town and separating residential, commercial, and industrial subdivisions is important to their overall quality of life.* This statement managed to earn one of the better reactions in this part of the survey, with a +1.26 average. However, another question later in the survey asked if participants *would support having a greenway trail running through their neighborhood.* The response for this question was less positive at +0.18, which is very close to a neutral response. This seemed to contradict the responses to previous questions asking for needed recreational facilities. However, these results could also indicate that people aren't as anxious to have trails close to their house but still are in support of the idea.

Respondents were presented with the statement *I like the idea of allowing a mix of uses in the downtown area to provide opportunity for apartments to be permitted above businesses and to allow more variety of commercial uses.* Participants' responses were "mixed" on this question with a somewhat neutral score of +0.18.

The participants were then asked if they *preferred a change in future development patterns from sprawl to a more traditional pattern of compact Main Street and walkable neighborhoods.* The overall reaction was positive (+0.70) in favor of a return to a more compact style as opposed to what is the prevalent development design in use at the present time.

The next question dealt with the issue of downtown revitalization. Respondents were asked if they *would support the preservation and adaptive reuse of the old train station and the old elementary school.* The recycling of these two town landmarks, the train station (+1.08) and





# Hampstead Community Comprehensive Plan



the school (+1.16), seemed to both be popular. On a larger scale, a later question in the survey asked the participants if they *would support efforts to help revitalize the Main Street area of the Town*. The end result of this question was again positive with +1.08 being the average response. These responses might infer that people would support efforts to improve the aesthetics and function of the downtown area either to increase or instill pride in the community and/or to improve the quality of life.

Along with restoring the downtown area, agricultural preservation was also presented in the survey to see if participants *supported preservation of rural and agricultural land outside of the designated growth area boundary of the Town to preserve the character and heritage of the community and surrounding area and to serve as a buffer, or greenbelt, between other communities*. As seen in the first half of the survey, too much new development is a concern of people in the area. This was again reflected in land preservation with responses falling halfway between Agree and Strongly Agree on the issue of supporting preservation of rural and agricultural land (+1.52).

With land preservation fresh in their mind, respondents were then asked if *the community should increase the amount of land available for industrial development to provide a stronger tax base and additional jobs*. They were also asked if they would *support the building of "big box" retail stores in the Town of Hampstead*. Participants seemed to shy away from both of these ideas with an average response of -0.33 for additional industrial development and -0.48 for "big box" retail.

Respondents were then given a series of statements related to community character and the overall appearance and regulation of the downtown area. When asked if they *felt that all new development should respect the architectural character of the community*, respondents answered with an average response of +1.07. When it came to *support for adopting architectural design standards to guide new development*, +0.68 was the response given. Pertaining to whether or not participants would *support the adoption of an ordinance to impose minimum housing maintenance standards to ensure that the community maintains a minimum level of aesthetic value and support a rental housing or licensing ordinance for the Town*, responses of +0.87 and +0.22 were given, respectively. Participants were even asked if they would support *stricter enforcement of the zoning ordinance and local environmental regulation*, to which they gave an average response of +0.99.

Respondents were asked to react to a couple statements pertaining to raising property taxes for community facilities and services. One of the statements, asking participants if they *would be willing to pay additional property taxes for the provision of additional community facilities and services*, received a response of -0.46. While another question, regarding raising taxes for the *improvement of existing facilities*, fared the same with an average response of -0.44.

Another community facility issue that was looked at was public transit, more specifically the Carroll Transit System. When asked if they *supported an expansion of the existing system to provide increased service to their community*, respondents tended to back away from the idea with a response rate of -0.36. This could also be an indication that participants might not





# Hampstead Community Comprehensive Plan



necessarily be familiar with Carroll Transit Service or its functions, which could have affected the results.

The final couple of statements in the survey dealt with community involvement and whether or not participants *felt satisfied with the level of opportunity for residents to provide input into town and county decisions*. In regard to their input on town issues, the average response was +0.17. When it came to county issues, the average fell to -0.01.

With all of this data and input in mind, the results of these surveys became a part of the development of the vision statement and goals for the community. They also continued to provide an overall direction, along with other community participation opportunities, for the forthcoming plan and the recommendations within the plan.

## ❖ Community Workshop Results

Several components were built into the community participation process. The use of these various components was provided to ensure that citizens had the opportunity to not only participate and give input and feedback throughout the process but to do so in different forms as well. In addition to 4,700 surveys that were sent to households in the study area, a series of community workshops were held. The purpose of the workshops was to provide another avenue for community input that also helped to focus on the community's desires for its future.

