

# THE TOWN OF UNION BRIDGE

104 WEST LOCUST STREET  
UNION BRIDGE, MD 21791-0350

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PERRY L. JONES JR.  
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MEMBERS OF COUNCIL  
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BRET GROSSNICKLE  
AMY K. KALIN  
CHERI THOMPSON

August 15, 2024

**Subject: 2024 Town Plan Review of *Union Bridge & Environs Community Comprehensive Plan*, adopted July 2008, as amended.**

To: Maryland Department of Planning; Carroll and Frederick Counties  
(adjoining jurisdictions)

The Union Bridge Planning & Zoning Commission at its meeting of August 15, 2024, Accepted a **2024 Town Plan Amendment** to the 2008 Town Plan and has issued the Amendment for formal public review and comment. The comment period will end with a public hearing held by the Commission in October.

Both written and verbal comments will be received by the Planning & Zoning Commission at Public Hearing. Written comments may be mailed to The Town of Union Bridge at 104 West Locust Street, Union Bridge, MD 21791; or emailed to the Town at [UNIONBR@CARR.ORG](mailto:UNIONBR@CARR.ORG) prior to the Hearing.

The Plan Amendment may be viewed on the Town's Web Page [www.townofub.org](http://www.townofub.org) as well as on hard copy on file at the Union Bridge Town Office located at 104 West Locust Street, during regular office hours.

A synopsis of the Amendment along with details and specifics of the Amendment follow.

Thank you for your time and comment.

Sincerely,

Dawn Metcalf, Clerk-Treasurer;  
Commission Secretary

cc: Thomas Long, Commission Chairman  
Edmund R. Cueman, Town Planning Consultant

# 2024 Town Plan\* Review

Union Bridge Planning & Zoning Commission

The Town of Union Bridge, Maryland

\*Union Bridge & Environs Community Comprehensive Plan  
adopted July 2008, as amended.

## SYNOPSIS

The Town of Union Bridge adopted the ***Union Bridge & Environs Community Comprehensive Plan***, in July 2008; amending the **Plan** in 2009, 2010 and 2014.

In September 2023, the Town Planning Commission announced (gave public notice) of its intention to review and revise the **Plan** as determined necessary with a goal to complete its review within twelve months.

Maryland's Eight Visions, Carroll County's Vision & Goals, and The Town of Union Bridge's Vision and Goals as set forth in the **2008 Plan**, remain the same and are reaffirmed. Currently however, the Commission has under consideration certain revisions and updates to the Town **Plan**, given changed circumstances and the passage of time. Specifically: 1.) Inward adjustments to the Town's "*Growth Area Boundary*" thereby altering current "*municipal growth areas*" (located beyond Town corporate limits) and related planned water and sewer service area adjustments which need to be consistent; 2) George Street Extended, currently a planned major street, slated to be deleted from the Plan as a result of construction of the Locust Wetland stormwater management facility and the adjacent future site for a new Wastewater Treatment Plant; 3.) Md. Rt. 77 extension slated to be deleted in State Highway Needs Inventory (HNI) 4.) alignment refinements of the planned Union Bridge Road (500' +/- link) extension to junction at North Main Street at MD Rt. 75, which remains critically important as a planned major street connection; 5.) the update revisions of all **Plan Maps** (save Map 1), where applicable to reflect known changes or the revisions under consideration as part of the **2024 Town Plan review**; 6.) inclusion of a "*Housing Element*" in the **Plan**, required by the State; and 7.) inclusion of selected demographic and social data reported by the 2020 U.S. Census as part of **2024 Plan** update.

### PROCESS:

The Planning Commission is seeking to release **Plan** revisions under consideration into a 60 day review period by State agencies and adjoining jurisdictions in August; and, at the end of this period holding a public hearing on same in October; thereafter, making final adjustments before acting to approve a Plan Amendment to the **2008 Union Bridge & Environs Community Comprehensive Plan**, along with any implementing measures, and recommend same for adoption by the Mayor and Town Council.

## PLAN REVISIONS

### Inward adjustment of **Growth Area Boundary** and resultant reduction of designated “**municipal growth area**”.

Geographic areas removed from the designated “*municipal growth area*” include: 1) most all of what is known as Mount Pleasant Farm located adjacent to and west of Town, and three small parcels of land along the east side of Bucher John Rd. at the junction of Main Rd: and, 2) land in the **south-east quadrant** of the Town’s environs located east of Quaker Hill Rd. along the Shepherds Mill Rd. corridor and south of Green Valley Rd. (Md.Rt. 75). Map 1 entitled Union Bridge & Environs 1990 Land Use Designations portrays the original Growth Area Boundary which is currently the same today, except for land designated as Agricultural on Map 1, which land was removed by the 2008 Plan. Map 6 portrays the adjusted Growth Area Boundary and the resultant land remaining in the “*municipal growth area*” as part of this 2024 Plan Review.

#### **Rational:**

While a substantial amount of undeveloped land lies within the corporate limits of Union Bridge the exiting WWTP built in 1962, now 60 years old is nearly at capacity with 35+- taps remaining. Various factors have combined to stall the potential for modest population growth in Union Bridge, as U.S. Census figures for the last seven decades would indicate. The single biggest factor however, has been the challenge to arrange for construction of a new WWTP with the capacity needed to provide a realistic opportunity for orderly development and the Town’s viability going forward. Development of the undeveloped annexed land areas --Jackson Ridge 184 d.u.; Villages 504 d.u. and Citizens UB Solar industrial district, will be contingent on construction of a new Wastewater Treatment Plant to accommodate not only sewage flows generated by the current Town residents, but flows from the development of these annexed lands which when fully developed, could more than double the current Town population.

Likewise, development of these undeveloped annexed land areas above will also be contingent on development of potable well water (as allocated and permitted by the State) and tied to the Town’s water system.

**Mount Pleasant**, a 200+- acre farm, is on the Maryland Inventory of Historic Properties and adjoins a critical mass of permanently preserved farmland. Land removed from the “*municipal growth area*” (which requires public utility water and sewer services and annexation), would enable the bulk of this farm to be eligible to participate in the *County’s agricultural land preservation program*. This farm has historically formed the western edge of Town. As such, it could continue to be the asset it has been all along.

In the ***south-east quadrant*** referenced above, land along the south side of Green Valley Rd. (Md. Rt. 75) and along Ladiesburg Rd. appropriately designated “Conservation” and zoned “Conservation”, is not land the Town would expect to annex and service with public water and sewer, even assuming the Town had the ability to do so. In the midst of this conservation district is another historic property known as ***Hard Lodging*** which is also on the Maryland Inventory of Historic Properties.

The balance of land in the south-east quadrant to be removed from the “municipal growth area” is zoned Industrial (I-1) by the County. While appropriately zoned, its inclusion in the Town’s *municipal growth area* presumes development of the land would require annexation, and provision of public water and sewer service which is not possible at this time. Further, by its removal from the “*municipal growth area*”, it would be free to develop with permitted industrial uses subject to applicable Environmental Health Department requirements for individual water and sewage disposal, and county zoning. Again, Map 1 entitled Union Bridge & Environs 1990 Land Use Designations portrays the original Growth Area Boundary which is currently the same today, except for the land designated on Map 1 as Agricultural, which was removed by the adopted 2008 Plan. Map 6 portrays the adjusted Growth Area Boundary location and the resultant land remaining in the “*municipal growth area*” as part of this 2024 Plan Review. Map 9, Union Bridge Water Service Area and Map 10 Union Bridge Sewer Service Area portray the corresponding Water and Sewer Service Areas Categories and facilities given the adjusted Growth Area Boundary as part of the 2024 Town Plan update, as does Map 18, the Tier Map. Maps 9 and 10 are to be included in the Fall Amendment of the Carroll County Water & Sewer Master Plan as well as this Plan update.

### **Planned Major Streets: Realignments, Extensions, Deletions & Additions**

**George Street Extended:** (Delete from Plan; see synopsis)

**Md. Rt. 77 Extension** (Delete from Plan; see synopsis)

**Union Bridge Rd.** (500’ +- Link/extension to North Main at Md Rt. 75) alignment refinement.  
See any map key Map 2 – 8 and 11-16

**Jackson Ridge collector street** (no change) See any map key Map 2 – 8 and 11-16

**2024 Plan Map Revisions, Annotations & Updates**

(see map index below and maps which follow)

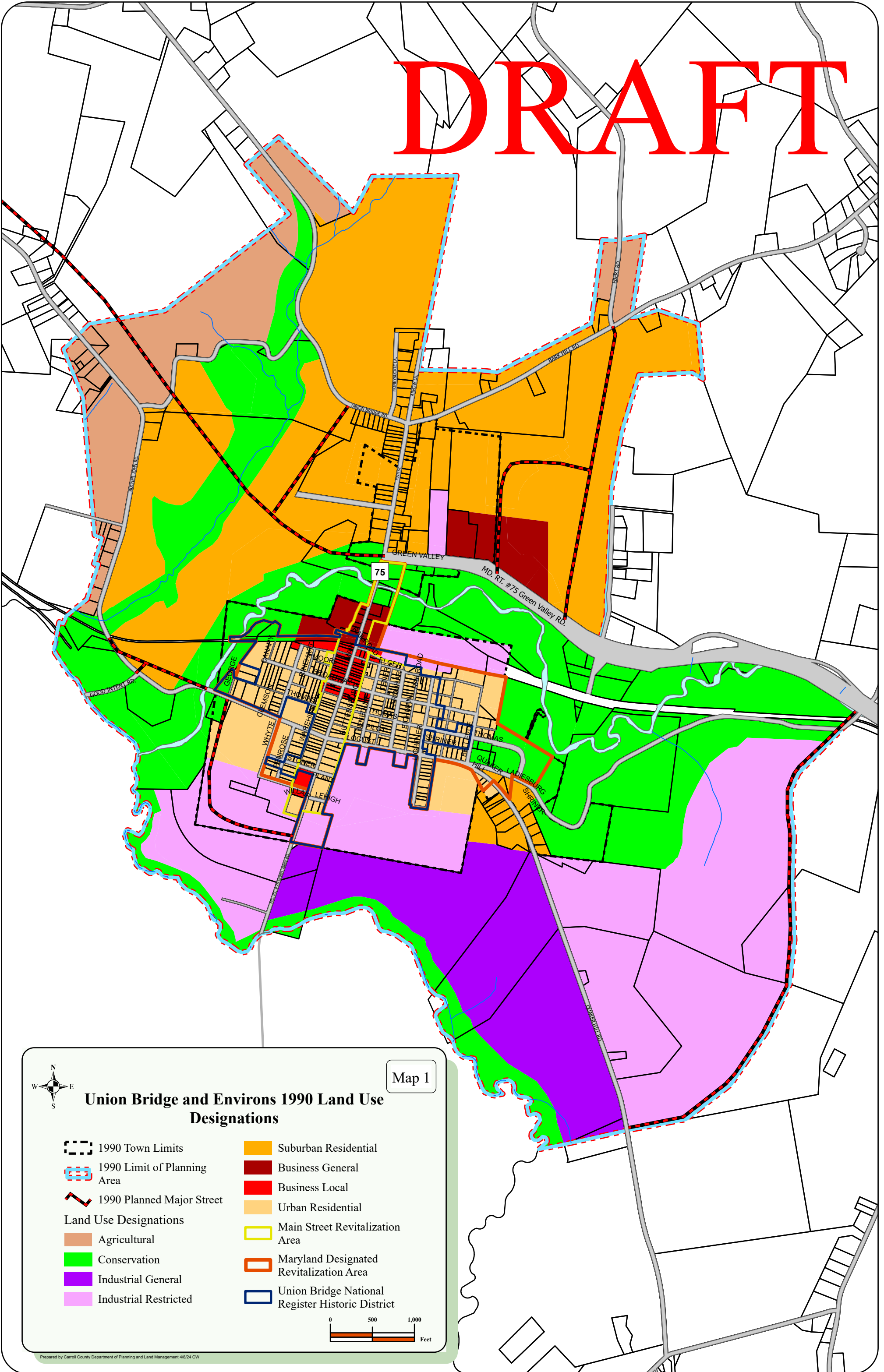
**MAP INDEX**

**MAP #**

1	1990 Land Use Designations
2	Existing Use of Land
3	Publically Owned Land
4	Current Zoning
4a	Proposed Zoning
5	Priority Funding Areas
6	Municipal Growth Area
7	Parks and Local Circulation
8	Community Facilites
9	Water Service Areas
10	Sewer Service Areas
11	Environmental Resources
12	Mineral Resource Overlay Areas
13	Land Preservation (properties)
14	Historic & Cultural Resources
15	Main Street Revitalization Area
16	Land Use Designations & Comprehensive Plan (see annotated changes & map 4a above)
17	-----
18	Tier Map

Note: All Maps are updated/revised to reflect most recently annexed land, relocation inward of “Designated Growth Area Boundary” and resultant contraction of ***municipal growth area***.

