

Town of Walkersville Comprehensive Plan



August 2011

**COMPREHENSIVE PLAN
Town of Walkersville
August 2011**

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Chapter 1

INTRODUCTION

The Comprehensive Plan is a statement of the vision for the Town of Walkersville's future. This vision is based on the community's values as expressed in a series of goals, objectives, policies and recommendations. The Plan is an official document that provides direction for public decisions regarding land use, development, zoning, infrastructure, transportation, water resources, community facilities and services, capital improvements, and municipal growth. The plan sets a work program for public officials, citizens and staff to implement the community vision.

Walkersville began a comprehensive planning process in 1963 with the adoption of the Town's first Master Plan. The Plan was revised in 1972, 1988, 1997 and 2003. In addition, a Joint Annexation Limits Study was completed in 1990 that identified the limits of growth for the Town.

The Town's vision is to maintain its small town character by limiting growth and maintaining the agricultural buffer that separates the Town from surrounding communities.

Plan Purpose

The 2011 Comprehensive Plan Update provides specific recommendations concerning population and development trends, future land uses, municipal growth, water resources, transportation patterns and community facilities. The Plan purposes include the following:

- To provide information about the population, community character, natural features, sensitive areas, water resources, land use and development trends, transportation and community facilities of Walkersville;
- To provide a vision for the future of Walkersville, as stated in a series of goals, objectives and policies;
- To assess the quality of life in the Town and make recommendations as to ways to improve and enhance the built and natural environment;
- To consider land use needs for new development that would enhance the Town's quality of life and meet the needs of its current and future households, businesses, employers and institutions;
- To provide opportunities for future residential, commercial, employment and institutional development that fit within the overall vision for the future of the Town and is coordinated with the provision of adequate public facilities and services;
- To serve as a guide to local decision makers and to set an agenda for public action; and
- To coordinate Town plans with Frederick County plans.
- To comply with requirements of State laws and mandates.

CHAPTER 2

GOALS AND OBJECTIVES

A Comprehensive Plan sets forth a vision for a community's future that is expressed in a series of goals, objectives, policies, recommendations and proposals. The goals and objectives are the building blocks of the Plan. The long term future character and design of the community is expressed through the goals of the plan while the objectives provide a blue print for achieving the goals. The recommendations, policies and proposals are the details that complete the design.

Goals and Objectives for the Future of Walkersville

As time passes and changes occur, it is important that the Town's quality of life and sense of community be protected and enhanced for the future. The following goals and objectives reflect a vision for Walkersville that is consistent with State and County goals.

I. MAINTAIN AND PROTECT THE SMALL TOWN CHARACTER OF WALKERSVILLE

- Encourage the protection of agricultural lands which serve as a gateway to the Town and help define its character.
- Encourage the continued viability of the Town's merchants.
- Maintain a flexible attitude towards existing and potential new businesses in Town, particularly those using or re-using existing structures.
- Encourage the use and re-use of existing structures in the Old Town area.
- Encourage small, locally-based businesses to locate and stay in Town.
- Encourage the flexible use of existing residences and accessory structures to facilitate home occupations and home offices that are compatible with adjacent residential uses.

II. ALLOW FOR FUTURE DEVELOPMENT TO SUPPORT LIMITED GROWTH PROVIDED ADEQUATE PUBLIC FACILITIES ARE AVAILABLE

- Provide for residential development opportunities to accommodate future population growth in accordance with desired growth rates.
- Maintain a mix of housing types, densities and sizes.
- Consider future annexation proposals that add to the Town's agricultural, industrial or open space base.
- Develop zoning regulations that provide for the land use needs of institutional uses that serve Town residents.
- Encourage businesses and industries oriented to research, technology and light manufacturing to locate within Walkersville.
- Support the upgrade of existing commercial areas and provide additional commercial opportunities.
- Support Frederick County's efforts to establish and maintain a Priority Preservation Area around the Town.
- Support Frederick County's efforts to coordinate a developer-funded solution to

the capacity issues facing the Ceresville sewage pump station.

- Work with the Maryland State Highway Administration to address the Town's concerns regarding traffic safety, speeds, signalization and controls on MD 194.
- Work cooperatively with the Board of Education to provide school facilities that are best for the Town.

III. PROTECT WALKERSVILLE'S NATURAL, HISTORIC AND SCENIC RESOURCES

- Define, identify and protect sensitive areas and other environmentally significant areas as part of the comprehensive planning process.
- Direct growth away from sensitive areas so that impacts are avoided or minimized.
- Continue to protect the Town's water supply through education and enforcement of the Town's Wellhead Protection Ordinance.
- Set aside land for future park and recreation areas as properties are developed.
- Encourage the retention of prime farmland for agricultural use.
- Identify key historic structures in Town and encourage property owners to restore and maintain the historic integrity of the structures.
- Develop an additional water supply to serve as an alternative to the Glade Creek aquifer.
- Identify streetscapes, landscapes and views that represent the Town's scenic resources.

IV. MAINTAIN A HIGH QUALITY OF LIFE FOR WALKERSVILLE RESIDENTS

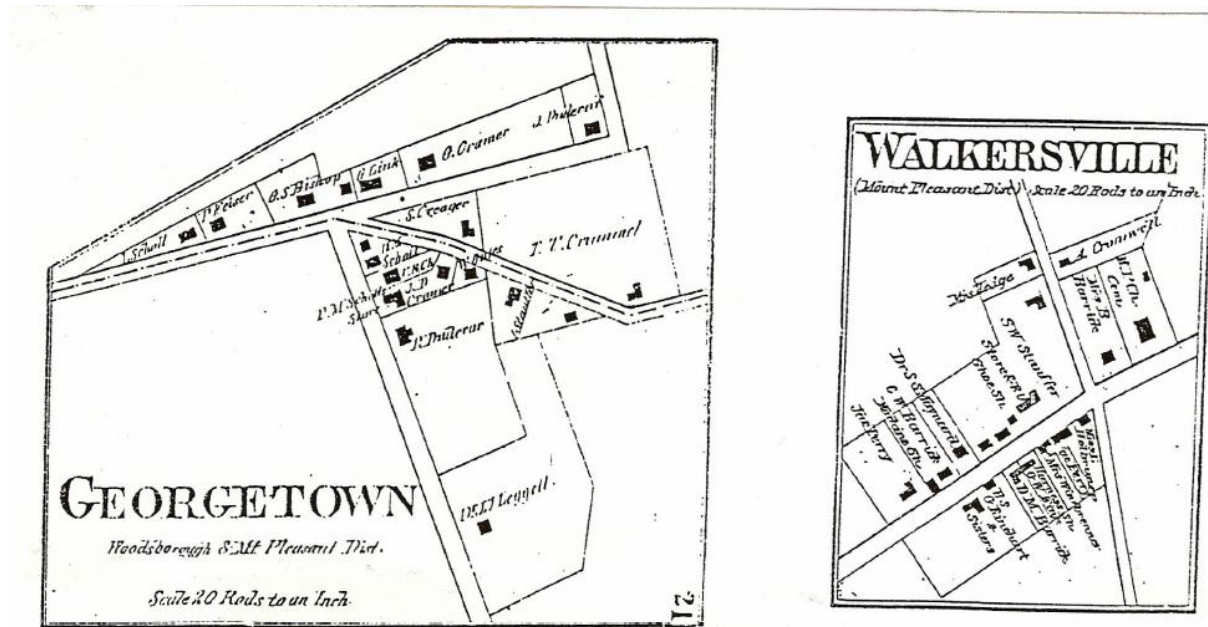
- Coordinate residential, employment and recreational areas into an integrated community.
- Protect existing neighborhoods by planning development at a scale and design consistent with existing structures and a pedestrian orientation.
- Deny new street connections to MD 194 except where shown on the Plan.
- Provide additional local street connections between existing and future neighborhoods to foster an integrated community.
- Require sidewalks in accordance with Town standards to improve pedestrian ways, and enhance connections between neighborhoods, schools and commercial areas.
- Develop a plan for neighborhood improvements.
- Encourage the maintenance and enhancement of neighborhoods through infrastructure improvements, active Town Code enforcement and coordination with homeowners' associations.
- Strengthen the relationship between Town officials and homeowners associations, community groups and other community-minded organizations.
- Consolidate property maintenance regulations into a unified code.
- Develop a plan for beautification of public spaces and streetscapes.

CHAPTER 3

COMMUNITY CHARACTER AND HISTORY

Historic Roots

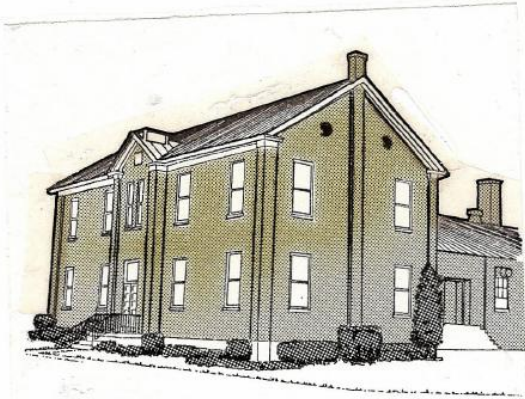
The Town of Walkersville began as two separate villages, Georgetown and Walkersville. The villages were located on late 18th century, farm-to-market roads. The village of Georgetown began as a collection of homes along Pennsylvania Avenue while the village of Walkersville was formed along Frederick Street. Each village enjoyed a consistent, yet gradual, increase in population up to the Civil War period. However, the arrival of the Frederick and Pennsylvania Railroad in 1872 brought a new prosperity to the villages. By 1887, Walkersville was described by the former postmaster of Frederick as having “more building enterprise than any other village in the county, and some of the finest residences in the county...Some of the best society in the county is found in this beautiful glade section, rightly termed the garden spot of Frederick County.”



Source: Atlas of Frederick County Maryland, 1873; C.O. Titus.

Walkersville received its charter as an incorporated town in 1892. By this time, the Town had several grocery stores, blacksmiths, harness shops, a tin roofing shop, warehouses and other shops to provide all the necessities to residents and surrounding farmers. Most of these were concentrated around the original crossroads of Georgetown and Walkersville villages and along the railroad. By the early 20th century, Walkersville experienced further economic changes with

the addition of an industrial center that included a cannery, an ice factory, a bakery and a clothing factory.



Public School No. 2, built 1897

Currently Frederick County Chapter of the American Red Cross, 2 East Frederick

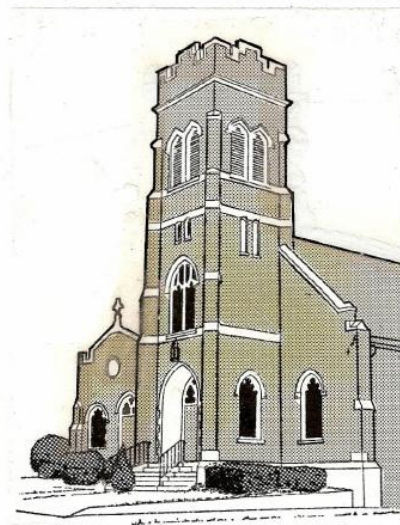


Typical Victorian house with gothic revival details, circa 1880



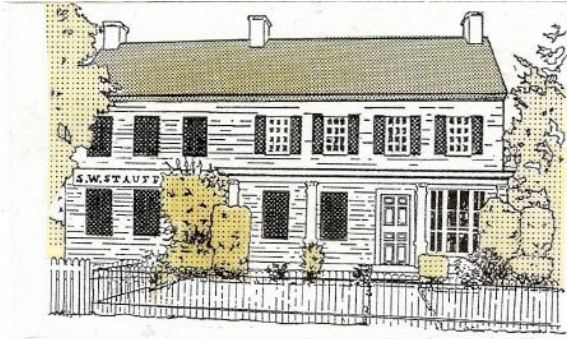
Glade United Church of Christ, built 1896

21 Fulton Avenue



St. Paul's Lutheran Church, built 1892

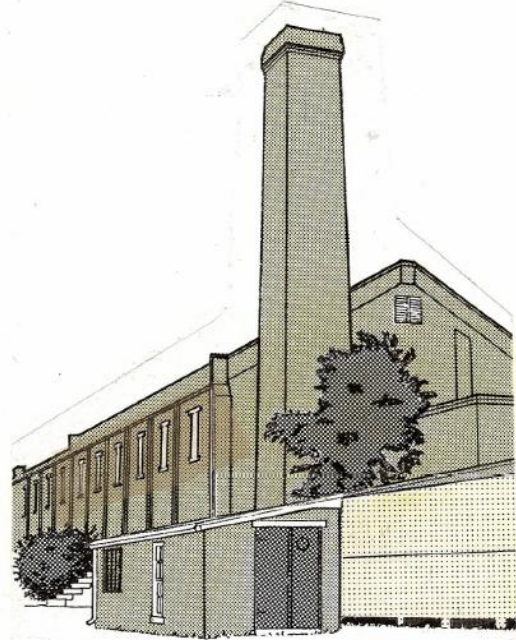
19 West Pennsylvania Avenue



Original S.W. Stauffer Store, built 1878
West Frederick Street (no longer existing)



E.C. Wachter Store, circa 1890
21 West Pennsylvania Avenue



Monocacy Valley Canning Co., built 1905
Mill Street (owned by Lonza)



Walkersville Railroad Station, circa 1872
West Pennsylvania Avenue

According to the 1972 Plan, the village of Georgetown was named in honor of landowner George Cramer. The land east of Georgetown was owned by John Walker, and the railroad named the village Walkersville when his land began to be developed. The area between the railroad and Woodsborough Turnpike was developed in the late 1800s and early 1900s. From 1830, when the original villages were founded, to the early 20th century, Walkersville changed from a rural farmers' supply point to a vibrant town of fine houses, several churches and a public school. Walkersville still boasts fine historic homes that include simple log structures as well as popular Queen Anne and Gothic Revival styles. In addition, five historic church buildings, four still in religious use, remain in Town. These historic structures have been included in a survey district

containing 284 buildings of which 80% contribute to the historic significance of the Town. The inventory of the survey district was done by Janet Davis, Frederick County Historic Site Surveyor. Ms. Davis's report is available at the Frederick County Planning Office and the Maryland Historic Trust Office.

Planning in the Town of Walkersville

1963 Master Plan

In 1963 the Town adopted a master plan, zoning ordinance and subdivision regulations. The Town Planning Commission was established as well. *Master Plans: Walkersville, Maryland 1963* describes the Walkersville community as traditionally "a rural community with residents mainly consisting of semi-retired farmers." It also noted that the "During recent years, however, Walkersville has been increasingly populated by suburbanites and the town today is on the verge of becoming a distinct bed-room community." It attributed the change to the "growth and development spill over from both the Baltimore-Washington and the Frederick City Areas."

Between 1930 and 1950 the Town grew slowly (from a population of 623 to 761) with its first boom in the 1950-1960 period. In 1960, the population was 1,021. The Plan noted the construction of Glade Village, the new high school (now the middle school) and the proposed bypass as changes which occurred in the 1950-1960 period. The 1960 Plan projected that the population of Walkersville in 1980 would be 3,500. (The actual population in 1980 was 2,212).

The 1963 Plan stated: "Before the turn of the 20th century, the center of activities in the town was in the general area around the Pennsylvania Avenue Railroad Depot. Hotels, stores, the Post Office, the Bank, and the Church as well as some of the finest homes were among the landmarks near the depot. The Town grew from there eastward to the vicinity of the present Maryland Route 194 at a rather slow and gentle pace.

"As the years passed by, the use of automobiles became increasingly important and mobility of people depended more and more on highways. The center of activities, too, was dispersed from the depot area to other places reachable by automobiles. With customers gone and activities diminished, some businesses, along with a number of home owners, deserted the depot area to settle elsewhere. Many large buildings in this area that once were used as hotels, businesses or single-family homes are now used as apartments.

"During this transition period from railroad to highway, a number of small developments were started in areas generally along Frederick Street, while there was practically no activity in the north end of town until the early 1940s.

"In the late 1950s, the town witnessed a dramatic growth in the south end along Rt. 194. This trend is still highly evident today."

In 1963, local industries included milling industries, a bakery plant, a sewing factory and a biological research laboratory. Commercial establishments included "five grocery and general stores, a meat processing and retailing establishment, one drug store, one dry cleaner, one service station, two garages with service stations, two used car lots, one appliance store, one hardware store, two funeral homes, two barber shops and two beauty salons."

The 1963 Plan set forth the following land use policies:

Encouraging compactness and concentration of new housing developments

Encouraging development of a concentrated neighborhood business center

Encouraging the development of Industrial Parks in the general vicinity of MD 194 By-pass and the railroad depot area

The 1963 Plan envisioned that the Town would feel the impact of continued suburban-style growth in the Frederick City area. The Plan states that communities in suburban Washington “have lost much of their individual identities and have emerged to become a mass super-community.”

The 1963 Plan cited the need for an east-west road connection that would link the Town to Mount Pleasant to the east and Lewistown to the west. One reason for the connection would be to open land on the southeast side of the proposed bypass to development. The Plan also noted concerns about future overcrowding of the schools serving the community, and suggested the need for another elementary school on the east side of Town, south of the proposed bypass. The Plan also recommended that a sewer system be constructed as soon as possible.

1972 Comprehensive Development Plan

The 1972 Plan anticipated major changes which were occurring or about to occur in that time period. The County was building the sewer system that serves the Town. Plans for the Discovery Planned Unit Development to the south of the Town were underway, and a Planned Unit Development (Glade Towne) was also proposed. The goals and objectives in the 1972 Plan (which were also incorporated in the 1988 Plan) were as follows:

Walkersville should seek to develop those aspects which will create a community that is attractive as a place to live, work and play; a community with a high standard of living, having an atmosphere stimulating to thoughtful, creative and enjoyable pursuits.

To achieve this goal the following objectives must be reached and principles adhered to:

--To coordinate living areas, working areas, and leisure time areas into an integrated relationship and create a unique combination of function, circulation and image through which a balanced community development can be reached.

--To plan land use allocations and public facilities and services to meet the needs of the Town and the surrounding area in the future.

--To plan a comprehensive circulation system which serves the community and the region and to integrate its facilities with land uses.

--To provide adequate recreational facilities to meet the needs of the community and be easily accessible from all residential areas and schools.

--To encourage the upgrading of commercial areas and encourage development of basic commercial needs of the community.

--To encourage industrial development to provide an increased employment base and a broadened tax base.

--To encourage good urban design to improve the appearance of commercial areas, the highways, streets, intersections, and the street facilities that will

enhance the aesthetic qualities and reflect the beauty and attractiveness of the community.

Among its recommendations, the 1972 Plan noted that, "Walkersville and vicinity is physiographically suitable as a major growth area in Frederick County." The Plan predicted that "the population of the southern end of the Glade Valley will at least triple in the next 10 to 15 years." The Plan recommended a "corridor" type development plan; an increase in the provision of medium and high density residential development; an increase in commercial land use; and convenient access to and use of open space, recreational and educational areas. The Plan called for construction of a library by 1980-1985, a second elementary school by 1985, the establishment of a police force, construction of the Community Park, construction of the Walkersville By-Pass, the realignment and upgrade of Crum and Fountain Rock Roads.

In many ways the recommendations of the 1972 were fulfilled. The Plan anticipated the development of Discovery and Glade Towne. The plans for Gladetowne also included a large commercial area: the area occupied by the Walkers Village Shopping Center as well as the commercial uses between Frederick Street and MD 194, at the northeast end of Frederick Street. The Glade Manor, Fountain Rock Manor, Colony Village and Deerfield neighborhoods were all built in accordance with the land use recommendations of that plan.

1979 Town-Initiated Annexation of Agricultural Properties

With the development of the Discovery neighborhood within the jurisdiction of Frederick County, the Town recognized the need to control the development of the surrounding properties. At the Town's initiative, 42 properties (1,909 acres) were annexed into the Town. The report published at the time cited three reasons for the annexation:

- (1) So that Walkersville has the chance to review development that is planned for the area around Walkersville
- (2) So that Walkersville would be able to attract desirable businesses to the community, which in turn would help to strengthen the tax base.
- (3) So that Frederick County will be able to maintain a rural tax rate.

The Town's guidelines for establishing the area to be annexed included the following:

- (1) To include land that was immediately adjacent to the existing Town limits. Walkersville would be most directly affected by the development of these properties.
- (2) To include additional lands beyond those immediately adjacent to the Town, which would most likely receive development pressure in the near future, and provide attractive sites to which the town could lure desirable businesses.
- (3) To exclude (where possible), lands that had already been developed, or had already received substantial County approval for proposed development.
- (4) To follow natural drainage basins. Three of the most critical aspects of development water service, sewer service, and storm water run-off, are all controlled by natural drainage and gravity flow. Therefore, it is felt that future development would be more easily facilitated if the new Town limits correspond (as closely as practical) to these drainage basins.

The Town adopted an Agricultural zoning district along with approval of the annexation. Most of the land annexed was zoned Agricultural. “The over-riding principle in designating zoning classifications to the annexed lands was to adhere as closely as possible to existing County zoning.”

The annexation report also outlined a phasing schedule for the development of annexed lands. Employment uses were recommended to the north and west of the railroad tracks and residential uses were recommended south and east of the tracks. Commercial uses were recommended along MD 194 at the northeast and southwest ends of Town. Phase 1 of development would occur in the east basin of Glade Creek (between MD 194 and Glade Creek), Phase 2 in the west basin of Glade Creek (farms northwest of Glade Creek), and the Israel Creek basin would be developed in Phase 3.

1988 Comprehensive Plan

The goals and objectives set forth in the 1972 were carried forward in 1988.

The 1988 Plan Introduction included the following “Starting Point” and “Assumptions”:

Starting Point

The basis for developing the Land Use Plan for Walkersville is the Goals and Objectives. We are aware that people are attracted to Walkersville for its existing character. The goals look forward to integrating growth and change to the historical fabric of the community to supplement rather than supplant its character. Growth is welcomed at a pace where the Town can provide adequate public services.

Assumptions

In developing a draft plan for land use in the Town, we have based the plan on several key assumptions drawn from Planning Commission discussions and the Goals and Objectives.

The Plan should emphasize protection of the appearance of Walkersville. Key aspects of the environment needing special attention are:

Existing neighborhoods –these areas encourage a pedestrian orientation and a more human scale.

Developing commercial focus in a new area. Deal with mixed use in the “original” commercial areas.

Areas of environmental concern should be protected, i.e. streams, and floodplains.

Since 1978, when 1,700 acres were added to the Town, agriculture has been a valued and permitted use. Not all of this land will necessarily be developed in the future.

Although many community facilities are provided by the County and State, and are beyond the control of the Town, the pace of growth should be coordinated with the provision of these facilities. The extension of the water utility and pace of growth should be coordinated.

To minimize traffic impacts at any one point, additional through connections of streets should be provided for. The number of street connections to the by-pass should be limited, and direct lot access prohibited, so that it may continue to serve its by-pass function.

