

Fall 2008 Amendment Cycle

Carroll County Master Plan for Water and Sewerage

Staff Report

Amendment #4: Liberty Road Crossing Multi-Use Systems

REQUEST: Add to the *Carroll County Water and Sewerage Master Plan* a new Multi-Use Water Supply System and Multi-Use Sewerage System in the Priority Planning category that will serve the proposed planned business center known as Liberty Road Crossing.

LOCATION: This property is on the south side of MD 26, approximately 150 feet east of MD 27.

STAFF ANALYSIS: The 7.43- acre property is being developed as a new planned business center. The Liberty Road Crossing development project (County File No. S-05-038) is not within any planned service area for public water or sewer service. Water and sewer demand for this business center is projected to average of 4,700 gallons per day (gpd) for each system. Given that this demand is near the 5,000 gpd limit that the State uses to define an onsite system as “multi-use”, and with the encouragement of the Carroll County Health Department, the developer has requested this amendment to ensure compliance with the Master Plan for Water and Sewerage.

STAFF RECOMMENDATIONS: Staff recommends approval of the text amendments to the Projected Water Supply Demands and Planned Capacity Chart (Table 2) and the Projected Sewer Supply Demands and Planned Capacity Chart (Table 6). We ask that the Carroll County Planning and Zoning Commission approve to certify that this amendment is consistent with the County Master Plan.