

ORDINANCE NO. 10- 02

**AN ORDINANCE APPROVING AND ADOPTING THE MYERSVILLE  
COMPREHENSIVE PLAN, PLAN MAP AND COMPREHENSIVE ZONING MAP, AS  
REVISED,**

**Whereas**, the current Comprehensive Plan for the Town of Myersville was adopted and approved in 2004; and

**Whereas**, the Mayor and Council of the Town of Myersville authorized the Myersville Planning Commission to revise and update the Comprehensive Plan; and

**Whereas**, pursuant to the provisions and procedures of Article 66B, Section 3.01 et seq., Annotated Code of Maryland, the Planning Commission duly advertised and conducted public hearings and work sessions to consider revisions to the Myersville Comprehensive Plan; and

**Whereas**, the Myersville Planning Commission approved and recommended for adoption on the 1<sup>st</sup> day of **December, 2009**, the Myersville Comprehensive Plan Text and Comprehensive Maps, all of which are attached hereto and incorporated by reference herein; and

**Whereas**, the bulk of the Myersville Comprehensive Plan Text and Comprehensive Maps were reviewed during a duly advertised Public Hearing on the 12<sup>th</sup> day of **January, 2010**; and

**Whereas**, the Mayor and Council of the Town of Myersville approved and recommended the entirety of the Myersville Comprehensive Plan Text and Maps for adoption on the 9<sup>th</sup> day of March, 2010.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MYERSVILLE, MARYLAND**, pursuant to Article 66B, Section 3.08, Annotated Code of Maryland that the Myersville Comprehensive Plan Text and Comprehensive Maps which are attached hereto and incorporate by reference herein are hereby approved and adopted for the Town of Myersville, Maryland.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect on the 29<sup>th</sup> day of March, 2010.

**INTRODUCED** on the 12<sup>th</sup> day of January, 2010.

**ENACTED AND APPROVED** this 9<sup>th</sup> day of March, 2010 by a vote of 4 for, 0 against, 1 absent and 0 abstaining.

**ATTEST:**

**MAYOR AND COUNCIL OF THE  
TOWN OF MYERSVILLE**

Kathy Gaver  
Kathy Gaver, Town Clerk

By: Wayne S. Creadick, Jr. (SEAL)  
Wayne S. Creadick, Jr., Mayor

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# **Purpose and Intent**

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## Overview

The Myersville Comprehensive Plan (the Plan) is an official public document prepared by the Myersville Planning Commission and adopted by the Myersville Planning Commission and the Mayor and Council of Myersville. The Plan is a long-range guide for land use, transportation, public facilities and sensitive area protection. It will provide direction and guidance for public policy and decision making for the Town over the next 20 years.

The Comprehensive Plan is the premise for review of development proposals, rezoning, annexations and public works projects. The Myersville Comprehensive Plan is not a development ordinance but rather an instrument that provides direction for revision of existing ordinances and for establishing new ordinances. The Comprehensive Plan provides the framework for making consistent decisions. The Plan gives succeeding administrations a better idea of what values have been voiced and institutionalized through the public planning process.

A Comprehensive Plan is valuable to the staff planners, the Town Planning Commission, the elected officials, and the citizens. The planners and Planning Commission use the plan to evaluate land use proposals, make recommendations and to advise property owners about appropriate areas for development. The elected officials use the plan to make decisions, which are consistent with an adopted course of action and to make progress on issues, which are identified as needing action. The citizens can use the Plan to judge the decisions of the planners and elected officials and to gauge the progress made in important areas of concern. Another purpose of the Comprehensive Plan is to coordinate planning activities with other levels of government and regional planning agencies.

## State of Maryland Background and Requirements

The State of Maryland, through the Maryland Economic Growth, Resource Protection and Planning Act of 1992, requires plans to be updated at specified intervals and to include elements in the plan which will follow the eight (8) visions which were prepared in the wake of 1987 Chesapeake Bay agreement. The eight visions, which are stated in the Act, are as follows:

### EIGHT VISIONS FOR MARYLAND

1. Development is concentrated in suitable areas,
2. Sensitive areas are protected,
3. In rural areas, growth is directed to existing population centers and resource areas are protected,
4. Stewardship of the Chesapeake Bay and the land is a universal ethic,
5. Conservation of resources, including a reduction in resource consumption, is practiced,
6. To assure the achievement of 1 through 5 above, economic growth is encouraged and regulatory mechanisms are streamlined,
7. Adequate Public Facilities and Infrastructure under the control of the County or Municipal Corporation are available or planned in areas where growth is to occur\*, and
8. Funding mechanisms are addressed to achieve these visions

\* Does not apply to plans, ordinances or policies enacted or amended before October 1, 2000.

In addition, as further statewide legislation is adopted that dictate additional requirements for Comprehensive Plans, the Myersville Comprehensive Plan will endeavor to include them.

*On October 1, 2006, the Maryland General Assembly enacted legislation that affects the laws governing municipal annexation and the makeup of municipal and county comprehensive plans. HB 1141, Land Use-Local Government Planning, amends Articles 23A and 66B, Annotated Code of Maryland. It created new responsibilities for municipalities and counties related to annexations, and established new mandatory elements in all municipal and county comprehensive plans, the provisions of which take effect on October 1, 2009. A few of the legislation's key components are listed below.*

- 1. Every municipal comprehensive plan must have a Municipal Growth Element and annexations must be consistent with these elements.*
- 2. All municipal and county comprehensive plans must have a Water Resource Element.*
- 3. Sensitive Areas Elements must address agricultural and forestlands intended for resource protection or conservation as well as wetlands.*

#### A. Twelve Visions of State Planning

##### **History and Visions for Planning**

The Twelve Visions are the foundation of state growth policy, existing Smart Growth programs and offer an important measure for implementing these visions. The Twelve Visions represent broad state policy goals that each municipality will strive towards by implementing its own sound planning and growth policies. The Town of Sykesville has always considered these visions in its previous Master Plan updates and land use policies and has addressed each of the new visions through policy recommendations in the respective chapters of the Master Plan.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.

2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable and efficient movement of people, goods and services within and between population and business centers.

7. **Housing:** A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.

8. **Economic Development:** Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.

9. **Environmental Protection:** Land and water resources, including the Chesapeake Bay and its coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.

10. **Resource Conservation:** Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.

11. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.

12. **Implementation:** Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

### Local and Regional Coordination

The Plan provides the vehicle for equally important coordination with County planning efforts since much of the public facility planning is controlled at the County level. Coordination with Town plans will enable the County to attempt to provide public facilities sufficient to meet the needs of the populace.

### **Myersville History**

The location and history of Myersville are important to the community and therefore must be considered in the context of planning.

### Regional Location and Context

Myersville is located on a ridge in the foothills of South Mountain in western Frederick County, Maryland, just 14 miles south of the Pennsylvania state line, seven miles west of Frederick City and ten miles east of Hagerstown.

Interstate 70 and U.S. Route 40 run thru the Town from southeast to northwest and Maryland Route 17 runs north and south. Catoctin Creek also traverses the eastern border of the Town flowing south to the Potomac River, which is twenty-two miles downstream.

Increasingly Myersville has become an extension of the Baltimore/Washington Metropolitan areas. Myersville, which developed as a historic small town over the last twenty years, has become linked with the Baltimore and Washington Metropolitan areas as growth from these areas has spread into Frederick County. Depending on traffic, both Baltimore and Washington are within an hour's drive from Town. Frederick County is considered part of the Washington and Baltimore Metropolitan Statistical Areas (combined population - 5 million persons).

### Heritage & Historical Settlement

German immigrants who came south along the primitive trails and roads from Pennsylvania were the predominant settlers of Myersville in the mid-1700's. The town was the center of the nearby rural community providing agricultural related businesses and services. Major events, which shaped the history and architectural layout of Myersville, include electrification and the provision of long distance phone service. In 1898, the Myersville and Catoctin Electric Railway Company was incorporated and an electric railway was placed in service between Myersville and Middletown. This railway was expanded and eventually ran from Frederick to Hagerstown through both Myersville and Middletown.

In 1899 the Myersville Savings Bank was organized with a bank building constructed in 1902. This preceded the incorporation of the Town of Myersville by two years, which took place in 1904. John F. Poffenburger served as the first Burgess of Myersville. A new charter was written in 1963.

The Myersville Fire Company was first organized in 1931 and later incorporated in 1935. The first president of the Myersville Fire Company was Walter R. Falkenstein.

Growth in Myersville has been uneven with a 20% decrease in population between 1940 and 1950, and a 42% increase between 1950 and 1960. The 1930 population was 262 persons. The July 2000 population was 1,382 persons. The July 2009 population estimate was 1,545 persons.

### **Myersville Comprehensive Plan History and Background**

Formal planning was initiated in Myersville in 1966 with the completion of the first Comprehensive Plan for the Town. The Comprehensive Plan was developed as a result of cooperation between the Myersville Planning Commission, Town Council and County Planning Staff. The community development objectives of that 1966 Plan included:

- \* Preservation of the natural beauty of the hillsides and valleys in and about Myersville by retaining steeply sloped areas and floodplain areas as natural open space and by encouraging residential development to take place in compact clusters and on smaller lots, leaving the sensitive areas open and in their natural state.
- \* Annexation of adjacent areas of land to permit more comprehensive control over the development of those areas that will be so closely related to the Town proper.
- \* That no water or sewerage service be extended beyond the corporate limits.

- \* Arterial bypasses should be constructed to convey traffic away from the Main Street residential and shopping areas.
- \* Expansion of the tax base by attracting the influx of commercial and industrial activity.
- \* Preparation of a growth process by preparing six (6) year capital budgeting periods and by accumulating funds in reserve.
- \* Seeking the assistance and cooperation of the County Planning Commission during future periods of development.

In addition to these general objectives, specific policies were adopted for each of the functional areas such as community facilities, transportation and land use.

In connection with the Comprehensive Plan, Myersville also adopted its first Zoning Ordinance in 1966 and Subdivision Regulations in 1967. Changes to these two regulatory tools had been piecemeal amendments until a re-write of the Zoning Regulations under HUD project No. P-1016. This re-write was adopted July 13, 1976 as Town Ordinance 129-76. In October of 2005 an ordinance was adopted by the Town Council to codify the Town Code.

The 1966 Comprehensive Plan adopted a range of population projections. For 1990, the low population projection was 840 persons and the high projection was 1,330 persons. The Plan made use of the higher projections because of factors including the proximity to Interstate 70 and the availability of public water and sewer service.

The 1999 Comprehensive Plan expanded upon the 1966 Plan by incorporating the (then) seven visions for Maryland. An APFO, a recommendation in the 1999 plan, was adopted in 2002 and the town has revised the Code of Ordinances to include additional zoning categories.

### Goals for Myersville

All successful planning begins with an idea of a desirable end result. These desired end results are the goals that provide the framework for the Plan. The goals and policies of the Myersville Comprehensive Plan can be stated as follows:

#### **1. Quality Living Environment and Preservation of Small Town Character.**

*Policy - Pedestrian interaction shall be encouraged through the provision of sidewalks and pedestrian connections between residential and non-residential land uses.*

*Policy - Traditional neighborhood design shall be encouraged in the core village area of Myersville, which allows for a mix of retail, office and residential land use.*

*Policy - Community Open Space and recreational areas shall be established in all residential developments and in commercial areas where appropriate.*

*Policy - The Town shall encourage the preservation of unique and historic landmarks and consider appropriate regulations for their protection.*

**2. Protection of Sensitive Environmental Areas in and Around Myersville**

*Policy - Steep slopes, floodplains and stream valleys shall be protected through outlined review and update of existing regulations.*

**3. Provision of Adequate Public Facilities**

*Policy - The Town shall complete strategic studies for improvements to water and sewer systems and adopt a schedule for such improvements to be completed, including a feasibility study for a water impoundment site.*

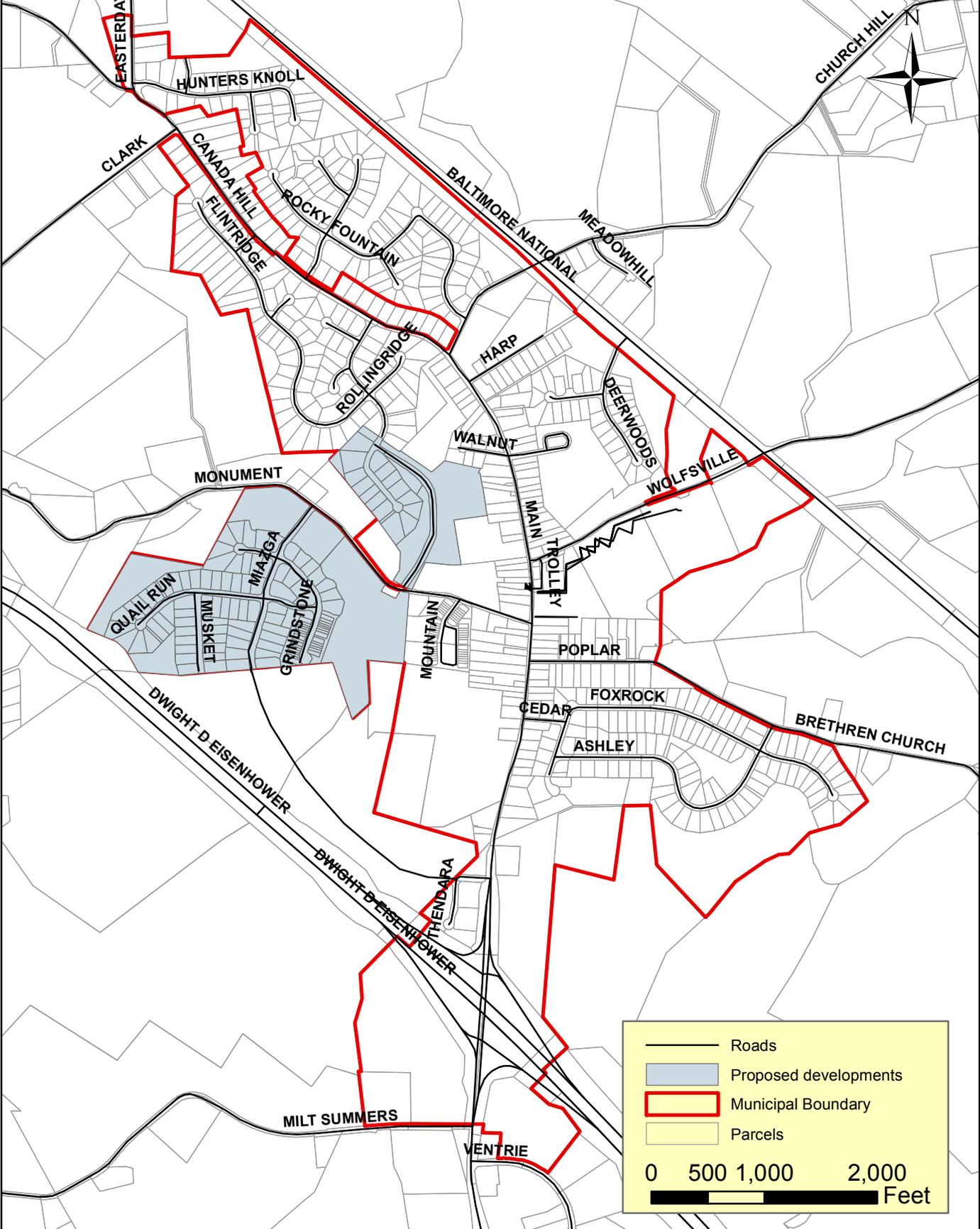
*Policy - The Town shall adopt an annual long term Capital Improvement Plan, which shall provide for improvements to Town infrastructure such as sidewalks, parks, roads, water and sewer.*

**4. Encouragement of Sound Economic Base**

*Policy - The Town shall provide for appropriate areas to be developed for commercial and light industrial land uses, which minimize the impact on adjoining land uses.*

*Policy - The Town shall provide for an efficient and streamlined development review process.*

# Figure 1 - Base Map



	Roads
	Proposed developments
	Municipal Boundary
	Parcels

0 500 1,000 2,000 Feet

# **Population and Housing**

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## Population

Since 1910, the population in Myersville has increased from the US Census figure of 240 persons to an estimated 2009 population of 1,545 persons. The most significant growth period for the Town was the 1990 to 2000 period with a 298% increase from the 1990 US Census figure of 464 persons to a 2000 US Census figure of 1,382 persons. The Census of 2000 had estimated the vacancy rate at 2.4% with persons per household of 3.15.

<u>Year</u>	<u>Population</u>	<u>Housing Units</u>
1960	355	127
1970	450	169
1980	432	182
1990	464	196
2000	1382	450
2001	1499	487
2002	1502	488
2003	1505	489
2004	1508	490
2005	1508	490
2006	1508	490
2007	1518	493
2008	1530	495

**Table 1 - Population and Housing**

## Housing

The 2000 Census gave a housing unit breakdown of the total 450 housing units as 439 occupied dwellings consisting of 379 single-family units and 60 non single-family units. Single-family units comprised 86% of the total number of units. Since 2000, housing units have increased to 490 total housing units as of the end of the calendar year 2006. The percentage of single-family units has increased to 89% of the total units. Apartment units which had comprised 28% of the total housing stock in 1990 have now dropped to only 12% of the total number of units.

### Dwelling Units Authorized

	Single Family	Mobile Home	Duplex	Town House	# Apt. Units	Total
1990 Census	140	2	0	0	54	196
2000 Census	347	-2	0	45	58	448
2007 Estimate	390	0	0	45	58	493
2007 Percentage	79%	0%	0%	9%	12%	100%

**Table 2 - Dwelling Units Authorized**

## Population Projections

Population growth in Myersville is based predominantly on expected housing unit construction and past trends are important in developing population projections. During the 1990 to 2000 decade, there were approximately 25 new housing units constructed per year in the corporate limits of Myersville. Over a longer time period, since 1980, housing unit construction has averaged 12 units per year.

Housing unit construction is based on the development potential of land zoned and planned for development. It is estimated growth will be slower than the past decade, but on average with that of the past 20 years. A potential of 159 new dwelling units could be constructed in Myersville based on current plans. The additional potential population by the year 2020 is approximately 474 persons for a total population in Myersville of 2,004. By year the 2030, the estimated population in Myersville will be 2,439 with an additional 299 homes built. It can be anticipated that development will not occur in an even distribution but will be affected by the economy, school capacity, road infrastructure, water and sewer constraints, and the adopted Adequate Public Facilities Ordinance.

## **Sensitive Areas**

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The Maryland Economic Growth, Resource Protection and Planning Act of 1992 requires local governments to include a sensitive areas element in their comprehensive plans or for their plans to be amended to include a sensitive areas element. This Act, prompted by statewide fiscal, environmental and preservation issues and by concern with sprawling development, including the unprecedented loss of agricultural, environmental and historical resources over the prior two decades, established seven "visions" and later in 1997 added an eighth vision, as stated below:

1. Development is concentrated in suitable areas.
2. Sensitive areas are protected.
3. In rural areas, growth is directed to existing population centers and resource areas are protected.
4. Stewardship of the Chesapeake Bay and the land is a universal ethic.
5. Conservation of resources, including a reduction in resource consumption is practiced.
6. To assure the achievement of 1 through 5 above, economic growth is encouraged and regulatory mechanisms are streamlined.
7. Adequate Public Facilities and Infrastructure under the control of the County or Municipal Corporation are available or planned in areas where growth is to occur, and
8. Funding mechanisms are established to achieve these visions.

The Sensitive Area Element, which addresses Vision 2, shall include goals, objectives, policies and standards designed to protect sensitive areas from the adverse impact of development. These areas include the following:

1. Streams, wetlands and their buffers;
2. 100 year floodplains;
3. Habitats of threatened and endangered species; and
4. Steep slopes.

In addition to these areas required by the statute, other areas can be considered where Myersville feels there is the need for special protection. Myersville's sensitive areas element also includes consideration of the watershed, which contributes to the municipal water supply, and the location of overlooks to the picturesque viewsheds both east and west of Town.

### Streams and Buffers

The Myersville vicinity includes the main stem of Catoctin Creek and tributaries of Catoctin Creek including Middle Creek and Little Catoctin Creek on the east side of Myersville. West of Myersville, another tributary of Catoctin Creek is Grindstone Run. All of the streams in Myersville are classified as Class III natural trout streams. These streams rely on clean, cold water in order to remain healthy. Surface runoff from developed areas can cause negative thermal impacts to these stream systems. In addition, paving of the land surface can reduce groundwater recharge, which is a significant source of stream base flow.

Drainage to these streams is both east and west of Town with a few stream areas crossing the older established areas of Myersville. The newer developing areas and residential subdivisions of Myersville are located on the periphery or adjacent to the major streams in Myersville. Most of the streams

include existing non-developed buffer areas of scattered woodland or open fields. Some development has occurred which includes streams and stream buffers within individual residential building lots.

### **Policies**

- 1. All Streams shall be protected from the adverse impact of development by requiring a minimum 100' buffer from the stream edge. The total buffer width shall be a minimum of 200 feet. The buffer areas shall be maintained as undeveloped natural areas, which will not be mowed, cut, or thinned, and may be areas designated for reforestation.*
- 2. Development adjacent to streams shall be required to place stream buffer areas in conservation easements and dedicate stream buffer areas to the Town, the County, the State or a homeowner's association for the purpose of stream protection.*
- 3. Stream buffers shall not be located on newly subdivided lots.*
- 4. At the discretion of the Planning Commission the buffer may be enlarged to encompass other environmentally sensitive areas such as steep slopes or wide floodplains. The buffer width may not be reduced below the minimum.*
- 5. In order to maintain stream base flow, developments will be encouraged to maximize groundwater recharge as part of the overall site design.*
- 6. In order to reduce thermal stream impacts, surface stormwater retention will be discouraged.*

### **100 Year and Annual Floodplains**

The Federal Emergency Management Agency has designated 100-year floodplains in the vicinity of Myersville on the eastern edge of Town for the stream valley adjacent to Catoctin Creek and the tributaries of Little Catoctin Creek and Middle Creek. The width of the designated floodplain varies from less than 100 feet to 800 feet in width. The 100-year floodplain is the land area along a stream that is susceptible to inundation by a flood of a magnitude that would be expected to occur on average only once every 100 years as a result of rainfall and runoff from upland areas. To state it another way, it is a flood that has a 1% chance of occurring in any given year. Myersville updated its floodplain regulations in November 2005 which are based on the State Model floodplain regulations.

Myersville, with its location on a ridge, has historically very little floodplain land within its boundaries. The newer areas annexed into Town now include some floodplain land.

### **Policies**

- 1. During the development review process all 100-year floodplains shall be considered for dedication to a public entity or a homeowner's association.*
- 2. No development shall be permitted in the 100-year floodplains except as permitted in the Myersville floodplain ordinance. An adequate building setback shall be established from*

*the edge of all floodplains.*

3. *100-year floodplains shall not be permitted on newly subdivided lots.*
4. *Stormwater management facilities shall not be located in 100-year floodplains.*

### Habitats of Threatened and Endangered Species

Certain areas, due to their physical or biological features, provide important elements for the maintenance, expansion and long-term survival of threatened and endangered animal or plant species. These areas, called habitats, may include breeding, feeding, resting, migratory, or over wintering areas. The Maryland Wildlife and Heritage Division of the Maryland Department of Natural Resources maintain the inventory of rare, threatened and endangered species.

### Policy

*Myersville will require that new development be coordinated with the Maryland Department of Natural Resources Wildlife and Heritage Division for information regarding the presence or absence of threatened or endangered species.*

### Steep Slopes

The Town of Myersville is predominately located on a central ridge in which Main Street runs through the center. Land to the east and west of the ridge are generally steeper with slopes up to 45%. The newer developments of Ashley, Meadowridge, Terraces of South Mountain, Canada Hill, and Deerwoods are located on the edge of the flatter lands of the central ridge and the steeper adjacent slopes east and west. Elevations in Town range from approximately 500 feet to more than 800 feet.

Steep slopes are considered sensitive because of their potential for soil erosion, slope instability and for the increasing speed with which runoff is carried into adjacent streams and rivers. Much of the remaining lands near Myersville contain slopes of 10% or greater. The degrees to which these lands are developed depend on the density of development and the carrying capacity of the slope due to the underlying geology.

