



# Hampstead Community Comprehensive Plan



## ***Chapter 5:*** ***Plan Foundation***

### **❖Maryland's Eight Visions**

As discussed in Chapter 1, the 1992 Planning Act is based on eight visions. County and municipal plans are required to be amended so that the plans implement an established set of policies, which should be based on the Visions. Again, these visions are stated in the Act as follows:

- Vision 1: Development is concentrated in suitable areas
- Vision 2: Sensitive areas are protected
- Vision 3: In rural areas, growth is directed to existing population centers and resource areas are protected
- Vision 4: Stewardship of the Chesapeake Bay and the land is a universal ethic
- Vision 5: Conservation of resources, including a reduction in resource consumption, is practiced
- Vision 6: Economic growth is encouraged and regulatory mechanisms are streamlined
- Vision 7: Adequate public facilities and infrastructure under the control of the County or municipal corporation are available or planned in areas where growth is to occur
- Vision 8: Funding mechanisms are addressed to achieve these visions

### **❖Meeting the Eight Visions**

The 2002 *Hampstead Community Comprehensive Plan* implements the Eight Visions set forth in the Planning Act. ***Development is concentrated in suitable areas, and, in rural areas, growth is directed to existing population centers and resources areas are protected.*** The suitable areas for development in Carroll County are the Community Planning Areas, or CPA's. The CPA's are areas for which a more detailed plan (than the County Master Plan) is prepared. These areas are also usually designated to accept new growth. Public water and sewer services are generally provided here, along with other services. Most of the CPA's are centered around an incorporated municipality, which has been in existence since the turn of the century or longer, where densities are higher than in the rural areas, and which boasts historic qualities. The *Hampstead Community Comprehensive Plan* implements this relationship between the Town and the County (the *Carroll County Master Plan*) by accepting a higher density of development and providing the appropriate needed facilities and services. The success of this effort is demonstrated by the current development patterns, which show a near threefold increase in households in the Town of Hampstead and a smaller increase in households in the surrounding 8<sup>th</sup> Election District. The proposed zoning planned for the Town and study area should effect the continuance of this trend by increasing hundreds of acres of agricultural and resource conservation land and decreasing the acreage planned for residential use.

The County actively pursues the preservation of agricultural land as a basic premise on which other planning efforts are focused. Preservation of agricultural land helps to protect the





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resource lands as well as encourage growth to locate where services are available. Through the use of a Growth Area Boundary which identifies the limit to which the Town plans to grow and the area within which higher density development will occur, this plan and the agricultural and resources preservation efforts reinforce each other.

The plan also demonstrates that ***sensitive areas are protected and stewardship of the Chesapeake Bay and the land is a universal ethic***. In addition to making good use of the land through preserving agriculture and concentrating growth in designated areas, the plan suggests recommendations that can be taken to achieve the goal of preserving environmental resources. The plan includes a Natural and Agricultural Resources Element, which acts as the sensitive areas element of the plan, and identifies the sensitive areas, or “environmental resources” to be protected. Innovative and resourceful community design, participation in the Rural Legacy Program, and provision of measures to further protect the water supply are among the many recommendations the community will consider to use the land efficiently and to reduce and mitigate the impacts of development on environmental resources. These activities, as well as the previously-mentioned land preservation efforts, show that ***conservation of resources, including a reduction in resource consumption, is practiced*** in Carroll County.

Economic development is a vital part of Carroll’s economy and tax base. Therefore, the plan also addresses measures to ensure that ***economic growth is encouraged and regulatory mechanisms are streamlined***. The plan seeks to promote the protection of industrial land from preemption by commercial uses. Buffering, landscape requirements, concentration of business uses, and support for Main Street revitalization are recommendations to promote economic development within the community. The Town and County have been implementing numerous streamlining measures to make the regulatory process more efficient, more user friendly, and more effective.

The *Carroll County Master Plan* addresses the eighth vision, ***funding mechanisms have been addressed to achieve the visions***. The eighth vision is achieved through the creative use of the annual Capital Improvement Program, the Town-County Agreement, and other implementation recommendations. Allocating adequate funding for land acquisition and preservation, economic development opportunities, and revenue sharing with the County further assures the attainment of this vision.

