

**ORDINANCE NO. 2022-06**

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

**Whereas**, the current Comprehensive Plan for the Town of Myersville was adopted and approved on the **12<sup>th</sup>** day of **July, 2016**; and

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

**Whereas**, pursuant to the provisions and procedures of the Maryland Land Use Article, Annotated Code of Maryland, the Planning Commission duly advertised and conducted public hearings and work sessions to consider revisions to the Myersville Comprehensive Plan; and

**Whereas**, the Myersville Planning Commission approved and recommended for adoption on the **4<sup>th</sup>** day of **October, 2022**, the Myersville Comprehensive Plan Text, and Comprehensive Maps, all of which are attached hereto and incorporated by reference herein; and

**Whereas**, the bulk of the Myersville Comprehensive Plan Text and Comprehensive Maps were reviewed during a duly advertised Public Hearing on the **8<sup>th</sup>** day of **November, 2022**; and

**Whereas**, the Mayor and Council of the Town of Myersville approved and recommended the entirety of the Myersville Comprehensive Plan Text and Maps for adoption on the **10<sup>th</sup>** day of **January, 2023**.

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

**BE IT FURTHER ORDAINED**, that this ordinance shall take effect on the **31<sup>st</sup>** day of **January, 2023**.

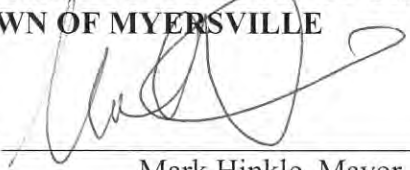
**INTRODUCED** on the 8<sup>th</sup> day of **November, 2022**.

**ENACTED AND APPROVED** this 10<sup>th</sup> day of **January, 2023** by a vote of 3 for, 2 against, 0 absent and 0 abstaining.

**ATTEST:**

  
\_\_\_\_\_  
Kathy Gaver, Town Clerk

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

By:  (SEAL)  
\_\_\_\_\_  
Mark Hinkle, Mayor



# THE TOWN OF MYERSVILLE

## *COMPREHENSIVE PLAN*

*2022 - 2042*

Adopted on January 10, 2023



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## Section 1: Overview

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

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

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

### Visions for Planning

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

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.
6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods and services within and between population and business centers.

7. **Housing:** A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.
8. **Economic Development:** Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.
9. **Environmental Protection:** Land and water resources, including the Chesapeake Bay and its coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
10. **Resource Conservation:** Waterways, open space, natural systems, scenic areas, forests, and agricultural areas are conserved.
11. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
12. **Implementation:** Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions. (4)

### **Local & Regional Coordination**

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

## Section 2: Background Information

### Regional Location & Context

Myersville is located on a ridge in the foothills of South Mountain in western Frederick County, Maryland, 14 miles south of the Mason-Dixon Line, seven (7) miles west of Frederick City and ten (10) miles east of Hagerstown.

Interstate 70 (I-70) passes through the Town from southeast to northwest and Maryland Route 17 runs north and south. Catoctin Creek also traverses the eastern boundary of the Town flowing south to the Potomac River, which is 22 miles downstream.

Myersville is located within the far western portion of the Washington, DC Metropolitan Statistical Area (MSA). The MSA has an approximate population of 5 million people. Myersville, which had developed as a historic small town, has become incorporated within the Washington, DC Metropolitan area as growth from the area has spread into Frederick County. Depending on traffic conditions, Washington, DC, and areas within the Interstate 495 (I-495) US Capital Beltway are within an hour's drive from Town via Interstate 70 (I-70) and Interstate 270 (I-270).



# Town of Myersville Municipal Boundary

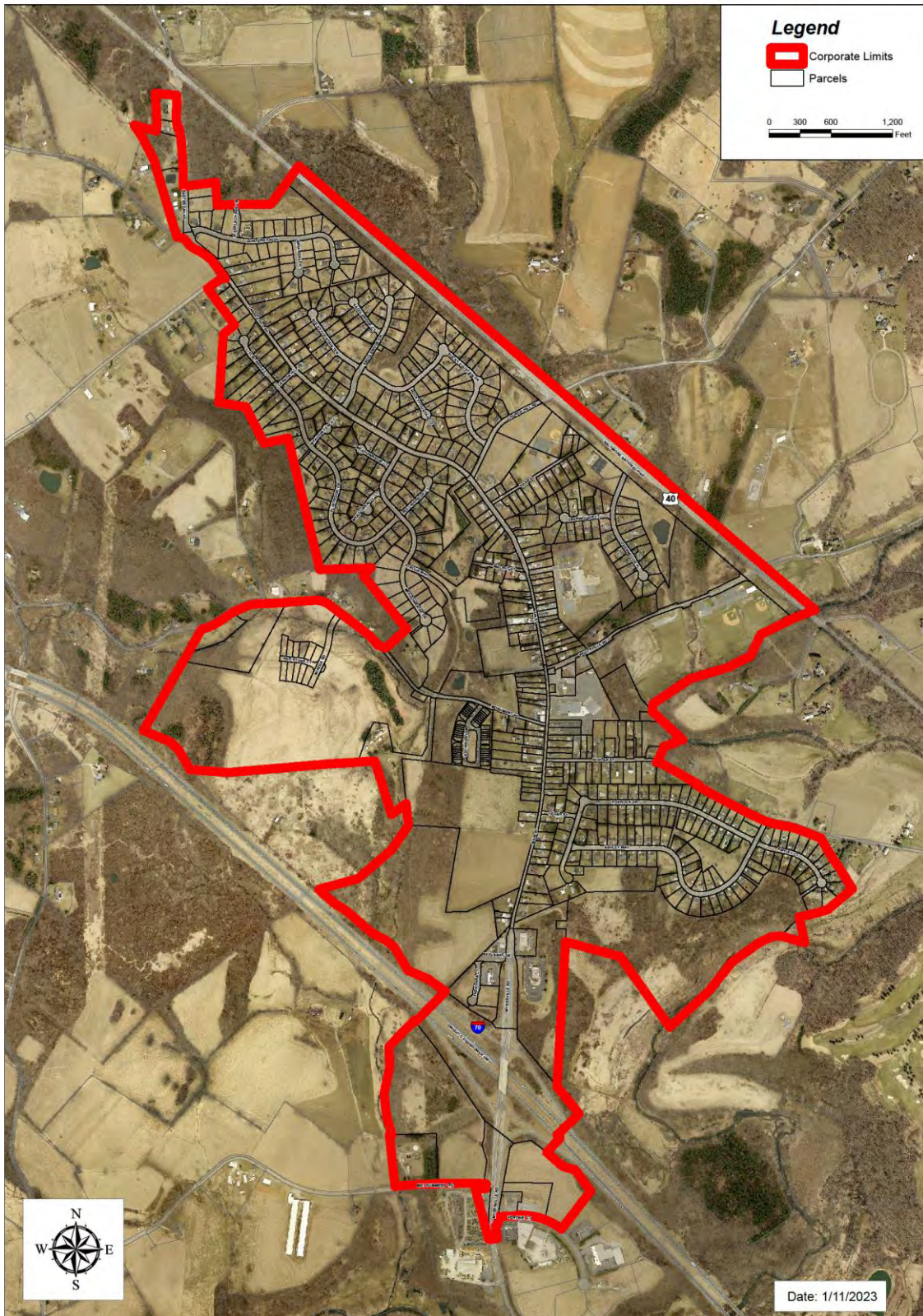


Figure 1: Myersville Municipal Boundary

## Heritage & Historical Settlement

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

In 1899, the Myersville Savings Bank was organized; with a bank building later constructed in 1902. This preceded the incorporation of the Town of Myersville by two (2) years, which took place in 1904. John F. Poffenburger served as the first Burgess of Myersville. **(10)**

Growth in Myersville has been generally inconsistent, witnessing a 20% decrease in population between the years 1940 and 1950, and a 42% increase between the years 1950 and 1960. By the year 2000, the population had grown to 1,382 persons as a great deal of development had occurred between the years 1990 and 2000. The estimated population as of 2022 is 1,866 persons. **(7)**

## Myersville Comprehensive Plan History & Background

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

1. Preservation of the natural beauty of the hillsides and valleys in and about Myersville by retaining steeply sloped areas and floodplain areas as natural open space and by encouraging residential development to take place in compact clusters and on smaller lots, leaving the sensitive areas open and in their natural state.
2. Annexation of adjacent areas of land to permit more comprehensive control over the development of those areas that will be so closely related to the Town proper.
3. That no water or sewerage service be extended beyond the corporate limits.
4. Arterial bypasses should be constructed to convey traffic away from the Main Street residential and shopping areas.
5. Expansion of the tax base by attracting the influx of commercial and industrial activity.
6. Preparation of a growth process by preparing six (6) year capital budgeting periods and by accumulating funds in reserve.
7. Seeking the assistance and cooperation of the County Planning Commission during future periods of development.

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

In connection with the Comprehensive Plan, Myersville also adopted its first Zoning Ordinance in 1966 and Subdivision Regulations in 1967. Changes to these two (2) regulatory tools had been piecemeal amendments until a

re-write of the Zoning Regulations, adopted July 13, 1976, as Town Ordinance 129-76. In October of 2005 an ordinance was adopted by the Town Council to codify the ordinances of the Town.

The 1966 Comprehensive Plan adopted a range of population projections. For the year 1990, the population projection was between 840 persons and 1,330 persons. The Plan made use of the higher projections due to variable factors, including the proximity to I-70 and the availability of public water and sewer service.

The 1999 Comprehensive Plan expanded upon the 1966 Plan by incorporating the (then) seven (7) Visions for Maryland. An Adequate Public Facility Ordinance (APFO), a recommendation in the 1999 plan, was adopted in 2002. The Town has since revised Town Code to include the Village Center zoning district as well. The most recently adopted Plan was adopted in 2016.

## Section 3: Goals

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

1. Preserve Myersville's small-town character.
2. Preserve Myersville's history and historical landmarks.
3. Preserve the Town's water resources.
4. Protect environmentally sensitive areas.
5. Ensure the provision of adequate public facilities.
6. Implement "smart" and sustainable growth practices. The Town shall maintain Department of Housing and Community Development (DHCD) sustainable community designation to promote smart growth and sustainable development initiatives within Myersville.
7. Improve pedestrian connectivity within Myersville.



## Section 4: Environmental Sensitive Areas

### Streams & Buffers

The Myersville area includes the main stem of Catoctin Creek and tributaries of Catoctin Creek including Middle Creek and Little Catoctin Creek on the east side of Myersville. On the west end of Myersville, another tributary of Catoctin Creek is Grindstone Run. All of the streams in Myersville are classified as Class III natural trout streams. These streams rely on clean, cool water to remain healthy. Surface runoff from developed areas can cause negative thermal impacts to these stream systems. In addition, paving of the land surface can reduce groundwater recharge, which is a significant source of stream base flow. (3)

Drainage to these streams is both east and west of Town with a few stream areas crossing the older established areas of Myersville. The newer developing areas and residential subdivisions of Myersville are located on the periphery or adjacent to the major streams in Myersville. Most of the streams include existing non-developed buffer areas of scattered woodland or open fields. Some development has occurred which includes streams and stream buffers within individual residential building lots.

### 100-Year & Annual Floodplains

The Federal Emergency Management Agency (FEMA) has designated 100-year floodplains in the vicinity of Myersville on the eastern edge of Town for the stream valley adjacent to Catoctin Creek and the tributaries of Little Catoctin Creek and Middle Creek. The width of the designated floodplain varies from less than 100 feet to 800 feet in width. The 100-year floodplain is the land area along a stream that is susceptible to inundation by a flood of a magnitude that would be expected to occur on average only once every 100 years because of rainfall and runoff from upland areas. Simply stated, it is a flood that has a 1% chance of occurring in any given year. The Town of Myersville updated its floodplain regulations in February of 2014 based on the State model floodplain regulations. The Town of Myersville, situated on a ridge, historically has had very little floodplain land within the corporate limits; however, areas annexed into Town more recently include lands within the floodplain. (8)

### Habitats of Threatened & Endangered Species

Certain areas, due to their physical or biological features, provide important elements for the maintenance, expansion and long-term survival of threatened and endangered animal or plant species. These areas, called habitats, may include breeding, feeding, resting, migratory, or over wintering areas. The Maryland Wildlife and Heritage Division of the Maryland Department of Natural Resources (DNR) maintain the inventory of rare, threatened, and endangered species. (3)

### Steep Slopes

The Town of Myersville is predominately located on a central ridge, whereas Main Street runs through the center. Land to the east and west of the ridge are generally steeper with slopes up to 45%. The newer developments of Ashley Hills, Meadowridge, Terraces of South Mountain, Canada Hill, and Deerwoods are located on the edge of the flatter lands of the central ridge and the steeper adjacent slopes east and west. Elevations in Town range from approximately 500 feet to more than 800 feet above sea level. (6)

Steep slopes are considered sensitive areas because of the potential for soil erosion, slope instability and for the increased speed with which runoff is carried into adjacent streams and rivers. Much of the remaining lands near Myersville contain slopes of 10% or greater. The degrees to which these lands are developed depend on the density of development and the carrying capacity of the slope due to the underlying geology. (6)

## Watersheds

The Catoclin Creek watershed contains 121 square miles and drains 78% of the Middletown Valley. The Municipal water supply of the Town of Myersville is located north of Myersville on the adjacent slopes of South Mountain within the Catoclin Creek watershed. A watershed is an area with a common drainage basin where all the land drains to the same point. Development activities in the watershed can affect the quality of the water in the watershed since the runoff or underground stream flow concentrates at a common point. For this reason, it is extremely important for Myersville to identify the limits of the watershed which affect municipal water resources. Steps to identify and protect this watershed are called “Wellhead Protection”. In 2004, the Town of Myersville adopted a Wellhead Protection Ordinance. The Wellhead Protection Ordinance serves to protect the public health, safety, and welfare through the preservation of the groundwater resources that make up the community public water supplies for current residents, and to ensure a future supply of safe drinking water. The careful regulation of development activities within designated wellhead protection areas can reduce the potential for ground- and surface water contamination. (5)

## Wetlands

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

The areas in Myersville which have been identified as wetlands include an area located on the north side of Monument Road, portions of Doub’s Meadow Park, and areas along Grindstone Run. It is important to note that additional wetlands may be identified through the development review process as specific properties develop and engineering is undertaken. (2)

## Soils

Soils in the Middletown Valley are generally deep, productive, well drained soils that are only limited in productiveness by the degree of slope and stoniness. Certain soils in the region, especially to the east of Myersville, rate as some of the most productive soils in the County. Many are classified as prime agricultural soils. In contrast to the fertile soils of the valley, the ridges of South Mountain and Catoclin Mountain are predominantly from the Dekalb and Clymer series and rate very low in fertility and productivity. There are no known deposits of valuable minerals within the Town. (9)

## Forest Resources

Myersville contains and is surrounded by significant forested areas. Most of the forest stands are in areas of steep slopes throughout the Town. Street trees and landscaping are found throughout the remainder of Town. Numerous large stands of forest are located outside the corporate limits. In 2008, the Town of Myersville adopted a Forest Conservation Ordinance. The ordinance requires that a forest conservation plan is reviewed and approved for development projects in the Town before any cutting or clearing of forests. The Town is not able to utilize Frederick County forest banking areas for development that occurs within the Town. The Town is required to establish a municipal forest banking program independent of any banking programs located outside of the Town or previously established County forest banking areas since annexed and incorporated into the Town.

## Myersville Environmental Features

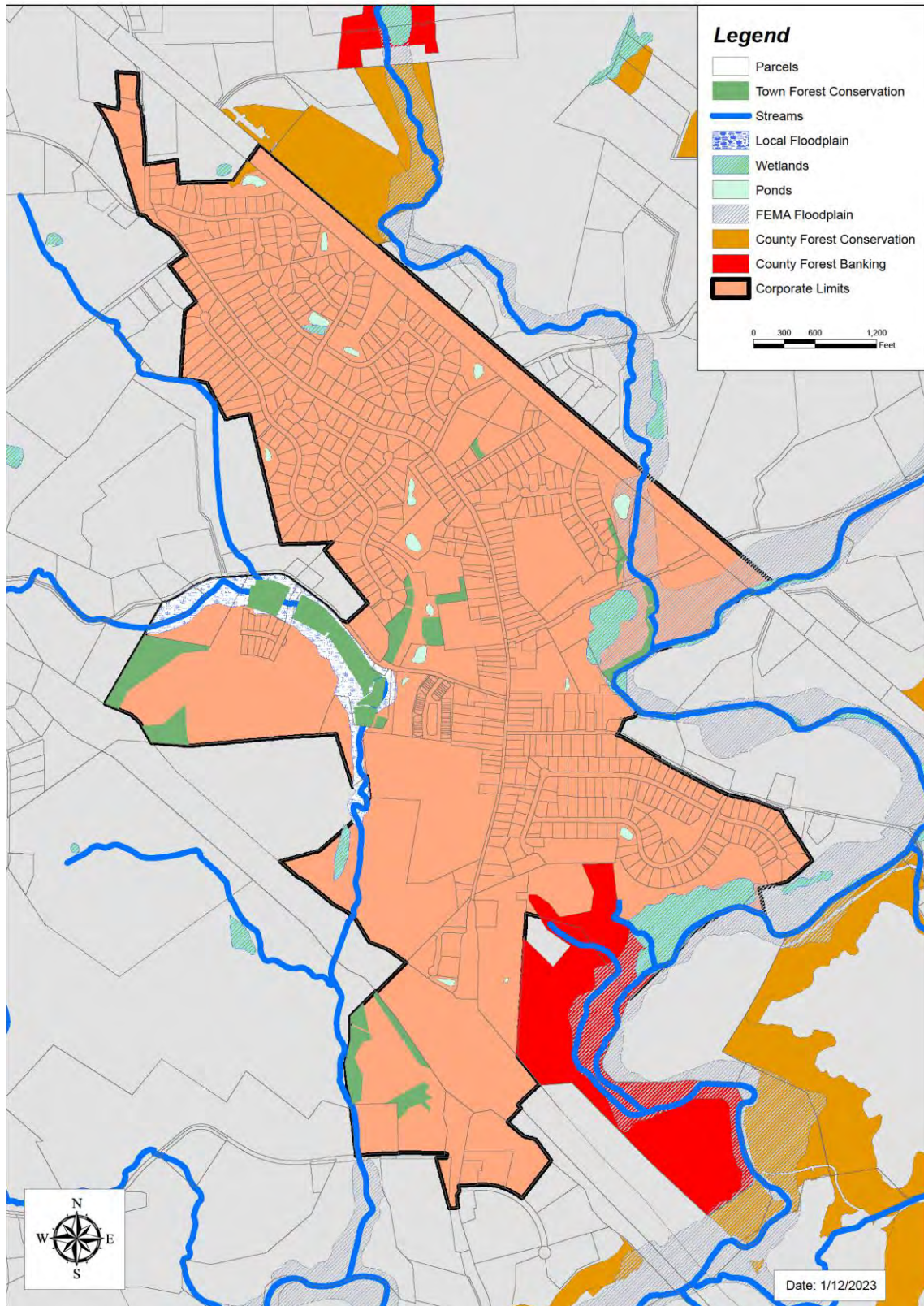


Figure 2 : Myersville Environmental Features



# Town of Myersville Wellhead Protection General Reference Map

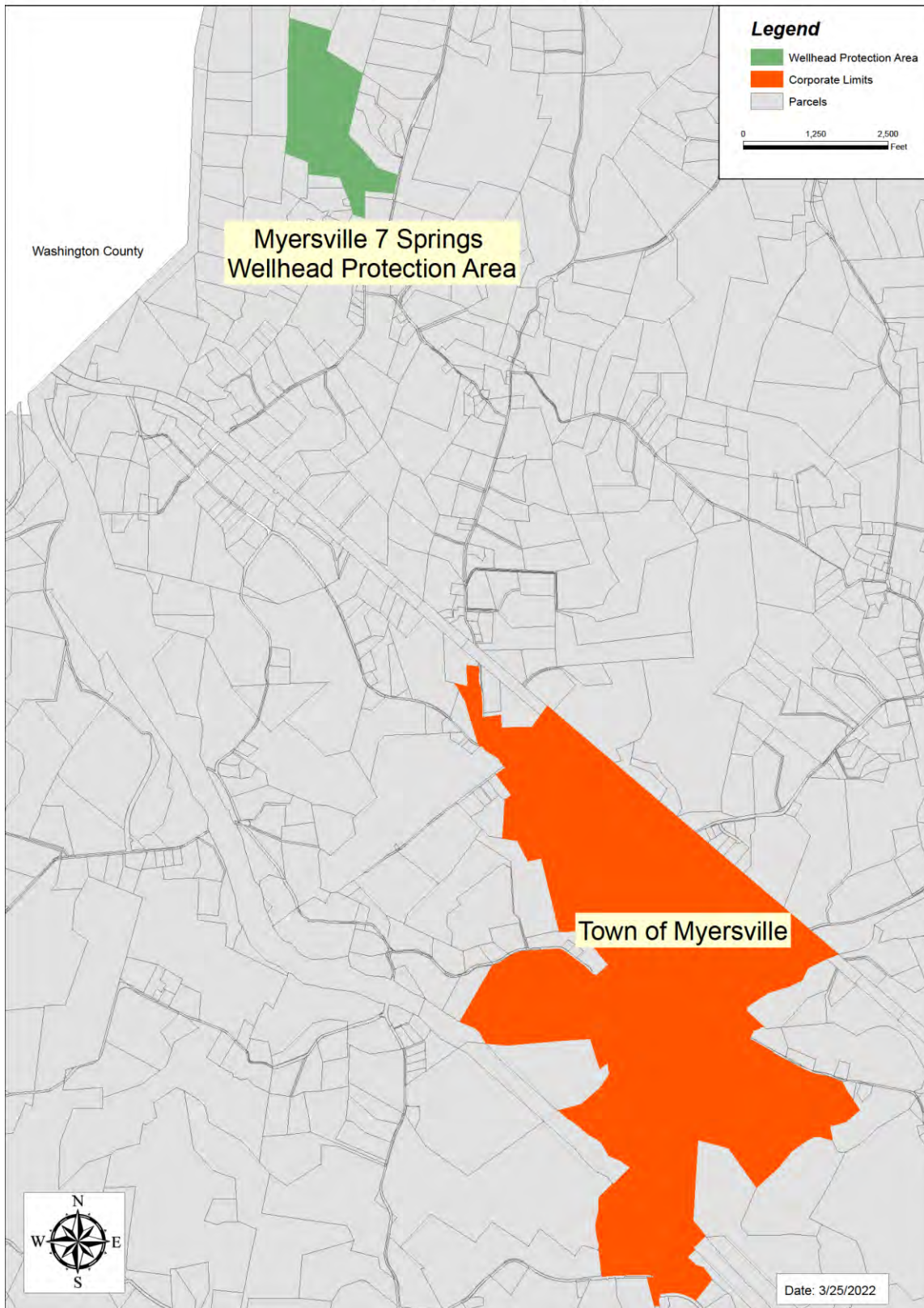


Figure 3: Wellhead Protection Area

## Historic Resources

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

In 1997, the Frederick County Board of Commissioners adopted "An Ordinance Relating to the Preservation of Sites, Structures and Districts of Historical, Archaeological or Architectural Significance." The purpose of the Ordinance was to stabilize or improve property values, strengthen the local economy, and to promote the preservation and appreciation of historic sites and structures.