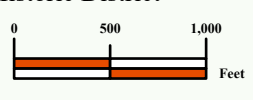
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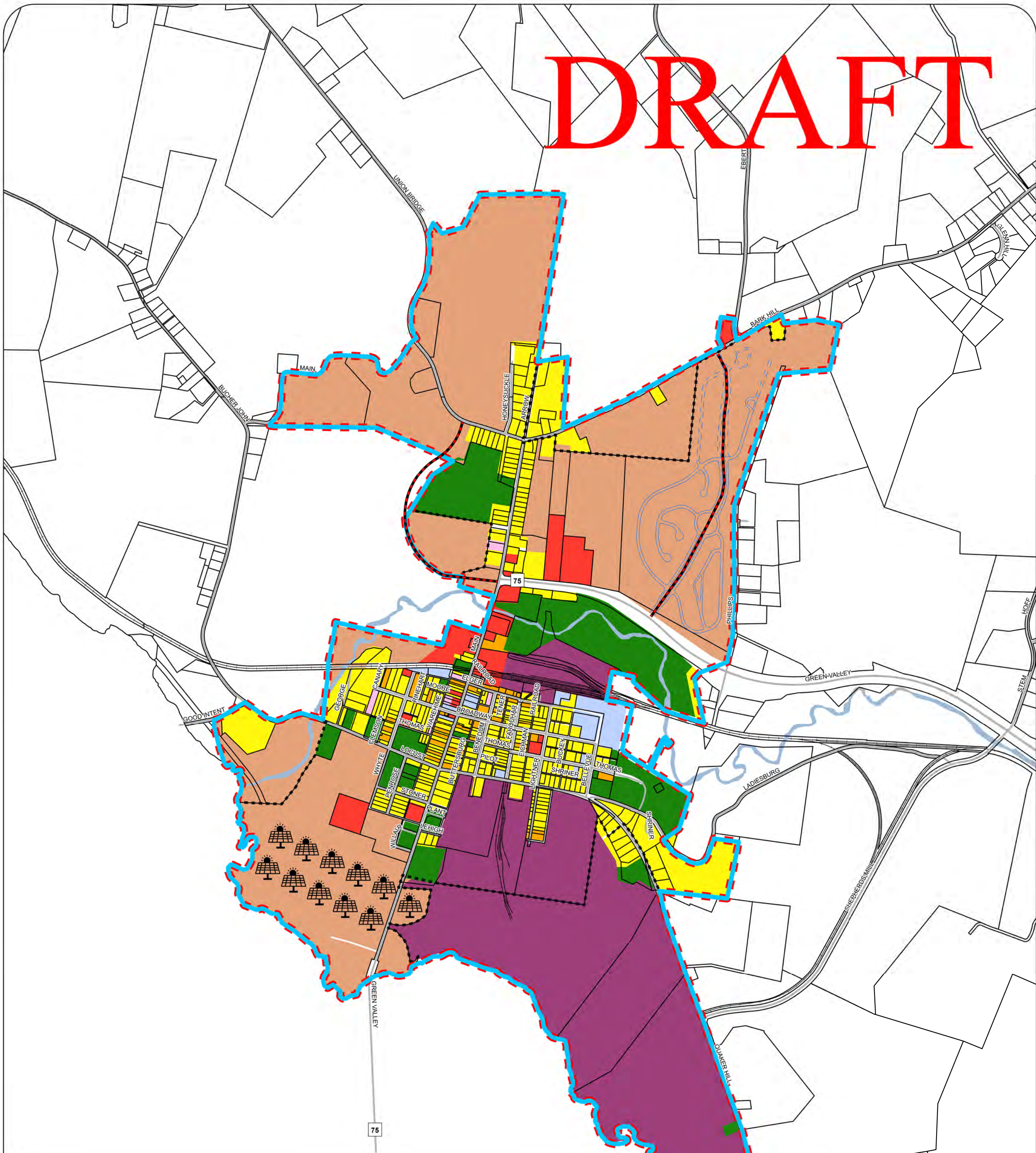
Map 1

### Union Bridge and Environs 1990 Land Use Designations

- 1990 Town Limits
- 1990 Limit of Planning Area
- 1990 Planned Major Street
- Land Use Designations**
  - Agricultural
  - Conservation
  - Industrial General
  - Industrial Restricted
  - Suburban Residential
  - Business General
  - Business Local
  - Urban Residential
  - Main Street Revitalization Area
  - Maryland Designated Revitalization Area
  - Union Bridge National Register Historic District



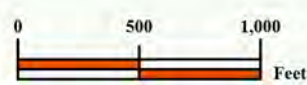
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## Union Bridge and Environs Existing Use of Land

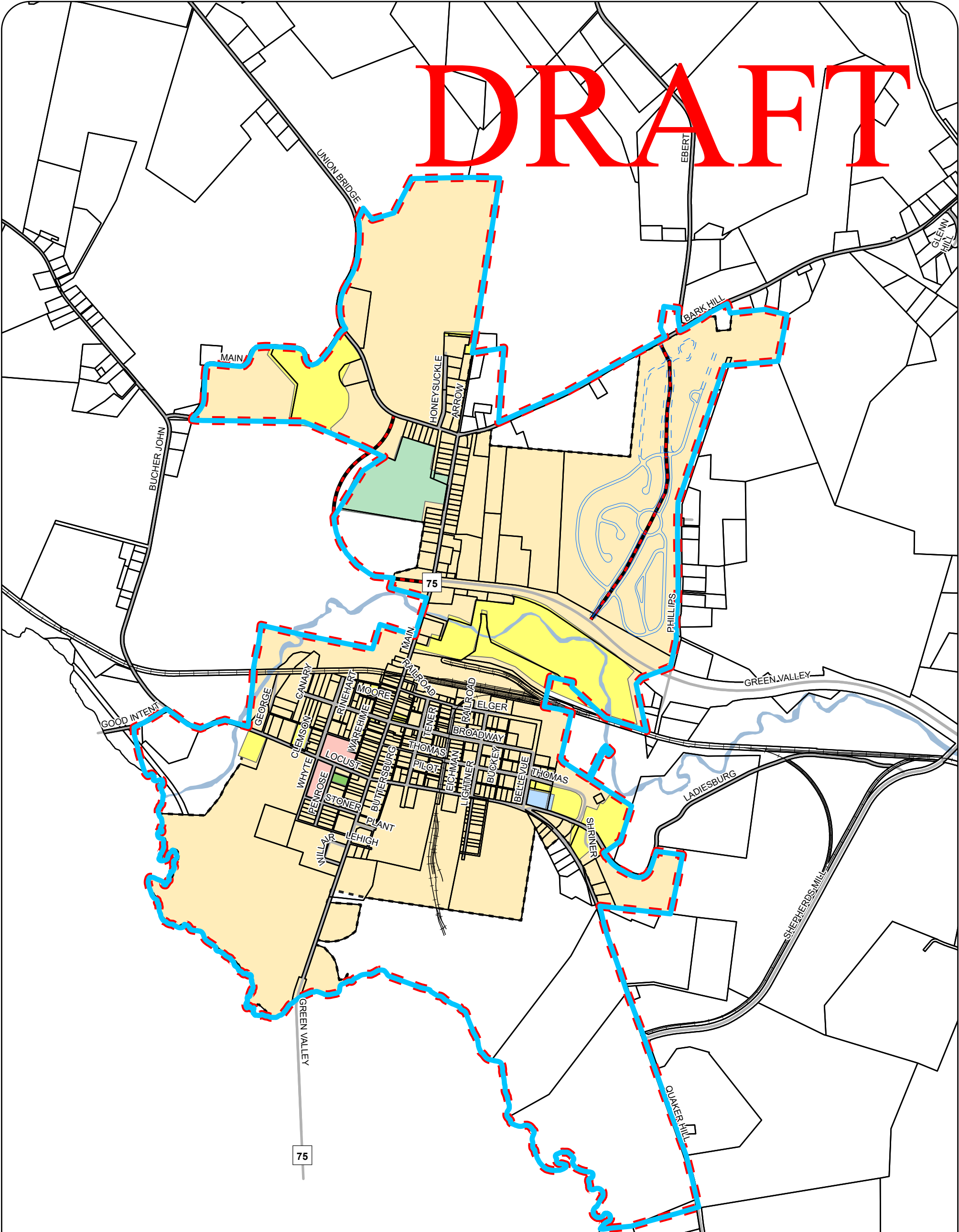
Map 2

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- Commercial Solar Panels
- Jackson Ridge; Approved Section One Roads
- Proposed Section Two Roads
- Single Family Residential
- Multi Family
- Mixed Use
- Vacant
- Commercial
- Industrial
- Agriculture
- Public Use





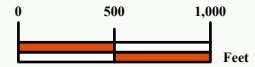
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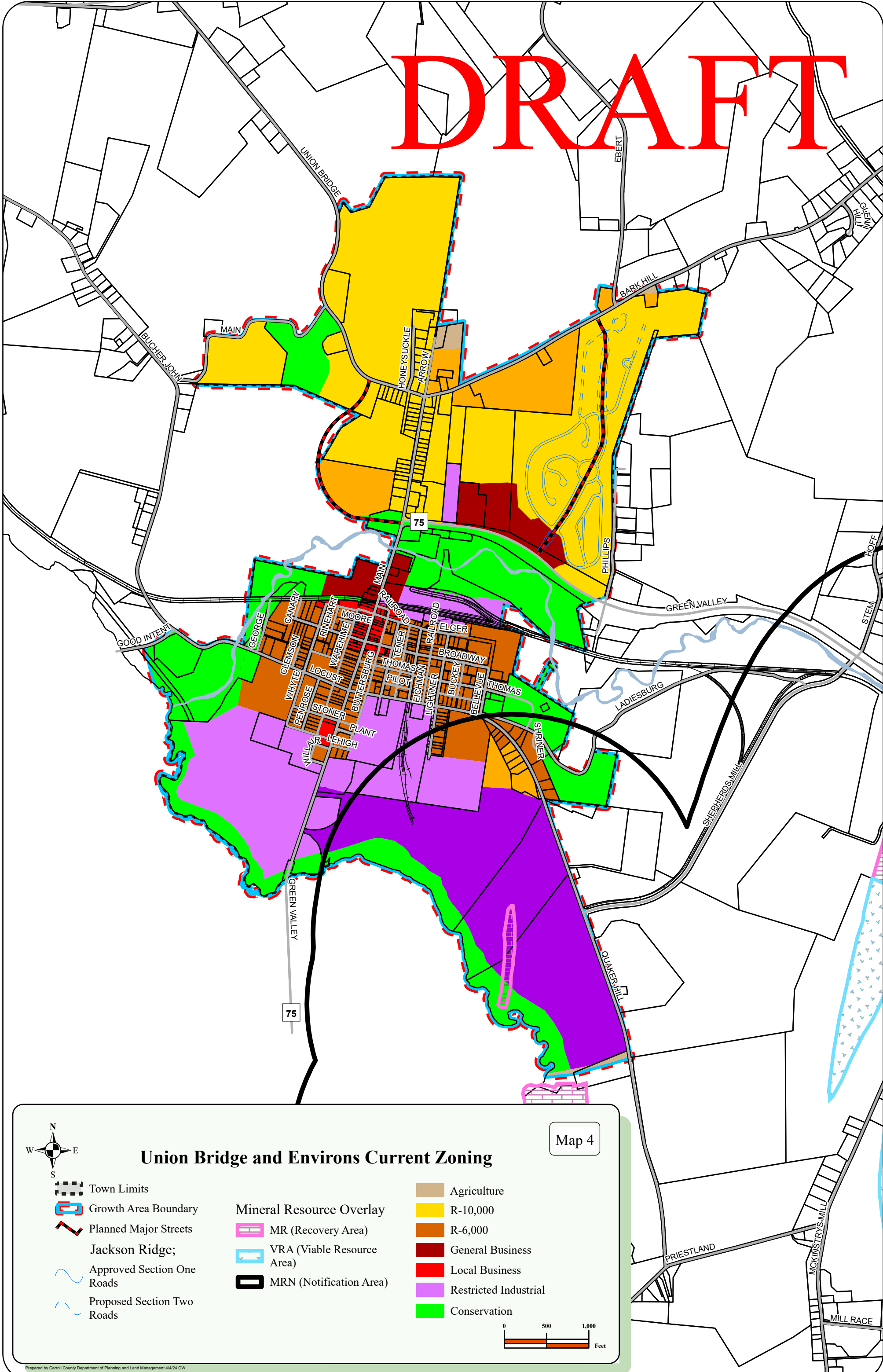
## Union Bridge and Environs Publicly-Owned Land

Map 3

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- Carroll County Board of Education
- Town of Union Bridge
- Union Bridge Fire Co.
- Union Bridge Water Co.
- United States Postal Service
- Jackson Ridge; Approved Section One Roads
- Proposed Section Two Roads

