

Measures of Development Activity

Development activity can be tracked at many stages of the development process: plans submitted, plans approved, plats recorded, site plan mylars signed, building permits issued, and use and occupancy permits issued. This section of the report focuses primarily on the number of residential units on building permits issued and the number of residential units on plans approved. In FY 10 there were 240 residential units on all building permits issued [Table 1]. There were 247 new residential units on recorded subdivision plans, approved residential site plans, and approved off-conveyance applications [Table 2]. Both measures have increased from FY 09, which had the lowest numbers for the six-year reporting period. As Table 1 indicates, the 6-year average for residential units permitted is 489. This is well below the goal stated in Chapter 71 of no more than an average of 6,000 units permitted over any given 6-year period.

PART I: MEASURES OF DEVELOPMENT ACTIVITY

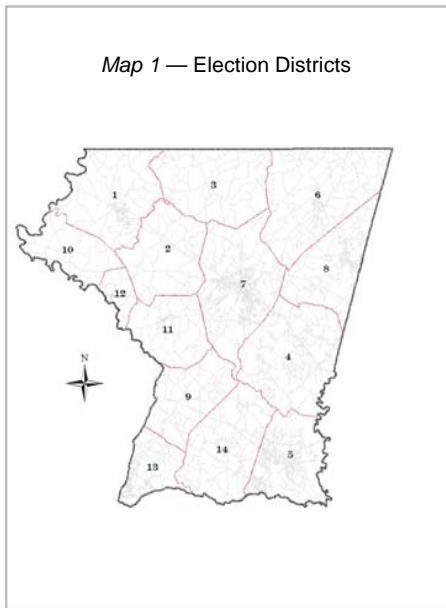
<i>Election District</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>FY 09</i>	<i>FY 10</i>	<i>Total</i>	<i>6-Year Average</i>
1 - Taneytown	7	6	7	5	0	0	25	4
2 - Uniontown	19	9	11	6	6	3	54	9
3 - Myers	15	11	8	3	1	2	40	7
4 - Woolerys	86	76	37	26	11	21	257	43
5 - Freedom	83	85	11	22	23	54	278	46
6 - Manchester	35	40	23	13	5	6	122	20
7 - Westminster	235	42	24	12	20	25	358	60
8 - Hampstead	18	25	6	12	7	5	73	12
9 - Franklin	37	22	16	7	3	4	89	15
10 - Middleburg	4	5	1	2	0	1	13	2
11 - New Windsor	6	12	7	1	0	2	28	5
12 - Union Bridge	4	5	0	0	0	1	10	2
13 - Mount Airy	28	18	5	5	0	3	59	10
14 - Berrett	49	55	21	17	10	4	156	26
Total Unincorporated	626	411	177	131	86	131	1,562	260
Municipality								
Taneytown City	108	157	88	34	16	5	408	68
Sykesville Town	3	3	0	2	0	8	16	3
Manchester Town	57	19	25	47	38	33	219	37
Westminster City	174	83	39	29	13	34	372	62
Hampstead Town	8	45	0	1	1	2	57	10
Mount Airy Town	90	82	50	19	26	26	293	49
New Windsor Town	0	0	0	4	3	0	7	1
Union Bridge Town	0	0	0	1	0	1	72	0
Total Incorporated	440	389	202	137	97	109	1,374	229
County Total	1,066	800	379	268	183	240	2,936	489

Table 1
NUMBER OF BUILDING PERMITS ISSUED -
RESIDENTIAL UNITS

PART I: MEASURES OF DEVELOPMENT ACTIVITY

*Table 2
NUMBER OF NEW RESIDENTIAL UNITS ON
RECORDED SUBDIVISION PLANS,
APPROVED SITE PLANS, AND APPROVED
OFF-CONVEYANCE APPLICATIONS*