Prior to adoption of the Ordinance, there was a four (4) year project to identify and inventory important historic resources in the County. Among the sites recognized in the historic resources inventory is the Myersville Survey District, which encompasses the "downtown" area of Myersville.

The Myersville Survey District encompasses approximately 35 acres in the Town of Myersville, Frederick County, Maryland and includes primarily residences, commercial buildings, churches and a former school now used as an apartment building, built from about 1830 to about 1939, which line both sides of Main Street with short sections of four (4) intersecting streets, Monument Road, Poplar Street (Brethren Church Road), Wolfsville Road (MD Route 17), and Harp Place. The district contains approximately 106 structures, of which 94, contribute to its significance as a good example of a small town which grew slowly throughout the 19th century and experienced a moderate development boom in the period 1898-1930 because of the Myersville and Catoctin Railway, an electric trolley line which became part of the Hagerstown and Frederick Interurban Railway system. The district is linear, reflecting the essentially one-street plan of many Frederick County small towns which developed on connecting roads between larger towns. The resource types present in the survey district are dwellings, domestic outbuildings such as summer kitchens, smokehouses and garages, stores, banks, churches and the former school building which is now an apartment building. Among the non-contributing structures are modern residences and outbuildings, a modern bank and the volunteer fire company building. A modern shopping center and the current post office are located just east of the district boundary at Wolfsville Road.

The architectural styles represented in the district are vernacular work of the second quarter of the 19th century through 1900, Romanesque Revival, Colonial Revival, the Shingle Style and the Bungalow Style. The general condition of the buildings in the district is fair to excellent, with several residences having been recently rehabilitated. Adaptive reuse of some resource types in addition to the school is apparent; the two (2) historic bank buildings are now offices; a general store is now an apartment building and one (1) of the large barns has been altered for use as a craft shop. Several other original commercial structures are now residences. The Survey district does not constitute a historic district that subjects property owners to specific regulations, but rather serves as an informational format for the Maryland Inventory of Historic Properties maintained by the Maryland Historical Trust (MHT), the State agency for historic preservation. **(10)**

The earliest extant buildings are scattered along Main Street from Brethren Church Road north to 513 Main Street at a private lane called Horine Lane. Later residences and two (2) of the three (3) churches in the survey district are intermingled with the earlier buildings. Most mid-19<sup>th</sup> century commercial buildings are located on Main Street north of Wolfsville Road. The current business center of the town developed at the southeast corner of Main Street and Wolfsville Road in the late 19<sup>th</sup> century, spurred by the trolley station which was located just south of the intersection, and which led to the establishment of several stores, warehouses, and a bank in the vicinity. A fire in 1919 destroyed the trolley station, the bank, and several stores; these were immediately rebuilt, reinforcing the commercial focus of the location. The center of activity gradually expanded to include the intersection of Monument Road where the school was built in 1906. The pre-trolley town was, however,

attenuated, and vacant lots remained a part of the streetscape until around 1900, when the town experienced a moderate boom, exemplified by large brick frame and concrete block residences which were built on some of the open spaces. Currently, open areas are located at the extreme north and south ends of the district. (10)

The first structures were log buildings and several of the earlier houses have the typical features of log buildings in the rural areas of the Middletown Valley: three (3), four (4) or five (5) bays with low gable roofs, often a side hall entrance or double entrances, later one-story porches and interior end chimneys or enclosed chimneys where an addition to the original structure was made. Most of the log buildings have modern artificial siding or German siding of the late 19th or early 20th century. Log structures are often found as outbuildings. Brick dwellings are common among the early buildings and appear to date from about 1830-40. In the late 19th century and early 20th century, several large brick dwellings were built in styles reflecting the wider variety being built in other towns in Frederick County, such as the Shingle style and the Colonial Revival. Two (2) early 20th century concrete block dwellings are also representative of a trend in building technology of the period. (10)

Among the commercial buildings of the 19th century, only one, the George Bittle General Store at 419 Main remains, retaining an altered storefront with display windows and a 20th century stepped brick parapet in place of its original gable roof. The 1916 Myersville Motor Company at 308 Main, a rusticated concrete block, one-story structure, was built as an automobile showroom and service garage. At least two (2) other buildings were store and residence combinations but are now residential and retain nothing of their commercial appearance. The two historical bank buildings have not been altered much on the exterior and are now used as an insurance agency and an office. (10)

Following are brief descriptions of the representative principal structures:

1. **Smith House, 100 Main Street:** The house is a two-story, four-bay brick dwelling with a central cross gable covered with shingles and ornamented by scroll-sawn gable trim. A one-story porch with brackets shelters the east elevation first story. A two-story rear wing extends from the northwest corner and modern additions have extended the wing to the south wall line of the main section. The window openings have moulded lintels with louvered shutters. There are two entrances with transoms in the first story east elevation. The property also contains a small frame barn. Located at the southern end of the survey district, it is surrounded by open land. About ten feet north of the house stood the first structure erected in the Myersville vicinity, a log house built by James Stottlemyer in 1742, according to Moser's 1905 History of Myersville.
2. **103 Main Street:** This is a circa 1928 bungalow with 1 ½ stories, with a brick covered first story and a wood shingled upper story, extended eaves, and wood brackets. The gable roof is covered with composition material and has an inset dormer with a sleeping porch above the first story porch supported on brick piers. The foundation is rusticated concrete block and the windows have rusticated stone lintels and sills. The sash is 3/1. The design is very similar to a Sears, Roebuck Catalogue house, the Bedford, which appeared in the 1926, 1928, 1929 and 1933 catalogues. The house was probably built by Lloyd R. Brandenburg.
3. **Hildebrand House, 109 Main Street:** Built about 1905, the brick Colonial Revival house has 2 ½ stories and an irregular plan with projecting gabled sections on the west and south elevations. Two (2) porches, one with Ionic columns, flank a corner polygonal bay at the southwest corner. The roof is slate, and the window openings have segmental arches. Built by John T. Hildebrand, a carriage maker, it is one of several residences built after the Myersville and Catocin Electric Railway was constructed in 1898.
4. **111 Main Street:** This is a 2 ½ story rusticated concrete block dwelling in the Colonial Revival style built about 1913, possibly by John T. Hildebrand. It has projecting gables and dormers covered with slate, and a wide veranda on the north and west elevations. The roof had been slate until recently replaced. The windows are 1/1 and have plain lintels. The moulded cornice is very prominent. The use

of concrete block for dwellings began in Frederick County about 1906; this is one (1) of two (2) houses in the survey district in this material.

5. **Myersville Church of the Brethren:** Built in 1913, this one-story brick church has a raised stone foundation and a projecting tower on the west elevation containing the entrance. The side elevations have five bays with Gothic arched windows. The side bays are recessed with dog-tooth courses. The gable roof was patterned slate and the steeple appears to be a modern addition to the originally flat-topped tower. At the southwest corner is a granite stone inscribed "Schwarzenau" with the date 1913. Schwarzenau, Germany was the birthplace of the German Baptist Church, and one of the founders of the Myersville congregation travelled to Germany to obtain this stone to be placed in the new building.
6. **Shank House, 200 Main Street:** The two-story frame dwelling built about 1882 has a five-bay east elevation with a center entrance and a one-story porch which wraps around three sides of the house. A cross gable with a pointed arch gable window with 2/2 sash dominates the east elevation. The vinyl siding probably covers rusticated wood siding as shown in a photo in Moser's 1905 History of Myersville. The porch has scroll-sawn trim and turned columns which are also seen in the 1905 view. The roof is composition. The sash is 2/2 in arched frames. The Shank House was a hotel and boarding house from at least the 1890's to the 1920's, when the interurban railway connections appealed to summer visitors from the nearby cities. The photo in the 1905 history indicates the rusticated siding was painted in alternating colors, giving a diagonal striped appearance to the exterior. The quoins were painted a darker color.
7. **Myersville School No. 4, 300 Main Street:** The two-story brick school building is currently an apartment house. It has an eight-bay east elevation with one-story projecting end bays which were originally vestibules. The elevation has a two-story open porch with iron columns, which was added when the building's use changed to residential. The original elevation had 6/6 windows with segmental arched openings; these have been altered with modern sash and new doors to the partitioned original four classrooms. A central cross gable retains the identifying plaque inscribed "School No.4, Election District No. 16, Built 1906". A cupola tops the cross gable in the standing seam metal hipped roof. This building replaced the log Frog Hollow School which was located about ½ mile west of School No. 4 on Monument Road. It served as both an elementary and a high school at various times, eventually being replaced by the 1927 school located on Harp Place outside the survey district. A modern 1971 school is in use on Main Street, also outside the survey district boundary.
8. **L. F. Bittle Store, 302 Main Street:** This is a circa 1900 frame building erected as a combination store and residence which is now entirely residential. It has three stories and a mansard slate roof with gable roofed dormers and distinctive diagonal projecting end bays on the northeast and southeast corners of the second story. The first story, originally containing the storefront in the southern half, and a recessed porch in the northern half through which the residence was entered, now has a modern enclosure of the storefront with a picture window and door. The porch remains open, with Ionic capitals on the attenuated columns. The exterior is covered with white brick veneer. The sash is 1/1. Pictured in Moser's 1902 history, the store had various owners until the late 1940's, when it was converted to apartments. Lawson Bittle was the original owner of the general store, which also housed the post office for several years during the first quarter of the 20<sup>th</sup> century.
9. **Myersville Motor Company, 308 Main Street:** Now a store front, this one-story rusticated concrete block building was erected about 1916 as the Town's first auto dealership and repair garage. The east elevation has a stepped parapet with globe finials and a three-bay facade with a recessed center entrance. The door is a modern replacement, and the flanking windows have 2/2 sash. The Myersville Motor Company sold Hudson, Dodge, Essex and Willys Overland cars.
10. **People's Supply Store, 311 Main Street:** This two-story brick building was erected in 1919 to replace a frame store building burned in the 1919 fire which destroyed several buildings on the southeast corner of Wolfsville Road and Main Street. It has an overhanging canopy supported on fluted Doric columns which extends over the sidewalk on the west elevation. The former storefront is boarded over. Flanking the center section are two-story sections with a projecting vestibule on the north section and a plain doorway on the south section. The roof had been flat, and the windows are replacements. The building is now used as an apartment house. Originally, it contained a general store, the Farmers Mutual Exchange, which had operated in the frame building destroyed in the 1919 fire. In 1924, the store

was renamed People's Supply Store. The trolley substation also was in the same building. Behind the building was a large grain elevator and warehouse, the site now being occupied by the modern shopping center and a parking lot.

11. **Flook, Gaver, Leatherman, Summers, Grossnickle and Company Bank, 313 Main Street:** This is a one-story brick Classical Revival bank currently used as the office of an architect firm. The building was erected in 1919 to replace the 1902 bank destroyed by fire. It has a three-bay west elevation with a full pediment and a center doorway flanked by Composite columns. The walls are buff colored brick with rusticated stone lintels and sills. The modillion cornice extends around the entire building and also outlines the pediment on the west elevation. The door and the 1/1 sash are replacements. On the east end is an extension with a lift type garage door added when the building was used in the late 1930's as the volunteer fire company station. The banking house was founded in 1899 and was merged with the Central Trust Company in 1920. This bank closed in 1933 during the Depression and was sold to the fire company in 1936. In the 1960's, it served as the town office before being sold in 1973.
12. **St. Paul's Evangelical Lutheran Church:** This brick hall plan church was built in 1872 in a simple Romanesque Revival style and rebuilt in 1896 after storm damage destroyed much of the roof and the interior. It has a three-bay east elevation with a projecting bell tower containing the entrance. The windows and doorway have round arches and are recessed in panels which extend up the tower to the base of the polygonal open belfry with a bell cast steeple. The windows have early 20<sup>th</sup> century-stained glass. The eaves have corbelled decoration and brackets. Adjoining the church on the north side is a 1966 education building. A large cemetery extends to the west behind the church. The St. Paul's congregation was founded in 1855, growing out of the St. John's Church at Church Hill. The first church building, on the same site as the existing building, was built in 1852 and destroyed by fire in 1872.
13. **Lutheran Parsonage, 402 Main Street:** The Parsonage was built about 1922. It is a 1 ½ story frame bungalow with brick veneer on the first story and shingled gables on the upper level. A shed dormer with three windows and bracketed eaves and a one-story porch with brick piers dominate the east elevation. The roof was slate but has been replaced with composition roofing materials. The sash is 1/1. Paired and three-part windows are present, as well as a polygonal bay window on the south elevation.
14. **Isaiah Moser House, 412 Main Street:** This is a two-story brick house built about 1865. It has five bays on the east elevation with a one-story bracketed porch over the center three bays. A one-story polygonal bay window projects from the south elevation. The windows are 2/2 and had been flanked with louvered shutters. The lintels and sills are plain wood. The roof is composition with interior end chimneys. The house is representative of the vernacular houses of the town prior to the arrival of the trolley line in 1898.
15. **George Bittle Store, 419 Main Street:** This is a much-altered commercial building of the last quarter of the 19<sup>th</sup> century. Moser's 1905 history shows its original form as a two-story brick building with a partial gable facade and a storefront with a recessed entrance between large, 2/2 display windows. The second story had three bays with 2/2 windows. In the early 20<sup>th</sup> century, the building's roofline and facade were altered, eliminating the irregular appearance, and adding a stepped brick parapet. The storefront remains remarkably intact, with a metal awning covering the entrance, and the dentil cornice and the display windows shown in the 1905 photo still in place. The second story has a three-part picture window and a single 2/2 window. The building's upper level served as a community hall in the early 20<sup>th</sup> century, as well as the meeting room of the Junior Order of United American Mechanics (J.O.U.A.M.) local chapter. It is now a residential apartment building.
16. **Myersville Savings Bank, 415 Main Street:** The 1902 two-story bank building is in an eclectic style with elements of the Romanesque and Renaissance Revival styles. It has a generally three-part west elevation with a hipped roof tower on the northwest corner and two bays of round-arched windows on the south. Banks of smaller arched windows are on the second story, and the brick walls are divided by stone belt courses. The roof was slate until recently replaced with a clipped gable on the west elevation, accentuated by a bracketed return at the southwest corner. The bank was founded in 1898 and survived the 1930's depression. The building was sold in the 1970's and the bank moved to a modern structure on Main Street at Monument Road. The 1902 building is currently an insurance office.
17. **Kinnaman Harness and Shoe Shop, 418 Main Street:** This one-story shop dating from the last quarter of the 19<sup>th</sup> century has been expanded on the west elevation to two levels and converted to

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

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

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

21. **Mt. Zion United Brethren Church (Mt. Zion United Methodist Church):** The white stucco church was originally built in 1890, replacing an earlier building demolished in a storm. The two (2) gable-roofed sections with a tower in the angle are the earliest existing sections, with the education wing and the foyer added in 1916. The windows in the older section are segmental arched and the tower has Gothic arched windows set in panelled sections on three levels. The original entrance is in the base of the tower. The roof is composition. A cemetery extends northeast behind the church.

The Myersville Survey District represents the development of a rural community of the middle third of the 19<sup>th</sup> century into a substantial town in the first quarter of the 20<sup>th</sup> century through the influence of the electric interurban railway system which linked it to other towns in Frederick and Washington Counties. The architecture and economic life of the periods before and after the coming of the transportation link are clearly defined. The central core of the district at Wolfsville Road and Main Street shows the typical vernacular architecture of other small rural communities in the Middletown Valley, characterized by brick, log and frame buildings of two stories, small stores with combined residences, several outbuildings, and irregular spaced structures. The commercial



activities before 1898 were confined to general stores and services related to farming, such as blacksmithing, wagon shops, harness making and domestic needs such as cabinet and furniture making and shoemaking. In 1898, the Myersville and Catoctin Electric Railway linked Myersville to Middletown and thus to Frederick. By 1904, the Hagerstown Railway had built a line to Myersville and life changed forever for the community. The change was evident in the more sophisticated architecture of the dwellings, reflecting the Colonial Revival, Queen Anne and other eclectic styles being built in the larger towns and in the use of materials such as concrete block and wood trim made or finished elsewhere and transported by rail to Myersville. Two (2) banks were founded in 1898 and stores became single-use structures rather than the home-business combinations of the earlier 19th century period. A large brick school building erected in 1906 consolidated several one-room schools in the vicinity, further focusing domestic life on the former village. The concurrent arrival of the automobile in Myersville further reinforced the broadening effect of the trolley system on the community's life and the urbanizing of its general appearance, although it eventually was the beginning of the decline in the usefulness of the railway and by 1940 had replaced it as the principal transportation in both home and business life. (10)

Myersville and Middletown are two (2) examples of the effect of transportation on community development in Frederick County in the early 20th century. To a certain extent, Middletown may have developed in the same way due to the automobile traffic generated by the increased use of the Old National Road (US 40A) until the construction in the late 1940's of the new US Route 40. However, Myersville has remained a small crossroads community until very recent times without the early influence of the trolley line. A good example of how Myersville may have developed without the trolley may be seen in nearby Wolfsville.

## Heritage Areas

The Maryland Heritage Areas Program was created in 1996, and is administered by the Maryland Heritage Areas Authority, based in the staff of the Maryland Historical Trust, the state agency for historic preservation. The Heritage Areas Program combines heritage tourism and small business development with preservation, cultural conservation, recreation, natural resource conservation, and education to revitalize Maryland's communities. Heritage areas in general are geographic sections of the State which embody certain unique qualities and potential for maximizing the economic and cultural experience based on those qualities. The dominant theme of such areas usually becomes part of its name. Frederick, Washington, and Carroll County governments and historical and economic stakeholders have teamed to form a Civil War Heritage Area (CWhA), recognizing the existing National Park Service's Antietam and Monocacy National Battlefields and the State's South Mountain Battlefield, and the potential of a Battle of Boonsboro site as the keys to enhancement of opportunities through this program.

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

## Section 5: Land Use

Myersville has developed in a similar fashion as many small towns; with a mixture of residential and commercial land uses along a primary corridor, or Main Street. Main Street was the focal point for development and trade, densely concentrated in a compact area due to the lack of mobility during early years of development. In subsequent years this trend continued to take advantage of the electric trolley, where Myersville was a regularly scheduled stop. The coming of the automobile and less dependence on public transit allowed for development to become more widespread. It was at this point where residential and commercial land uses in Myersville began to distance themselves from one another, creating clear residential and commercial cores within the Town.

### Existing Land Use

Seven (7) distinct land uses exist within the Town of Myersville. Those land uses include commercial, industrial, institutional, recreational, residential, stormwater management (SWM) and undeveloped land. Additionally, there is approximately 106.3 acres, or roughly 14.5% of the Town's land area, dedicated to public rights-of-way for public roads. These include State, County, and Town roads and streets located within the Town of Myersville.