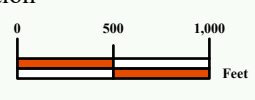


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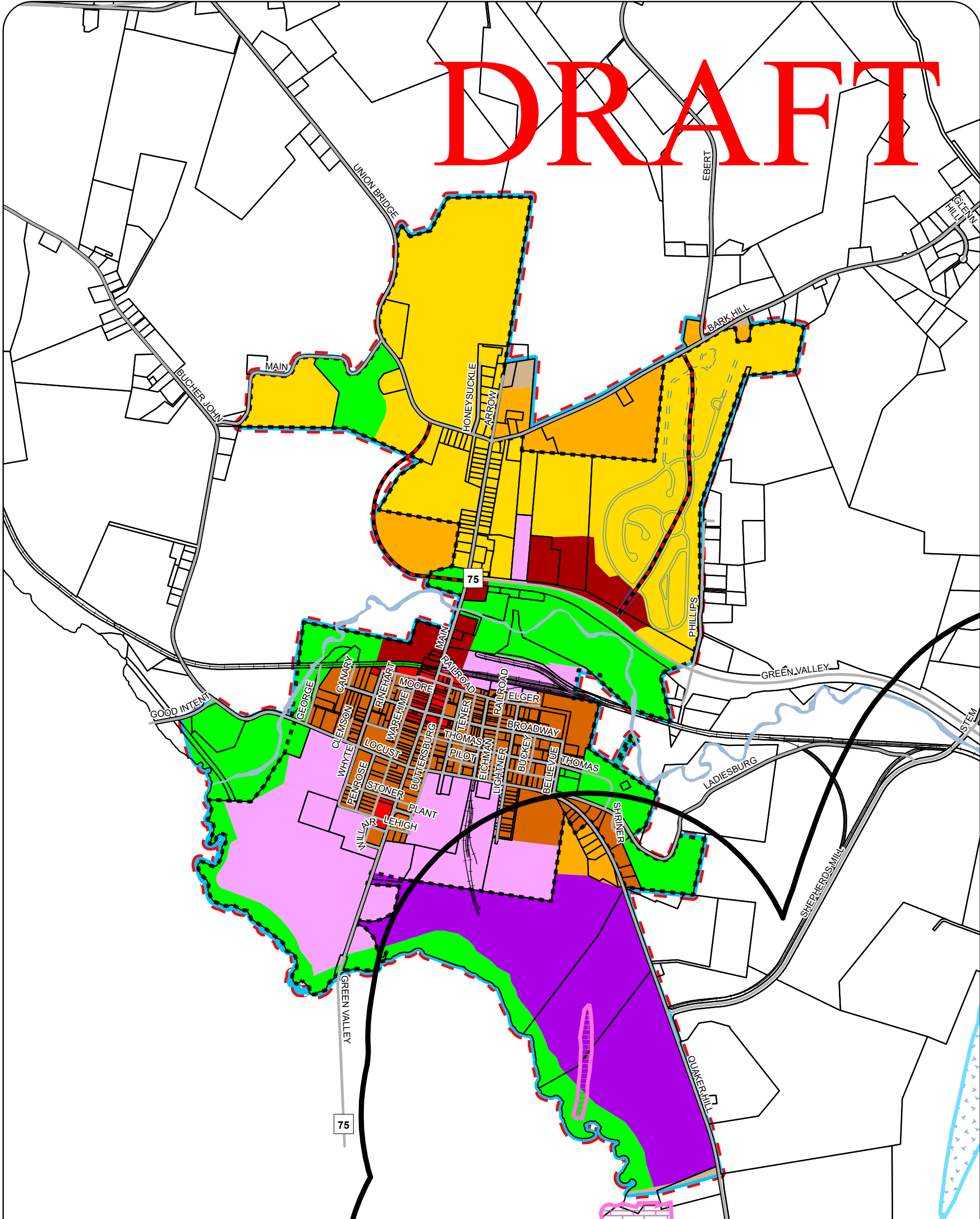


Map 4

## Union Bridge and Environs Current Zoning



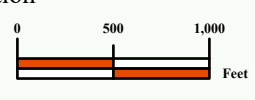
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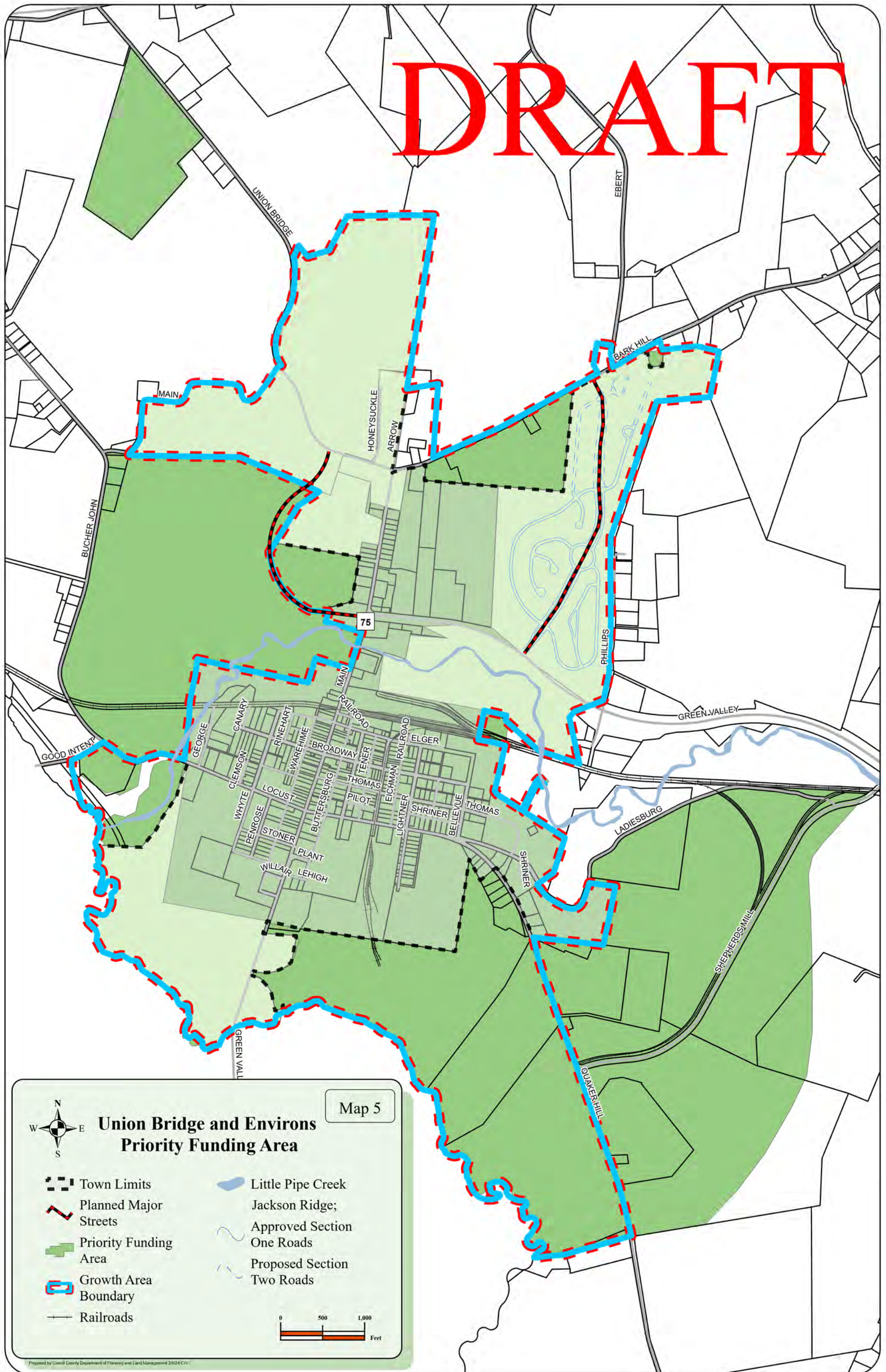
## Union Bridge and Environs Proposed Zoning

Map 4a

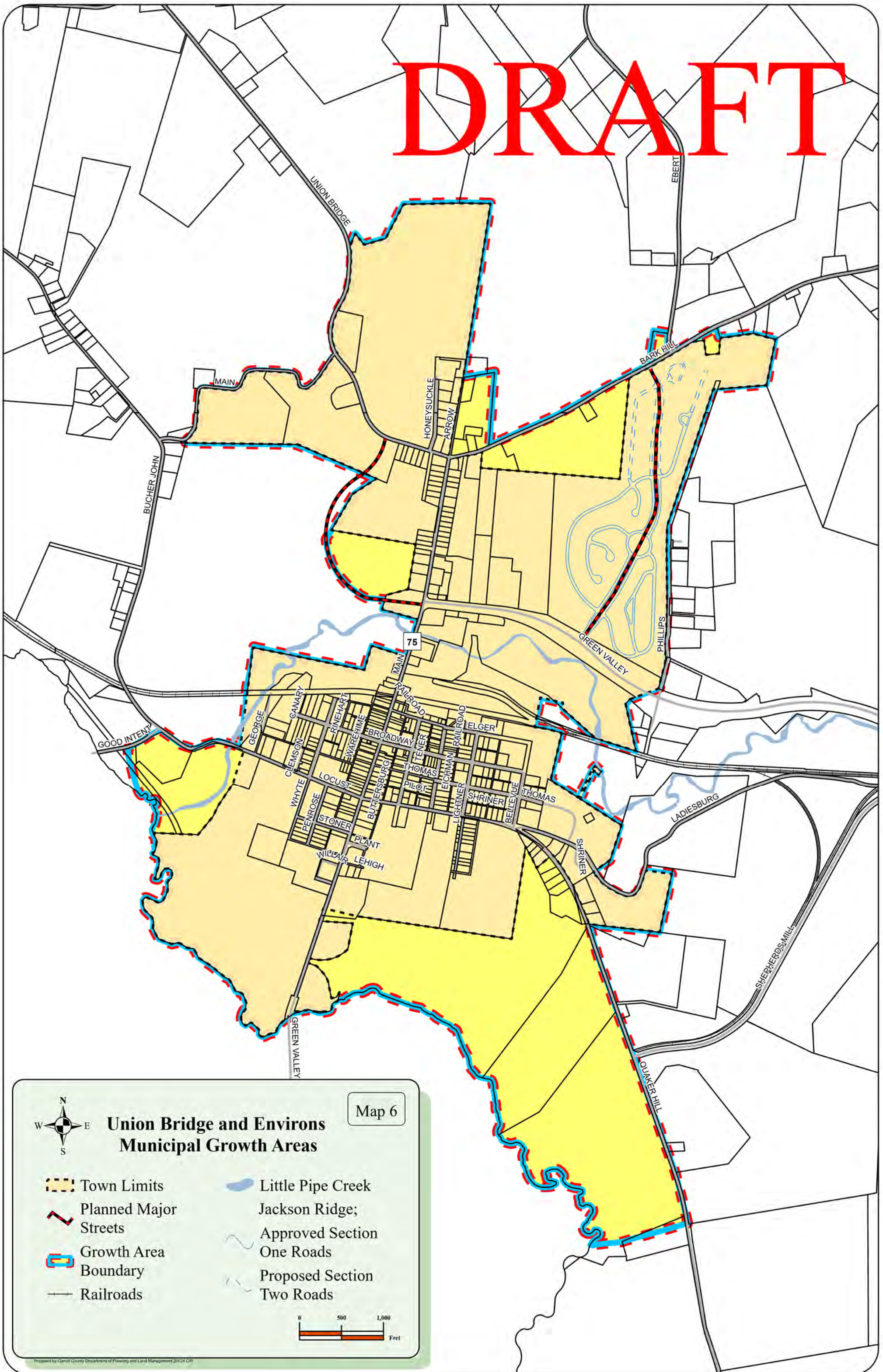
- Town Limits
  - Planned Major Streets
  - Growth Area Boundary
  - Jackson Ridge; Approved Section One Roads
  - Proposed Section Two Roads
- Mineral Resource Overlay (MR) (Recovery Area)
  - VRA (Viable Resource Area)
  - MRN (Notification Area)
- Agriculture
  - R-10,000
  - R-6,000
  - General Business
  - Local Business
  - Restricted Industrial
  - Conservation



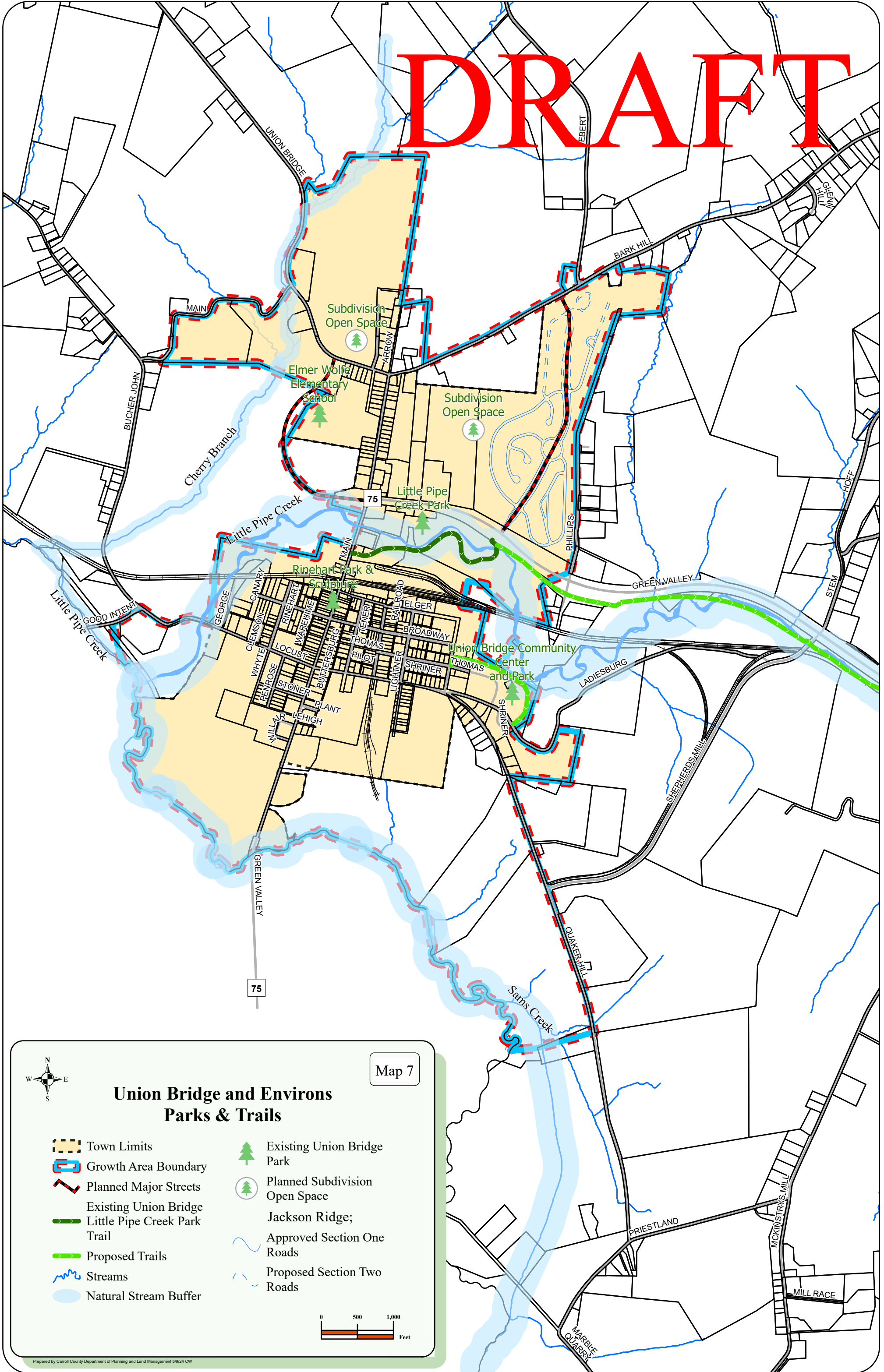
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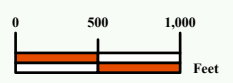
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Map 7