The plan provides measures to ensure that ***adequate public facilities and infrastructure under the control of the County or municipal corporation are available or planned in areas where growth is to occur***. The County provides many of the facilities and services needed by the residents of this community. The County adopted an Adequate Public Facilities and Concurrency Management Ordinance and prepares an annual Concurrency Management Report. This program, along with the Town’s Adequate Public Facilities Ordinance, is designed to phase and time growth and public facilities through the County’s Capital Improvement Program. Planned residential growth is permitted to proceed at a rate that will not unduly strain public facilities, especially schools, roads, water and sewer facilities, and police, fire, and emergency medical services. The Town has an Adequate Public Facilities Ordinance which allows them to prevent new development from moving forward if there is not capacity available in the facilities needed to serve that development.





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## ❖ Carroll County’s Vision

Through the process of developing a county-wide master plan, the following vision statement for the County was developed and adopted.

*Carroll County offers a safe environment in which all its citizens may reside, work, shop, learn, and play. The rural character of our county is preserved through measures that protect our natural and cultural resources, minimize residential sprawl, and save farmland. Carroll County is enriched by sustainable agriculture and agribusiness as well as retention and recruitment of responsible, productive business and industry that offer family-wage jobs and employ the existing skilled workforce in the County. Adequate public facilities will be provided as Capital Improvement Program funding is available and concurrent with timed and phased development demand.*

## ❖ Carroll County’s Goals

The goals developed to help achieve the County vision address multiple aspects of the county-wide community. They are broad enough to be applicable county-wide. All of the functional and small area (detailed) plans developed within the County strive to achieve and to be consistent with these overall goals.

Goal 1 ★ Direct new development to the designated growth areas to protect and conserve agricultural and environmental resource areas, preserve open space, and provide public facilities and services efficiently and cost effectively.

Goal 2 ★ Preserve agricultural land for the production of agricultural products and promotion of related agribusiness.

Goal 3 ★ Protect, maintain, and restore, where practical, the environmental resources and natural ecosystems in the County by promoting land use practices that are in balance with, and minimize the effects on, the natural environment.

Goal 4 ★ Promote a healthy economy and additional employment opportunities by 1) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies and 2) providing land appropriately located and zoned for a variety of types and intensities of new economic development activities.

Goal 5 ★ Phase and time development at a rate consistent with the County’s ability to fund and expand community services and facilities through public and private resources.

Goal 6 ★ Ensure adequate and appropriate Capital Improvement Program and operating budgets to implement the Master Plan and provide public facilities and services.

Goal 7 ★ Provide a safe and functional transportation system which implements the land use plan while promoting access and mobility for people and goods through a network of roads, rail, transit, and non-motorized opportunities.





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Goal 8 ☆ Promote development design that is in harmony with the surrounding built and natural environments, encourages community interaction, and, in rural areas, preserves the County's rural character.

Goal 9 ☆ Preserve the County's historic, cultural, scenic, and architectural heritage.

Goal 10 ☆ Provide for a wide range of housing types, density, and affordability that is well maintained and will meet the needs of the entire community.

Goal 11 ☆ Provide a coordinated and comprehensive system of public and private parks, recreational facilities and programs, and open space that will meet the active and passive recreational needs of all citizens of the County and enhance community design, identity, and vitality.

Goal 12 ☆ Provide community educational opportunities, facilities, and resources, particularly libraries and schools, to meet the needs of a diverse population.

Goal 13 ☆ Ensure communication and coordination between the County and the municipalities on projects and issues of mutual concern. Promote interjurisdictional cooperation in planning and land use decisions.

Goal 14 ☆ Involve the community in implementing the Master Plan.

## ❖ Hampstead Community's Vision

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

The following vision statement represents what the participants in the various forms of community involvement (for this community plan update) felt to be the future that they preferred for their community. Future decisions and activities of the community will be consistent with this vision. Members of the community will strive to bring about the changes that will make this vision attainable.

*The Hampstead community maintains its small-town and rural atmosphere. At the heart of the community is a vibrant, attractive, family-oriented Main Street where most small businesses are concentrated. Uncongested traffic circulation options complement safe, pedestrian-oriented neighborhoods. Industrial development, concentrated in appropriate areas, is aesthetically and functionally pleasing. Community facilities are adequate to meet the needs of the community. Managed, residential development reflects the visual and functional needs of the community and respects its historic character.*





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## ❖ Hampstead Community's Goals

In addition to developing a unique vision statement within the community, a set of goals is also developed that are distinct to the needs of that community and that are more specific than the county-wide goals. The participants in this planning process identified the following priorities for the Hampstead community. These goals are presented by topic or category.

