

## **9. IMPLEMENTATION MECHANISMS**

### **9.1 Introduction**

The Comprehensive Plan reflects visions, goals, objectives, and matters of importance to the citizens and officials who represent the Town of Manchester and the unincorporated environs in Carroll County. Recognizing the unique relationship that exists between the Town and Carroll County, the Plan requires a commitment on the part of the County and Town governments for full implementation. The resolve which all parties bring to the task of implementing the Plan will determine its achievement.

**Implementation must necessarily occur over time, be a continuing process, and most importantly, be based on a sound knowledge of the Plan itself. In order for decisions to be consistent with this Plan, it must be available to and used by all parties involved in the area's growth and development - the County and Town Planning Commissions, the Town Council, the County Commissioners, their management staffs, the private sector, and the general public. Steps involved in the implementation of the Plan include:**

- \* Continuous implementation of both Town and County Zoning Ordinances and Subdivision Regulations
- \* Constructing improvements for the Manchester Community Planning Area which are detailed in the Carroll County Water and Sewerage Master Plan, as amended
- \* Funding of necessary public services, including but not limited to, public water and sewerage, roads, education, parks and recreation, police protection and emergency services.
- \* Constructing the Major Street Plan, including the Manchester Bypass
- \* Developing and instituting a Water Resources Protection Program that all responsible citizens can contribute to and participate in
- \* Acquiring additional land for public purposes through dedication, gift or purchase
- \* Citizen engagement in civic projects that further enhance and utilize the many fine assets and attributes that distinguish Manchester among the great towns of Carroll County

### **9.2 Capital Improvement Programming**

The term "capital improvement" as used here refers to any physical public improvement such as the acquisition of land or the construction of buildings, roads, parks, libraries, emergency service centers, detention centers, police facilities, and wastewater treatment plants.

Capital improvements as may be identified in this Plan can be implemented only by inclusion in the State, County, or Town annual capital budgets. In the case of the County, any applicable proposed capital projects contained in this Plan, if not already included, will need to be scheduled and arranged for financing within the on-going six-year capital program, following the Plan's adoption. In the case of the Town, a similar process will need to occur. The separate budgets of the Town and County, together with funding of State capital projects within the planning area or available State and/or Federal

cost-sharing on local projects, will enable the capital projects identified to be implemented according to the Plan.

The cost of certain segments of planned major streets may be shared or assumed totally by the County, as is the case with the on-going Major Street Plan - Alignment/Stream Crossings Project included in the County's Capital Improvement Program (CIP). The CIP is reviewed and updated annually.

### **9.3 Public Land Acquisition and Land Banking**

This Plan identifies lands and facilities needed for various public purposes in both the short and long run. Land acquisition projects will require funding within capital improvement budgets of the Town, County and State governments.

Land required for a future elementary school and high school has been acquired according to the Plan. Well sites and water recharge areas, planned road rights-of-way, additional park and recreation areas, and other public community facilities remain to be accomplished. These needs are capital projects and investments and involve land acquisition. When future land needs are not secured in advance, they may not be available or may be lost when the actual need arises. As indicated previously, such land may be secured by purchase, gift, easement, reservation or other means which would preclude untimely misappropriation to other uses. This is the very essence of intelligent community and fiscal planning, be it by the Town, County, or State. Therefore, this Plan calls for the "land banking", or securing of needed land resources in advance of actual need at every possible opportunity, so as to avoid preemption by other development.

### **9.4 1997 Comprehensive Rezoning Amendments**

The Land Use Plan map portrays the location of the planned land use categories. The Land Use Plan is implemented by the Carroll County Zoning Ordinance and Town of Manchester Zoning Ordinance and corresponding zoning maps. These maps were amended concurrently with the adoption of the Plan to be in accordance with the Plan. However, while the Land Use Plan map serves as a basis for the zoning maps, the Land Use Plan map cannot be used to determine exact dimensions, precise acreages, or the exact location of physical features in determining zoning district boundary lines. Individual zoning section maps must be used to articulate the location of zoning district boundary lines.

### **9.5 Town/County Agreement**

Annually, since 1977, the County Commissioners and the Town of Manchester have entered into an agreement whereby the County allocates funds to each incorporated Town and both the Town and County agree to coordinate their planning and other governmental functions. The agreement provides for cooperative referral by each jurisdiction to the other for review of subdivision plans, master plans or revisions to master plans, annexation petitions and rezoning petitions. The County Commissioners distribute funds annually to the Town of Manchester upon annual execution of the agreement. The joint development and adoption of the Comprehensive Plan and amendments thereto is one result and example of these efforts by the Town and County to coordinate their efforts and the best interests of the community.

## **9.6 Water and Sewerage Master Plan**

The limits of the planned service areas for both public water and sewerage were modified by this Plan. Adoption of this Plan results in the concurrent revision to the Carroll County Water and Sewerage Master Plan maps so the plans are consistent.

The County's Water Resources Protection Program is an on-going project. The program includes identifying the location and extent of the water resources, the well-head protection program, and the development of water resource protection standards. When the protection standards are finalized, adoption by both the County and the Town would serve to meet several objectives of this Plan.