The first workshop was held on March 30, 1999. This workshop focused on what participants felt were the probable and preferred futures of the community as well as the community's existing strengths, weaknesses, opportunities, and threats. After this workshop, a vision statement for the community was drafted based on the results of the workshop. The second workshop was held on April 22, 1999. Participants were asked to review the vision statement and provide more detailed descriptions of what the vision statement meant to them. They were also asked to provide more direction on specific issues that surfaced. A set of goals was drafted after this workshop. The last workshop was held on June 2, 1999. This workshop basically gave those interested the opportunity to review the results of the other workshops and the draft vision statement and goals (and, therefore, is not summarized here).

The second community participation phase occurred in the spring of 2001. These workshops were designed to allow the public to review and comment on possible text and map recommendations for the comprehensive plan. The fourth workshop was held on April 9, 2001, at Shiloh Middle School. Community workshop meeting dates and the potential text recommendations were included in the third Hampstead Community Comprehensive Plan Newsletter, which was mailed to the community prior to the meetings. Participants were given a list of potential recommendations organized by chapter. Staff answered questions at the six various stations as the participants prioritized the recommendations as either high, medium, or low. The fifth workshop was held on April 26, 2001, at Shiloh Middle School as well. Participants were given a list of the text recommendations as prioritized in the fourth workshop. At this workshop, staff began by reviewing text recommendations with the participants. Staff then introduced and explained all the various types of maps, proposed changes, recommendation highlights, and a summary of reasoning and impacts for some of the various recommendations.





# Hampstead Community Comprehensive Plan



Participants were then asked to review the maps up close and place comments on a corresponding worksheet for each map.

## 1 Workshop #1

### A ⇔ Probable Future

The first exercise of the workshop asked the citizens in attendance to consider the current conditions and happenings in the Town of Hampstead and describe what they saw as the probable future for their community. The object of this exercise was to get each member to describe what they thought their community would look like in the future if no action is taken to change things today. The responses were numerous and both specific and broad in nature. The comments focused primarily on issues, such as traffic conditions, vacant downtown businesses, population increase, increased development, loss of farmland, large-scale retail construction, and deteriorating housing conditions.

In more specific terms, most of the commentaries were negative in nature as participants sighted the likelihood of overcrowded schools, no farmland, increased population, heavier traffic conditions, loss of historical buildings, no Bypass, abandoned businesses in the downtown area, and inappropriate industry and large retail. However, a few positive ideas pointed to the possibility of new paving and landscaping and sidewalks on Main Street and the reuse of the old elementary school.

### B ⇔ External Opportunities and Threats

Members of the workshop were asked what external opportunities (challenges, potentials) and threats (problems) they thought would influence the future of their community. This exercise was geared toward getting the participants to describe activities, policies, plans, etc., that occur outside of the realm of the community, that the community does not control, but that still have influence on what the community does and its quality of life. The identified opportunities and threats fell into categories of common issues. These categories were created by the participants.

The first couple of issues tackled the topics of development and land use. Most of the opportunities mentioned under development called for a managed growth program such as Smart Growth. On the other hand, one comment asked for pro-development support from the County and state. The threats listed concerning development were more plentiful. Participants cited things like an influx of residents from other counties and inappropriate commercial and industrial development as detrimental to the future of Hampstead. When it came to the issue of land use, the responses were basically the same. More organized and controlled development and the construction of the Bypass were among the opportunities listed. Some of the threats listed pertained to industrial development and farmers selling their land to large developers.

Two additional matters that coincide with development and land use are infrastructure/facilities and the environment. Those commenting said they wanted to see continued funding for land preservation as well as for roads and schools. However,





# Hampstead Community Comprehensive Plan



environmental concerns or threats, such as lack of adequate water and sewer services, were also mentioned.

Several basic themes concerning transportation were evident in the participants' responses to the issue. For instance, when it came to opportunities, the Bypass seemed to be the predominant issue on the participants' minds. Conversely, delaying or not getting the Bypass was seen as a threat along with continued concerns for safety and business viability on a congested MD 30.

When asked about their thoughts on the general condition of the downtown area, most of the opportunities that were suggested pertained to preservation and restoration. Participants pointed to specific examples, such as the revitalization of the old elementary school, train station, and old First National Bank building, as well as ideas like more downtown parking and the creation of a recreational area. The threats listed toward the downtown area touched on concerns for commercial and residential development outside of town, the level of traffic, and the loss of control over future downtown construction.