It is assumed that employment generators will be local and small-scale in nature, oriented to research, technology or agri-business. If the Town expands in the future towards the southwest, a heavier industrial use might be acceptable in that area.

While past plans recognized a need to increase the range of housing types, this variety has been met and this plan seeks to preserve this existing mix.

Included in the 1988 Plan were two land use plan maps: a five year map and a twenty year map. The five year map showed a limited amount of growth due to concerns about facilities. The development potential under the five year map was 598 units. The long term plan map showed a large amount of growth, including the potential to add 2,232 dwelling units to the Town.

1997 and 2003 Comprehensive Plans

The 1997 Plan scaled back the amount of growth planned within and around the Town limits. The land use plan was intended to show planned development for a five year period rather than the twenty year period shown on previous plans. The plan recommendations were summarized as follows:

However, unlike the 1988 Plan which was a twenty year plan, the 1997 Comprehensive Plan is a five year plan. Future land use, transportation and community facility proposals incorporated in the Plan policies and map represent the Town's vision for the next five years. The broad goals and objectives of the Plan, however, represent a longer term view of the Town's future. By adopting a five year plan, the Town hopes to ensure an orderly development pattern and the provision of public facilities timed with new development. In addition, current planning policies suggest that the Comprehensive Master Plan be updated every five years and every effort will be made to follow this schedule for future updates...

The 1997 Comprehensive Plan Update continues to integrate growth and change into the historical character of the Community and seeks to ensure that growth is consistent with the provision of adequate public facilities. To this end, the Plan directs growth to areas in proximity to existing public facilities and provides for future residential development necessary to meet the five year population projections. Economic development has been identified as a priority for the next five years to broaden the Town's tax base and to provide employment opportunities to local residents. Over 305 acres of land southwest of Town along the railroad has been designated for industrial development.

The Comprehensive Plan accommodates proposed growth by identifying public facility needs for the next five years. While public water and sewerage facilities are currently adequate to serve approved developments, additional water capacity will be needed for the development of properties located with future growth areas. The Middle and High Schools are currently operating above state

rated capacity with additions for both schools planned within the next five years. Finally, the Plan provides for a system of local, collector and arterial roads to meet the transportation needs of the Community. Upgrades are planned for Fountain Rock, Biggs Ford, Retreat, Devilbiss Bridge and Crum Roads along with several new road connections.

The goals, objectives and recommendations in the 1997 Plan were carried forward in the 2003 Plan. The 2003 Plan, noted that “Future land use, transportation, and community facility proposals incorporated in the Plan policies and maps represent the Town’s vision for the near future”, rather than the five years specified in the 1997 Plan. The 2003 Plan also noted the need for additional water and sewage treatment capacity to serve future development.

Residential development potential under the 1997 Plan was 466 dwelling units (excluding potential agricultural subdivisions). In 2003, the map was changed to allow for the development of 16 apartments, in addition to the areas previously designated for residential development. Residential development potential under the 2003 Plan was 376 units. The 2003 Plan did not anticipate zoning text amendments that allowed for the development of 80 senior apartments in the B2 Commercial zoning district.

2011 Comprehensive Plan

The 2011 Comprehensive Plan carries forward many of the goals, objectives, policies and recommendations included in the past two plans. However, unlike the 1997 Plan, all of the land use, transportation and community facility recommendations and policies incorporated in this Plan reflect a long term perspective for the future of the Town. The Plan also seeks to articulate the Town’s vision and desire to maintain its small town character by limiting growth and maintaining an agricultural buffer around the Town. This vision is reflected in each section of the Plan and integrated in the Plan’s goals, objectives, policies and recommendations.

The Town Plan will continue to be updated regularly every five or six years. This will provide opportunities to re-evaluate the Plan’s recommendations in light of changing conditions within and outside the Town.

CHAPTER 4

REGIONAL CONTEXT

The Town of Walkersville is located in Frederick County, in the State of Maryland. The City of Frederick is located southwest of the Town and the Town of Woodsboro is located to the north. State law requires that jurisdictions prepare comprehensive plans and sets forth the elements which must be included within those plans. The County Plan sets forth a vision for the future of the County as a whole, including a vision of the role existing communities will play in its future growth. The growth of Frederick City also has a significant impact on the Town, particularly as the City grows closer to the Town. The future plans for the City will determine how close the City will grow to the Town.

Whatever the Town of Walkersville plans for its future, it occurs within the context of its surroundings, and that context is growth. All three jurisdictions--the State of Maryland, Frederick County, and the City of Frederick--through their plans and regulations--advocate planned, "smart" growth that minimizes the impact of growth on natural resources, that preserves open space, and which concentrates development in areas with public facilities that can support it.

Visions for the State of Maryland

Maryland, along with Virginia, Pennsylvania, the District of Columbia, the Chesapeake Bay Commission and the U.S. Environmental Protection Agency, has identified the restoration and preservation of the Chesapeake Bay as a top priority. Toward this end, Maryland adopted the Economic Growth, Resource Protection and Planning Act of 1992 (The Planning Act) which called for local governments to integrate environmental protection with plans for the physical development of their communities. The Planning Act required local governments to incorporate seven "visions" into their comprehensive plans that encourage economic growth, limit sprawl development and protect natural resources.

The 2009 General Assembly passed the "Smart, Green and Growing" initiative in the form of three bills. The Planning Visions law, updating the seven visions adopted in 1992, went into effect October 1, 2009. The new twelve vision statements include:

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 available or planned 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 sustainable 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 provides residential options for citizens of all ages and incomes;
8. Economic development: Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;
9. Environmental protection: Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
10. Resource conservation: Waterways, forests, agricultural areas, open space, natural systems, and scenic 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.

Smart Growth

The 1997 Neighborhood Conservation and Smart Growth Act requires that all State funding for "growth related" projects (such as highways, sewer and water construction, economic development assistance, and State leases and construction of new office facilities) be directed to Priority Funding Areas (PFAs). All municipalities were designated as PFAs as part of the act. Areas annexed after January 1, 1997 must meet specific criteria to qualify as PFAs. Undeveloped parcels must have public or community water and sewer service and an average permitted residential density of at least 3.5 dwelling units per acre. (Areas zoned for industrial or employment development would also qualify as PFAs). The County may also designate growth areas as PFAs, provided that the permitted residential density is at least 3.5. The 2009 Planning visions law requires local jurisdictions to report restrictions that occur within a PFA due to the administration of an Adequate Public Facilities ordinance.

2006 State Planning Legislation

In 2006, the State legislature passed three bills affecting land use planning and comprehensive plans. These bills mandate the inclusion of four new plan elements in municipal and/or County plans: Water Resources element, Municipal Growth element, Priority Preservation element, and Workforce Housing element.

The Water Resources element requires that counties and municipalities address the relationship of planned growth to the area's water resources. The Water Resources element will ensure that the comprehensive plan fully integrates water resources issues and potential solutions. The element should outline how management of water and wastewater effluent and stormwater will support planned growth, given existing and future water resource limitations.

The Municipal Growth element requires a more detailed and quantitative analysis of the municipality's anticipated growth than has been required in the past. Past growth trends and patterns must be examined, and it must include a projection of future growth in population and resulting land needs based on a capacity analysis of areas selected for future municipal annexation and growth. The report must include an analysis of the effects of growth on infrastructure and natural features both within and adjacent to the present municipality and future annexed areas. The legislation encourages partnership with the County government in delineation of growth areas.

Future annexations are also affected by this legislation. In the past, municipalities needed to show consistency between the County's comprehensive plan and the future intended use. Under the new legislation, municipalities must show consistency between the County's current zoning of the property and the future intended use of the parcel to be annexed. Annexations must be planned for and included in a 20-year municipal growth boundary/future annexation limit line.

The 2006 legislation requires Counties to identify priority preservation areas in terms of productivity and/or profitability. It must include criteria for acreage goals and plans for contributing towards statewide preservation goals.

The fourth element is required of local governments interested in being eligible for the Workforce Housing Grant Program. The Workforce Housing element should address workforce housing needs and develop goals and priorities for addressing those needs.

Frederick County's Future: Many Places, One Community (2010 Comprehensive Plan)

The Board of County Commissioners of Frederick County adopted a new comprehensive plan, Frederick County's Future: Many Places, One Community, on April 8, 2010.

The 2010 Plan replaced the last Countywide policy plan text adopted in 1998 as well as the eight regional plans and maps adopted since then. The 1998 Plan and regional plans were based on a community concept of development. That Plan called for development activity to occur in a hierarchy of communities identified throughout the County: the County center (Frederick), regional communities and district communities. Walkersville was identified as a regional community, the primary focus of growth within the Walkersville region.

The 2010 Plan acknowledges the County's place in the growth of the Washington, D.C. metropolitan area: "Understanding the future of Frederick County can only occur with

understanding the direction and magnitude of growth taking place in the Washington metropolitan region. With Frederick's location just 50 miles from downtown Washington, D.C. the employment and population growth occurring within the region has and will continue to directly influence growth and development in the County." (p. 2-6)

The 2010 Plan notes that the County population grew by 106,084 persons from 1980 to 2005, and is projected to increase by 93,500 people from 2005 to 2030. Jobs are also projected to increase. Since 2003, jobs have increased by 3% per year, or about 2,522 new jobs per year (p. 2-6). Base Realignment and Consolidation (BRAC) is projected to bring 1,400 jobs to Fort Detrick.

Growth management is therefore a strong emphasis of the 2010 County Plan. Growth is primarily planned to occur in Community Growth Areas (CGAs), which for the most part correspond to the communities identified as growth areas on the previous plans, without the hierarchy of places within each region. Walkersville is identified as a Municipal Growth Area, along with Frederick, Brunswick, Thurmont, Emmitsburg, Middletown, Mount Airy, New Market, Myersville, and Woodsboro. The Plan states that the Municipal and Unincorporated Growth Areas will be the focus of County efforts to:

- Provide for the development, refurbishing, and maintenance of the physical and social infrastructure necessary to sustain communities;
 - Establish detailed plans for the orderly development of these places;
 - Create and nurture vital and healthy mixed use neighborhoods;
 - Provide creative, clear, and fair regulations and guides for use by our place-making partners in the development community;
 - Establish a Green Infrastructure linking neighborhoods, parks, natural features, through an inter-connected system of trails, waterways, and natural corridors; and
 - Concentrate available community fiscal and other resources with the intent of creating superbly-designed, well-serviced, efficient, safe, accessible, and – above all – interesting places where residents will want to live, work and play.
- (p. 10)

The 2010 Plan also includes a number of goals and policies for growth management, the following of which provide more details of the vision the County has for its growth areas:

- MG-G-01 Establish plans and policies that consider Frederick County within the context of the metropolitan region.
- MG-G-02 Develop a consensus with municipalities to determine how much new residential growth is desired in municipality-centered Growth Areas.
- MG-G-06 Increase the proportion – and 'per acre' unit density – of new residential development occurring within Community Growth Areas while minimizing new residential development outside of the County's CGAs.
- MG-G-07 Establish a targeted goal for the development and redevelopment of lands within Community Growth Areas, an average density of 7.5 residential dwellings/acre by the year 2025.
- MG-G-09 Emphasize Mixed Use development within Community Growth Areas.
- MG-G-11 Facilitate the growth management strategy of increasing density in

growth areas by employing sound community design principles that enable comfortable, efficient, and accessible communities.

MG-G-12 Support the desire of residents to live, work, and play in communities whose designs are inspired by the pattern and layout of traditional and neo-traditional neighborhoods; nurturing of the distinct, locality-inspired character of Frederick County; arranged according to the time-tested model of neighborhoods, districts, and corridors; and, optimized to enable walking, biking, and the use of public transit for personal transportation.

MG-P-01 Size – and ultimately develop – Community Growth Areas in direct relationship to infrastructure capacity, green infrastructure elements, and the relationship to surrounding agricultural uses.

MG-P-02 Community Growth Areas are not to be extended into Priority Preservation Areas.

MG-P-07 Facilitate development of Community Growth Areas to include a variety of employment opportunities in order to provide favorable conditions for residents to live and work in their neighborhood or community.

MG-P-10 Incorporate existing and residential zoning in Community Growth Areas to allow for a minimum density of 3.5 dwellings/acre to maintain consistency with the State’s Priority Funding Area criteria.

MG-P-11 In order to provide a disincentive to development occurring without municipal annexation, lands within Municipal Growth Areas, but outside of current municipal boundaries, should remain – or be rezoned to – “Agricultural”.

MG-P-13 Public, community water and sewer service shall not be extended to properties outside of a Community Growth Area.

MG-P-23 Include a variety of housing types in all communities.

Frederick County’s Priority Preservation Plan is integral to the County’s Comprehensive Plan. A large area around Walkersville is designated Priority Preservation Area (PPA). Figure 4-1 shows the limits of the Priority Preservation Area around the Town.

The County Comprehensive Plan states: “This PPA encompasses 10,946 acres virtually surrounding the Town of Walkersville and extends north to the Town of Woodsboro. The PPA also extends to the west of US 15 including the Crum and Thatcher properties, which were annexed into the City of Frederick in 2009. This Priority Preservation Area includes the highest concentration of prime farmland anywhere in the County and includes 1,955 acres (20% of the total PPA) under easement. This PPA encompasses the Town of Walkersville’s growth area that would accommodate potential annexation into the Town for residential or employment development. Currently there are 980 acres of undeveloped land within the corporate limits of Walkersville, which at a modest density of 3.5 dwellings per acre could yield approximately 2,335 dwellings. This is important in order to recognize the Town of Walkersville’s future expansion needs that can be accommodated within the current municipal boundary. As proposed, this PPA will enable Walkersville to maintain its identity separately from Frederick City to the southwest and the Town of Woodsboro to the north.”

The County Plan includes the following discussion of the area surrounding the Town:

The notion of a conventional growth area surrounding Walkersville is, instead, jointly recognized by both the Town and the County as an ‘Area of Planning Influence’ surrounding the municipality on all sides and encompassing all those lands previously identified in Walkersville’s 2003 Comprehensive Plan as being within the Town’s Annexation Limits. The Growth Boundary itself has been retracted significantly from the 2006 Walkersville Region Plan encompassing only the existing municipal limits and two properties designated Limited Industrial along the railroad right-of-way west of Walkersville.

This Plan recognizes the Town’s ability to annex properties within the PPA and the Area of Planning Influence with the intent to maintain agricultural uses on those lands. Furthermore, the Town and County remain in agreement that farmland identified within the Walkersville PPA shall be a priority for farmland preservation efforts.

The recognition of Walkersville’s Area of Planning Influence also serves to reiterate the County’s and the Town’s desire to see the land between Walkersville’s boundary and the Monocacy River remain predominantly undeveloped and to serve as a buffer between the City of Frederick and Walkersville.

Figure 4-1 also shows the boundary of the area the County defines as the Town’s Community Growth Area (shown in blue). The outer boundary, labeled the Ultimate Annexation Limits, is the boundary of the area the County has termed the “Area of Planning Influence”.

The Town agrees that the agricultural land surrounding the Town should fall under the Town’s influence. The Town would maintain, however, that the area be termed the Town’s “Ultimate Annexation Limits”, recognizing that although the use of the land in this area may remain agricultural, the Town would like to annex the properties to bring their future under the Town’s control.

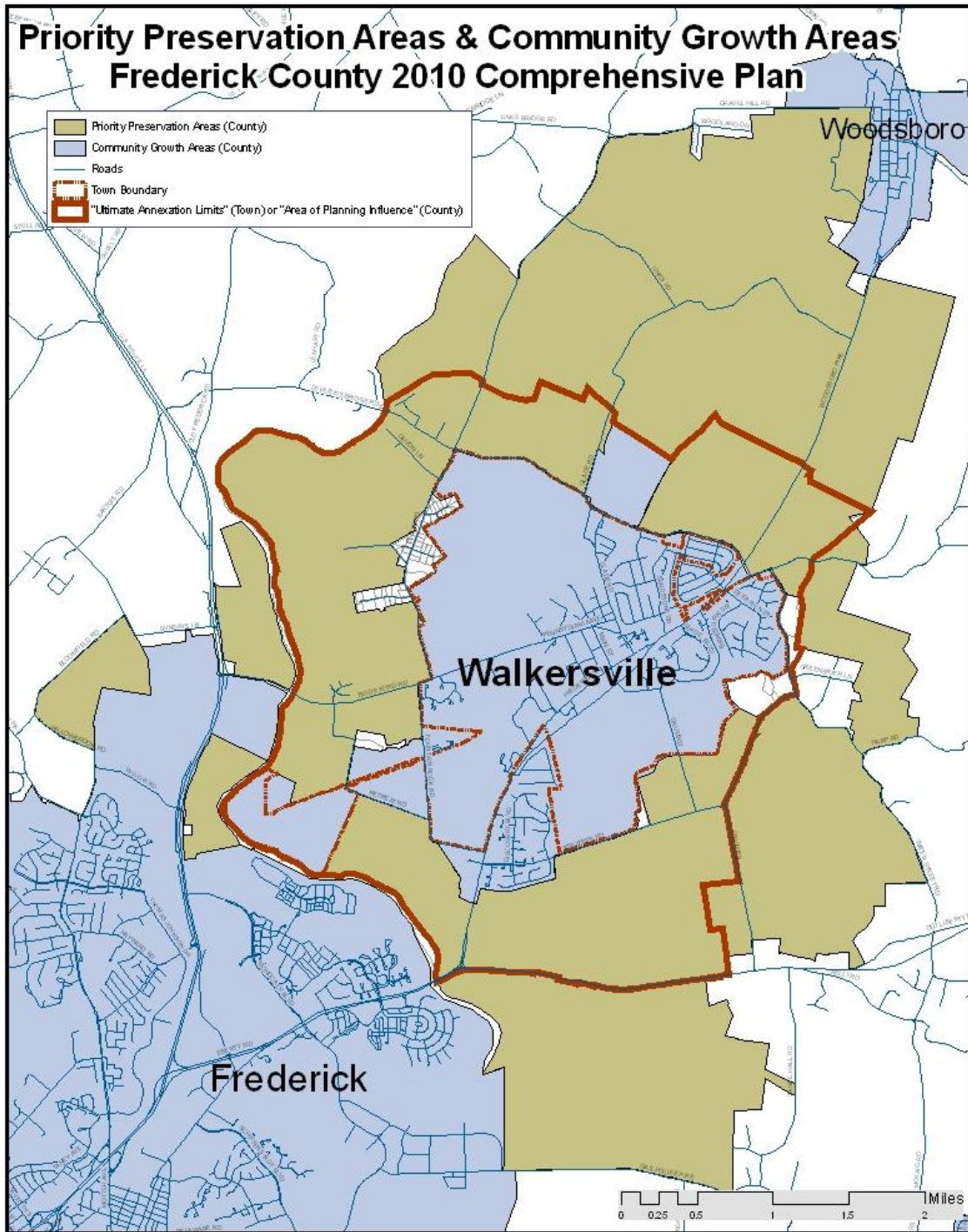


Figure 4-1 Priority Preservation Area Surrounding the Town of Walkersville (Source: Frederick County GIS & Data Services, March 2011)

City of Frederick 2010 Comprehensive Plan

The northeastern boundary of the City of Frederick is located less than one mile southwest of the southern boundary of Walkersville. The City Plan identifies the City as being the growth center for Frederick County. According to the City's 2010 Comprehensive Plan Update, the 2009 population of the city is 63,000, representing 26% of Frederick County's residents. This proportion has remained constant since 1980, indicating that the County and City have growth at the same rate. About 48,000 people are employed in the City. The City's population more than doubled since 1980, when the population was 28,000.

The City projects its population to grow to 92,000 by 2030. Jobs are projected to increase "significantly" to a target of two jobs per household.

Within the City, there are 468 acres of undeveloped non-residential land and 220 acres of undeveloped residential land. The undeveloped land largely consists of lots less than 25 acres in size. The 2010 City Plan notes a scarcity of large tracts of undeveloped industrial land within the City, which could be a constraint on attracting large employers to develop land within the City.

The northern section of the City Plan is shown in Figure 4-2. The City Plan delineates three tiers of growth, the first concentrating on development within the existing city boundaries. Included in this tier of growth would include among others, the redevelopment of areas on or along the Golden Mile (West Patrick Street), Jefferson Street, Rosemont Avenue, Opposumtown Pike and U.S. 15. Within the U.S. 15 corridor is a planned mixed use area bounded by U.S. 15 to the west, Monocacy Boulevard to the east and MD 26 to the south.

Residential development potential of Tier One is estimated to be 5,500 dwelling units, a portion of which would be located in the MD 26 corridor. About 2,050,000 square feet of non-residential space could be built within Tier 1 as well. Construction has started on 350,000 square feet of retail space at Clemson Corner, at the northwest corner of Worman's Mill Road and MD 26. Included in the shopping center will be a Wegman's grocery store, Lowe's and Marshall's. The Market Square development, proposed across from the Clemson property at the northeast corner of the same intersection, is planned to have 450 dwelling units and 200,000 non-residential square feet of floor area. Another retail center, the 350,000 square foot Northgate Center, is proposed further north on the west side of U.S. 15 at its intersection with Monocacy Boulevard.

Tier Two consists of land currently outside the municipal boundaries but within the Potomac River Water Supply Agreement. In the Walkersville area, Tier Two would include the Thatcher and Crum properties located on the east and west sides, respectively, of U.S. 15 at Biggs Ford. These properties were annexed by the City in 2009. Both properties are designated Mixed Use on the Land Use Plan map. The development potential of the Thatcher and Richfield properties would be 400 dwelling units and 1,600,000 square feet of non-residential floor area (The Richfield property, just south of Thatcher along U.S. 15, has yet to be annexed into the City).

Within the Tier One and Tier Two growth areas, the City projects a population growth of 22,044 and the development of 9,475,000 non-residential square feet.

The Third Tier Growth area shows the expansion of the City to the Town's southern and southwestern boundaries, extending along MD 26 from the Monocacy River to Mount Pleasant and along the Monocacy River from MD 26 to Biggs Ford Road.

The Plan states the following about the Third Tier Growth:

The Third Tier growth boundary represents the City's future outer growth

boundary, and identifies properties proposed for annexation into the City after Tiers One and Two have been substantially developed, generally in the 20-25 year timeframe. Properties included within the Tier Three Growth Boundary lie outside of the service area currently delineated in the Potomac River Water Supply Agreement, and the City's ability to serve these properties with municipal services has not yet been evaluated. However, these properties are identified in the Land Use Policy map to indicate to the Maryland State Department of Planning, Frederick County and surrounding municipalities that the City intends to plan for the future development of these properties, and thereby to preempt potentially inconsistent and/or incompatible land use recommendations and/or zoning approvals for these properties that may otherwise originate in other jurisdictions.