# Myersville Existing Land Use

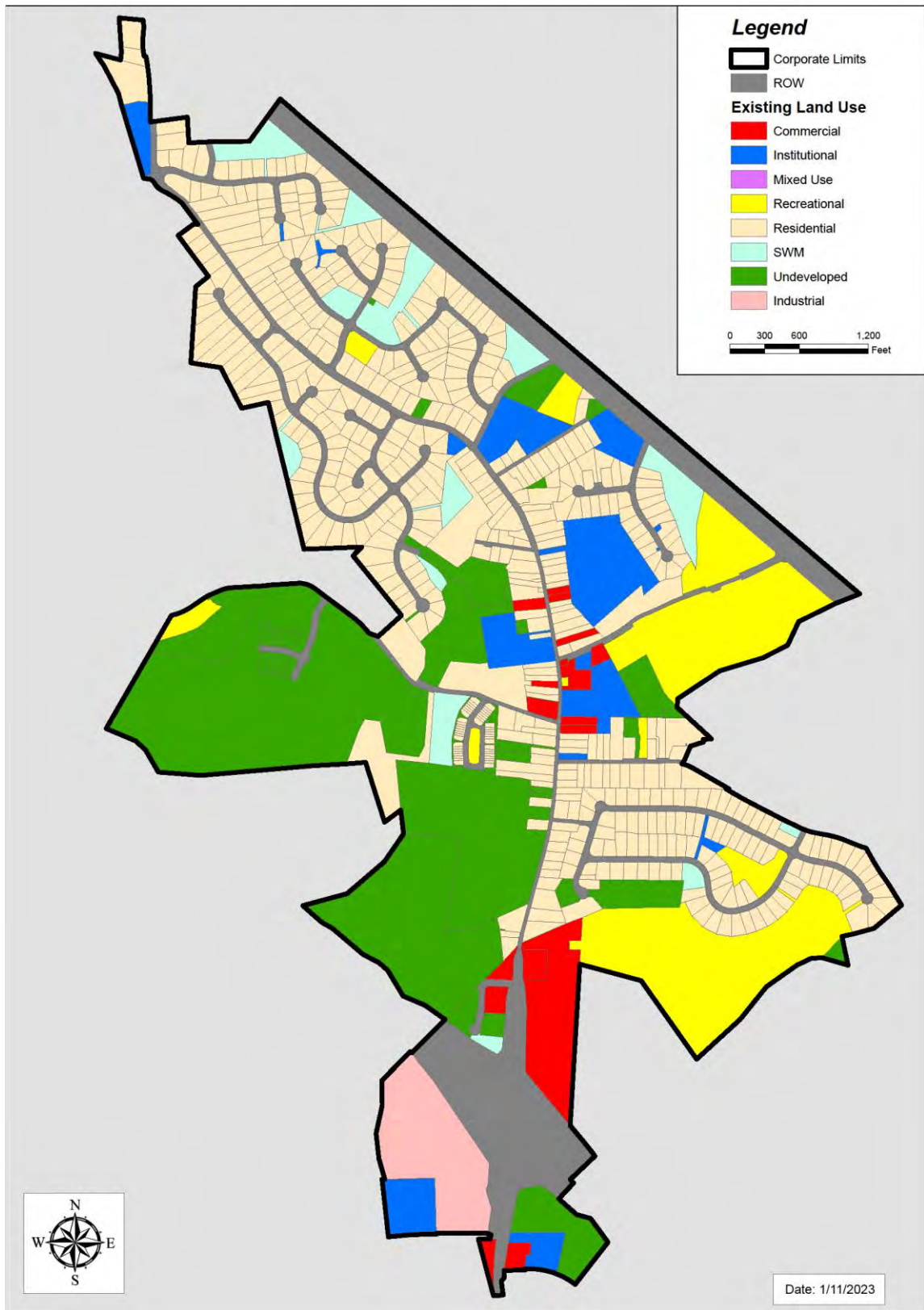


Figure 4: Myersville Existing Land Use

Residential land use covers 247.7 acres, or roughly 33.9% of the Town’s land area. Residential land uses include high- and low-density single-family and multi-family residential land uses. Although the Town contains predominantly single-family residential units, there are several instances of apartment buildings and townhomes within the Village Center (VC) and Multi-Family Residential (R2) zoning districts in Town.

Undeveloped land use covers roughly 187.3 acres, or roughly 25.6% of the Town’s land area. This land use category includes public conservation lands and private lands that have not been developed. Most of this land is currently vacant and will experience development within the next 20 years.

Recreational land use covers 81.4 acres, or roughly 11.1% of the Town’s land area. Recreational land uses include active and passive park land within the Town. The Town along with one (1) HOA, own and maintain such parks and recreational properties within the Town. Recreational features within the Town include playgrounds, athletic fields, recreational pavilions, trails, “sitting” parks, and picnic areas.

Institutional land use covers 42.3 acres, or roughly 5.8% of the Town’s land area. This land use includes federal, state, local and municipal government facilities and land used by non-profit organizations. All of the Town’s facilities, excluding park land and SWM facilities, are included within this land use category. Several religious institutions, the Myersville Volunteer Fire Company, the Post Office, The Frederick County Public Library, and the Myersville Elementary School also fall within this land use category.

Commercial land use covers 23.7 acres, or roughly 3.2% of the Town’s land area. Although, there are several parcels located within the Town’s central business district that are currently used commercial land uses, the bulk of the commercial land area is located in the vicinity of I-70.

Stormwater Management (SWM) land use covers 21.9 acres, or roughly 3.0% of the Town’s land area. Parcels that exhibit SWM land use include parcels containing SWM ponds, bio-retention areas and other SWM features as a primary use. The number of SWM parcels and SWM land use area will likely increase as future developments implement best management practices (BMPs).

Industrial land use covers 20.8, or roughly 2.8% of the Town’s land area. Currently, only one (1) parcel contains industrial uses: the site of the Eastern Gas natural gas compressor station, formerly owned and erected by Dominion Energy Transmission, Inc.

Land Use	Acres	%
Public Right-Of-Way	106.3	14.5
Residential	247.7	33.9
Recreational	81.4	11.1
Institutional	42.3	5.8
Commercial	23.7	3.2
Industrial	20.8	2.8
SWM	21.9	3.0
Undeveloped	187.3	25.6
<b>Total</b>	<b>731.4</b>	<b>100.0</b>

Table 1: Existing Land Use

## Comprehensive Land Use

The Myersville Comprehensive Land Use Plan is a general plan establishing eight (8) land use categories as a guide for future development and land planning within the Town and the Town's growth boundary. The Plan assumes institutional and recreational uses will remain in place with little or no change to the existing land uses. All environmental conservation areas will remain as undeveloped uses; however, private land that is currently undeveloped is designated for either recreational, residential, commercial, industrial, or mixed land use development. Mixed land uses are depicted along Main Street, in the center of Town, where commercial and residential land uses may exist near one another by design. Strictly commercial land uses are projected to occur on the south end of Town along I-70. SWM facilities will remain as SWM land uses; however, it is anticipated that a portion of future developments within the Town will likely be dedicated to SWM. It is not possible to predict where SWM uses will occur within developments until the developments are designed and proposed to the Planning Commission.

# Myersville Comprehensive Land Use

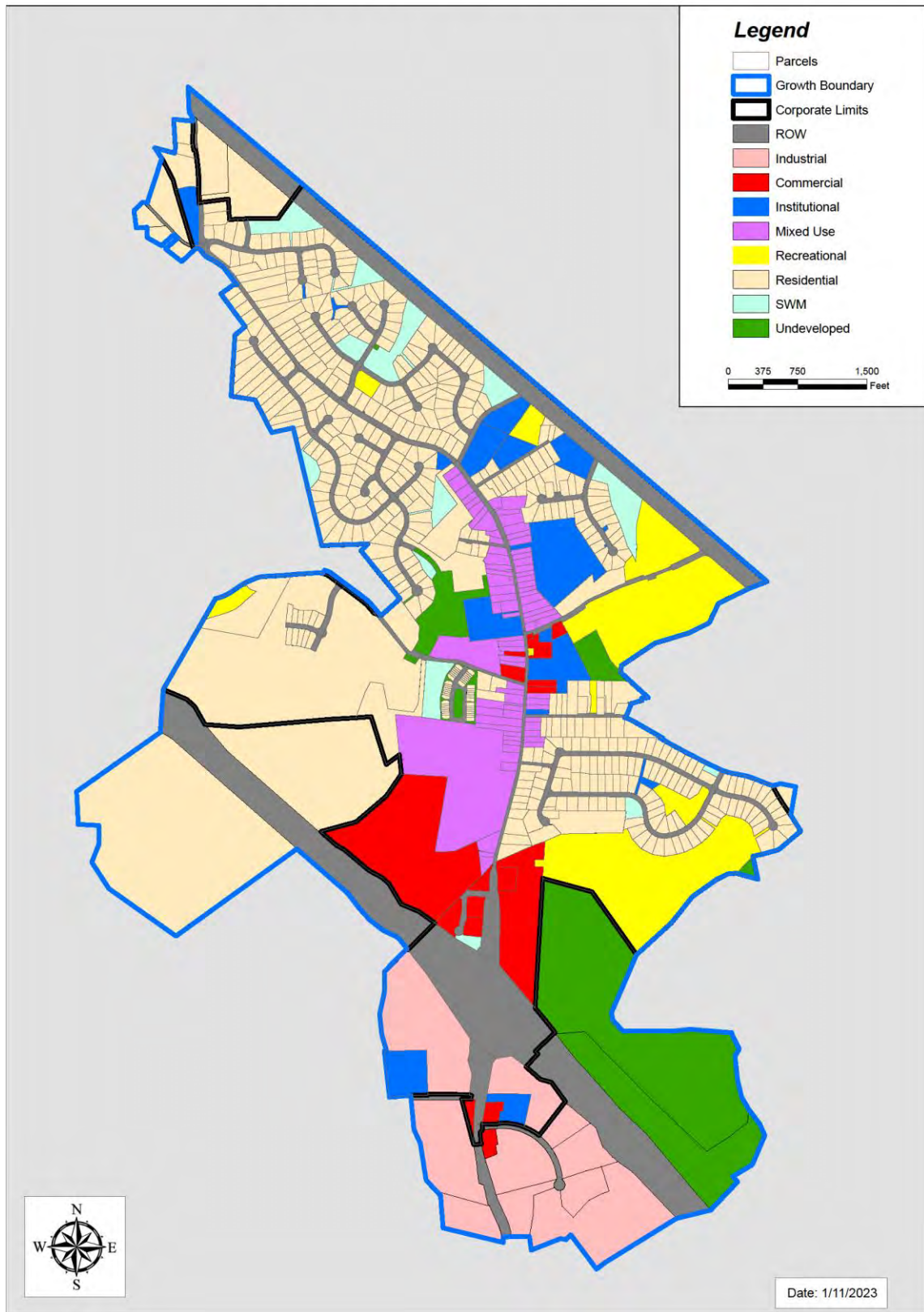


Figure 5: Myersville Comprehensive Land Use

## Zoning

The Myersville Zoning Ordinance employs six (6) zoning districts and one (1) overlay district regulating land use, setbacks, and lot area sizes in Town. The zoning districts include three (3) residential districts, one (1) commercial district, one (1) industrial district, one (1) mixed use district and one (1) open space district. Although actual land uses may vary from the uses designated by the specific zoning districts from time to time, generally the Myersville Zoning Map and the Existing Land Use Map coincide.



# Myersville Zoning Map

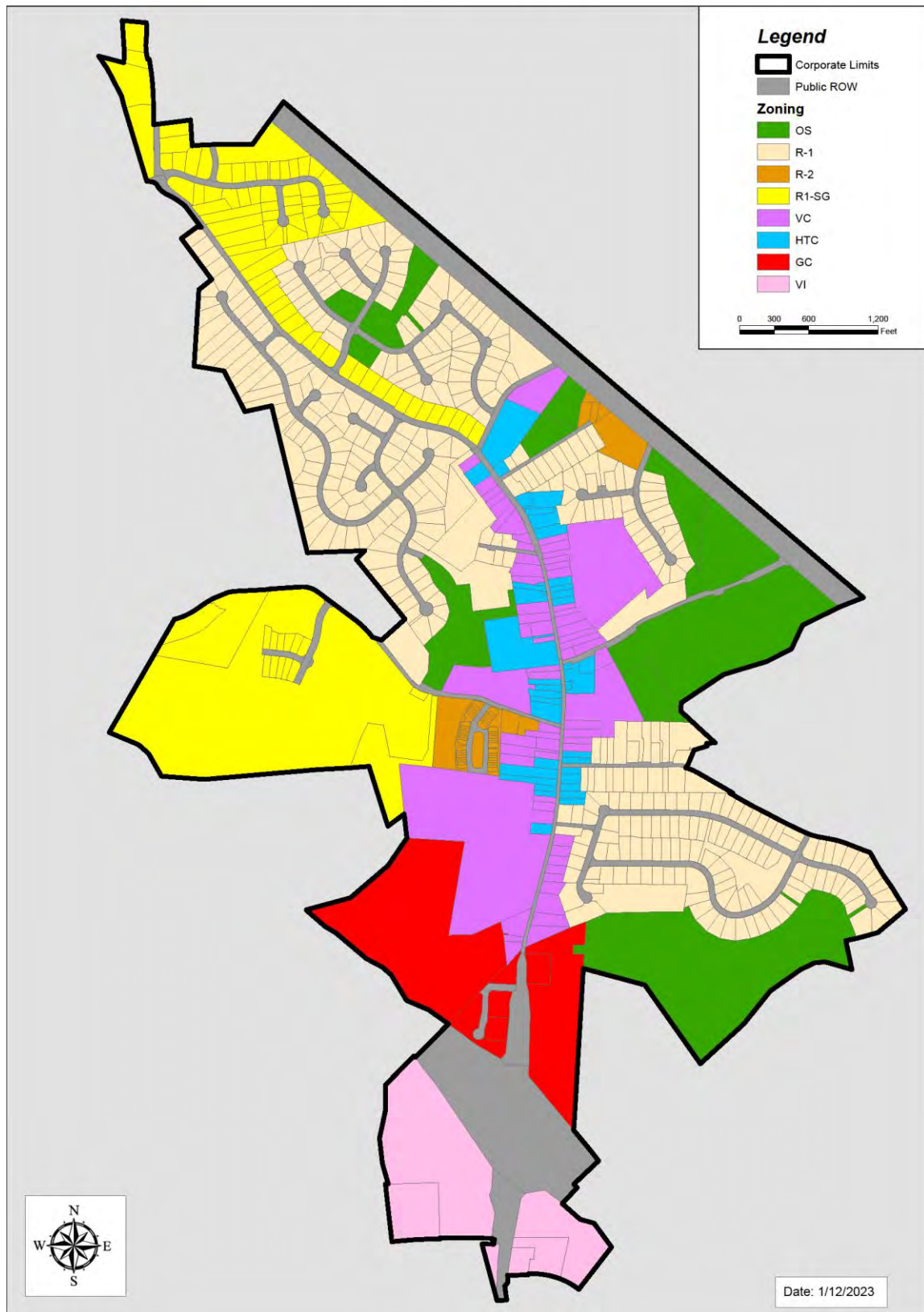


Figure 6: Myersville Zoning Map

## Residential Zoning Districts

The Single Family Residential (R1) zoning district covers 209.2 acres, or roughly 28.6% of the Town's land area. The R1 district generally allows for single-family residential dwelling units and certain institutional uses with a maximum density of two (2) dwelling units per acre. The R1 zoning district is located throughout the Town north of I-70 and includes many of the newer subdivisions as well as older residential development within the Town.

The Smart Growth Residential (R1-SG) zoning district encompasses 122.8 acres, or roughly 16.8% of the Town's land area. Overall, the R1-SG zoning district is found within the Saber Ridge subdivision on the north end of Town, and within the proposed Quail Run subdivision on the west end of Town. The R1-SG zoning district is comparable to the R1 zoning district; however, the R1-SG zoning district allows for a more compact design with no specified maximum density for residential units and a smaller minimum lot size of 8,000 square feet, whereas the R1 zoning district employs a minimum lot size of 15,000 square feet. This allows for a more compact design with minimal additional impacts on the environment. This zoning district is unique and should be expanded in future residential housing projects as additional lands are annexed into the Town for development.

The High Density Residential (R2) zoning district encompasses only 16.4 acres, or roughly 2.2% of the Town's land area. This zoning district allows for a density of eight (8) dwelling units per acre, permitting townhomes, multi-family dwelling units, two-family dwelling units, and single-family dwelling units. With higher residential densities, future properties zoned R2 should be located in areas with ample transportation access and public facilities to minimize congestion and overloading of existing public infrastructure.

## Mixed Use Zoning District

The Village Center (VC) zoning district is the Town's sole mixed use zoning district, allowing for an array of light commercial and residential uses. The VC zoning district encompasses 73.7 acres, or roughly 10.1% of the Town's land area. The VC zoning district is exclusively found along Main Street in the older areas of the Town developed during a period when individuals lived within close proximity to the Town's central business district (CBD). The Town employed this zoning district to continue to encourage light commercial activities and office space along Main Street while still permitting residential uses.

## Commercial Zoning District

The General Commercial (GC) zoning district covers 46.3 acres of land, or roughly 6.3% of the Town's land area. Permitted uses within the GC zoning district include retail stores, markets, restaurants, and office space. Gasoline filling stations and light manufacturing are permissible by special exception only.

The GC zoning district area is located on the south end of Town along I-70. This district includes more modern-style commercial development with two (2) drive-through restaurants, two (2) gasoline pumping stations, and four (4) tracts of undeveloped commercial land. Most of the Town's future commercial development will likely take place within this district or will be added to this district as adjacent commercial land is annexed into the Town and developed.

## Industrial Zoning District

The Village Industrial (VI) zoning district covers 37.3 acres of land, or roughly 5.1% of the Town's land area. Permitted uses within the VI zoning district include an array of uses ranging from office space, retail uses, and light manufacturing to breweries and eating and drinking establishments. Raw materials processing applications and solar farms are permissible by special exception only. This district includes the natural gas

compressor station, the SHA Park and Ride facility, a bank, a gasoline pumping station, and an undeveloped parcel currently utilized for agricultural purposes.

### Open Space Zoning District

The Open Space (OS) zoning district encompasses 96.4 acres of land, or approximately 13.2% of the Town’s land area. Permitted uses within the OS zoning district include public buildings, park land, agricultural uses, conservation areas and nurseries. Public utility structures, cemeteries, clubrooms, and commercial bee keeping are permitted by special exception. OS zoning is found throughout the Town and includes numerous parks, SWM facilities, open space areas, floodplains, and environmentally sensitive areas.

### Overlay District

The Historic Town Center (HTC) district encompasses 23 acres of land, or approximately 3.1% of the Town’s land area. The overlay district is employed within an area of the VC district in the center of Town in various locations along Main Street. The HTC allows for smaller setback distances to promote the preservation of the historic character. The existing structures were erected during an era where setbacks and automobile parking requirements were not considered. To maintain the nature and charm of this district, the Town allows these existing structures to serve new purposes without employing “new era” regulations that would require demolition or dramatic renovation in order to meet the requirements. In implementing the HTC overlay district, the Town wishes to preserve the character and viability of this unique area.

Zoning District	Designation	Acres	%
Public Right-of-Way	ROW	106.3	14.5
Open Space	OS	96.4	13.2
Single Family Residential	R1	209.2	28.6
Smart Growth Residential	R1-SG	122.8	16.8
Multi-Family Residential	R2	16.4	2.2
Village Center*	VC	73.7	10.1
Historic Town Center	HTC	23.0	3.1
General Commercial	GC	46.3	6.3
Village Industrial	VI	37.3	5.1
<b>Total</b>		<b>731.4</b>	<b>100.0</b>

Table 2: Zoning

\*Does not include land within the HTC overlay district



## **Section 6: Municipal Growth**

The purpose of the Municipal Growth Element is to examine the interrelationships among land use, population and housing growth, and the respective impacts on municipal facilities and services. In this regard, Town officials will have a stronger basis for setting land use and growth management policies in the future through a better understanding of the multi-dimensional implications of growth. Utilizing strategies outlined in this element of the Plan, the Town should be able to better manage the rate of growth through policy and legislation to provide adequate public facilities for the citizens of the Town.

### **Annexation**

Since 1981, the Town of Myersville has increased the land area of the Town by approximately 495.57 acres with the approval of 34 individual annexation resolutions. Through annexation, the Town can continue to grow the Town's population, tax base and land area. This aspect of municipal growth is vital to the Town.