Participants in the workshop felt that the overall aesthetic improvement and downtown beautification fit nicely into the revitalization process. Getting state financial assistance, planting trees, and improving the appearance of downtown buildings were all suggested as opportunities to reinvigorate the downtown area in both a social and professional sense. Concerns for landlords with deteriorating properties and lack of slum control were listed as threats.

Another direct correlation to these downtown issues is economic development and the business community. Those commenting seemed to want the opportunity for more small businesses and jobs particularly in the downtown area. In that sense, potential "big box" retailers and shopping centers were seen as threats.

Only threats were mentioned by the participants concerning the issue of crime and safety. Citizens at the workshop felt that there has been an increase in crime and the distribution of drugs. They also voiced concern over a lack of jobs and recreational facilities to keep people out of trouble. The issues surrounding crime also came up when participants were asked to comment on the adequacy of Hampstead social activities. While opportunities like senior activities were mentioned, more crime due to the lack of these types of activities was again sighted.

When discussing the politics of the area and the political environment in general, those commenting pointed to citizen involvement, intergovernmental cooperation, and available federal and state funds as opportunities. However, they listed citizen apathy, Carroll County's relationship with the State Legislature, uncooperative communities, and County and state regulation as detrimental to what needs to be done in the area.

## **C ⇔ Internal Strengths and Weaknesses**

During the third exercise of the first workshop, citizens were asked what they felt were the internal strengths and weaknesses concerning the present conditions of their community. This exercise meant to focus on the activities, policies, plans, etc., that occur inside of the





# Hampstead Community Comprehensive Plan



community and that have influence on what the community does and its quality of life. Several key or guide issues were again identified by participants.

One subject under internal strengths and weaknesses was public facilities. In their responses, participants pointed out only weaknesses regarding the issue. Inadequate property maintenance regulations, overloaded post office, and concerns for the water supply were mentioned.

When it came to commenting on the issues surrounding infrastructure and community services, those in attendance came up with both strengths and weaknesses. The area's recreational programs, fire department, and improved police department were looked at as strengths, while the lack of adequate property tax revenue and the inability to control growth were perceived as weaknesses.

Participants identified several issues related to downtown or Main Street revitalization. Those answering pointed out the following positives: the Town is striving to survive; merchants seem to be improving individual sites; and there seems to be positive support for a Main Street revival. Consequently, they also focused on weaknesses, such as inadequate local government support, the lack of local planning, and the demolition of older downtown sites.

The conditions surrounding transportation and traffic also were discussed. Most of the responses dealt with heavy traffic flow, the Bypass, and the general condition of roads in the area. However, poor parking availability and deteriorating pedestrian accommodations were also mentioned.

Only a few strengths and weaknesses identified pertained to the topics of economic development and the business climate. Very little was said about either one, although the participants did point to the strong business association as a strength for both economic development and business. The weaknesses addressed were the lack of local jobs for economic development and the visual community spirit of businesses concerning the business climate.

The participants in the workshop also commented on the issues surrounding both the political climate and the decision making of town officials. The strengths for both pointed to the proactive, involved, and responsive nature of local town officials, while the weaknesses discussed pointed to inadequate development and zoning regulation and a lack of unity among the Town Council members.

Many suggestions fell under the theme of community and community resources. The participants listed numerous strengths, such as strong religious culture, active business associations and recreational clubs, and the library. On the other hand, weaknesses like lethargic community, volunteer services, and overcrowded schools were also touched on.

Following along the same lines as community and community resources, the next couple of topics pertained to people and human resources. Some of the strengths listed under both were strong family presence and values, interested and concerned citizens, good community





# Hampstead Community Comprehensive Plan



organizations, and helpful and friendly neighbors. Meanwhile, answers like apathy and too many commuters were among the weaknesses for both.

Those participating in the workshop also discussed their thoughts on the overall quality of life in the Hampstead area. According to those in the workshop, the strengths of the Town were its convenient location, small size, and rural environment. In contrast, answers citing those things working against the Town were its lack of available land, conditions on Main Street, and the rental housing situation.

## **D ⇔ Preferred Future**

The final exercise within the first workshop asked those in attendance to visualize how they would like or prefer to see the community in the future. The object of this section was to get each member to describe what they would like their community to look like in the future if proper action was taken to change things. The majority of the participants' answers could be linked to issues pertaining to Bypass construction, traffic congestion, downtown revitalization and restoration, maintaining agricultural integrity, controlled residential growth, adequate schools, industrial and small business coexistence, and better recreational and pedestrian facilities.