### *Growth Management & Land Use...*

- ◆ To concentrate development in and around the existing town
- ◆ To limit the ultimate size of the Town to maintain its small-town atmosphere
- ◆ To locate limited industrial development in appropriate designated fringe areas of the Town
- ◆ To restrict commercial development to businesses that are small in size and scale and that enhance family values and small-town atmosphere
- ◆ To create a growth area boundary that is strengthened by farmland and open space preservation

### *Transportation...*

- ◆ To complete design, engineering, and land acquisition for the Hampstead Bypass within 5 years
- ◆ To design a limited-access Hampstead Bypass that not only serves concentrated industrial development but is pedestrian-friendly as well
- ◆ To create more off-street parking opportunities in downtown Hampstead

### *Community Facilities...*

- ◆ To allow new development only when all community facilities are available or can be expanded to serve that development
- ◆ To ensure that new and existing users of community facilities pay their fair share for expansion and impacts
- ◆ To develop a community park and provide recreational opportunities for all age levels
- ◆ To enhance the feeling of public and personal safety

### *Natural Resources...*

- ◆ To strive for outcomes in environmental protection that provide a benefit to all stakeholders
- ◆ To support farmland preservation and creation of open space

### *Economic Development...*

- ◆ To foster small business success
- ◆ To focus economic development efforts on businesses that provide high-quality local jobs, that are environmentally sound, and that are clean and attractive
- ◆ To allow commercial and industrial development that contributes to community character and is acceptable to its residents

### *Historic Resources...*

- ◆ To promote activities that improve the appearance of the community
- ◆ To help protect the historic character of the community through adaptive reuse and through an architectural style of new development that is historically consistent





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- ◆ To work with property owners to preserve and/or restore as many historic structures and sites as possible

### *Community Involvement...*

- ◆ To improve resident awareness of the comprehensive plans, community decisions, and the impacts of each
- ◆ To increase public participation in government processes
- ◆ To attract quality elected and appointed officials who promote projects that benefit the greater good of the community

### *Interjurisdictional Coordination & Communication...*

- ◆ To improve communication and coordination between the towns, county, and state
- ◆ To increase partnering with other government bodies on local community projects

### *Housing & Community Design...*

- ◆ To encourage efforts to maintain the quality and appearance of individual properties to help retain property values
- ◆ To achieve features in new construction and development in the Town that mimic traditional town amenities and design
- ◆ To create usable and friendly public spaces that enhance the small-town atmosphere and foster a neighborly community
- ◆ To create pedestrian links that connect neighborhoods with each other, the downtown, and other major features
- ◆ To integrate housing opportunities to meet the needs of the young and elderly population

To accomplish these goals, the community should be aware of what they are, especially those people in decision-making positions. Decisions and policies should reflect the desire to accomplish these goals. Activities should not be pursued that contradict the goals. A community comprehensive plan does not merely involve elected and appointed officials. All community leaders and residents need to be committed to accomplishing the goals for the plan to be successful.

## **❖Major Concepts & Intended Accomplishments**

This plan attempts to establish a Growth Area Boundary (GAB) for the Hampstead community. This GAB identifies properties which the Town intends to annex at some point in the future. It also creates a limit to which more intense land uses or development will extend, reinforced by the promotion of efforts to preserve land outside of that GAB through agricultural land preservation, the Rural Legacy Program, use of less intense zoning districts, and other means available. Areas that fall within the GAB but not within the town limits will be rezoned to match the land use designation shown on the map when the property is annexed rather than with the adoption of this plan. The Community Planning Area (CPA) is the area within the GAB.

Transportation issues are addressed through the support of the Hampstead Bypass and the additional streets, which together are intended to provide traffic congestion relief and increase





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traffic circulation options. The plan promotes the connection of neighborhoods with each other, the downtown, and other major features.

A community park is planned that would serve not just the Hampstead community but northwest Carroll County and the surrounding area as well and provide some amenities that are currently unavailable. This park would be located close to the downtown and would be connected to it and the surrounding neighborhoods by bicycle and pedestrian trails and walkways. The northern end of the community will be connected to the downtown area by the addition of a trail terminating at North Carroll Middle School.