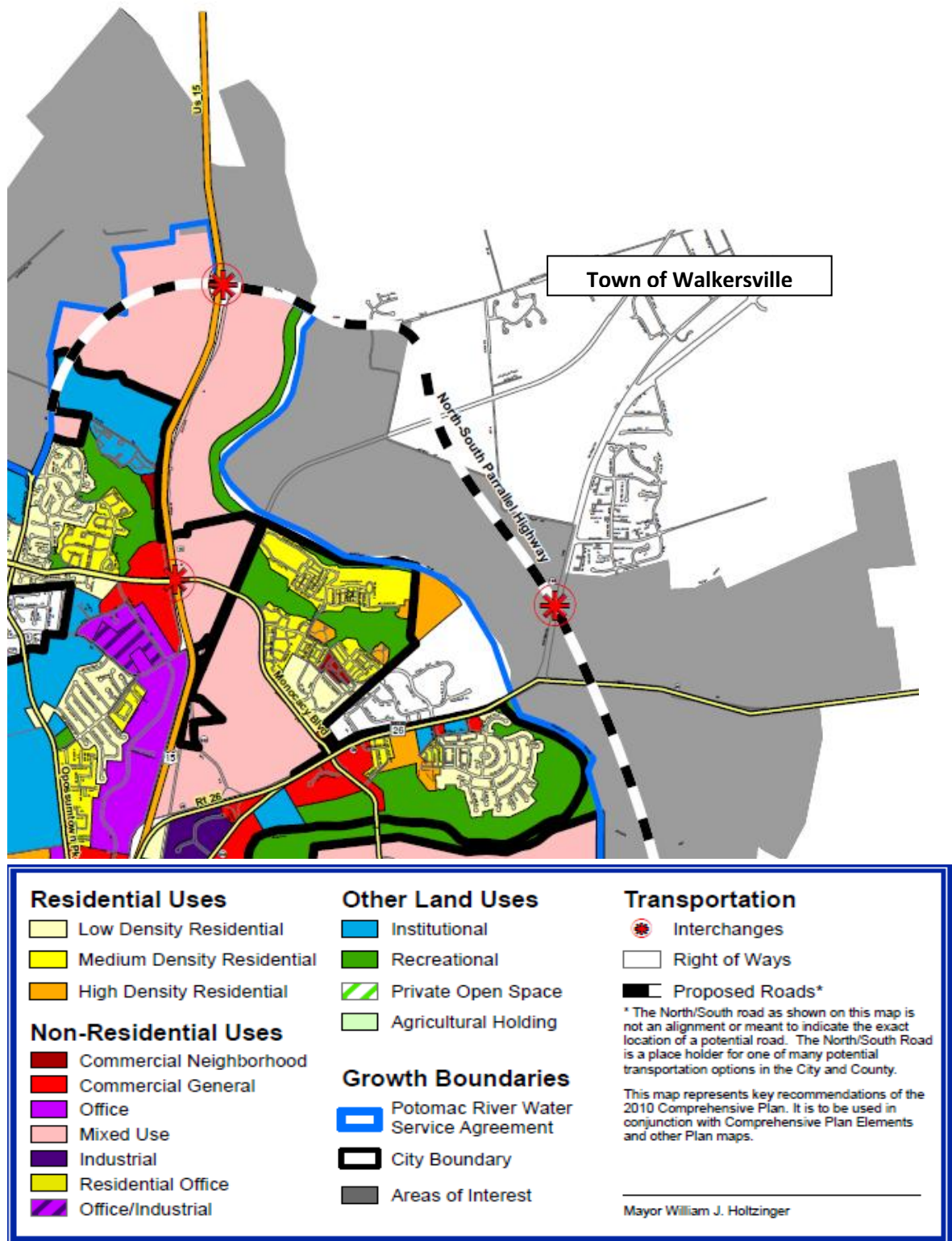


Figure 4-2 Northeast portion of the City of Frederick 2010 Comprehensive Plan map and legend.

The Transportation element of the Frederick Plan notes increases in traffic volumes through the City due to population increases in Frederick County, job growth in Frederick City and increases in commuters from outside Frederick travelling through Frederick to other counties. The Plan notes that although mass transit ridership has increased, mass transit (MARC trains, shuttle bus services to Washington metro, and Frederick County TransIT services) is not an option for reducing traffic on area roads, because it does not divert enough trips off of area roads. The Plan suggests that a long term solution to traffic congestion in the city is to provide a bypass for traffic relief. The proposed North-South Parallel Road would be a multi-modal and limited access divided highway. Besides providing an alternative route for through north-south traffic through Frederick, the proposed road would provide an opportunity for transit improvements to be integrated into the road. Transit alternatives might include: bus rapid transit, light rail transit, general purpose lanes, standard toll lanes and high occupancy toll lanes.

The proposed bypass, shown in Figure 4-2, would be east of the city and, if aligned as shown on the City plan map, would impact the Town of Walkersville. The proposed road would extend from I-270 south of Frederick to I-70 near Spring Ridge to Gas House Pike, to MD 26 at Ceresville, to Biggs Ford Road. An alternative alignment shows the road extending north along MD 194 instead of the extension between MD 26 and Biggs Ford Road. The Plan states this about the future alignment of the road:

The ultimate building of the road will require cooperation of Federal, State and County governmental agencies. This road is shown on the Land Use Map in the Land Use Element of the Plan with two potential configurations. The road's location on the map is not meant to indicate an alignment; rather, its depiction is intended as a general "placeholder" to identify the potential location the North-South Parallel Road and to encourage preservation of land for this purpose. (page 47)

It should be noted that while the proposed North-South Parallel Road lies completely outside the jurisdiction of Frederick City, the roadway alignment is not identified in Frederick County's Comprehensive Plan or other long range transportation and planning documents.

CHAPTER 5

NATURAL FEATURES

Geology and Mineral Resources

The Walkersville area is underlain by limestone formations known as Grove limestone and Frederick limestone. Limestone formations extend north and south of the Town in the entire Frederick valley. These formations are also known as karst terrain. The Grove formation is found in the central part of the Walkersville area. The Frederick formation is found to the east and west of the Grove formation. Cavernous zones and solution channels are common underground occurrences in limestone areas. Knobs, pinnacles or outcrops of more resistant bedrock layers protrude above the surface at various locations.

Limestone, shale and stone aggregate are mined at various locations in the Frederick Valley. The closest mining activity is located approximately 2 miles northeast of Walkersville. In total, 2,604 acres between Woodsboro and Walkersville are designated for mineral mining on the 2010 Frederick County Comprehensive Plan; a significant portion of this is not mined. The County Plan also notes that areas designated Agricultural/Rural on the Comprehensive Plan map would be eligible for Mineral Mining zoning. There are no properties within the Walkersville Town limits or potential annexation area designated for mineral mining on the Walkersville Comprehensive Plan.

Sinkhole activity is common in areas underlain with limestone formations. Sinkholes occur when solution cavities beneath the surface open, causing sudden land subsidence. Sinkholes can be caused by a number of factors, including natural dissolution of carbonate rock by groundwater, vibrations of heavy equipment during mass grading, blasting, changes in drainage, and dewatering as part of mining activities.

Sinkhole remediation is important not only to protect public property and personal safety but also to protect groundwater. It is critical to protect the Town's public water supply that is drawn from three wells in the Glade Creek drainage basin.

A variety of pollutants can enter the Town's water supply through sinkholes, especially those found in farm fields and stormwater management ponds. Once a sinkhole is discovered, excavation must be done to determine its extent and locate its "throat". The "throat" refers to the area of the sinkhole where rock is found on at least three sides. Once the throat is located, the sinkhole can be repaired and stabilized. Location of the sinkhole is an important determining factor when devising a remediation strategy. Sinkholes involving public utilities or structures require structural analysis and a remediation process different than those located in a field or other open space area.

Chapter 62 of the Walkersville Town code establishes the duty of all property owners to prevent sinkholes from occurring in any stormwater structure and/or facility, sediment basin or grading area and to repair sinkholes that do occur. In addition, Chapter 62 regulates the manner in which sinkholes shall be repaired and provides penalties against those who do not comply with the regulations.

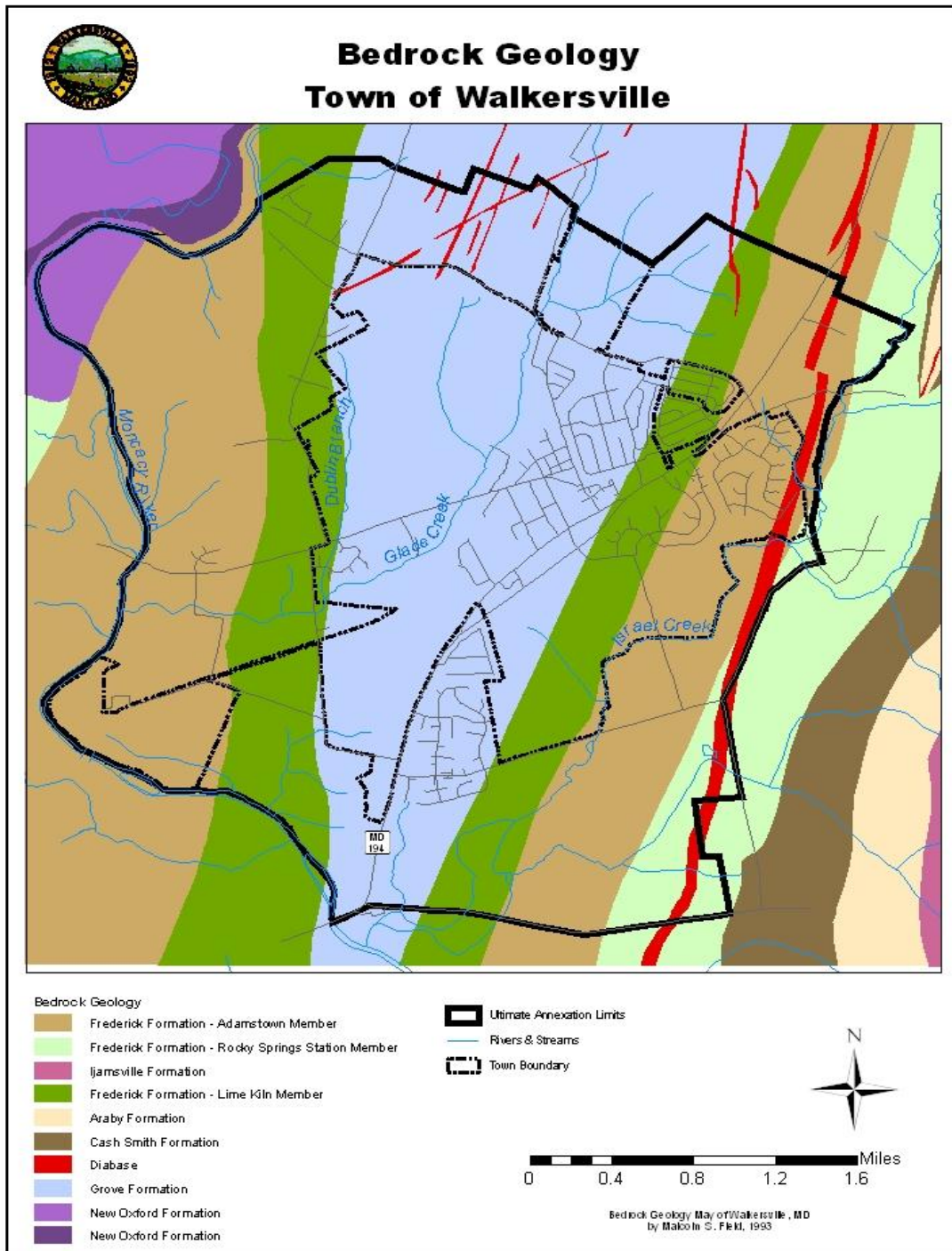


Figure 5-1 Bedrock Geology

Topography

The Walkersville area is characterized by gently rolling topography and gradual elevation changes. The Town lies in a broad valley extending from northern Frederick County south to the Potomac River. The valley is bordered on the west by Catoclin Mountain and on the east by the rolling areas of eastern Frederick County. The lowest elevation in the area, about 280 feet above sea level, is located along Glade and Israel Creeks. The highest areas in the vicinity of the Town include an area at 360 feet on the north side of Devilbiss Bridge Road and an area at 380 feet east of Israel Creek near Crum Road. The elevation rises gradually from each of the streams, so that there are no significant areas of steep slopes in the Town or its surrounding environs.

Cleared level areas such as those found in the Walkersville area present particular challenges when planning for future land uses. The area is topographically suitable for either agriculture or development. Development is not constrained by topography. Without compelling environmental features such as ridge lines or steep sloped areas to act as natural boundaries, development limits must be determined by factors often not visibly apparent. In addition, the aesthetic advantages of slopes and terrain in site planning and buffering incompatible land uses are rarely present in the Walkersville area.

Rivers, Streams and Floodplains

The Town of Walkersville is located east of the Monocacy River, a slow moving and peaceful river generally flowing in a north/south direction through Frederick and Carroll Counties. The Monocacy River extends 58 miles from southern Pennsylvania to the Potomac River. It is the largest tributary of the Potomac River, which in turn is the second largest tributary of the Chesapeake Bay. The volume of the Monocacy is approximately 12% of the volume of the Potomac.

According to the [Monocacy Scenic River Study and Management Plan](#) the water quality of the Monocacy River has declined due to the effects of wastewater treatment plant discharges and declining water quality of the river's tributaries. In addition, non-point pollution from agricultural fields has also contributed to declining water quality. Despite water quality problems, the Monocacy River has been designated a "Scenic River" by the Maryland Department of Natural Resources and the U.S. National Park Service in recognition of its value as a recreational and environmental resource.

The [Monocacy Scenic River Study and Management Plan](#) was prepared by the Monocacy Scenic River Local Advisory Board in 1990 and adopted by both Frederick and Carroll Counties. The Plan recommended that the River corridor be protected from potential disturbance by implementation of a corridor overlay district, consisting of an area extending 500 feet from the river centerline. Within the overlay district, development proposals are to be reviewed by a bi-County board appointed by the Frederick and Carroll County Commissioners. The 500 foot development setback/buffer area was incorporated into Frederick County's Design Guidelines and Development Principles Document in July 2002.

Land in the Walkersville area drains directly to the Monocacy or to two streams that feed into the Monocacy River. Properties on the south side of Fountain Rock Road drain toward the Monocacy. The drainage divide between Glade and Israel Creeks generally extends along MD Route 194, with areas on the northwest side (including Glade Village, Colony Village, Fountain Rock Manor and

Glade Manor) draining northwest to Glade Creek and areas on the southeast side (Discovery, Spring Garden Estates, Gladetowne and Deerfield) draining east to Israel Creek.

The 2006 Walkersville Region Plan noted that Glade Creek has the lowest proportion of forested, streamside buffers (20%) in the Upper Monocacy River Watershed. According to the plan, data compiled by the State of Maryland for the Upper Monocacy Watershed Restoration Action Strategy Project show excessive nitrogen and phosphorus concentrations in the sub-watershed.

Floodplain areas along rivers and streams can be defined several ways. One hundred-year floodplains are those areas determined by the Federal Emergency Management Agency (FEMA) to have a 1% chance of flooding in any given year. The FEMA floodplain maps were revised in 2007. Map revisions to the floodplain associated with Dublin Branch placed some residences in the Creekside Park development in the floodplain.

Annual floodplains, or floodplain soils, are defined by soil types associated with flooding, and are identified on the Frederick County Soil Survey. Floodplain areas can also be mapped by historical records of actual floods and by the Army Corps of Engineers.

Floodplain areas in the Walkersville area are generally broad, due to the flat terrain characteristic of the area. The width of the floodplain along the Monocacy in the Walkersville area ranges from 500 feet to over 2000 feet. The Israel Creek floodplain ranges from 800 feet to 2000+ feet wide. The Glade Creek floodplain is not as wide as that of Israel Creek, but the floodplains along its tributaries form a pattern of fingers extending several thousand feet from the creek. Due to the width and extent of these areas, floodplains represent a significant constraint to the development of undeveloped properties in the Walkersville area.

The areas along rivers and streams require careful management, not only to protect property from damaging floods, but also to avoid overburdening or losing these resource areas. Potentially conflicting activities, such as agriculture, recreation, manufacturing and wastewater treatment often depend on nearby water sources. Streams and rivers, along with their associated floodplain and woodland areas, are also environmental resources, serving as wildlife habitats and corridors for wildlife movement.

Non-tidal wetlands are an important ecological resource. They control flood waters, support fish and wildlife, and filter suspended sediments and chemicals before they enter the ground or surface water. They are protected by Federal and State regulations. Within the Walkersville area, there are only a few very small wetland areas. These are associated with the floodplains along Israel Creek and the Monocacy River.

Soils

The soils found in the Walkersville and Glade Valley area, are among the highest quality in Frederick County and among the most productive for agricultural uses. Soils in these series, associated with the underlying limestone, are deep, well drained, fertile, highly productive and easy to manage. The Frederick Soil Conservation District rates soils in these series as "Prime Farmland," the highest ranking in their rating classification. The U.S. Department of Agriculture defines prime farmland as land with an adequate supply of moisture, a favorable growing season and acceptable pH. Slopes range from 0 to 6 percent.

Besides their use in identifying prime farmlands, soil analysis also can be used to identify floodplains and areas that are prone to wetness and seasonal high water tables. The Walkersville

Town Code prohibits development within floodplains. Hydrologic studies are required prior to the development of properties on which a high water table is indicated.

A number of soil types have been identified by the Soil Conservation Service as having characteristics indicating either a perched or apparent seasonal high water table. Many of these soil types are also identified as floodplain soils or are associated with floodplains. The potential problems caused by development on wet soils affirm the need for site specific geo-technical studies of the soil prior to development to determine the extent of wet soils and to develop a mitigation plan prior to construction.