As opposed to the probable future section, the preferred future exercise was more positive. Specific ideas mentioned included: uncrowded/quality schools, more local business, preserved open spaces and agricultural land, plenty of parking, pedestrian friendly, a completed Bypass, senior communities, and adequate recreational amenities.

## *2 Workshop #2*

The second workshop in the series was designed to build on the first. Using the responses given from the first workshop, a general and inclusive vision statement was drafted for the community. With this vision statement in mind, those in attendance examined each sentence of the vision statement individually during the first half of the workshop. This exercise was geared toward finding out what the participants thought each sentence meant to them in terms of what they wanted for their community.

## **A ⇔ A Closer Look at the Vision Statement**

The initial exercise in the second workshop asked those in attendance to closely examine the vision statement. Each sentence was looked at individually and the participants were asked to elaborate on what that part of the vision statement meant to him or her.

*The Hampstead community maintains its small-town and rural atmosphere.* This first sentence gathered a variety of answers. Participants stated that qualities like small businesses, rural farms and open areas, green spaces in town, caring neighbors, limited population, and preservation of existing structures should be present when they think of small-town and rural atmosphere.





# Hampstead Community Comprehensive Plan



*At the heart of the community is a vibrant, attractive, family-oriented Main Street where the majority of small businesses are concentrated.* This statement tapped into the many issues surrounding downtown revitalization. Those attending suggested ideas anywhere from attractive landscaped business signage to small parks and green spaces, variety of businesses and services, agricultural surroundings, completed Bypass, and pedestrian oriented.

*Uncongested traffic circulation options complement safe, pedestrian-oriented neighborhoods.* One of the primary concerns with regard to this statement was the Bypass issue, which was brought out in many of the workshop participants' answers. Participants felt this statement meant to them no on-street parking, better sidewalks, street lighting, and synchronized traffic signals.

*Industrial development, concentrated in appropriate areas, is aesthetically and functionally pleasing.* A number of the responses concerning industrial growth were based on aesthetic concerns. Ideas like promoting facades to fit in with the existing area, limiting building size and height, and attractive landscaped signage were all examples of what respondents envisioned for the future. Other important qualities participants seemed to want in industrial development concerned issues such as environmentally safe, only allowing light industry, and keeping away from the downtown area. There were also those who did not feel that more industrial development was part of their vision for the community. They thought more industrial development was not necessary for a small town and that it would further the existing traffic and congestion problems.

*Community facilities are adequate to meet the needs of the community.* A broad level of responses, ranging from infrastructure to recreation, were given with regard to adequate facilities. Answers like sufficient water and sewer supply and limiting housing construction were part of participants' desires for the future, along with community centers and playgrounds. Other ideas mentioned included adequate schools, an increase in fire and police protection, and more small businesses.

*Managed, residential development reflects the visual and functional needs of the community and respects its historic character.* Some of the ideas mentioned pertained to promoting good workmanship on new housing, creating distinct town boundaries, regulating rental housing, and even the promotion of infill development.

## **B ⇔ Getting Down to Specifics on Issues**

The second exercise of this workshop was geared toward soliciting more detailed direction from participants on the major issues presented in the first workshop. The issues were grouped by the comprehensive plan chapter to which they pertained. Under each comprehensive topic was a short list of major issues which needed further clarification.

*Growth Management & Land Use.* The three sub-issues presented were amount of growth, location of growth, and keeping the small-town atmosphere. Participants' suggestions toward the amount of growth were primarily to slow it down or to stop it altogether. When it came to location of growth, ideas like the segregation of business/industrial/residential, on vacant





# Hampstead Community Comprehensive Plan



lots, and in existing high-density areas were presented. Those answering also felt that the Town atmosphere should be maintained by not allowing things like additional commercial growth, residential growth, or large subdivisions.

*Transportation.* The categories given under this issue were: Bypass funding, Bypass impact, congestion, and parking. Suggestions toward funding the Bypass project pointed to possibilities such as making it a toll road or extending I-795 into Pennsylvania. The participants saw the construction of the Bypass as positive when considering the impact on the downtown area. However, it also seemed important to make it a limited-access road. Other than the Bypass, participants also suggested the modification of Main Street to increase capacity and the elimination of parking when it came to the congestion issue. A variety of answers surrounded parking with the participants suggesting off-street parking, more parking lots, more convenience, satellite parking, and shuttles.