### Policies

1. *Steep slopes shall be protected through the development review process with no development occurring on pre-development slopes greater than 25% or slopes greater than 15% with highly erodible soils, as classified by the NRCS Soil Survey of Frederick County.*
2. *Steep slopes adjacent to streams shall be priority areas for reforestation required through the development review process.*

## Watersheds

The Catoctin Creek watershed contains 121 square miles and drains 78% of the Middletown Valley. The Municipal water supply of Myersville is located north of Myersville on the adjacent slopes of South Mountain within the Catoctin Creek watershed. A watershed is an area with a common drainage basin where all the land drains to the same point. Development activities in the watershed can affect the quality of the water in the watershed since the runoff or underground stream flow concentrates at a common point. For this reason, it is extremely important for Myersville to identify the limits of the watershed which affect the municipal water resources. Steps to identify and protect this watershed are called "Wellhead Protection". In 2004, the Town of Myersville adopted a Wellhead Protection Ordinance. The Wellhead Protection Ordinance serves to protect the public health, safety, and welfare through the preservation of the groundwater resources that make up the community public water supplies for current residents, and to ensure a future supply of safe drinking water. The careful regulation of development activities within designated wellhead protection areas can reduce the potential for ground- and surface water contamination. (See Watersheds Map, Figure \_\_\_\_)

### Policies

- 1. The Town shall use the adopted Wellhead Protection Ordinance to define and protect areas both within the Town and outside of the Town.*
- 2. The Town shall encourage Environmentally Sensitive Design techniques that encourage groundwater recharge as part of the development design. Changes to the Myersville Code of Ordinances shall be considered, as appropriate, to encourage this design approach.*

## Scenic Areas and Viewsheds

One quality, which is characteristic of Myersville, is the picturesque view, which is common throughout the general vicinity of the Town. Accessibility to the views may over time be limited or denied due to private development of land. Land use design should consider the natural scenic views during the development review process.

### Policy

*Review of new development shall consider the viewshed and the potential protection mechanisms incorporated into the development plans.*

## Mineral Resource Element

Geologic information is important in several ways. Rock structure influences land form and drainage pattern and determines groundwater availability. Geology determines the available resources for mining purposes.

Although many geologic resources in Frederick County are presently being mined, none are presently being mined in the Middletown Valley. Present resource production in the County consists of mining for limestone, shale and stone aggregate; eight of the State's 28 active sites for these materials are

located in Frederick County. Past extraction operations also included the mining of iron and copper from rather small and scattered locations.

Mineral resources in the Middletown Valley include gneiss in the southern part of the Valley near Brunswick and massive zones in the Catoctin Metabasalt suitable for crushed stone. Other mineral resources include deposits of quartzite and copper, which are found along the ridges of Catoctin and South Mountains.

### Wetlands

Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency, duration, and depth sufficient to support a predominance of emergent plant species adapted to growth in saturated soil conditions. Frederick County's wetlands are non-tidal wetlands. Non-tidal wetlands perform an important function in controlling floods, supporting wildlife and filtering runoff before it enters the groundwater system. Non-tidal wetlands can also retain water like sponges through the dry times of year.

The areas in Myersville which have been identified as wetlands include an area of the Stroup property, portions of Doub's Meadow Park, and areas along Grindstone Run. It is important to note that additional wetlands may be identified through the development review process as specific properties develop and engineering is undertaken.

### Soils

Soils in the Middletown Valley are generally deep, productive, well drained soils that are only limited in productiveness by the degree of slope and stoniness, according to the Middletown Region Plan (1997). Certain soils in the region, especially to the east of Myersville, rate as some of the most productive soils in the County. Many are classified as prime agricultural soils.

In contrast to the fertile soils of the valley, the ridges of South Mountain and Catoctin Mountain are predominantly from the Dekalb and Clymer series and rate as very low in fertility and productivity.

### Policy

- 1. Annexation policies should encourage continued agricultural uses until development occurs.*
- 2. Preservation of prime agricultural areas should be encouraged.*

### Forest Resources

Myersville contains and is surrounded by significant forested areas. Most of the forest stands are located in areas of steep slopes throughout the Town. Street trees and landscaping are found throughout the remainder of this ridge-top community. Numerous large stands of forest are located outside the present Town limits. In 2008, the Town of Myersville adopted a Forest Conservation Ordinance. The ordinance requires that a forest conservation plan is reviewed and approved for development projects in the Town before any cutting or clearing of forests is done.

### **Policies**

- 1. In areas of new development, on site forest retention shall take priority over off site mitigation measures.*
- 2. New development shall minimize the extent of grading and tree cutting as much as possible.*
- 3. Steep slopes along streams shall be priority areas for reforestation under the Myersville Forest Resource Ordinance.*

### **Historic Resources**

The small town feel of the Town of Myersville attracts many new residents to the Town and is the reason many of the older residents in Town have remained. The historic resources of the Town which contribute to the town's charm are valued by the town residents.

#### **Policy**

*Pursue local landmark preservation complementary to the growth of the Town.*

# Land Use

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Since one of the major purposes of the Plan is to guide future decision making on development, it is important to look at past and existing patterns of land use as background information for future land uses. Existing land uses will to a large extent determine future land use decisions.

Myersville developed similarly to many small towns with a mixture of residential, commercial and employment uses along Main Street. The Main Street was the focus for development and trade. Development itself was concentrated due to the lack of mobility during the early years of Town development and in subsequent years to take advantage of the electric trolley which ran through Town. The coming of the automobile allowed for development to be less concentrated and therefore development became more scattered and widely spaced. In addition to the relatively widely spaced developments in Town, an even wider spaced development pattern has emerged in the rural areas outside of Town.

Commercial development has also been affected by the automobile with most new commercial development now requiring automobiles in order to get across widely spaced parking lots and to get from one commercial use to another.

### **Existing Land Use**

Development in Myersville is a combination of the pre-World War II type of development with small lots and mixed land uses in the center of Town and the post World War II development with larger lots and segregated land uses typified by the new developments on land annexed into Town that make up its outer edges. More than one third of the total land within the Town (39%?) remains vacant or undeveloped.

The most predominate residential land use category in Myersville is the R-1 low density residential, which accounts for one-third (33%?) of the developed land in Town. This includes much of the new subdivisions that have developed over the past 10 years as well as the larger residential settings within the older areas of Town. A higher density residential land use includes the R-2 (1%?) medium density area that encompasses a townhouse development as well as some higher density older areas. A new residential land use category is the R1-SG low density smart growth residential district. The new Saber Ridge development on the north end of town is being developed in this new residential district.

The second most predominate land use category includes the Open Space areas (11%?) designated as the Conservation/Park/Greenway. It includes sporadic areas that have been conserved as sensitive environments, active and passive recreational parks, and a continuous greenway system that follows much of the current Town boundaries.

The most predominate commercial use falls under the General Commercial classification (8%?) making up the largest area for commercial use, which is located around the I-70 interchange. However, another commercial use within the Town includes the older urban core, or Village Center, adding another 4% (?) to the developed commercial base of the Town. A new overlay district has been added which can be placed on lands currently zoned General Commercial. The new overlay district is the Highway Employment Overlay District. This new overlay district is being used on the former twenty-one acre Battiata property at the intersection of Milt Summers Road and Route 17.

The remaining developed areas include publicly maintained and nonprofit lands which make up a small percentage (4%?) of the entire corporate limits.

*Land outside and near the Town limits is a mixture of agricultural, low density residential and commercial/industrial land uses. In addition to the scattered residential uses in the agricultural areas around town, major land uses include the commercial/industrial uses southeast of the I-70/MD17 interchange and major residential development south of MD 17 and east of Old Hagerstown Road (Wiles Estates).*

Existing Land Use

<u>Category</u>	<u>Acres</u>	
Single Family (R1-SG) Residential		
Single Family Residential	163.68	34%
Two Family/Multi Family Residential	8.61	2%
General Commercial	7.67	2%
Institutional	62	13%
Parkland	36	7%
*Vacant/Undeveloped Village Center	200	41%

*Table 3 - Existing Land Use*

\*Vacant/undeveloped land includes lands within I-70 R .O.W.

Zoning

The Myersville Zoning Ordinance has **six** zoning districts regulating land use, setbacks and lot sizes in Town. This list includes three residential zones, two commercial, and one open space zone. There is also shown on the Comprehensive Map a zoning designation for Office Research for land within the Community Growth Limit Line that is not currently within the Town boundaries. As mentioned previously, there is also an overlay district called the Highway Employment Overlay District which overlays the General Commercial District.

The predominate zoning district in Town is the R-1 Residential zone which accounts for 47%? of the land in Myersville or approximately 301.44 acres. The R-1 Residential zone has four primary permitted uses including parks, single-family dwellings, churches and schools. Other uses are permitted by special exception from the Board of Appeals. Of the 301.44 acres, 29% or 86.81 acres is undeveloped. Major undeveloped R-1 zoned land is located along the north and south sides of Monument Road and on the south side of the Ashley subdivision. The R1-SG zone, which accounts for 4% or approximately 26.69 acres, is located on a single undeveloped parcel recently annexed on the northern limits of the Town. This zoning designation shares the same characteristics as the traditional R-1 zone, but utilizes a slightly smaller lot size to meet State Smart Growth policies. The third residential zoning district category is the R-2 Residential zone, which in addition to the lower density uses allows two family and multi-family developments. A total of 34.54 acres is zoned R-2 in Town (5%) of which 29.92 acres (87%) is undeveloped. The undeveloped R-2 acreage is located on the north

and south sides of Monument Road, and along the west side of Main Street.

The commercial zoning is made up of two categories including General Commercial and Village Center. The General Commercial district, which comprises 82.86 acres or 13% of the land area in Myersville’s corporate limits, permits a variety of retail and service uses and allows additional commercial uses by special exception. Of the 82.86 acres, over one-third (39%) or 32.71 acres is undeveloped. Major undeveloped general commercial tracts include the Battiata, Bidle, and A-K Partnership property surrounding the I-70 interchange, although there is a proposed commercial development for the Battiata property at this time. The second, smaller commercial district is the Village Center, which is a new classification created to promote revitalization efforts of the urban core for an existing 30.19 acre segment of the older area of Town. It includes many of the uses within both the residential and general commercial classifications, which foster both conversion of existing structures as well as development of the 6.43 (21%) acre parcel of undeveloped space along the west side of Main Street that falls under this zoning classification.

Open Space zoned land, which includes conservation, park, and greenways accounts for 139.21 acres or 22% of the land in Myersville. Primary permitted uses are parks, agricultural uses, and recreational uses. Open Space zoned land is located both north and south of Ellerton Road (MD Rt. 17) along Little Catocin Creek north of Monument Road (?) and along Grindstone Run west of Town. Undeveloped areas consist of 66.35 acres or nearly half of the total in this category. The definition of developed in this district is as flexible as the intent in which each parcel is being used for.

Institutional zoned land accounts for 24.56 acres or 4% of total land within the Town, and includes public, utility, religious and educational uses. This zone was created as a separation of these types of uses from the Open Space intent and is fully developed through identification of properties that fall under this district. (This paragraph should be deleted since we do not have an Institutional District.)

**Zoning Districts**  
**Acres and Utilization**

<b>Zoning District</b>	<b>Total Acreage</b>	<b>% of Total</b>	<b>Undeveloped Acres</b>	<b>% Undeveloped</b>
Open Space	36	7.5%		
<b>R1-SG Residential</b>				
R-1 Residential	355	75%	127	
R-2 Residential	15.6	3.3%	4	25%
<b>GC Commercial</b>	71.6	15%	42	58%
<b>Village Center</b>	474			

*Table 4 - Existing Zoning (These numbers may need to be changed.)*

## Subdivision Activity

Most of the major residential subdivision activity in Myersville has occurred since 1990 with the development of parcels of land annexed since 1987. One of the annexed areas—Saber Ridge (formerly Fisher property)—is being developed and has 10 of the 41 lots recorded. The other two annexed areas have preliminary approval for a total of 136 additional lots. Commercial subdivision activity has been minimal in the Town since 1980 with major undeveloped commercial parcels existing or added near the interchange of Interstate 70.

### Major Residential Subdivisions 5 Lots or more (Pipeline)

<b>Name</b>	<b>Total # of Lots</b>	<b>Undeveloped Lots</b>	<b>Unit Type</b>
Quail Run	108	108	Single Family/Townhouse
Meadowridge Knoll	20	20	Single Family
Saber Ridge	41	31	Single Family
Total	169	159	N/A

*Table 5 - Subdivisions*

## Annexation

Since 1986 the Town of Myersville has increased by nearly 376 acres through approval of 19 annexations. Ten of the annexations involved approval of the R-1 Residential zoned land on 279.6 acres, and one other annexation added 26.89 of the R1-SG low-density residential district. Six of the annexations were for commercial purposes on 78.8 acres including 27 acres within the Interstate 70/MD 17 right-of-ways. Seven annexations have added 65.69 acres of Open Space land.

### Annexations

<b>Year</b>	<b>Property</b>	<b>Acreage</b>	<b>Location</b>	<b>Zoning</b>
1986	Gordon (McDonald's)	10.89 ac	NE Corner I-70/MD 17	B-1 Commercial
1987	Albert Flook (Meadowridge)	58 ac	SW side Canada Hill Rd.	R-1 Residential
1987	Exxon	1.7 ac	East side Canada Hill Rd.	B-1 Commercial
1988	Water (Ashley)	56 ac	S. side Brethren Ch. Rd.	R-1 Residential
1989	Battista	21.1 ac	N. side Milt Summers Rd.	B-1 Commercial
1989	I-70 R.O.W.	27 ac	I-70	B-1 Commercial
1989	Gilbert Stroup	8.1 ac	N. side Monument Rd.	R-1 Residential
1990	A-K Partnership	9.23 ac	I-70 & Main Street	B-1 Commercial
1990	Leonard Assoc.	52.44 ac	N. side Canada Hill Rd.	R-1 Residential
1991	Roy Rippeon	.26 ac	Brethren Church Rd.	R-1 Residential
1993	Deerwoods	2.7 ac	Southwest side US 40	R-1 Residential
1993	Roy Rippeon	.853 ac	Brethren Church Rd.	R-1 Residential
1996	Myersville Sewer Plant	5.3 ac	N. side Milt Summers Rd.	Open Space
1996	Doubs Meadow	11.37 ac	S. side Ellerton Rd.	Open Space
1997	Deerwoods	7 ac	W. side US 40	Open Space &-R-1
2001	Doubs Meadow	7.3 ac	S. side Wolfsville Rd. MD 17	OS – Open Space
2001	Miazga	72.24 ac	S. side Monument Rd.	R-1, R-2, OS
2002	Fisher, Water Tower	27.89 ac	E. side Canada Hill Rd.	R1-SG, OS

2002	Bidle	8.91 ac	E.side MD 17, S. side I-70	GC-Commercial
2006	Doubs Meadow	1.99 ac	Northwest corner US 40/MD 17	OS – Open Space

**Table 1 - Annexations**

## **Residential Development Potential Analysis**

Development potential analysis is the evaluation of undeveloped property to determine the potential for development under the current regulations given normal expected development yields. Development potential for large land areas can be derived by calculating the entire acreage in specific zoning categories and dividing by the density allowed by the zoning district. This figure is modified to account for land devoted to roads, parks and stormwater management facilities.

For smaller areas in Myersville, properties can be evaluated individually and preliminary development plans can be considered in calculating development potential. Review of the land use map and review of pending and recorded subdivisions, as well as recent annexations, have been used to calculate development potential for the entire Town.

All remaining residential development potential exists on vacant R-1, R-2, and R1-SG Residential zoned land including a few approved subdivisions. The approved subdivisions include the Stroup property along the north side of Monument Road with a development potential of 16 lots, the Miazga Quail Run property along the south side of Monument Road with a maximum 108 lots, and the partially built Fisher Farm (Saber Ridge) property along the east side of Canada Hill Road with a total of 41 lots. Vacant properties include the Waters property on the west side of Main Street with a dwelling unit potential of 50 lots, the Clarke and adjoining properties off of Fox Rock Drive with a potential yield of up to 9 lots, and the Mause property adjacent to the Stroup property with a potential yield of 20 lots. Total residential development potential under existing zoning is approximately 244 potential new homes.

Commercial development potential is much harder to calculate since most new commercial development will vary greatly depending on the type of use proposed and the specific needs of that particular use. As stated previously, approximately 45 acres of vacant commercial land exists in Myersville, although there is an approved concept plan for about 20 acres of land.

## **Historic Sites**

Myersville, like most of the Towns in Frederick County, includes valuable assets linked to the historical development of the early Town. These remainders from the early development of the Town are part of what gives Myersville its identity. Preservation of historic resources helps to link us with previous generations, foster civic beauty and gives us other more tangible benefits such as increased or stabilized property values and tourism benefits. Preservation of our historic resources enhances the quality of life.

In 1997, the Frederick County Board of Commissioners adopted "An Ordinance Relating to the Preservation of Sites, Structures and Districts of Historical, Archeological or Architectural Significance." The purpose of the Ordinance was, as stated previously, to stabilize or improve property

values, strengthen the local economy and to promote the preservation and appreciation of historic sites and structures.

Prior to adoption of the Ordinance, there was a four year project to identify and inventory important historic resources in the County. Among the sites recognized in the historic resources inventory is the Myersville Survey District, which encompasses the downtown of Myersville. (See Map Figure \_\_\_\_.)

The Myersville survey district has been described by the Historic Sites Planner in the following description.

The Myersville Survey District encompasses approximately 35 acres in the Town of Myersville, Frederick County, Maryland and includes primarily residences, commercial buildings, churches and a former school now used as an apartment house, built from about 1830 to about 1939, which line both sides of Main Street with short sections of four intersecting streets, Monument Road, Poplar Street (Brethren Church Road), Ellerton Road (Md Route 17), and Harp Place. The district contains approximately 106 structures, of which 94 (89%) contribute to its significance as a good example of a small town which grew slowly throughout the 19th century and experienced a moderate development boom in the period 1898-1930 as a result of the Myersville and Catoctin Railway, an electric trolley line which became part of the Hagerstown and Frederick Interurban Railway system. The district is linear, reflecting the essentially one-street plan of many Frederick County small towns which developed on connecting roads between larger towns. The resource types present in the survey district are dwellings, domestic outbuildings such as summer kitchens, smokehouses and garages, stores, banks, churches and the former school building which is now an apartment house. Among the non-contributing structures are modern residences and outbuildings, a modern bank and the volunteer fire company building. A modern shopping center and the current post office are located just east of the district boundary at Ellerton Road. The architectural styles represented in the district are vernacular work of the second quarter of the 19th century through 1900, Romanesque Revival, Colonial Revival, the Shingle Style and the Bungalow style. The general condition of the buildings in the district is fair to excellent, with several residences having been recently rehabilitated. Adaptive reuse of some resource types in addition to the school is apparent; the two historic bank buildings are now offices, a general store is now an apartment building and one of the large barns has been altered for use as a craft shop. Several others of the originally commercial structures are now residences. The Survey district does not constitute a historic district that subjects property owners to specific regulations, but rather serves as an informational format for the Maryland Inventory of Historic Properties maintained by the Maryland Historical Trust, the State agency for historic preservation.

The earliest extant buildings are scattered along Main Street from Brethren Church Road north to 513 Main Street at a private lane called Horine Lane. Later residences and two of the three churches in the survey district are intermingled with the earlier buildings. The majority of mid-19th century commercial buildings are located on Main north of Ellerton Road. The current business center of the town developed at the southeast corner of Main and Ellerton in the late 19th century, spurred by the trolley station which was located just south of the intersection and which led to the establishment of several stores, warehouses and a bank in the vicinity. A fire in 1919 destroyed the trolley station, the bank and several stores; these were immediately rebuilt, reinforcing the commercial focus of the location. The center of activity gradually expanded to include the intersection of Monument Road where the school was built in 1906. The pre-trolley town was, however, attenuated and vacant lots

remained a part of the streetscape until around 1900, when the town experienced a moderate boom, exemplified by large brick, frame and concrete block residences which were built on some of the open spaces. Currently, open areas are located at the extreme north and south ends of the district.

The first structures were log buildings and several of the earlier houses have the typical features of log buildings in the rural areas of the Middletown Valley: three, four or five bays with low gable roofs, often a side hall entrance or double entrances, later one-story porches and interior end chimneys or enclosed chimneys where an addition to the original structure was made. Most of the log buildings have modern artificial siding or German siding of the late 19th or early 20th century. Log structures are also often found as outbuildings. Brick dwellings are fairly common among the early buildings and appear to date from about 1830-40. In the late 19th century and early 1900's, several large brick dwellings were built in styles reflecting the wider variety being built in other towns in Frederick County, such as the Shingle style and the Colonial Revival. Two early 20th century concrete block dwellings are also representative of a trend in building technology of the period.

Among the commercial buildings of the 19th century, only one, the George Bittle General Store (now Kline's Wood Works) at 419 Main is still in use as a store, retaining an altered storefront with display windows and a 20th century stepped brick parapet in place of its original gable roof. The 1916 Myersville Motor Company at 308 Main, a rusticated concrete block, one-story structure, is now a store, having been built as an automobile showroom and service garage. At least two other buildings were store and residence combinations, but are now residential and retain nothing of their commercial appearance. The two historical bank buildings have not been altered much on the exterior and are now used as an insurance agency and an architect business.

Following are brief descriptions of the representative principal structures:

1. Smith House, 100 Main St.: The house is a two-story, four-bay brick dwelling with a central cross gable covered with shingles and ornamented by scroll-sawn gable trim. A one-story porch with brackets shelters the east elevation first story. A two-story rear wing extends from the northwest corner and modern additions have extended the wing to the south wall line of the main section. The window openings have molded lintels with louvered shutters. There are two entrances with transoms in the first story east elevation. The property also contains a small frame barn. Located at the southern end of the survey district, it is surrounded by open land. About ten feet north of the house stood the first structure erected in the Myersville vicinity, a log house built by James Stottlemeyer in 1742, according to Moser's 1905 History of Myersville.
2. 103 Main St.: This is a circa 1928 bungalow with 1 ½ stories, with a brick covered first story and a wood shingled upper story, extended eaves and wood brackets. The gable roof is covered with composition material and has an inset dormer with a sleeping porch above the first story porch supported on brick piers. The foundation is rusticated concrete block and the windows have rusticated stone lintels and sills. The sash is 3/1. The design is very similar to a Sears, Roebuck Catalog house, the Bedford, which appeared in the 1926, 1928, 1929 and 1933 catalogs. The house was probably built by Lloyd R. Brandenburg.
3. Hildebrand House, 109 Main St.: Built about 1905, the brick Colonial Revival house has 2 ½ stories and an irregular plan with projecting gabled sections on the west and south elevations.

Two porches, one with Ionic columns, flank a corner polygonal bay at the southwest corner. The roof is slate and the window openings have segmental arches. Built by John T. Hildebrand, a carriage maker, it is one of several residences built after the Myersville and Catoctin Electric Railway was constructed in 1898.

4. 111 Main St.: This is a 2 ½ story rusticated concrete block dwelling in the Colonial Revival style built about 1913, possibly by John T. Hildebrand. It has projecting gables and dormers covered with slate, and a wide veranda on the north and west elevations. The roof had been slate until recently replaced. The windows are 1/1 and have plain lintels. The molded cornice is very prominent. The use of concrete block for dwellings began in Frederick County about 1906; this is one of two houses in the survey district in this material.
5. Myersville Church of the Brethren: Built in 1913, this one-story brick church has a raised stone foundation and a projecting tower on the west elevation containing the entrance. The side elevations have five bays with Gothic arched windows. The side bays are recessed with dog-tooth courses. The gable roof had been patterned slate and the steeple appears to be a modern addition to the originally flat-topped tower. At the southwest corner is a granite stone inscribed "Schwarzenau" with the date 1913. Schwarzenau, Germany was the birthplace of the German Baptist Church and one of the founders of the Myersville congregation traveled to Germany to obtain this stone to be placed in the new building.
6. Shank House, 200 Main St.: The two-story frame dwelling built about 1882 has a five-bay east elevation with a center entrance and a one-story porch which wraps around three sides of the house. A cross gable with a pointed arch gable window with 2/2 sash dominates the east elevation. The vinyl siding probably covers rusticated wood siding as shown in a photo in Moser's 1905 History of Myersville. The porch has scroll-sawn trim and turned columns which are also seen in the 1905 view. The roof is composition. The sash is 2/2 in arched frames. The Shank House was a hotel and boarding house from at least the 1890's to the 1920's, when the interurban railway connections appealed to summer visitors from the nearby cities. The photo in the 1905 history indicates the rusticated siding was painted in alternating colors, giving a diagonal striped appearance to the exterior. The quoins were painted a darker color.
7. Myersville School No. 4, 300 Main St.: The two-story brick school building is currently an apartment house. It has an eight-bay east elevation with one-story projecting end bays which were originally vestibules. The elevation has a two-story open porch with iron columns, which was added when the building's use changed to residential. The original elevation had 6/6 windows with segmental arched openings; these have been altered with modern sash and new doors to the partitioned original four classrooms. A central cross gable retains the identifying plaque inscribed "School No.4, Election District No. 16, Built 1906". A cupola tops the cross gable in the standing seam metal hipped roof. This building replaced the log Frog Hollow School which was located about ½ mile west of School No. 4 on Monument Road. It served as both an elementary and a high school at various times, eventually being replaced by the 1927 school located on Harp Place outside the survey district. A modern 1971 school is in use on Lusbaugh Lane, also outside the survey district boundary.
8. L. F. Bittle Store, 302 Main St.: This is a circa 1900 frame building erected as a combination

store and residence which is now entirely residential. It has three stories and a mansard slate roof with gable roofed dormers and distinctive diagonal projecting end bays on the northeast and southeast corners of the second story. The first story, originally containing the storefront in the southern half and a recessed porch in the northern half through which the residence was entered, now has a modern enclosure of the storefront with a picture window and door. The porch remains open, with Ionic capitals on the attenuated columns. The exterior is covered with white brick veneer. The sash is 1/1. Pictured in Moser's 1902 history, the store had various owners until the late 1940's, when it was converted to apartments. Lawson Bittle was the original owner of the general store, which also had the post office for several years during the first quarter of the 20th century.