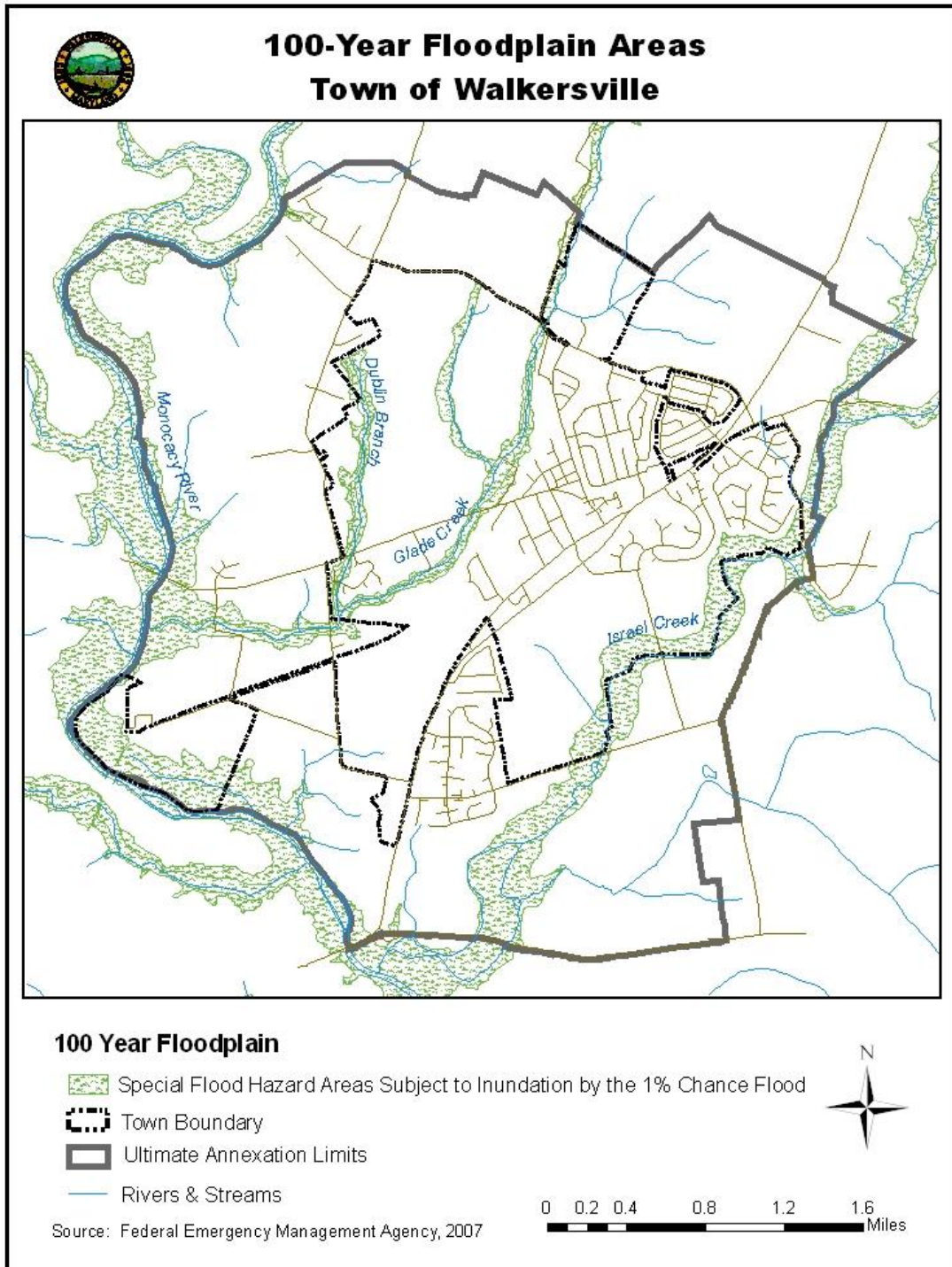


Figure 5-2 100-Year Floodplains

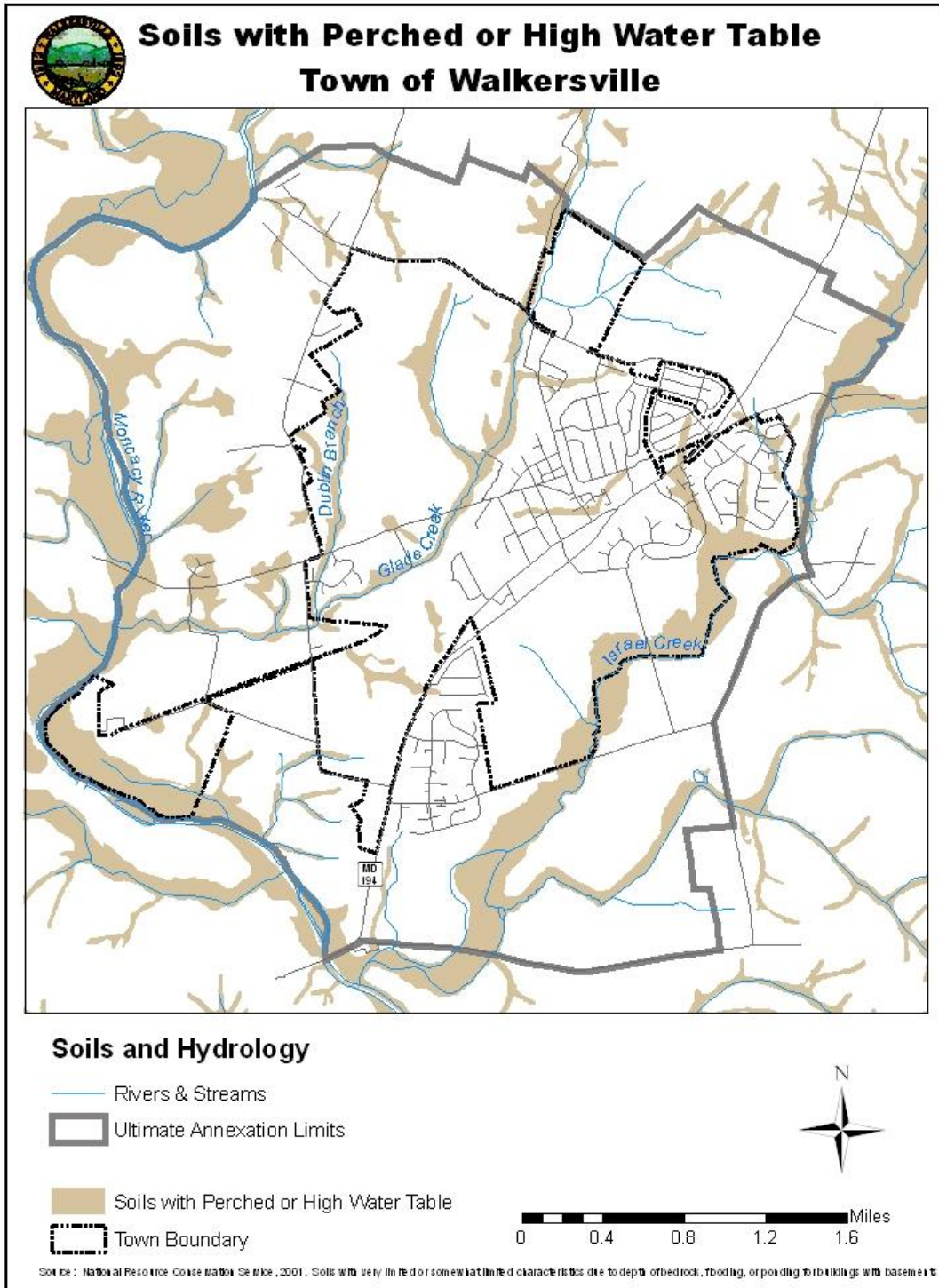


Figure 5-3 Soils with Perched or High Water Table

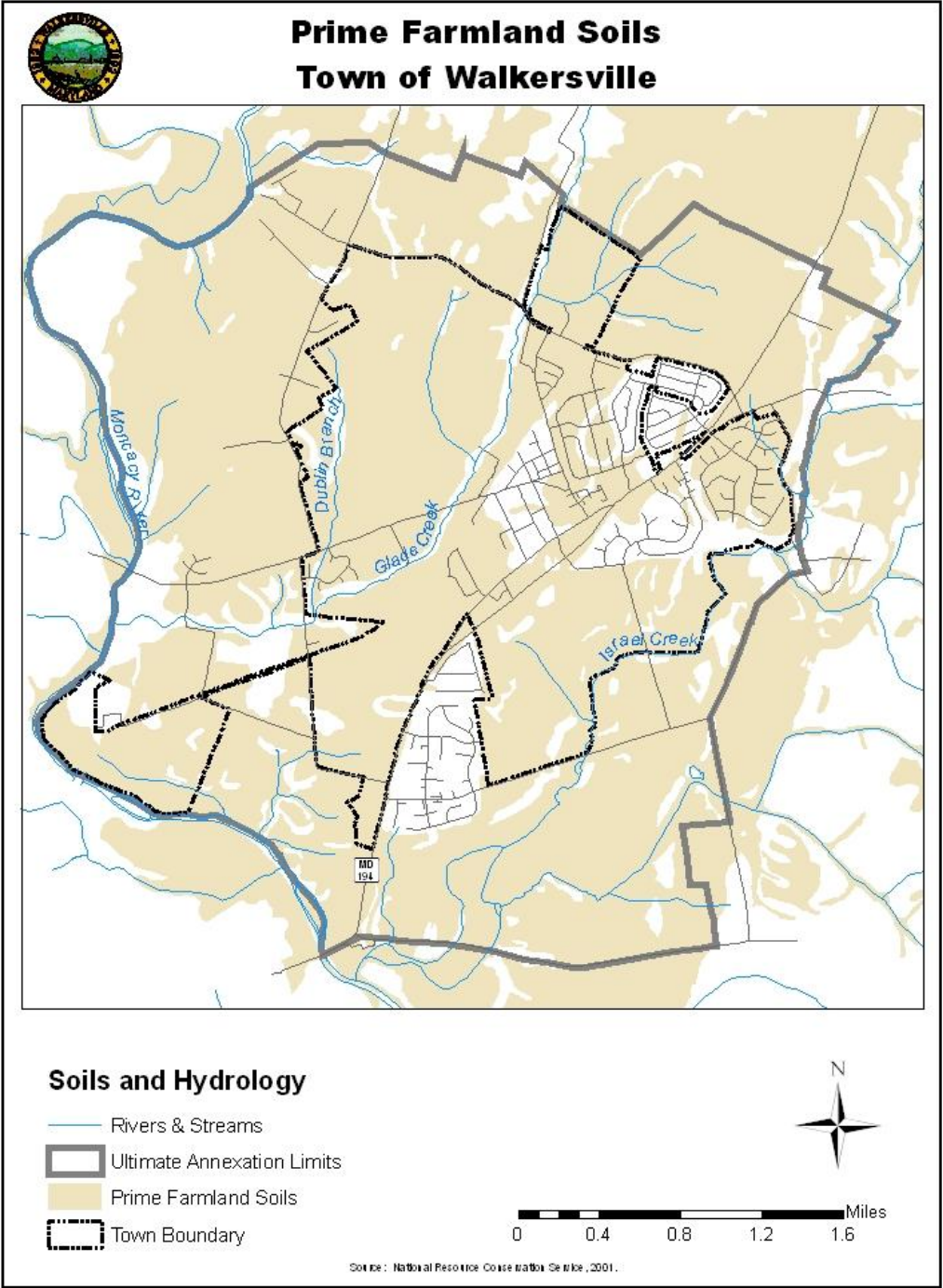


Figure 5-4 Prime Farmland Soils

Groundwater Resources

Groundwater is found beneath the earth's surface, moving through the bedrock toward discharge in a stream, spring or some other water body. Groundwater availability is classified by the U.S. Geological Survey in Hydrologic Units I, II, or III according to the average well yields of rock formations in the area. The limestone formations in the Walkersville area are classified in Hydrologic Unit I, which are areas with the most productive aquifers. Average well yields in this classification are 25 gallons per minute, with a 74% chance of obtaining a well yield of 10 gallons per minute or more.

The Town of Walkersville's public water supply depends on groundwater from three Town wells. The wells are located in the Glade Creek basin. In 1992, a wellhead protection study was conducted and its findings included the following:

- The limestone aquifer in which the Town wells are located is highly productive.
- The wellhead protection zone was determined to be the entire Glade Creek basin. This encompasses a 6.5 square mile area. The area is bordered, generally, by MD Route 194 to the east, Fountain Rock Park and Walkersville High School to the south, Dublin Road to the west and Gravel Hill in Woodsboro to the north. Most of the land in the basin is in agricultural use.
- Approximately 15% of the water withdrawn from the Town wells is derived from precipitation which fell on developed lands in and around the Town. The remaining 85% of water is derived from agricultural areas north of the Town.
- Water can move very rapidly from the surface into the Town wells. Travel times range from a few hours to a few days. While water can move rapidly into the wells, it appears that groundwater flows through and is detained in the upper part of the limestone bedrock. About 25% of the water pumped from the Town wells was estimated to have flowed on the surface in Glade Creek. The Town water supply is therefore vulnerable to contamination from surface pollutants. Water quality monitoring of raw water from the Town wells has shown high levels of turbidity, hardness, nitrates and the presence of both total and fecal coliform bacteria. Nitrate levels were found to be high in the spring water source of Glade Creek prior to the creek flowing through the agricultural and developed areas of the basin.

The vulnerability of the Town's water supply to surface contamination was demonstrated in events in 1999 and 2008. The 1999 event involved the rupture of a sewer line in connection with construction of the Sun Meadow development. Raw sewage seeped into the Town wells within days of the accident. In 2008, contaminants from a manure spill into Glade Creek on a farm north of Town were detected in the Town wells again within days of the incident. In both cases, the Town's water treatment plant was shut down and an emergency temporary connection to Frederick County water lines in Ceresville (in the Waterside development) was installed. Until the emergency connection was operational, boil water advisories were in place for all water system customers.

In February 2002, the Town adopted a Wellhead Protection Ordinance, the purpose of which is to protect the public health, safety, and welfare of the citizens and residents of the Town through

the preservation of the Town's groundwater resources while allowing community development and growth to proceed as allowed by the Town Code and Comprehensive Plan.

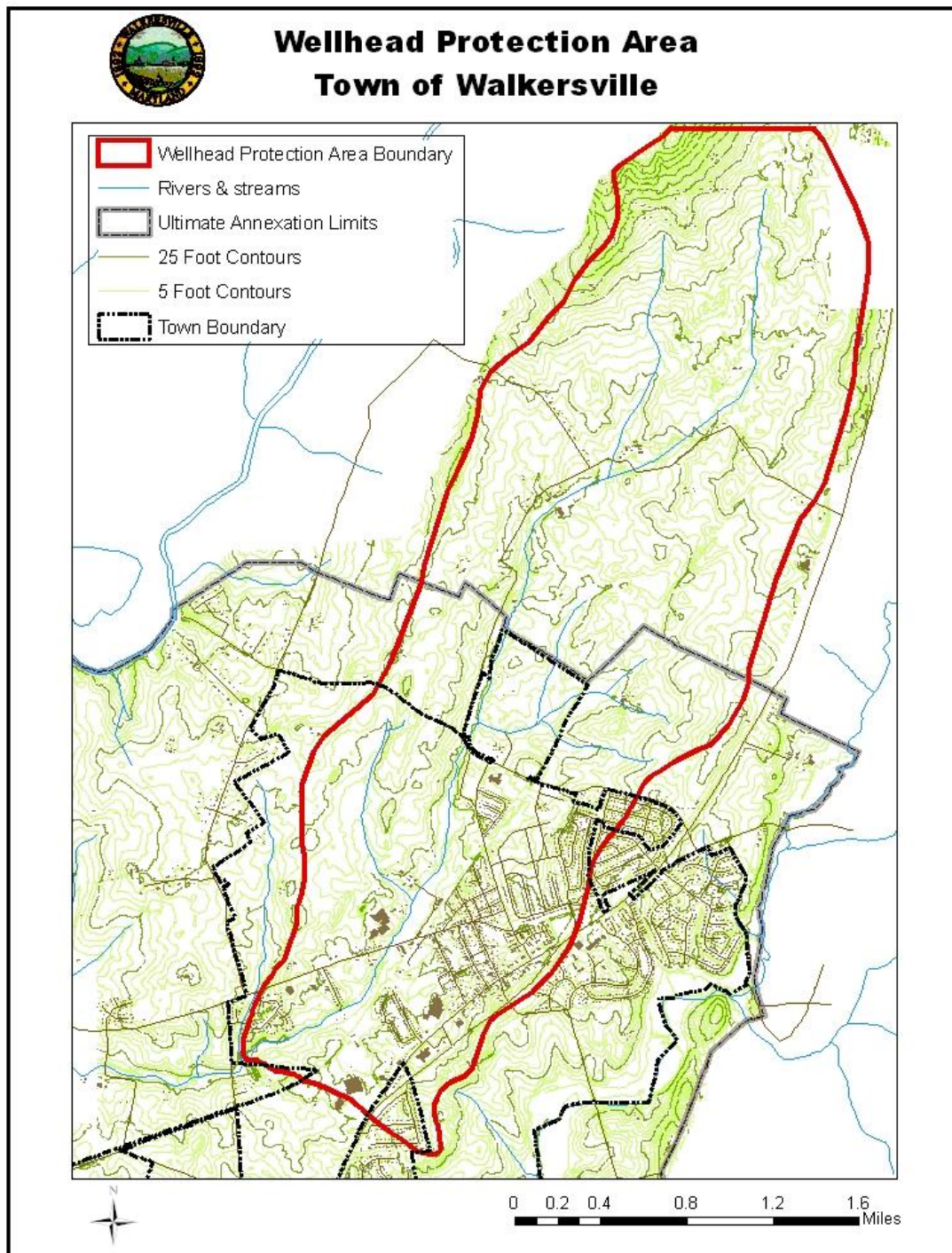


Figure 5-5 Wellhead Protection Area

Woodlands

Woodlands are a beneficial resource, particularly within stream and river valleys. Forested buffers along streams and rivers act as filters for non-point pollution, help prevent erosion, and provide shade to reduce water temperatures. Woodlands act as screens and buffers for incompatible land uses, and break the monotony of dense development.

Only a small proportion of the Walkersville area is currently wooded. The Monocacy River corridor is forested, as are sections of the Glade and Israel Creek corridors. The forested areas along these water bodies, however, are not as extensive as their floodplain areas.

The Town of Walkersville adopted the Frederick County's Forest Resource Ordinance (FRO). The FRO was adopted so that new development will occur in such a way that the conservation, protection and planting of trees to produce forested areas would stabilize soil, reduce stormwater runoff, remove pollutants from the air, create buffers and protected environments for wildlife, mitigate heat islands, conserve and enhance the County's aesthetic appearance, and protect the public's health and safety. Notwithstanding certain exemptions, the FRO requires all developments disturbing more than 20,000 square feet of land to plant a forested area in accordance with an approved Forest Conservation Plan. Required plantings will be directed to the Monocacy, Glade and Israel stream valleys and, therefore, enhance the existing stream buffers. When these areas are adequately planted, required plantings will then be planted to create sound barriers in areas such as along MD 194.

Rare, Threatened and Endangered Species

The Maryland Natural Heritage Program has identified a number of rare plant and animal species in Frederick County. While the species have been identified, information concerning the exact location of their habitats is not available. Rare species that occur in Frederick County are often found in wetlands and rich forestlands. To date Walkersville does not contain any known habitats of rare plant and animal species since wetland areas are very small and forested areas are minimal.

Natural Features Policies and Recommendations

- *Review and evaluate the Wellhead Protection Ordinance in terms of effectiveness and enforceability.*
- *Identify priority areas for forest preservation or planting in stream valleys, development areas and open spaces.*
- *Develop standards for landscaping and tree planting in new developments.*
- *Develop and implement a plan for inspecting stormwater management areas for sinkholes and a process and policies (in coordination with homeowners associations) for their expedient repair.*
- *Identify ways to participate in watershed restoration efforts in the Glade and Israel Creek watersheds.*
- *Preserve and increase the tree canopy within the developed areas of the Town.*
- *Reduce the amount of impervious cover in new developments by minimizing driveway lengths, reviewing and adjusting parking standards, and encouraging shared parking facilities.*

- *Review development ordinances to address energy efficiency and “green” building techniques such as Leadership in Environmental and Energy Design (LEED).*
- *Promote and encourage the adaptive reuse of existing structures.*
- *Identify priority areas for agricultural land preservation.*
- *Encourage the use of best management practices on agricultural lands.*

CHAPTER 6

POPULATION, LAND USE AND MUNICIPAL GROWTH

Population Trends

The U.S. Census reported that 5,800 persons lived within the Town of Walkersville on April 1, 2010. The Town estimates that about 2,640 persons reside within the “Ultimate Annexation Limits” surrounding the Town, but outside the current Town limits. The Discovery, Glade Manor I, and Spring Garden Estates neighborhoods all lie outside the Town limits, but are served by public facilities. The “Ultimate Annexation Limits” extend westward to the Monocacy River, southward to MD Route 26, eastward to Crum Road, and northward to include properties fronting on Devilbiss Bridge Road. The total population of the Town and the area within its Ultimate Annexation Limits is therefore estimated at 8 440 persons.

According to the 2010 Census, there were 2,206 housing units within the Town, of which 2,094 were occupied. The Town’s average household size in 2010 was 2.71, down from 2.9 in 2000, a reduction of 7 percent.

The Town of Walkersville grew rapidly in the early 1900s and then did not experience a significant growth spurt again until after World War II. The Town continued to experience modest growth until the 1960s when commuters from Frederick County saw Walkersville as an attractive place to live. As shown in Table 6-1, Walkersville’s population jumped significantly in the 1970s and 1980s as large residential developments were approved, offering a wide variety of housing types including single family, townhouse and condominium units. Between 1980 and 1990, the Town grew by another 87%. The growth trend slowed in the 1990s to about 25%, and since 2000, growth slowed to about 10%. The last large development approved in Walkersville was Sun Meadow, with 265 units. Construction began in 2001 and continues today, with about 255 units occupied at this time. Victoria Park, an 80 unit senior apartment building, was completed in 2008.

**Table 6-1
Population and Housing Unit Growth: 1970 – 2010
Town of Walkersville**

Year	Population	Housing Units	Average Household Size	Average Housing Unit Increase per year	Development Activity in Previous Decade
1970	1,269	442	2.87		
1970-1980	+943	+325		36	Glade Towne (part), Westfield, annexation of agricultural properties
1980	2,212	767	2.97		
1980-1990	+1,933	+667		68	Glade Towne (part), Colony Village, Fountain Rock Manor, Glade Manor II, Glade Towne condos
1990	4,145	1,434	2.94		
1990-2000	+1,047	+359		36	Deerfield, Creekside Park (part), Winter Brook, Heritage Townhomes, Glade Valley Nursing Home
2000	5,192	1,793	2.9		
2000-July					
2010	+608	+413		41	Sun Meadow, Creekside Park (part), Victoria Park
July 2010	5,800	2,206	2.7		

Source: Town of Walkersville, February 2011

Population Projections

Tables 6-2 projects the Town’s population through 2030. The projections are based on the assumptions that the rate of housing construction will decline from an historic rate of about 35 units per year to 10 units per year (on average). The decline in the rate of housing construction

will be due to facility constraints to some extent as well as Town land use policies restricting the amount of land zoned for residential development.

As shown in Table 6-2, the Town population would be expected to grow by about 456 persons between 2010 and 2020, assuming an average household size of 2.7 persons per household. The 2020 population would be about 6,256 persons.

**Table 6-2
Population Projections 2010 - 2030**

Town of Walkersville		
Year	Total Housing Units	Population
2010	2,206	5,800
2011	2,216	5,868
2012	2,226	5,954
2013	2,236	6,040
2014	2,246	6,067
2015	2,256	6,093
2016	2,266	6,120
2017	2,276	6,146
2018	2,286	6,173
2019	2,296	6,199
2020	2,306	6,256
...		
2030	2,406	6,520

Assumes the addition of 10 new units per year (on average)

Assumes, by 2020, an addition to the nursing home with 30 new beds, for a total of 154 residents.

Assumes average household size of 2.7 persons.

Assumes vacancy rates will decline by 1% per year from 2010 to 2013. Between 2013 and 2030 vacancy rates are assumed to remain at 2%.

Existing Land Use

Table 6-3 summarizes existing land uses for both the Town of Walkersville and its Ultimate Annexation Limits. The Town of Walkersville encompasses a land area of approximately 2,755 acres or about 4.3 square miles. Of this, about 1,205 acres (44%) are developed and 1,550 acres (56%) are undeveloped. Of the developed acres, about 750 acres are in residential use, 40 acres are in commercial use, and 40 acres are in industrial use. An additional 200 acres are in institutional use (including schools, Town buildings, churches, cemeteries and community service organizations); and 200 acres are used as parks, recreation and open space areas. The 1,528 acres of undeveloped land includes land in agricultural use and/or within the 100 year floodplain.

The land within the Town’s Ultimate Annexation Limits includes an additional 4,725 acres. Most of this (4,180 acres or over 88%) is undeveloped, agricultural land. The remaining 545 acres includes 450 acres in residential use, 10 acres in commercial use and 50 acres in industrial use.

The factory that formally housed Rotorex accounts for the 50 acres in industrial use, although the building is currently vacant. Parks, recreation and open space account for 35 acres.

Agricultural/Undeveloped Land: Most of the land in both the Town and the Ultimate Annexation Limits is currently in agricultural use or is undeveloped. About 75% of the land in the entire area, or 5,730 acres falls in this category.

Included in undeveloped land is 1,475 acres of floodplain. While floodplains do not significantly limit agricultural activities, the extent and location of floodplain areas can limit the future development of agricultural land.

Residential Development: Residential development accounts for about 1,175 acres in the Town and its Ultimate Annexation Limits. Single family detached residences account for about 91% of the residential land. Townhouses and multi-family dwellings account for 105 acres, or 9% of the residential acreage. Most of the dwelling units located outside the Town limits are within the Discovery, Spring Garden Estates and Glade Manor developments. Because these developments rely on public water and/or sewer services, their densities are similar to the residential densities found in the Town.

The Town is divided into distinct neighborhoods. Newer residences have been located in large subdivisions located on properties that surrounded the older residential areas in Town. Old Town Walkersville itself is a compact residential area located on the northwest side of MD Route 194. This area is characterized by a grid street pattern and a mix of single family, two family and multi-family dwellings (although most appear to be single family units). Small commercial uses and churches are also located within the Old Town residential area.

The Glade Village single family subdivision adjoins Old Town Walkersville, as does the Colony Village townhouse development. The Sun Meadow single family development provides vehicular and pedestrian access to Old Town via Bedrock Drive and has provided a connection between neighborhoods to the north (Fountain Rock Manor, Heritage townhomes, and Glade Manor) and the Old Town area. The Winter Brook development also connects to the Old Town area via the extension of Glade Road. The Glade Towne Planned Unit Development (PUD) and Deerfield developments are located north and east of Old Town on the southeast side of MD 194. The Creekside Park single family development is located on the west side of Town at the southeast corner of Biggs Ford Road and Fountain Rock Road. South of Old Town are the Spring Garden Estates and Discovery PUD developments, both of which are located outside the corporate Town limits, but within the Ultimate Annexation Limits.