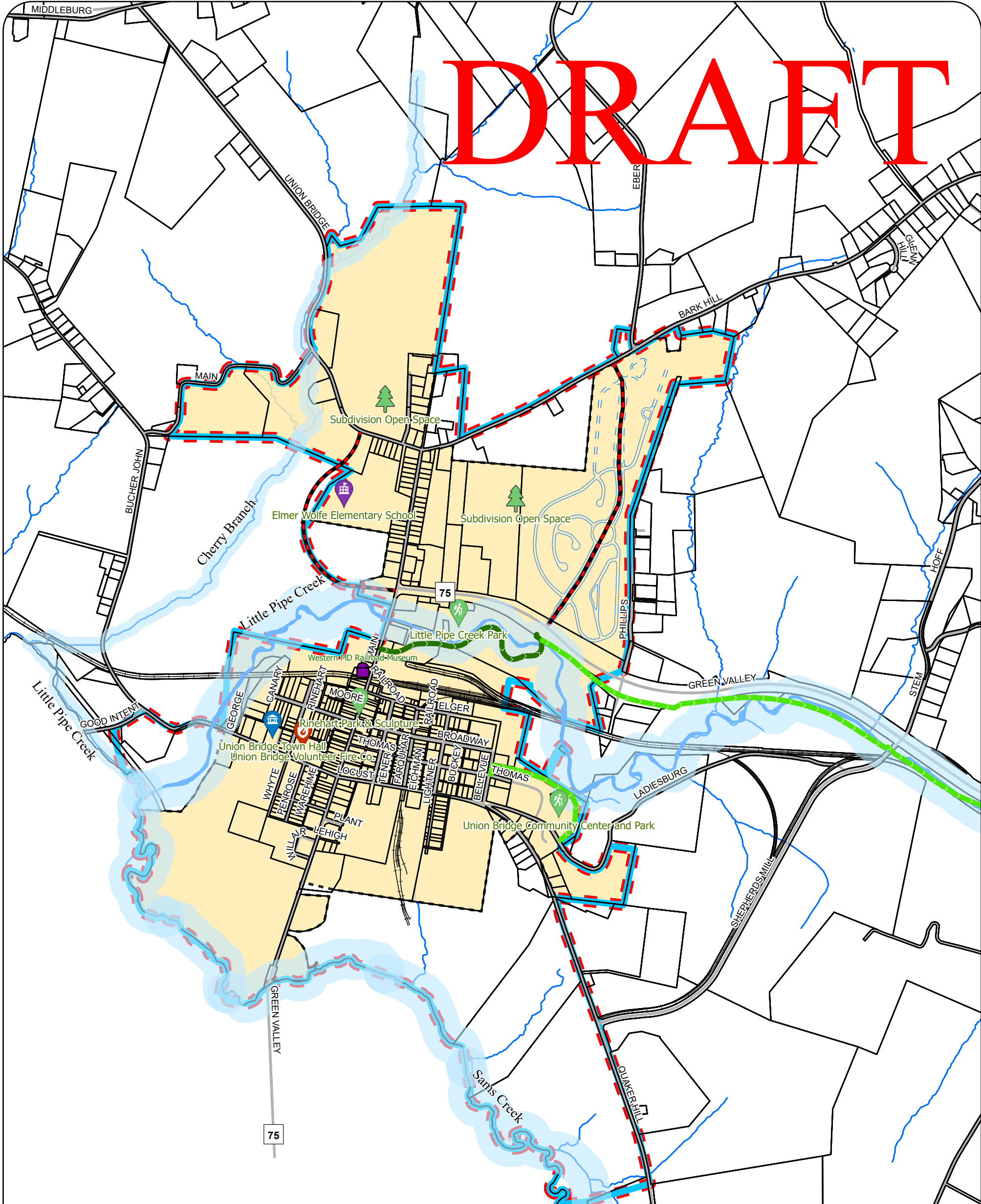
## Union Bridge and Environs Parks & Trails

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- Existing Union Bridge Park
- Planned Subdivision Open Space
- Little Pipe Creek Park Trail
- Jackson Ridge; Proposed Trails
- Streams
- Approved Section One Roads
- Natural Stream Buffer
- Proposed Section Two Roads



Prepared by Carroll County Department of Planning and Land Management 5/9/24 CW

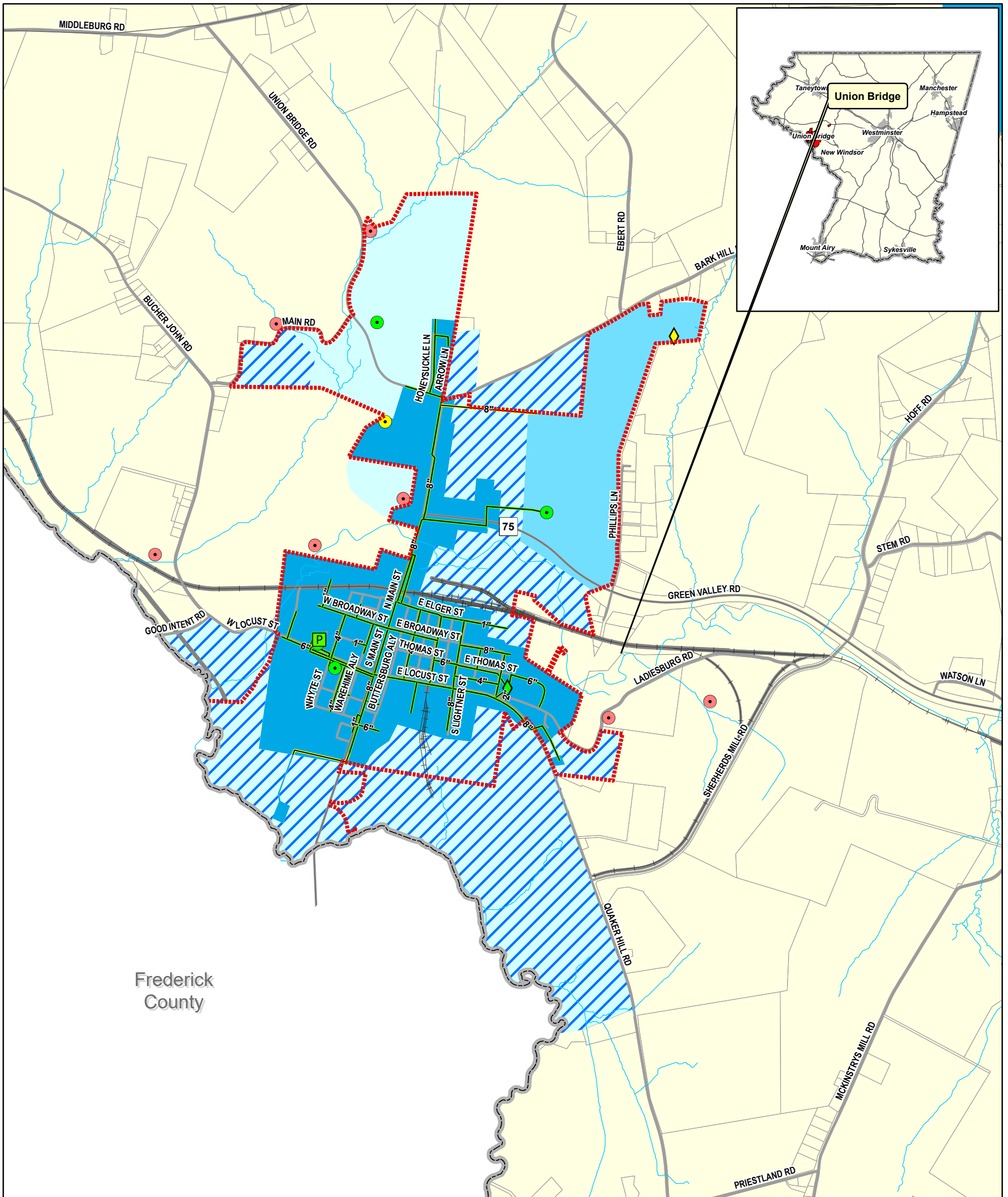
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Map 8

### Union Bridge and Environs Community Facilities

<ul style="list-style-type: none"> <li> Town Limits</li> <li> Growth Area Boundary</li> <li> Planned Major Streets</li> <li> Schools</li> <li> Existing Union Bridge Parks</li> <li> Town Hall</li> <li> Western MD Railroad Museum</li> </ul>	<ul style="list-style-type: none"> <li> Fire Station</li> <li> Subdivision Open Space</li> <li> Existing Union Bridge Little Pipe Creek Park Trail</li> <li> Proposed Trails</li> <li> Streams</li> </ul>	<ul style="list-style-type: none"> <li> Natural Stream Buffer Jackson Ridge;</li> <li> Approved Section One Roads</li> <li> Proposed Section Two Roads</li> </ul>
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**Union Bridge  
Water Service Area**  
Carroll County, Maryland

**Water & Sewer  
Master Plan  
Fall Update 2024**  
**DRAFT**

**Water Service Categories**

- Existing/Final Planning
- Priority (0-6 yr)
- Future (7-10 yr)
- Long Range Future (10+ yr)
- Recharge Area

**Water Facilities**

- Existing Well
- Existing Storage Tank
- Existing Pumping Station
- Priority Well
- Priority Storage Tank
- Future Well

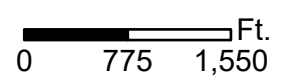
**Water Distribution Lines**

- Existing Line
- Priority Line

**General**

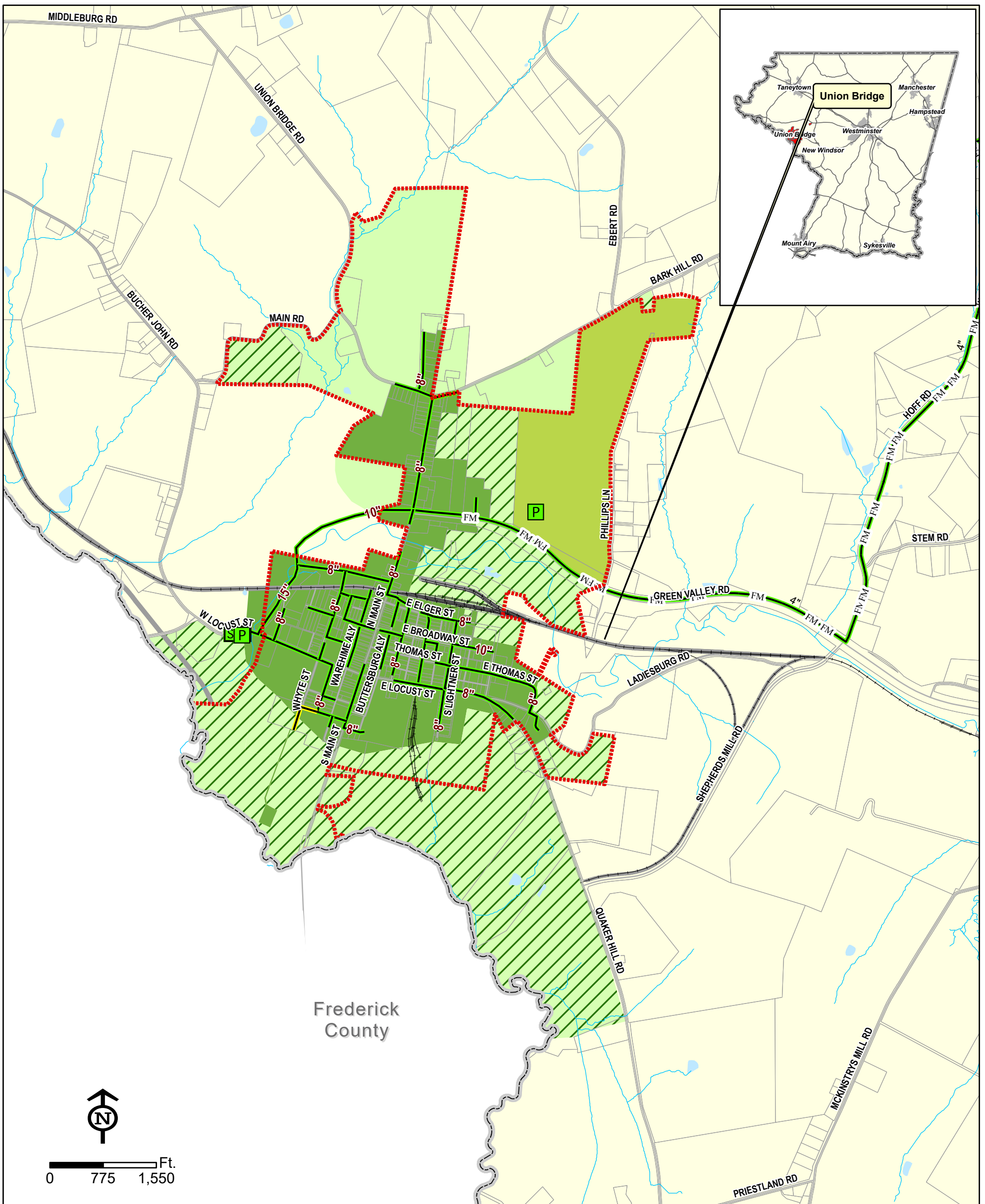
- Stream
- County Border
- Corporate Limit

Map 9



Prepared by the Carroll County Department of Planning and Land Management, 03/2024 (kc)  
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The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. \*The location of all priority or future facilities and distribution lines are for planning purposes only.