9. Myersville Motor Company, 308 Main St.: Now a convenience store, this one-story rusticated concrete block building was erected about 1916 as the town's first auto dealership and repair garage. The east elevation has a stepped parapet with globe finials and a three bay facade with a recessed center entrance. The door is a modern replacement and the flanking windows have 2/2 sash. The Myersville Motor Company sold Hudson, Dodge, Essex and Willys Overland cars.
10. People's Supply Store, 311 Main St.: This two-story brick building was erected in 1919 to replace a frame store building burned in the 1919 fire which destroyed several buildings on the southeast corner of Ellerton Road and Main Street. It has an overhanging canopy supported on fluted Doric columns which extends over the sidewalk on the west elevation. The former storefront is boarded over. Flanking the center section are two-story sections with a projecting vestibule on the north section and a plain doorway on the south section. The roof had been flat and the windows are replacements. The building is now used as an apartment house. Originally, it contained a general store, the Farmers Mutual Exchange, which had operated in the frame building destroyed in the 1919 fire. In 1924, the store was renamed People's Supply Store. The trolley substation also was in the same building. Behind the building was a large grain elevator and warehouse, the site now being occupied by the modern shopping center and a parking lot.
11. Flook, Gaver, Leatherman, Summers, Grossnickle and Company Bank, 313 Main St.: This is a one-story brick Classical Revival bank currently used as the office of an architect firm. The building was erected in 1919 to replace the 1902 bank destroyed by fire. It has a three-bay west elevation with a full pediment and a center doorway flanked by Composite columns. The walls are buff colored brick with rusticated stone lintels and sills. The modillion cornice extends around the entire building and also outlines the pediment on the west elevation. The door and the 1/1 sash are replacements. On the east end is an extension with a lift type garage door added when the building was used in the late 1930's as the volunteer fire company station. The banking house was founded in 1899 and was merged with the Central Trust Company in 1920. This bank closed in 1933 during the Depression and was sold to the fire company in 1936. In the 1960's, it served as the town office before being sold to the current owner in 1973.
12. St. Paul's Evangelical Lutheran Church: This brick hall plan church was built in 1872 in a simple Romanesque Revival style and rebuilt in 1896 after storm damage destroyed much of the roof and the interior. It has a three-bay east elevation with a projecting bell tower containing

the entrance. The windows and doorway have round arches and are recessed in panels which extend up the tower to the base of the polygonal open belfry with a bellcast steeple. The windows have early 20th century stained glass. The eaves have corbelled decoration and brackets. Adjoining the church on the north side is a 1966 education building. A large cemetery extends to the west behind the church. The St. Paul's congregation was founded in 1855, growing out of the St. John's Church at Church Hill. The first church building, on the same site as the existing building, was built in 1852 and destroyed by fire in 1872.

13. Lutheran Parsonage, 402 Main St.: The Parsonage was built about 1922. It is a 1 ½ story frame bungalow with brick veneer on the first story and shingled gables on the upper level. A shed dormer with three windows and bracketed eaves and a one-story porch with brick piers dominate the east elevation. The roof had been slate, but has been replaced by composition roofing materials. The sash is 1/1. Paired and three-part windows are present, as well as a polygonal bay window on the south elevation.
14. Isaiah Moser House, 412 Main St.: This is a two-story brick house built about 1865. It has five bays on the east elevation with a one-story bracketed porch over the center three bays. A one-story polygonal bay window projects from the south elevation. The windows are 2/2 and had been flanked with louvered shutters. The lintels and sills are plain wood. The roof is composition with interior end chimneys. The house is representative of the vernacular houses of the town prior to the arrival of the trolley line in 1898.
15. George Bittle Store, 419 Main St.: This is a much-altered commercial building of the last quarter of the 19th century. Moser's 1905 history shows its original form as a two-story brick building with a partial gable facade and a storefront with a recessed entrance between large, 2/2 display windows. The second story had three bays with 2/2 windows. In the early 20th century, the building's roofline and facade were altered, eliminating the irregular appearance and adding a stepped brick parapet. The storefront remains remarkably intact, with a metal awning covering the entrance and the dentil cornice and the display windows shown in the 1905 photo still in place. The second story has a three-part picture window and a single 2/2 window. The building's upper level served as a community hall in the early 20th century, as well as the meeting room of the Junior Order of United American Mechanics (J.O.U.A.M.) local chapter. It is now a woodworking shop.
16. Myersville Savings Bank, 415 Main St.: The 1902 two-story bank building is in an eclectic style with elements of the Romanesque and Renaissance Revival styles. It has a generally three-part west elevation with a hipped roof tower on the northwest corner and two bays of round-arched windows on the south. Banks of smaller arched windows are located in the second story, and the brick walls are divided by stone belt courses. The roof had been slate until recently with a clipped gable on the west elevation, accentuated by a bracketed return at the southwest corner. The bank was founded in 1898 and survived the 1930's depression. The building was sold in the 1970's and the bank moved to a modern structure on Main Street at Monument Road. The 1902 building is currently an insurance office.
17. Kinnaman Harness and Shoe Shop, 418 Main St.: This one-story shop dating from the last quarter of the 19th century has been expanded on the west elevation to two levels and converted

to residential use. It retains much of its original appearance on the east elevation, with a two-bay elevation under a small gabled porch roof and a single door and 2/2 window. On the south elevation, a modern shed extension joins the rear expansion. The roof is standing seam metal and the concrete block chimney is located at the west gable end. The exterior is covered with vinyl siding. This is the only example of the small shop among the commercial buildings of the period.

18. Cyrus Flook House, 507 Main St.: This 2 ½ story frame house was built about 1900 in the Shingle Style. It has an irregular plan with a shingled exterior, multiple gables and dormers with an integral one-story porch featuring paired columns. A one-story polygonal bay extends from the south elevation. The sash is varied, with a three-part window on the south elevation with diamond pattern lights and a Queen Anne window in the gable of the west elevation. The prominent roof is composition. This house was pictured in the 1905 history and the only major changes have been the replacement of the roof material and the removal of a small balcony off the top story gable window in the west elevation. Cyrus Flook was one of the most prominent of the town's businessmen in the first quarter of the 19th century, being one of the founders of the Flook, Gaver, Leatherman, Summers, Grossnickle & Co. Bank.
19. Routzahn-Horine Farm, 513 Main St.: The dwelling house is a two-story brick house with a west elevation with four bays on the first story and three on the second story. Double entrances are located under a one-story porch with paired square piers and a dentil cornice. The windows are 6/6 with gauged arches. The roof was pressed metal until recently replaced with a composition roof, and the chimneys are located at the north and south gable ends. A two-story rear wing has a two-story porch on the south. The major outbuildings are a two-story brick wash house with a standing seam gable roof and 6/6 windows on each level. The west elevation has an extended gable over a modern exterior stair to the second story entrance. An exterior stone and brick chimney is located on the east gable end. A large frame bank barn has been much altered for use as a craft shop. It has windows placed in the vertical siding with shutters, an extension of the replacement roof over the entrance over the ramp, and a central chimney. The house was probably built about 1840-50. The wash house was used as a cabinet shop by Cyrus Routzahn in the late 19th century; he also made coffins here and served as an undertaker.
20. 620 Main Street was owned by William Metzger who was a County Commissioner and died in 1868.
21. 1 and 3 Harp Place: The two bungalows are each 1 ½ stories. No. 1 has an off-center gable with shingled exterior and a partial integral porch. The lower walls are covered with brick veneer and the gables are shingled. The roof is composition. The 1/1 windows have stone lintels on the first story and a bay window extends from the west elevation. No. 1 has a rusticated concrete block garage with a hipped composition roof.

No. 3 has a gabled dormer in the north roof which extends over the integral porch with brick piers. The eaves are extended with brackets on both the main section and the dormer. The exterior is covered with shingles on the second story and the sills are rusticated stone. Both houses were built in the early 1930's and represent the moderate influx of the bungalow type in the period.

22. Mt. Zion United Brethren Church (Mt. Zion United Methodist Church): The white stucco church was originally built in 1890, replacing an earlier building demolished in a storm. The two gable-roofed sections with a tower in the angle are the earliest existing sections, with the education wing and the foyer added about 1916. The windows in the older section are segmental arched and the tower has Gothic arched windows set in paneled sections on three levels. The original entrance is in the base of the tower. The roof is composition. A cemetery extends northeast behind the church.

The Myersville Survey District represents the development of a rural community of the middle third of the 19th century into a substantial town in the first quarter of the 20th century through the influence of the electric interurban railway system which linked it to other towns in Frederick and Washington Counties. The architecture and economic life of the periods before and after the coming of the transportation link are clearly defined. The central core of the district at Ellerton Road and Main Street shows the typical vernacular architecture of other small rural communities in the Middletown Valley, characterized by brick, log and frame buildings of two stories, small stores with combined residences, several outbuildings and irregular spaced structures. The commercial activities before 1898 were confined to general stores and services related to farming, such as blacksmithing, wagon shops, harness making and domestic needs such as cabinet and furniture making and shoemaking. In 1898, the Myersville and Catoctin Electric Railway linked Myersville to Middletown and thus to Frederick. By 1904, the Hagerstown Railway had built a line to Myersville and life changed forever for the community. The change was evident in the more sophisticated architecture of the dwellings, reflecting the Colonial Revival, Queen Anne and other eclectic styles being built in the larger towns and in the use of materials such as concrete block and wood trim made or finished elsewhere and transported by rail to Myersville. Two banks were founded in 1898 and stores became single-use structures rather than the home-business combinations of the earlier 19th century period. A large brick school building erected in 1906 consolidated several one-room schools in the vicinity, further focusing domestic life on the former village. The concurrent arrival of the automobile in Myersville further reinforced the broadening effect of the trolley system on the community's life and the urbanizing of its general appearance, although it eventually was the beginning of the decline in the usefulness of the railway and by 1940 had replaced it as the principal transportation in both home and business life.

Myersville and Middletown are two examples of the effect of transportation on community development in Frederick County in the early 20th century. To a certain extent, Middletown may have developed in the same way due to the automobile traffic generated by the increased use of the Old National Road (US 40A) until the construction in the late 1940's of the new US 40. Myersville, however, would have remained a small crossroads community until very recent times without the early influence of the trolley line. A good example of how Myersville may have developed without the trolley may be seen in nearby Wolfsville.

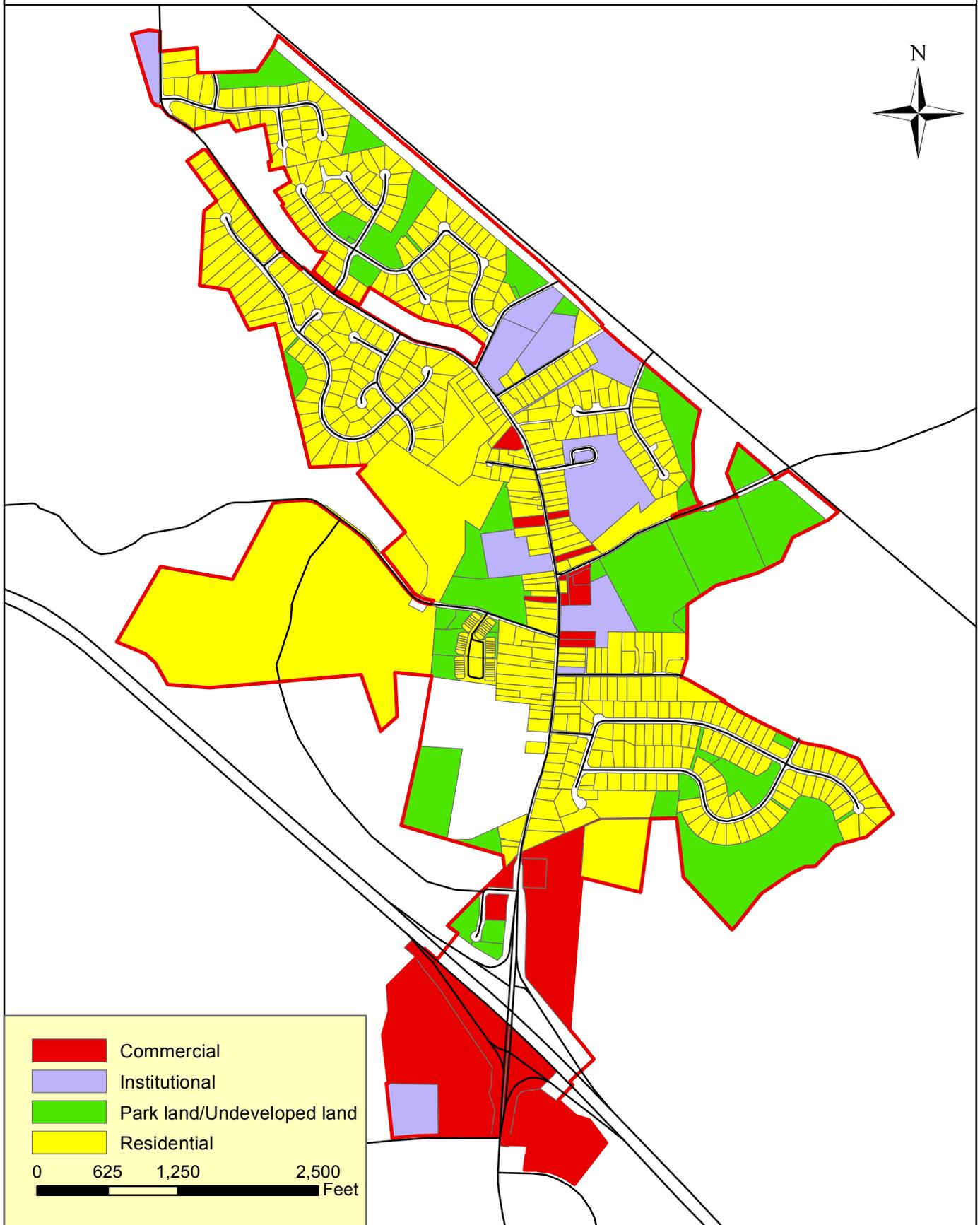
### **Heritage Areas**

The Maryland Heritage Areas Program was created in 1996 and is administered by the Maryland Heritage Areas Authority, based in the staff of the Maryland Historical Trust, the state agency for historic preservation. The Heritage Areas Program combines heritage tourism and small business

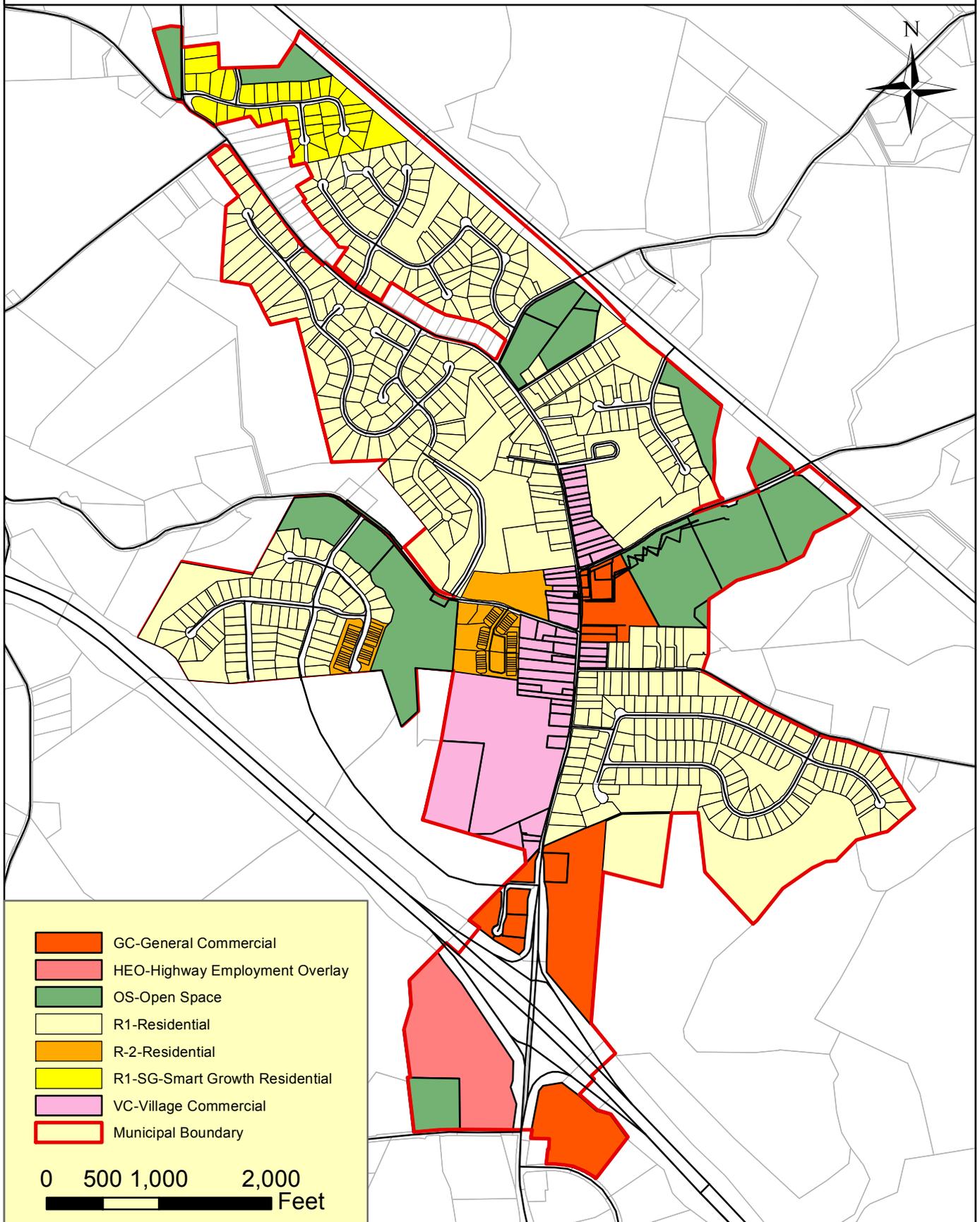
development with preservation, cultural conservation, recreation, natural resource conservation, and education in an effort to revitalize Maryland's communities. Heritage areas in general are geographic sections of the State which embody certain unique qualities and potential for maximizing the economic and cultural experience based on those qualities. The dominant theme of such areas usually becomes part of its name. Frederick, Washington, and Carroll County governments and historical and economic stakeholders have teamed to form a Civil War Heritage Area, recognizing the existing National Park Service's Antietam and Monocacy National Battlefields and the State's South Mountain Battlefield, and the potential of a Battle of Boonsboro site as the keys to enhancement of opportunities through this program.

In 1999, the Civil War Heritage Area was officially recognized by the Maryland Heritage Areas Authority. The recognition document outlined the economic appeal and potential enhancement of the area to "heritage travelers". The Town of Myersville was included in the study area and supported the efforts of the certification of the CWhA Program. The Town further supports the efforts of the steering committee in development and approval of a Management Plan for the designated CWhA.

# Figure 3 - Existing Land Use



# Figure 4 - Zoning Designation Map



# **Municipal Growth Element**

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A. Twelve Visions of State Planning

**History and Visions for Planning**

The Twelve Visions are the foundation of state growth policy, existing Smart Growth programs and offer an important measure for implementing these visions. The Twelve Visions represent broad state policy goals that each municipality will strive towards by implementing its own sound planning and growth policies. The Town of Sykesville has always considered these visions in its previous Master Plan updates and land use policies and has addressed each of the new visions through policy recommendations in the respective chapters of the Master Plan.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.
6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable and efficient movement of people, goods and services within and between population and business centers.
7. **Housing:** A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.
8. **Economic Development:** Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.
9. **Environmental Protection:** Land and water resources, including the Chesapeake Bay and it's coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
10. **Resource Conservation:** Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.
11. **Stewardship:** Government, business entities, and residents are responsible for the

creation of sustainable communities by collaborating to balance efficient growth with resource protection.

12. **Implementation:** Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

The purpose of the Myersville Comprehensive Plan’s “Municipal Growth Element” is to examine the interrelationships among land use, population and housing growth, and their impacts on public facilities and services. In this regard, Myersville officials will have a stronger basis for setting land use and growth management policies in the future through a better understanding of the multi-dimensional implications of change.

It presents analyses of land consumption and facilities impacts that can be expected as a result of the projected growth of the town’s population from 1,530 in 2008 to Maryland Department of Planning’s projection of 2,440 in the year 2030. The growing population will require the identification and development of additional water sources, and could affect environmental features such as Little Catocin Creek.

### **Municipal Growth Goals**

- *Manage the rate of growth to be consistent with the provision of adequate services and infrastructure.*
- *Continue to provide a desirable quality of life for residents of the town.*

## **BACKGROUND**

Myersville is located in the western portion of Frederick County. It is a small town in an ideal rural setting with picturesque farms and plentiful natural and heritage resources. Major arterials for the region include U.S. Route 70 and Route 40, and Maryland Route 17. Urban areas near Myersville include Frederick City to the east and the city of Hagerstown to the west. These urban areas represent potential places of employment for Town residents, along with Montgomery County and the District of Columbia further to the southeast, and Baltimore further to the east.

## **FREDERICK COUNTY LAND USE PLANNING**

Myersville is located in Frederick County. Predominant land uses in the Myersville region include agriculture, parkland, and low density residential development. Rural residential development in the County is located in all directions from the Town, and small commercial development is located south of the town limits.

Several agricultural preservation easements under the Maryland Agricultural Land Preservation Foundation (MALPF) are currently located south of the town. The Mid-Maryland Priority Preservation Area (PPA) adjoins the southern boundary of the Town’s growth area. Within the PPA are two agricultural preservation easements that directly adjoin the growth area, as well as another property with an agricultural preservation easement within the growth area on the north side of Brethern Church

Road.

## **PRIORITY FUNDING AREAS**

Myersville is a designated growth area in Frederick County. The region surrounding the Town consists of large agricultural parcels and land exists for municipal growth. The twelve incorporated municipalities in the County as well as twelve unincorporated communities make up the County's Community Growth Areas which are the County's principal residential, commercial, and business centers. These areas are the best locations for future growth and development. The primary goal is to encourage development to occur within the designated growth areas while preserving the existing character of the communities and their historic and cultural features.

Myersville is a "Priority Funding Area" (PFA) for Frederick County. The requirement for designating PFAs was established under the 1997 *Neighborhood Conservation and Smart Growth Areas Act* (Smart Growth) and supports the State "Visions" for growth as expressed in the 1992 Planning and Zoning Enabling Act (*Article 66B of the Annotated Code of Maryland*). PFAs are locally-designated areas targeted for eligible State funding. PFA designations include municipalities, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewerage. The 2005 corporate boundaries of Myersville define the current Myersville municipal PFA.

The intent of the State's "Smart Growth" legislation, as well as other recent changes to Maryland laws affecting PFAs, is to marshal the State's financial resources to support growth in existing communities and limit development in agricultural and other resource conservation areas. The designation of new PFAs in the State of Maryland must meet minimum density, water and sewer service and other criteria outlined in the law.

It is important to note that as of October 2006, new municipal annexations seeking PFA designation must be submitted to the Maryland Department of Planning (MDP) for "PFA Certification." According to MDP, County properties annexed into the Town that currently have PFA status, do not retain such status and do not automatically become PFAs if annexed. Recently annexed properties in Myersville include the Fisher property on the north side of town in addition to property adjacent to that for location of the town's water treatment plant. Other annexations in recent years include the Bidle property on the south side of town, south of I-70, and more parkland adjacent to Doub Meadow. (See Annexation Map for further details and locations.)