*Community Facilities.* The issues presented under this section were: water supply, sewage capacity, community safety, funds for needed improvements, amount of growth, and rate of growth. In general, the respondents felt that additional water sources were currently needed and that future construction should be limited according to water availability. The same seemed true for sewer capacity. Several suggested a current need for another treatment plant, and others felt that construction should again be limited until such infrastructure is in place. The only comment concerning community safety stated that future development should also depend on both fire and police protection. Comments given toward the amount and the rate of growth seemed to be similar, as some participants pointed out that both should be slowed or even stopped until adequate infrastructure is in place. There were no remarks made concerning funds for needed improvements. However, specific comments were made regarding the need for additional facilities, such as ballfields, a large community park, schools, and keeping the town pool.

*Natural & Agricultural Resources.* The topics given were: open space and parks, the bog turtle, loss of farmland, and water quality and quantity. The couple of comments that came in concerning open space and park lands indicated a desire for imminent action toward both the planning and purchasing of such property for the community. Along with open space, farmland seems to be another critical preservation issue in the participants' minds, with several comments either pointing out its importance or calling for its preservation. The same could be said for the water issue, as those responding stated a need for improved quality and additional sources. Those responding to the bog turtle issue thought that it should also be handled quickly and with everyone's interest in mind.

*Economic Development.* Participants were asked to think about this in terms of job availability, small business success, and the overall quality of life. Several remarks stated a need for living-wage jobs in the area along with indirect benefits such as reducing travel and avoiding the "bedroom community" atmosphere. Other comments asked for things like a Business Manager position within the town government, use of the old elementary school, and relaxed zoning restrictions. In order for small business to succeed in the future, other participants wanted to see big retailers kept out and a more concentrated focus on small business in the downtown area. The only clear comment regarding the quality of life, other than those made





# Hampstead Community Comprehensive Plan



concerning jobs in the area, was that of continuing community programs.

*Historic Resources.* The historic character of the community, adaptive reuse of historic structures, and community appearance were the major issues for thought under this section. A couple of those commenting on the historical character of the community said that it might be too late for anything to be effectively done. Other comments suggested ideas like preserving buildings according to their time period and performing a complete historic inventory. The old train station, old elementary school, and old bank building were among the sites suggested for adaptive reuse. Of those commenting on community appearance, their recommendation included the hiring of a historic planner, reviewing the sign ordinance, and conducting a campaign to renovate properties on Main Street.

*Community Involvement.* Reactions to issues surrounding community involvement seemed to be mixed when reflecting on the relationships of and between the residents and the local officials. Both resident and public official apathy was pointed out along with a need for greater communication between the two. Additional comments made included the need for officials to look out for the local area rather than other interests, too much fighting among officials, and more desire among citizens to serve in local offices.

*Interjurisdictional Coordination & Communication.* Participants were asked to consider this subject in terms of infrastructure funding, communication, town/county relationships, and participation of local officials in the planning process. Concerning the issues presented, participant remarks stated a need for additional state funding for projects, more open and “above board” discussions and decision making, a better understanding of policies in all levels, and greater participation of officials with the public and in workshops.

*Housing & Community Design.* The final topic of this exercise was broken down in the issues of individual property appearance, maintenance of property values, rental housing, and neighborhood aesthetics. Concerning property appearance, one answer stated that appearance was essential with Main Street. Other suggestions pointed to the difficulty in mandating such values and the possibility of grant funding for improvements. Concerning property values as well as aesthetics, participants pointed to existing housing associations as the catalyst in neighborhoods and to the preservation of historic structures and commercial revitalization for the downtown area. Those commenting on rental regulation asked for the promotion of owner/business occupied buildings, re-working zoning regulations, and adopting licensing and inspection ordinances.

### 3 Workshop #4

Participants prioritized the list of potential recommendations for each plan chapter. Adoption of a growth area boundary to identify the limit to which the Town intends to grow was among the top priorities, to be strengthened by support for preservation of agricultural and resource lands surrounding the Town. Participants also thought it was important to determine the capacity and ultimate sewer system needs as a cooperative effort between the Town and the County. Communication was a high priority as well. Participants felt it was important to improve communication between the Town and County Planning Commissions, through





# Hampstead Community Comprehensive Plan



involvement of community organizations in addressing key issues, and through closely working with the State on Bypass issues. Support for activities that enhance the aesthetics of new industrial areas through landscaping and buffering requirements, run down buildings through renovation, and business areas through minimizing uses such as “big box” retail was also significant.

## 4 Workshop #5

Overall, participants did not have numerous comments or desire significant changes to the maps presented. One participant suggested that the properties that are proposed to change from the current adopted land use designation to another be mapped. They also recommended that the sewer and water capacity for the map changes be computed and areas of concern identified. Another participant asked to add a bicycle/pedestrian trail adjacent to the Bypass.