**Union Bridge  
Sewer Service Area**  
Carroll County, Maryland

**Water & Sewer  
Master Plan  
Fall Update 2024**

**DRAFT**

**Sewer Service Categories**

- Service Area
- Existing/Final Planning
  - Priority (0-6 yr)
  - Future (7-10 yr)
  - Long Range (10+ yr)

**Sewer Distribution Lines**

- Existing Line
- FM Existing Force Main
- Priority Line

**Sewer Facilities**

- STP Existing Treatment Plant
- P Existing Pumping Station

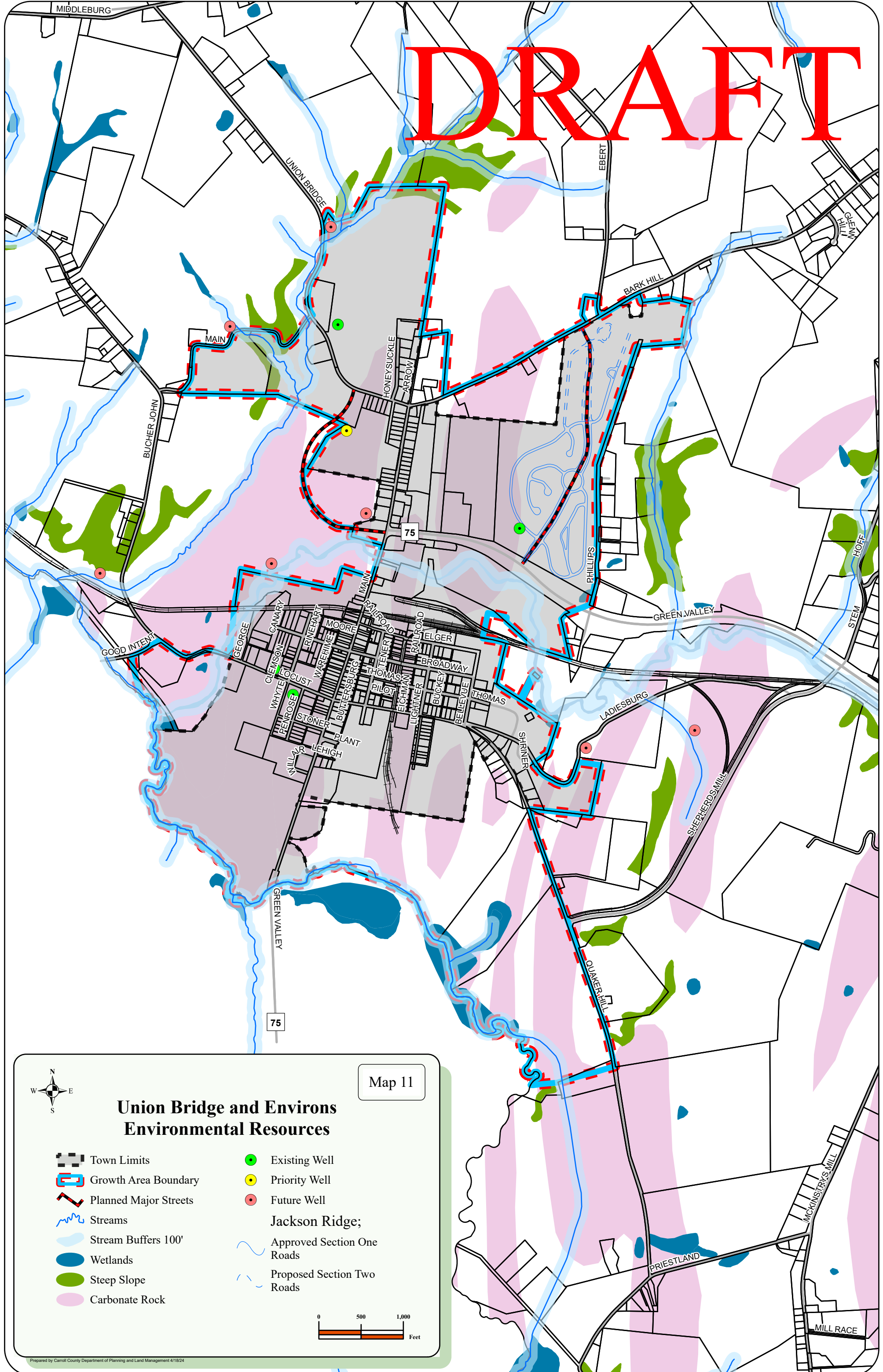
**General**

- County Border
- Corporate Limit

Map 10

Prepared by the Carroll County Department of Planning and Land Management, 03/2024 (kc)  
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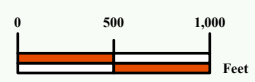
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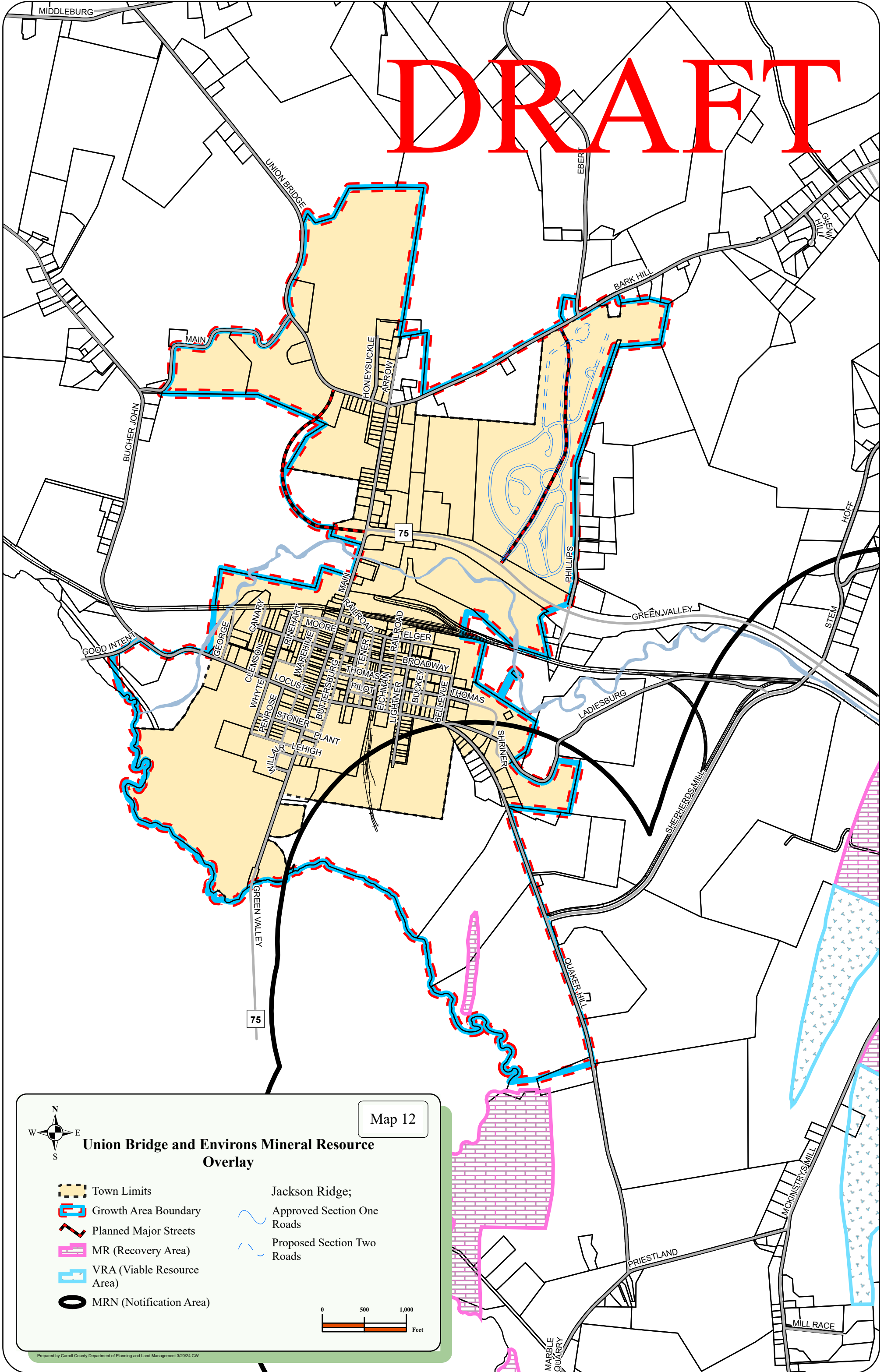
Map 11

## Union Bridge and Environs Environmental Resources

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- Streams
- Stream Buffers 100'
- Wetlands
- Steep Slope
- Carbonate Rock
- Existing Well
- Priority Well
- Future Well
- Jackson Ridge;
- Approved Section One Roads
- Proposed Section Two Roads



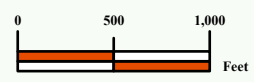
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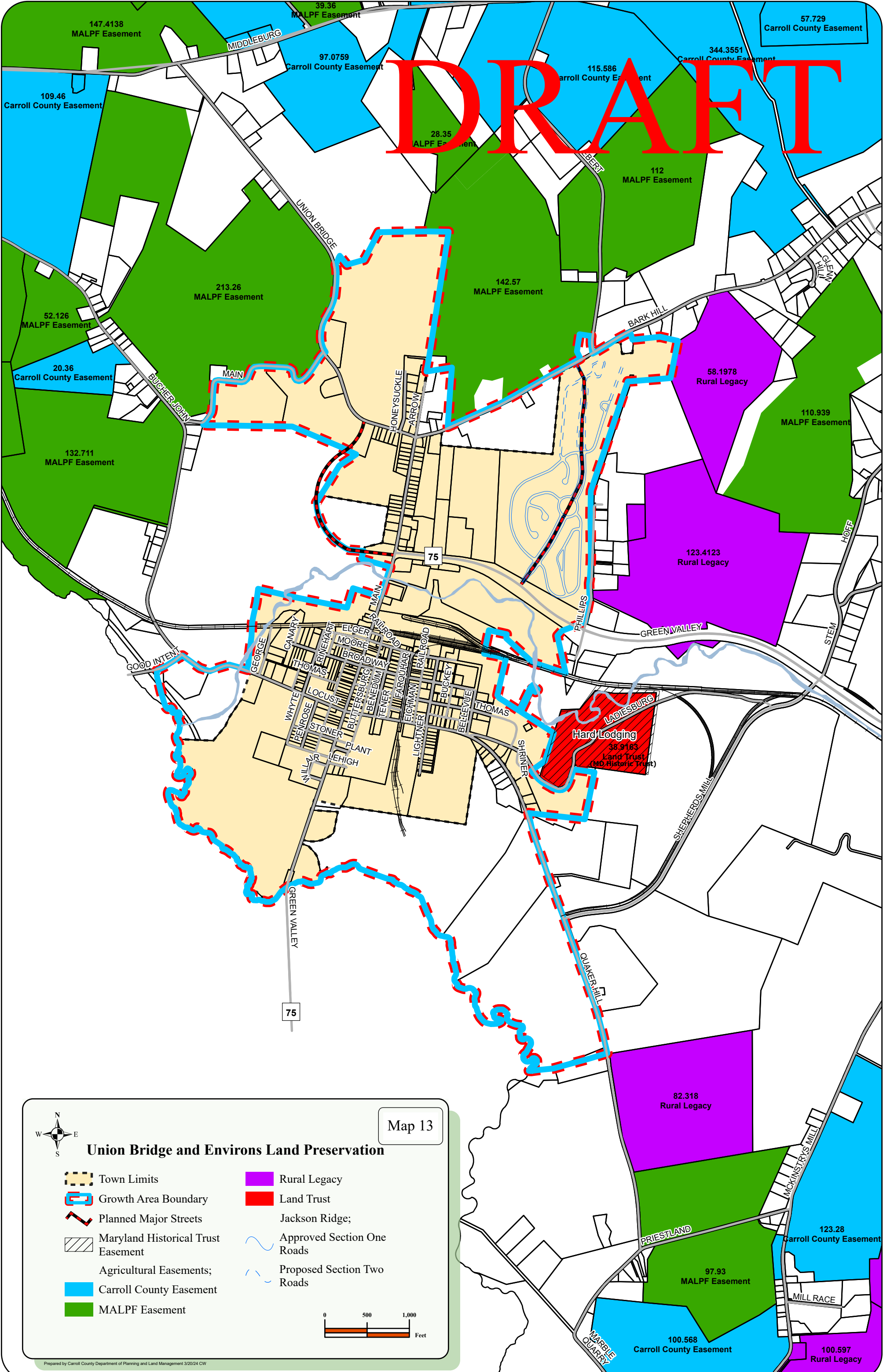
Map 12

### Union Bridge and Environs Mineral Resource Overlay

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- MR (Recovery Area)
- VRA (Viable Resource Area)
- MRN (Notification Area)
- Jackson Ridge;
- Approved Section One Roads
- Proposed Section Two Roads