## **GROWTH TRENDS & PATTERNS**

Myersville dates back to the mid-1700's when it provided agricultural related businesses and services to the nearby rural community. For many years, its population numbered in the hundreds, and Myersville gradually reached a population of 1,000 during a population boom in the 1990's. Table 1 below shows population growth over recent decades.

TABLE 1: HISTORIC POPULATION GROWTH  
Town of Myersville                      Frederick County

<u>Year</u>	<u>Population</u>	<u>% Increase</u>	<u>Population</u>	<u>% Increase</u>
1960	355	--	71,930	--
1970	450	27	84,927	18
1980	432	-4	114,792	35
1990	464	7	150,208	31
2000	1,382	198	199,369	33
2006	1,508	9		
2008	1,530	2		

As can be seen in the above table, the period from 1990 to 2000 witnessed the largest increase in Myersville's population by almost 200%. Since that time, the town's growth has increased at a much slower pace. According to statistics compiled by Frederick County planning staff, Myersville is the 5<sup>th</sup> smallest Census Designated Place in the County in terms of both area, 0.8 square miles, and population.

In comparison with the other 11 municipalities in Frederick County, Myersville had the largest percent increase in population during the 1990's. This increase from 7% growth during the 1980's to 198% growth during the 1990's was due to constant residential development on the southeast section of Town and on the north end of Town.

TABLE 2  
POPULATION CHANGE  
FREDERICK COUNTY & MUNICIPALITIES

<u>Municipality</u>	<u>1980</u> <u>Census</u>	<u>1990</u> <u>Census</u>	<u>2000</u> <u>Census</u>	<u>Increase</u> <u>1990-2000</u>	<u>% Increase</u> <u>1990-2000</u>
Brunswick	4,572	5,117	4,894	(223)	-5%
Burkittsville	202	194	171	(23)	-12%
Emmitsburg	1,552	1,688	2,290	602	36%
Frederick City	28,086	40,148	52,767	12,619	31%
Middletown	1,748	1,834	2,668	834	45%
Mt. Airy (F.C. part)	540	1,497	2,967	1,470	98%
<b>Myersville</b>	<b>432</b>	<b>464</b>	<b>1392</b>	<b>918</b>	<b>198%</b>
New Market	306	328	427	99	30%
Rosemont	305	256	273	17	7%
Thurmont	2,934	3,398	5,588	2,190	64%
Walkersville	2,212	4,145	5,192	1,047	25%
Woodsboro	506	513	846	333	65%
Municipal Total	43,395	59,582	79,465	19,883	33%
Non-Municipal	71,397	90,626	120,223	29,597	33%
<u>Frederick County</u>	<u>114,792</u>	<u>150,208</u>	<u>195,277</u>	<u>45,069</u>	<u>30%</u>

Source: County & Municipal Building Permits Issued (2000). Estimates include the Frederick County portion of Mt. Airy

Note: Areas of population decline reflect no building activity and a declining household size.

## **Future Population Growth**

Since comprehensive planning began in Myersville, the outward suburbanization from Washington and even Frederick has continued to affect the town. Given the ongoing growth pressures plus the desire of small-town living, the population of the town is expected to grow. Myersville's annexations have been east and west of Main Street, as well as to the north of town. Additional annexations to the north and south are expected to occur.

Currently growth is occurring on the north side of town in the Saber Ridge development off Canada Hill Road. This 26-acre property was approved for 41 single-family dwelling units in 2005 and accounts for most of the town's recent construction activity. Preliminary plans have been approved on the west side of town for a large residential development along with a smaller development both of which will occur off of Monument Road. Since 2000, development of a few individual lots has occurred.

The town's supply of vacant land has been reduced over the years due to residential development, and with the proposed developments there is only one large parcel of land left in the town for future development. There are roughly 40 acres of vacant or underutilized residentially zoned land remaining within the municipal boundaries. Most of it is in the central portion of the town. Vacant parcels of residential land are scattered in various locations throughout the town, and commercially zoned land is available on the south side of town.

In 2002, the Town added a Village Center District to its zoning districts. The Village Center District is intended to provide a central area for frequent shopping, service, and office and entertainment establishments to service the needs of the entire community, while maintaining the basic character of the area in which they are located. The Village Center District, as shown on the Zoning Map, is located in the central part of town and includes a large parcel of agricultural land on the west side of Main Street. Currently, there are no plans to develop that property.

## **Population Projections 2010-2030**

All of the factors discussed above influence Myersville's future population projections through 2030 and are shown in Table \_\_\_ below. Population growth for the Town from 2010 to 2030 is projected to increase by approximately 910 people according to projections received from the Maryland Department of Planning. The most substantial increases for Myersville are expected from 2015 to 2020 as the Quail Run subdivision begins to develop.

## Myersville Growth Prediction

Classification	2010	2015	2020	2025	2030	Change	Average Annual Growth Rate
Population	1657	1828	2004	2175	2440	910 <sup>1</sup>	9%
Dwelling Units	545	601	659	715	802	307 <sup>2</sup>	9%

### Assumptions for Population Projections

Population projections for Myersville are based on the following assumptions:

- Myersville is expected to grow at a rate consistent with other municipalities in Frederick County from 2010 to 2030.
- Population projections account for new infill development in Myersville, which includes the completion of the Saber Ridge development and the Quail Run and Meadowridge Knoll developments (new infill development).
- Population projections assume that construction of dwelling units in Quail Run will begin after 2010 and continue throughout the planning period.
- Population projections assume Myersville's average household size will follow the Maryland Department of Planning's (MDP) projected trend for average household size in Frederick County to decrease (a decrease from 3.39 persons per household in 2008 to 3.04 persons per household by 2030 for Myersville).

### **INFILL AND REDEVELOPMENT**

#### *Infill & Redevelopment Capacity*

Residential infill potential examines a theoretical capacity associated with vacant and underutilized land in the Town. Infill capacity is based on the number of vacant lots and acreage available for development within the town limits. Potential yield in Myersville was determined by identifying vacant and underutilized parcels using aerial photography with the Town's GIS system. These sites constitute lots of record and are expected to develop with the planning period from 2010 to 2030. Sites include abundant lots in the Quail Run subdivision with a combination of single-family and townhouse dwellings which is yet to be developed.

In addition, infill capacity includes the Stroup property with a preliminary plan for 16 single-family dwellings, development of the remaining lots in the Saber Ridge development, and a couple small vacant parcels. The estimated total infill and redevelopment potential for Myersville by 2030 is an additional 156 residential dwelling units (see Table \_\_\_\_).

<sup>1</sup> Based on change from current (2009) population of 1,530.

<sup>2</sup> Based on change from current (2009) dwelling units of 495.

Major Residential Subdivisions  
5 Lots or more (Pipeline)

Name	Total # of Lots	Undeveloped Lots	Unit Type
Quail Run	108	108	Single Family/Townhouse
Meadowridge Knoll	16	16	Single Family
Saber Ridge	41	32	Single Family
<b>Total</b>	<b>165</b>	<b>156</b>	

*Table 1 - Subdivisions*

Table \_\_ provides a summary of the residential subdivision development pipeline for properties located in the Town of Myersville. The term residential subdivision development pipeline is used to describe the process by which subdivided lots are approved through the planning process, recorded, and/or permits issued for construction of housing units on that parcel of land. Subdivisions pending improvement plan and final plat approvals are Quail Run with 108 proposed lots off of Monument Road and Meadowridge Knoll with 16 lots off of Monument Road and connecting to the Meadowridge subdivision.

*Assumptions for Infill & Redevelopment*

Infill and redevelopment capacity for Myersville is based on the following assumptions:

- Infill capacity accounts for new infill development in Myersville, which includes Saber Ridge, presently being developed, the Quail Run and Meadowridge Knoll subdivisions (potential new developments), and other infill lots within the existing Priority Funding Area.
- Build-out capacity for infill and redevelopment assumes that at least 25% of the Quail Run and Meadowridge Knoll subdivisions will be used for roads, open space, and other uses unrelated to dwelling units.
- Infill capacity assumes development of the Quail Run and Meadowridge Knoll properties based on current Town residential zoning (R-1 and R-2).
- Commercial and industrial development utilizes a 0.10 “Floor Area Ratio” (FAR) factor for analysis and assumes water and sewer demand of 200 gallons per day (gpd) for every 1,000 square feet of Gross Floor Area (GFA) respectively.
- Population estimates assume Myersville’s average household size will decline over time proportionate with the MDP projected average household size for Frederick County, decreasing from 3.39 persons per household in 2008 to 3.04 persons per household by 2030.

**GROWTH & ANNEXATION AREA PLAN**

The Myersville Growth and Annexation Area (Growth Area) has been refined during this comprehensive planning process to reflect new Town goals in relation to annexation, growth, and future development. Therefore the Growth Area, as defined in the 2005 *Myersville Comprehensive*

Plan, has been resized and to some extent altered.

**Growth Area Analysis**

The total acreage for the Growth Area is approximately 717 acres, although one of the parcels included in the table below is not entirely in the growth area. The Growth Area contains 45 parcels and represents the Town’s long range growth expectations. Much of the Growth Area is comprised of larger parcels, some of which are already developed. The parcels along Canada Hill between Church Hill Road and the Saber Ridge development that are not included in the town limits are not included in the table below. Most of those parcels are developed and currently have public water and otherwise use town services.

**Table \_\_\_\_ : Growth Area Analysis - Properties in Growth Area**

Tax ID #	Map	Parcel	Land Use	Acreage
16347124	37	52	Agricultural	21.38
16347116	37	20	Agricultural	7.94
16355003	37	95	Residential	2.37
16347094	37	53	Residential	5
16358665	37	204	Residential	4.65
16355038	37	71	Residential	8.26
16347264	37	55	Residential	0.628
16362182	37	221	Residential	1.169
16352896	46	223	Residential	5.5
16350877	700	230	Residential	0.449
16348023	46	121	Residential	4.433
16359343	46	428	Residential	2.163
16348627	46	8	Agricultural	42.65
16345377	46	335	Residential	0.98
16363588	46	456	Residential	1.2
16345741	46	19	Agricultural	78.965
16357375	46	406	Commercial	3
16357367	46	406	Commercial	5
16344575	46	399	Commercial	23.04
16356085	46	375	Commercial	11.25
16345709	46	397	Commercial	1.1
16348139	46	320	Commercial	0.909
16357278	46	357	Residential	8.485
16357960	46	404	Commercial	5.12
16344443	46	404	Commercial	6.65
16357979	46	404	Commercial	7.27
16348899	46	266	Commercial	0.797
16354872	45	10	Agricultural	156.85
16356433	700	515	Agricultural	31.13
16353574	45	8	Agricultural	101.02
16358304	45	129	Agricultural	6.9

16364169	45	129	Vacant	1.826
16359084	37	206	Residential	6.067 *
16359068	37	206	Residential	2.495
16359076	37	206	Residential	1.028
16359092	37	206	Residential	1.102
16359106	37	206	Residential	1.811

**TOTAL  
ACREAGE** 570.587

\*Not all of this parcel is included in the growth area.



Eight Growth Area parcels, indicated as agricultural in Table \_\_\_\_, have the potential for new development. These parcels total approximately 447 acres and are being used for agricultural purposes. In addition, Frederick County’s Draft Comprehensive Plan shows a proposed Middle School in the Growth Area for Myersville.

***Annexation & Growth Area***

Myersville’s Growth Area has the potential for approximately 158 dwelling units in the low density residential land use with an estimated population of 468. Additional water and sewer demand associated with this level of growth is 39,500 gallons per day (gpd) respectively.

Myersville’s Municipal 20-Year Comprehensive Plan acknowledges that these properties may be incorporated into the Town at some future date. However, annexation of these properties will not occur until water capacity issues associated with infill development within the current corporate limits are adequately addressed. In the meantime, the Town would like the County to hold these properties in agriculture and conservation zoning, and industrial zoning on the south side of town, thus limiting the potential for premature, low-density development on well and septic systems. Myersville has several reasons for this position including:

- Protecting Myersville’s unique identity by controlling the quality of development occurring in and around the Town;
- Requiring development site design that includes mandatory open space requirements;
- Enabling densities for new development that support Smart Growth when water resources are

- adequate;
- Requiring appropriate water-saving construction materials for new development to protect water quantity;
- Requiring “Best Management Practices” (BMPs) for stormwater management to protect and enhance water quality in potential receiving waters;
- Ensuring appropriate expansion of water and wastewater treatment systems to accommodate new development; and
- Eliminating the potential for future failing septic systems.

### ***Annexation Policies***

Annexation of properties located with Myersville’s Growth Boundary will be subject to annexation agreements. The following annexation policies will apply to all future annexations:

1. Proposed annexation areas will be economically self-sufficient and will not result in larger municipal expenditures than anticipated revenues, which would indirectly burden existing Town residents with the costs of services or facilities to support the area annexed.
2. The costs of providing roads, utilities, parks, other community services will be borne by those people gaining the most value from such facilities through income, profits, or participation.
3. Specific conditions of annexation will be made legally binding in an executed annexation agreement. Such agreements will address, among other things, consistency with the goals, objectives and recommendations contained in the Myersville Comprehensive Plan, zoning and development expectations, responsibility for appropriate studies, and preliminary agreements concerning responsibilities for the cost of facilities and services provided by the Town.
4. For annexations involving larger parcels of land, the Town Council and/or Planning Commission may require appropriate impact studies, including a fiscal impact study and an environmental impact assessment that addresses the potential impact of the proposed annexation and planned development on the environment of the site and surrounding area.
5. If necessary, applicants for annexation shall pay the cost of completing all studies related to expanding capacity in existing public facilities and/or services.

Prior to annexing any land area not included in the Growth Boundary Plan, the Town will first consider appropriate amendments to this Comprehensive Plan and will follow the procedural requirements for comprehensive plan amendments and annexation established in State law (Articles 66B and 23A), including those of Maryland House Bill 1141. This will ensure that the proposed annexation is consistent with the goals and objectives of this comprehensive plan, that appropriate consideration has been given to the adequacy of public facilities and services, and that County and State agencies are afforded an opportunity to comment on the proceedings.

### ***Assumptions for the Growth Boundary Area***

The Growth Boundary Area analysis for Myersville is based on the following assumptions:

- Growth Boundary Area capacity accounts for potential new development on existing

- agricultural properties and vacant land in the Growth Boundary Area, totaling 550 acres.
- Build-out capacity for these properties utilizes the MDP methodology, which assumes that 25% of the land will be used for roads, open space, and other uses unrelated to dwelling units or commercial/industrial buildings.
- Growth Boundary Area capacity assumes a dwelling unit density based on current Town residential R1-SG zoning, which requires a lot size of 12,000 square feet.
- The resulting total developable area in the Myersville Growth Boundary Area is approximately 410 acres. This equates to 158 dwelling units and \_\_\_ gross floor area for commercial/industrial uses.
- Small, previously-developed lots in the Growth Boundary Area do not have development potential but may require water and sewer service.
- Growth Boundary Area population projections assume Myersville’s average household size will decline in proportion with the MDP projected average household size for Frederick County over time.

## IMPACTS OF GROWTH

Population growth will impact public services and facilities provided by Myersville and Frederick County. Table \_\_\_ summarizes the potential impacts of growth from infill and redevelopment in the planning period on public facilities and services (Town and County) based on population projects. Impacts include projected dwelling units from infill and redevelopment, projected population increases, sewer and water demand, as well as other public facilities and services such as schools, libraries, police, recreation land demand, and fire and rescue (emergency services).

**Table \_\_\_: Impacts of Infill/Redevelopment Growth on Public Facilities & Services  
Based on Population Projections Through 2030**

<b>Classification</b>	<b>Infill/Redevelopment Areas</b>
<b>Dwelling Units</b>	156
<b>Population</b>	474
<b>New Residential Water/Sewer Demand (gpd)</b>	118,500
New Non-Residential Water/Sewer Demand (gpd)	135,720
<b>TOTAL - New Residential/Non-Residential Water/Sewer Demand (gpd)</b>	<b>254,220</b>
<b>School (new students)</b>	<b>69</b>
- High School	30
- Middle School	19
- Elementary/Primary School	20
<b>Library (gfa)</b>	1,830
<b>Police (personnel)</b>	0.75
<b>Recreation Land (acres)</b>	5
<b>Fire &amp; Rescue</b>	
- Personnel	0.5
- Facilities (gfa)	none

### *Assumptions for Impacts from Infill & Redevelopment Areas*

Impacts from Myersville’s infill growth utilize the following sources and assumptions:

- Future population and dwelling unit projections from 2010 to 2030, as described in this chapter;
- Maryland Department of the Environment (MDE) multipliers for water and wastewater “Water & Wastewater Capacity Management Plans” (250 gallons per day of water and sewer per dwelling unit (DU));
- Maryland Department of Planning (MDP) multipliers for recreation land;
- Frederick County Public Schools multiplier for school enrollment;
- Multipliers for Municipal Administrative Space based on current space per thousand people;
- Frederick County Public Library (facility standards);
- Frederick County Sheriff’s Department (personnel multiplier);
- International City Council Management Association (fire personnel multiplier);
- National Planning Standard (fire facility square footage multiplier).

### ***Implications of Growth***

The most significant implications of growth are impacts on water and wastewater demand, school facilities, and police, fire, and rescue services and facilities. Large-scale developments with significant potential impacts will be required to conduct a fiscal impact analysis to determine if revenues will cover the cost of public services and facilities.

**Public Schools:** The impact of Myersville’s growth on public school facilities during the planning period (by 2030) a total of 69 new students: 20 elementary school students; 19 middle school students; and 30 high school students. The high school population will experience the largest increase in students by 2030, potentially impacting Middletown High School. The facility, and the services it provides, may require expansion to serve the increased demand. The 2009 high school enrollment already exceeds the state rated building capacity. The Myersville Elementary School population could also experience an increase which will impact the school given the fact that its 2009 enrollment also exceeds the state rated building capacity.

**Library:** Residents of Myersville are located within a 10-mile drive of the Middletown branch of the Frederick County Public Libraries, which occupies a total of 2,500 square feet. Currently library facilities will not adequately serve the needs of the projected increase in Myersville’s population in conjunction with the projected increase in Middletown’s population. However, the County’s most recent Comprehensive Plan anticipates the need for expansion of its public library facilities and a Myersville public library facility is listed in the County’s Capital Improvement Plan to meet the level of service necessary for the Myersville area. Typically, new library facilities in Frederick County are 15,000 square feet.

**Recreation Land:** Between 2010 and 2030, an additional 910 people are projected to be added to the Town. Based on the State’s ratio of 30 acres per every 1,000 people and the fact that Myersville has 11 more acres than needed currently, approximately 5 acres of additional recreation land will be required in the Town by 2030 to serve additional demand for recreation land as a result of the projected increase in population.

**Public Safety:** Fire and emergency medical services are provided to Myersville residents through the Myersville Fire and Ambulance Service. Police protection in Myersville is provided by the Frederick County Resident Deputy service.

As illustrated in Table \_\_\_\_, police and emergency services will be impacted to a moderate degree as a result of the projected increase in Myersville's population by 2030. Based on industry standards for calculating staffing levels of emergency services personnel, a three-quarter additional police person and one-half additional emergency services personnel will be needed by 2030 to serve the projected increase in population. The increased emergency services personnel will need to take the form of a fireman or EMS technician stationed at the Myersville Fire and Ambulance Company; an additional police person will need to be added through the Frederick County Resident County Deputy Program.

**Additional Facility Needs:** Myersville recognizes that any gain in population will require an equivalent increase in municipal meeting space, Town administrative staff, and municipal services (street repairs, trash collection, etc.). The new existing Town Hall was constructed to be adequate to serve the future population needs for hearing and meeting space. A review of staffing levels for administration should be conducted by the Town annually (or every five years) to determine adequacy. In addition, Myersville should review the need to establish a Public Works department. Expansions of Town staff and municipal services can be made and funded as the population and assessable tax base in the Town expands.

**Water and Sewer:** According to Town and Frederick County sources, the Myersville wastewater treatment plant (WWTP) has an existing design and permit capacity of 300,000 gpd. The average flow in 2008 was 180,000 gpd. Available capacity was calculated by adding the plant's estimated inflow and infiltration rate (I&I) of 48,000 gpd (according to Maryland Environmental Services (MES) personnel) and the rate of outstanding sewer allocations (120,000 gpd), listed in the MES 2008 Report. This total (168,000gpd) was subtracted from the plant's permitted capacity of 300,000 gpd, resulting in an estimated remaining capacity of 132,000. Sewerage capacity exists in the Myersville WWTP to serve existing development and anticipated new residential development as well as other infill sites, although there is not enough existing capacity for both residential and non-residential development

Additional water and sewer capacity will be required during the planning period of 2010 to 2030, as water and sewer demand are each projected to increase by 254,220 gpd as a result of residential and non-residential (commercial and/or industrial) infill and development. Capacity for future commercial and industrial development also should be factored into the Town's allocation process, as should development of Myersville's remaining infill potential and the Myersville Growth Area, projected to occur after 2030.

Development of the Growth Area will likely require additional upgrades to water and wastewater treatment systems. Water system upgrades may include new wells, storage tanks, and distribution facilities. Sewer upgrades may include a hybrid wastewater system that provides a point source discharge treatment plant (Enhanced Nutrient Removal-ENR), new distribution system, and spray irrigation or rapid infiltration.

***Potential Impacts Associated with the Growth & Annexation Area***

Annexation of most of the Myersville Growth Area is not anticipated within the planning period from 2010 to 2030. The Myersville Growth Area is approximately 717 acres.

The hypothetical impacts for the Myersville Growth Area are calculated based on potential additional dwelling units and population. The Growth Area includes a potential total of 158 dwelling units. In addition, population is estimated at 468 new Town residents.

Accommodating growth in the Growth Area will require an expansion of school facilities (see discussion of public school enrollment projections in the Community Facilities chapter). It also will require increases in personnel for police and fire and rescue (emergency services). Water and sewer demand will increase substantially, in each category. Development of the Myersville Growth Area may require new water and wastewater systems.

## **INTER-JURISDICTIONAL COORDINATION**

The 2009 *Myersville Comprehensive Plan* highlights the need for increased inter-jurisdictional coordination with Frederick County. From Myersville's perspective, substantive issues include the following:

- Peripheral development in Frederick County, within the Myersville Growth Area is a concern and should be discouraged. The Town believes that new development in and around the Town should be consistent with Smart Growth and sound place-making principles. Frederick County should work closely with the Town to address the nature of allowable development adjacent to the Town.
- Protection of the Town's springs is of utmost importance, and the County should ensure that they remain protected through the County's Wellhead Protection Ordinance.

### ***Coordination for Effective Growth Management***

It is apparent from the prior discussion of growth-related impacts that there is a critical need for the Town and County to work together. Future growth will depend on sound strategies to address such issues as water quality and quantity, school capacity, demand on emergency services, public infrastructure, and transportation facilities. Growth management in Myersville primarily hinges on effective coordination between the Town and Frederick County because municipal growth and development plans are located in Frederick County. This sentiment was underscored by the *Frederick County Comprehensive Plan* and provides an open dialogue to begin discussions.

Like public infrastructure, water quality and quantity issues cannot be addressed by the Town alone. Going forward, effective management of non-point source pollution must be based on watershed-wide land use strategies and coordinated administration and enforcement of sediment and erosion control and stormwater management regulations. The planning requirements from Maryland House Bill 1141 direct the Town and County Planning Commissions to meet and discuss this Comprehensive Plan prior to adoption.

At a minimum, an agenda for such a joint County/Town meeting should include how best to coordinate

the following:

- Cooperative watershed planning initiatives including discussions of adequate public water supplies;
- Coordinated policies concerning County land uses and PFA designations adjacent to the Town;
- Coordinated policies concerning conservation of green infrastructure and the Myersville greenway;
- Funding for public facilities and services, i.e., Adequate Public Facilities Ordinance.

Effective mechanisms for County/Town dialogue, coordination, and agreement are needed. Acceptable coordinated strategies should be formalized in ways that bind each participant to a policy process. Forums for on-going coordination and cooperation include the Frederick County municipal and county leaders meetings, and joint steering committees (for example for watershed planning initiatives). Examples of potential formal mechanisms for recording joint policies include Memorandums of Understanding (MOU) and/or an Inter-Governmental Agreement (IGA).

## **SUMMARY**

Myersville population projections are based on an average annual growth rate of 9% which is indicative of moderate growth. The projections rely on the basic assumption that the Quail Run and Stroup properties will commence development after 2010 and develop at an average rate of 10 dwelling units per year or 100 dwelling units per decade. Regardless of when actual development commences (2010 or later), or how quickly it proceeds (10 units per year or 30 units per year), the impacts over time will be the same and will need to be addressed. For this reason it is critical that the Town anticipate these consequences of growth and have policies and strategies in place to address them well in advance of need.