## Myersville Annexations & Boundary Changes

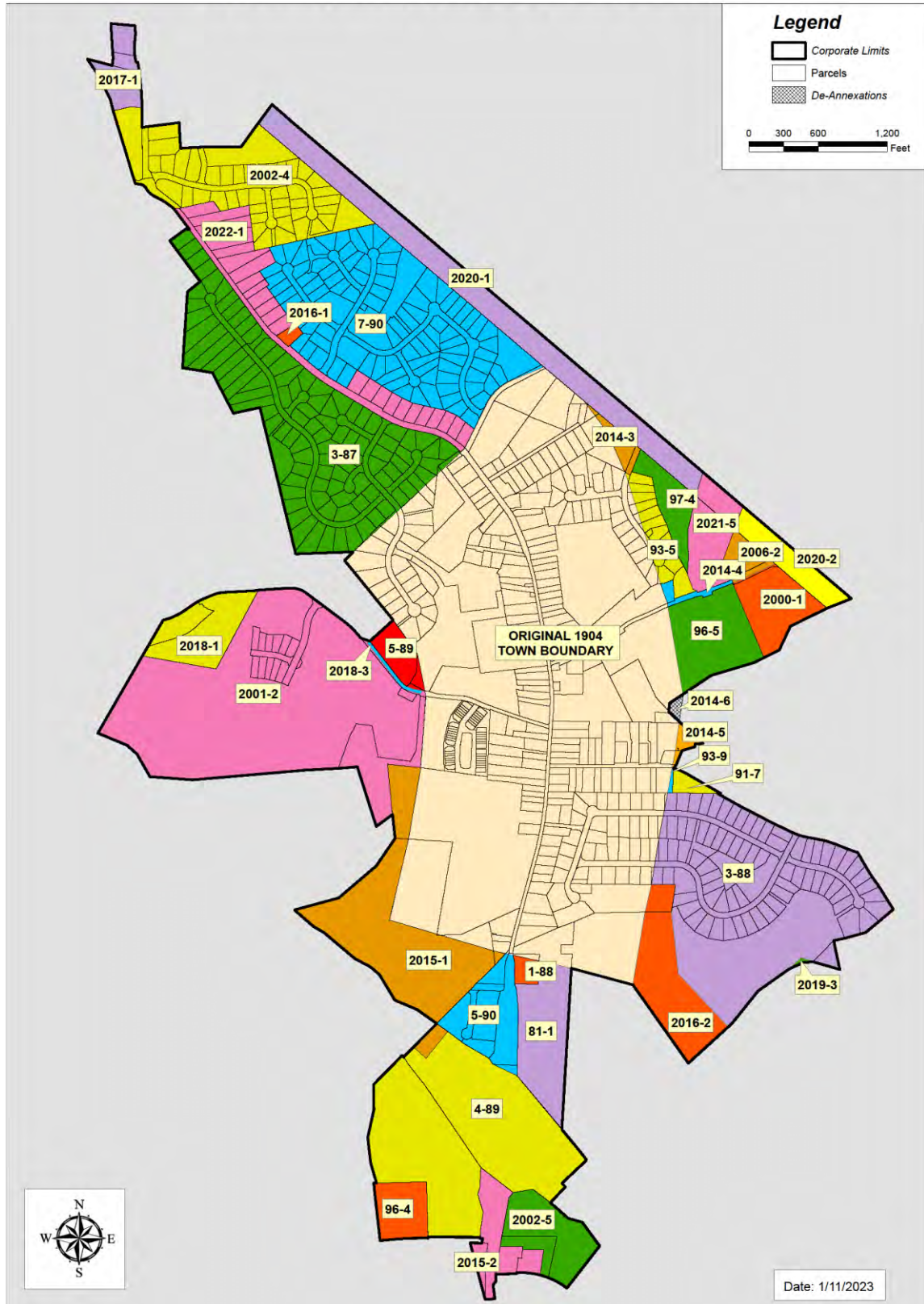


Figure 7: Myersville Annexations & Boundary Changes

<b>Annexation</b>	<b>Resolution</b>	<b>Acres</b>	<b>Zoning</b>	<b>Location</b>
Gordon Property	81-1	11.57	B1 (GC)	E of Myersville Road
Flook Property	3-87	54.69	R1	W of Canada Hill Road
Exxon Oil Company, Inc	1-88	0.99	B1 (GC)	E of Myersville Road
Waters Property	3-88	57.34	R1	S of Brethren Church Road
Battiata Property/I-70	4-89	44.54	B1 (GC)	S of I-70, W of Myersville Road
Stroup	5-89	3.22	R1	N of Monument Road
A-K Partnership, LLC	5-90	9.38	B1 (GC)	W of Myersville Road
Leonard Associates, Inc	7-90	52.10	R1	W of U.S 40, E of Canada Hill Road
Rippeon Property	91-7	1.24	R1	S of Brethren Church Road
Deerwoods #1	93-5	5.16	R1	W of U.S 40, N of Wolfsville Road
Rippeon Property	93-9	0.07	R1	S of Brethren Church Road
Myersville Sewer Plant	96-4	4.78	OS	N of Milt Summers Road
Doubs Meadow Park #1	96-5	10.93	OS	S of Wolfsville Road
Deerwoods #2	97-4	4.58	OS	W of U.S. 40
Doubs Meadow Park #2	2000-1	7.55	OS	W of U.S 40, S of Wolfsville Road
Miazga Property	2001-2	71.40	R1/R2/OS	S of Monument Road
Town WTP/Fisher Property	2002-4	28.16	R1-SG/OS	W of U.S 40, E & W of Canada Hill Road
Bidle Brothers, Inc.	2002-5	8.88	GC	S of I-70, E of Myersville Road, N of Ventrie Court
Doubs Gift (Town)	2006-2	2.41	OS	N of Wolfsville Road, W of U.S. 40
Baptist Church	2014-03	1.58	R1	W of U.S. Route 40, N of Deerwoods Place
Rutledge Property	2014-04	1.00	R1	N of Wolfsville Road, W of U.S. 40
McLaughlin/Lauer	2014-05	0.85	R1/OS	N of Poplar Street
Waters/Shank/Wisner	2015-01	27.76	R2/OS/VC/GC	N of I-70, W of MD 17
AK-JK/ MVB	2015-02	6.58	GC	S of I-70, intersection of Milt Summers Road
Hollis Property	2016-01	0.51	R1-SG	E of Canada Hill Road
Tree Land/ Roach	2016-02	11.40	OS/R1	E of Myersville Road
Ramsey/Sigler/Liller	2017-01	4.20	R1-SG	W of Easterday Road
GRP-Harshman	2018-01	8.74	R1-SG/OS	S of Monument Road
Monument Road	2018-03	0.41	N/A	P/O Monument Road
Greenway Trail Property	2019-03	0.07	OS	S of Asley Court
US Route 40 Tract 1	2020-01	23.10	N/A	P/O Baltimore National Pike
US Route 40 Tract 2	2020-02	5.29	N/A	P/O Baltimore National Pike
Young Property	2021-05	7.26	OS	W of Baltimore National Pike
Church Hill Estates	2022-01	17.85	R1-SG	E of Canada Hill Road
		495.57		

Table 3: Annexations

## Residential Growth Trends & Patterns

The community of Myersville dates to the mid-1700's when it provided agricultural related businesses and services to the nearby rural community. For many years the community's population numbered in the hundreds, and Myersville gradually reached a population of 1,000 during a population boom in the 1990's. As shown in the table below, the period between 1990 and 2000 exhibited the largest increase in the Town's population with population growth at almost 200% during that period. Since that time, the Town's population has grown at a much steadier pace. During the Town's "housing boom", which peaked in the 1990's, the Town experienced significant "growing pains"; additional pressures that required modifications and expansion of the Town's infrastructure to accommodate such growth. This era of significant growth was suddenly ended at about the time of the economic recession of 2008. Since that time, the Town has experienced stable growth patterns for housing and population. The modern history of population changes and the increase in the number of housing units can be found in table below. (7)

Year	Population	Housing Units
1960	355	127
1970	450	169
1980	432	182
1990	464	196
2000	1,382	450
2010	1,626	545
2020	1,748	590
2022*	1,846	622

Table 4: Population

\* Estimate based on annexations and new dwelling unit construction since 2020

## Future Residential Development & Population

Since comprehensive planning began in Myersville, the outward suburbanization has continued to impact the Town. Given the ongoing State-wide pressures of growth in addition to the attractive nature of small-town living, the population of the Town is expected to grow. The population of the Town has increased through numerous annexations and residential developments. Additional annexations on the north and south ends of Town are expected to occur, resulting in future residential development and additional population.

Currently, growth is occurring on the west side of Town in the Meadowridge Knoll development. This roughly 21-acre tract of land was approved for 16 single-family dwelling units in 2017, and accounts for most of the Town's recent residential construction activity. Final Improvement Plans have been approved for the Quail Run Subdivision, a proposed residential subdivision on the west end of Town. This subdivision will be situated along Monument Road and include 110 dwelling units in the form of 80 single-family detached units as well as 30 townhouses. Meadowridge Knoll Section II and Williams Glen, much smaller proposed minor residential subdivisions, are currently under review by the Myersville Planning Commission. The minor subdivisions would be accessed through existing communities, bringing a combined number of 10 new dwelling units to the Town. The Town's residential development "pipeline" is outlined in the table below, estimating an additional 127 dwelling

units and an additional population of 389 individuals. This calculation assumes an average of 3.1 individuals per household and does not include dwelling units that have already been constructed. All constructed dwelling units have been accounted for in the figures shown in **Table 4**.

<b>Subdivision Name</b>	<b>Proposed Dwelling Units</b>	<b>Dwelling Units Remaining To Be Built</b>	<b>Population Growth</b>
Meadowridge Knoll	16	7	22
Meadowridge Knoll Section II	5	5	16
Williams Glen	5	5	16
Quail Run	110	110	335
<b>Total</b>	<b>136</b>	<b>127</b>	<b>389</b>

**Table 5 : Development Pipeline**

### **Residential Infill Development**

Residential infill potential examines a theoretical capacity associated with vacant and underutilized land in the Town. Infill capacity is based on the number of vacant lots and acreage available for development within the existing corporate limits of the Town. Potential yield for infill development in Myersville was determined by identifying vacant and underutilized parcels using aerial photography with the Town’s GIS system. These sites constitute land within the existing corporate limits of the Town that are expected to develop with the planning period from 2022 to 2042. Sites include one (1) vacant lot along Poplar Street, one (1) vacant lot along Canada Hill Road, and three (3) vacant lots along Main Street. Possibilities for larger infill development projects include a roughly 31-acre parcel zoned VC located near the center of Town on the west side of Main Street, and a parcel roughly five (5) acres in size zoned VC along Monument Road. Potential infill development could yield as many as 64 additional dwelling units, resulting in an increase in population of 199 individuals. This figure considers available water resources, prohibitive easements, and site topography. This analysis does not include the proposed subdivisions already included within the residential development “pipeline”.

### **Priority Funding Area**

A majority of the Town of Myersville lies within a State-certified Priority Funding Area (PFA). PFAs give funding preference to designated growth areas and areas that are already developed in a State-wide effort to limit “sprawl” development and encourage “smart growth”. The Town of Myersville has public infrastructure in place and a growth plan which allows the Town to implement “smart growth” practices. This will reduce the adverse effects of development on the environment and infrastructure of the Town.



# Myersville Priority Funding Area Map

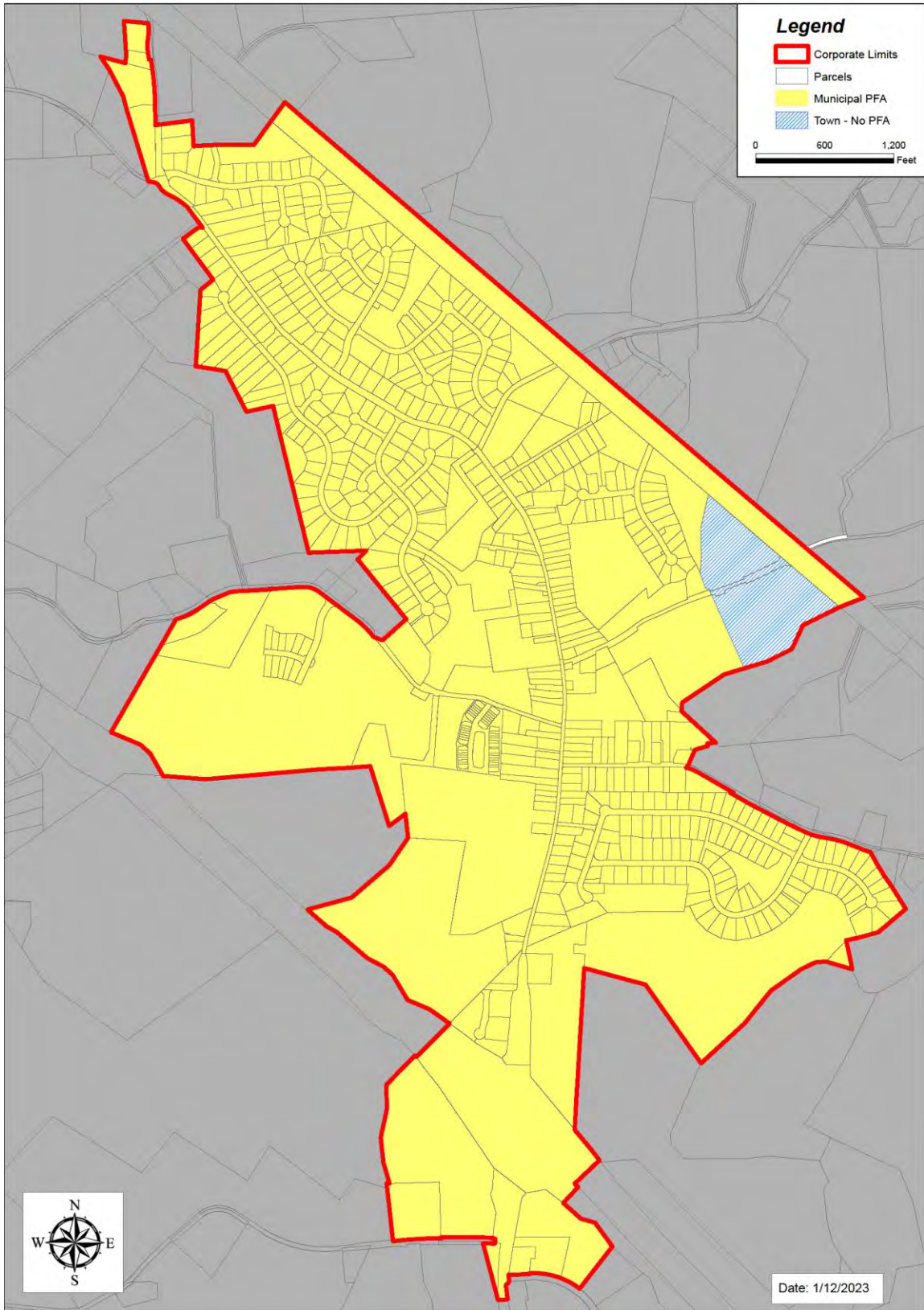


Figure 8: Myersville PFA

## Growth Area

Myersville is designated as a municipal growth area by Frederick County. The Myersville growth area encompasses approximately 337.1 acres, containing 19 parcels. The growth area represents the Town's long range growth expectations for future development and annexation into the Town. The Myersville growth area has expanded slightly since the adoption of the 2016 Comprehensive Plan but has incorporated areas that may be annexed by the Town as natural preservation areas as well.

The growth area includes six (6) parcels on the north end of Town in the vicinity of Easterday Road. This land is predominantly undeveloped Agricultural (AG) zoned land with scattered low density residential land uses. There is one (1) parcel within the growth area along Brethren Church Road. On the south end of the Town, there are 11 parcels within the Town's growth area. With the development of Town water and sewerage services in this area, it will most likely contain much of the future commercial and industrial development within the Town. Additionally, one (1) large parcel located to the south of the proposed Quail Run development, along I-70, is projected to develop with residential uses in the future. This parcel could potentially provide an alternate connection between Monument Road and Main Street.

# Myersville Growth Boundary

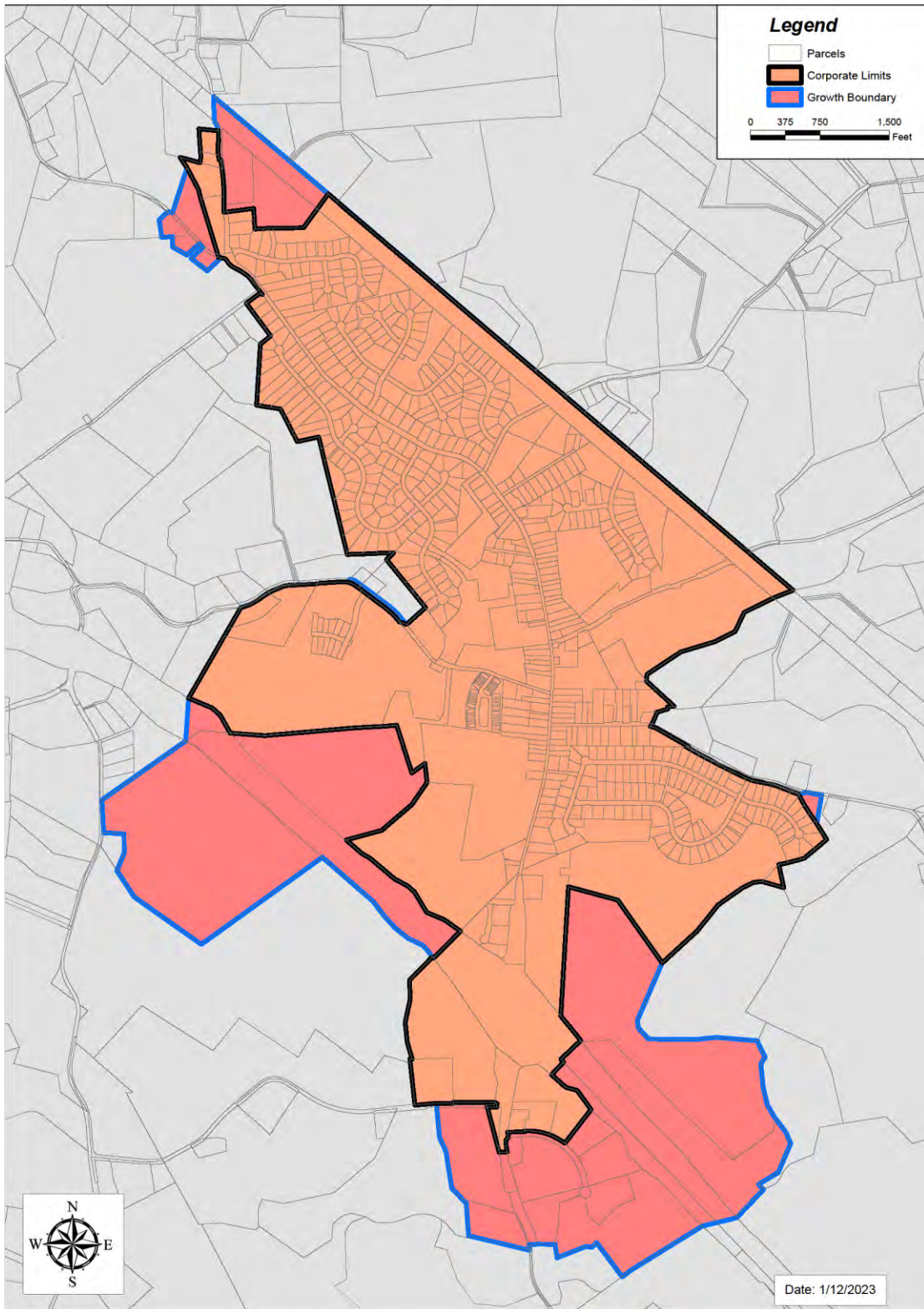


Figure 9: Myersville Growth Boundary



Boundary	Acres
Growth Boundary	1068.5
Corporate Limits	731.4
Total Growth Area	337.1

Table 6: Growth Boundary

## Implications of Growth Area Development

Myersville’s growth area of approximately 337.1 acres have the potential to incorporate seven (7) existing dwelling units if annexed into the Town, and result in the construction of an additional 150 dwelling units. The annexation and development of land within the growth area will result in an additional 157 dwelling units and an additional population of 487 individuals.

The Plan acknowledges that the land within the growth boundary may be incorporated into the Town in the future; however, the Town would like the County to maintain these properties in existing Agriculture (AG), Resource Conservation (RC), and Limited Industrial (LI) zoning districts, thus limiting the potential for premature, low-density development on private well and on-site septic systems until the time of annexation. Myersville has several reasons for this position including:

1. Protecting Myersville’s unique identity by controlling the quality of development occurring in and around the Town
2. Requiring development site design that includes mandatory open space requirements
3. Enabling densities for new development that support Smart Growth when water resources are adequate
4. Requiring appropriate water-saving construction materials for new development to protect water quantity
5. Requiring “Best Management Practices” (BMPs) for stormwater management to protect and enhance water quality in potential receiving waters
6. Ensuring appropriate expansion of potable water and wastewater treatment systems to accommodate new development
7. Eliminating the potential for future failing septic systems

Prior to the annexation of any land area not included in the Growth Boundary Plan, the Town will first consider appropriate amendments to this Plan and will follow the procedural requirements for Comprehensive Plan amendments and annexation established in State Law (The Land Use Article), including those of Maryland House Bill 1141. This will ensure that the proposed annexation is consistent with the goals and objectives of this Plan, that appropriate consideration has been given to the adequacy of public facilities and services, and that County and State agencies are afforded an opportunity to comment on the proceedings. (4)

## Population Projections 2022-2042

The population of the Town between the years of 2022 and 2042 is projected to increase by 1,075 individuals based upon current development and annexation projections. Population growth projections have increased since 2016 due to the increase in the area of the growth area.

Source of Growth	Projected Dwelling Units	Projected Population Increase
Approved Development	127	389
Infill Development	64	199
Annexation of Existing Development	7	22
Projected Growth Area Development	150	465
<b>Total</b>	<b>348</b>	<b>1,075</b>

**Table 7 : Total Projected Growth**

The population of Myersville will continue to grow over the 20-year period between 2022 and 2042 as development continues and existing development within the growth area is annexed into the Town. The table below outlines the projected time frame for population growth within the Town. The projections assume the following:

1. The Quail Run and Meadowridge Knoll subdivisions will be completed
2. Infill development will achieve maximum yield
3. The growth area will be incorporated into the Town
4. Quail Run will be constructed at roughly 22 dwelling units per year between 2022 and 2027
5. The average household size is 3.1 individuals

Year	Projected Population
2022*	1,846
2027	2,370
2032	2,554
2037	2,737
2042	2,920

**Table 8: Projected Population**

\* Estimated population for year 2022

### **Commercial Development**

Commercial development within the Town and growth area does not have an impact on population growth; however, commercial development may still have large impacts on the Town’s infrastructure, maintenance requirements, and development patterns in addition to financial implications. Future commercial development will likely require additional water resources and sewer capacity to serve those developments. There will likely be increased traffic on existing Town roads because of future commercial development in Town. This will increase Town road maintenance efforts and subsequent maintenance costs. Additionally, any new roads constructed or transferred to Town jurisdiction from the County or State will also increase Town road maintenance responsibilities.

Development patterns will also be impacted by commercial development. Land that is designated within the VC zoning district may be developed as various residential uses or light commercial development. VC-zoned land developed for commercial uses will have a great impact on the future population growth for the Town and to what extent the Town will need to increase public services.

Currently, there is one (1) vacant parcel with commercial development potential within the Town's growth area. Furthermore, there are three (3) vacant parcels with commercial development potential within the existing corporate limits.

### **Adequate Public Facilities**

The most significant implications of growth are impacts on public facilities. This includes water and wastewater demand, public school capacity, police, fire, rescue services and recreational facilities. Large-scale developments with significant potential impacts will be required to conduct a fiscal impact analysis to determine if revenues will cover the cost of public services and facilities. The Town's Adequate Public Facilities Ordinance (APFO) governs the required resources that must be allocated by the developers or Town in order to permit all development.

### **Inter-Jurisdictional Cooperation**

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

It is apparent from the prior discussion of growth-related impacts that there is a critical need for the Town and County to work together. Future growth will depend on sound strategies to address such issues as water quality and quantity, school capacity, demand on emergency services, public infrastructure, and transportation facilities. Growth management in Myersville primarily hinges on effective coordination between the Town and County.