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Map 13

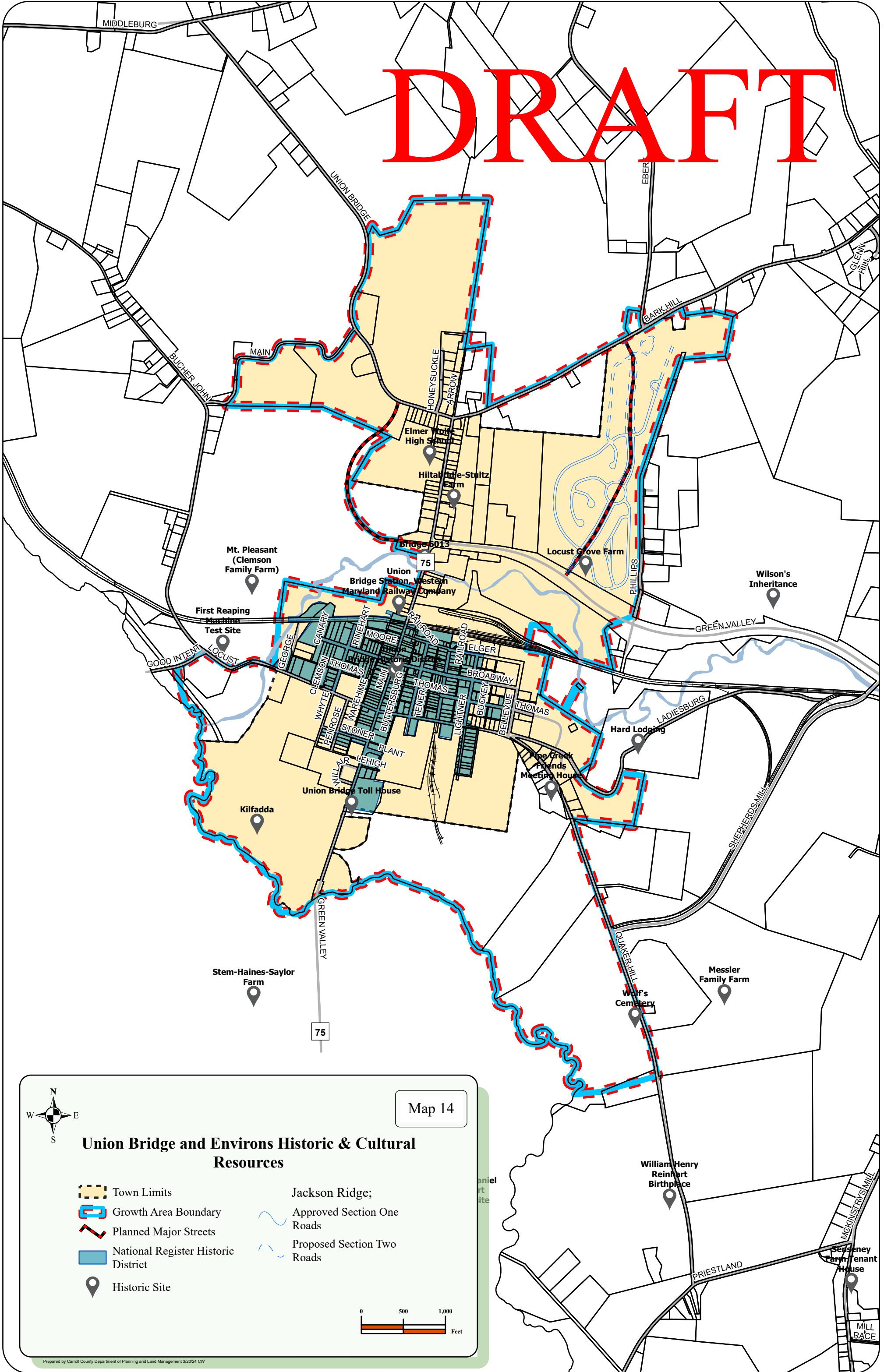
### Union Bridge and Environs Land Preservation

Town Limits	Rural Legacy
Growth Area Boundary	Land Trust
Planned Major Streets	Jackson Ridge;
Maryland Historical Trust Easement	Approved Section One Roads
Agricultural Easements;	Proposed Section Two Roads
Carroll County Easement	
MALPF Easement	

0 500 1,000 Feet

Prepared by Carroll County Department of Planning and Land Management 3/20/24 CW

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Map 14

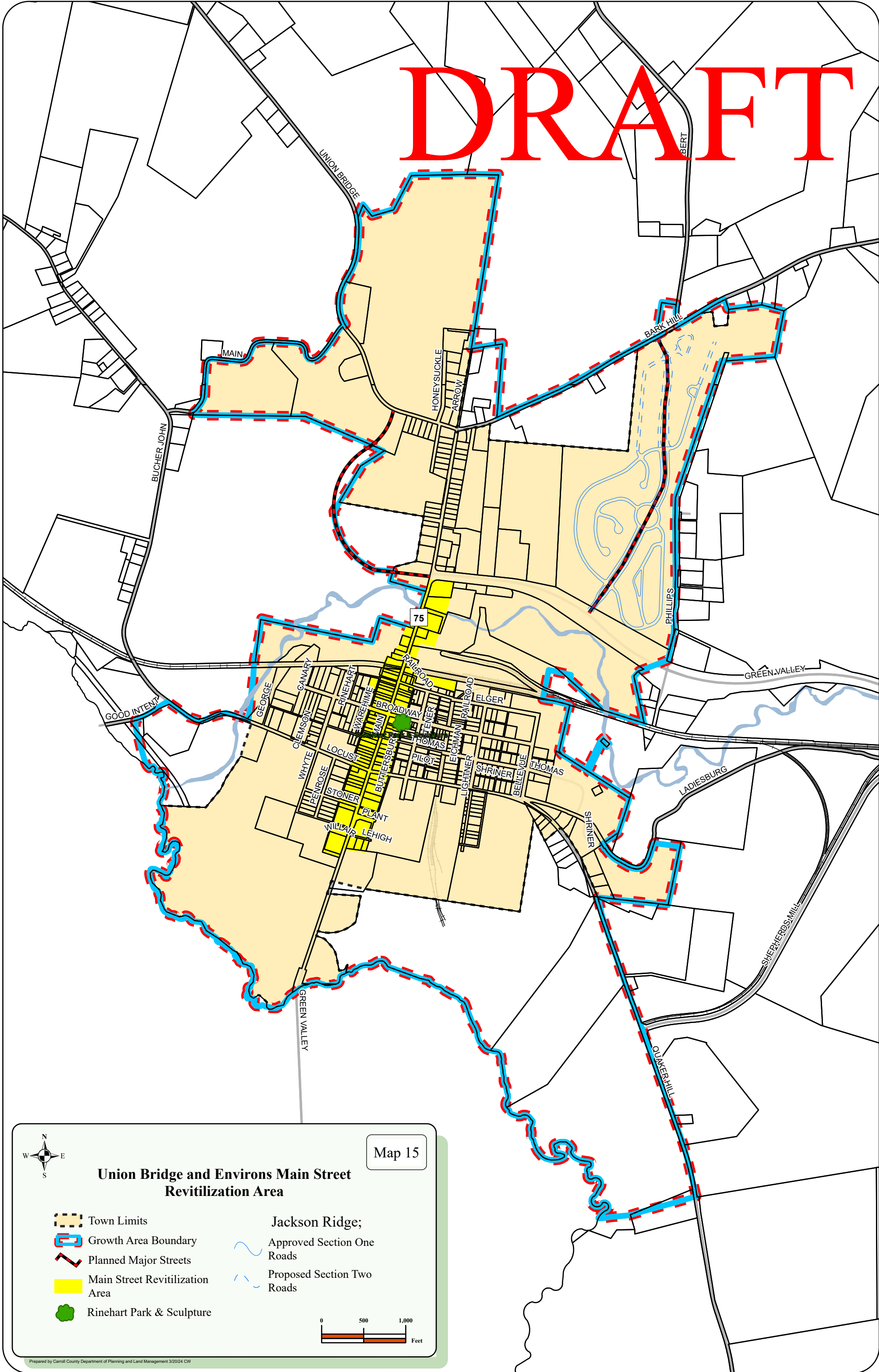
### Union Bridge and Environs Historic & Cultural Resources

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- National Register Historic District
- Historic Site
- Jackson Ridge;
- Approved Section One Roads
- Proposed Section Two Roads

0 500 1,000 Feet

Prepared by Carroll County Department of Planning and Land Management 3/2024 CW

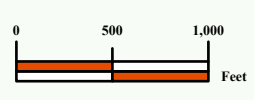
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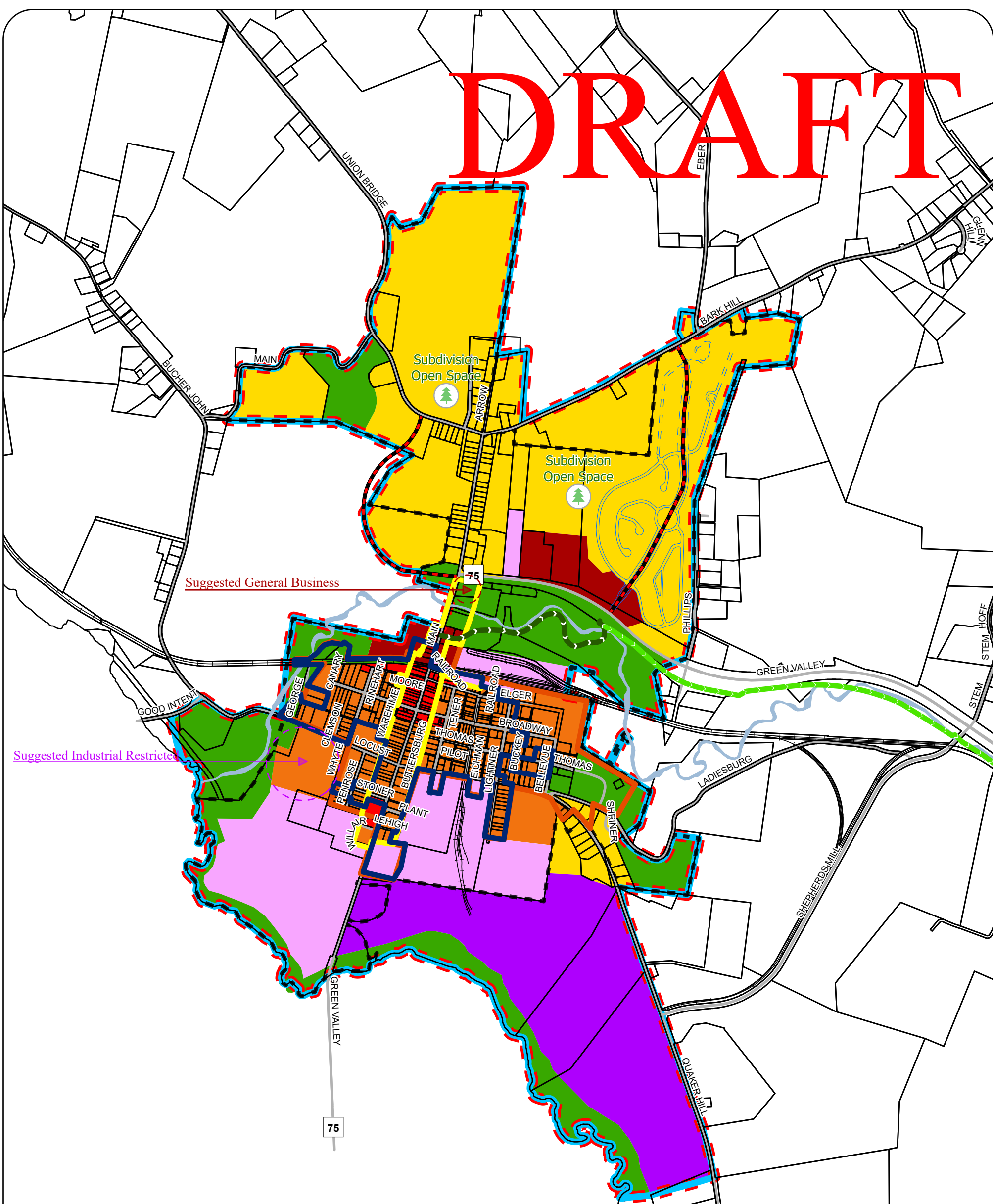
Map 15

### Union Bridge and Environs Main Street Revitalization Area

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- Main Street Revitalization Area
- Rinehart Park & Sculpture
- Jackson Ridge; Approved Section One Roads
- Proposed Section Two Roads



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Suggested Industrial Restricted