### **Adequate Public Facilities Ordinance (APFO)**

The Town has an APFO. An APFO ties development approvals to the existing and planned capacity of infrastructure based on quantifiable levels of service for public facilities and services. Provision of adequate facilities is to take place in cooperation with Frederick County, especially when county facilities are affected by new development. For the purposes of Myersville's APFO chapter, public facilities include road, water, sewerage and school facilities.

#### **Residential Development Potential**

Pipeline Development –	Saber Ridge (41 lots) Miazga/ Quail Run (108) Stroup Property (16)
Infill & Redevelopment –	Waters (50) mixed use/ Village Center along Main Street (Westside) Mause (20) adjacent to Stroup Property Clarke (9) Fox Ridge
Growth Area -	Easterday

North of Saber Ridge  
West of Waters property

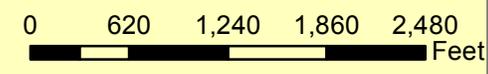
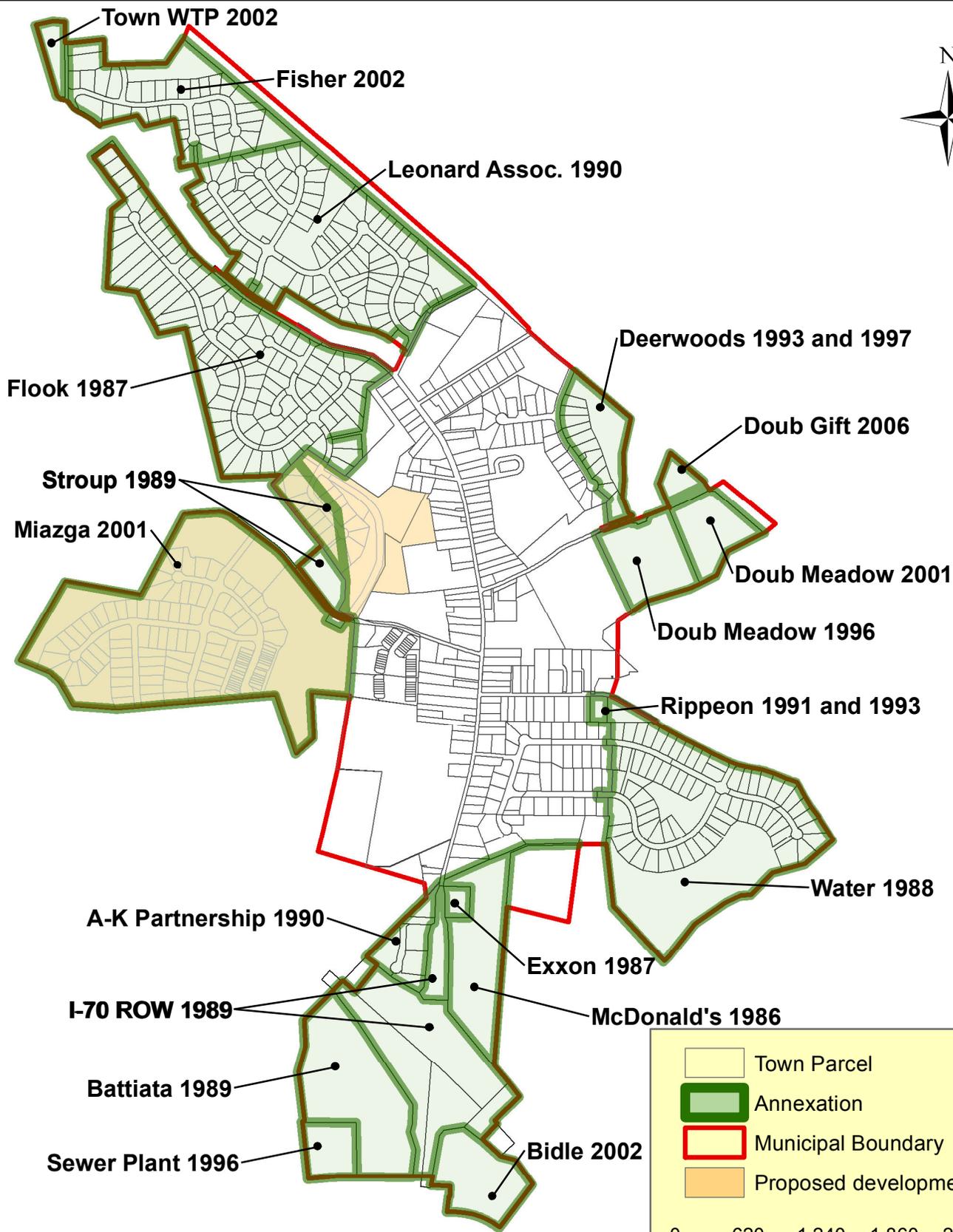
Commercial Development Potential

Pipeline - Battiata/ I-70 Commerce Park (20 acres)

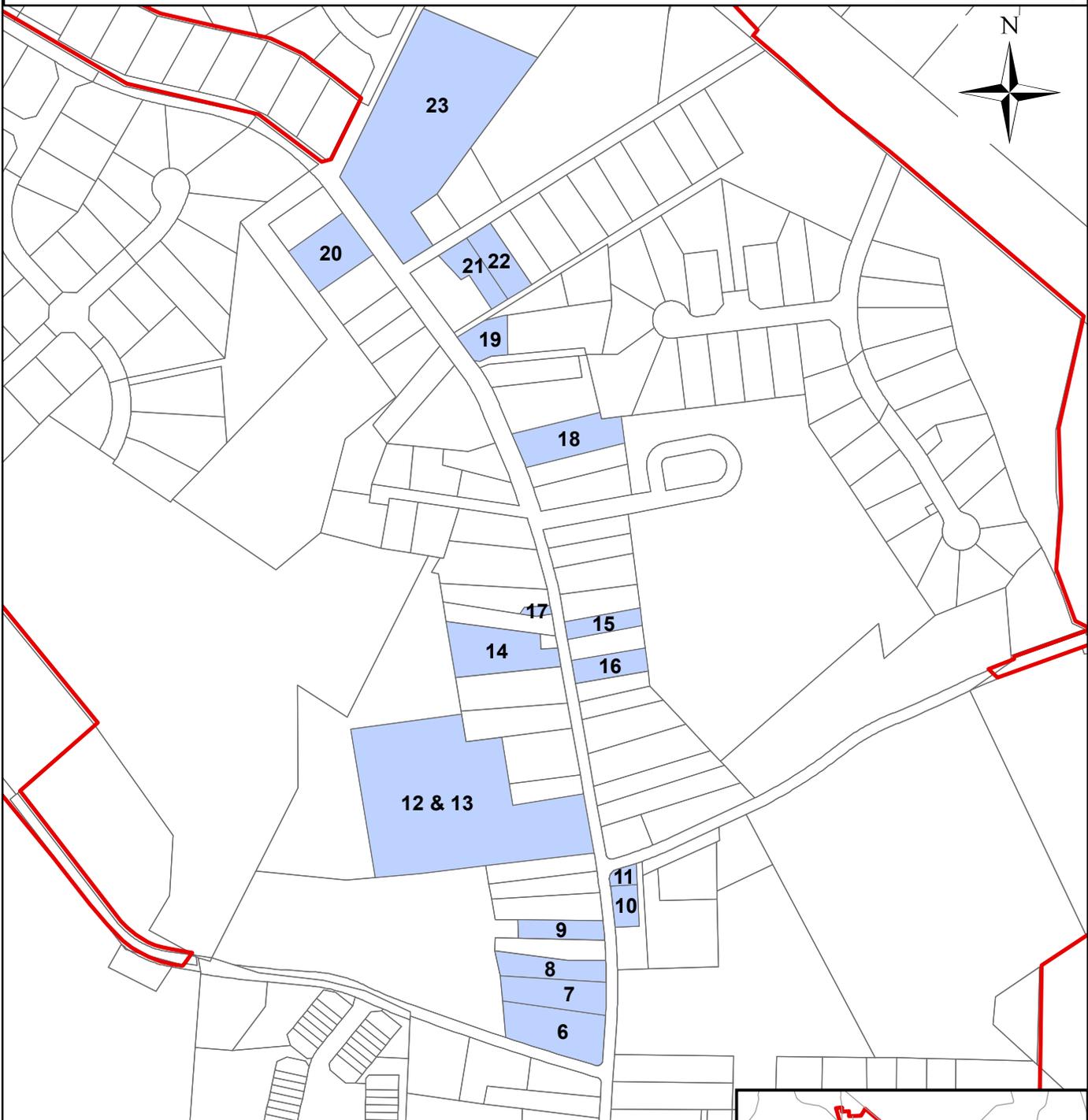
Infill & Redevelopment - Waters Property – Village Center



# Figure 5 - Annexation Map



# Figure 6 - Historic Sites



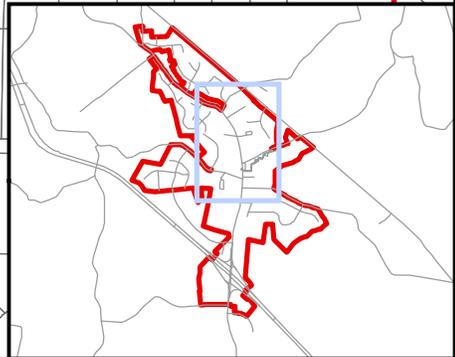
 Municipal Boundary

 Parcels

 Historic Site

MD Historical Trust Sites

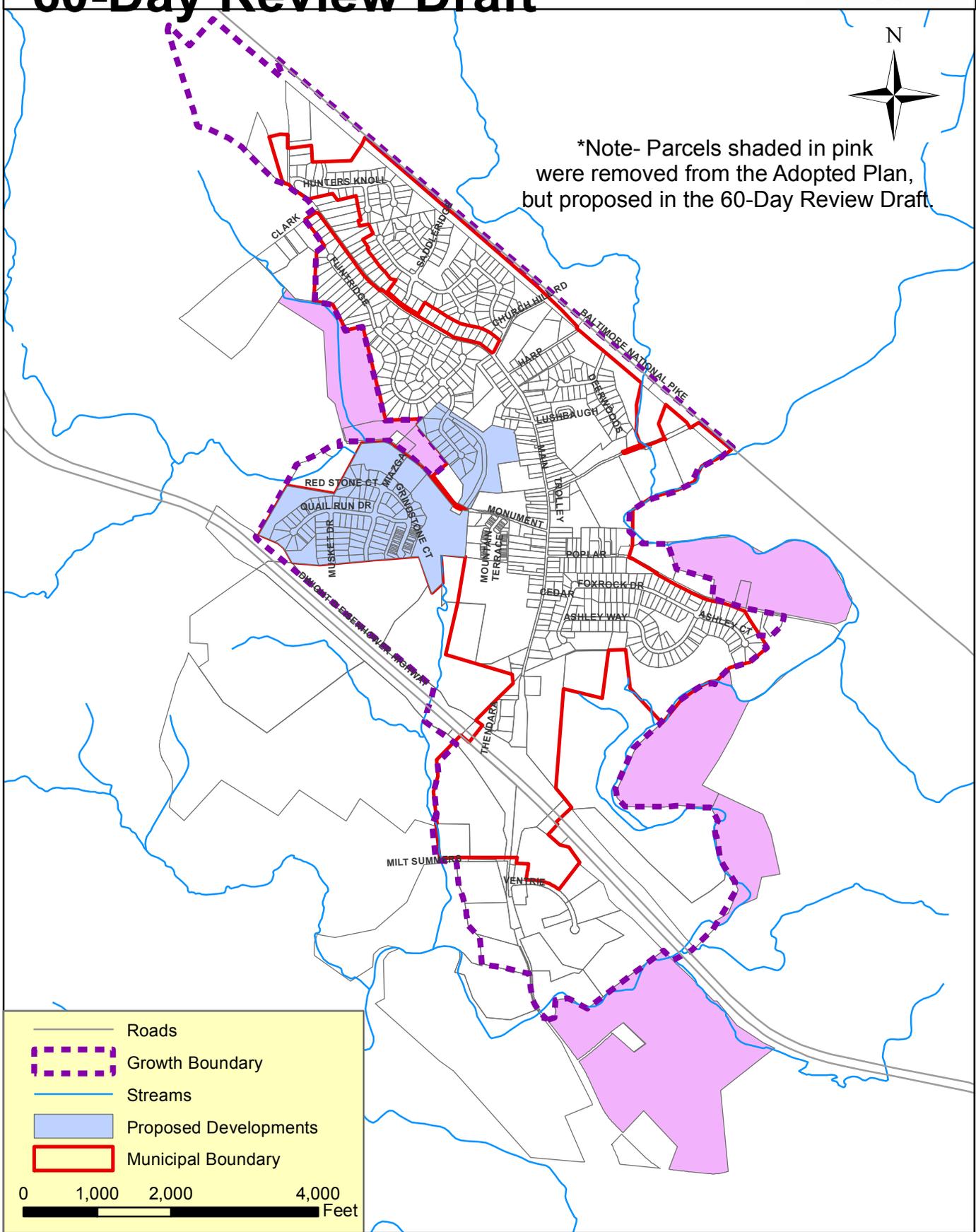
0    210    420    840  
Feet



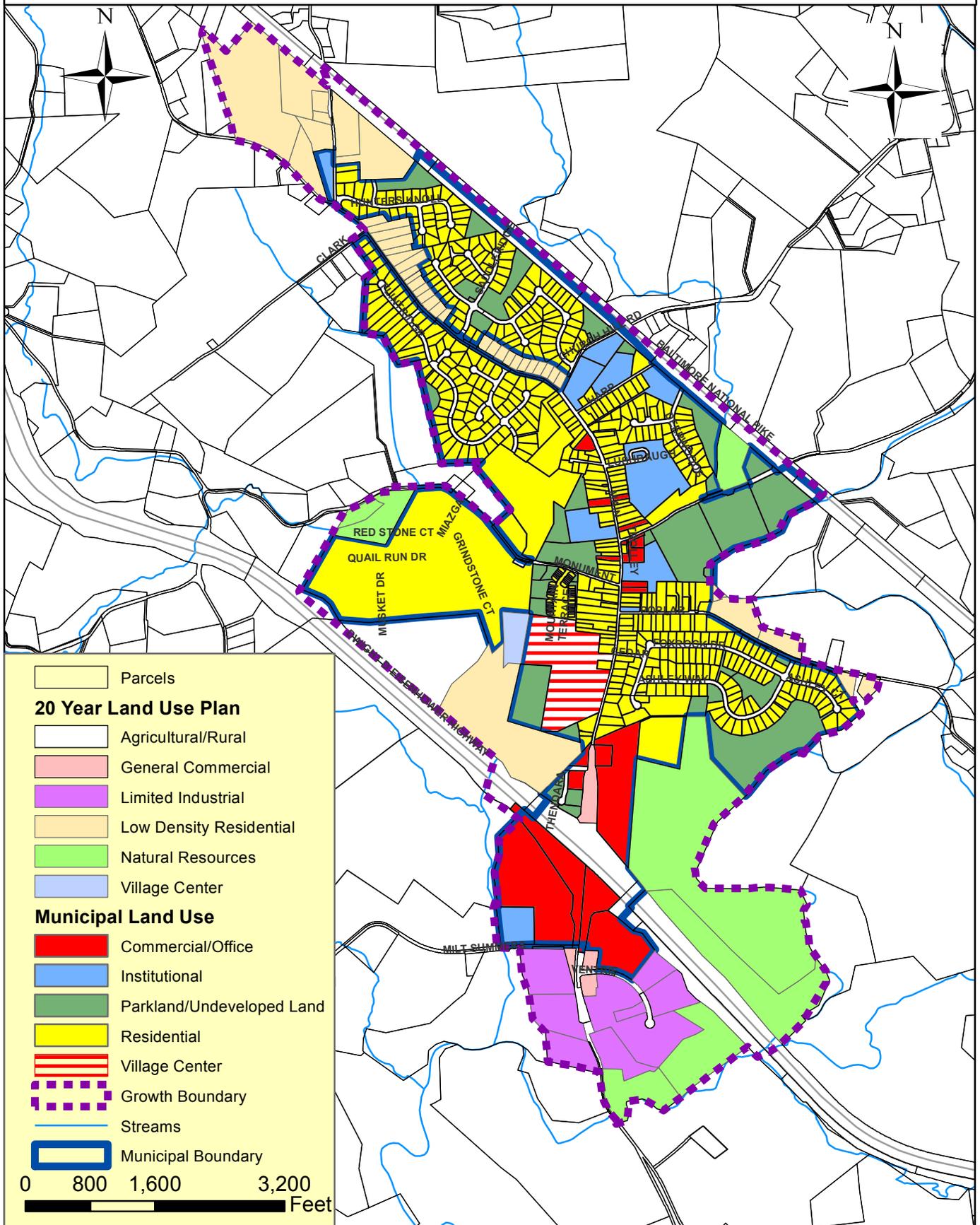
# Figure 7 - Municipal Growth Boundary Comparison with 60-Day Review Draft



\*Note- Parcels shaded in pink were removed from the Adopted Plan, but proposed in the 60-Day Review Draft.



# Figure 8 - Myersville Growth Area & 20-Year Land Use Plan



# Transportation

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## **Introduction**

Transportation and the movement of people and goods is one of the most important considerations in the development of a community. The pre World War II cities and towns with the reliance on pedestrian movement and public transportation have a different development pattern than the post World War II cities and towns with reliance primarily on the automobile. The dominance of the automobile in society has resulted in land use changes and even in changes in family life as more time is devoted to commuting to and from jobs, schools and to various personal and recreational activities. The automobile has allowed individual lot sizes to increase and for residential developments to be located farther from the supporting uses of population such as stores, churches and schools as well as increased extension of public services such as police, fire, parks and schools. It is with this in mind that the Transportation Plan in Myersville has an objective not only to accommodate existing and increased levels of automobile traffic, but also to foster and enhance other modes of transportation such as walking, bicycling and ride sharing. While these other modes of transportation will not constitute the majority of functional daily transportation trips such as those to work or to the grocery store, they may be a significant portion of local recreational and social transportation trips such as those to the elementary school, post office, park facilities or Town government offices. In addition, a conscious effort should be made through the planning process to reverse the forces that continue to increase the reliance on the automobile.

A result of this objective is that land use plans, building design and road standards will attempt to be more compatible or at least not conflict with enhanced alternative transportation routes. Development review plans will be evaluated based on incorporating a coordinated pedestrian access plan into the larger community. Zoning regulations will be revised to allow for mixed-use areas in which people can live and obtain services within a modest walking distance. Most important, long range planning will allow for adequate density to occur to support neighborhood shopping areas.

### **Streets and Highways in Myersville**

The Myersville street system consists of one main artery (Maryland Route 17 and Main Street), which is intersected by numerous County roads (Church Hill Road, Wolfsville Road, Monument Road and Brethren Church Road) that extend as laterals east and west from this main artery. Canada Hill Road extends Main Street northwest, parallel to US Route 40.

Other intersecting streets consist of short Town maintained streets providing access to newer residential subdivisions such as Canada Hill or older Town dead-end streets such as Harp Place and Walnut Street.

The Town street system is a combination of older streets without curb and gutter, and newer subdivision streets that have been constructed to meet newer design standards. Main Street is a combination of both eras functioning as a through traffic route and a local traffic artery.

Myersville has good access to the regional road network, which includes a full interchange at Interstate 70 located along the southern portion of the Town. US Route 40 runs along the northeastern edge of Town. Both major road networks provide regional access east to Frederick and west to Hagerstown. Maryland Route 17, which is Main Street through the southern half of the Town and Ellerton Road to the east, provides regional access north and south through the Middletown Valley. Interstate 70, US

Route 40 and Maryland Route 17 are State maintained roads.

All of the local roads in Myersville are two lane facilities. Main Street (MD Route 17) has 24 feet of macadam pavement for the travel lanes and a paved shoulder on the east side ranging from 2 feet - 9feet in width. Sidewalks exist on portions of Main Street with curbs and gutter in need of repair and the Town will cooperate with the State Highway Administration in order to facilitate coordinated improvements.

Poplar Street extends east off Main Street and becomes Brethren Church Road as it leaves the Town. Poplar Street is 25 feet wide, macadam with existing curb, gutter and sidewalk. Some of the curb and gutter has been replaced. As Poplar Street becomes Brethren Church Road (County maintained) the pavement width narrows to 20 feet with no shoulders, sidewalk, curb, or gutter. Monument Road also is a County maintained road with 21 feet of paving and no curb, gutter, or sidewalks. A sidewalk is proposed for the northern side of Monument Road from the entrance to Quail Run and Meadow Ridge Knoll to Main Street.

Walnut Street, Harp Place and Church Hill Road are Town maintained streets. Walnut Street is 22 feet wide, macadam, with no curb, gutter or sidewalks. Harp Place is 22 feet wide and includes curb, gutter and sidewalks on both sides. Church Hill Road is macadam, 25 feet in width near Canada Hill Road and narrows to 18 feet toward US Route 40. There are no curbs, gutters or sidewalks on Church Hill Road.

All developments since the 1960's have been constructed with curb, gutter and sidewalk on both sides of the road.

## **Transportation Plans**

The purpose of the transportation proposals is to identify new road links, the type of road to be built, and other transportation proposals needed to facilitate the movement of people. A functional classification system has been adopted which designates local, collector and arterial road standards. The location of collector and arterial streets has been identified and mapped so that reservation or dedication can be required during the development review process.

### Functional Classification System

Arterials - These are roads which support the County interstate system in providing longer distance connections from the rural areas outside of Town and linking Myersville with other communities in the County. They carry moderate to high volumes of traffic and typically provide access to the interstate system. Arterial roads such as MD Rt. 17 south of I-70 will be within an 80 ft. right-of-way. The Arterials listed on the Plan are as follows:

MD 17 south of I-70  
MD Rt. 40

Collectors - Collector roads support the arterial road system by carrying traffic from the local roads and subdivisions to the arterial road network. All Collector road improvements shall require sidewalks.

Collector links have been identified on the Plan's Transportation Map; however, additional Collector links may be needed. Collectors identified are as follows:

Main Street  
Canada Hill Road  
MD 17 from Main Street to Rt. 40 (Wolfsville Road)  
Milt Summers Road  
Proposed road from Monument Road to Eagle Bay Road

Local Roads – Local roads provide direct access to abutting properties and are designed to handle relatively low traffic volumes. New Local roads have not been identified on the plans and shall be provided as individual properties develop according to the specific needs of the development. All local road improvements shall require a pavement width of 32-36 ft., within a 50-60 ft. right-of-way.

### **Traffic Volumes**

Traffic volume data gives insight into the function of various roads throughout the Region and around the Town. Low traffic counts would indicate the function of the road is predominately local access while higher counts indicate the function of the road is more than just local access and includes through traffic movements. Traffic counts are available on State roads and on certain County roads in the Myersville area. The Traffic Count map, following this section of the Plan, shows the latest available traffic counts as well as some prior year's counts which can measure the increase in traffic volume over the years.

The Frederick County Division of Public Works is responsible for collecting traffic counts on the County road system, which assists in identifying trends and prioritizing improvements in the County. The counts are taken with machines which are typically in place for 2-3 days in the middle of the week. The numbers are referred to as the Average Annual Daily Traffic (AADT), which reflects the amount of traffic in both directions for a 24-hour period. The counts are done generally every three years, and seasonal and temporal variations in traffic levels can occur.

Traffic volumes have increased significantly on most of the roads in the Myersville area from 5% - 62% increases in levels of traffic from 1995 -2002. A major increase in traffic has occurred on US Rt. 40 since 1995 with a greater than 50% increase in the seven year period from 1995 – 2002. This increase reflects several changes which have taken place, including increased traffic of 32% on I-70 from increased growth to the west forcing travelers to seek alternative routes such as this for their daily transportation needs. This trend, in addition to continued scattered development in the MD Rt. 17 corridor has placed additional traffic in Myersville seeking access to these routes. Increases in regional traffic are reflected by an increase of 15,147 additional vehicles on Interstate 70 east of Myersville.

Most of the traffic congestion in Myersville is located on Main Street with traffic attempting to enter Main Street at peak traffic periods, or during the frequent advent of stoppage on I-70 and US 40 with regional travelers seeking to find an alternative route. This creates problems at intersections such as Cedar and Main Streets with limited sight distance away from the intersection. Secondary problem areas include the intersections of Canada Hill Road and Meadowridge and Canada Hill Drives as

turning vehicles attempt to turn before reaching the crest of the hill where there is adequate site distance.