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

## Section 7: Housing

### Current Housing

The 2020 Census calculated a total of 603 housing units consisting of 527 single-family detached units, 45 townhouse units and 31 apartment units. Approximately 87% of the total numbers of units were single-family detached units. Apartment rental units, once making up more than 28% of the total housing stock in Myersville, have declined to only 5% of the total housing stock by 2020. This is a result of predominantly single-family detached construction since 1990, and conversion of apartment units back into single family detached units. The Town anticipates that single family dwelling unit development will continue to take precedence over multi-family dwelling unit development. (7)

Data	Single Family Detached	Mobile Home	Duplex	Town House	Apartments	Total
1990 Census	140	2	0	0	54	196
2000 Census	347	0	0	45	58	450
2010 Census	474	0	0	45	26	545
2020 Census	514	0	0	45	31	590
2022*	545	0	0	45	32	622

Table 9: Authorized Housing Units

\* Estimate based on annexations and new dwelling unit construction since 2020

Myersville has developed into a “bedroom community”, with commuter patterns trending towards counties to the east. Commuters are able to earn higher wages in areas closer to Washington, DC within the greater Washington metropolitan area. The area median income (AMI) in Myersville is \$125,625 with a median housing value of \$362,600. The median monthly housing cost including homeowners and renters in Myersville is \$2,126 or roughly 20% of the AMI. (7)

### Unique Challenges

Myersville’s housing market poses challenges for those who earn 60% of the AMI or less. Since 60% of the AMI in Myersville equates to roughly \$75,000 per year, this would give households earning 60% of the AMI \$6,250 each month. With a median housing value of \$362,600, homeownership is often out of reach for those earning 60% of the AMI or less. Many times, this leaves individuals who want to remain in Myersville, or have a need to remain in the Myersville community, unable to purchase a home. With rental units making up only 5% of the total housing stock within the Town, rental units are often highly competitive or unavailable. With a high level of competition for rental units, the median monthly rental unit cost in Myersville is roughly \$1,139. This figure does not include utility bills and other necessities required to maintain the household. (7)

With the median monthly housing cost at \$2,126, those earning 60% of the AMI are spending roughly 34% of their income on housing. For those households earning 40% of AMI, or \$50,000 each year, housing costs could absorb as much as 51% of their total income. This would place additional financial stress on these households to remain within Myersville. For many who were raised within the Town, these pressures have forced them to leave

Myersville, moving to areas with lower housing costs. In many cases families are forced to choose between much higher housing costs and the associated economic pressures, or lower housing costs available in nearby jurisdictions to the west. In many of these other areas, schools may not be as well-funded, public services may be more limited, and crime rates may be higher. Roughly 9% of citizens in Myersville earn 60% of the AMI or less. (7)

## Benefits

With higher wages earned, higher property values, and limited housing stock, there are certainly challenges for some; however, there are also benefits to these conditions. Myersville enjoys a low poverty rate of less than 1% within the Town. As a result, there is a lower demand for public services and assistance programs, which can be costly to administer and fund. Additionally, the low rate of poverty also ensures a more stable stream of tax revenue. The Town collects income tax from those who reside within the Town as well as property taxes from those who own real property. These figures are considerably higher in Myersville than in jurisdictions of comparable size with higher rates of poverty within the State of Maryland.

Myersville also enjoys housing market stability when compared to other areas within the region. With limited housing stock available, and a higher AMI than most of the region, Myersville did not see the property values decrease to the same extent as other communities within the region during the Great Recession of 2008. Less than 1% of the housing stock was vacant at any given time during the most recent recession, which saw some communities in the State experience vacancy rates as high as 25% of the total number of housing units.

## Tools

Although the challenges experienced within Myersville's housing market also provide benefits to others, there are tools the Town may implement to reduce the burden of those challenges to those who need relief the most, while not undermining Myersville's strong housing market and desirability. Zoning and development incentives may be used to create more affordable housing opportunities in several ways.

The Town's ability to develop is most directly impacted by the availability of water resources to support proposed development projects. This does not allow the Town to incentivize more affordable housing effectively using higher density zoning; however, on a small scale the Town could achieve some success through the use of accessory dwelling units (ADUs). ADUs allow a property owner to construct an independent accessory structure on their property for use as a rental unit, or a dwelling unit for a family member who would not be able to afford housing in the standard rental market. This could afford property owners the opportunity to earn additional rental income while also providing a more affordable option for housing for others. This is possible without large-scale impacts to the available water resources of the Town, as these units are typically smaller in scale, and could be limited by the Town to a specific size. (5)

The Town may also implement development agreements or incentives to ensure that new developments include more affordable options or styles typically not found in newer single-family detached residential subdivision projects. By offering water and sewer connection charge credits or other incentives, developers may be willing to construct more affordable dwelling units such as townhouses or duplex-style units which typically do not wield sales prices as high as single-family detached units may. The Town may also use annexation agreements to require developers to build a specific number of different types of housing units such as townhouses, duplex units or multi-family dwelling units. This approach is likely to encounter more resistance from developers who may otherwise partner with the Town unless the margin for profitability is exceptionally high. The approved Quail Run subdivision

used this method as part of the annexation process, to require that future development plans include 30 townhouse units as a method of providing different types of housing, which may be more affordable than the standard single-family detached dwelling unit.

Using these tools, the Town can both provide opportunities for more affordable housing options and encourage more diverse communities that may otherwise be segregated along socio-economic boundaries. The Town will continue to work with Federal, State and County agencies to improve opportunities for more affordable housing within the Town while maintaining Myersville's strong housing market.

## Section 8: Public Facilities & Services

### Public Schools

Myersville’s projected growth of 341 new dwelling units between 2022 and 2042 will result in 137 additional students to the County school system. This estimated figure is derived by applying the County’s approved 2019 student yield ratio for each school serving the Myersville community to the projected development estimates for the Town. Myersville Elementary School will absorb 55 additional students; Middletown Middle School will absorb 34 additional students; and Middletown High School will absorb 48 additional students. (5)

Institution	Average Yield Rate per Unit	New Residential Units	Total Student Yield
Myersville Elementary School	0.16	341	55
Middletown Middle School	0.10	341	34
Middletown High School	0.14	341	48
<b>Total</b>			<b>137</b>

Table 10: Student Yields

Middletown Middle School and Middletown High School at 76% and 83% respectively, will be able to accommodate additional students resulting from development in Myersville, Middletown, and surrounding unincorporated areas. Myersville Elementary School, currently at 89% capacity, will likely approach 100% capacity with the additional student yield as a result of growth in Myersville and the surrounding unincorporated areas. Although significant development within the Myersville-Middletown area will place additional capacity pressure on the existing schools, these developments will likely be phased and staggered to allow time for expansion and renovation of the schools over the course of the twenty-year time period between 2022 and 2042.

Institution	Total Enrollment	State Rated Capacity	% Capacity
Myersville Elementary School	388	434	89
Middletown Middle School	803	1,052	76
Middletown High School	1,102	1,328	83

Table 11: School Capacities

### Public Libraries

In 2019, Frederick County completed the construction of a new 7,500 square-foot library on Harp Place. The Myersville Branch Library was erected on the site of the former Myersville Elementary School and Town Hall building built in 1909. The former facility was demolished in 2009, making room for the new library. The library serves as a cultural, educational, and organizational hub for the Town. In addition to providing computers for public access, community meeting space, a children’s learning room, and offices for staff, the new facility encompasses a “Trolley Room” containing a restored trolley from the historic Hagerstown and Frederick (H & F) Railway System for public enjoyment and educational opportunities. The public can enter the trolley to get a sense of what life was like along the railway over a century ago when the trolley was at the peak of operation.



## Public Recreational Lands

The Town of Myersville currently owns and operates 152.63 acres of recreational land open for public use. With a population of approximately 1,846, Myersville has a ratio of 82.68 acres of recreational open space per 1,000 residents; however, this calculation only includes recreational land owned by the Town. The Town’s recreational areas serve residents of the unincorporated areas of the greater Myersville community in addition to the residents of the Town. Myersville is unique to municipalities in Frederick County with ample Town, State and Federal recreational lands nearby. The Appalachian Trail, Greenbrier State Park, and Doub’s Meadow Park are just a few of the recreational gems that provide ample recreational opportunities to the community. Between 2022 and 2042, the population of the Town is projected to increase by 1,075 residents. As a result, the Town will have an approximate ratio of 52.25 acres per 1,000 residents. Based upon this ratio, the Town of Myersville will not require additional recreational land by 2042 to serve the additional demand for recreational space.

Property	Property Address	Land Use	Zoning	Size (ac)	In-Town
DOUBS MEADOW PARK	11 WOLFVILLE RD	ACTIVE REC	OS	26.36	Y
YOUNG NATURE PRESERVE	12 WOLFVILLE RD	PASSIVE REC	OS	8.08	Y
FLOOK PARK	800 ROCKY FOUNTAIN DR	ACTIVE REC	OS	1.11	Y
FISHER FARM PARK	1000 STEEPLECHASE LN	PASSIVE REC	OS	1.25	Y
GRINDSTONE RUN PARK	2623 MONUMENT RD	ACTIVE REC	OS	1.83	Y
MEMORIAL PARK	305 MAIN ST	PASSIVE REC	VC	0.18	Y
BULLIVANT PARK	95B ASHLEY CT	PASSIVE REC	OS	37.15	Y
HARP PARK	10 HARP PL	ACTIVE REC	OS	2.16	Y
PLEASANT WALK PARK	N/S PLEASANT WALK RD	PASSIVE REC	RC	74.01	N
GAVER PARK	12A POPLAR ST	PASSIVE REC	R1	0.50	Y
<b>TOTAL AREA</b>				<b>152.63</b>	

Table 12: Parks

# Myersville Parks

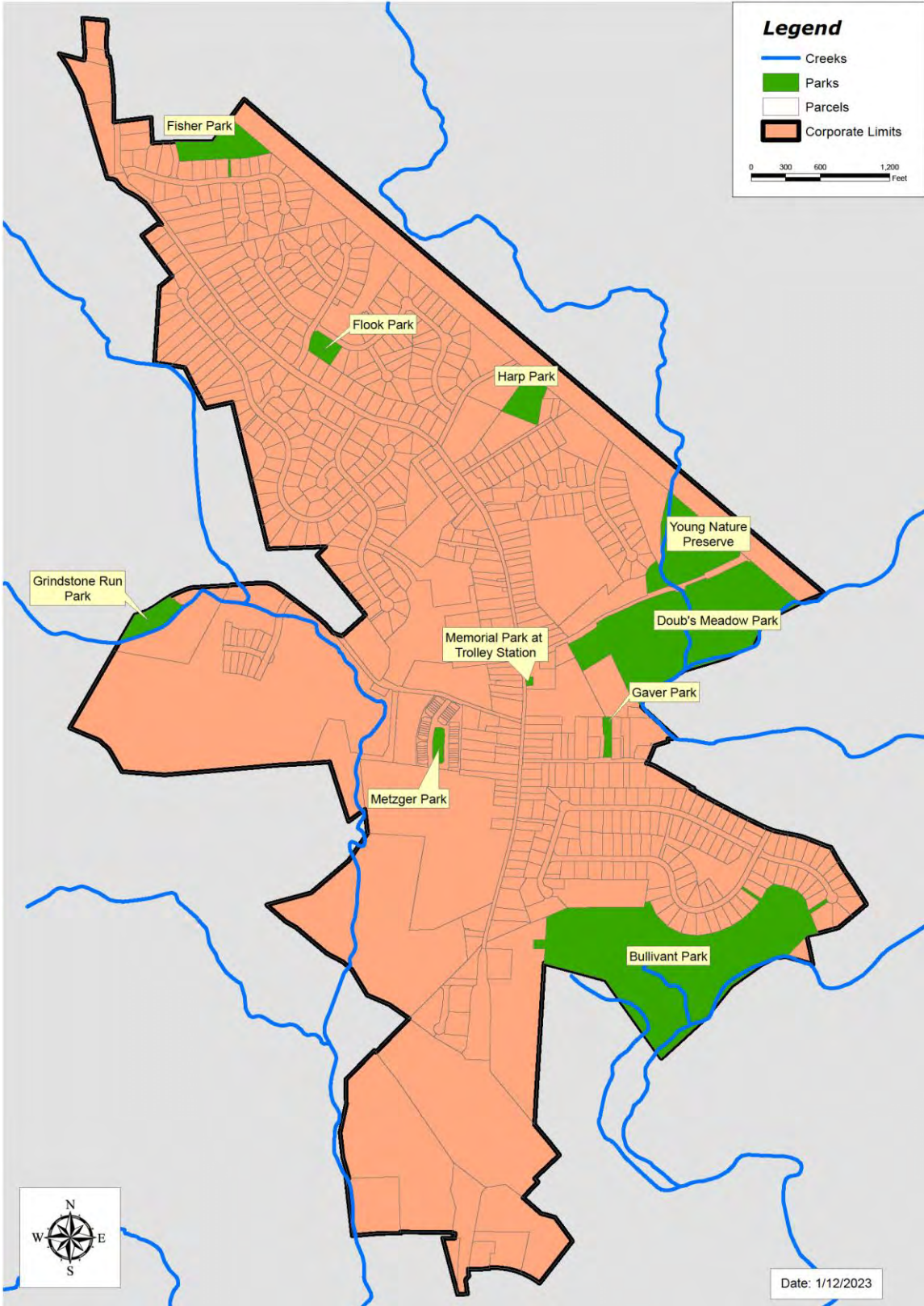


Figure 10: Myersville Parks

As part of this Plan, the Town has adopted an Open Space and Trails Master Plan for the Town. This plan identifies Town and HOA-maintained recreational areas in relation to schools and pedestrian access routes to maximize recreational land usage and improve pedestrian connectivity throughout the Town. In most cases of underutilization, ample recreational land exists, but the recreational land is inaccessible or does not provide ample parking to allow access to those areas. The master plan calls for approximately four (4) miles of additional concrete sidewalks, and three (3) miles of additional asphalt trails to provide an extensive network of sidewalks and foot paths for pedestrians to travel throughout the Town.

# Myersville Open Space & Trails Master Plan

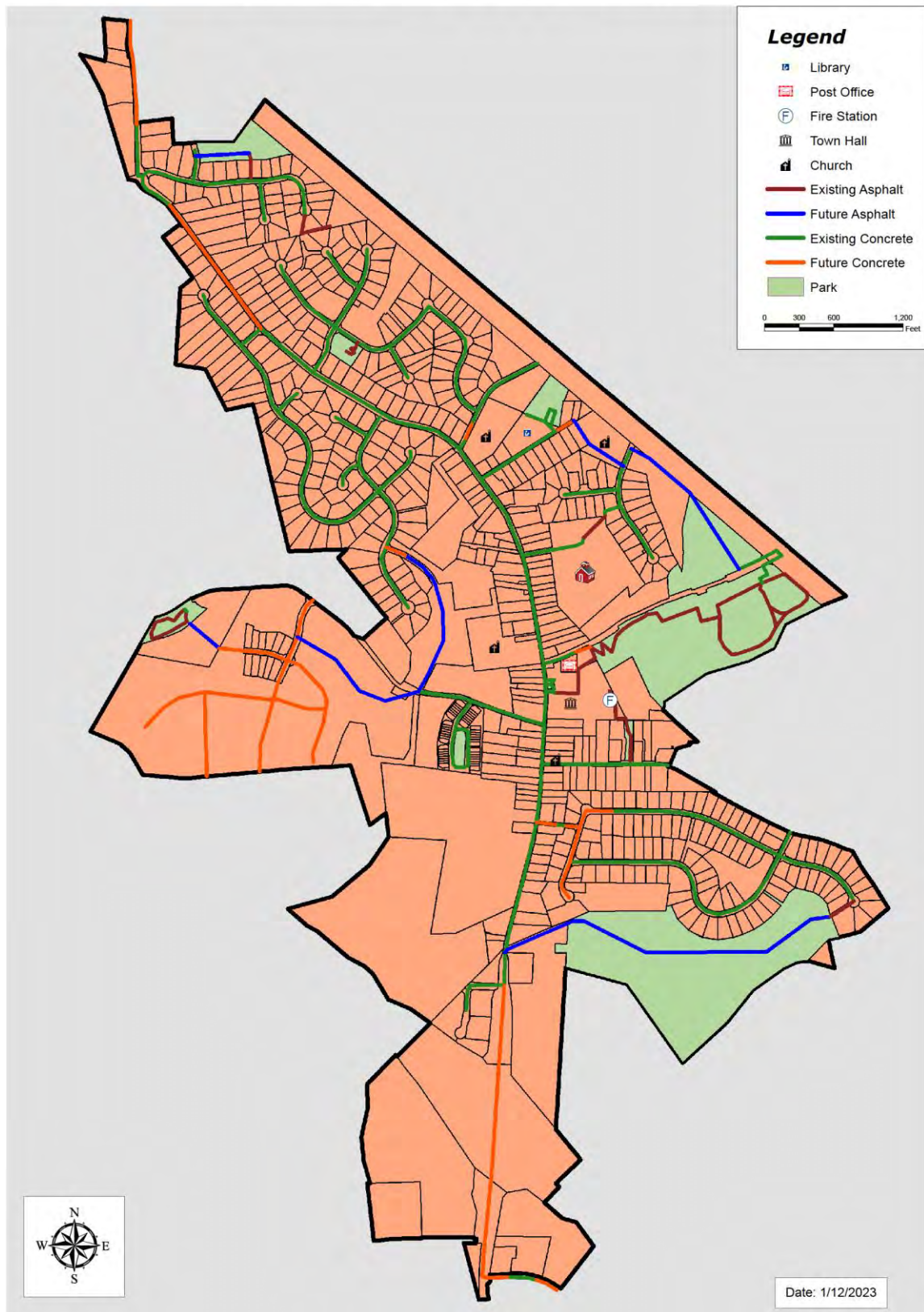


Figure 11: Open Space & Trails Master Plan



## Public Safety

Fire and emergency medical services are provided to Myersville residents through the Myersville Volunteer Fire Company and Frederick County Fire and Rescue Services. Police protection in Myersville is provided by the Frederick County Sheriff's Office Community Deputy Program. Police and emergency services will be impacted moderately because of the projected increase in Myersville's population by 2042. Based on industry standards for calculating staffing levels of emergency services personnel, one (1) additional police officer and one (1) additional emergency services personnel will be required by 2042 to serve the projected increase in population. The Town will require an additional fireman or Emergency Medical Service (EMS) technician stationed at the Myersville Municipal Center. An additional police officer will likely be added through the Frederick County Sheriff's Office Community Deputy Program if available.

## Additional Facility Needs

The Town of Myersville recognizes that any gain in population will require an equivalent increase in municipal meeting space, staff and services. Town Hall was constructed to serve the future needs of the Town for public hearing and meeting space for Town bodies and community organizations. The Myersville Municipal Center, which houses Town Hall and the Myersville Volunteer Fire Company, also serves as an emergency shelter for the Town. The Municipal center can house the entire population of the Town in the event of a catastrophic emergency and includes a diesel back-up generator to supply emergency power to the facility in the event of a power outage. The Myersville Municipal Center, including Town Hall, can easily serve the meeting and operational needs of the Town with projected population growth of up to 1,075; however, with an increasing senior citizen population, Myersville will likely need to explore options to provide a senior center in the future. This would be most easily achieved as part of a future development with an agreement with the developer to provide a senior center in exchange for water and sewer connection charge credits, or an open space waiver agreement. The Town may achieve this goal with the purchase of an existing structure such as church or commercial use building if any structures of this nature should become available.



## Section 9: Transportation

Myersville, like many towns in Western Maryland, owes its' existence to transportation: more specifically, railways. Although many towns in Western Maryland originally developed because of the C&O Canal or the National Road, Myersville truly took form once the Catoctin Railway was established. The rail provided passenger rail service between Frederick and Hagerstown. Myersville served as the midway stop of the trolley line between the two (2) larger cities from the 1890's until 1945, when the trolley line ceased service. As the Town moved from public transportation dependency to automobile-based transportation, the Town's location in relation to main roads and highways played a key role in the Town's development. Once I-70 was constructed in the late 1960's, Myersville would begin to transform into a bedroom community. Commuters began to move further from the major metropolitan areas for more distant suburban and rural communities. As this transformation took place, roads became more important than ever before.