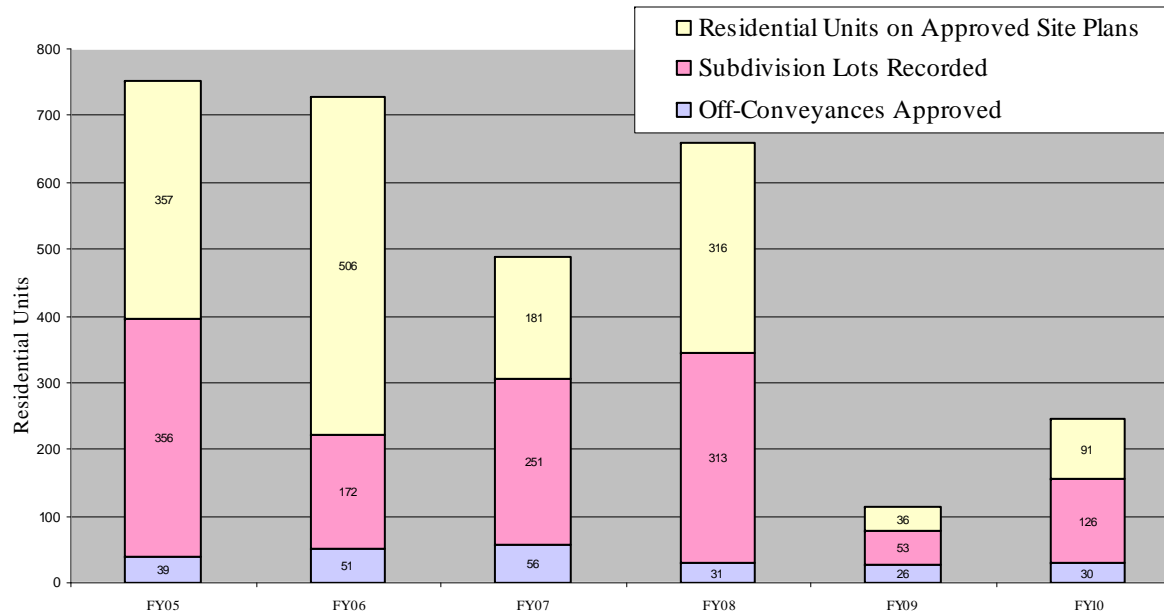
<i>Election District</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>FY 09</i>	<i>FY 10</i>	<i>Total</i>
1 – Taneytown	4	511	66	1	4	4	590
2 – Uniontown	8	7	3	10	5	2	35
3 – Myers	12	14	11	8	5	5	55
4 – Woolerys	2	8	38	62	10	26	146
5 – Freedom	36	0	9	256	41	33	375
6 – Manchester	8	127	128	77	14	12	366
7 – Westminster	374	32	115	66	11	131	729
8 – Hampstead	128	5	6	14	6	8	167
9 – Franklin	18	12	5	8	11	9	63
10 – Middleburg	6	4	7	3	1	3	24
11 – New Windsor	2	0	87	8	4	4	105
12 – Union Bridge	0	3	1	2	0	0	6
13 – Mount Airy	110	1	0	136	1	0	248
14 – Berrett	44	5	12	9	2	10	82
TOTALS	752	729	488	660	115	247	2,991



The figures in Table 2 are totals of the residential units on recorded subdivision plans, approved residential site plans, and approved off-conveyance applications. Developments in the municipalities are included. The units reflected in Table 2 are eligible for building permits.

In Carroll County there are three types of residential development plan: off-conveyance, subdivision, and site plan. On the following page, Chart 1 shows the amount that each type of plan contributed to the totals shown in Table 2. In most years recorded subdivisions create more potential new dwelling units than either off-conveyances or site plans. In FY 08, the high proportion of units from site plans is due to the final approval of Carrolltowne 4B, a multi-family development consisting of 254 units.

PART I: MEASURES OF DEVELOPMENT ACTIVITY



*Chart 1
RESIDENTIAL UNITS ON RECORDED
SUBDIVISION PLANS, APPROVED SITE
PLANS, AND APPROVED OFF-CONVEYANCE
APPLICATIONS*

Table 3 provides information about each type of plan. The tables on the following pages provide the numbers of residential units or lots on approved plans of each type. These components add up to the totals shown in Table 2.

	Off-Conveyance	Subdivision	Site Plan
Purpose	To divide one or more lot(s) from a larger parcel.	To divide one or more lot(s) from a larger parcel.	To develop a site for uses such as apartments, assisted living facilities, and age-restricted housing.
Approval by	Staff	Planning and Zoning Commission	Planning and Zoning Commission
Recorded as	A metes and bounds description in a deed	A subdivision plat	Not recorded

*Table 3
THREE TYPES OF DEVELOPMENT PLAN*

Off-Conveyances

Off-conveyances are the first two divisions from a parcel that existed as of April 23, 1963. Parcels or lots created since that date are not eligible for off-conveyances. Countywide, there is a finite number of lots that can be created through the off-conveyance process. Off-conveyances are usually proposed as residential building lots.