**Table 6-3
EXISTING LAND USE: 2011
Town of Walkersville and Ultimate Annexation Limits**

Type of Land Use	Within Town Limits		Outside Town Limits		Total Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Residential						
Single and Two Family	692	23.5%	400	8.8%	1,092	14.6%
Townhouses	40	1.4%	50	1.1%	90	1.2%
Garden Apts/Condos	15	0.5%	-	0.0%	15	0.2%
Total, Residential	747	25.3%	450	9.9%	1,197	16.0%
Commercial & Industrial						
Commercial	40	1.4%	10	0.2%	50	0.7%
Industrial	40	1.4%	50	1.1%	90	1.2%
Total, Commercial & Industrial	80	2.7%	60	1.3%	140	1.9%
Public & Semi-Public						
Institutional	200	6.8%	-	0.0%	200	2.7%
Recreation & Parks	200	6.8%	35	0.8%	235	3.1%
Total, Public & Semi-Public	400	13.6%	35	0.8%	435	5.8%
Total, Developed Land	1,227	41.6%	545	12.0%	1,772	23.7%
Floodplain	527	17.9%	948	20.9%	1,475	19.7%
Agricultural/Undeveloped	1,196	40.5%	3,037	67.0%	4,233	56.6%
Total, Undeveloped Land	1,723	58.4%	3,985	88.0%	5,708	76.3%
TOTAL	2,950	100.0%	4,530	100.0%	7,480	100.0%

Notes: Single and two family residential includes multi-family dwellings located in the Old Town area. Streets and roads are included in all land use categories.

Town of Walkersville, February 2011 (after annexation of Century Center property)

Commercial Development: Commercial development, including retail, service and office uses, occupies about 80 acres in Walkersville, or about 3% of the land in Town. The largest commercial area is the Walker's Village Shopping Center located at the corner of Glade Boulevard and MD Route 194. The shopping center contains about 92,000 square feet of retail space. Other commercial uses are located along Frederick Street from Fulton Avenue north to MD Route 194. Small commercial uses are also scattered on Maple Avenue and Pennsylvania Avenue.

Outside the Town limits, the Discovery Crossings Shopping Center contains about 60,600 square feet of commercial space.

Industrial Development: Industrial uses occupy about 90 acres, or about 1% of land in the Town and its Ultimate Annexation Limits. The vacated Rotorex plant accounts for over half (50 acres) of this acreage. Industrial uses within the Town limits are located on Pennsylvania Avenue and include the Lonza and Hercules (formerly Cargill) properties. A 16,800 square foot vacant

industrial building is also located in this area along the railroad tracks. Digital Equipment is located on Main Street in the Old Town area. The Walkersville Self Storage facility is located on MD 194 south of Stauffer Court. In 2010 the Town annexed the 195 acre Century Center property along the railroad line and adjacent to the Monocacy River. The adjacent parcel on which the vacated Rotorex plant is located was not annexed.

Institutional Uses: Institutional uses include schools, public buildings and facilities, churches, cemeteries, and properties owned by non-profit groups such as the Fire and Rescue Companies, and the American Red Cross. These uses occupy about 200 acres in the Walkersville area. The largest of these parcels are the schools and the fire and ambulance company properties. Construction of an addition to Walkersville Elementary School was completed in 2010. A new library is planned for a site on South Glade Road in the Sun Meadow subdivision and is scheduled for construction in 2014-2015.

Parks, Recreation and Open Space: Parks, recreation and open space areas account for approximately 200 acres within the Town. This acreage includes Creamery Park on South Glade Road, the Walkersville Community Park, and a 32 acre parcel dedicated to the Town as part of the Creekside Park development. This parcel is adjacent to Community Park. In 1999, the Heritage Farm Park was annexed into the Town. The Gilmore Trout Park in the Sun Meadow subdivision is the newest park facility in the Town park system.

The County-owned Fountain Rock Park occupies 30 acres located outside, but adjacent to the Town's corporate limits.

Development Trends

Prior to the 1970s, Walkersville was compactly contained in an area bounded by Frederick Street and the railroad. At the southern entrance to the Town was Glade Village and, at the north, was the Post Office. The Town and its surrounding area experienced rapid growth and change after 1970.

1970s: The Discovery and Glade Towne Planned Unit Developments were built in the 1970s, as were the Walkersville High and Elementary Schools. The Town's industrial base was expanded with the addition of an industrial campus housing bio-tech laboratories and offices (currently owned by Lonza, previously owned by or named Cambrex, BioWhittaker, and Micro Biological). Also, in the late 1970s, the Town annexed a number of agricultural parcels surrounding the Town and the MD 194 bypass was constructed.

1980s: The 1980s brought the construction of the Colony Village townhouses, Glade Towne condominiums, and Fountain Rock Manor developments, which added to the variety of housing types available in the community. Several commercial uses, including the Walker's Village Shopping Center, were also built in the 1980s. A new fire company building was also constructed in this period.

1990s: The Deerfield, the Heritage townhouse, and the Winter Brook developments were completed in the 1990s. Commercial development includes two banks constructed in a new business office area located off Nicodemus Road, the Sheetz gas station located on the south side of Fountain Rock Road, and the Discovery Crossing Shopping Center outside the Town. The Glade Elementary School and the Glade Valley Nursing and Rehabilitation Center opened in 1990s. In the late 1990s the Frederick County Chapter of the American Red Cross moved their offices into the industrial building at the corner of West Crum Road and Frederick Street. The Creekside Park

subdivision, with a total of 78 homes was started in the late 1990s and completed in the early 2000s.

Since 2000: Residential development in the Town has slowed since 2000, with Sun Meadow being the last large residential subdivision to be approved. Construction of the homes in the development is nearly complete as of February 2011, with nearly all 265 units occupied or under construction. The Victoria Park senior apartment building was completed in 2008, adding 80 multi-family units to the housing stock.

The Walkersville Self Storage facility on MD 194 is the only industrial development to be built in the 2000s, although the Lonza facility on Biggs Ford Road was expanded with a second addition. The Cargill facility on Pennsylvania Avenue was occupied by an iron works business (Hercules) after several years of vacancy. A branch of the Frederick County Bank was also constructed in this period on Commerce Drive, opposite two other banks and the nursing home. The Fredericktowne Baptist church facility was built since 2000, as well as a large addition to St. Timothy Roman Catholic Church.

In September 2010 the Town annexed the 195 acre Century Center property that was formerly owned by Rotorex but is undeveloped. The vacated Rotorex plant is located on an adjacent parcel which was not annexed. The annexation parcel abuts the Monocacy River, and connects to the Town via the railroad right-of-way. The owner is planning to build an industrial park or facility on the property. Retreat Road, off of Fountain Rock Road, provides access to the site.

Residential Densities and “Smart Growth”

As Table 6-4 indicates, residential densities in Walkersville range from 2 to 13 units per acre, with an overall average of 2.9 units/acre. Single family residential densities within the Town limits average 2.4 units/acre. Similar densities are found in the single family neighborhoods adjoining the Town. Townhouse developments average over 8 units/acre, both in and outside the Town. Multi-family units in the town average about 13 units/acre. Private well and septic developments located off Dublin Road are built at substantially lower densities (average of 0.6 units/acre) than the residential developments utilizing public utilities.

The “Smart Growth” Areas Act requires that all State funding for “growth related” projects (such as highways, sewer and water construction, economic development assistance, and State leases and construction of new office facilities) be directed to Priority Funding Areas (PFAs). All municipalities were designated as PFAs as part of the act. Areas annexed after January 1, 1997 must meet specific criteria to qualify as PFAs. Undeveloped parcels must have public or community water and sewer service and an average permitted residential density of at least 3.5 dwelling units per acre. (Areas zoned for industrial or employment development would also qualify as PFAs). The County may also designate growth areas as PFAs, provided that the permitted residential density is 3.5. Thus, the land south of the Town, bordered on the east by Israel Creek, on the south by MD Route 26, on the west by the Monocacy River and on the north by Biggs Ford Road is designated a PFA because it was designated for development on the Frederick County Comprehensive Plan at the time of the passage of the Smart Growth law. The PFA map will be amended to reflect the 2010 Frederick County Comprehensive Plan, which designates that area Agricultural/Rural.

Table 6-5 shows a comparison of residential densities for developments within the Town. The State PFA density standards do not apply to areas within the existing Town limits. However, to illustrate the State density standard, it should be noted that the Fountain Rock Manor and Winter

Brook developments are the only single family developments that would meet the standard of 3.5 units per acre. The permitted density of the Sun Meadow development (R3 zoning district) would also meet that standard. To be included within a future PFA, newly annexed properties would have to be zoned R3 or R4 to meet the State criteria.

Table 6-4
SUMMARY OF RESIDENTIAL DEVELOPMENTS & DENSITIES: 2011
Town of Walkersville and Ultimate Annexation Limits

Residential Development	Acres	Dwelling Units	Approx. Residential Densities (Units/Acre)
Within Town Limits			
Single Family			
Creekside Park	28	78	
Glade Towne	95	211	
Deerfield	166	283	
Glade Manor II	38	115	
Fountain Rock Manor	38	129	
Glade Village/Old Town/Kenneth Drive	194	471	
Winter Brook	25	65	
Sun Meadow	101	265	
Lancaster	4	3	
Total, Single Family	689	1,620	2.4
Townhouse			
Glade Towne	14	147	
Colony Village	19	161	
Heritage	6	27	
Total, Townhouses	39	335	8.6
Multi-Family			
Glade Towne	10	120	
Victoria Park	5	80	
Total, Multi-Family	15	200	13.3
TOTAL, Within Town Limits	743	2,155	2.9
Outside Town Limits			
Single Family, Public Utilities			
Discovery	90	256	
Spring Garden Estates	60	66	
Glade Manor	50	129	
Total, Single Family, Public Utilities	200	451	2.3
Single Family, Well & Septic			
Devon Farms	80	55	
Dublin Manor	15	32	
Green Village	65	38	
Muddy Waters	40	16	
Total, Single Family, Well & Septic	200	141	0.7
Townhouse			
Discovery	50	405	
Total, Townhouse	50	405	8.1
TOTAL, Outside Town Limits	450	997	2.2
TOTAL, ENTIRE AREA	1,193	3,152	2.6

Note: Does not include dwelling units located on farms both within and outside Town limits.

Source: Town of Walkersville, February 2011

Recreation and Open Space Areas within Residential Developments

In 1994, the Town amended the Subdivision Regulations to increase the proportion of land in new residential developments to be reserved for recreation. Within areas zoned R1, 15% of the land must be reserved for recreation; in R2 and R3 zones, the proportion is 20% and 25%, respectively. The proportion of land designated for recreation and open space (including stormwater management) for existing developments is shown in Table 6-5. The proportion varies greatly from development to development, ranging from 1.5% in Glade Manor II (where open space was limited to a stormwater management area) to 57% in Creekside Park (where open space included undevelopable floodplain areas and a 32 acre park land dedication.)

**Table 6-5
COMPARISON OF HOUSING DEVELOPMENTS
Town of Walkersville**

Development	Type of Housing Units	Number of Units	Density (Units per acre) ¹	Net Density ²	% in Lots	% in Streets	% in Open Space ³	Total Percentage
Glade Towne	Single Family	211	2.5	3.2	61.0%	15.0%	24.0%	100.0%
Glade Manor II	Single Family	115	2.9	2.9	77.7%	20.8%	1.5%	100.0%
Fountain Rock Manor	Single Family	129	3.4	3.5	76.1%	21.8%	2.1%	100.0%
Deerfield	Single Family	283	1.7	2.1	66.7%	15.3%	18.0%	100.0%
Winter Brook	Single Family	65	2.5	3.6	44.3%	23.9%	31.8%	100.0%
Creekside Park	Single Family	78	1.0	2.3	31.9%	11.1%	57.0%	100.0%
Sun Meadow	Single Family	265	2.4	3.1	60.7%	17.5%	21.8%	100.0%
Glade Towne	Townhouse	147	10.3		43.4%	0.0%	56.6%	100.0%
Colony Village	Townhouse	161	8.6		36.9%	10.7%	52.4%	100.0%
Heritage	Townhouse	29	5.1		38.6%	0.0%	61.4%	100.0%

¹ Density calculated with entire site acreage, including lots, streets and open space.

² Net density calculated excluding open space; includes lots and streets.

³ Open space in townhouse developments includes private streets and parking areas maintained by homeowners associations.

Existing Zoning

Table 6-6 summarizes the existing land use by zoning districts for the Town of Walkersville.

**Table 6-6
SUMMARY OF LAND USE BY ZONING DISTRICT: 2011
Town of Walkersville**

Zoning District	Total Land (Acres)	Percent of Town Land	Land in Use (Acres)	Percent of Total Land in Use	Percent of Total District Land in Use	Undeveloped Land (Acres)
Open Space	255	8.6%	180	14.8%	70.6%	75
Agricultural	1,341	45.5%	159	13.1%	11.9%	1,182
Institutional	0	0.0%	0	0.0%	0.0%	-
Residential Districts						
R-1	215	7.3%	108	8.9%	50.2%	107
R-2	370	12.5%	370	30.5%	100.0%	-
R-3	247	8.4%	245	20.2%	99.2%	2
R-4	53	1.8%	50	4.1%	94.3%	3
Total, Residential	885	30.0%	773	63.7%	87.3%	112
Commercial & Industrial Districts						
OTM	7	0.2%	7	0.6%	100.0%	-
B-1	16	0.5%	16	1.3%	100.0%	-
B-2	50	1.7%	27	2.2%	54.0%	23
B-0	15	0.5%	11	0.9%	73.3%	4
LI	361	12.2%	32	2.6%	8.9%	329
LIP	20	0.7%	9	0.7%	45.0%	11
GI	-	-	-	-	-	-
Total, Commercial & Industrial	469	15.9%	102	8.4%	21.7%	367
TOTAL, All Districts	2,950	100.0%	1,214	100.0%	41.2%	1,736

Source: Town of Walkersville, February 2011

Open Space District: The Open Space (OS) District generally includes school and park sites within the Town, as well as some floodplain areas along Glade Creek. About 255 acres are classified in this District. In 2000, the Calvary Assembly of God property was annexed into the Town and zoned Open Space. About 75 acres within the OS District are floodplain areas located on private properties. The Open Space District regulations limit permitted uses to agriculture, nurseries, parks and recreation, and municipal public works.

Agricultural District: The Agricultural (A) District is a restrictive district, whose purpose is “to preserve productive agricultural land and the character and quality of the rural environment, and to prevent urbanization where roads and public facilities are scaled to meet only rural needs.” Only three residential lots may be subdivided off each parcel zoned Agricultural that was in existence when the district was established in 1979.

Institutional Use District: The purpose of the newly adopted Institutional Use (INST) district is “to provide adequate areas within the community for the development of nonprofit or quasi-public uses, including religious institutions, libraries, public or private schools, hospitals, and government-owned and government-operated structures or land used for public purpose. It is intended to appropriately provide for neighborhood, community, and regional institutional uses, to maximize their benefit to the community and to minimize their impact on neighboring properties.” The Institutional Use zoning district has yet to be applied to any property in the Town; this Plan proposes that the district be applied to a number of existing institutional uses that are currently zoned Open Space or Residential.

Residential Zoning Districts: The Walkersville Zoning Ordinance includes four residential districts: R-1, R-2, R-3 and R-4. The R-1 and R-2 Districts primarily permit single family dwellings, while the R-3 District also permits two family dwellings. The R-4 District also permits multi-family dwellings, such as duplexes, townhouses, and apartments. The minimum lot sizes for each district are 22,000 square feet for R-1, 15,000 square feet for R-2, and 10,000 square feet for R-3. The R-4 District allows six townhouses per developable acre, or multi-family dwellings with a minimum lot area of 3,000 square feet.

About 885 acres in Walkersville are zoned residential, representing 32% of the Town land. Over 87% of the residentially zoned land in the Town is already developed. The development potential of residential districts is about 138 dwelling units.

R-1 zoning applies to 215 acres, about half of which is currently undeveloped. The Creekside Park subdivision is zoned R1. About 118 dwelling units could be built on the three largest undeveloped parcels zoned R1 (Bell, Graham, and Ausherman).

R-2 zoning applies to 370 acres, all of which are developed.

R-3 zoning applies to the Old Town area, the Winter Brook development, and the Sun Meadow development. The final phase of the Sun Meadow development is currently under development.

R-4 zoning applies to the existing townhouse and condominium developments as well as a 3 acre undeveloped parcel on the west side of Glade Road. The development potential of this district is 16 multi-family units.

Commercial Districts: Commercial districts include the B-1, B-2 and B-O Districts. The B-1 District is intended to allow limited commercial uses in areas convenient to residential areas. B-1 zoning currently applies to 16 acres in the Old Town area. These areas are currently developed with a mix of small commercial uses, residences and institutional uses.

The B-2 District, the principal retail/service district, applies to the shopping center and newer commercial uses on Frederick Street. It applies to 50 acres, of which 41 acres are currently developed. The undeveloped areas are located on the west side of MD 194 near Sandstone Drive. The Victoria Park apartments are zoned B-2, and were permitted by a zoning text amendment allowing senior apartments on mixed use sites in the B-1 and B-2 districts.

The B-O District was adopted in 1988, and is “intended to provide areas along certain major streets where non-retail commercial uses, such as business and professional offices, may be located in a low intensity manner such that they can be compatible with adjacent residential uses.” The District currently applies to three banks located on Commerce Drive at the corner of Nicodemus Road and MD Route 194, the Glade Valley Center (nursing home), a professional office on the west side of MD 194 near the Exxon gas station, and a medical center on Frederick Street.

The Frederick County Bank was built on the remaining one acre lot in the Commerce Drive subdivision. Within the land zoned B-O, there is room for expansion on the Glade Valley Center site.

Mixed Use District: The Old Town Mixed Use District (OTM) is a mixed use district permitting residential and small-scale, low intensity commercial uses. The purposes of the Old Town Mixed Use District are “to promote the use and reuse of existing structures in the Old Town area” and “to preserve the historic mix of small scale retail, office and residential uses within Old Town area...The residential character of properties in the OTM District will be maintained through appropriate size, location and scale of buildings, materials used, landscaping and lighting and other performance standards. The district is not intended to accommodate commercial uses that are more appropriate for the B-1, B-2 and B-O Districts and that entail high-volume traffic turnover, large parking areas and/or outdoor storage and display areas.”

The area in which the district can be applied includes the following streets: Maple Avenue, Maryland Avenue, Fulton Avenue, Main Street (from Frederick Street to George Street), Pennsylvania Avenue (from the railroad to Clinton Street), Green Street, George Street (from Pennsylvania Avenue to Clinton Street), and Frederick Street (from Main Street to Nicodemus Road).

In 2005, approximately 25 parcels were rezoned to the Old Town Mixed Use District. All are developed, although the OTM designation would permit a wider range of uses on the parcels, so that changes of use could occur.

Industrial Districts: The Limited Industrial District (LI) is “intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value; and provides a healthful industrial operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.” Permitted in this District are uses permitted in the B O District as well as a number of heavy commercial uses such as lumber yards, stone monument sales and processing, and industrial laundry and dry cleaning. Bottling plants, wholesaling and warehouses, and research laboratories are also permitted. The District applies to 137 acres, including Lonza and undeveloped parcels along the north side of the railroad tracks. Lonza occupies a 112 acre site, allowing for expansion of their facilities.

The Town Zoning Ordinance also includes two other industrial districts. The Limited Industrial Park (LIP) District is “intended to provide for those industrial uses which require outdoor storage of equipment or supplies.” Permitted uses include all uses permitted in the LI District as well as such uses as yard storage, mobile home sales, boat sales, auto and truck sales, car wash, mini-warehouse storage and contractor equipment and material storage yard. Fifteen undeveloped acres, located on the west side of MD 194, south of Fountain Rock Road, are currently zoned LIP within the Town. The (formerly) Cargill parcel and an undeveloped parcel along the railroad tracks are also zoned LIP.

The General Industrial District (GI) is “intended to provide areas for industries involving manufacturing.” Permitted uses include those allowed in the LI and LIP Districts as well as agribusiness, auto auction sales, and general manufacturing. There are no properties currently zoned GI within the Town, and none are planned at this time.

Residential Development Potential Under Existing Zoning

Residential development potential in the Town residential zoning districts is summarized in Table 6-7.

An incidental number of new dwelling units could be added by the subdivision of lots under Agricultural zoning or on small undeveloped parcels in the older parts of Town.

**Table 6-7
Dwelling Unit Potential Under Existing Zoning Residential Districts
Town of Walkersville, 2011**

Zoning District	Undeveloped Acres	Dwelling Unit Potential
R-1 (22,000 sf min. lot size)	107	118
R-2 (15,000 sf min. lot size)	0	0
R-3 (10,000 sf min. lot size)	2	4
R-4 (6 townhouses / acre; 3,000 sf/dwelling min. lot size)	3	16
Total	112	138

Source: Town of Walkersville, February 2011

Land Use Needs

The Town's population projections are based on the construction of an average of 10 dwelling units per year. As shown in Table 6-7, 138 units could be built on undeveloped residentially-zoned properties. Even assuming that all five residentially-zoned properties are developed, growth for a twenty year period cannot be accommodated without rezoning additional land for residential development. Rezoning existing residential land to a district that allows for higher density would also increase the development potential of residentially zoned land.

The amount of land needed to accommodate growth for 20 years depends on the permitted residential density and the interest of the property owners have in developing their properties. After land is set aside for open space, reforestation, stormwater management and roads, the R1 district yields 1.1 units per acre; the R2 District, 1.5 units per acre; the R3 district, 2 units per acre; and the R4 district, 5 units per acre.

At a minimum, the Town should plan for enough land area to accommodate the 200 dwelling units that would be the result of 10 dwelling units being built every year over 20 years. Land currently zoned would accommodate 138 units, so land for 62 units is needed. An additional 43 acres of residential land (zoned R2) would be needed to accommodate 62 units.

RECOMMENDED LAND USE PLAN

The recommendations of a Comprehensive Plan are primarily contained in the Plan Map. The Map, showing the Town and its Ultimate Annexation Limits, delineates the future annexation limits of the Town, shows the location of all existing and proposed roads and designates sites for existing and future community facilities. More importantly, though, the Plan Map designates future land uses for all properties within the Ultimate Annexation Limits and serves as the basis for all future zoning decisions.

Ultimate Annexation Limits

The Plan map encompasses the Town and its Ultimate Annexation Limits. The Frederick County Comprehensive Plan designates most of the area outside the Town limits for Priority Preservation, meaning it is set aside for agricultural uses and preservation. Despite this designation, the County Plan recognizes this to be an area in which the Town could annex properties with the intent to maintain agricultural uses and therefore provide a buffer between the Town and the City of Frederick. The Town designates those areas that are designated Priority Preservation on the County Plan as the Town's Agricultural Buffer. Land in the Agricultural Buffer could be annexed as agricultural land; the intention is for the properties to remain in agricultural use and to serve as a buffer between the Town and developed and developing areas of Frederick City and County. The Town fully supports the purchase of agricultural preservation easements within the Agricultural Buffer.

The Ultimate Annexation Limits extend north of the Town to include properties along the north side of Devilbiss Bridge Road, west to the Monocacy River, south to MD Route 26 and east to Crum and Stauffer Roads. The area encompasses nearly 7,500 acres, about two-thirds of which is in agricultural use. The area also includes developments outside the Walkersville Town limits, including the Discovery Planned Unit Development, Spring Garden Estates, Glade Manor I, Dublin Manor, Green Village, Devon Farms, and the former Rotorex plant site.