There are several functional classifications of roadways and streets within the Town of Myersville ranging from local streets to interstate highways. The Town utilizes the State Highway Administration (SHA)-established functional classifications as follows:

### Expressways

Expressways or freeways, such as interstates, provide the key means of interstate, intrastate, and interregional travel. On these highways, the mobility of through traffic is of paramount importance. As such, they must be able to support high volumes of traffic at high speeds over long distances. Maximum control of access is necessary to implement and preserve this function. Direct access is not allowed on interstates. Instead, traffic may enter or exit the highway only at grade-separated interchanges. There are no driveways or traffic signals, parking is prohibited, and a wide median or physical barrier separates the opposing travel lanes to maximize safety and operational efficiency. **(1)**

### Arterials

Arterial routes are designed to provide highway service through and between metropolitan areas and regions and may function as either primary or secondary routes. Connecting to freeways at strategic locations, these routes are vital to the efficient and economical movement of commuter traffic, goods, and services each day at all levels of the highway network. Their design reflects a wide range of functional requirements, including the ability to support relatively high operating speeds and traffic volumes. Arterial routes have varying degrees of access control, depending on their specific functional requirements. Access to adjacent properties is subordinate to the need to ensure mobility for through traffic on arterial routes. **(1)**

### Collectors

Collector routes provide links between local streets, land uses, and regional transportation facilities. These routes comprise the most frequent patterns of "day to day" travel within and between communities in a region and provide connection to major highways. Operating speeds are usually moderate, varied with the extent of development and direct access. These roadways often carry a moderate amount of traffic during the day, with increased traffic during the morning and evening commute periods. Access to adjacent properties and mobility of through traffic are

equally important considerations on collector routes. As such, the highway characteristics vary according to the zoned land uses and development context. (1)

### **Local Roads and Streets**

Local roads and streets serve mainly to provide direct access to individual properties, for a diverse group of users. They are designed for local traffic, slow operating speeds, and numerous intersection approaches and driveways. The design of local roads and streets often emphasizes pedestrian mobility and access to businesses, community, and residential areas. Parking is often permitted on the street and refuse collection and emergency response are important design considerations. (1)

# Myersville Road Classification Map

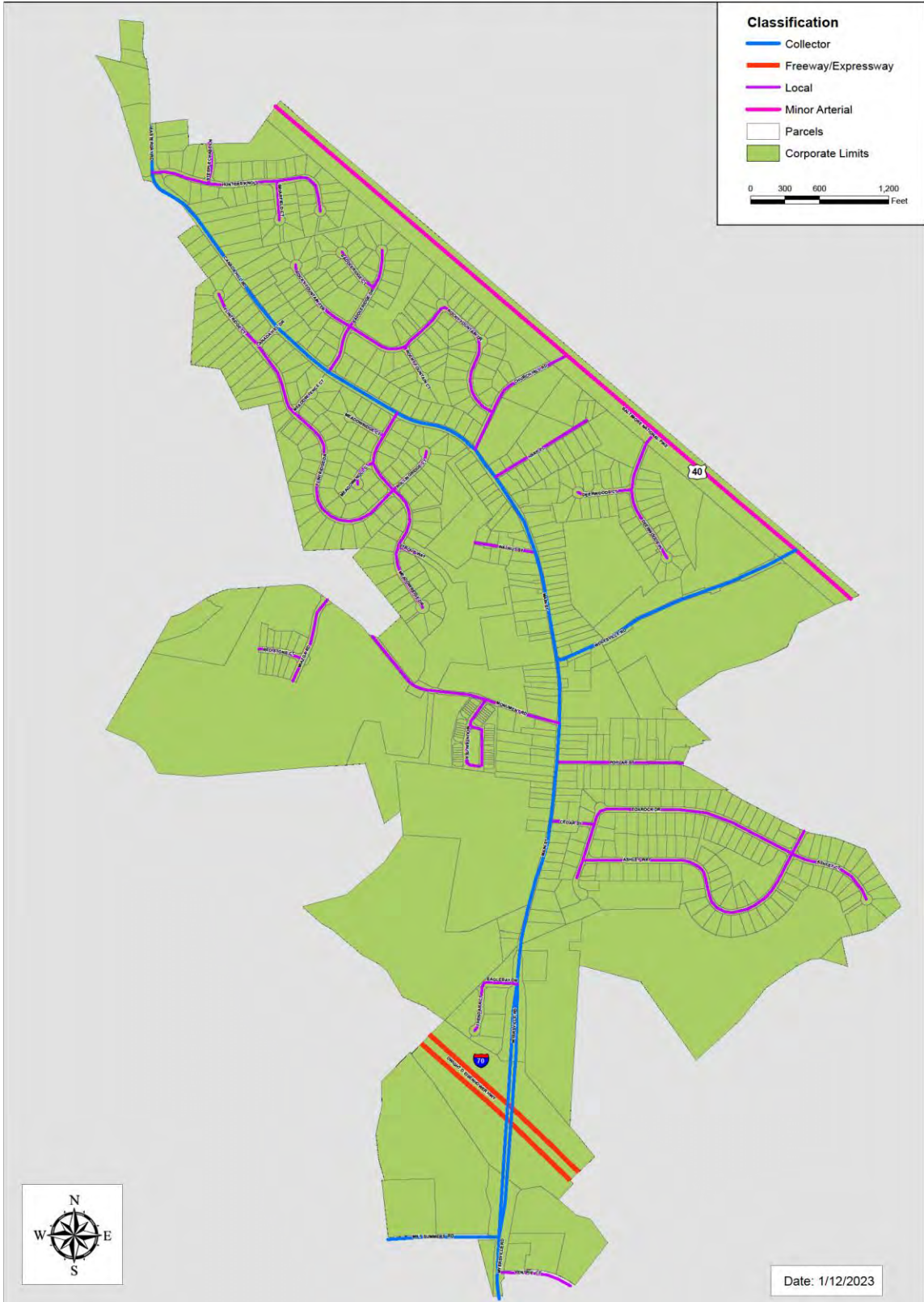


Figure 12: Myersville Road Classifications

## State Roads

There are three (3) State roads maintained by the SHA which run through the Town of Myersville. Interstate 70 (I-70), Dwight D. Eisenhower Memorial Highway, passes through the south end of the Town. I-70 gives Myersville a distinct advantage as both a commuter, or “bedroom” community, and provides access to viable highway-related business such as fast-food restaurants. I-70 allows commuters to directly access the interstate system, reducing travel times to and from both Washington, DC, and Baltimore. I-70 gives residents of the Town quick access to and from the regional shopping and commerce centers of Frederick and Hagerstown. Each city is roughly ten (10) miles via I-70 from Myersville. I-70 also allows the Town to capture “travel dollars” as highway travellers passing through Myersville on the highway may stop to refuel and purchase food at fast food restaurants and gas stations within the Town. Without I-70, Myersville would most likely not have developed in the way it has.

The second State highway passing through Myersville is Maryland State Route 17 (MD 17). MD 17 within the Town consists of Myersville Road, the southern portion of Main Street and Wolfsville Road. This road serves as a major collector road, connecting local roads throughout the Town and Myersville area to I-70. MD 17 connects the residential north end of Town to I-70 and the commercial area in the south end of Town. MD 17 links north-eastern Washington County, in the vicinity of Smithsburg, to the Virginia state line along the Potomac River. Myersville is one of many communities and five (5) municipalities located along MD 17.

The portion of MD 17 within the Town was paved and improved in 2020. The Town was able to coordinate a major water utility replacement project along MD 17 with the SHA minimizing interference, duplication of work, and maximizing cohesion between the Town and State. As part of the project, sidewalks were replaced along the State highway, and storm drains were added to improve drainage.

In 2020, roughly 1.23 miles of U.S. Route 40 (US 40), Baltimore National Pike, was annexed into the corporate limits of the Town. This road serves as a minor arterial road and provides alternate access east and west to Frederick and Hagerstown. US 40 is often used by commuters in cases where I-70 is closed or severely congested. US 40 also serves as a popular thoroughfare for local traffic. (1)

Name	Designation	Type	Length (LF)	Length (Mi)	Classification	Jurisdiction
Baltimore National	US-40	Pike	6,487	1.23	Minor Arterial	State
Dwight D. Eisenhower Memorial (I-70)	I-70	Interstate Highway	2,700	0.51	Major Arterial	State
Main	MD 17	Street	2,740	0.52	Collector	State
Myersville	MD 17	Road	1,461	0.28	Collector	State
Wolfsville	MD 17	Road	2,196	0.42	Collector	State
<b>TOTAL</b>			<b>15,584</b>	<b>2.95</b>		

Table 13: State Roads

As development has plateaued in Myersville, the volume of traffic has plateaued as well. Traffic volumes on MD 17, I-70 increased sharply during the Town’s “housing boom” years between the 1990’s and early 2000’s. Since that time, traffic volumes have remained very static with little new residential development occurring since the 2008 recession. 2020 experienced a slight increase in traffic counts from previous years as residential development has begun to shift away from major urban centers as was experienced in the 1990’s.

Location	1995	2000	2005	2010	2015	2020
Intersection of Main Street & Wolfsville Road	7,575	11,650	7,175	7,992	7,080	7,645
South of I-70	4,825	6,350	4,475	3,922	3,610	3,721
East of MD 17	3,125	4,050	5,850	5,480	5,471	6,243
West of MD 17	2,925	4,050	5,850	5,440	5,334	6,201
East of MD 17	46,728	54,540	62,575	68,220	66,222	72,671

Table 14: SHA Traffic Counts

## County Roads

There are three (3) roads maintained by the County within the corporate limits of the Town; however, several other County roads provide access to and from the Town of Myersville. Within the corporate limits of the Town, approximately 3,700 linear feet of Canada Hill Road, 600 linear feet of Easterday Road, and 700 linear feet of Monument Road are maintained by the Frederick County Department of Public Works.

Canada Hill Road, Brethren Church Road, Milt Summers Road, Church Hill Road, and Monument Road are all roads maintained or proportionally maintained by the County. These roads provide access in and out of Myersville from other areas of Frederick County and Washington County. The Town maintains portions of Church Hill Road and Monument Road within the corporate limits of the Town. Many commuters living in more rural areas around the Town use these roads to access I-70 via US 40 and MD 17.

Name	Type	Length (LF)	Length (Mi)	Classification	Jurisdiction
Canada Hill	Road	3,722	0.70	Collector	County
Easterday	Road	643	0.12	Collector	County
Monument	Road	712	0.13	Local	County
<b>Total</b>		<b>5,077</b>	<b>0.96</b>		

Table 15: County Roads

The County has not recorded and tracked traffic volume counts for County roads in Myersville since the last version of the Plan was adopted in 2016; however, there is not a noticeable change in traffic volumes on the County roads adjacent to the Town. (5)

## Municipal Roads

The Town currently owns and maintains 32 roads and streets within the Town. Out of the 32 municipal roads and streets, 31 of these are local roads, providing street access to residential and commercial development within the Town. The Town-owned and maintained portion of Main Street is classified as a collector road; where motorists travel from U.S. Route 40 to Easterday Road, through Main Street and then enter on to I-70. Main Street is the main thoroughfare through Town as it has been since the Town was incorporated in 1904. A traffic study performed in 2015 on Main Street estimates that there are roughly 5,000 vehicle trips per day on the Town-owned portion of Main Street.

Many of the Town's roads constructed to support the "housing boom" era, between 1990 and 2005, are still in good condition and do not experience high levels of traffic; however, the Town has begun implementing



replacement of these roads through the Capital Improvement Program (CIP). Several roads constructed prior to the housing boom, when the Town was still primarily a main street community, have been repaired in recent years. The Town-owned portion of Main Street has been completely renovated and retrofitted to include new sidewalks, wider lanes, storm drains and a stone sub-base to support the road. The Town spent years planning and designing the road improvements before finally completing the project in 2014. Walnut Street and the Town-owned portion of Church Hill Road have also experienced significant repairs, as both streets were milled and re-paved between 2014 and 2015. Since the adoption of the last plan in 2016, the Town has replaced or significantly repaired, a portion of Fox Rock Drive, Harp Place, most roads within the Meadowridge subdivision, and Poplar Street including new sidewalks, curbs and crosswalks.

As additional residential and commercial developments are constructed within the Town, the Town will assume additional public roads and respective responsibilities. The Town will likely assume responsibility of Ventrie Court and portions of other adjacent County roads as those areas within the growth area are annexed and incorporated into the Town. As additional roads are commissioned to the Town, the Town will need to increase budgetary allotments for road maintenance.

Name	Type	Length (LF)	Length (Mi)	Classification	Jurisdiction
Ashley	Court	796	0.15	Local	Town
Ashley	Way	2,583	0.49	Local	Town
Briarfield	Court	346	0.07	Local	Town
Canada Hill	Drive	228	0.04	Local	Town
Cedar	Street	379	0.07	Local	Town
Church Hill	Road	1,047	0.20	Local	Town
Deerwoods	Court	474	0.09	Local	Town
Deerwoods	Place	1,098	0.21	Local	Town
Eagle Bay	Drive	291	0.06	Local	Town
Flintridge	Drive	2,926	0.55	Local	Town
Fox Rock	Drive	2,365	0.45	Local	Town
Harp	Place	1,122	0.21	Local	Town
Hunters	Knoll	1,667	0.32	Local	Town
Main	Street	1,996	0.38	Collector	Town
Meadow Fence	Court	240	0.05	Local	Town
Meadowknoll	Court	251	0.05	Local	Town
Meadowridge	Court	356	0.07	Local	Town
Meadowridge	Drive	1,805	0.34	Local	Town
Miazga	Road	781	0.15	Local	Town
Monument	Road	1,138	0.22	Local	Town
Mountain	Terrace	1,196	0.23	Local	Town
Poplar	Street	1,124	0.21	Local	Town
Red Stone	Court	367	0.07	Local	Town
Rocky Fountain	Court	315	0.06	Local	Town
Rocky Fountain	Drive	2,163	0.41	Local	Town
Rocky Fountain	Terrace	734	0.14	Local	Town
Rollingridge	Court	452	0.09	Local	Town
Saddleridge	Court	418	0.08	Local	Town
Saddleridge	Drive	1,176	0.22	Local	Town
Steeplechase	Drive	323	0.06	Local	Town
Stroup	Way	170	0.03	Local	Town
Walnut	Street	447	0.08	Local	Town
<b>Total</b>		<b>30,774</b>	<b>5.83</b>		

Table 16: Town Roads

## Private Roads

There is currently one (1) private road within the Town. Thendara Court, a commercial access road that currently provides access to a fast-food restaurant located adjacent to Myersville Road (MD 17). This 28-foot access road is less than 1/10 of a mile and will serve a total of three (3) commercial lots when all lots along the private right-

of-way are developed. The road is currently maintained by the development corporation who originally subdivided the land.

Thendara Court is in good condition and serves the intended purpose; however, the use of private roads can be problematic. Private roads are not subject to the Town’s minimum design standards and are now prohibited within the Town Code. Since the adoption of the last plan in 2016, the Town has created a process for accepting private infrastructure, including roads, to allow for proper maintenance by the Town. Snow ploughing and potholes are often neglected or delayed due to the limited authority and capability of the responsible parties. Without a public works department or dedicated public sector contractor, a HOA or development corporation must “wait in line” to receive these services. The Town shall no longer permit the use of private roads in planning future developments to ensure adequate road width, sufficient road maintenance, and the implementation of enforceable driving laws.

<b>Name</b>	<b>Type</b>	<b>Length (LF)</b>	<b>Length (Mi)</b>	<b>Classification</b>	<b>Jurisdiction</b>
Thendara	Court	430	0.08	Local	Private
<b>Total</b>		<b>430</b>	<b>0.08</b>		

**Table 17: Private Roads**

### Myersville Road Jurisdictional Map

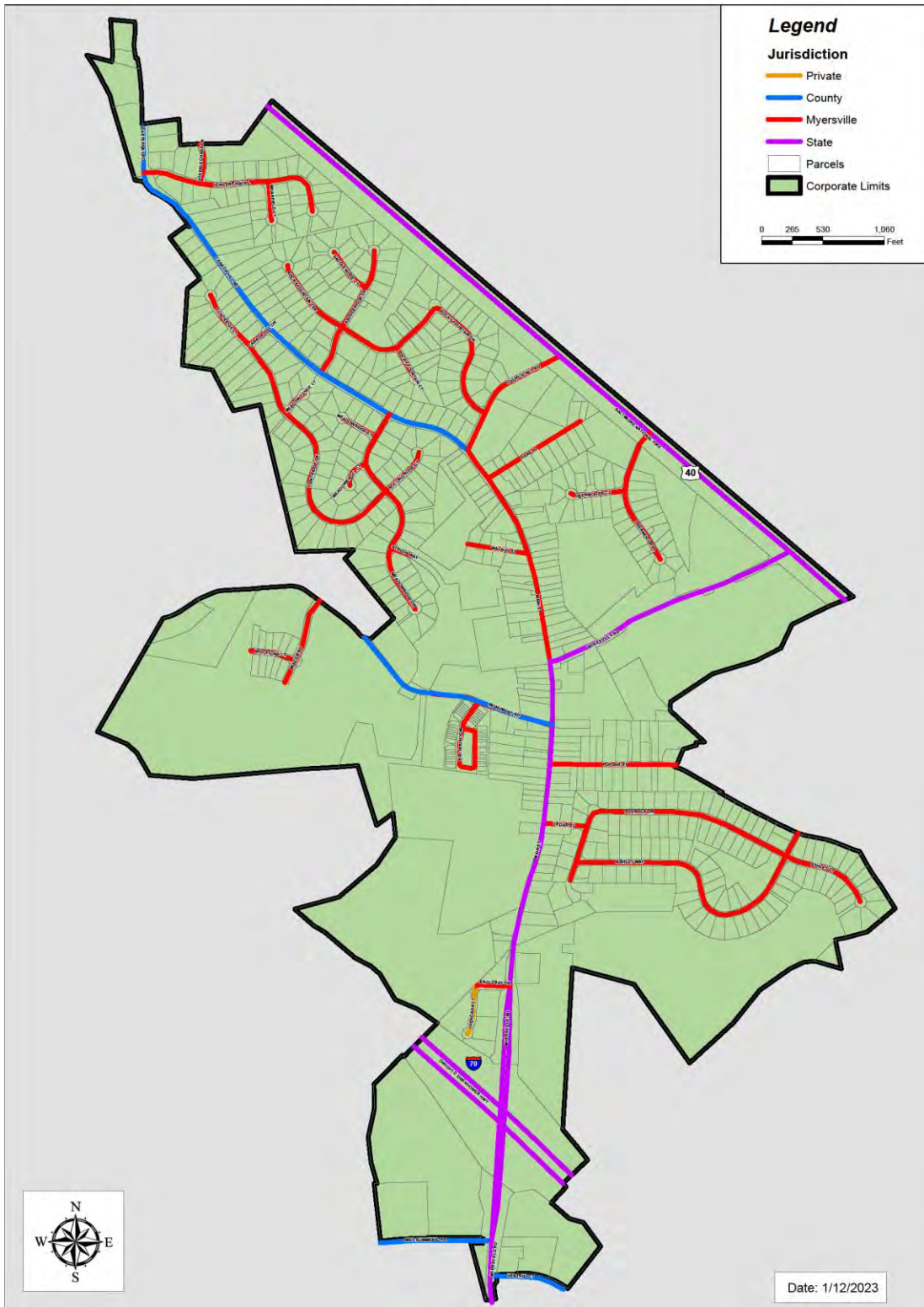


Figure 13: Myersville Road Jurisdictional Map

## Pedestrian Traffic

As briefly described in Section 7 of this document, the Open Space and Trails Master Plan calls for approximately four (4) miles of additional concrete sidewalks, and three (3) miles of additional asphalt trails to provide an extensive network of sidewalks and foot paths for pedestrians to travel throughout the Town. In 2014, the Town retrofitted the sidewalks along the entire Town-owned portion of Main Street to make Main Street more pedestrian friendly and safe. The same year, SHA completed a sidewalk retrofit project between Cedar Street and Eagle Bay Drive to provide pedestrian access along MD 17 from the residential areas of Town to the commercial areas of Town adjacent to I-70. In 2020, SHA and the Town partnered to retrofit the remaining portion of MD 17 with ADA compliant sidewalks while making utility and road improvements simultaneously. In early 2021, the Town completed a retrofit of Poplar Street, including ADA compliant sidewalks and crosswalks for improved safety and pedestrian access for residents. All the improvements were made possible through State grant funds in combination with Town funding. A portion of Myersville has been established as a Maryland Department of Housing and Community Development (DHCD) sustainable community. This has allowed the Town to access these funds while transforming the area into a thriving and walkable community. Pedestrian traffic has visibly increased since the establishment of the sustainable community area and sweeping improvements to pedestrian routes have been made.



# Sustainable Myersville

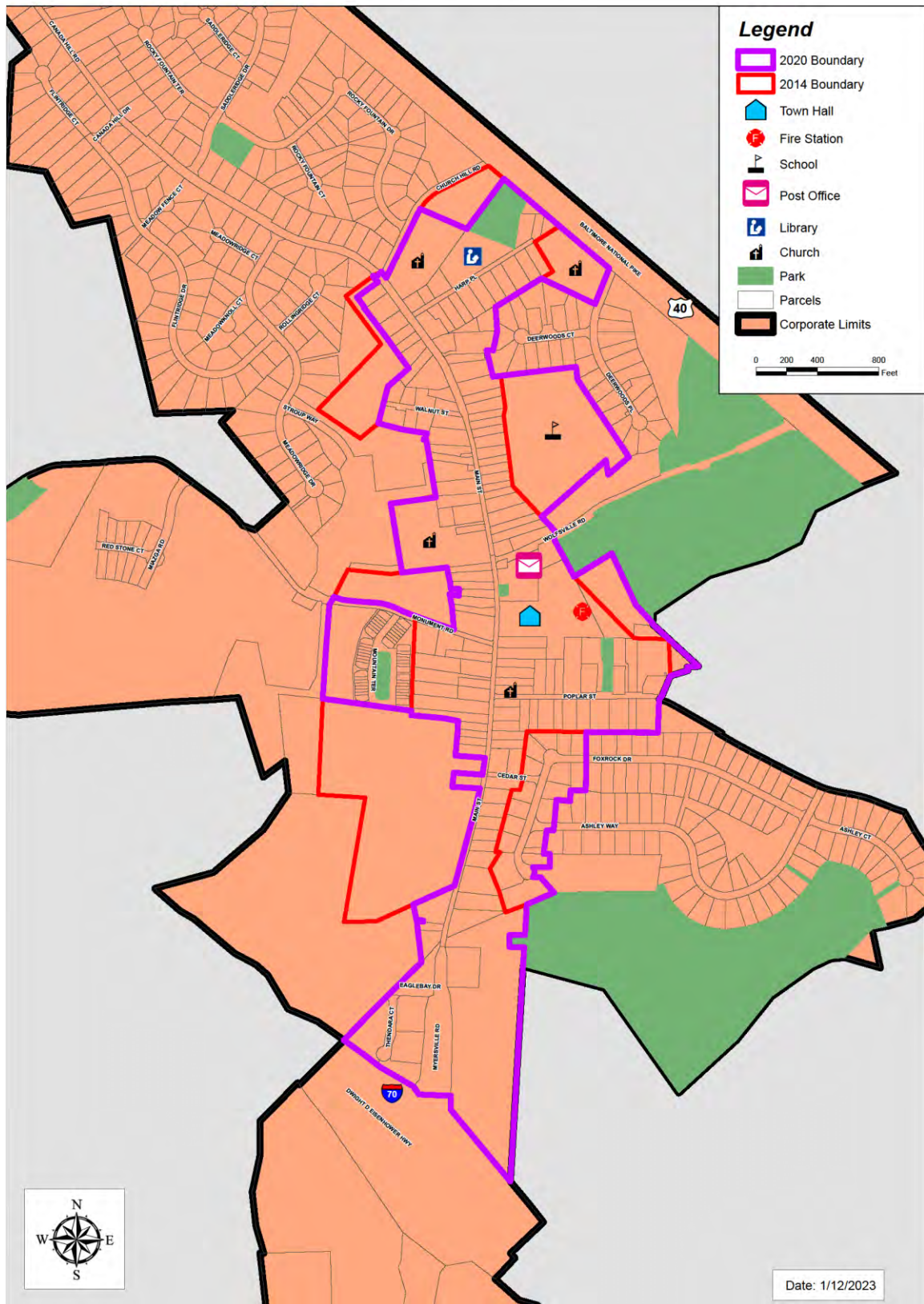


Figure 14: Sustainable Myersville

Since the adoption of the last plan in 2016, the Town has established a “cut through” from Poplar Street to Doub’s Meadow Park by purchasing a remaining lot along Poplar Street to provide a trail connection to the park from the Ashley Hills and Poplar Street neighbourhoods. The acquired land has been dedicated as Gaver Park and includes an asphalt trail to the Myersville Municipal Center (MMC) lot. From the MMC lot, pedestrians can walk to Doub’s Meadow Park, or continue to main Street to take advantage of various dining or professional service opportunities.

