

# MANCHESTER & ENVIRONS COMPREHENSIVE PLAN

## PLAN HIGHLIGHTS

### Preface

The Comprehensive Plan for Manchester and Environs, as amended, is the blueprint guiding the growth of the community into the next century. The Plan seeks to accomplish coordinated, orderly, and harmonious development of the Town and its immediate environs, while serving the community's present and future needs in an efficient and well-planned manner. It is concerned with public health, safety, and the general quality of life of the community. It is also particularly concerned with retention of Manchester's historic small town identity and its rural environs. The Plan consists of various elements: land use (including environmental resource protection), transportation, and community facilities (i.e. public water and sewer facilities, schools, parks and recreational facilities, police and emergency services, library services, and solid waste disposal). Most of these elements are graphically shown in detail and in color on the Comprehensive Plan Map for Manchester and Environs (located in the pocket at the back of the text).

The Town and County zoning ordinances including the official zoning maps, the subdivision regulations, the site plan review requirements and development review process of the County and Town Planning Commissions, the Carroll County Water and Sewer Master Plan, the Major Street Plan, and the State, County, and Town capital improvement programs are all needed to help implement the Plan; as is the private sector, which builds the physical community, and, very importantly, civic-minded citizens and dedicated public servants.

The geographic area covered by this Plan and referred to as the Manchester "Community Planning Area" (CPA) is located within the CPA boundary detailed on the Comprehensive Plan Map. It encompasses the Town of Manchester and an adjoining unincorporated environs around the current Town limits.

### General

- \* The 1997 Plan revision represents **a significant decrease** in projected population from the 1991 Plan; projected Town population at ultimate build-out **based on the 1997 Plan revision** is estimated to be about 6,000 which includes yet to be annexed areas planned for water and/or sewer service. This would represent 86% of the population in the CPA. Beyond planned service areas in the remaining unincorporated environs of the CPA, an additional 1,000 people could be expected at build-out and represent 14% of the CPA. The total of 7,000 is nearly 4,000 less than the estimated build-out of the 1991 Plan. The primary reason for this estimated decrease is the planned .5 mgd (million gallons daily) limit for the wastewater treatment facilities and the necessary land use designation revisions as a result.
- The Community Planning Area (CPA) contains an area of nearly 5.5 square miles or **3,480** acres, of which 36% or about two (2) square miles or 1,256 acres are currently in Town. The balance 2,223 acres (64%) or 3.5 square miles of the CPA is currently unincorporated. If all areas planned on the 1997 Plan for public water and/or sewer are annexed and served, the incorporated Town would reach 1,758 acres or 2.7 square miles in size and represent 50% of the CPA.

- \* The Town population of 2,810 as of the 1990 U.S. Census, was a 53% increase over the 1980 population of 1,830, an average annual increase of 5.3% for the decade. Manchester's population as of July 1997 is estimated at 3,120 by the County Planning Department and for the year 2000 is projected to be about 3,300. The increase for the 1990's will be about 17.5% or an annual average of 1.8% AND far less than the previous decade.
- \* This Plan necessarily reflects the influence of natural attributes and limitations such as topography, soils, water resources, and floodplains. It also reflects existing physical and financial limitations and constraints on the public water system and sewerage system.

### **Land Use Plan**

- \* Adds two new land use designations: “**Office Park**” and “**Low Density Residential**” for areas within Town limits. Corresponding zoning classifications of O.P. Office Park District and R-40,000 Residential District along with the District regulations therefore are recommended to implement these designations.
- \* Eliminates the Industrial Designation in the Maple Grove Road area southeast of Town due to the inability to extend public water and sewer service to this area, and eliminates this designation within the Town in favor of the new Office Park designation given practical constraints for industrial type uses within the corporate limits.
- \* Reduces and lowers residential density by re-designating land use designations where necessary or appropriate to reflect the changes in planned sewer service areas, and to reduce potential demands sewage (flows) given limited wastewater treatment capacity.
- \* Extends the edge of Agricultural Designation “townward” on the east and southeast side of Town consistent with revised planned public water and sewer service areas and existing land use compatibility.

### **Transportation Plan**

- \* Adjusts and refines the location of a segment of the planned road corridor to the east of Town for the Manchester Bypass (MD Route 30 Relocated), as shown on the Plan map, based on most recent S.H.A. studies
- \* Amends the Major Street Plan to:
  - A) Adjusts the re-alignment of Fridinger Mill Road (western terminus)
  - B) Deletes a collector street between Millers Station Road and MD Route 30
  - C) Deletes the re-alignment of Millers Station Road as a result of B) above
  - D) Adjusts the southern terminus of a collector street beginning at Lineboro Road

### **Community Facilities Plan**

- \* Revises and downsizes the planned public water and sewer service areas in scale with the .5 mgd capacity of the Wastewater Treatment Facility in lieu of the previously contemplated facility expansion of the 1991 Plan which called for doubling the facility capacity to 1.0 mgd.
- \* Anticipates future increase in public sewer demand to **about .5 mgd** at ultimate build-out of the planned sewer service area with development in accordance with this revised Plan. Both the future elementary school and high school sites necessarily remain in the planned service areas for public water and sewer.
- \* Deletes the identification of additional land for future expansion of the spray irrigation fields, that were previously required in order to enlarge the Wastewater Treatment Spray irrigation system to handle 1.0 mgd.

### **Environmental Resources Protection Plan**

- \* Recently adopted (1997) as a separate element of the Comprehensive Plan for Manchester and Environs by both the Town and County, this adopted document, required by Article 66B, is made a part of this Plan by reference. (For information and details, refer to the adopted Environmental Resources Protection Element.)