The land within the Ultimate Annexation Limits is included on the Town Plan to indicate to the State, County and surrounding jurisdictions that the Town intends for these farms to serve as an agricultural buffer around the Town. The Town hopes to pre-empt potentially inconsistent and/or incompatible land use recommendations for these properties that may originate in other jurisdictions.

Land Use Plan Designations

The following land use categories are shown on the Plan map: Agricultural Preservation, Agricultural/Rural, Agricultural Buffer, Floodplain, Parks and Open Space, Institutional, Low Density Residential, Medium Density Residential, High Density Residential, Old Town, Office Commercial, General Commercial, Limited Industrial, and General Industrial. Table 6-8 shows the acreages by plan designation.

Table 6-8
Acres by Comprehensive Plan Designation Walkersville 2011
Comprehensive Plan

Plan Designation	Total Acres	Percent of Total
Agricultural	4,950	66.2%
Open Space	180	2.4%
Institutional	345	4.6%
Residential		
Low Density	800	10.7%
Medium Density	120	1.6%
High Density	90	1.2%
Total Residential	1,010	13.5%
Old Town Area	75	1.0%
Commercial		
Office/Commercial	15	0.2%
General Commercial	85	1.1%
Total Commercial	100	1.3%
Industrial		
Limited Industrial	530	7.1%
General Industrial	-	-
Total Industrial	530	7.1%
Streets, Roads & Highways	290	3.9%
Total	7,480	100.0%

Source: Town of Walkersville, May 2011

Open Space and Floodplain Plan Designations

The Open Space and Floodplain categories indicate areas in which development is to be limited to park, recreation and conservation uses. The Open Space designation is shown for about 180 acres, including the Walkersville Community Park, the Heritage Farm Park, Fountain Rock Park and Creamery Park. Properties designated Open Space are also zoned Open Space.

Open Space areas within developments such as Glade Towne, Deerfield and Sun Meadow are also included in the Open Space category. These open space parcels located within residential developments are residentially zoned, and include recreation, stormwater management, forest resource and buffer areas. Recreation and open space areas within townhouse and multi-family developments were not included in this category because they include streets and parking areas.

The floodplain designation is an overlay designation. This area reflects the FEMA 100-year floodplain map which became effective on September 19, 2007. The Town zoning regulations prohibit development within the floodplain areas.

Open Space and Floodplain Policies and Recommendations:

- *Development plans for new residential developments shall include park and open space areas.*
- *Development of floodplain areas will be prohibited. Forestation of the stream valleys shall be encouraged to prevent erosion and to maintain sensitive environmental areas.*
- *Identify priority areas for open space acquisition and preservation.*
- *Develop a plan for the Town-owned watershed property on Daysville and Chestnut Grove Roads.*
- *Consider zoning and subdivision alternatives that maximize the preservation of open space.*

Agricultural Plan Designation

The land use plan designates land planned for agricultural use in one of three categories. Farms that have been placed in an agricultural preservation program are designated Agricultural Preservation. Most of the agricultural land located outside the Town limits but within the Town's Ultimate Annexation Limits is designated Agricultural Buffer, indicating that the Town intends for these farms to remain in agricultural use permanently and serve as a buffer between the Town and surrounding municipalities and growth areas. Finally, agricultural properties within Town limits planned to remain in agricultural use for the next 20 years are designated Agricultural/Rural. A total of about 4,950 acres are included in an agricultural category on the Plan map.

The Agricultural categories are used to designate those areas which are intended to remain undeveloped or in agricultural use. Subdivision and development activity within these areas should be restricted to uses which maintain rural character or which are incidental to agricultural activities. Properties designated Agricultural Preservation, Agricultural Buffer, and Agricultural/Rural on the Plan Map are also zoned Agricultural in the Town or County.

Agricultural Land Policies and Recommendations:

- *The preferred use of properties designated Agricultural on the Plan is agriculture. The operation at any time of any machinery used in farming operations shall be permitted and shall have preference over all other uses.*
- *Additional low density, well and septic residential development of agricultural areas shall be discouraged within the potential annexation limits.*
- *Farming is an integral part of the Town's character. The Town shall not interfere with the agricultural use of agriculturally zoned properties.*
- *Support the County's efforts to preserve agricultural land by purchase of development rights easements.*
- *Consider the economic viability of working farms in land use decisions that affect agricultural properties.*
- *Review the uses and requirements of the Town Agricultural zoning district.*

Institutional Plan Designation

The Institutional designation identifies sites used for public and semi-public purposes, such as schools, public buildings, the fire and ambulance companies, utilities, libraries, places of worship and private schools. Properties designated institutional are zoned Open Space, Agricultural, Old Town Mixed Use or residential. About 345 acres are shown in this category.

Institutional Use Policies and Recommendations:

- *Institutional uses should be zoned Institutional Use. Existing institutional uses shall be considered for rezoning on a case-by-case basis, with the goal of minimizing non-conformities.*
- *Institutional uses should be located where roads, water and sewer services and fire and rescue facilities are adequate to serve the existing or proposed use.*
- *Institutional uses located within the Town shall be served by public water and sewer services.*
- *When considering plans for new developments, the Town shall set aside land for new institutional uses as appropriate.*

Residential Plan Designations

Residential land use categories include low density, medium density and high density. About 1,010 acres are designated for residential development. Of this total, about 898 acres are currently developed and 112 acres remain undeveloped.

The Low Density Residential category accounts for the majority (800 acres) of residential land. Development densities within these areas should not exceed 3 units per acre and may be zoned either R-1 or R-2 residential. Only single family homes would be permitted on property designated Low Density Residential. The Bell (on MD 194, south of Walkersville Elementary) and Graham (southside of Biggs Ford Road) properties are undeveloped and designated Low Density Residential with a development potential of 122 units.

The Medium Density Residential category is shown for parts of Old Town Walkersville, and for the Winter Brook and Sun Meadow developments. Up to 4 dwelling units per acre could be constructed in Medium Density areas. The R-3 residential zoning district corresponds to the Medium Density land use designation. Housing types are restricted to one and two family dwellings. About 120 acres are designated Medium Density Residential on the Plan. The development potential of the Medium Density areas is 18 units which could be built on the Ausherman (off Pennsylvania Avenue, along the railroad tracks) property. The High Density Residential category includes areas with development densities of 5 to 8 units per acre. All housing types including single family, townhouse and multi-family are permitted in High Density residential areas. Properties designated High Density may be zoned R-4 Residential. About 90 acres are shown in this category, including the townhouses in Colony Village, Glade Towne, Discovery, and Heritage and the Glade Towne condominiums. A 3 acre parcel on the west side of Glade Road is designated High Density Residential on the Plan map. At the time it was rezoned in 2005 a development of 16 apartments was proposed on this property.

Residential Development Policies and Recommendations:

- *New residential development shall be integrated with existing development. Development occurring on infill parcels or in proximity to existing public services shall be given priority.*

- *The Town should review its residential zoning districts and their respective requirements to ensure that the zoning regulations fulfill the purpose and intent of the Comprehensive Plan categories.*

Table 6-9					
Residential Development Potential					
Walkersville 2011 Comprehensive Plan					
Land Use Designation	Acres Designated (1)	Existing Dwelling Units	Additional Potential Dwelling Units (2)	Additional Potential Population (4)	Total Dwelling Units
Agricultural (3)	4,950	212	-	--	212
Low Density Residential	800	1,520	106	286	1,626
Medium Density Residential	120	405	26	70	431
High Density Residential	90	860	16	43	876
Total	5,960	2,997	148	399	3,145
<p>(1) Acres designated include entire acreage of parcel or development: floodplains, roads, open space as well as residential lots. Agricultural land includes parcels with agricultural preservation easements.</p> <p>(2) Undeveloped residential parcels include Bell (LDR), Graham (LDR), Ausherman (MDR), and Staley (HDR) properties.</p> <p>(3) The Town’s Agricultural zoning district permits the subdivision of up to 3 parcels per parcel that was existing in 1979 when the Agricultural District was established. Most of these subdivision rights have not been utilized. Based on this historic trend, the Town does not expect more than an incidental number of homes to built in the Agricultural District over the next 20 years.</p> <p>(4) Assumes average household size of 2.7 persons/dwelling unit.</p>					

Old Town Plan Designation

The Old Town category identifies the unique historic old town Walkersville area that contains a mix of small-scale retail, office, public and semi-public and residential uses. The Old Town area consists of the following streets: Maple Avenue, Fulton Avenue, Main Street (from Frederick Street to George Street), Pennsylvania Avenue (from the railroad to Main Street), Green Street, George Street (from Pennsylvania Avenue to Main Street), and Frederick Street (from Main Street to Nicodemus Road). Appropriate zoning categories in the Old Town area include Old Town

Mixed Use (OTM), R-3 Residential, and B-1 Commercial.

Old Town Development Policies and Recommendations:

- *The residential character of the Old Town area shall be maintained through appropriate size, location, and scale of buildings; materials used; landscaping; lighting; and other performance standards.*
- *The Old Town area is not intended to accommodate commercial uses that are more appropriate for areas with a commercial designation and that entail high-volume traffic turnover, large parking areas and/or outdoor storage and display areas.*
- *The Town shall use regulatory controls to preserve the Old Town area as a unique, mixed use area.*

Commercial Plan Designations

Two commercial categories are shown on the Plan: General Commercial and Office/Commercial. The General Commercial designation is used to indicate sites that are appropriate for a full range of commercial activities. Properties with this land use plan designation may be zoned either B-1 or B-2 Commercial. The Office Commercial designation indicates areas that are appropriate for office and a limited range of service uses. The B-O Commercial zoning district corresponds to this land use designation.

Commercial areas are generally oriented to MD Route 194. Even if not directly accessible to the bypass, commercial areas are visible from MD 194. However, while commercial areas are oriented toward MD 194, access will be limited. Service or local roads will provide access to any new commercial development located on MD 194.

About 85 acres are shown in the General Commercial category, and about 20 of these acres are currently undeveloped. The undeveloped General Commercial areas are located on the northwest side of MD Route 194 at Sandstone Drive and behind the Sheetz store on Fountain Rock Road.

The Office/Commercial designation is shown for the northwest side of MD 194 at Nicodemus Road, which includes the Glade Valley Center and three banks. Two small commercial properties are also designated Office Commercial.

Industrial Plan Designations

The Plan provides for Limited Industrial growth. The Limited Industrial designation is intended to provide locations for the development of office and research park uses, limited manufacturing, warehouses, wholesale and distribution, and other business uses. Properties designated Limited Industrial may be zoned either Limited Industrial (LI) or Limited Industrial Park (LIP).

Within the current Town limits, the Plan provides for the expansion of the Lonza campus, and some additional limited industrial development along the railroad tracks and on the west side of MD 194 south of Fountain Rock Road. Most of the planned industrial development is directed toward the area located in the southwest quadrant of the Ultimate Annexation Limits, on the west side of MD 194 and south and west of Fountain Rock Road. The recently annexed Century Center property is located in this area. Development of this area would provide an employment center in areas served by the railroad and major highways.

Approximately 530 acres are designated for Limited Industrial development on the Plan map. About 50 acres are currently developed and in use, the remainder is in agricultural use or vacant (including the vacated Rotorex plant).

Commercial and Industrial Development Policies:

- *The development of areas designated for employment shall be a priority for the Town and shall be actively encouraged.*
- *An adequate supply of commercial and employment land shall be provided through the zoning and annexation process to support economic development in the Town.*
- *Commercial and employment development shall be directed to sites which are accessible to major roads and which are physically suitable for development.*
- *Commercial activities shall provide the greatest possible range of goods and services to area residents.*
- *Commercial and industrial developments shall be planned so as to minimize visual and noise impacts on the community. Landscaping and buffering shall be required as part of the site planning process.*
- *Utilization of the railroad by local industries shall be encouraged.*
- *The most suitable sites for industrial and employment development shall be reserved for future use.*
- *Encourage the establishment and growth of locally owned businesses within the commercial areas.*
- *Consider adopting architectural review design standards.*
- *Review the uses and requirements of the Town Commercial and Industrial zoning districts.*

CHAPTER 7

COMMUNITY SERVICES

Services to Town residents are provided by the Town, County and other agencies. Walkersville provides public water service, road maintenance, park facilities, Resident Troopers, and garbage disposal to its residents. The County provides the public sewer service, recycling pick-up and a public library. Public schools are provided by the Frederick County Public School (FCPS) system which is funded by both the State and County. Fire, rescue and ambulance services are provided by local volunteer organizations with supplemental paid staff funded by fire taxes. However, regardless of which agency provides the public service or facility to Walkersville residents, it is the Town's responsibility to ensure that public facilities are adequate to meet the needs of its residents.

Schools

Two elementary schools, one middle school, and one high school serve the Town of Walkersville. Walkersville Elementary School was built in 1974, with 54,454 square feet of floor area, and a 226 seat new addition was occupied in the 2010-2011 school year. Its capacity, with the addition, is 714 students. The school primarily serves the southern part of Town as well as surrounding areas (Dearbought, Waterside and Worman's Mill developments) located in the County and Frederick City. On June 30, 2011, the school had 661 students, 93% of the building's capacity.

Glade Elementary, built in 1995 with 66,500 square feet of floor area, has a capacity of 638 students and serves the northern portion of Town and surrounding areas in the County. On June 30, 2011, the school was operating at 91% capacity with 580 students (equated enrollment).

Walkersville Middle School, originally constructed in 1960 with 75,880 square feet of floor area. Additions and renovations to the building in 1985 and 1998 added 43,473 square feet of floor area. The school has a capacity of 1,051 students. On June 30, 2011, the school had 789 students, which is 75% of its capacity.

Walkersville High School, originally constructed in 1976, has 181,416 square feet of floor area. An addition in 1999 added 24,916 square feet to the original 156,500 square feet of floor area. It has a capacity of 1,197 students. On June 30, 2011, the school was operating at 99% capacity, with 1,184 students.

Students from Walkersville Elementary, Glade Elementary and New Midway/Woodsboro Elementary Schools feed into Walkersville Middle and High Schools.

Construction funding for an additional 300 seats at the High School has been proposed in the County CIP, but is not scheduled for future funding at this time. The addition was entirely removed in the proposed 2012 – 2017 CIP. The FCPS staff has noted that the addition is not needed at this time due to projected declining enrollments.

The Walkersville Intermediate "B" Building was originally constructed in 1921 with 14,660 square feet of floor area. Additions in 1928, 1937, 1952, 1961 and 1967 added a total of 12,692 square feet to the building. It is currently used for staff training and is home to the Success Program for

older students with special needs. Interior renovations and a new parking lot are scheduled for completion in 2011. In the past, the Board of Education has used the “B” Building to for a number of purposes.

All of the schools in Walkersville are currently operating at or below capacity and are projected by the FCPS staff to remain there through 2019. Because of the Town’s policy to limit residential growth in the Town, enrollment growth is likely to be mostly affected by new development occurring in the MD 26 corridor within the jurisdiction of Frederick City. If any of the schools serving a proposed residential development in the Town reach 105% capacity, the Town’s Adequate Public Facilities Ordinance would prevent the development of the property from moving forward.

Table 7-1
SCHOOL ENROLLMENT PROJECTIONS: 2011 – 2019
Frederick County Schools Serving Walkersville Area

School	State Rated Capacity	Equated Enrollment 2010	Percent Capacity	2011	2012	2013	2014	2015	2016	2017	2018	2019
Walkersville Elementary	714	665	93%	93%	93%	92%	90%	92%	93%	92%	93 %	94%
Glade Elementary	638	576	90%	89%	94%	92%	94%	96%	98%	100%	102%	105%
Walkersville Middle	1051	789	75%	76%	72%	74%	75%	76%	71%	69%	71%	70%
Walkersville High	1197	1181	99%	98%	97%	94%	91%	90%	91%	90%	90%	90%

Source: Frederick County Public Schools, Preliminary Educational Facilities Master Plan Annual Update, June 2010.

Enrollment projections for Walkersville schools, shown in Table 7-1, indicate that both elementary schools in Walkersville will be operating below capacity until 2017, when Glade Elementary is projected to be operating at 100% capacity. Enrollments at both Walkersville Middle School and Walkersville High School are projected to decline between 2010 and 2019. In 2019 Walkersville Middle School is projected to be operating at 70% capacity and the high school at 90%. Between 2011 and 2016 all schools in Walkersville are projected to be operating below capacity.

Impact of Growth on Public Schools

The Town’s anticipated growth of an average of 10 new dwelling units in the Town per year, would generate a total of 200 dwelling units between 2010 and 2030. The total student yield from this growth would be 107 students. This estimate assumes that the new units are primarily single family units which generate more students than other housing types.

Students from several developments in the MD 26 corridor--including the Waterside, Worman's Mill and Dearbought neighborhoods--attend Walkersville Elementary, Middle and High schools. The FCPS Preliminary Educational Facilities Master Plan Annual Update includes details about residential units that are planned for each school district. An additional 559 units could be built in the planned Monocacy Park (Main property) and the Worman's Mill developments. Students in these units would attend Walkersville Elementary, Middle and High schools. The impact of these developments on the school capacities would depend on when and how quickly the units are built and occupied.

The City of Frederick Comprehensive Plan also notes that Walkersville schools are among 11 schools that would be directly affected by potential annexations to the City.

Under the Town's Adequate Public Facilities Ordinance, preliminary plans for residential developments cannot be approved if the schools serving the site are at 105% or greater capacity. The APFO only applies to sites within Town limits; proposed developments located outside the Town fall under other the codes of other jurisdictions. Developments in Frederick City have contributed to the overcrowding of Walkersville Elementary and High Schools in the past. Given the amount of potential development remaining in the MD 26 corridor, that scenario could be repeated in the coming years. It could be that the Town APFO will prohibit the development of new homes in Town because of overcrowded school caused by development outside of Town.

This plan does not recommend the construction of any new schools within the Town of Walkersville or its Ultimate Annexation Limits. Should the Town schools become overcrowded in the next twenty years, this plan anticipates that overcrowding issues would be resolved by redistricting. Redistricting would most likely involve the neighborhoods in the MD 26 corridor that currently are within the Walkersville school district boundaries, but are adjacent to the North Frederick Elementary, Governor Thomas Johnson Middle, and Governor Thomas Johnson High School Districts.

Parks and Open Space

As noted in Table 7-2, the Town of Walkersville owns 437 acres of parks and open space. Approximately 170 acres is active recreation parkland primarily located within two parks - the Heritage Farm Park and Walkersville Community Park. The Heritage Farm Park is located on the north side of Devilbiss Bridge Road, east of Glade Road and offers baseball, softball, football, lacrosse and soccer fields, a disc golf course, a practice golf course, picnic pavilions, playgrounds, community gardens, walking paths and a yard waste collection center.

The Walkersville Community Park is located on Kenneth Drive and includes picnic pavilions, playground equipment, horseshoe pits, tennis courts, walking paths, basketball court, softball fields and a volleyball court. Thirty-two acres of parkland were dedicated to the Town by the Wachter family and became part of the Community Park. This land is currently in passive recreation use.

A small neighborhood park, Creamery Park, is located on the west side of Glade Road and totals 2 acres. Creamery Park has a picnic pavilion, basketball court and playground equipment.

The Gilmore C. Trout Memorial Park is another 2 acre neighborhood park located in the Sun Meadow subdivision on the south side of Bedrock Drive. This park was dedicated to the Town as part of the Sun Meadow development and has playground equipment.

Finally, the Town owns approximately 230 acres of woodland on Chestnut Grove Road, known as the Watershed. It is currently used by local Scouts for camping and outdoor activities. The Town also issues hunting permits to local residents on a limited basis. Otherwise, the watershed is not available to the general public as a recreation area.

**Table 7-2
EXISTING PARKLAND/OPEN SPACE
Town of Walkersville**

Name	Location	Acres
Heritage Farm Park	N/S Devilbiss Bridge Rd	148
Walkersville Community Park	Kenneth Drive	52
Creamery Park	W/S Glade Road	2
Glimore C. Trout Memorial Park	S/S Bedrock Drive	2
TOTAL		<u>204</u>
Walkersville Watershed	Chestnut Grove Road	233

Growth-Related Parkland Needs

As the Walkersville community grows, additional parkland will be needed. The State sets a standard of 30 acres per 1,000 people. If the watershed is included, the Town has 76 acres per 1,000 people. If the watershed is not included, the Town has 36 acres per 1,000 people.

Frederick County sets park acreage standards by park type: 5 acres per 1,000 residents for small neighborhood parks, 10 acres per 1,000 residents for larger, community parks and 10 acres per 1,000 residents for regional parks. Within the Town, Creamery Park and Gilmore Trout Memorial Park would be classified as neighborhood parks. Walkersville Community Park would be classified as a community park, and Heritage Farm Park would be classified as a regional park. The Fountain Rock Nature Center, a Frederick County facility located just outside the Town limits on Fountain Rock Road, would also be classified as a regional park.

There are also park and playground facilities within neighborhoods that are owned and maintained by neighborhood homeowners' associations. The Glade Towne, Colony Village, Deerfield, Creekside Park and Sun Meadow neighborhoods all have open space and/or playground facilities owned and maintained by their association.

Table 7 -3 PARKLAND NEEDS Town of Walkersville					
Park Type	Standard	Existing Acres	Current Needs	2020 Needs	2030 Needs
Neighborhood	5 acres / 1,000 population	4	29	30 acres	31 acres
Community	10 acres / 1,000 population	52	57	60 acres	63 acres
Regional	10 acres / 1,000 population	148	57	60 acres	63 acres
Total	25 acres / 1,000 population	204	143	150 acres	157 acres

Note: Current population: 5,800; 2020 population: 6,121; 2030 population: 6,385

As shown in Table 7-3, the Town falls short in the provision of neighborhood parks, although it could be argued that facilities owned by homeowners' associations meet that need. In terms of overall acreage, the Town's existing parkland needs are met through 2030.

Libraries

The Walkersville Branch Library is part of the Frederick County Public Library System, which is headquartered in the C. Burr Artz Library in downtown Frederick, and is funded by the Board of County Commissioners. The Walkersville Library, constructed in 1987, is centrally located on Frederick Street just south of the Walkersville Middle School and totals approximately 2,500 square feet.

A new branch 15,000 square foot library in Walkersville has been designed. The Town provided a lot dedicated for public use in the Sun Meadow development to Frederick County. Construction of the facility was delayed; it was originally scheduled to begin in FY 2011 and has now been changed in the Frederick County Capital Improvement Plan to FY 2015. The project is proposed to be delayed further, to 2017, in the proposed FY2012 – FY2017 County CIP.

Protective Services

The Maryland State Police provide police service to the Town, through the Resident Trooper Program funded by the Town. Currently, three Resident Troopers serve the Town. The Resident Troopers' responsibilities include community policing and responding to local calls during their shifts. When a Trooper is not on duty in the Town, officers from the State Police Barrack respond to calls in the Town. The current level of police protection is adequate and is expected to remain that way throughout the Plan period.

