

Fall 2008 Amendment Cycle

Carroll County Master Plan for Water and Sewerage

Staff Report

Amendment #3: New Windsor Agricultural Easement Properties

REQUEST: Reclassify two properties of approximately 96 acres from Priority Water and Future Sewer service areas (W-3 & S-5) to No Planned Service Area (W-7 & S-7) on the New Windsor Water and Sewer Service Area Maps (Maps W-7 & S-7).

LOCATION: The subject area is bounded on either side by MD 31, MD 852 and Wakefield Valley Road.

STAFF ANALYSIS: These properties are agricultural easement properties under the Maryland Agricultural Land Preservation Foundation (Easements 350 and 351). The two parcels have been removed from the New Windsor Growth Area and now lie outside of the New Windsor Growth Area Boundary. The two properties have development rights that potentially could result in seven houses, which could generate an estimated 1,750 gallons of water demand and 1,750 gallons of sewer demand per day. The properties are zoned Agricultural and total 96 acres. The change in the Growth Area Boundary was approved by the New Windsor Planning Commission in June 2007 and was adopted by the Mayor and Town Council in July 2007 as part of the 2007 New Windsor Comprehensive Plan. The New Windsor Planning Commission approved to certify that this amendment is consistent with the New Windsor Comprehensive Plan on July 19, 2008.

STAFF RECOMMENDATIONS: Staff recommends the approval of the map amendment to the New Windsor Water and Sewer Service Area Maps (Maps W-7 & S-7) and asks that the Carroll County Planning and Zoning Commission approve to certify that this amendment is consistent with the County Master Plan.