The Town must continue making strides in creating a more “walkable” community. The Town shall pursue the establishment of sidewalks between newly constructed sidewalks along Wolfsville Road and the Doub’s Meadow Park trail in the vicinity of the electrical utility substation. This will allow pedestrians to traverse from the park to the Post Office, and to points north on Main Street. Currently, pedestrians walk along the shoulder of MD 17 in a manner that may cause safety concerns. The Town shall pursue the construction of sidewalks within the existing Fox Rock Development along Fox Rock Drive and Cedar Street in addition to portions of Canada Hill Road between the Saber Ridge and Canada Hill neighborhoods. This area does not offer the opportunity for pedestrians to pass without walking within the roadway.

The Town will need to take steps to improve connectivity between the Myersville Elementary School, Myersville Branch Library and Doub’s Meadow Park. Myersville is a community where more than 50% of students walk or bicycle to school. The Town has acquired properties necessary to connect the elementary school to Doub’s Meadow Park. The Town has partnered with SHA to provide a safe crossing at the intersections of US 40 and MD 17, making the connection between Doub’s Meadow Park and the Deerwoods neighbourhood possible. Once this connection is made, pedestrians may walk to and from the elementary school by means of an existing pedestrian access from Deerwoods Place to the elementary school. An additional connection to the terminus of Harp Place will need to be made to complete the connection to the library. The Town can achieve this with the acquisition of an easement or fee-simple acquisition of property through the North Valley Church property at 76 Deerwoods Place.

Furthermore, the Town should begin to explore the possibility of extending sidewalks to the SHA Park and Ride facility on Ventrice Court. This would allow commuters who choose to walk to the bus stop the opportunity to do so, providing a healthier alternative to driving to the Maryland Transportation Authority (MTA) bus stop. This will likely become more important to senior citizens as the population of Myersville ages within the next 20 years.

## Public Transportation

Although Myersville prospered and incorporated because of public transportation over a century ago, the role of public transportation in Myersville is far less evident today. The Maryland Transportation Authority (MTA) operates Route 505, a regular bus service for commuters from a bus stop provided on Ventrice Court, adjacent to the SHA Park and Ride facility on the south end of Town. The bus provides an alternative commuter connection from Hagerstown to Shady Grove Metro Station in Gaithersburg. The bus makes scheduled stops in Myersville daily along its route. As gas prices have risen over the years, and average commute times have increased for Washington, DC metropolitan area commuters to one of the highest average commute times in the nation, more residents see the MTA bus route as a viable option. Adjacent properties should market new businesses toward commuters that utilize the bus service. Businesses that could provide convenience to the commuters who cannot stop for necessities along the way could benefit as a result. Restaurants, basic grocery markets, and banks are just a few businesses that would benefit from the commuters who utilize this stop. (1)

Frederick County also operates a bus service that stops in Myersville. The TransIT bus service is provided for individuals with disabilities. These individuals who rely on this service to carry out necessary errands and access public resources in Frederick can contact the County for information about transportation service and schedule pick

up dates and times. The Town should look to expand on this in the future by encouraging the County to expand TransIT service to Myersville on a daily or weekly basis to give those who would not otherwise use the service the ability to do so. The Town should also use various media outlets available to the Town to communicate the availability of this service to all citizens of Myersville and Frederick County. Although Myersville may not be as dependent upon the public transportation system as it once was, Myersville still enjoys basic bus service connections for those who require transportation or desire an alternative mode of transportation for daily commuting. (5)

## Section 10: Water Resources

The State of Maryland mandates that local jurisdictions link their land use plan with plans for the provision and quality of drinking water supplies, wastewater treatment, wastewater discharge capacity and stormwater management. This section of the document describes the available drinking water resources, wastewater system, and stormwater management practices within the Town of Myersville. This assessment is completed to determine the ability of the Town to support future proposed development without adverse impacts to its surface or groundwater resources.

### Watersheds

Myersville is located within the Catoctin Creek watershed. The Catoctin Creek flows through the Middletown Valley, an inter-mountain area characterized by heavy rolling land and narrow streams. The Valley is surrounded on three (3) sides by the Catoctin and South Mountain ridgelines. These mountain ranges form the boundaries of the Catoctin Creek watershed, accounting for approximately 25% of Frederick County's total land area. The creek's confluence with the Potomac River is located just east of Brunswick, roughly ten (10) miles south of Town.

The Maryland Department of the Environment (MDE) has listed streams in the Catoctin Creek watershed as impaired for sediments, nutrients, bacteria, and impacts to biological communities. Improvements to the health of the Catoctin Creek watershed is needed to meet regulatory requirements and support a diverse ecological environment. Watersheds provide natural functions to communities such as flood control, reduction of carbon dioxide, potable water, and various recreational opportunities. The Town must do its part to restore the watershed and protect valuable water resources. Although the Town relies on other regulatory agencies such as the Catoctin and Frederick County Soil Conservation District (SCD), Frederick County and the MDE to implement environmental policies regulating the health of the watershed, the Town must still play a role in restoring the health of the watershed. The Town should encourage smart growth and environmentally sound development practices when considering development plans for approval. When funds are available, the Town should conserve via outright acquisition or easement lands within the watershed to maintain the ground water recharge area and protect run-off from pollutants and contaminants. The Town should continue to prohibit development within floodplains and encourage forest conservation and afforestation along steep slopes or other sensitive areas that will have impacts on the health of the watershed. (2)

### Groundwater Sources

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

In addition to geology, climatic conditions impact ground water. Seasonal variation in ground water is a limitation to its use as a reliable supply. In a past evaluation of the Catoctin Creek watershed, it was concluded that groundwater may be an adequate source during average precipitation years, but under drought conditions, groundwater supplies are not adequate to meet existing potable demand and support the biological and natural resources of the watershed. Groundwater limitations are accentuated during the summer months when the groundwater supply declines significantly. (2)

## Water Balance Methodology

Groundwater availability is difficult to predict. Aquifers are not confined to topographic, political or watershed boundaries. Availability is based on the amount of recharge, in the form of precipitation and septic system discharge, to the aquifer less the amount of water required to provide base flow to streams. This methodology provides an estimate and is not used to guarantee availability at any specific well.

The water balance method is used by MDE for distribution of ground water appropriation permits for community water systems. The Town is required to own or have control of sufficient undeveloped land resources to allow for recharge of the aquifer from which they intend to withdraw. This policy affects municipalities who are constrained by municipal boundaries with respect to where the source wells are located. The most limiting factor in the foreseeable future will be locating high-yielding well sites necessary for public water supplies without impacting nearby wells. (2)

## Surface Water Sources

Much like groundwater levels, surface water flows vary seasonally and daily. There may be periods of time when surface water levels become low or may not flow at all. Drought periods can emphasize seasonal fluctuations. The County's smaller streams, such as Catoctin Creek, are impacted by the natural variability of flow. Without an in-stream reservoir or similar storage capacity, they are ineffective as reliable surface water suppliers.

An additional limitation to developing a public drinking water source using surface water is meeting the "flow-by" requirements mandated by the MDE. This requirement, which protects the biological integrity of the stream, is based on the seven-day, ten-year low-level flow. Without a reservoir or adequate storage, streams may not be able to meet the minimum required flow consistently. (2)

## Source Water Protection

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

Water quality standards are in place for community systems using ground and surface water. Regular testing of drinking water is required by Federal and State Law. The Federal Safe Drinking Water Act amendments of 1996 require that public systems conduct a Source Water Assessment to better understand the vulnerabilities of the water sources. The State of Maryland has prepared Source Water Assessments for all public systems in the State. These plans list in detail the vulnerabilities of the supply and offer recommendations for continued protection.

In 2011, the Town of Myersville adopted a wellhead protection ordinance. The ordinance allows the Town's legislative body to take necessary measures to protect the Town's source water resources through restoration, preservation, and restriction of development. The County has also passed a similar ordinance to protect the County's sources. The Town obtains a large amount of source water outside of the corporate limits of the Town and will benefit from the County ordinance to protect source water resources in the future.

The Town has utilized Program Open Space (POS) funds as they are available from the Maryland Department of Natural Resources (DNR) to acquire roughly 74 acres of land along Pleasant Walk Road and the Appalachian Trail as recreational land for the Town as well as a conservation area to protect the Town's spring water



source. The springs in this area have supplied the Town with water since the 1930’s and are vital to the Town’s potable water resources.

## Water Demand

The Town forecasts that the projected future residential development of 341 new dwelling units and the annexation of seven (7) existing dwelling units will result in an increase in water demand by approximately 85,750 gpd; assuming each additional dwelling unit consumes approximately 250 gpd. Projected commercial development will result in approximately 9,000 gpd of additional demand; assuming each additional commercial unit will consume approximately 1,000 gpd. Overall, the Town should expect to increase the potable water supply by 94,750 gpd because of future development, and subsequently plan to also treat 94,750 gpd of additional wastewater flow.

The Town is currently appropriated 256,000 gpd from various ground and surface water sources. The three-year average daily distribution for water in 2022 was roughly 112,200 gpd. When combined with the currently reserved water allocation of 39,000 gpd, the total accounted water distribution for the Town is approximately 151,200 gpd. When subtracted from the Town’s maximum allocation of 256,000 gpd, the result is a remaining water capacity of roughly 104,800 gpd. (2)

Source	Source Type	Appropriation (gpd)	Appropriation (Taps)	Max Source Appropriation (gpd)
Ashley Hills Wells (3)	well	22,500	90	37,600
Deerwoods Well	well	18,000	72	20,700
Canada Hill Wells (2)	well	38,000	152	46,800
Creek Well	well	12,500	50	15,000
Doub’s Wells (2)	well	27,000	108	57,000
Quail Run Wells (3)	well	27,500	110	38,500
Saber Ridge Wells (2)	well	20,500	82	30,800
Little Catoctin Creek	surface	35,000	140	150,000
Seven Springs	surface	40,000	160	60,000
WTP Well	well	15,000	60	25,000
<b>Total Appropriation</b>		<b>256,000</b>	<b>1,024</b>	<b>481,400</b>

Table 18: Water Source Appropriation

Water Allocated To	Units Reserved	Water Allocation (gpd)	Water Allocation (Taps)
Existing 3-YR Average		112,200	449
Residential	120	30,000	120
Commercial	9	9,000	36
<b>Total Water Allocation</b>	<b>129</b>	<b>151,200</b>	<b>605</b>

Table 19: Water Allocation

Additional water resources will be required between the years 2022 to 2042, as water demand increases. The Town APFO requires that developers secure and supply 500 gpd for each new dwelling unit when developing new subdivisions. This will allow the Town to build an emergency water surplus as development occurs. Currently,

the remaining water allocation is sufficient for all projected development within the next 20 years; however, this does not consider cases of severe drought or the contamination of a water source. When considering the additional demand projected by 2042, the Town will have 3.9% of the total capacity remaining. For this reason, the Town should continue to conserve water resources and explore ways to secure additional supply.

<b>Water Allocation Item</b>	<b>Water Allocation (gpd)</b>	<b>Water Allocation (Taps)</b>	<b>Water Allocation (%)</b>
Permitted Allocation	256,000	1,024	100.0
Current Allocation & Reserve	151,200	605	59.1
<b>Remaining Allocation</b>	<b>104,800</b>	<b>419</b>	<b>40.9</b>
Projected Demand Increase	94,750	379	37.0
<b>Projected Remaining Allocation</b>	<b>10,050</b>	<b>40</b>	<b>3.9</b>

Table 20: Water Allocation Analysis

### Water Recovery

The Town was able to recover 43,000 gpd of potable water supply lost through leaks in the aging system with utility line preplacement projects in 2014 and 2020 along Main Street. Further raw water resources were recovered through repair in segments of the spring source line and full replacement of portions of this line in 2017. This line conveys water from the springs to the reservoir, then on to the water treatment plant (WTP) for treatment and distribution. The Town has restored flow from the springs to the maximum rated flow for the springs.

# Myersville Water Service Map

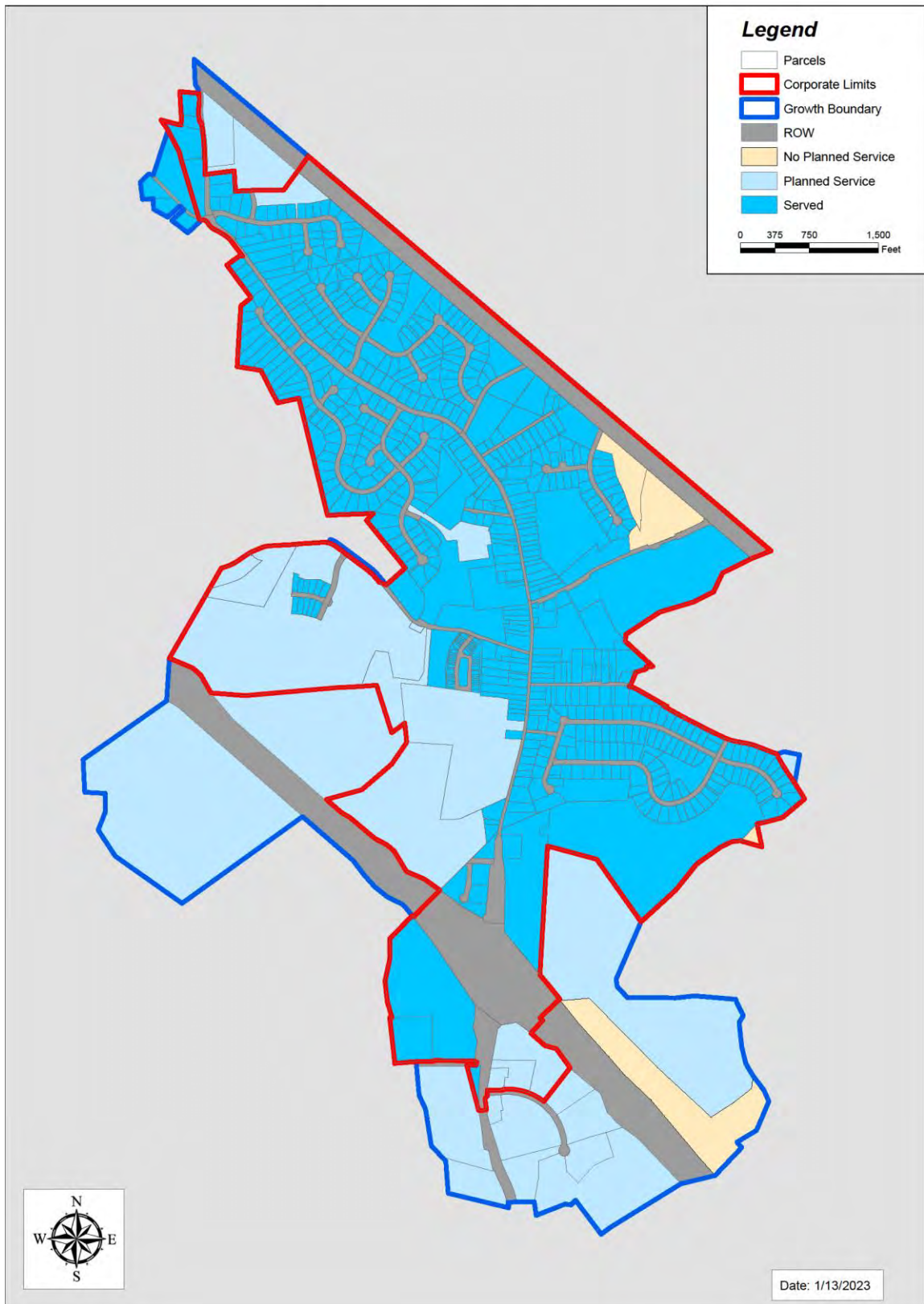


Figure 15: Myersville Water Service

## Wastewater

The Town forecasts that the projected future wastewater flow will increase 94,750 gpd based upon a projected increase in water demand of 94,750. The Town is currently permitted to discharge 300,000 gpd of treated wastewater into Grindstone Run. The three-year average daily flow of wastewater is approximately 128,500 gpd. When combined with a reserved capacity of 39,000 gpd, the total sewage flow and reserve for the Town is approximately 167,500 gpd. When subtracted from the Town’s maximum capacity of 300,000 gpd, the result is a remaining capacity of roughly 132,500 gpd.

Sewer Capacity Allocated To	Units Reserved	Sewer Allocation (gpd)	Sewer Allocation (Taps)
Existing 3-YR Average		128,500	514
Unserviced Residential Lots of Record	120	30,000	120
Unserviced Commercial Lots of Record	9	9,000	36
<b>Total Sewer Capacity Allocation</b>	<b>129</b>	<b>167,500</b>	<b>670</b>

Table 21: Sewer Capacity

Additional sewer capacity will be required between the years 2022 to 2042, as flow increases. Currently, the remaining sewer capacity is sufficient for all projected development within the next 20 years.

Sewer Capacity Allocation Item	Sewer Allocation (gpd)	Sewer Allocation (Taps)	Sewer Allocation (%)
Rated Design Capacity	300,000	1,200	100.0
Current Allocation & Reserve	167,500	670	55.8
<b>Remaining Capacity Allocation</b>	<b>132,500</b>	<b>530</b>	<b>44.2</b>
Projected Demand Increase	94,750	379	31.6
<b>Projected Remaining Capacity</b>	<b>37,750</b>	<b>151</b>	<b>12.6</b>

Table 22: Sewer Capacity Analysis

## Wastewater Capacity Recovery

Opportunity exists to recover wastewater capacity through repairs and retrofits of manholes and aging terracotta lines that remain in service. Many of the porous brick manhole structures constructed when the sewer collection system was first implemented are still in use today. These structures leak, allowing ground water to

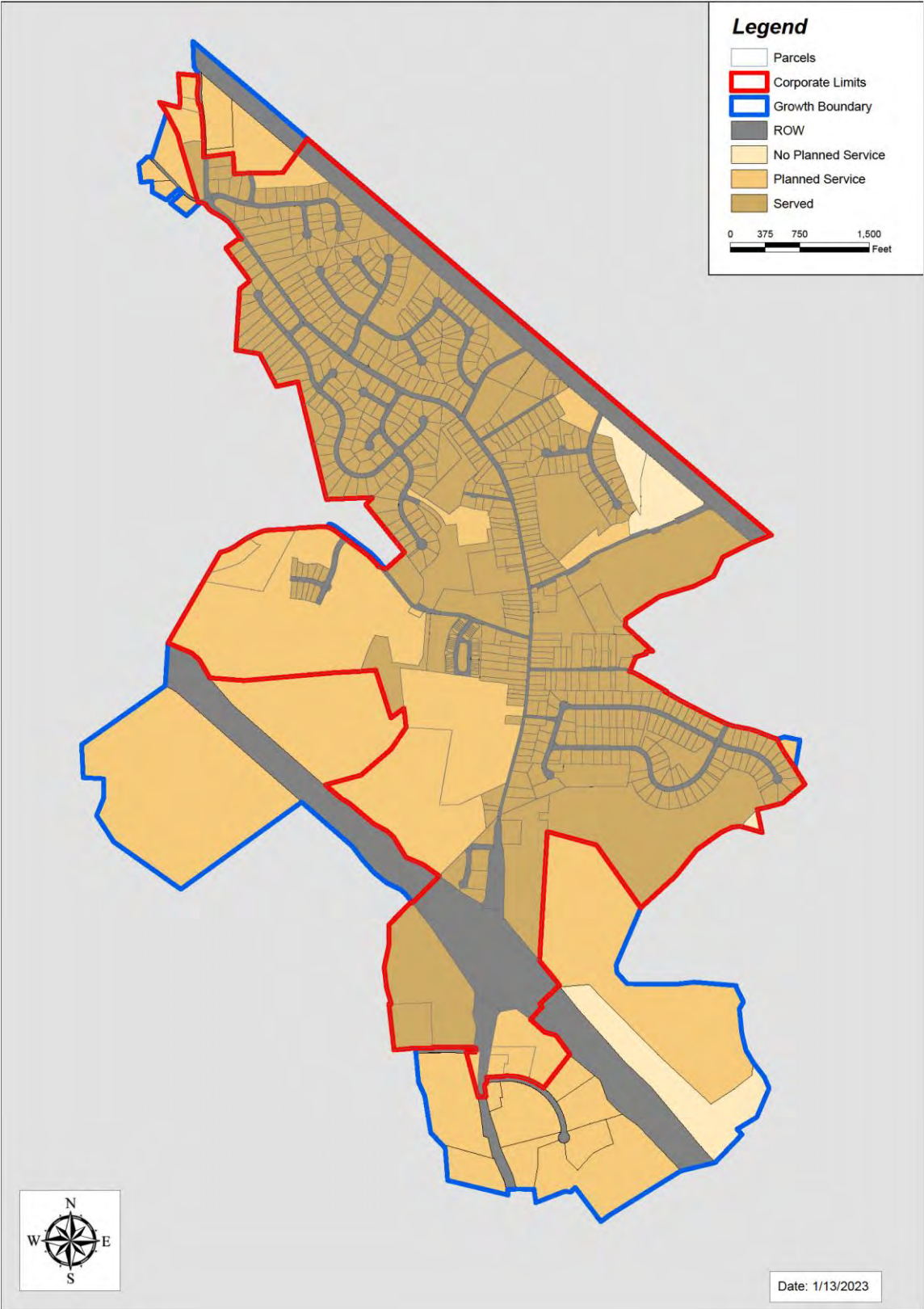
enter the system and increase the amount of wastewater collected and treated. The Town will pursue opportunities to repair, seal or replace failing manhole structures and covers to further eliminate I&I. The Town will also explore replacing portions of sewer lines that are broken, exposed, cracked, or leaking.