The Walkersville Volunteer Fire Company and the Walkersville Volunteer Rescue Company provide fire, rescue and ambulance services to the Town and its environs. Both companies are located on Frederick Street just west of MD 194. The Advanced Life Support units are based in Frederick City and supplement the local volunteer service.

Currently all residential neighborhoods in Town are located within a 2-mile radius of the Fire and Ambulance Companies, which is in keeping with standards set for the location of fire and rescue facilities. Typical fire and rescue service standards require service within a 2-mile radius for suburban residential development and within a 1.5 mile radius for high value commercial and industrial development or high density residential development. Ambulance standards suggest a 10-minute response time.

The Walkersville Fire and Ambulance Companies are staffed by volunteers and some paid personnel. As the Town has grown, both companies have either expanded their facilities or moved into larger facilities. Demand for services has increased both because of population growth and because of the construction of nursing care facilities in the first due area. Both the fire and rescue companies have expanded and updated their equipment in the past decades of population growth.

This Plan anticipates that fire and rescue services will be adequate throughout the Plan period. The Plan does not recommend that any land be set aside for new stations to supplement or replace existing facilities.

Water and Sewer Facilities

Water and sewer facilities are described in Chapter 8 of this Plan. Water facilities are adequate to serve the residential growth anticipated by this Plan. The Town Adequate Public Facilities Ordinance requires that water facilities be found to be adequate to serve proposed development. The developer of any large commercial or industrial development that might be proposed would be required to provide improvements to the system found to be necessary by the APFO study.

Sewer service to the Town is provided by Frederick County. Based on discussions with County staff, it appears that existing County sewer facilities are not adequate to serve growth anticipated by this Plan. In December 2010 the Board of County Commissioners approved funding for a study of the wastewater collection and conveyance system serving central Frederick County, an area which includes the Town. This engineering analysis will identify the improvements needed to ensure adequate capacity exists in the pipelines and pump stations that convey wastewater generated by the service areas.

Solid Waste

The Town provides refuse disposal to its residents with contracted service. Curbside pickup is available once each week. Commercial, industrial and institutional properties must provide their own refuse disposal. Residents of the Town also participate in a curbside-recycling program administered by Frederick County. Finally, a yard waste composting site is located in the Heritage Farm Park and maintained by the Town and County.

COMMUNITY SERVICES PLAN PROPOSALS

One goal of the Comprehensive Plan is to ensure that growth occurs at a pace consistent with the provision of adequate public facilities. Many public facilities currently serving the community are at or near capacity. Short and long term facility needs have been identified as follows:

- Neighborhood parks (Town)
- Continue to upgrade Old Town water distribution system (Town)
- Resolve sewage treatment capacity issues (Frederick County)
- Alternative emergency water supply
- Additional water treatment capacity

Community Services Policies and Recommendations

- *Approval of future residential development will coincide with additional elementary school capacity, either through redistricting or new construction, so as to meet the Town's long term needs.*
- *Neighborhood park needs will be met through developer dedication of sites as part of the development review and approval process.*
- *Site(s) for additional community parkland should be identified consistent with the location of future residential development to meet the long-term needs.*
- *Options for additional water treatment capacity will be explored to ensure that adequate public water service is available to meet long term growth needs.*

- *The Town will support Frederick County's efforts to coordinate a solution to the sewage treatment capacity issues facing the Town and other growth areas served by the Ceresville pump station and central Frederick County outfall lines.*

CHAPTER 8

WATER RESOURCES

Town of Walkersville Watersheds

The Town of Walkersville is located in the Monocacy River watershed. The land in town drains toward either Glade Creek or Israel Creek. The Glade Creek basin is located in the Upper Monocacy watershed and the Israel Creek basin is located within the Lower Monocacy watershed. The Lower and Upper Monocacy River Watersheds were identified by the State to be impaired by sediments, nutrients, bacteria and impacts to biological communities.

Population and Growth Forecast

The Town is currently home to 5,800 persons (2,206 housing units). An additional 2,640 persons live outside the Town limits, but within the areas served by public water and sewer service. The service area includes the Glade Manor I, Spring Garden Estates and Discovery developments. The total population in the Walkersville service area is therefore about 8,440 persons. Approximately 20-30 households in the Town (located on farms) are not served by public water and sewer services, but have private wells and septic systems.

The Town is expected to grow slowly over the next twenty years, due to land use policy and facility constraints. The Town's population is projected to grow by about 8% in the next 10 years and another 4% between 2020 and 2030. The population is projected to be 6,256 persons in 2020 and 6,520 persons in 2030.

Drinking Water Supply and Availability

The Town of Walkersville has its own municipal water service supplied primarily by three high production wells located in the Walkersville Community Park and north of Sherwood Drive at the water treatment plant. Two standby wells, reserved for extreme droughts or emergencies, are also available. The Town water system includes three elevated storage tanks with a total storage capacity of 1,100,000 gallons. The Crum Road tower has a capacity of 300,000 gallons; the Discovery tower, 300,000 gallons and the Heritage Farm Park tower, 500,000 gallons. The water distribution system includes approximately 140,000 feet (26.5 miles) of mains.

The oldest portion of the water system, originally owned by a private water company, was constructed in 1909 and served Main, Fulton, Maple, Pennsylvania, George and Liberty Streets as well as the old mills adjacent to the railroad. The Town purchased the water system in 1959 when significant development began to occur in Town. The original water system was supplied by a reservoir located approximately 4 miles east of Walkersville. Several springs and Grape Creek fed the reservoir. It was abandoned as a water supply source in 1966 when high-yield production wells were found within Town.

Total yield from the Town's three wells is estimated at approximately 2,000,000 gallons per day (GPD). The Town's current water system has a treatment capacity of 1,400,000 GPD. The Town's Water Appropriation and Use Permit, issued by the State of Maryland Department of Natural Resources, allocates a maximum daily average groundwater withdrawal of 1 million gallons (MG) on a yearly basis and a daily average of 1.5 MG for the month of maximum use.

Average daily demand in 2010 was about 580,000 gallons. As of October 2010, the Town had 2,950 residential water customers, 58 commercial, 6 industrial and 38 institutional customers. It is estimated that residential customers account for 82.5% of the demand; commercial uses, 1.6%; industrial uses, 7.2%; and institutional uses account for 5.6%. About 3% of the daily demand is unaccounted for (water used for flushing system components, etc.).

The major commercial and institutional customers in Walkersville include Lonza, the Glade Valley Center, the Walkers Village Shopping Center, Walkersville Elementary, Middle and High Schools, Glade Elementary School, and Discovery Shopping Center. The combined annual drinking water usage for these users is 28.474 million gallons. Lonza is the largest consumer of drinking water at 15.57 million gallons per year. The next largest consumer is the Glade Valley Center at 4.389 million gallons per year.

The average daily demand for water declined after the Town instituted permanent restrictions on lawn watering in 1997 due to drought conditions. Between 2004 and 2009 average daily demand declined. Demand in 2010 increased to the 2004 level. In 2004, average daily demand was 585,000 gallons; in 2005, 587,000 gallons; in 2006, 573,000 gallons; in 2007, 568,000 gallons; in 2008, 554,000 gallons; in 2009, 548,000; and in the 2010, 580,000 gallons. Declines in water demand occurred despite the fact that over 200 new homes were built between 1994 and 2010, and the facilities at industrial user Lonza were expanded. The decline might be explained by an increase in residential and commercial vacancies; declining household size; less lawn watering due to wet conditions; increased use of low water use appliances; fewer new homes being built; and ongoing replacement of water lines in Old Town area correcting water leaks.

The Town estimates that the average water use for a family of four over one billing cycle (6 months) to be about 40,000 gallons. This equates to 220 gallons per household per day.

The maximum daily demand in 2010 was 937,000 gallons on July 6, 2010, which was the highest maximum daily demand in the last five years. The highest before that was 776,000 gallons in 2005.

Based a permitted capacity of 1,000,000 GPD and assuming an average demand of 937,000 GPD (accounting for maximum daily use), the Town would estimate that the available capacity in the system under the current permits is about 60,000 GPD. Assuming permits could be obtained, an additional 400,000 gpd of treatment capacity would be also be available to serve new development. The Town has committed to allocating and reserving water capacity for the Century Center development at the time of preliminary or site plan approval. Water tap agreements between the Town and developers are required for all new developments; the Town only reserves capacity in accordance with the terms of a water tap agreement.

This Plan anticipates the development of about 148 dwellings that would be served by the Town water system. Assuming that each household uses an average of 250 gallons of water per day, 37,000 gallons of water per day would be needed to accommodate residential growth anticipated by this Plan. The Town's water supply is adequate to accommodate this growth.

The permitted capacity of 1,000,000 gpd is not adequate to accommodate all of the commercial and industrial growth allowed by the land use plan. However, based on historic trends, it is unlikely that all the land set aside for commercial and industrial development will be developed in 20 years. The 400,000 gpd of treatment capacity for which a permit would need to be obtained could accommodate some or all of the commercial and industrial growth allowed by the land use plan, depending on whether the new uses are heavy water users.

The Town's Adequate Public Facilities Ordinance requires that the Town determine that the water supply, treatment facilities, storage tanks and pumping stations are adequate to serve a proposed development before preliminary plat approval. If the water system is found to be inadequate by the Town, the Town Planning Commission shall deny the preliminary plat.

Ground Water

The Town of Walkersville's public water supply depends on groundwater from three Town wells. The wells are located in the Glade Creek basin. The geologic formation in which the wells are located is a prolific aquifer due to solution-enlarged fractures, joints, and bedding planes that rapidly transport water. The aquifer is recharged by precipitation percolating through the soil, through direct runoff into sinkholes, and by losing streams.

In 1993 a Wellhead Protection Tracer Study was conducted for the Town by Thomas Aley of the Ozark Underground Laboratory and Malcolm S. Field of the U.S. Environmental Protection Agency. The Executive Summary of that study provides a description of the Town's drinking water supply:

A wellhead delineation study using fluorescent tracer dyes was conducted in the karst aquifer which supplies all of the municipal water for the town of Walkersville, Maryland. A total of seven groundwater traces were conducted by the Ozark Underground Laboratory. The tracing work demonstrated that at least 25% of the water extracted from the town wells is derived directly from the channel of nearby Glade Creek. Because of this, the entire topographic basin of Glade Creek upstream of the well field (an area of approximately 6.5 square miles) is included within the delineated wellhead protection zone.

Town wells #1, #2 and #3 are hydrologically connected with four springs in the area. These are: Pipe Spring (in the Walkersville Community Park), Willow Spring and Springhouse spring (downstream of the Town wellfield and on the opposite side of Glade Creek), and Fountain Rock Spring.

Approximately 15% of the water withdrawn from the Town wells #1, #2 and #3 is derived from precipitation which fell on urban and suburban lands in and around Walkersville. The remaining 85% of the water is derived from predominantly agricultural lands outside of the Town, but within the Glade Creek topographic basin.

Water can move very rapidly from the surface into Town wells. Typical travel times encountered during the dye tracing work ranged from a few hours to a few days. In one trace, dye introduced into a drainage ditch which receives runoff water from Maryland Highway 194 reached Town Well #1 within 17.5 hours of the time of dye injection. Endotoxin data indicate that microbiological contaminants are flushed from the surface and into Town wells by precipitation events; travel times are commonly 1 to 3 days, but can be 7 days or more in some cases.

While groundwater can move rapidly from the surface to the town wells, there is appreciable attenuation and detainment of tracer dyes within the groundwater system. It appears that much of the groundwater in the study area flows through, and is detained in, the epikarst. The epikarst is comprised of the upper 30 feet or so of the limestone bedrock. The epikarst is a region which has been highly

modified by solution and which contains appreciable amounts of water storage volume.

Nitrate concentrations in the raw water supply of Walkersville are of major concern. Based upon data developed in this study we estimate that less than 15% of the total nitrogen load in the Town's well water results from urban and suburban land use activities in Walkersville. Confined animal populations and agricultural use of nitrogenous fertilizers and animal waste is the source of at least 75% of the total nitrogen load in the well water. The remaining 10% of the total nitrogen load is due to natural sources.

The 1993 study was used to delineate the Town's wellhead protection area (WHPA). The area is bordered, generally, by MD Route 194 to the east, Fountain Rock Park and Walkersville High School to the south, Dublin Road to the west and Gravel Hill in Woodsboro to the north. Most of the land in the basin is in agricultural use.

Another result of the 1993 study was that the Town was notified that the wells are classified as "Ground Water Under the Direct Influence of Surface Water" (GWUDI) source as defined in COMAR and the Surface Water Treatment Rule (State regulations).

The Town water supply is therefore vulnerable to contamination from surface pollutants. Water quality monitoring of raw water from the Town wells has shown high levels of turbidity, hardness, nitrates and the presence of both total and fecal coliform bacteria. Nitrate levels were found to be high in the spring water source of Glade Creek prior to the creek flowing through the agricultural and developed areas of the basin.

The vulnerability of the Town's water supply to surface contamination was demonstrated in events in 1999 and 2008. The 1999 event involved the rupture of a sewer line in connection with construction of the Sun Meadow development. Raw sewage seeped into the Town wells within days of the accident. In 2008, contaminants from a manure spill into Glade Creek on a farm north of Town were detected in the Town wells again within days of the incident. In both cases, the Town's water treatment plant was shut down and an emergency temporary connection to Frederick County water lines in Ceresville (in the Waterside development) was installed. Until the emergency connection was operational, boil water advisories were in place for all water system customers and local restaurants were closed.

A Source Water Assessment for the Town was prepared by the Maryland Department of the Environment in July 2001. The study noted the following:

The area along Glade Creek and surrounding sinkholes are considered the most vulnerable areas within the WHPA and a "critical" zone should be established. The critical zone may be defined, for example, as a 100-foot buffer zone along Glade Creek and around identified open sinkholes...Contaminant spills or other threats should be responded to immediately if they occur in the critical zone.

The Source Water Assessment also concluded, "due to the nature of the karst aquifer and the rapid movement of water through the aquifer coupled with the presence of potential contaminant sources within the WHPA, the water supply is considered susceptible to all contaminants, despite the fact that not all contaminants have been detected (e.g. SOCSs Synthetic Organic Compounds, VOCs Volatile Organic Compounds)."

In February 2002, the Town adopted a Wellhead Protection Ordinance, the purpose of which is to

protect the public health, safety, and welfare of the citizens and residents of the Town through the preservation of the Town's groundwater resources while allowing community development and growth to proceed as allowed by the Town Code and Comprehensive Plan.

In 2007, Frederick County adopted a Wellhead Protection Ordinance that restricts the size and type of hazardous substance storage tanks located within wellhead protection areas.

After the 2008 spill, the Town considered installing a permanent emergency connection to Frederick County water lines in Waterside. The State offered the Town loans to complete the project but grant funding was not guaranteed. The Town received a proposal for engineering services to design the line but the Town Commissioners denied a motion to proceed with the project.

The annexation agreement signed by the Town and Century Center includes a provision that states: "the Town (in cooperation with the owner [Century Center]) shall pursue with the BOCC [Board of County Commissioners] and the Mayor and Board of Alderman the acquisition of a new public water source from Frederick County through and via the City of Frederick. The water source is anticipated to be provided to the City of Frederick and its public water system by Frederick County as part of its public water system. This new water source to the City of Frederick is anticipated to be provided from Frederick County's Potomac River water allocation, and subsequently conveyed by the City of Frederick to the Town (with the conveyance infrastructure to be the obligation of Owner as hereinafter provided). The water from this new water source is anticipated to be conveyed (at Owner's expense) from the City of Frederick's existing water meter in the Worman's Mill subdivision near the Monocacy River, northward under the Monocacy River and across the Owner's Property to Retreat Road, eastward along Retreat Road to Fountain Rock, and then southward and eastward along Fountain Rock Road to the nearest Town water meter (in the vicinity of the existing Sheetz store on MD Route 194 and Fountain Rock Road)."

Water Conservation

The Town's year-round restrictions on lawn watering have proven effective in water conservation. Average household water demand is generally estimated to be 250 gallons per day. The estimated daily demand of 220 gallons per household suggests that Walkersville residents conserve water.

Wastewater Treatment Assessment

Sewerage service is provided to the Town of Walkersville through an agreement with Frederick County and Frederick City. The Water Resources Element for Frederick County (part of the Frederick County Comprehensive Plan) includes a detailed description of the County's sewage treatment facilities. The following summary is based on information in that document as well as information from the County's Division of Utilities and Solid Waste Management (DUSWM).

The Central Frederick Service Area covers approximately 63 square miles in the center of the County. The Town is within this service area, which also includes the designated growth areas of the City of Frederick, Ballenger Creek, Urbana, Adamstown, Lake Linganore, Spring Ridge, and Bartonsville. Wastewater treatment service is provided via the Gas House Pike (Frederick City-owned) and Ballenger-McKinney (County owned) wastewater treatment plants. These treatment plants are connected by an extensive system of interceptors, pumping stations, and transmission lines.

The Gas House Pike plant discharges into the Monocacy River south of the Town. The permit capacity is 8,000,000 gallons per day. The average flow is 7,329,000 gallons per day, with the net available capacity is 1,400,000 gallons per day.

The Ballenger Creek-McKinney also discharges into the Monocacy River. The permit capacity of the Ballenger plant is 6,000,000 gallons per day, with an average flow of 5,146,000 GPD. The net available capacity is 854,000 GPD. Future plans are to develop the adjacent McKinney plant and the State has approved an average daily design flow of 18 million gallons per day (mgd). The State will permit 15 mgd to be discharged into the Monocacy River; above that, treated effluent would be diverted to a future Potomac River outfall.

While there is treatment capacity to serve the Town and its future growth, officials from Frederick County's DUSWM have indicated that the conveyance system and pump stations serving the Town, parts of Frederick City and Frederick County may not be adequate. In December 2010, the Board of County Commissioners funded a study to analyze the remaining capacity of the County's and City's collection systems, to create a sewer hydraulic model of the Tuscarora, Upper Monocacy, City and Lower Monocacy Interceptors and to determine where capacity issues exist or will be created as additional areas are served north of the City. The capacity of the Ceresville pump station, which serves the Town, will be analyzed as part of the study.

The first phase of the study, which includes the analysis and model of the system, was due to be completed at the end of March 2011. The second phase of the study will recommend improvements and/or expansions needed. This phase is due to be completed by the end of January 2012. The entire study is to be funded by the County, City and affected developers.

The pending study should provide the information needed to determine whether sewer service is adequate to serve the Town and its projected growth. If the facilities are found to be inadequate, new development may be restricted by the County until the necessary improvements are made. Amendments to the County Water & Sewerage Plan, which move properties forward in the process of being served by public facilities, could also be restricted by the County.

Under this Plan, approximately 148 dwellings could be constructed within the sewer service area. Applying a standard of 250 gallons of wastewater capacity needed per household per day, residential development anticipated by this Plan would require 37,000 gallons of capacity per day.

Approximately 20 acres of undeveloped commercial land is also shown on the Plan. This would include the eventual expansion of the Glade Valley nursing center, and the development of commercial lots on the northwest side of MD 194, opposite the Walkers Village Center. The Plan also designates 480 acres of undeveloped land for industrial development. Given historic rates of development in the Town, it is unlikely that commercial and industrial areas will expand rapidly. The amount of capacity needed for commercial and industrial growth would depend on the types of uses that are established.

For properties that are within the existing service areas and planned for sewer service on the Frederick County Water and Sewerage Plan, the County staff makes a determination as to whether the sewer system has sufficient capacity to serve new development. Changes to the planned service areas and the timing of expansion of sewer system falls under the jurisdiction of the Board of County Commissioners through the Water and Sewerage Plan amendment process.

Properties located east of MD 194 drain east and south to Israel Creek and not to the existing sewerage system. Development of these properties, if permitted by the Comprehensive Plan and

zoning regulations, would depend on the construction of an Israel Creek Sewer Interceptor. The Israel Creek Sewer Interceptor has been removed from the County's Capital Improvement Plan.

Private Wells and Septic Systems

Within the Town and its Ultimate Annexation Limits are farms and residential subdivisions that rely on individual private wells and septic systems. There are about 212 dwelling units outside the areas served by public water and sewer service. About 140 of these units are located in the Devon Farms, Dublin Manor, Green Village and Muddy Waters subdivisions, all of which are completely (or nearly completely) developed.

The Town Code allows private wells and septic systems that exist at the time of annexation to remain. In addition, private wells and septic systems are permitted in the Agricultural zoning district. The Town Code also allows temporary wells and septic systems to be installed under certain conditions on industrial parcels that are annexed after November 2009. At this time, this exception allowing temporary wells and septic system would apply only to the Century Center property.

Other than these exceptions, this Plan does not anticipate any new development that would be served by private wells and septic systems.

Managing Stormwater and Non-Point Source Pollution

Stormwater management and sediment and erosion control regulations are set and administered by Frederick County for the Town of Walkersville. The County regulations are updated and maintained in accordance with State and Federal regulations.

The Town's Design Manual includes additional stormwater management requirements. The Town's requirements include special design considerations because land in Town is prone to developing sinkholes. For example, all stormwater ponds must be lined with a synthetic, impermeable lining. Geotechnical analyses are required, and stormwater facilities must be located at least 25 feet from sinkhole prone areas. Sinkholes that form within stormwater management ponds must be repaired.

This Plan calls for limited growth within the Town and its Ultimate Annexation Limits. Thus, significant increases in impervious surface coverage are not anticipated over the Plan period. In addition, over 5,000 acres of land within the Town or its Ultimate Annexation Limits is designated for agricultural or open space use.

Watershed Restoration Efforts

In January of 2003, Frederick County received its first Watershed Restoration Action Strategy (WRAS) grant from the Department of Natural Resources. The grant was used to develop a strategic plan to guide citizens, government agencies, and other interested groups in the protection of the Upper and Lower Monocacy River watersheds. The steering committees formed to develop the plans evolved into the Monocacy & Catoclin Watershed Alliance (MCWA). According to their mission statement, the organization coordinates the efforts of a diverse group of stakeholders dedicated to the protection and restoration of the natural resources in the Monocacy and Catoclin watersheds.

A study completed in 2008 by the State Department of Environment established a Total Maximum Daily Load (TMDL) for sediment for the Lower Monocacy watershed. The TMDL was approved by the U.S. Environmental Protection Agency in accordance with the Clean Water Act. In 2007 a

study proposing a TMDL of Fecal Bacteria for the Upper Monocacy River basin was completed. A TMDL is a determination of the amount of a pollutant from point, nonpoint, and natural background sources that may be discharged to a water-quality limited waterbody. The TMDL is a written plan and analysis established to ensure that a waterbody will attain and maintain water quality standards. TMDLs are implemented through the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program targets point sources such as storm drain systems and wastewater treatment effluents.