Table 4 shows the number of off-conveyances approved by staff in the past six fiscal years. Once approved, the off-conveyances must be recorded within six months or the approval expires.

Table 4
OFF-CONVEYANCES APPROVED FY 05 - FY 10

<i>Election District</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>FY 09</i>	<i>FY 10</i>	<i>Total</i>
1 – Taneytown	2	5	2	1	0	2	12
2 – Uniontown	4	2	3	4	4	0	17
3 – Myers	3	5	5	2	4	2	21
4 – Woolerys	2	8	1	3	7	5	26
5 – Freedom	0	0	8	0	1	3	12
6 – Manchester	8	10	10	2	3	4	37
7 – Westminster	3	3	5	4	1	1	17
8 – Hampstead	4	5	5	3	1	2	20
9 – Franklin	3	3	4	3	2	4	19
10 – Middleburg	1	2	2	1	0	3	9
11 – New Windsor	2	0	4	5	2	2	15
12 – Union Bridge	0	3	1	0	0	0	4
13 – Mount Airy	1	0	0	0	1	0	2
14 – Berrett	6	5	6	3	0	2	22
County Total	39	51	56	31	26	30	233

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Subdivisions

In the unincorporated areas of the County there are two types of subdivision: minor and major. Minor subdivisions create any or all of the first three lots taken from a parent parcel. Minor subdivisions in the Agricultural Zoning District are not subject to Concurrency Management. Minor subdivisions in all other zoning districts are subject to Concurrency Management. Major subdivisions create the fourth and all subsequent lots taken from a parent parcel. All major subdivisions are subject to Concurrency Management.

The municipalities also approve subdivisions. Municipal plans are not subject to the County’s Concurrency Management. The number of recorded lots, including lots on municipal plans, is shown in the following table. In FY 10, 63 of the 126 recorded subdivision lots were in the City of Westminster. In FY 09, only one recorded subdivision lot was in a municipality.

<i>Election District</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>FY 09</i>	<i>FY 10</i>	<i>Totals</i>
1 – Taneytown	2	0	64	0	4	2	72
2 – Uniontown	4	5	0	6	1	2	18
3 – Myers	9	9	6	6	1	3	34
4 – Woolerys	0	0	33	59	3	21	116
5 – Freedom	36	0	1	2	12	9	60
6 – Manchester	0	117	118	13	11	8	267
7 – Westminster	99	29	20	62	6	65	281
8 – Hampstead	39	0	1	11	1	6	58
9 – Franklin	15	9	1	5	9	0	39
10 – Middleburg	5	2	5	2	1	0	15
11 – New Windsor	0	0	0	3	2	2	7
12 – Union Bridge	0	0	0	2	0	0	2
13 – Mount Airy	109	1	0	136	0	0	246
14 – Berrett	38	0	2	6	2	8	56
County Totals	356	172	251	313	53	126	1,271

*Table 5
RESIDENTIAL LOTS ON RECORDED
SUBDIVISIONS FY 05 – FY 10*

PART I: MEASURES OF DEVELOPMENT ACTIVITY

Site Plans

Site plans do not involve the division of property. Most site plans are for commercial or industrial development and, as non-residential development, are not subject to Concurrency Management. Residential site plans can be for assisted living facilities, age-restricted independent living units, nursing homes, condominiums, and apartments. Equivalent Dwelling Units (EDU) are calculated for multi-unit residential development that does not contain complete dwelling units. One EDU is calculated for the first 8 occupants and an additional EDU is added for every 3 occupants thereafter. Municipal projects are not subject to the County’s Concurrency Management. For both FY 09 and FY 10, there were no residential site plans approved by the municipalities.