**Traffic Counts**

**Average Daily Traffic**

Route	Location	1985	1995	2002	2004-2007
I-70	East of Myersville	30,326	46,728	61,875	68,480
MD Rt. 17	North of I-70	2,100	7,575	7,975	7,032
MD Rt. 17	North of US 40	1,300	2,150	2,475	2,861
US 40	East of MD 17	2,400	3,125	4,650	5,690
US 40	West of MD 17	2,000	2,925	4,750	5,600
Canada Hill Rd.	East of Clark Rd.	-	1,225	915	1,162
Brethren Church Rd.	at Catoctin Creek	246	635	887	438
Monument Road	at Main Street	-	829	894	480
Church Hill Road	at Rt. 40 Intersection	-	-	398	457
Easterday Road	at Rt. 40 Intersection	-	-	769	754
Milt Summers	at bridge crossing	-	-	759	205

*Table 7 - Traffic Counts*

Frederick County recently completed a Countywide Traffic Study using the MINUTP computer model. The MINUTP model incorporates information on households, population, and employment for a base year of 1995 and a projected year of 2020. The model uses the land use information to determine the number of automobile trips that are generated in a given area and the most likely route that the trips will follow. The traffic levels along with information on the characteristics of the roads themselves are used to develop Level of Service (LOS) data. The LOS gives an indication of the relative levels of traffic congestion for segments of a road. The LOS scale ranges from A to F and is described below:

Level of Service	Traffic Characteristics
A	Free flow with minimal delay at intersections.
B	Stable flow of traffic with queues developing occasionally at traffic lights. Some traffic may have to wait through a red light.
C	Stable flow, typical design level. Occasional delays of more than one red signal.
D	Approaching unstable flow. Substantial delays (waiting through two cycles of the traffic signal) during short periods of the peak hour.

- E Unstable flow. Road or intersection is operating at capacity during entire peak hour. Would include stop and go movements on the highway.
- F Forced flow with jammed intersections causing drivers to wait through more than two cycles of a traffic signal.

The existing road network was used for the 2020 projection to establish a baseline and identify where the congestion problems are likely to occur if road improvements are not made. Future model runs could include new road connections or improvements to existing roads to determine the effect on projected levels of congestion. This methodology and the LOS categories as outlined above have been incorporated into the adopted Myersville APFO to be applied to all new developments within the Town.

### **Other Modes of Transportation**

Towns the size of Myersville generally cannot support public transportation services. At present, Frederick County's TransIT plus, which is a County operated transportation service, provides demand-response transportation service for medical assistance recipients (for medical appointments only, where public transit is not available), senior citizens and persons with disabilities. Virtually all other transportation is either vehicular or pedestrian.

Automobile traffic is the sole transportation choice for long trips used for commuting and shopping. This is supplemented by a park and ride lot which is located south of Interstate 70 in the Ventrice Subdivision. This park and ride lot serves as a focal point for some of the commuting traffic in the region and enables Myersville businesses to take advantage of opportunities to capture business at normal breaks in the commute. Myersville should continue to support the availability of the park and ride facility. Long-range plans have been made through the Frederick County Master Transportation Plan to integrate the park and ride location with the County transit service. This Transit service could include service through the Myersville residential areas and to other parts of the County. The Maryland Transit Administration (MTA) provides several transit services for Frederick commuters. The MTA also provides commuter bus service via Route #991, which connects Hagerstown through Frederick to the Shady Grove Metro rail station. It is hoped that once a park and ride lot expansion is complete that the commuter bus will also make a stop in Myersville; discussions with SHA are currently underway. As a population mode Myersville should keep options open for allowing its citizens to have transportation alternatives to the private automobile. This is especially important for the elderly citizens of the Town.

### **Pedestrian and Bicycle Movement**

Pedestrian and bicycle trips in Myersville are primarily for recreation and are not used specifically as a transportation method. Trips taken by walking or bicycling within Town would increase with improved pedestrian and bicycle routes and with a coordinated land use plan, which gives a destination within a reasonable distance. The sidewalk system in Myersville is discontinuous and parts of it are in need of repair. Bicycles currently must share the automobile travel lanes on most roads in Town.

Continued development in the southern portion of Myersville will increase the potential for

bicycle/pedestrian access to these areas either for employment in the planned industrial areas or for the commercial development around the interchange. New development in these areas will need to provide sidewalks and bikeways for a linkage between the predominately residential areas north of Town with the commercial employment areas south of Town. Other site improvements which encourage alternative transportation would be bicycle racks and storage lockers located at the major activity areas.

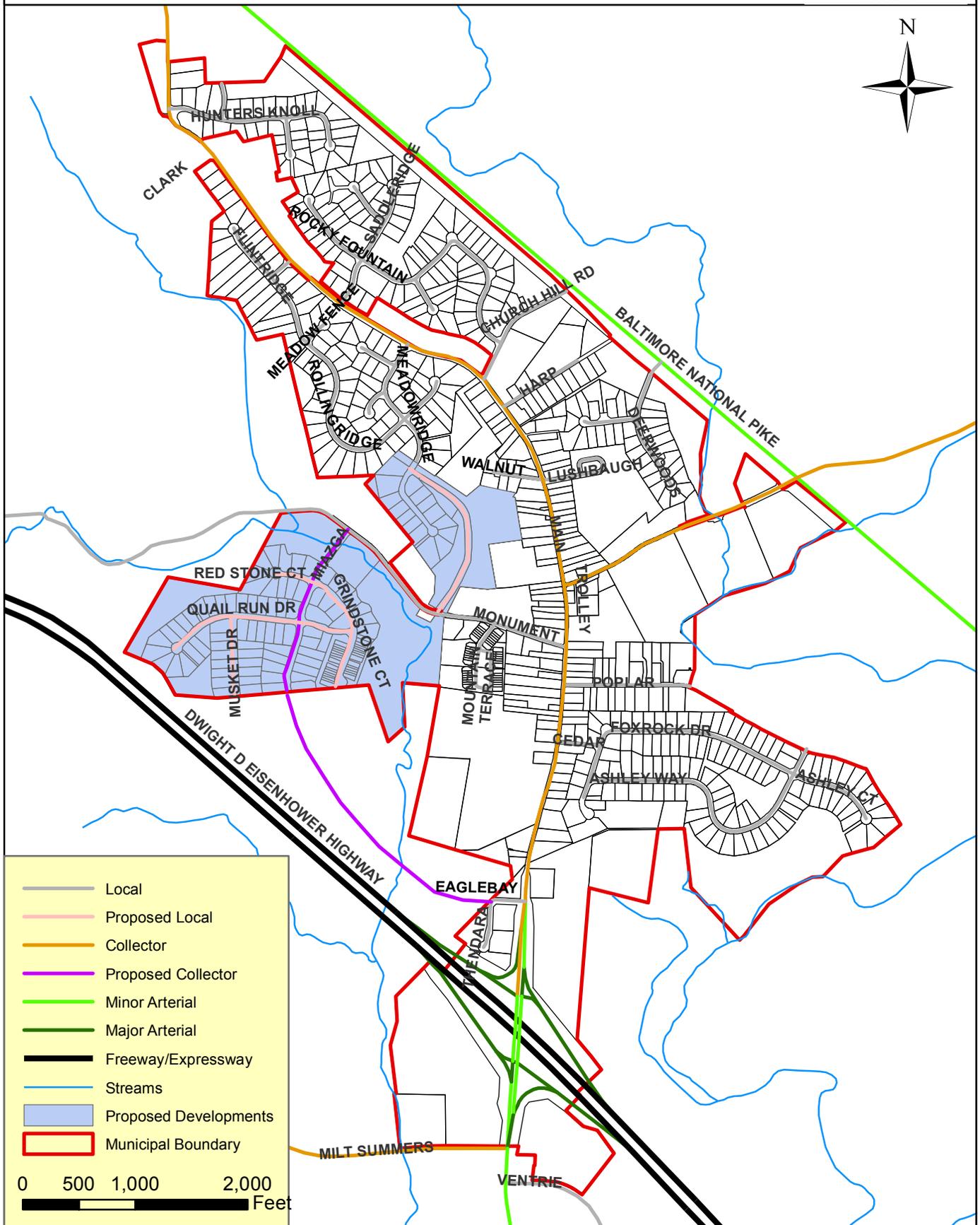
In addition to providing bicycle and pedestrian facilities along existing roadways as appropriate, shared use should be considered along stream valleys such as Catoctin Creek on the east side and Grindstone Run on the west side. New development should be required to provide a pedestrian and bicycle access to the designated parklands and natural stream valleys. Shared use paths along Catoctin Creek and Grindstone Run could provide an alternative route to MD 17 for non-motorized users between the residential communities at the north end of Town and the commercial employment areas south of Town. US 40 has been designated as a bikeway by the State Highway Administration. It is part of historic Old National Pike and is part of an east-west long distance bicycle route between Baltimore, Western Maryland and points west. There may be economic opportunities for catering to the needs of long distance bicyclists traveling along US 40. The Town should work with SHA in ensuring that the portion of US 40 abutting Myersville is bicycle friendly. Furthermore, the Town can work with SHA to determine the feasibility of designating MD 17 as a bikeway as well.”

### **Transportation Policies**

- *The Town will attempt to provide interconnected roads where possible to provide multiple access points.*
- *New development will be scaled to be pedestrian friendly and will provide sidewalks and bicycle paths. Commercial/employment areas will be considered for bicycle racks or bicycle storage areas.*
- *A new Town street will be provided with access to Main Street next to Burger King, north through the adjoining properties, and extend parallel to Main Street to connect to Monument Road. This road would serve as a circulator to divert residential traffic bound for the western subdivisions of town from Main Street. With the increased demands placed on MD 17 and northern Main Street due to proposed development of the Quail Run and Meadowridge Knoll subdivisions as well as the Waters property in the Village Center zoning district, this western circulator would streamline traffic flow and provide a second access point to these subdivisions, thus increasing connectivity.*
- *The Town will work with the applicable state agencies to provide improvements to MD 17 for safe pedestrian/bicycle and automobile movements, and for safe access across I-70 by pedestrians*
- *The Town will coordinate its land use policies to minimize the reliance on the automobile within the local street network.*
- *The Town will review the street design standards to improve pedestrian and bicycle accessibility while improving environmental design aspects such as open section roads.*
- *The Town will support regional transportation improvements including the establishment of a new interchange on I-70 in connection with a Middletown Collector Route.*

- *The Town will work to incorporate the Civil War Heritage Trails and other State Programs where appropriate in new development.*
- *The Town will incorporate the Frederick County Bikeways and Trails Plan into development plans along Catoctin Creek and MD Rt. 17 and 40.*
- *The Town will continue to work with the applicable state agencies to promote the use of the park and ride and any future County shuttle service to and from this destination.*
- *Strategic plan implementation for sidewalk repair and enhancement*

# Figure 9 - Transportation Map

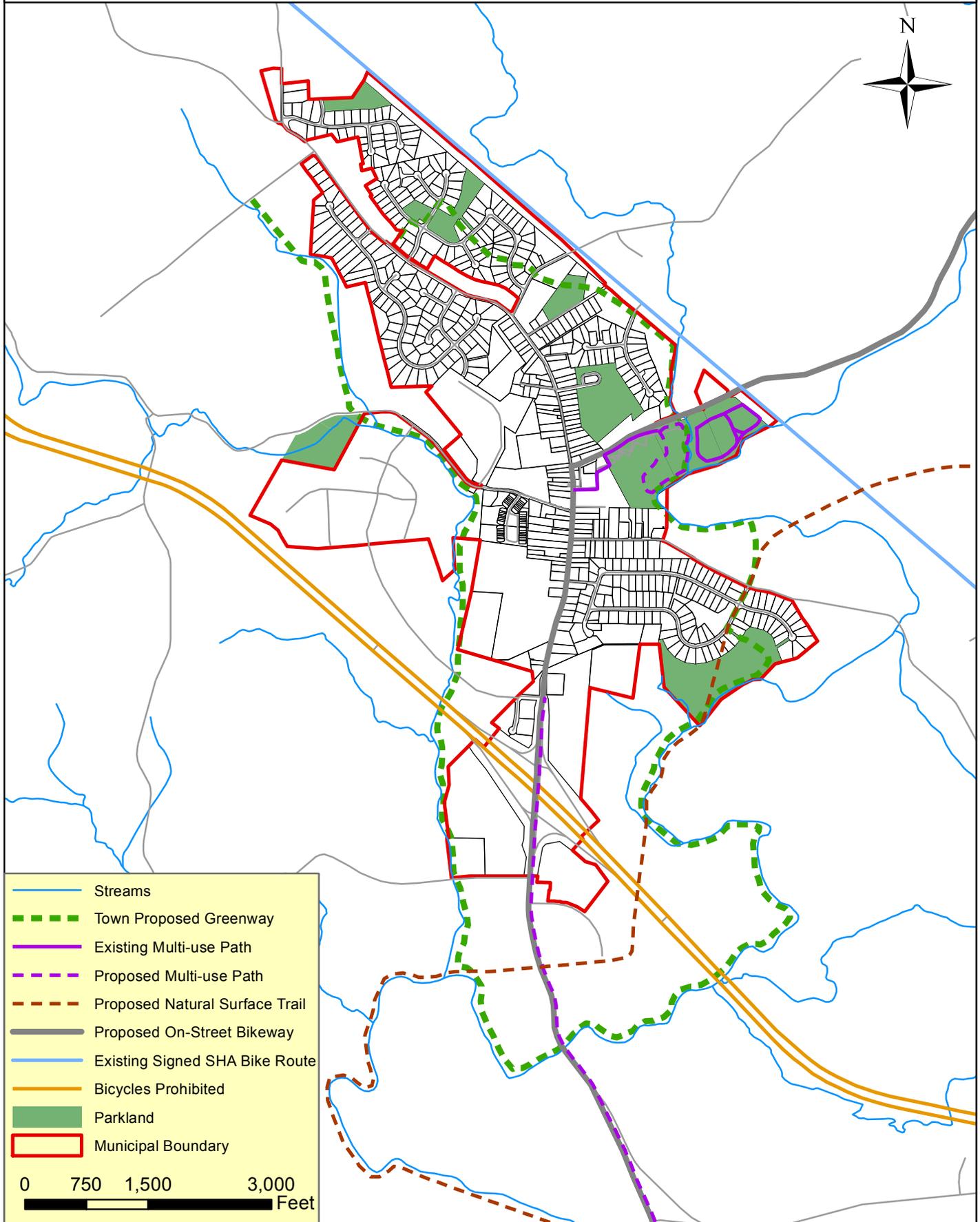


	Local
	Proposed Local
	Collector
	Proposed Collector
	Minor Arterial
	Major Arterial
	Freeway/Expressway
	Streams
	Proposed Developments
	Municipal Boundary

0 500 1,000 2,000 Feet



# Figure 12 - Bikeways and Trails Plan



- Streams
- Town Proposed Greenway
- Existing Multi-use Path
- Proposed Multi-use Path
- Proposed Natural Surface Trail
- Proposed On-Street Bikeway
- Existing Signed SHA Bike Route
- Bicycles Prohibited
- Parkland
- Municipal Boundary

0 750 1,500 3,000 Feet

# **Community Facilities**

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Community facilities and services are the most visible aspect of municipal or community involvement in the life of its citizens. The planning for community facilities is therefore a major element in providing for the needs of people and providing the fabric of community. Community facilities come from the different levels of government and from private volunteer community organizations such as the Myersville Fire and Ambulance Company.

Future land use proposals create the need for expanded public facilities and must be developed to comply with Myersville’s Adequate Public Facilities Ordinance, which was adopted in 2002. The Adequate Public Facilities Ordinance was adopted with the intent that all new residential and nonresidential development take place in accordance with the Comprehensive Plan and to ensure that adequate public facilities and services are available concurrent with the new development so that orderly development and growth can occur. This chapter of the Comprehensive Plan provides background information on existing public facilities and services and also policy recommendations for the provision of public facilities. Where appropriate, there will be a recommendation for future actions to provide adequate public facilities.

**Schools**

Schools, the most visible of all public facilities, constitute the majority of Frederick County's combined capital and operating budgets for public facilities. Myersville is presently served by three public schools: Myersville Elementary; Middletown Middle and Middletown High School. All of the students within the corporate limits of Myersville are within the attendance area for these three schools.

Currently, Middletown High School is over capacity. Enrollment projections indicate that the school will remain over capacity through 2012. A Middletown High School addition is scheduled for an August 2012 opening, dependent on continued growth and development in the feeder pattern. The addition would increase the capacity to 1,560 students. As of December 31, 2008, the school was operating at 112 % capacity with five portables.

	Capacity 2008		Public School Enrollment Projections							
	2009	2010	2011	2012	2013	2014	2015	2016		
Myersville Elem*	458	447	451	468	463	478	485	489	495	505
Middletown Middle	914	871	878	825	877	893	953	975	1023	1008
Middletown High	1169	1311	1311	1228	1195	1189	1146	1175	1210	1252

\*All enrollment percentages are based on equated enrollments.

\*\* Enrollment numbers are from June 30, 2009, Frederick County Public Schools.

**Table 8 - School Projections**

Middle and High School students within Myersville are in the Middletown Middle and Middletown High School attendance areas. The 1997 Middletown Region plan proposes a long-range action for a new middle school, which would be located in the Myersville area south of the I-70 interchange. It is anticipated that as annexation occurs, reservation of a site for a potential middle school would be required.

## **Water and Sewer Facilities**

### **Water**

The Myersville Water System consists of seven springs, two reservoirs, eleven wells, a water treatment plant and a network of water lines up to 12 inches in size. The springs, reservoirs, and wells make up the raw water sources for treatment. The seven springs are located on South Mountain and were developed as part of the original municipal water supply in 1937. The water from the seven springs flows by gravity through a 3 inch raw water line into the Town's smaller reservoir north of US Route 40. A 6 inch force main delivers the water to the Town's larger reservoir water treatment plant south of US Route 40.

Additional water sources have been added to the Town system in recent years through developer contribution of groundwater wells. These groundwater wells are located in the Ashley, Canada Hill and Deerwood's subdivisions, and in the Doubs Meadow Park. These groundwater resources are treated and incorporated into the water conveyance system.

The Myersville Water Plant is designed to treat 288,000 gallons per day (gpd). Annual water use in Town for 2007 was approximately 115,000 gpd. The Town currently can store 300,000 gallons of treated water in the treatment tank, and approximately 1 million gallons in the reservoirs.

State figures used to estimate average water usage per household is 250 gpd, indicating that the Town should consider an estimate of approximately 135,500 gallons for residential water usage. However, the Town requires 500 gpd through the Adequate Public Facilities Ordinance for each new unit that is connected to the system.

### **Sewer**

The Town sewer system consists of a single sewage treatment plant, five sewage pump stations and a network of sewer lines from 2 inches to 8 inches in size.

The sewage treatment plant (STP) is located along Grindstone Run on the north side of Milt Summers Road, south of Interstate 70. Flows at the plant averaged 183,000 gallons per day (gpd) for 2007. The plant is permitted for 300,000 gpd. The Town is currently working on methods to reduce the high inflow and infiltration problems that exist within the older infrastructure pipes throughout the system per Maryland Department of the Environment (MDE) requirements.

### **Parks**

There are five publicly owned and developed park facilities in Myersville. These park facilities are the Myersville Municipal Park located on Harp Place, the Myersville Elementary School located on Lushbaugh Lane, the small pocket park located along Main Street, Doubs's Meadow Park at the southeast corner of US Rt. 40 and MD Rt. 17 and the recently developed tot lot in the Canada Hill subdivision. In addition to this developed recreational land, there is additional Town owned, undeveloped land located along Catocin Creek near the Ashley development (19 acres), Saber Ridge

subdivision (1.7 acres), a small outlot parcel dedicated to the Town during the approval of the Deerwoods subdivision and several small parcels within the Canada Hill subdivision. Grindstone Run Park on Monument Road is outside of the town limits, but is maintained by the Town. Recent Town open space acquisitions include the 2006 “Doub’s Gift” property located on the northeast corner of US Rt. 40 and MD Rt. 17 across MD Rt. 17 from the developed Doub’s Meadow Park, the purchase of part of the Thacker property to extend a hiker/biker trail to Doub’s Meadow Park (herein “Doub’s Trail”) and a 2009 acquisition of 16 acres of land abutting the Appalachian Trail and South Mountain along Pleasant Walk Road (outside of town limits) to be known as Pleasant Walk Park. Currently, all three of these new additions to Town parkland are undeveloped.

Homeowner's Association open space land exists in the Ashley subdivision (3 acres), Deerwood’s subdivision (5 acres), the Terraces at South Mountain (.75 acres) and the Saber Ridge subdivision (3.6 acres). While the Ashley and Terraces land consists of active recreational settings, the Deerwood’s subdivision includes a more natural space with a large stormwater management pond and the Saber Ridge parcel is also a natural space.

Parkland acquisition occurs normally through either public initiative to purchase land or through the development review process with dedication or reservation at the time of subdivision. Currently, the Town has no mandatory requirements for parkland dedication either in size of parkland or type of parkland.

Public Open Space and Parkland in Myersville

<u>Name</u>	<u>Owner</u>	<u>Acreage</u>	<u>Facilities</u>
Myersville Municipal Park at Harp Place	Town	4	Playground equipment, baseball, 2 tennis courts
Trolley Lane Pocket Park	Town	.25	Benches
Myersville Elem.	Board of Education	4	Playground equipment, soccer, basketball courts
Doub's Meadow Park	Town	31	Playground, baseball, basketball soccer, pavilion, trails, gazebo
Doub's Gift (across from Doub's Meadow Park)	Town	2	undeveloped
Doub's Trail	Town	2	undeveloped; proposed hiker/biker trail
Deerwoods	Town	.75	undeveloped
Ashley	Town	19	undeveloped
Canada Hill	Town	4.5	Tot lot and undeveloped space
Saber Ridge	Town	1.75	undeveloped
Grindstone Run Park*	Town	2	Picnic tables, fire pit, covered pavilion
Pleasant Walk Park*	Town	49	undeveloped

\*located outside of town limits

**Table 9 – Public Open Space and Park Land**

<u>Name</u>	<u>Owner</u>	<u>HOA-maintained Land in Myersville</u>	
		<u>Acreage</u>	<u>Facilities</u>
Ashley	HOA	3	Gazebos, pathways
Deerwoods	HOA	5	undeveloped
Terraces @ S. Mtn.	HOA	.75	Tot lot
Saber Ridge	Developer^	3.5	undeveloped

^currently owned & maintained by developer, to be dedicated to HOA upon its establishment

**Table 10 – Homeowners Association Park Land**

## **Proposed Parkland**

The Plan proposes two new parkland areas, which have not previously been reserved or developed as parks. A small neighborhood park is proposed as part of the development of the Waters property and additional parkland is proposed for the Meadowridge Knoll and Quail Run properties. It is also proposed that existing Town owned parkland, such as Canada Hill and Ashley, be studied for potential recreational uses. These may include active and passive recreational opportunities. Finally, the opportunity for eventual connection of these parkland resources through a continuous greenway trail system exists, and is incorporated into the long-range plan for parks and recreation, which would serve additional Town needs such as providing safe off-street pedestrian access while providing recreational opportunities.

## **Solid Waste**

The Town of Myersville provides municipal residential garbage collection through a contract with a private hauler. Town solid waste is collected 2 times a week with an average of 30 lbs. per week per household. The total Town residential solid waste collection is estimated at approximately 426 tons annually. In addition to the residential solid waste, which is not recyclable, a curbside recycling program in Myersville collected 210 tons over a two-year period in 2001-2002.

The Town presently contracts with a private hauler for municipal collection twice a week of residential waste. Large commercial users must contract for their own waste disposal.

Myersville participates in the Frederick County recycling program and has its own yard waste program. The curb-side recycling program is now a single-stream program with 65-gallon containers that are picked up bi-weekly and contracted by Frederick County. Recycling material includes glass, paper, cans, cardboard, newspapers, magazines, books, aluminum foil, juice cartons and most plastic. The yard waste program involves seasonal drop-off of grass clippings and leaves at a dumpster located on town property.

## **Protective Services**

Protective services for Myersville include the Myersville Fire and Ambulance Service and the Frederick County Resident Deputy service. The Myersville Fire and Ambulance Company is located on the east side of Main Street (MD Route 17) south of Ellerton Road, and is housed in a new facility at this location, which includes the Fire and Ambulance, Community Hall, Town Office, and resident deputy office.

The service area for the Fire Company extends west to South Mountain, east to the Hawbottom Road area, south to Station Road and north of Ward Kline Road. The ambulance company has a larger service area since the Wolfsville Fire Company is not associated with an ambulance company. The Myersville Ambulance Company service area extends north of Wolfsville to Garfield Road. The combined number of calls for both fire and ambulance service was 851 calls in 2007.