## Water Quality Regulatory Framework

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

Point sources are required to obtain a National Pollutant Discharge Elimination System (NPDES) discharge permit from the MDE in accordance with Federal and State Law. The permit specifies the allowable ranges for chemical, physical and biological parameters of discharge. Permits are issued on a five (5) -year planning horizon and set discharge limits for WWTPs. To meet the rigorous water quality goals of the Chesapeake Bay Agreement, Maryland has set up the Bay Restoration Fund, a dedicated fund financed by individual households and businesses served by community sewerage systems. (2)

**Myersville Sewer Service Map**



**Figure 16: Myersville Sewer Service**



# Myersville Septic Tier Mapping

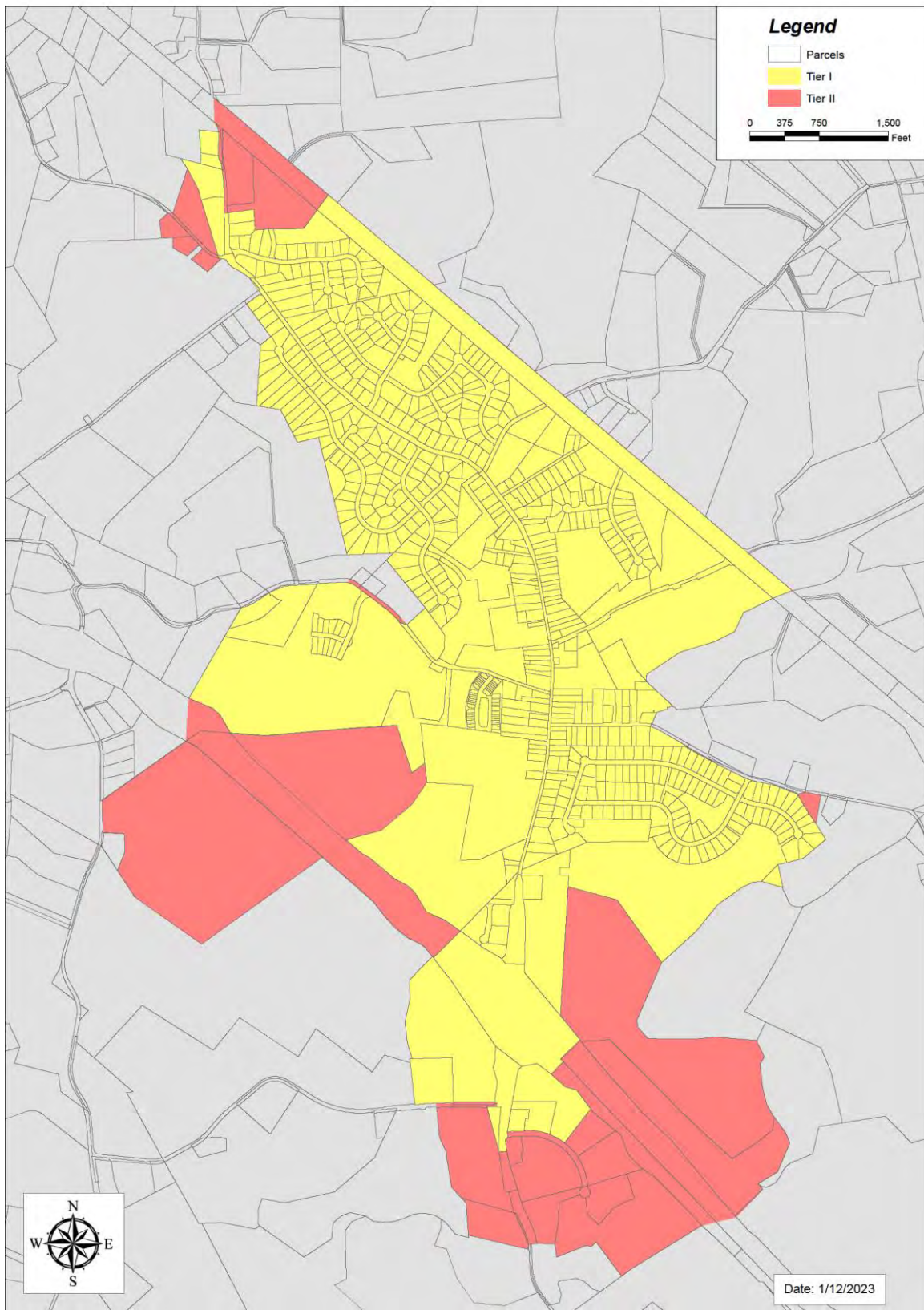


Figure 17: Myersville Septic Tier Mapping

## Stormwater & Non-Point Source Pollution

In 2018, the Town adopted the municipal separate storm sewer systems (MS4) phase II general permit released by MDE. This is a five (5) -year NPDES permit that mandates certain control measures, discharge and outfall monitoring and enforcement of the Town's stormwater and illicit discharge ordinances. Participation as a permittee provides the Town general coverage under the permit to ensure that the Town complies with all State and Federal laws and directives.

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

A Source Water Protection Plan (SWPP) was prepared in 2009 by the Myersville Source Water Protection Committee with assistance from the Maryland Rural Water Association Source Water Program for public drinking water sources for the Town of Myersville. Approximately 18% of the potable water supplied to the Town is appropriated from the Little Catoctin Creek, and the remaining 82% is from a combination of wells and springs. Surface water delineation of the source water area was performed by using Geographic Information Software (GIS), utilizing existing GIS data, and by collecting location data using Global Positioning System (GPS).

As for groundwater systems, a Wellhead Protection Area (WHPA) is considered the source water assessment area for the system. A WHPA was originally delineated in 1996 for the wells and springs based on long term aquifer tests and fracture trace interpretations from the ground water appropriations permits together with topographic features and drainage divides. According to the SWPP, drought year recharge was estimated to be 400 gallons per day per acre. Each WHPA covers an area that would provide enough land to supply the appropriate amounts. (2)

## Non-point Source Pollution

Non-point source pollution is transported to surface and ground water because of storm events. Stormwater transports sediment, nutrients, fertilizers, bacteria, heat, salt, oil, grease, and other contaminants across the land to local streams and water bodies. On naturally vegetated and agricultural lands, stormwater permeates the soil, and many pollutants are captured and filtered. Healthy streamside buffers and forest stands are particularly effective in this role. In developed areas, where much of the landscape is impervious, direct ground water recharge is impeded. As a result, the volume of stormwater run-off to neighboring areas increases.

Non-point source pollution is detrimental to water quality and wildlife habitat. The cumulative impacts of non-point source pollution are degrading the Chesapeake Bay. Since land use conditions affect the amount and extent of non-point source pollution, future development patterns should consider potential impacts to protect the Chesapeake Bay. (2)

## Impervious Cover

Overall, watershed imperviousness has been linked to a wide range of negative impacts to stream hydrology, stream morphology, biological habitat, and water quality. Research reveals that when impervious cover within a watershed exceeds approximately 10%, sensitive stream elements are lost. In cold-water regions supporting native brook trout reproduction, imperviousness of greater than 1% results in the loss of brook trout populations. Once imperviousness reaches 25% to 30%, studies show that most indicators of stream quality shift to indicate poor

conditions resulting from erosion, channel instability, severe habitat degradation, and decreasing biological integrity.

In the Myersville area, Catoctin Creek has an estimated impervious cover of 3.7% and Middle Creek's estimate is approximately 2%. As expected, developed watersheds in the County, such as Carroll Creek and Ballenger Creek, which include the City of Frederick, have the greatest level of impervious cover of 26.5% and 18.3% respectively. More than 50% of the County's watersheds have an impervious cover less than 5% and efforts should be made to maintain these low values through the land use planning process.

The Town is required to reduce the impervious cover within the Town by 20% by 2025 as part of the MS4 phase II general permit. Although, unable to practically reduce impervious cover within developed areas, the Town can earn offset credits to achieve this goal. As part of this effort, the Town has planned and executed the planting of over five (5) acres of trees and connected 23 existing septic systems to the Town's sewer collection system. Under the permit, the Town's restoration goal is approximately 15 acres. The Town can achieve this goal through septic system disconnections and tree plantings as calculated by the credit equivalent information included within the MDE guidance document. (2)

## Nutrients

Approximately 40% of land within the Catoctin Creek watershed is used for agricultural purposes. Other land uses include residential land use. Many residences within the watershed that lie outside of the corporate limits of the Town are not served by public sewer service, relying on septic systems for wastewater disposal. Information on the condition of these septic systems is generally unknown; however, it is known that failing on-site septic systems can be a potential source of phosphorus and nitrogen.

Forested areas within the wellhead protection area serve as protective buffers for the water supply, as they do not contribute contaminants and may reduce nitrogen loading added to the ground water system via other types of land use. Commercial land uses make up a very small portion of the WHPA and are more commonly associated with point source contamination. There has been little change in land use activity in the Catoctin Creek watershed since the last version of the Comprehensive Plan was completed in 2016. (2)

## Stormwater Management

In 1999, the Town of Myersville adopted a stormwater management (SWM) ordinance, naming the Frederick County Department of Public Works (DPW) as the responsible party for the review and enforcement of SWM plans, as an agent of the Town of Myersville. DPW is directed by the Frederick County Council to provide for the review, approval, and enforcement of SWM plans for the County.

The Town, as the MS4 permit holder, maintains the storm drains and the stormwater collection systems within the Town except for the SHA storm drains and collection system located along State highways within the Town. All storm drains along Main Street are connected into the SHA stormwater collection drainage lines, which discharge into the Little Catoctin Creek along MD 17.

## Watershed Restoration Efforts

Within the Town of Myersville, watershed restoration projects include various improvements to the Catoctin Creek and its associated tributaries. In 2010, a stream restoration project was completed by the U.S. Fish and Wildlife Service (USFWS), Chesapeake Bay Foundation (CBF) and Town of Myersville for the Little Catoctin Creek. The creek, which passes through Doub's Meadow Park, was re-routed to flow in a more natural meandering nature as opposed to the linear manner of the creek preceding the project. A buffer area was implemented along

the creek with trees and naturally occurring vegetation to improve the quality of run-off entering the stream. In 2014, the Town in partnership with the DNR Forest Service planted approximately two (2) acres of land within the Little Catoctin Creek floodplain and within the wetland area in Doub's Meadow Park. This will likely improve water quality by buffering the previously non-vegetated area, reducing the amount of nutrients and contaminants entering the creek.

The Town is committed to watershed restoration efforts within the Town. As outlined in Section 4 of this document, the Town of Myersville requires developers to observe a 100-foot stream buffer of all creeks, streams and tributaries within the Town, and a 100-foot wetland buffer for all identified wetlands. Furthermore, the Town continues to encourage forest conservation efforts to be in areas containing steep slopes and adjacent to floodplains. Through targeted restoration projects and the implementation of good development practices, the Town will take an active role restoring the Catoctin watershed area to the extent possible. (2)



# Town of Myersville Storm Sewer System

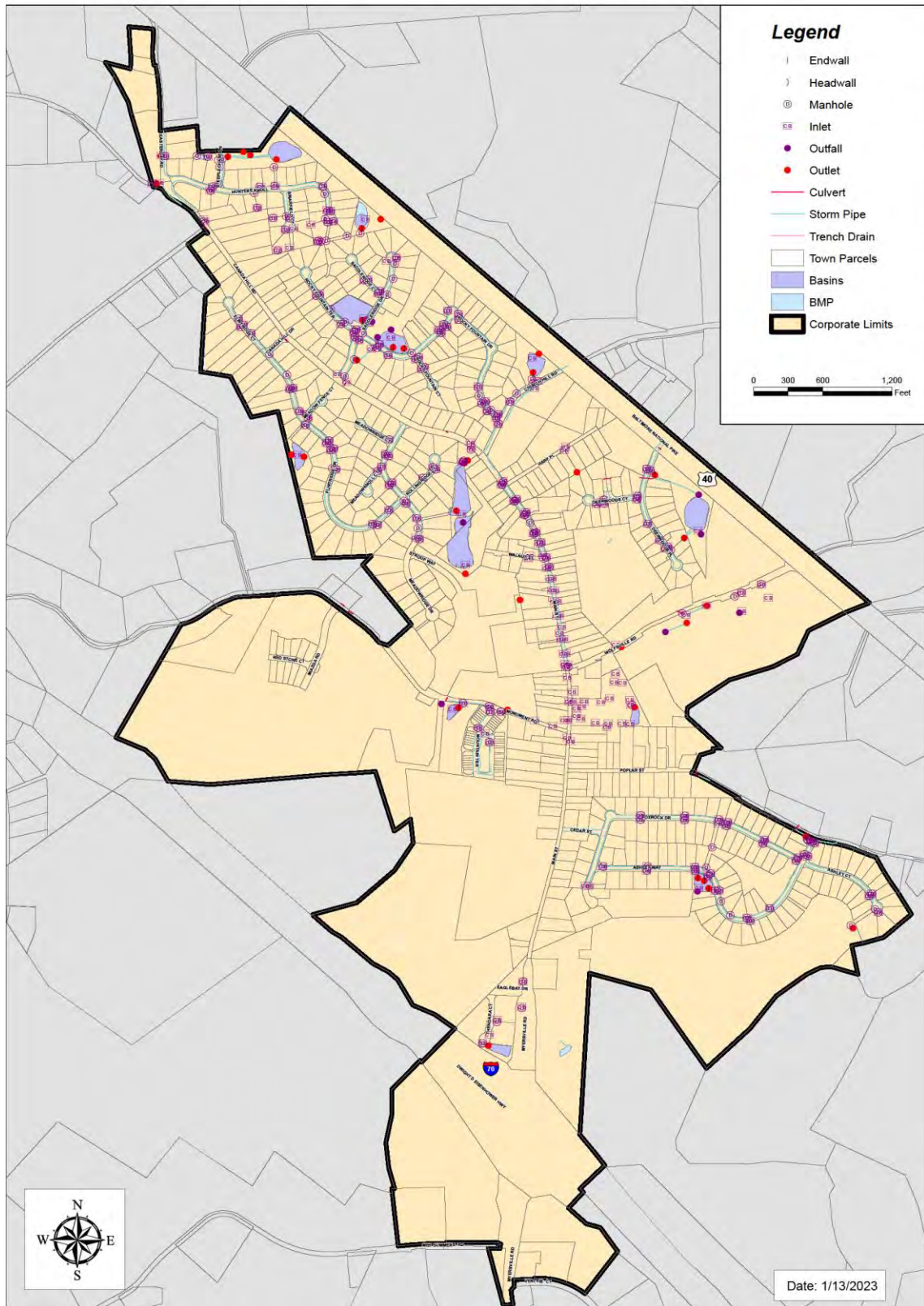


Figure 18: Myersville Storm Sewer System

## Section 11: Implementation

The Town of Myersville intends to implement the elements of this Plan using policy and legislation in congruence with action items targeted at specific goals and objectives. The list of policies and action items below will assist the Town in coming years to achieve the goals outlined in Section 3 of this document, as well as address the issues outlined through the various sections of the Plan.

### Cultural & Historical Preservation Policy

1. Future development review shall consider the integration of architectural design elements associated with newly proposed projects with the existing architecture of adjacent structures.
2. Renovation and rehabilitation projects are preferable to demolition and new construction projects when those projects involve structures identified as a cultural resource by the Plan.

### Cultural & Historical Preservation Action Items

1. The Historic Town Center (HTC) Overlay District shall become the vehicle for governing land use in areas of historic significance.
2. The Town will ensure that elements of Myersville's history and character are included in future capital projects, such as construction of new parks or institutional buildings in the Town.

### Environmental Policy

1. Development adjacent to streams shall be required to place stream buffer areas in conservation easements and dedicate stream buffer areas to the Town for the purpose of stream protection.
2. In order to maintain stream base flow, developments will be encouraged to maximize groundwater recharge as part of the overall site design.
3. In order to reduce thermal stream impacts, surface stormwater retention will be discouraged.
4. During the development review process all 100-year floodplains shall be considered for dedication to the Town.
5. No development shall be permitted in the 100-year floodplains except as permitted in the Myersville floodplain ordinance. An adequate building setback shall be established from the edge of all floodplains.
6. 100-year floodplains shall not be permitted on future subdivided lots.
7. Myersville will require that future development be coordinated with the Maryland Department of Natural Resources (DNR) Wildlife and Heritage Division for information regarding the presence or absence of threatened or endangered species.
8. Steep slopes shall be protected through the development review process with no development occurring on pre-development slopes greater than 25% or slopes greater than 15% with highly erodible soils, as classified by the NRCS Soil Survey of Frederick County.
9. Steep slopes adjacent to streams shall be priority areas for reforestation.
10. On-site forest retention shall take priority over off-site mitigation measures.
11. Future development shall minimize the extent of grading and tree cutting to the extent possible.



## **Environmental Action Items**

1. The Town will acquire environmentally sensitive areas as opportunity and funding allows for conservation.
2. The Town will increase the area of pervious surfaces when possible.
3. The Town will reforest or conserve existing forests on Town lands to the extent possible.
4. The Town will use planning and zoning regulations to encourage smart growth.

## **Water Resource Policy**

1. The Wellhead Protection Ordinance will define water resource protection areas within the Town and in source water areas outside of the corporate limits.
2. The Town shall encourage Environmentally Sensitive Design (ESD) techniques that promote groundwater recharge as part of the development design.

## **Water Resource Action Items**

1. The Town will implement water conservation measures when possible, to conserve water resources.
2. The Town will pursue water and wastewater utility repairs and retrofits to prevent or correct leaks whenever leaks are discovered.

## **Adequate Public Facilities Policy**

1. The cost of providing future roads, utilities, parks and other community services as a result of future development will be funded by developers.
2. For proposed annexation of larger parcels of land, the Town Council and/or Planning Commission may require appropriate impact studies, including fiscal impact studies or environmental impact assessments to address the potential impacts of the proposed annexation and planned development on the environment of the site and surrounding areas.
3. If necessary, applicants for annexation shall pay the cost of completing all studies related to expanding capacity of existing public infrastructure and/or services.

## **Adequate Public Facilities Action Items**

1. The Town will continue to build a surplus of water resources to prevent water shortages during periods of drought.
2. The Town will explore the necessity for a senior center and/or community center.

## **Housing Policy**

1. Encourage and facilitate more affordable housing opportunities within the Town.
2. Encourage and facilitate more diversity in housing styles and types of housing.

## **Housing Action Items**

1. Pass legislation to permit ADUs to promote more affordable housing opportunities and opportunities for senior citizens to age in their existing homes.
2. Utilize zoning and subdivision regulations to promote or require a broader spectrum of housing styles, types of housing, and promote more affordable housing.
3. Leverage annexation agreements or development agreements to incentivize or require a broader spectrum of housing styles, types of housing, and promote more affordable housing.

## **Transportation Policy**

1. The Town will encourage pedestrian/bicycle transportation within the Town with designated trails, bicycle lane, and prioritizing investment within the DHCD sustainable community (Sustainable Myersville).
2. The Town will encourage the use of public transportation to the extent possible.

## **Transportation Action Items**

1. The Town will acquire property or easements as opportunity and funding allows to achieve connections outlined within the Open Space and Trails Master Plan.
2. The Town will continue to work with Federal, State and County agencies to build or retrofit sidewalks within Sustainable Myersville.
3. The Town will encourage Frederick County to expand bus route service to the Town and encourage the MTA to establish a bus stop within the center of Town in addition to the bus stop at the Park and Ride facility.
4. The Town will repair or replace paved roads in the order of necessity moving forward.

## Sources

1. Maryland Department of Transportation (MDOT)
2. Maryland Department of the Environment (MDE)
3. Maryland Department of Natural Resources (DNR)
4. Maryland Department of Planning (MDP)
5. Frederick County Government
6. United States Geological Survey (USGS)
7. United States Census Bureau (USCB)
8. Federal Emergency Management Agency (FEMA)
9. Frederick County and Catoctin Soil Conservation District
10. Wolfsville-Myersville Area Historical Society (WMAHS)