Suggested General Business

Subdivision Open Space

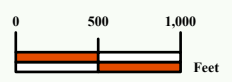
Subdivision Open Space

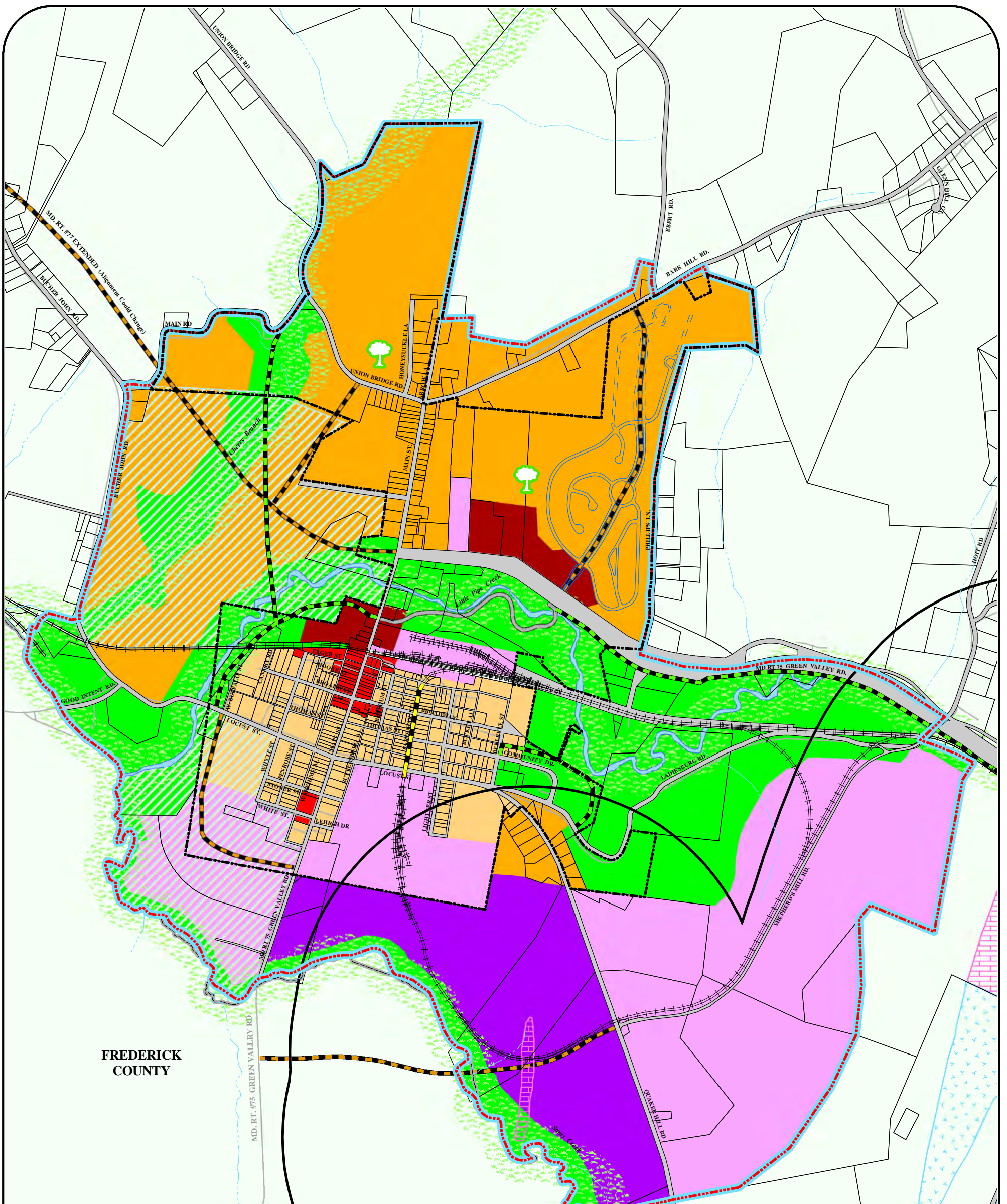


## Union Bridge and Environs 2024 Land Use Designations & Comprehensive Plan

Map 16

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- Main Street Revitalization Area
- Maryland Designated Revitalization Area
- Union Bridge National Register Historic District
- Existing Union Bridge Little Pipe Creek Park Trail
- Proposed Trail Extension
- Planned Subdivision Open Space
- Land Use Designation**
- Suburban Residential
- Urban Residential
- General Business
- Local Business
- Industrial Restricted
- Industrial General
- Conservation
- Jackson Ridge;**
- Approved Section One Roads
- Proposed Section Two Roads





FREDERICK COUNTY

**Map 17**

**Union Bridge and Environs  
2008 Comprehensive Plan**

Legend:

- Urban Residential
- Suburban Residential
- Local Business
- Business General
- Industrial Restricted
- Industrial General
- Conservation
- Mineral Resource Overlay
  - Recovery Area
  - Viable Recovery Area
- Notification Buffer
- 2008 Town Limits
- 2008 Union Bridge Growth Area Boundary
- Planned Major Streets 2008
- Planned Farquhar St. Rehabilitation
- Existing Trail
- Proposed Trails
- Jackson Ridge Proposed Roads
  - Approved Section One Roads
  - Proposed Section Two Roads
- Proposed Greenways Buffer
- Future Community Facilities Acquisition Area
- Proposed Subdivision Park
- Streams
- Railroads

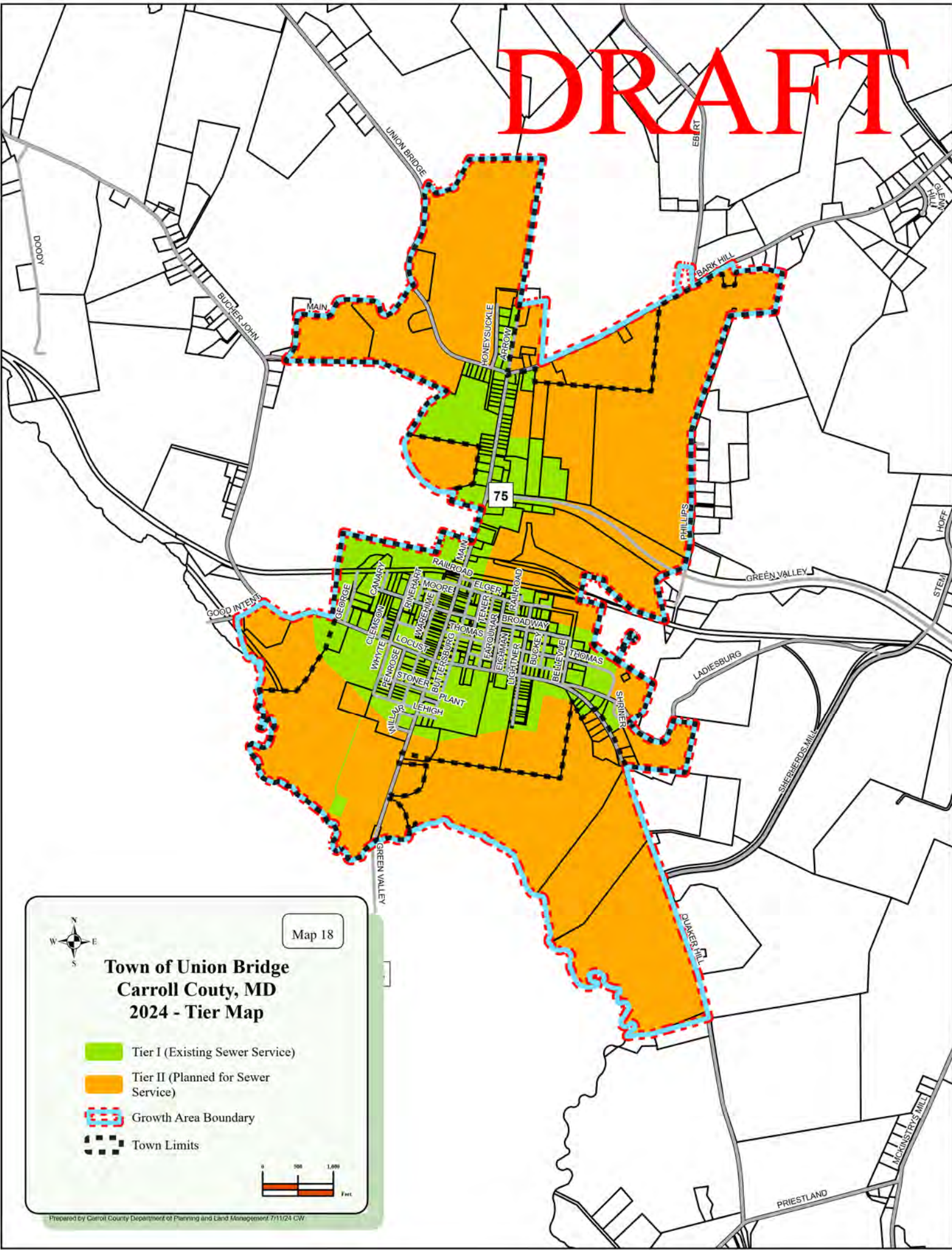
Scale: 0, 550, 1,100 Feet

Prepared by Carroll County Bureau of Comprehensive Planning. 01/14/2009 TG

The Parcel Layer shown hereon is a Preliminary Dataset produced through the current Carroll County Government/E-911 project using Maryland Property View's data, and is subject to change.







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Map 18

## Town of Union Bridge Carroll County, MD 2024 - Tier Map

-  Tier I (Existing Sewer Service)
-  Tier II (Planned for Sewer Service)
-  Growth Area Boundary
-  Town Limits



## ***Housing Element***

### **Historical Context**

The State of Maryland has historically looked to its counties to address deficiencies in its housing needs for the poor and disadvantaged. When Carroll County was created by an Act of the General Assembly in 1837, the Act required the first Board of Commissioners to construct a Court House, Jail House and an Alms House. The jail was first completed and then the Court House. In 1852, The Alms House was built on a 307 acre farm just outside the town of Westminster, purchased for the purpose of assisting people in the county who had become seriously ill, destitute or unable to feed their families or had no other place to live. An article written by Mimi Ashcraft that appeared widely and can be found on the Carroll County Genealogical Society web site provides an excellent snap shot of its history from its beginnings to its closure in 1965, when the last six residents were relocated to other appropriate facilities. (Residents over this entire period who resided at the Alms House at the time of the census are listed below the article on this web page). In Ms. Ashcraft's words, ...*"it was a home to some disabled residents, hobos or tramps just for overnight stays, and at times the insane and criminals were housed. It was a true working farm with able bodied residents raising pigs, cows, grain, garden vegetables and the like for their own consumption and for sale if there was excess. Although not entirely self-sustaining, the Alms House did provide much of what was needed to feed its inhabitants. A doctor from the community was available to those needing medical attention. As many as 50 people resided there at a time, woman and children living in the large main brick building and men in a brick dormitory attached to the main house by a covered walkway."*

Today, these buildings are now operated by and are home to the Carroll County Farm Museum.

Transitioning from the 19<sup>th</sup> and into the 20<sup>th</sup> Century, small municipal towns like Union Bridge were not suited to nor expected to deal governmentally or legislatively with "housing issues" in the market place. Chartered and enabled to deal with basic essential services for its residents involving delivery of potable water through a central public water system replacing individual wells; disposing of sewage through a central public sewerage system replacing individual cesspools, septic tanks and septic systems and treating the sewage at a sewage treatment plant before its discharge; maintaining the town's public streets and its public parks and recreation areas; arranging for garbage collection; providing for street lighting and snow removal, and storm water drainage and management, Union Bridge, a small Town in the Piedmont was thus occupied.

By the 21<sup>st</sup> Century, providing essential municipal services has become more complex and financially challenging. To name just two: 1.) heightened environmental mandates and standards imposed on municipalities by the Environmental Protection Agency (EPA) and State (MDE), along with scarce or available grant funding from federal and State sources to undertake needed wastewater treatment infrastructure meeting water quality discharge standards and; 2.) State policy regarding ground water appropriation in the Piedmont.

Despite such on-going challenges, and well before the State required a "Housing Element" to be part of a municipal comprehensive plan, in 2003, Union Bridge, working in collaboration with the Episcopal Housing Corporation, secured a CBDG grant in the amount of \$290,000 to provide necessary water and sewer infrastructure in support of 2.2 M in private funding to construct 20 housing units for elderly low and moderate income persons. The Shriner Court Senior Housing Project is Town owned and currently managed by Quantum Management Corporation. Over the last 20 years, it has been well kept since opening in 2004, when rent was \$385/month. Currently, rent is \$650/month. Income limits in 2004 for one person was \$24,000; for two persons \$27,450. Currently, income limits for one person is \$42,600; for two persons \$48,700. Information about this successful project can be found at the Maryland Department of Housing & Community Development (CBDG Project No. MD-03-CD -13). The Town established **Shriner Court** as a PILOT (payment in lieu of taxes) project by Resolution No. 05-03. The project is named after Thelma Shriner, who gave 2.5 acres of her land to the Episcopal Diocese of Maryland who thereafter transferred the property to the Episcopal Housing Corporation upon conception of the project. The Corporation oversaw its development during construction and upon completion transferred the property to The Town of Union Bridge.

### Current Context

The *Maryland Land Use Article* was amended by the General Assembly and signed into law by the Governor in 2019. New Section 3-114 for Non-Charter Counties and Municipalities requires inclusion of a "**Housing Element**" within comprehensive plans for jurisdictions developing a new or updating a comprehensive plan after June 1, 2020. This amendment set forth definitions of certain words and phrases, and linked to words and phrases defined in the *Housing and Community Development Article* at Section 4-1801; e.g., "**affirming further fair housing**", "**area median income**", and "**workforce housing**". The latter phrase includes a subsection defining the word "**affordable**" as "*housing costs[that] do not exceed 30% of household income*" and a subsection defining "**housing costs**" as "*rent for a rental housing unit [or] a mortgage principal and interest, real property taxes and insurance for a housing unit that is for sale*".

The required **Housing Element** is to “address the need for ‘affordable housing’ including workforce housing and low income housing”, and pursuant to Subsection (d) (2) “include an assessment of fair housing”. However Subsection (d)(4) provides that Subsections (d)(1,2 &3) “do not require a local jurisdiction to take a specific action to affirmatively further fair housing”

Today, Union Bridge faces a major constraint to its desire and vision for healthy and well managed growth within the Town—its sustainability. While currently designated a “sustainable community” by the Maryland Department of Housing & Community Development, the constraint is “lack of sewage capacity”. In short, there are less than 30 taps remaining. The WWTP built, in 1962, is nearly out of capacity and MDE has determined additional capacity can only be provided in the form a new WWTP. Aside its age, it was built in a flood plain (Little Pipe Creek) and it took a beating in both Hurricane Agnes (1972) and Eloise (1975).

A Preliminary Engineering Report on the most feasible option for the design of a new plant is now before MDE for final approval. However, the matter of funding and construction cost of the final design remains to be determined—particularly for the apportioned capacity costs to **existing users** in a new plant—i.e. “user affordability cost”. Likewise projected O & M costs remain to be determined; again, “user affordability cost”.