*Table 6
RESIDENTIAL UNITS ON APPROVED
SITE PLANS FY 05 – FY 10*

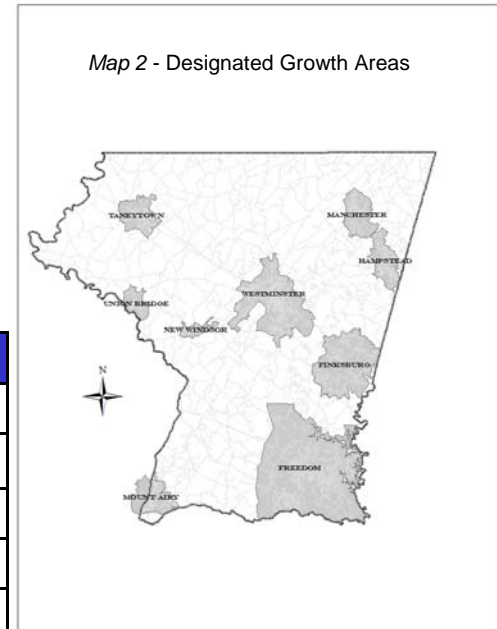
<i>Election District</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>FY 09</i>	<i>FY 10</i>	<i>Total</i>
1 – Taneytown	0	506	0	0	0	0	506
2 – Uniontown	0	0	0	0	0	0	0
3 – Myers	0	0	0	0	0	0	0
4 – Woolerys	0	0	4	0	0	0	4
5 – Freedom	0	0	0	254	28	21	303
6 – Manchester	0	0	0	62	0	0	62
7 – Westminster	272	0	90	0	4	65	431
8 – Hampstead	85	0	0	0	4	0	89
9 – Franklin	0	0	0	0	0	5	5
10 – Middleburg	0	0	0	0	0	0	0
11 – New Windsor	0	0	83	0	0	0	83
12 – Union Bridge	0	0	0	0	0	0	0
13 – Mount Airy	0	0	0	0	0	0	0
14 – Berrett	0	0	4	0	0	0	4
County Totals	357	506	181	316	36	91	1,487

The figures in Table 6 differ in some cases from the figures in the same table in the FY 07 report. The difference is due to a clarification in defining when a site plan has received final approval.

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Designated Growth Areas

Designated Growth Areas (DGA) are planned growth areas identified in adopted comprehensive plans. In most cases they represent the growth of an existing town or city. The Finksburg DGA is a growth area without a municipality. The Freedom DGA includes the incorporated town of Sykesville and the Eldersburg area. A comprehensive plan exists for each DGA. The following tables show the development data by DGA, whereas the tables on the preceding pages show the development data by Election District. Table 7 shows the number of building permits issued for residential units by DGA. In FY 10, 85% of the residential building permits issued were inside the DGAs.



<i>DGA</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>FY 09</i>	<i>FY 10</i>
1 - Union Bridge	0	1	3	1	0	1
2 - New Windsor	1	2	1	4	3	0
3 - Taneytown	107	157	89	35	16	5
4 - Mt. Airy	91	87	54	24	26	26
5 - Hampstead	12	53	4	7	3	5
6 - Manchester	59	23	26	51	38	35
7 - Westminster	382	114	61	43	34	67
8 - Finksburg	34	37	17	11	3	2
9 - Freedom	112	137	21	33	30	63
Total in DGAs	798	611	276	209	153	204
Total Outside DGAs	269	217	107	59	30	36
County Total	1,067	828	383	268	183	240

*Table 7
NUMBER OF BUILDING PERMITS ISSUED -
RESIDENTIAL UNITS BROKEN OUT BY DGA*

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*Table 8
NUMBER OF NEW RESIDENTIAL UNITS
ON RECORDED SUBDIVISION PLANS,
APPROVED SITE PLANS, AND APPROVED
OFF-CONVEYANCE APPLICATIONS BY
DGA*

<i>DGA</i>	<i>FY 05</i>	<i>FY 06</i>	<i>FY 07</i>	<i>FY 08</i>	<i>FY 09</i>	<i>FY 10</i>	<i>TOTAL</i>
Finksburg	0	8	0	58	4	3	73
Freedom	66	0	14	258	39	33	410
Hampstead	125	0	1	0	4	0	130
Manchester	0	117	122	62	1	3	305
Mount Airy	109	0	0	135	0	0	244
New Windsor	0	0	84	2	0	0	86
Taneytown	2	508	64	0	2	1	577
Union Bridge	0	3	0	0	0	0	3
Westminster	371	31	145	54	7	128	736
TOTAL DGA's	673	667	430	569	57	168	2,564
Remainder of County	79	62	58	91	58	79	427
TOTAL	752	729	488	660	115	247	2,991

As shown in Table 8 and Chart 2, FY 09 was the only year within the six-year reporting period where the number of residential units on recorded subdivision plans, approved site plans, and approved off-conveyance applications within the DGAs was nearly the same as outside the DGAs.

*Chart 2
RECORDED/APPROVED UNITS BY
LOCATION INSIDE A DGA VERSUS
LOCATION OUTSIDE A DGA*