In 2008, the Frederick County Board of County Commissioners decided to shift the Myersville Volunteer Fire Company from a suburban tax district to the urban tax rate district. The fire company

now receives county funds to provide for career staff in the stations 24 hours a day, seven days a week. This change has created more staffing flexibility for career personnel. Specifically, it has created three medic and six fire fighter positions that are county-funded in the volunteer fire company.

Law enforcement is provided in Town primarily by the resident County deputy assigned to Myersville on a full time basis through the Resident County Deputy Program. Middletown and Myersville both contract for services with Middletown contracting for 3 deputies and Myersville contracting for 1 deputy.

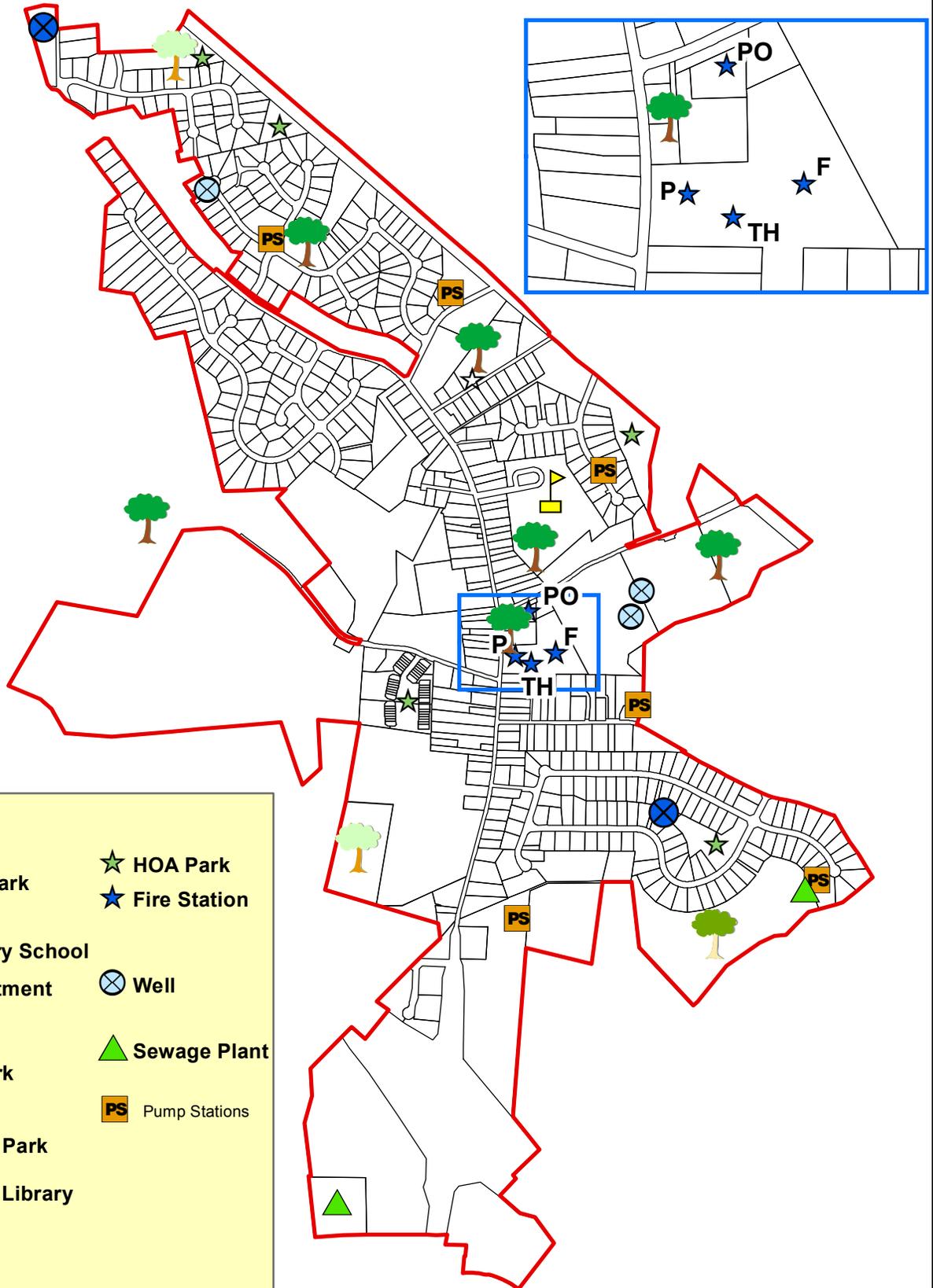
### **Municipal Properties**

The Town built a Town Hall/Community Center which was completed in 2007. With the inclusion of the recreation hall owned by the Myersville Fire Department, the facility has the capacity to hold all of the town residents in an emergency situation. The Town has an agreement with the American Red Cross for the community center to be used as an emergency shelter. The American Red Cross has roughly 100 beds which are stored in the facility, and the kitchen in the hall has the capacity to feed about 900 people.

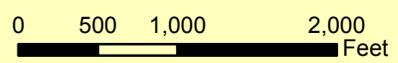
### **Community Facility Policies**

- *The Town will consider the adequacy of public facilities to serve new development at the time of annexation.*
- *The Town will provide land through developer dedication for school sites in accordance with Town and County long range plans.*
- *The Town will consider standards for parkland dedication through the subdivisions regulations with minimum standards to include 25% dedication and useable recreation land.*
- *The Town will consider physical connections of open space lands for potential of a greenway/trail system.*
- *The Town will consider adoption of a Capital Improvements Plan to provide planning and timing of Town public facilities infrastructure needs within the Town.*
- *The Town will provide land for a library site on Harp Place at the site of the old Myersville Elementary School, which more recently held the town offices.*

# Figure 13 - Community Facilities



 <b>Passive Park</b>	 <b>HOA Park</b>
 <b>Elementary School</b>	 <b>Fire Station</b>
 <b>Water Treatment Plant</b>	 <b>Well</b>
 <b>Public Park</b>	 <b>Sewage Plant</b>
 <b>Proposed Park</b>	 <b>Pump Stations</b>
 <b>Proposed Library</b>	



# **Water Resources Element**

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## **Introduction**

The new Water Resources Element (WRE) requirement for comprehensive plans in Maryland mandates that local jurisdictions link their land use plan with plans for the provision of drinking water supplies, along with the quality of the supplied water, wastewater discharge and treatment capacity, and stormwater management. Frederick County is in the process of preparing a countywide Water Resources Element through their Division of Planning in conjunction with a County-wide Comprehensive Plan update. The Town of Myersville will continue to work with the County to provide current data on growth plans and infrastructure capacity.

The Water Resources Element is linked to the County's Water Resources Plan and the County's Water and Sewerage Master Plan. The Water and Sewerage Master Plan provides a detailed description of the County's water and sewer service areas including justification for the various levels of service. The Plan includes background on the physical geography of the County (i.e. geology, climate, hydrology) and provides detail on vulnerabilities and limitations to water and sewer service based on environmental factors.

The water resources element within this Plan describes the drinking water resources, wastewater system, and stormwater management policies in the Town of Myersville and the ability of the Town to support the proposed build-out of development without adverse impacts to its surface or groundwater resources. This is the first attempt to develop a water resources element for the Town of Myersville, and subsequent updates to this element will likely have new sources of data and technical reports that will expand upon this initial effort.

Myersville is one of the twenty-two Community Growth Areas (CGAs) in Frederick County, which is where residential, commercial, and employment uses are to be concentrated. With the County's Water Resources Plan projecting an increase of approximately 99,000 people by 2030, this population increase would result in a need for roughly 37,400 new dwelling units. Since new residential development is targeted to growth area communities, the majority of new growth is projected to occur within existing water and sewer service areas.

Maryland Department of Planning projects a population of 2,440 people in 2030 in the Town of Myersville, which is an increase of approximately 910 people. This population increase would result in a need for approximately 299 new dwelling units.

Projected 2030 Population	2,440 <sup>1</sup>	Projected Additional Population 2009-2030	910
Current 2009 Population	1,530 <sup>2</sup>	Projected 2030 Household Size	3.04 <sup>3</sup>
Current Household Size	3.39	Gross Dwellings Needed	299
Avg. Daily Household Water Consumption	250 <sup>4</sup>	Gross Additional Water Needed (in gallons)	74,750

The future water resource needs of the Town can be estimated using the above-referenced population projection; it is assumed that by 2030 an additional 74,750 gpd of drinking water supply will be needed to serve Myersville residents.

### **Importance of Water Resources Planning**

With an additional 99,000 people expected to reside in Frederick County over the next 20 years, population growth and its associated water resources challenges are anticipated in the Town of Myersville. In addition to addressing the competing needs of residential, agricultural, and commercial/industrial development, municipalities like Myersville need to review the land use plan to ensure that delivery of water and sewer service to a larger customer base can be practically accommodated.

Myersville’s location within the Chesapeake Bay watershed offers another major challenge. The major water body in Myersville is Catoctin Creek, which meanders south through Frederick County directly into the Potomac River, and then flows into the Chesapeake Bay. This water body, along with its smaller tributaries, Little Catoctin Creek and Middle Creek, carries runoff from the land and discharge from point sources such as wastewater treatment plants to the Bay. Sediment and topsoil, fertilizers and pesticides, oil, pet waste and emerging contaminants (pharmaceuticals, etc.) are examples of pollutants that enter local water bodies. Once in the Bay, these pollutants disrupt the natural balance of the estuary, depleting fish, crab and oyster populations and posing serious health risks for continued human use and aquatic stability.

The challenges associated with growth are not new or unique to Myersville or Frederick County; in fact, communities across the country and region are dealing with many of them and have found solutions. This water resources element takes into account the diversity of water resources issues, limitations and vulnerabilities that Myersville is facing and offers recommendations for potential solutions.

### **Myersville Watersheds**

Catoctin Creek flows through the Middletown Valley, an intermountain area characterized by heavy rolling land and narrow streams. The valley is surrounded on three sides by the Catoctin and South Mountain ridgelines. These mountain ranges form the boundary of the Catoctin Creek watershed,

<sup>1</sup> According to figures received by the Maryland Department of Planning

<sup>2</sup> According to Frederick County population statistics

<sup>3</sup> According to the Maryland Department of Planning

<sup>4</sup> Based on statewide assumption that a household consumes 250 gallons of water per household per day.

which accounts for approximately 25% of Frederick County's total land area. The creek's confluence with the Potomac River is located just east of Brunswick, Maryland.

Maryland Department of the Environment (MDE) has listed streams in the Catoctin Creek watershed as impaired for sediments, nutrients, bacteria, and impacts to biological communities. A Draft TMDL (Total Maximum Daily Load) for sediment was forwarded to the Environmental Protection Agency (EPA) in 2007. TMDL's for the other impairments are expected in the near future.

Improvements to the health of the Catoctin Creek watershed is needed to meet regulatory requirements and support a diverse ecological environment. Watersheds provide natural functions to communities such as flood control, reduction of carbon dioxide, sources of food and water, and recreational opportunities. Some of the watershed management issues that citizens, farmers, schools, government agencies, and businesses are tackling in the area include:

- Reducing urban and stormwater runoff;
- Restoring stream corridors;
- Controlling sediment and erosion during the land conversion process;
- Reducing impervious surfaces in new developments;
- Protecting habitat for birds, mammals, and aquatic life;
- Conserving water; and
- Planting trees, shrubs and herbaceous plants that are native to the area.

## **DRINKING WATER ASSESSMENT**

Healthy watersheds provide a safe and sustainable drinking water supply. With more than 1,400 miles of rivers and streams in Frederick County, water appears abundant. The perception of abundance highlights the importance of water resources planning. While water may be plentiful certain days or seasons of the year, levels or supplies may be dramatically lower in others. Summertime demand, in particular, puts pressure on our water resources when supplies are lowest, and demand is high.

The drinking water assessment investigates drinking water supply and availability; drinking water demand; major issues related to drinking water; and drinking water policies, programs, and projects.

### **Drinking Water Supply and Availability**

In Myersville, drinking water is obtained from both surface water and ground water sources. The two supplies are intimately related; ground water is stored in aquifers and crevices beneath the ground that are recharged by precipitation. In an unconfined aquifer, the most common in the Middletown valley, ground water moves horizontally before it is discharged into a stream or other surface water body, such as a seep, spring, or wetland. Stream flow directly correlates with the rise and fall of the water table; both are impacted by climatic and drought conditions.

Disruptions to the natural hydrologic cycle by land use affects availability of both ground water and surface water supplies. The steady increase in the area's population that is expected over the next twenty years poses a significant impact to the availability of this limited natural resource. Increased

development reduces water recharge areas and has the potential for introducing new pollutants and contaminants to watersheds. The section assesses the availability of ground water and presents its limitations.

### *Ground water*

The available supply of ground water in Myersville is dependent upon the underlying geologic conditions. In most areas, the water bearing characteristics of the geology offer low storage capacity and low transmissibility. An extensive stream network and the nature of fine particle soils contribute to these characteristics. The United States Geologic Survey (USGS) and Maryland Geological Survey have generalized the water yielding character of Frederick County's aquifers and organized them by hydrogeomorphic region. Myersville is located primarily in the Blue Ridge region.

In addition to geology, climatic conditions impact ground water. With water table conditions being most prevalent, seasonal variation in groundwater is a limitation to its use as a reliable supply. In a recent evaluation of the Catoctin Creek watershed, it was concluded that groundwater may be an adequate source during average precipitation years, but under drought conditions, groundwater supplies are not adequate to meet existing demand and support the biological and natural resources of the watershed<sup>5</sup>. Ground water limitations are accentuated during the summer months. Mid-June through mid-September is the driest time of the year and ground water supply declines significantly during the summer quarter.

### *Water Balance Methodology*

Ground water availability is difficult to predict; aquifers are not confined to topographic, political or watershed boundaries. Availability is based on the amount of recharge (in the form of precipitation and septic system discharge) to the aquifer minus the amount of water required to provide base flow to streams. This method provides an estimate, usually on a watershed scale, and is not used to guarantee availability at a particular well.

The water balance method has been utilized in the Catoctin Creek watershed. Korsak and Smith (2006) investigated ground water availability in the Catoctin Creek watershed and revealed the potential for major variations in ground water availability under summertime and drought conditions. Under combined summertime and 20-year drought conditions ground water supplies would be over-allocated in 50% of the sub-watersheds of Catoctin Creek by 2030.

The water balance method is used by MDE for distribution of ground water appropriation permits for community water systems. To apply for a permit, a municipality must own, or have control of, sufficient undeveloped land resources to allow for recharge of the aquifer they intend to withdrawal from. This policy in particular affects municipalities who are constrained by a municipal boundary with respect to where their wells are located. There is also the MDP policy that states that municipalities must develop under state Smart Growth policy, which prescribes higher densities for growth areas, while also identifying land resources to keep in permanent open space for their groundwater appropriations. The most limiting factor in the near future will be the difficulty in locating sufficiently high yielding well sites necessary for public water supplies, without impacting nearby wells.

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<sup>5</sup> 2006. MDE. *An Evaluation of Water Resources in the Catoctin Creek Watershed, Frederick County, Maryland.*

## *Surface Water*

Like ground water levels, surface water flows vary seasonally and daily. There are periods of time when surface water levels become low or may not flow at all. Drought periods emphasize seasonal fluctuations. For example, a USGS stream gage on Catoctin Creek measured zero (0) for 17 consecutive days during the 1996 drought of record and visual observations during the 2002 drought confirmed dry conditions on tributaries of Catoctin Creek. The county's smaller streams, like Catoctin Creek, are impacted by natural variability in flow and without in-stream reservoirs or similar storage capacity, are ineffective as a reliable surface water supply.

An additional limitation to developing a public drinking water source using surface water is meeting the flow-by requirements mandated by the State of Maryland. This requirement, which protects the biological integrity of the stream, is based on the 7 day, 10-year low flow. Without a reservoir or adequate storage, streams may not be able to meet the minimum required flow all of the time.

Surface water is appropriated by the Maryland Department of the Environment for twelve-year periods. The Town of Myersville holds a Water Appropriation and Use Permit (WAUP) for surface water withdrawals, as do other municipalities in the County as well as the County itself.

In January of 2009, ARRO Consulting performed a study to evaluate the average annual discharge and conveyance characteristics of the town's spring collection system that serves as a public water supply to the Town. The annual discharge from the springs was estimated using a water budget which reflects the relationship between input (recharge) and output (flows) of groundwater through the springs. The water budget was calculated using the following variables:

- Drainage or surface area around the springs (spring capture area) that contributes to groundwater recharge;
- Average annual rainfall in the vicinity of the springs; and
- Groundwater recharge associated with the underlying (geologic material) aquifer.

It was determined from the study that depending on seasonal precipitation, the spring collection system is likely to yield between 18,000 gpd and 30,000 gpd in its current condition. With refurbishment of the collection basins, flows from the springs would likely increase during times of increased precipitation. The safe yield however should approximate drought year conditions, or approximately 18,000 gallons per day.

## *Source Water Protection*

The quality of drinking water varies by source. Different issues exist for ground and surface water sources. Ground water quality in the Myersville area can be negatively impacted by naturally occurring radon or iron, but can also be contaminated by fecal coliform, particularly when septic systems are nearby.

Common water quality concerns:

- Sedimentation
- Human pathogens
- Fecal contamination and fecal coliform
- Potential spills
- Nitrates
- Natural organic matter
- Algae
- Taste and odor compounds
- Gasoline-related compounds

Water quality standards are in place for community systems using ground and surface water. Regular testing of drinking water is a requirement. The federal Safe Drinking Water Act amendments of 1996 require that public systems conduct a Source Water Assessment to better understand the vulnerabilities of their source. The State of Maryland has prepared Source Water Assessments for all public systems in the State. These plans list in detail the vulnerabilities of the supply and offer recommendations for continued protection. It is likely that additional in-depth watershed management plans will be conducted to protect the diverse sources of drinking water in Frederick County in the future with Total Maximum Daily Loads (TMDLs) pending at the federal level for most streams in the County.

A Source Water Protection Plan was prepared for the Town of Myersville in November 2008. Wellhead protection areas (WHPA) were delineated for each of the Town's wells and the spring collection area. The WHPA for the Town well and Canada Hill wells is an oval shaped area covering approximately 250 acres. A WHPA covering approximately 150 acres was delineated for the Deerwoods and Doub Meadow wells and is bounded by Route 40 to the east and Canada Hill Road to the west. A third area was delineated around the Ashley wells that cover approximately 60 acres mostly within the Ashley subdivision. The spring protection area is completely encompassed by the source water assessment area for the surface water intake on Catocin Creek.

No point sources of contamination were identified in Myersville's watershed upstream of the intake. Point sources of contamination include leaking underground storage tanks, landfills, discharge permits, and large scale feeding operations.

Myersville is interested in increased source water protection through wellhead protection ordinances at the County level. With springs feeding Myersville's water system located outside the town limits, County regulations and ordinances are needed for adequate source water protection of municipal water systems. To help ensure that the Town's water system is adequately protected, the Town recently increased the amount of land that it owns from 12 acres to 56 acres around the springs.

## Drinking Water Demand

**Table 12: Myersville Drinking Water Demand and Capacity**

<b>Water Treatment Plant</b>	<b>Treatment Capacity, existing</b>	<b>Allocations, Daily Average, existing</b>	<b>Demand, existing</b>	<b>Net Available Capacity, gpd</b>	<b>Net Available Capacity, edu</b>
Myersville	412,000	269,700	128,400	141,300	565

Notes: (1) Takes annual water production and divides by 365 days to get gpd. (2) Subtracts demand from availability.(3) Divides capacity in gpd by 250 gphd to determine number of edu's that could be served by additional supply.

The Town of Myersville’s water supply system consists of eleven wells, two reservoirs and seven springs in the Catoctin Metabasalt Formation, and a surface water intake on Little Catoctin Creek. The seven springs are located on eastern side of South Mountain, northwest of the Town, and were developed as part of the original municipal water supply in 1937. The water from the seven springs flow by gravity to a collection box, and then through a 3-inch raw water line into the 6-inch line that also collects from the Little Catoctin Creek north of US Route 40. This 6-inch force main delivers the water to the Town’s larger reservoir water treatment plant south of US Route 40.

Additional water sources have been added to the Town system in recent years through developer contribution of groundwater wells. These groundwater wells are located in the Ashley, Canada Hill and Deerwood’s subdivisions, and in the Doub Meadow Park. These groundwater resources are treated and incorporated into the municipal water conveyance system.

In total, the groundwater supply is permitted for 229,700 gallons per day (average daily) and 329,700 gallons per day (maximum daily). The Little Catoctin Creek allocation is for 40,000 gallons per day (average daily) and 150,000 gallons per day (maximum daily). The total water supply is permitted for 269,700 gallons per day (average daily) and 479,700 (maximum daily).

The springs, reservoirs, and wells make up the raw water sources for treatment. The water treatment plant’s design capacity is 288,000 gallons per day (gpd) and current water demand in town is 128,400 gpd. The Town currently can store 300,000 gallons of treated water in the treatment tank, and approximately 1 million gallons of untreated water in the reservoirs. There were approximately 1,530 residents in 2008. At present, the town has capacity and supply to meet demand. The town expects a 2030 population of about 2,440 according to population projections by MDE.

State figures used to estimate average water usage per household is 250 gpd, indicating that the Town should consider an estimate of approximately 135,500 gallons for current residential water usage. Regardless of the maximum gpd allowed by MDE, town officials have determined that the maximum number of units must be calculated based on 500 gpd to allow the Town to preserve what is considered to be an important recharge resource. The Town requires 500 gpd through the Adequate Public Facilities Ordinance for each new residential unit that is connected to the system due to drought concerns in recent years. The minimum required per equivalent commercial tap is 1,000 gpd.

The town’s primary concerns are declining stream flows, protection of our drinking water sources, and

provision of reliable quantities of water to support future growth. Long talked about over the years in Myersville is the feasibility of impounding appropriate areas for water storage along the Catoctin Creek. As discussed earlier, groundwater availability is limited in certain sub-watersheds of the County, but comprehensive, countywide studies on quantity is lacking. More research on the availability and reliability of groundwater resources is needed to assist towns in determining appropriate densities and land uses.

## **Water Conservation**

While water consumption by individual households in the Town of Myersville is below the national average, opportunities exist for further reductions in daily water use. Households, businesses, and institutions can reduce consumption by installing water efficient landscaping, rain barrels, low flow bathroom fixtures, gray water systems, and retrofits to older homes. Widespread education and outreach efforts on the benefits of water conservation are proven to reduce water use in a community.

Conservation is especially important during the summer months when demand is high and supplies are low. Water conservation measures lower consumer rates and utility bills while placing less pressure on precious resources. Communities realize major benefits from conservation measures when its citizens participate. Although conservation provides an alternate source of drinking water supply to the community, the Town still needs to seek additional sources of reliable water.

## **Implementation – Drinking Water Assessment**

To achieve water resources goals related to the **drinking water assessment**, seven policies and nine action items have been identified. Completion of the action items and adherence to the policy statements will be monitored regularly by the Town through review and update of the Water Resources Element, a component of the Myersville Comprehensive Plan.

### **Drinking Water Policies**

1. Maintain a safe and adequate drinking water supply to accommodate the needs of the current population as well as future generations.
2. Protect and enhance the quality of Myersville’s water resources with the goal of exceeding any regulatory requirements in place.
3. Diversify sources of public drinking water and explore alternatives in order to meet future demand.
4. Demand management strategies and conservation measures (water pricing, recycling, reuse) should be employed to maximize use of existing resources.
5. New development should be staged according to the availability and adequacy of drinking water service per the Town’s APFO which regulates new development.
6. Consider including adjacent properties on individual well construction within the growth boundary for future water service connection.
7. Encourage and support research on and monitoring of local ground water conditions, aquifer recharge, watersheds and streams.

## **Drinking Water Action Items**

1. Investigate establishing a water recharge easement program as a way to increase the land area in the town for recharge purposes.
2. Initiate a comprehensive water conservation education program for citizens and businesses in Myersville stressing summertime (peak) demand management and an overall household reduction in water use (in gpd).
3. Develop a water-resources-based GIS database for staff to review in regard to development plans and proposals.
4. Work with the County to identify appropriate protection measures in the Town's springhead and headwater areas that lie outside the town boundaries.
5. Advocate for more complete data regarding the availability and reliability of groundwater resources to assist town staff and the town board in making land use decisions.
6. Provide continued coordination with the County to collect and share consistent drinking water data.
7. Continue monitoring town wells to obtain source water capacity amounts in the Town.
8. Install a flow meter at the springhead to determine accurate flow rates.
9. Upgrade household meters in the Town to provide for more accurate readings of water consumption.