### **Implication:**

For the immediate future, the Town is inherently bound to the challenge of first alleviating a constraint to its future sustainability before it can be in a position to consider participation in programs involving affordable housing. In the meantime, it could be expected the County Housing Study now underway may confirm what would seem to be apparent; i.e. existing housing stock (rent or purchase) in The Town of Union Bridge may be more affordable than any of the other municipalities in Carroll County. In any event, at such time as the “sewage capacity” challenge has been resolved, the Town would then be in a position to update its “Housing Element”, as well as having the benefit of the County Housing Study which is to reflect current housing conditions and needs in each of Carroll County’s eight municipalities”. The chart on the following page affords some insight as to the significant percentage of renter occupied housing units. The correlation between rental costs (which includes user costs for public water and sewer services), as well as age and income levels of the inhabitants of Union Bridge will be part of the equation and outcome involving the Town’s future sustainability.

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
Occupied housing units	390	87.8%
Vacant housing units	54	12.2%
For rent	23	5.2%
Rented, not occupied	0	0.0%
For sale only	12	2.7%
Sold, not occupied	3	0.7%
For seasonal, recreational, or occasional use	0	0.0%
All other vacants	16	3.6%
<b>VACANCY RATES</b>		
Homeowner vacancy rate (percent) [4]	5.2	(X)
Rental vacancy rate (percent) [5]	11.8	(X)
<b>HOUSING TENURE</b>		
Occupied housing units	390	100.0%
Owner-occupied housing units	218	55.9%
Renter-occupied housing units	172	44.1%

data.census.gov | Measuring America's People, Places, and Economy

The above chart indicates the existence of 444 total housing units in Union Bridge, at the time of the 2020 Census, of which 87.8% or 390 were occupied, while the balance of 54 housing units or 12.2% were vacant. Of the "vacant housing units", 23 were for rent, 12 were for sale, 3 had been sold but not (yet) occupied, and 16 comprised what the census calls "All other vacants". Given these numbers for the existing vacant housing stock, there are housing units available to rent and vacant housing units for sale. As to the number of "owner occupied" vs. the number of "renter occupied" housing units, it can be seen that renter occupied at 44%, is a significant percentage of the total occupied housing units.

## Demographics: 2024 Plan Update

### *A look back*

Given the extensive amount of data available from the 2020 U.S. Census, the primary focus here is on data which may be of significance and instructive for updating the Town Plan going forward in the immediate, short range (and to the extent possible) long range future.

So as not to discount or overlook where the Town came from at its beginning, it was a place the Susquehannock Indians called "Aboochken", which English settlers during the Revolutionary War Period later translated to "Pipe Creek Settlement". It was a place that eventually came to be known as the village of Buttersburg-- until a wagon road bridge that could accommodate surreys was built across (Little) Pipe Creek circa 1814, replacing a footbridge built by Peter Benedum-- a farmer who had constructed it at his own cost and which remained as a monument to his skill, lasting for more than half a century despite ravages of flood and time. This wagon road bridge was called "Union Bridge" by residents as it connected two settlements working together on either side of the Creek to make it happen.

The Table that follows, shows that two years *before* the Town received its municipal charter from the Maryland General Assembly in 1872, the 1870 U.S. Census reported **323** persons in the village. By 1880, the population had grown to **570**, a 76.5% increase. This upward trend continued through the decade of the 1880's with the 1890 U.S. Census reporting **743** persons, a 30.4% increase. While population declined 10.8% in the 1890's to **663** people, it grew steadily from 1900 to 1920, reaching a peak of **1,082** at the time of the 1920 Census, (a 21.3% increase from 1900 to 1910, and 34.6% from 1910 to 1920). By 1930, following the stock market crash of 1929 the population had decreased 20.3% to **862** and continued to decrease another 3.6% during the Depression years of the 1930's to **831** reported by the 1940 Census. Little change occurred between 1940 and 1960, however the decade of the 1960's saw a growth increase of 8.5% and the population at **904** by the 1970 Census; and it continued to grow modestly during the 1970's by 2.5% to **927** at the 1980 Census. The 1980's saw a slight decrease in population of 1.8% to **910** at the 1990 Census. By the turn of the century, the 2000 Census reported **989**, as a result of an 8.7% increase during the 1990's. Since then the population has decreased for the last two decades, 1.4% between 2000 and 2010 to **975** and 4% between 2010 and 2020 to **936**.

## U.S. Census: Union Bridge, Maryland

1870 –2020

<u>Year</u>	<u>Population</u>	<u>% + -</u>
1870	323	--
1880	570	76.5%
1890	743	30.4%
1900	663	-10.8%
1910	804	21.3%
1920	1,082	34.6%
1930	862	-20.3%
1940	831	-3.6%
1950	840	1.1%
1960	833	-0.8%
1970	904	8.5%
1980	927	2.5%
1990	910	-1.8%
2000	989	8.7%
2010	975	-1.4%
<u>2020</u>	<u>936</u>	<u>-4.0%</u>

### U.S. Decennial Census

2024 Union Bridge Town Plan Update

**2020 U. S. Census**  
*of population in*  
**Carroll County, Maryland Towns**

<u>Town</u>	<u>2020</u>	<u>2010</u>	<u>Change</u>	<u>% Change</u>
Westminster (City)	20,126	18,590	1,536	8.3%
Mount Airy	9,654	9,288	366	3.9%
Taneytown (City)	7,234	6,728	506	7.5%
Hampstead	6,241	6,323	(-82)	(-1.3%)
Manchester	5,408	4,408	600	12.5%
Sykesville	4,316	4,436	(-120)	(-2.7%)
New Windsor	1,441	1,396	45	3.2%
Union Bridge	936	975	(-39)	(-4.0%)



### ***A look ahead***

Throughout the above time frame including the past four years of this current decade (154 years), events and circumstances have influenced the fluctuation of the Town's population; e.g. the birth rate; arrival or departure of industry and commerce; the economy, foreign relations, infrastructure and the like. But for Union Bridge, the ***current*** lack of sewerage capacity to enable accommodation of desirable growth by plan and design, and the ability to provide this ***needed capacity will be the overriding circumstance affecting the Town's sustainability***. Until the necessary infrastructure (a new waste water treatment plant) can be financially arranged, constructed and become operational, the Town's population will likely remain static, or continue to decrease. A Preliminary Engineering Report for the construction of a new WWTP is currently before the Maryland Department of Environment awaiting final approval. The Town has an Option to Purchase Agreement for the WWTP site. Apportioned funding arrangements remain to be determined following project approval, and the outcome will have major implications on the future of The Town of Union Bridge. There is ample area within the Town for staged orderly development; a significant portion of which has had preliminary plan approval since May 2006.

Given the Census figures presented above and before drawing conclusions, it is well to consider that the State of Maryland contains 155 municipalities located in 22 counties, except for Baltimore City which is not within a county but considered to have the same status as a county, and that Baltimore County has no municipalities. It is also well to consider that while Union Bridge is by far the smallest municipality in Carroll County, of the 155 municipalities in Maryland, there currently are 49 municipalities that are smaller than Union Bridge beginning with Port Tobacco Village with a population of 18, Eldorado at 45, Brookview at 48, Eagle Harbor at 67 and Luke at 85. Garrett Park at 996, Willards at 963 and Martin's Additions Village at 946 are currently comparable in 'population size' to Union Bridge; yet remembering Union Bridge 100 years ago, was a Town of 1,082 with a public water system and no sewerage system. Not until 1962 was a public sewerage system constructed in Union Bridge. The Town's WWTP is 52 years old and nearly out of capacity. Located in a floodplain, and having endured Hurricane's Agnes and Eloise, it needs to be replaced.

## 2020 U. S. Census Union Bridge, Maryland

### SEX AND AGE, MEDIAN AGE BY SEX, RACE, RELATIONSHIPS, AND HOUSEHOLDS BY TYPE

The categories of data which follow from the 2020 Census may present a profile of the Town depending on individual reader interest or perspective. For example, of the total population of 936 people, 180 people or 19.2 % were 15 years old and under, while 756 or 80.8% were 16 years old and over; 158 people (65 men and 93 woman) were 65 years old and over and 16.9 % of the population. In the 85 years old and over category, 29 people (13 men and 16 woman), represented 3.1% of the Town population.

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
<b>SEX AND AGE</b>		
Total population	936	100.0%
Under 5 years	63	6.7%
5 to 9 years	47	5.0%
10 to 14 years	61	6.5%
15 to 19 years	53	5.7%
20 to 24 years	48	5.1%
25 to 29 years	84	9.0%
30 to 34 years	72	7.7%
35 to 39 years	57	6.1%
40 to 44 years	54	5.8%
45 to 49 years	49	5.2%
50 to 54 years	56	6.0%
55 to 59 years	64	6.8%
60 to 64 years	70	7.5%
65 to 69 years	46	4.9%
70 to 74 years	45	4.8%
75 to 79 years	22	2.4%
80 to 84 years	16	1.7%
85 years and over	29	3.1%
<b>Selected Age Categories</b>		
16 years and over	756	80.8%
18 years and over	736	78.6%
21 years and over	708	75.6%
62 years and over	196	20.9%
65 years and over	158	16.9%
<b>Male population</b>		
Under 5 years	34	7.4%
5 to 9 years	23	5.0%
10 to 14 years	33	7.2%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
15 to 19 years	24	5.3%
20 to 24 years	27	5.9%
25 to 29 years	44	9.6%
30 to 34 years	40	8.8%
35 to 39 years	33	7.2%
40 to 44 years	26	5.7%
45 to 49 years	24	5.3%
50 to 54 years	21	4.6%
55 to 59 years	22	4.8%
60 to 64 years	41	9.0%
65 to 69 years	22	4.8%
70 to 74 years	17	3.7%
75 to 79 years	7	1.5%
80 to 84 years	6	1.3%
85 years and over	13	2.8%
<b>Selected Age Categories</b>		
16 years and over	361	79.0%
18 years and over	353	77.2%
21 years and over	339	74.2%
62 years and over	89	19.5%
65 years and over	65	14.2%
<b>Female population</b>	479	100.0%
Under 5 years	29	6.1%
5 to 9 years	24	5.0%
10 to 14 years	28	5.8%
15 to 19 years	29	6.1%
20 to 24 years	21	4.4%
25 to 29 years	40	8.4%
30 to 34 years	32	6.7%
35 to 39 years	24	5.0%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
40 to 44 years	28	5.8%
45 to 49 years	25	5.2%
50 to 54 years	35	7.3%
55 to 59 years	42	8.8%
60 to 64 years	29	6.1%
65 to 69 years	24	5.0%
70 to 74 years	28	5.8%
75 to 79 years	15	3.1%
80 to 84 years	10	2.1%
85 years and over	16	3.3%
<b>Selected Age Categories</b>		
16 years and over	395	82.5%
18 years and over	383	80.0%
21 years and over	369	77.0%
62 years and over	107	22.3%
65 years and over	93	19.4%
<b>MEDIAN AGE BY SEX</b>		
Both sexes	38.6	(X)
Male	35.9	(X)
Female	42.1	(X)
<b>RACE</b>		
Total population	936	100.0%
One Race	878	93.8%
White	810	86.5%
Black or African American	54	5.8%
American Indian and Alaska Native	3	0.3%
Asian	3	0.3%
Native Hawaiian and Other Pacific Islander	0	0.0%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
Some Other Race	8	0.9%
<b>Two or More Races</b>	58	6.2%
<b>TOTAL RACES TALLIED [1]</b>		
Total races tallied	995	106.3%
White alone or in combination with one or more other races	867	92.6%
Black or African American alone or in combination with one or more other races	71	7.6%
American Indian and Alaska Native alone or in combination with one or more other races	22	2.4%
Asian alone or in combination with one or more other races	6	0.6%
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	2	0.2%
Some Other Race alone or in combination with one or more other races	27	2.9%
<b>HISPANIC OR LATINO</b>		
Total population	936	100.0%
Hispanic or Latino (of any race)	32	3.4%
Not Hispanic or Latino	904	96.6%
<b>HISPANIC OR LATINO BY RACE</b>		
Total population	936	100.0%
Hispanic or Latino	32	3.4%
White alone	10	1.1%
Black or African American alone	2	0.2%

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
American Indian and Alaska Native alone	3	0.3%
Asian alone	0	0.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	4	0.4%
Two or More Races	13	1.4%
<b>Not Hispanic or Latino</b>	<b>904</b>	<b>96.6%</b>
White alone	800	85.5%
Black or African American alone	52	5.6%
American Indian and Alaska Native alone	0	0.0%
Asian alone	3	0.3%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	4	0.4%
Two or More Races	45	4.8%
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>936</b>	<b>100.0%</b>
<b>In households</b>	<b>936</b>	<b>100.0%</b>
Householder	380	40.6%
Opposite-sex spouse	135	14.4%
Same-sex spouse	6	0.6%
Opposite-sex unmarried partner	62	6.6%
Same-sex unmarried partner	1	0.1%
Child [2]	254	27.1%
Under 18 years	166	17.7%
Grandchild	30	3.2%
Under 18 years	21	2.2%
Other relatives	34	3.6%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
Nonrelatives	34	3.6%
<b>In group quarters</b>	0	0.0%
Institutionalized population:	0	0.0%
Male	0	0.0%
Female	0	0.0%
Noninstitutionalized population:	0	0.0%
Male	0	0.0%
Female	0	0.0%
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	390	100.0%
Married couple household	142	36.4%
With own children under 18 [3]	49	12.6%
Cohabiting couple household	60	15.4%
With own children under 18 [3]	26	6.7%
<b>Male householder, no spouse or partner present:</b>	82	21.0%
Living alone	56	14.4%
65 years and over	18	4.6%
With own children under 18 [3]	7	1.8%
<b>Female householder, no spouse or partner present:</b>	106	27.2%
Living alone	60	15.4%
65 years and over	39	10.0%
With own children under 18 [3]	19	4.9%
<b>Households with individuals under 18 years</b>	126	32.3%
<b>Households with individuals 65 years and over</b>	131	33.6%
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	444	100.0%