Water Resources Policies and Recommendations

- *Identify ways to participate in watershed restoration efforts in the Glade and Israel Creek watersheds.*
- *Reduce the amount of impervious cover in new developments by minimizing driveway lengths, reviewing and adjusting parking standards, and encouraging shared parking facilities.*
- *Promote and encourage the adaptive reuse of existing structures.*
- *Concentrate development in areas within and adjacent to water and sewer service areas.*
- *Encourage the retention of prime farmland for agricultural use.*
- *Support Frederick County's efforts to coordinate a developer-funded solution to the capacity issues at the Ceresville pump station and with facilities downstream of the pump station.*
- *Reduce nonpoint source nutrient loading through stormwater management.*
- *Develop an impervious surface area layer in the Town Geographic Information System for use in estimating existing and projected impervious surface area coverage.*
- *Review and update the Town's design manual to account for the new Maryland stormwater management regulations.*
- *Collect data to forecast nutrient loads from stormwater runoff and septic systems.*

CHAPTER 9

TRANSPORTATION

Street System

Walkersville is connected to the state and interstate highway system via several routes. MD Route 194, a north/south State Highway extending through Walkersville, begins at MD Route 26 to the south and extends through Woodsboro, Taneytown and Hanover, PA to the north. MD Route 26, an east/west highway located south of Town, provides access to Frederick City and US 15 to the west and extends eastward to Mount Pleasant, Libertytown and Baltimore. US 15 is a major north/south route located to the west providing connections to the interstate highway system (I-270, I-70) as well as points north and south in Frederick County and beyond.

Local and County roads in the Walkersville area, including Biggs Ford Road, Devilbiss Bridge Road, Frederick Street, Crum Road, Stauffer Road, Water Street Road, Fountain Rock Road, Dublin Road, and Glade Road form the primary road network for the Town and surrounding area. These roads provide connections between residential neighborhoods, commercial areas and the State highway system. Originally constructed as rural roads, these roads are often characterized by narrow pavement widths, minimal shoulders, difficult vertical or horizontal alignments, or sight distance problems. As the Town grows, these roads will be increasingly used to access newly developed areas.

Most of the roads in the Town are neighborhood streets. In Old Town Walkersville, they form a grid pattern, with Frederick Street and Pennsylvania Avenue as the main thoroughfares. The extension of Bedrock Drive from Sandstone Drive in the Fountain Rock Manor subdivision to Glade Road (part of the Sun Meadow development) has provided a connection between the Old Town area and the newer subdivisions. The street systems in several subdivisions, such as Glade Towne, Fountain Rock Manor, Glade Manor, Creekside and Deerfield, were developed as self-contained looping systems with one or two access points on an arterial road. This kind of street pattern allows for the development of distinct neighborhoods but limits the number of through connections within the Town and adds to the traffic congestion at primary arterial intersections.

Traffic Volumes and Congestion

Town residents often note concerns about traffic congestion on area roads. MD 194 is the most heavily used route within the Town; information in the County Comprehensive Plan noted that 10,000 to 25,000 vehicles per day travel on the section between MD 26 and MD 550 in Woodsboro (2008 Average Annual Daily Traffic).

The Frederick County Comprehensive Plan also identified the most heavily traveled routes in the County including the routes shown in Table 9-1. The main routes to and from Walkersville, U.S. 15 and MD Route 26, are among the most heavily traveled routes in the County.

Average Annual Daily Traffic (Vehicles per day)	Routes
100,001 – 150,000	US 15 between US 40 & US 340 I-270 between I-70 & MD 85
50,001 – 100,000	I-270 between MD 85 & Montgomery Co US 15 between MD 26 & I-270 I-70 through Frederick County US 15/US 340 between I-270 & Mt. Zion Rd.
25,001 – 50,000	US 15 between MD 26 & Pennsylvania line MD 26 between US 15 & MD 194 US 40 between US 15 & 40 Alt US 340 between Mt Zion Rd & MD 17

**Based on 2008 Average Daily Traffic

The County Plan also noted that Vehicle Miles of Travel (VMT) on State Highways in the County increased by 197% between 1980 and 2006, and population increased by 99% in the same period. This indicates that County residents continue to rely on automobiles for transportation, and area roads are increasingly used by out-of-County residents.

Traffic studies conducted for a proposed development indicate that MD 194 (between MD 26 and Stauffer Road) operates at a level of service E (on a scale of A to F) in both the morning and evening peak hours.

Other Transportation Issues

Town residents have cited concerns about traffic safety, particularly on MD 194, at public meetings. The unsignalized intersections along MD 194 are the focus of concern. Most of the traffic accidents in the Town appear to be along MD 194. Over the years, a number of accidents have resulted in serious injuries and fatalities.

Speeding on Town streets is also a source of concern for residents. The Town has addressed these concerns in a variety of ways: increased enforcement; use of a movable electronic sign that notes the speed of the vehicle passing by; installation of 4-way stop signs; by striping street centerlines on selected streets; and by lowering speed limits in places.

Frederick County Highway Plan

The Frederick County Highway Plan, part of the County Comprehensive Plan, includes recommendations for road classifications and alignments in the Walkersville area. The Plan classifies all County roads in one of five categories: Freeway/Expressway, Major Arterial, Minor Arterial, Collector and Local. The classification of a particular road was determined by several factors, including whether local traffic or through traffic is served, the type and intensity of proposed land uses, the road's relationship to the overall network and the amount of traffic anticipated to use the road.

U.S. 15 is the only Freeway/Expressway located near Walkersville. MD 26 (from Ceresville west to U.S. 15) and MD 194 (from Ceresville to Walkersville) are designated as Major Arterials. MD 26 (east of Ceresville), MD 194 (north of Walkersville), Devilbiss Bridge Road, Water Street Road and

Biggs Ford Road (west of Buchanan Drive) are designated as Minor Arterials. Design standards for Major Arterials require a four-lane road with a median, while design standards for Minor Arterials require well designed two lane facilities in rural areas and four lane facilities in urban areas.

Collector roads carry traffic from local streets to arterial roads and freeways. Individual lot access from Collectors is intended to be limited. The County Plan designates Biggs Ford Road/Pennsylvania Avenue, Fountain Rock Road, Retreat Road, Glade Road, Crum Road and Stauffer Road as Collectors. Fountain Rock Road is proposed for realignment to the south, so that it aligns with Stauffer Road.

The Frederick County Highway Plan proposes the following improvements on roads used to access the Town:

- U.S. 15 Interchanges--Close existing at-grade intersections and construct grade separated interchanges at Monocacy Blvd/Christopher's Crossing, Biggs Ford Road, Old Frederick Road, and Hessong Bridge Road.
- Willowbrook Road Minor Arterial--Construct a new road from Willowbrook Road to planned interchange at U.S. 15/Biggs Ford Road.
- Retreat Road--Delete previously proposed realignment of Retreat Road.
- Daysville Road/Devilbiss Bridge Road relocation--delete previously proposed realignment of Daysville Road east of MD 194 and Devilbiss Bridge Road on the west side of MD 194.

Frederick County Master Transportation Plan

In 2001, Frederick County adopted the Master Transportation Plan. One purpose of the Plan was to consolidate the goals, objectives, policies, and projects of individual transportation plans, reports and studies to provide a Countywide focus on transportation issues. It does not replace the Highway Plan element of the Comprehensive Plan, but serves as a supplement to it. The Plan emphasizes a balanced, multi-modal approach to transportation planning.

Frederick County 2009 Annual Transportation Priorities Review

The Transportation Priorities Review lists and prioritizes transportation system improvements. The following projects could impact the residents of the town of Walkersville:

- 1-270/U.S. 15 Multi-Modal Corridor Study (pre-engineering/design) – This study is focusing on highway and transit improvements between the Shady Grove Metro Station and Biggs Ford Road. This study is currently underway. The project is funded for planning only.
- U.S. 15/Monocacy Boulevard Interchange – This project will provide a connection across U.S. 15 west of Walkersville that does not require an at-grade crossing of the highway. It has been funded for design/engineering which are scheduled to be completed by the end of 2011. Frederick City and Frederick County have both contributed to the funding of this project.
- Widening MD 194 from MD 26 to Devilbiss Bridge Road – The report recommended that this project, to widen MD 194 to a four-lane divided highway, be included in the State's Consolidated Transportation Program for project planning.

- U.S. 15 Reconstruction, Biggs Ford Road to Pennsylvania line – noted in the Highway Needs Inventory included in the report.

Pedestrian Connections

Town streets, for the most part, have sidewalks to provide safe pedestrian access. However, throughout the Old Town area in particular, there are gaps in the sidewalks and section of streets without sidewalks. While some sections of sidewalk have been added along MD 194, there are still long sections along which there is no sidewalk.

In the past five years, the following pedestrian connections have been built in addition to sidewalks along new streets:

Pedestrian access to the parks--Gilmore Trout, from Phoenix Court

To Creamery Park from Polaris Drive

To Walkersville Community Park from Sherwood Drive

Creekside Park neighborhood--access to Community Park

Walking paths in Community Park and Heritage Farm Park

This Plan recommends that an inventory of missing pedestrian connections be developed along with a plan for their construction.

Bicycles

While the Town does not specifically provide for bicycles when new roads are constructed or existing roads are improved, most Town streets are suitable for cyclists. The Town's design standards require that local streets be 32 feet wide. This width allows room for on-street parking, travel lanes and cyclists. Bicycles are allowed to travel on the sidewalks in all zoning districts except the business and industrial districts. The streets in the Glade Manor, Fountain Rock Manor and Sun Meadow neighborhoods interconnect and also connect to the Winter Brook neighborhood and the Old Town. Recreational cyclists as well as those riding to work or school can generally find safe and efficient routes within the Town.

The paved paths placed in Walkersville Community Park and Heritage Farm Park can also be used by area cyclists. The paths in the Community Park provide connections between Creekside Park neighborhood, Kenneth Drive, and the Glade Village neighborhood.

MD Route 194 is less suitable as a bicycle route due to traffic speeds and volumes. However, there are wide shoulders along the road that are used by cyclists. Traffic lights at East Frederick Street, Antietam Drive and Glade Boulevard provide places for cyclists to cross the high speed road when crossing at unsignalized intersections is difficult or dangerous.

Commuting by bicycle to places south of Walkersville is difficult due to the narrow width of the east bound bridge of MD Route 26 crossing the Monocacy River and the traffic volumes on MD Route 26.

Walkersville Design Standards

The Walkersville Design Manual was adopted in 1997 establishing, in part, road design and construction standards. The Town requires that all roads be closed section, with curbs, gutters and sidewalks, except that open section streets are permitted under certain conditions in industrial developments on land annexed since 2009. Local roads have a right of way width of 60 feet and a minimum pavement width of 32 feet. Collector roads require a 60 foot wide right of way with a minimum pavement width of 36 feet. Minor arterials require an 80 foot right of way

with 40 feet of pavement while major arterials require a 100 foot right of way with 48 feet of pavement.

Public Transportation

The Transit Service of Frederick County operates a commuter and mid-day shuttle service between Frederick City and Walkersville. Service was expanded in spring 2003 to provide trips to and from Frederick throughout the day Monday through Friday. Saturday service was added in 2009. Frederick City stops include the Riverbend Way at Monocacy Boulevard (Wal-Mart), and the Frederick MARC station. Commuter services include “Meet the MARC Shuttles” departing from and returning to the Walkers Village Shopping Center. The MARC train provides commuter service between Frederick City and Washington, D.C.

Recommended and Planned Improvements

In response to several traffic accidents and a pedestrian fatality on MD 194, a Traffic Impact Study of the MD Route 194 Corridor was conducted in 1995 and recommended the following improvements:

- Widening of the east leg of the MD 194/Crum Road intersection as part of the development of the Nicodemus or Kling properties;
- Use of the right-turn-only lane on southbound MD 194 at Sandstone Drive by through traffic intending to turn right at E. Frederick Street;
- Realign Crum Road east of MD 194;
- Complete the sidewalk, curb and gutter along the west side of MD 194 between E. Frederick Street and Glade Boulevard;
- Install sidewalk along the east side of MD 194 between E. Frederick Street and the shopping center and in the channeled island at MD 194 and E. Frederick Street.
- Relocate the pedestrian crossing of MD 194 at E. Frederick Street to the north leg of the intersection.

These improvements would facilitate pedestrian movements between Colony Village and the shopping center. Some of these recommended improvements were completed, with the exception of moving the pedestrian crossing at MD 194 and East Frederick Street, and improvements to Crum Road and its intersection with MD Route 194.

The Town has designed a road to serve as a connector between Stauffer Court and Fountain Rock Road between two lots located just west of the MD 194, behind the Sheetz store. Construction of the road (to be named Richard Winn Lane) will be completed by the developer of Century Center.

WALKERSVILLE MASTER HIGHWAY PLAN PROPOSALS

The Master Highway Plan proposals primarily focus on the road network which will be required to meet the future travel desires of residents, workers and through traffic. It is important to recognize that the Plan road classifications are more dependent upon long-range land use patterns and development potential than upon anticipated population growth. Sufficient rights-of-way and alignments must be reserved whether one or all of the properties planned for development are actually developed in the immediate future.

The Plan recommendations for roads are primarily implemented through the development process involving subdivision and site plan review. Developers are required to dedicate right-of-way along existing road frontages to allow for widening, and rights-of-way for new road alignments proposed to pass through their property. In addition, developers are required to improve existing roads to their functional classification on the Plan for the length of their frontage. The functional classification system shown on the Plan determines the amount of right-of-way needed and identifies the approximate location of new road alignments. The Town may also use other techniques, such as impact fees, special assessment districts or the Adequate Public Facilities Ordinance to insure that appropriate road improvements are made in a timely manner.

Functional Classifications

The Plan proposes a hierarchy of roads to serve the Walkersville area: Major Arterials, Minor Arterials, Collectors and Local Roads. The particular function of a street is determined by several factors, including whether local traffic or through traffic is served, the type and intensity of existing and proposed land uses, the street's relationship to the overall network, and the amount of traffic the street is expected to handle. The purpose of the system is to ensure the development of a logical and efficient network that complements the land use plan.

Arterials provide the primary access to the highway system and are the main connectors through rural areas. **Major Arterials** are designed to accommodate high traffic volumes. Design standards require a four-lane road with a median. No additional individual lot access will be permitted from roads designated as Major Arterials. Within the Walkersville area, the following roads are designated as Major Arterials:

- MD Route 194
- MD 26, west of MD 194

Minor Arterials carry less traffic than Major Arterials. Design standards for Minor Arterials require well-designed two lane facilities. Within the Walkersville area, the following road is designated as a Minor Arterial:

- MD 26, east of MD 194

Collectors are designed to carry traffic from local streets and subdivisions to arterial roadways. The following existing roads are designated as Collectors:

- Biggs Ford Road
- Fountain Rock Road
- Retreat Road
- Stauffer Road
- Water Street Road
- Glade Road, from Pennsylvania Avenue to Devilbiss Bridge Road
- Crum Road, east of MD 194
- Devilbiss Bridge Road

The Plan proposes realignments of Fountain Rock Road, Retreat Road and Crum Road, to eliminate sharp curves or to realign intersections. Along with the realignment of these roads, the Plan proposes that the following existing intersections close: Fountain Rock Road at MD 194, and Dublin Road at Biggs Ford Road. In addition, the intersection of Crum Road and MD 194 should be reviewed to resolve safety-related issues.

In addition, the following new Collector connection is proposed on the Plan:

- From MD 194, from the intersection of Antietam Drive and MD 194 to Fountain Rock Road, through the Bell property, which is designated Low Density Residential on the Plan map.

Intersections of Arterial and Collector roads shall be sized and designed so as to provide for adequate turning and through lanes and shoulders. An additional 20 feet of right of way shall be dedicated for an appropriate length to allow for future turning lanes at all intersections with an arterial or collector road.

Rail Transportation

The Maryland Midland freight line provides a connection between Walkersville and the Western Maryland line in Union Bridge. The line is currently used by local industries and for commercial excursions operated by the Walkersville Southern Railroad, and provides an economic benefit to the Town. The Walkersville Southern Railroad has a five-year operating agreement with the State to use this line.

Transportation Recommendations and Policies

- *No additional access to MD 194 between MD 26 and Devilbiss Bridge Road shall be permitted. Development along MD 194 will use service roads or other local roads for access.*
- *Adequate buffering and/or landscaping along arterial roads shall be provided to minimize noise and visual impacts on adjoining properties.*
- *The Town's highway and road standards shall ensure an integrated road network within and between neighborhoods and developments, with sidewalks for pedestrian use and sufficient shoulders for bicycles.*
- *The Town will encourage the use of the existing rail line for industrial and commercial uses. The Town will coordinate transportation planning with the County and State when County and State roads are involved.*
- *Develop a map of pedestrian and bicycle routes within Town to encourage walking and cycling.*

CHAPTER 10

PLAN IMPLEMENTATION

The recommendations of a Comprehensive Plan are primarily contained in the Plan Map. The Map, showing the Town and surrounding properties, delineates the Ultimate Annexation Limits around the Town, shows the location of all existing and proposed roads and designates sites for existing and future community facilities. More importantly, though, the Plan Map designates future land uses for all properties within the Ultimate Annexation Limits and serves as the basis for all future zoning decisions.

Zoning Map and Text Amendments

A primary means of implementing the Plan is through zoning map and text amendments. Included in this plan is a proposed zoning map. The proposed zoning map includes the following proposed zoning changes:

- Implementation of the Institutional Use District: properties (public uses and churches) recommended to be designated Institutional on the Comprehensive Plan are recommended to be rezoned Institutional Use.
- Bell property: Currently zoned R-1 Residential, proposed to be rezoned to R-2 Residential
- Ausherman property (formerly Mill Run): Currently zoned R-1 Residential, recommended to be rezoned to R-3 Residential.

The piecemeal rezoning process can also be used to implement the Plan. In the piecemeal rezoning process, individual property owners request rezoning of their properties and must prove that the request is consistent with the adopted Plan and that there is either a change in the neighborhood since the last comprehensive rezoning or a mistake in the existing zoning.

The Town's Zoning Ordinance needs to be reviewed in light of the Plan's recommendations. In particular, the schedule of permitted uses should be reviewed for each district, especially the business and industrial zoning districts. The industrial districts currently permit a number of commercial uses which may be more appropriately located in areas designated for commercial development while the business districts permit residential uses which are not always compatible with the permitted commercial uses. The industrial districts do not, as a whole, permit a full range of industrial uses.

Finally, the Town should consider a mixed-use zone that would allow the flexibility of commercial development along with large residential developments. This will ensure that commercial development will be integrated with residential areas and not concentrated in a strip.

Subdivision Regulations

The Subdivision Regulations establish minimum standards for the design and development of all new subdivisions in order to protect the health, safety and welfare of the citizens. The Subdivision Regulations should be reviewed in light of the Plan recommendations.

Annexation

The 1990 Walkersville Joint Annexation Limits Study established an annexation limit line around the Town. All subsequent Town and County Regional Plans identified this area as the Walkersville growth area.

The 2010 Frederick County Comprehensive Plan re-defined the Town's growth limits. The boundary area was retracted to the existing Town boundary, except for an area on the southeastern side of Town recommended for industrial development. The rest of the area was designated Priority Preservation Area (PPA--priority areas for agricultural preservation).

The Walkersville growth area was one of many throughout the County that was reduced in size, reflecting the County's desire to manage growth by concentrating development in compact areas. The Walkersville growth area contained agricultural properties that were not slated for development on either the Walkersville Town Plan or the Walkersville Regional Plan. These areas surrounding the Town did not meet the definition of "growth area" since they were not planned for growth. The change was also justified by the fact that the farms surrounding the Town contained Prime Farmland, and qualified to be part of a PPA. Finally, the County recognized the Town's desire to have an agricultural buffer surrounding the Town.

When the change was proposed, the Town maintained an interest in keeping the former boundary on the Plan map to indicate that the Town would continue to have the right to participate in any land use decisions made over properties that lie within the boundaries. After discussions with Town officials, the County Commissioners agreed to maintain the former annexation limits, but re-named it the Town's Area of Planning Influence.

This Plan does not accept the term "Area of Planning Influence" to describe its outer growth boundary. The Town continues to see this area as its "Ultimate Annexation Limits" to describe the limits of the Town's future physical expansion (but not necessarily growth in terms of development). The Town maintains its interest in controlling the future use of the area surrounding the Town that has been designated as the Town's agricultural buffer.

Development Review Process

The development review process is another means by which the Plan recommendations will be implemented. Subdivision plats and site plans must be reviewed by several agencies, including the Town planning staff, Town consulting engineer, Walkersville Volunteer Fire Company, the Frederick County Department of Development Review, the County Health Department, the State Highway Administration, and the Soil Conservation Service. The Walkersville Planning Commission reviews and votes to approve, conditionally approve, or disapprove subdivision plats and site plans.

The development review process provides for the identification and protection of environmentally sensitive areas such as floodplains, wetlands, steep slopes, and woodlands. Mitigation measures against any disturbance to these areas can be required. Developers are also

required to comply with stormwater management, erosion and sediment control and wellhead protection requirements.

Infrastructure improvements or developer contributions toward improvements are also often required as part of the development process. The extension of water and sewer lines, and the construction of roads, curbs, gutters and sidewalks may be required. Developers may be required to contribute to the upgrade of sewage or water treatment facilities or to make off-site road improvements. Sites for public facilities should be obtained through the development review process.

The Walkersville Design Manual, adopted in 1997, establishes uniform standards for all public improvements and should be reviewed and updated as necessary.

Wellhead Protection Ordinance

The Town should follow-up on its Wellhead Protection Ordinance with a program to educate its citizens about the importance of protecting the area's groundwater in general and the Town's public water supply in particular.

Adequate Public Facilities Ordinance

In 1998, the Town of Walkersville adopted an Adequate Public Facilities Ordinance (APFO) requiring that the roads, water service and schools serving a new development be found to have sufficient capacity before development occurs.

Impact Fees

Impact fees are paid by developers to finance additional capacity at existing facilities or to construct new facilities needed to serve new development. Public facilities can include schools, roads, water and sewer service, parks or libraries. In 1993, Frederick County adopted an impact fee, assessed at issuance of building permits, to be used toward public schools and libraries. A fee of \$15,185 is assessed per single family unit, \$13,089 for each townhome, and \$2,845 for other residential units (multifamily, condominium units, etc). This Plan recommends that the Town consider adopting appropriate impact fees for capital improvements related to Town growth.

Interjurisdictional Coordination

Interjurisdictional coordination between the Town, County and State is important in implementing the recommendations of this Plan. The Town has delegated administration of stormwater management and sediment and erosion control regulations, building codes, and the forest resource ordinance to Frederick County. The County therefore issues grading permits and building permits and signs off on forest resource plans in the Town. The Town reviews and comments on proposed County plans, zoning regulations and amendments to the County Water and Sewerage Plan.

State environmental regulations apply to areas such as wetlands, air quality, and water quality. Coordination with the State is particularly important in the planning, design, and construction of community facilities such as water and sewage treatment plants. Coordination with the State Highway Administration with regard to State road improvements and alignment changes is also necessary.