## **WASTEWATER TREATMENT ASSESSMENT**

This section of the Water Resources Element addresses wastewater treatment and disposal. It presents the quality of treated effluent and its impact to water resources; the regulatory framework related to water quality; and current and projected demand on the community wastewater systems. The section concludes with a list of major issues and potential solutions related to wastewater treatment and disposal as well as recommendations for future policy direction.

### **Quality of effluent/impact to water resources**

Wastewater treatment plants (WWTPs) are point sources of pollution in Frederick County. They discharge treated effluent directly into streams. The contribution of nutrients (nitrogen and phosphorus) from WWTPs is a major water quality problem facing Frederick County streams and impacts the larger Chesapeake Bay watershed.

Capacity has already been reached in the Catoctin Creek watershed and permitted pollutant loads from existing WWTPs are unlikely to be raised. Expansion of WWTPs in the County would require a corresponding reduction in pollutant concentration. Existing WWTPs in the Catoctin Creek watershed are located in Middletown and Jefferson besides the one in Myersville. In the future, the majority of new or expanded wastewater treatment plants in the County will need to employ filtration and nitrification/denitrification to meet strict discharge permits. This requirement protects downstream water users and serves to protect the Chesapeake Bay.

## Water Quality Regulatory Framework

As an active participant in implementation of the 2000 Chesapeake Bay Agreement, the State of Maryland has agreed to reduce its nitrogen and phosphorus (nutrient) contributions to the Bay by a specific number of pounds to improve water quality conditions in the Bay. To date, Maryland has made significant progress through upgrades of major wastewater treatment plants. In addition to plant upgrades, Maryland has set nutrient caps on wastewater treatment plants through a point source tributary strategy. New or expanded discharges must meet these permitted limitations.

Point sources are required to obtain a National Pollutant Discharge Elimination System (NPDES) discharge permit from the MD Department of the Environment in accordance with federal and state law. The permit specifies the allowable ranges for chemical, physical and biological parameters of discharge. Permits are issued on a five-year planning horizon and set discharge limits for WWTPs.

To meet the rigorous water quality goals of the Chesapeake Bay Agreement, Maryland has set up the Bay Restoration Fund, a dedicated fund financed by individual households and businesses served by community sewerage systems.

## Wastewater Treatment Capacity and Demand

Permitted Discharges and Average/Max Flows				
Facility	Receiving Stream	Permit Capacity (gpd)	Average Flow (gpd)	Net Available Capacity from Average Flow (gpd)
Town of Myersville	Grindstone Run	300,000	187,273	112,727

*Table 13 – Permitted Discharges*

The Town of Myersville, population 1,530, provides sewer service to households and businesses within its corporate limits. There is one individual septic system along Wolfsville road that is grandfathered in Town. Wastewater is treated at the Myersville WWTP located on the north side of Milt Summers Road, south of Interstate 70. Besides the wastewater treatment plant, the Town sewer system consists of five sewage pump stations and a network of sewer lines from 2 inches to 8 inches in size. The treatment capacity of the plant is 300,000 gpd. Effluent from the tertiary treatment facility is discharged to Grindstone Run, a tributary of Catoctin Creek.

The average flow to the plant between 2005 and 2007 was 176,900 gpd. Remaining capacity was 123,100 gpd. Current (2008) demand increased to 187,273 gpd and the Town projects that demand will continue to increase to 290,400 gpd by 2030. Due to the Town's treatment plant experiencing problems from inflow and infiltration (I & I), the Town has set a goal to reduce I & I to 10% system loss from its current estimated 27%.

## **Major Wastewater Issues**

### *Inflow and Infiltration (I & I)*

Inflow and infiltration pose major challenges to community sewerage systems. Inflow of stormwater through sump pumps and downspouts into sewer pipes and infiltration of groundwater through leaky pipes introduce large amounts of clean water to the sanitary sewer system causing overflows and an increase in the amount of water to be treated. These conditions can cause overflow where raw sewage bypasses the treatment facility and is discharged directly into a stream. Overflow places public health at risk and violates state and federal water quality regulations.

### *Water Quality*

Frederick County's major streams, including the Catoctin Creek, have limited assimilative capacity for pollution. TMDL's are forthcoming, which will set waste load allocations to meet local water quality standards. Permitted point source pollutant load limits (from WWTPs) have been reached on Catoctin Creek and are unlikely to be raised.

### *Public Investment*

Public sewer systems will require major investments in new treatment technologies, such as ENR (enhanced nutrient removal), and infrastructure in order to meet future demand and nutrient caps on wastewater discharge.

## **Implementation – Wastewater Assessment**

To achieve water resources goals related to the **wastewater assessment**, five policies and two action items have been identified. Completion of the action items and adherence to the policy statements will be monitored regularly by the Town through review and update of the Water Resources Element, a component of the Myersville Comprehensive Plan.

## **Wastewater Policies**

1. New development should be staged according to the availability and adequacy of drinking water and wastewater service.
2. During the comprehensive planning process, consideration will be given to include adjacent properties on individual well and septic construction for future water/sewer service connection.
3. Establish and promote residential, commercial and industrial water conservation measures in order to reduce inflow to the wastewater treatment facility.
4. Reduce inflow and infiltration into the wastewater collection system.
5. Reduce point source pollution that results from wastewater disposal.

## **Wastewater Action Items**

1. To reduce I&I, the Town should continue to monitor and maintain the wastewater system routinely. Programs will include disconnecting sump pumps and other improper or illegal stormwater connections and inspecting/repairing sewer pipes and manholes to prevent infiltration. Mitigating efforts to sewer pipes and manholes will continue.
2. Invest in water and sewer infrastructure that will provide adequate treatment capacity for projected demand and reduce pollutant loading to streams.

## **MANAGING STORMWATER AND NON-POINT SOURCE POLLUTION**

The use of land for development, industry, transportation and agriculture contributes non-point source pollution to our streams and watersheds. Land disturbance and conversion tend to exacerbate impacts, while forest and wetland protection maintain or improve watershed health and function. The Town's land use plan has an opportunity to mitigate non-point source pollution through concentration of growth in appropriate areas, recommendation of best management practices, and protection of natural resources.

A Source Water Protection Plan (SWPP) was prepared by the Myersville Source Water Protection Committee with assistance from the Maryland Rural Water Association Source Water Program for public drinking water sources for the Town of Myersville. Approximately 18% of the potable water supplied to the Town is appropriated from the Little Catoclin Creek, and the remaining 82% is from a combination of wells and springs. Surface water delineation of the source water area was performed by using ESRI's Arc View Geographic Information Software (GIS), utilizing existing GIS data, and by collecting location data using Global Positioning System (GPS).

For ground water systems, a Wellhead Protection Area (WHPA) is considered the source water assessment area for the system. A WHPA was originally delineated in 1996 for the wells and springs based on long term aquifer tests and fracture trace interpretations from the ground water appropriations permits together with topographic features and drainage divides. According the SWPP, drought year recharge was estimated to be 400 gallons per day per acre, and each WHPA covers an area that would provide enough land to supply the appropriate amounts.

The WHPA for the Town well and Canada Hill wells is an oval-shaped area covering approximately 250 acres. A WHPA covering approximately 150 acres was delineated for the Deerwoods and Doub Meadow wells and is bounded by Route 40 to the east and Canada Hills Road to the west. A third area was delineated around the Ashley Hills wells that cover approximately 60 acres mostly within the Ashley subdivision. The spring protection area is completely encompassed by the source water assessment area for the surface water intake on Catoclin Creek. A separate WHPA was delineated for the reservoir well in which the well is bound by the intake watershed boundary to the south and a 500-foot radial buffer in the northern direction.

According to the SWPP, no point sources of contamination were identified in Myersville's watershed upstream of the intake, and the sewer service map shows that there are no planned service areas within the watershed. Several potential point sources of contamination were identified during the original mapping of Myersville's WHPA. That list of point sources has been revised and is available for review in the Source Water Assessment Plan based on field inspections by MDE employees and updated database.

The section below of the Water Resources Element provides a programmatic assessment of the County's Stormwater Management Program and discusses the impact of the Town's land use plan on impervious cover and non-point source loads to local streams and watersheds. It concludes with a list of policies and action items for future implementation.

### **Non-point Source Pollution**

Non-point source pollution is transported to surface and ground water as a result of storm events. Stormwater transports sediment, nutrients, fertilizers, bacteria, heat, salt, oil, grease and other contaminants across the land to local streams and water bodies. On naturally vegetated (forests, meadows) and agricultural lands, stormwater permeates the soil and many pollutants are captured and filtered. Healthy streamside buffers and forest stands are particularly effective in this function. In developed areas, where much of the landscape is impervious (rooftops, driveways, parking lots, compacted or clay soils, and roads) direct ground water recharge is impeded and the volume of stormwater runoff to neighboring areas increases.

Non-point source pollution is detrimental to water quality and wildlife habitat and in our region its cumulative impacts are degrading the Chesapeake Bay. Since land use conditions affect the amount and extent of non-point source pollution, future development patterns should take into account their potential impact in order to protect the Chesapeake Bay resource. The following section includes two analyses aimed at connecting land use planning with non-point source pollution. The first is an assessment of Frederick County's current levels of imperviousness; the second presents the potential nutrient pollution (a form of non-point source pollution) that could result from build-out of the County's land use plan.

#### *Impervious Cover*

Overall watershed imperviousness has been linked to a wide range of negative impacts to stream hydrology, stream morphology, biological habitat, and water quality. Research reveals that when impervious cover within a watershed exceeds about 10 percent, sensitive stream elements are lost. In cold-water regions supporting native brook trout reproduction, imperviousness of greater than 1 percent results in the loss of brook trout population. Once imperviousness reaches 25 to 30 percent, studies show that most indicators of stream quality shift to a poor condition as a result of severe impacts from erosion, channel instability, severe habitat degradation and decreasing biological integrity.

The County's land use plan map (compiled, 1997-2008) was analyzed to determine which watersheds were reaching or exceeding the 10% and 25% thresholds. For each of the County's 20 watersheds, the total acreage in each land use plan designation was captured and was applied a rate of impervious

cover. As an example, the total acres of Low Density Residential land use were applied a 14% imperviousness rate while 72% imperviousness was applied to total acres of General Commercial land use. These rates were provided by the Maryland Department of Environment.

In the Myersville area, Catoctin Creek had an estimated percent impervious cover of 3.7 and Middle Creek’s estimate was 2% impervious cover. As expected, developed watersheds in the County, such as Carroll Creek and Ballenger Creek, which include the City of Frederick, had the greatest level of impervious cover at 26.5% and 18.3% respectively. More than half of the County’s watersheds (11) had imperviousness cover less than 5% and efforts should be made to maintain these low values through the land use planning process.

*Nutrient pollution*

Excessive amounts of nutrients, particularly nitrogen and phosphorus, are the main cause of the Chesapeake Bay’s poor health.<sup>6</sup> Nutrient pollution leads to algal growth and oxygen depletion, which create an uninhabitable environment for most aquatic life. Similar to the impervious cover analysis, the County’s land use plan map was evaluated to determine its impact of land use on nitrogen and phosphorous pollution.

The methodology was provided by MDE and incorporated loading rates by land use category derived from the Chesapeake Bay Program Watershed Model (Phase 4.3) for the Potomac River basin. In the comparison of its land use plan data with the MDP land use data for the non-point source loading analysis, only land uses greater than 10 acres in size were identified. Summary results for nitrogen and phosphorus loads are provided in the tables below.

**Table 14: Nitrogen Loading Summary**

Land Use/Cover	Current (lbs/year)	Future (lbs/year)	Change (lbs/year)
Development	428,918	1,055,798	626,880
Agriculture	2,520,798	2,088,181	-432,616
Forest	292,832	176,298	-116,534
Water	23,433	18,802	-4,631
Other	70,286	188,985	118,699
<b>Total Terrestrial Load</b>	<b>3,336,267</b>	<b>3,528,065</b>	<b>191,798</b>
Residential Septic (edus)	485,802	615,231	129,428
Non-residential Septic (edus)	18,439	21,395	2,956
<b>Total Septic Load</b>	<b>504,242</b>	<b>636,626</b>	<b>132,384</b>
<b>Total NPS Nitrogen Load</b>	<b>3,840,509</b>	<b>4,164,691</b>	<b>324,182</b>

**Table 15: Phosphorus Loading Summary**

Land Use/Cover	Current (lbs/year)	Future (lbs/year)	Change (lbs/year)
Development	38,062	96,618	58,556
Agriculture	260,301	211,802	-48,499
Forest	3,211	1,933	-1,278
Water	1,625	1,304	-321

<sup>6</sup> 2008. Chesapeake Bay Program web site. <http://www.chesapeakebay.net/nutrients>. “Nutrients”.

Other	6,407	17,319	10,912
<b>Total NPS Phosphorus Load</b>	<b>309,606</b>	<b>328,976</b>	<b>19,370</b>

The Maryland Department of Planning Land Use data (1997) shows that 41% of the Catoctin Creek watershed is used for agricultural purposes (37% cropland, 4% pasture). Many houses in the County that lie outside of the municipal limits are not in a public sewer service area and rely on septic systems. Information on the condition of these septic systems is unknown, but failing on-site septic systems can be a potential source of contamination.

Forest areas within the Wellhead Protection Area serve as protective buffers for the water supply as they do not contribute contaminants and may reduce nitrogen loading that is added to the ground water system via other types of land use. Commercial areas make up a very small proportion of the WHPA and area more commonly associated with point source contamination.

There has been a small change in land use activity in the Catoctin Creek watershed, but the change in low density residential land use suggests a potential trend toward future residential development in the watershed. This land use trend is similar to the current land use activities for the rest of Frederick County. According to the Frederick County Comprehensive Plan of 1997, the upward changes in residential development are higher than other major land use categories countywide.

After reviewing the Source Water Assessment authored by MDE's Water Supply Program, the Myersville SWPP committee agreed with the presented list of potential contaminants. The committee then reviewed the recommendations of the SWA to prioritize management strategies, delete, include or add to the recommendations listed. To date the recommendations completed from MDE's Source Water Assessment are:

1. Form a Local Planning Team. *Six persons currently comprise the Town of Myersville's Source Water Protection Committee with additional members to be added to the committee in the future.*
2. Public Awareness and Outreach. *The Town has stated in the Consumer Confidence Report that the MDE performed an Assessment of the Myersville source water. The Maryland Rural Water Association received a grant from the MDE's Water Supply Program to purchase Drinking Water Protection Area signs for the Town's wellhead protection areas.*
3. Monitoring. *The Town will continue to monitor for all Safe Drinking Water Act contaminants as required by MDE, and is continuing to monitor for fecal coliform and E Coli in the raw water.*
4. Planning/New Development. *The Town has signed a Memorandum of Understanding between the Board of County Commissioners of Frederick County, the Frederick County Health Department and the incorporated municipalities of Frederick County. The purpose of this resolution is to promote and protect the public health, safety, and welfare by seeking to minimize risks of contamination of municipal and community groundwater source water supplies in Frederick County. Also, on July 13, 2004, the Town of Myersville adopted a Wellhead Protection Ordinance.*

## **Frederick County's Stormwater Management Program**

Frederick County first adopted stormwater management (SWM) regulations in 1984 and maintains its current program in accordance with Environmental Article, Title 4, Subtitle 2 of the Annotated Code of Maryland. The purpose of the County's program is to protect and maintain the public health, safety, and general welfare by establishing minimum requirements and procedures to control and minimize the impacts associated with increased stormwater runoff. Proper management of stormwater runoff minimizes damage to public and private property, controls stream channel erosion, reduces local flooding, and maintains after development, as nearly as possible, the predevelopment runoff characteristics.

In 1999, the Town of Myersville adopted its own stormwater management ordinance which states that the Frederick County Department of Public Works is to perform the review and enforcement of stormwater management plans as the agent of the Town of Myersville. The Department of Public Works is directed by the Board of County Commissioners of Frederick County to provide for the review, approval and enforcement of stormwater management plans for the County.

The County implemented the policies, practices, principles, and methods of the *2000 Maryland Stormwater Design Manual* through the County's Stormwater Management Ordinance and its Design Manual in 2001. The Board of County Commissioners adopted the County's *Storm Drainage and Stormwater Management Design Manual* in 2003.

The County continues to work with the development community to implement the goals of the *2000 Maryland Stormwater Design Manual*. Enhancements will continue to be made as the manual is updated to comply with the Stormwater Management Act of 2007. The County will also continue to educate both the development community and the general public in ways to determine the proper type of design for site-specific areas, as well as in facility installation timetables and maintenance issues. County staff will continue to work to address stormwater management earlier in the process to achieve the best product at the end of the process.

## **Watershed Restoration Efforts**

Frederick County approaches watershed restoration through new stormwater management ponds, stormwater management pond retrofits, Low Impact Development (LID), stream restoration/bank stabilization, and buffer enhancement. These approaches include a myriad of techniques. For example, LID techniques include rain gardens, bio-filtration swales, and tree boxes.

Here in Myersville, watershed restoration projects include various improvements to the Catoctin Creek and its associated tributaries. The largest project which will be undertaken in summer of 2009 will include restoration of Little Catoctin Creek through Doub's Meadow Park. This project is a joint effort between the Town, USFW, and the Chesapeake Bay Foundation to improve the stream system by reducing erosion through natural channelization techniques. Several smaller projects include reconstruction of the flow-by-weir system along Catoctin Creek at the upper reservoir serving the Town, and assistance by the Town with MD DNR through both the Stream Waders Program and trout stocking to measure and improve long term sustainability of the watershed. Stream buffer language in the Sensitive Areas element of this Comprehensive Plan has been revised to be more inclusive than in

the past.

Many opportunities exist to educate citizens and business owners that water is a limited natural resource fundamental to healthy, sustainable communities, both human and biological. Water conservation, low impact development, water reuse, and the reduction of water use during summer months are examples of tools the Town can promote to maintain the quality and quantity of the resource and ensure it is available for our diverse needs.

## **Implementation – Managing Stormwater and Non-point Source Pollution**

To achieve water resources goals related to **managing stormwater and non-point source pollution**, six policies and nine action items have been identified. Completion of the action items and adherence to the policy statements will be monitored regularly by the Town through review and update of the Water Resources Element, a component of the Town’s Comprehensive Plan.

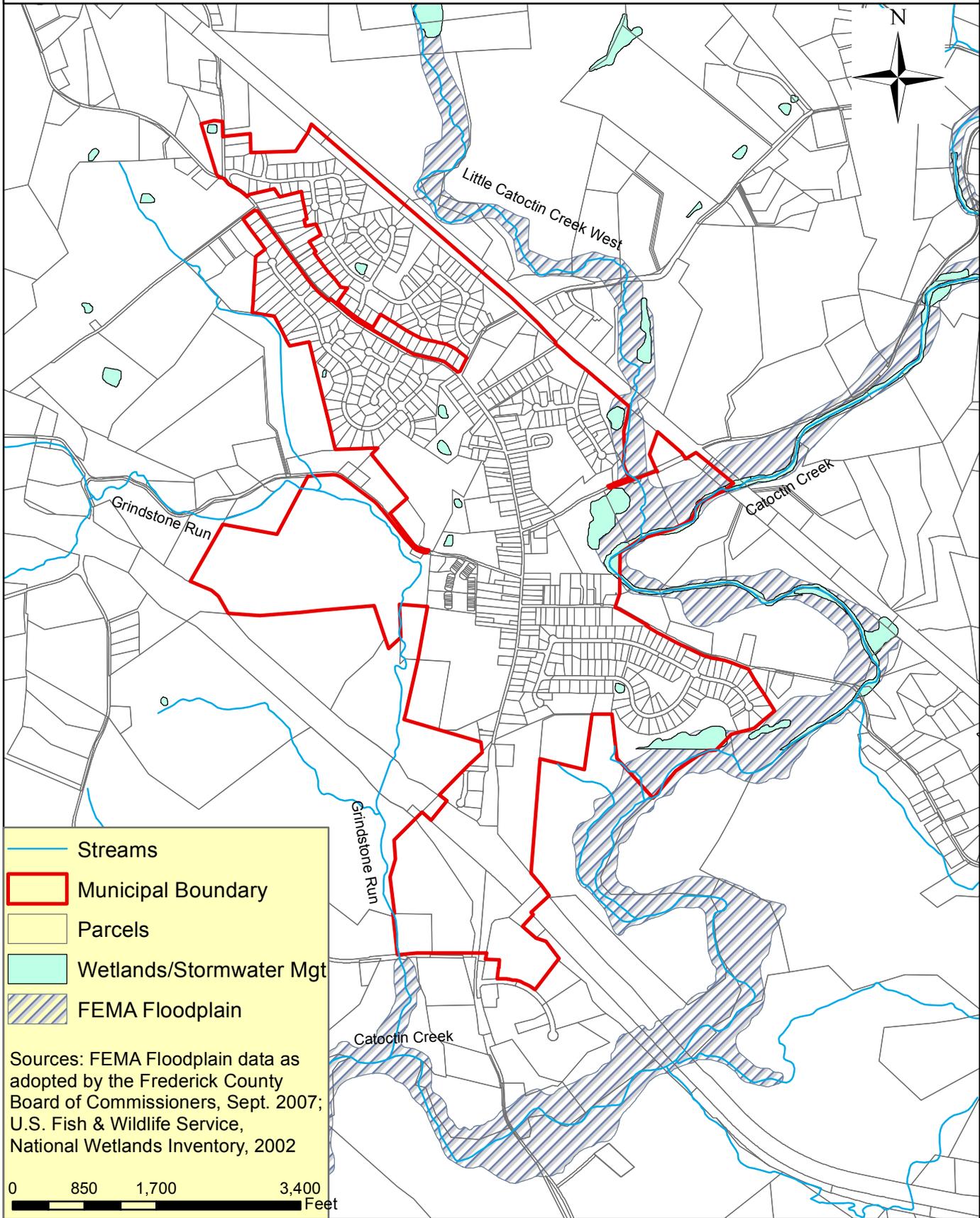
### **Stormwater Policies**

1. Encourage innovative technologies for stormwater management with appropriate review authorities by actively participating in the review plan process.
2. Promote coordinated planning between agencies responsible for drinking water, wastewater, and stormwater management.
3. The protection of ground and surface water quality shall be a factor in the approval of residential and non-residential development.
4. Minimize impervious cover within residential and non-residential development in order to reduce stormwater runoff.
5. Integrate watershed planning and management in the comprehensive planning process.
6. Encourage and support research on and monitoring of local ground water conditions, aquifer recharge, watersheds and streams.

### **Stormwater Action Items**

1. Facilitate the Planning Commission review of stormwater management plans.
2. Incorporate the use of non-structural best management practices (vegetated swales, rain gardens, and bio-retention) with maintenance and monitoring agreements.
3. Reduce regulatory barriers to implementation of low impact development measures and create incentives to facilitate their use where appropriate.
4. Showcase examples of low impact development and environmental site design techniques to increase public awareness of best practices.
5. Recommend development guidelines and best management practices that would minimize development’s impact on watersheds and water resources.
6. Build the environmental data set in the Town’s Geographic Information System and utilize during the development review process.
7. Develop a water-resources-based GIS database for staff to review in regard to development plans and proposals.
8. Update Myersville’s website to provide stormwater information to the public.
9. Engage the public in watershed conservation and promote a stewardship ethic.

# Figure 14 - FEMA Floodplain and Wetlands Map



# Implementation

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The Myersville Comprehensive Plan will be judged partly in the future on progress which is made to implement specific policy recommendations which support the concepts contained in the Plan. The following action items are listed to give the Town specific actions which should be undertaken to implement the Plan and provide sound management of the Town.

They are:

1. Adoption of an annual Capital Improvement Plan (CIP). The CIP fulfills a number of purposes which include an opportunity to review proposed expenditures and assign priorities in order to spend funds wisely, and scheduling of public facilities to meet community needs.
2. Update of the Myersville Zoning Ordinance. The update of the Zoning Ordinance should be subsequent to adoption of the Plan and will provide consistency with the Comprehensive Plan.
3. Compliance with the Adequate Public Facilities Ordinance (APFO), which will ensure that public facilities are in place when development occurs. At a minimum an A.P.F.O. shall address schools, water, sewer and roads.
4. Designation of water recharge areas which affect municipal water resources and discussion with the County and State regarding watershed protection. The Town will encourage the County to take the necessary steps to protect Municipal water resources.
5. A Park and Recreation Committee should be appointed to develop a long-range development plan for parkland resources including development of parkland standards and proposed park sites and acreages.
6. Review all existing sidewalks and areas of needed pedestrian connections.
7. Require all development proposals to certify the presence or absence of rare, threatened and endangered species habitat with the Maryland Wildlife and Heritage Division of the Department of Natural Resources.
8. Consistency with State Smart Growth Initiatives. The Plan should recognize the principals of Smart Growth through implementation of policies consistent with State funding initiatives for development within State designated Priority Places.