## **9.7 Future Corporate Limits**

Higher density residential development is generally located within the public water and sewer service areas. Public water and sewer service is required to develop at the densities approaching the maximum allowed by the Town or County Zoning Ordinances. Since annexation is required in order for the Town of Manchester to extend public water or sewer service to areas outside the Town limits, the planned water and sewer service area boundaries will serve, in effect, as future corporate limits for the Town of Manchester. Procedures to guide the annexation of these areas are governed by existing State law (Article 23A, Subsections 9C and 19 of the Annotated Code).

## **9.8 Major Street Plan**

The Major Street Plan for Manchester first adopted in 1968, has been amended over time. The 1997 revisions and amendments to the Major Street Plan are occurring concurrently with and as part of the adoption of the 1997 Comprehensive Plan revision. Implementation of the Major Street Plan will entail coordination between the County and the Town Planning Commissions, as well as the County Commissioners, the Mayor and Town Council, the State Highway Administration, and the Baltimore Metropolitan Council. As previously indicated, the Manchester Bypass to relocate MD Route 30 around the edge of Town is of major importance to the future of the Manchester community. Future County and Town streets are important links in the overall road network and seeing to their construction is of prime importance through both the regulatory process and the Capital Improvement Program.

## **9.9 State, County and Town Bond Authorization**

A major source of revenue for financing capital improvements projects is through the sale of bonds. This means of financing is typically utilized on larger, more extensive capital projects, such as school construction, highway projects or water and sewer systems. Authority to float bonds is typically provided through legislation. Having the authority and ability to borrow money at a reasonable cost, as well as finance capital improvements, is the means by which most public improvements are implemented.

## **9.10 Subdivision Regulations**

No revisions to the Carroll County or Town of Manchester Subdivision Regulations are necessary as a result of this Plan. However, the County and Town Planning Commissions, through the

subdivision review process, can protect officially planned streets, school sites, and sites for other essential facilities.

### **9.11 Subdivision and Site Plan Review**

Within the County or the Town, the division of any tract or parcel of land into three (3) or more lots, or any division of land involving a planned public project, are subject to review as a major subdivision. The creation of less than three (3) lots within the County or the Town is subject to review as a Minor Subdivision. All applications for permitted or conditional uses in any Industrial, Business, or Office Park zone in the County or Town are subject to a site plan review.

Subdivision plans and site plans must meet all pertinent Federal, State, and local (County or Town) regulations. The County and, where applicable, other appropriate agencies will review all plans within the County's jurisdiction to ensure compliance with all elements of the Comprehensive Plan. A copy of the County's Development Handbook may be obtained at the Bureau of Development Review. In addition, the Bureau of Development Review coordinates the technical reviews of all subdivision plans and site plans within the Town. These reviews are performed by the County and other appropriate agencies for recommendation to the Town Planning Commission. A copy of the Town and County Plan Review and Record Plat processing procedures may be obtained at the County Bureau of Development Review or at the Town Hall. In either case, final review and approval authority lies with the respective planning commissions.

All construction involving public water and sewer, storm water management facilities, and roads that will become County or State facilities when construction is completed, are covered by public works agreements with surety posted by the developer.

The County Bureau of Permits and Inspections is responsible for ensuring that actual construction is in compliance with the approved subdivision plat or site plan. A signed mylar reproduction of the approved subdivision plat or site plan is retained on file in the County Bureau of Development Review.

### **9.12 Adequate Public Facilities Certification**

Currently, both the County and the Town have the authority to defer approval of subdivision plats if public facilities are determined to be inadequate or will be made so by the proposed development. The County (Section 5.03.d) and the Town (Section 10.01) derive this authority from Article 66B of the Annotated Code of Maryland. Pursuant to Article 66B, the Town enacted an Adequate Public Facilities Ordinance (Ordinance Number 17 added March 11, 1980), which is found in Article VI, Section 89-19 of the Manchester Code. This was amended by Ordinance 59, effective March 6, 1989.

Prior to the approval of a final subdivision plat, the County and Town Planning Commissions require that certification of the adequacy of public facilities be given by the agencies having jurisdiction over them. Failure to certify adequacy may be used as a basis for disapproval of the plat. The County's conditions also apply to preliminary subdivision plans.

The public facilities requiring certification for adequacy may include, but are not limited to, the following:

- \* Schools
- \* Public water and sewerage facilities
- \* Police protection
- \* Roads
- \* Traffic control devices
- \* Storm drain facilities
- \* Emergency service facilities
- \* Health care facilities
- \* Solid waste disposal facilities

### **9.13 Public Display of the Plan**

To promote an awareness of the Plan when decisions are being made by the public and private sectors, the Comprehensive Plan (both text and map) are available to the public. The text and map of the Plan are kept in both Town and County offices, which act as official repositories. Equally as important, the Plan map and text need to be up and in full view and readily available at the locations where people will make decisions that will effect the Manchester Community Planning Area.

### **9.14 Updating the Plan**

The 1997 Plan update with revisions and amendments to the 1991 Plan, will be reviewed as determined necessary and as required by Article 66B to keep the Plan current and viable. The review process is and must be regarded as a “means to an end”, and not as an end in itself.