

Chapter 8

Municipal Growth

This chapter satisfies the requirements of House Bill 1141 related to the new Municipal Growth Element. The chapter includes a map of the Town of Woodsboro's municipal growth area and future annexation limits. The chapter begins with a discussion of Woodsboro's growth trends and patterns, offering information related to Woodsboro's existing development pattern and recent growth activity.

A section entitled, Existing Land Inventory, presents rezoning and annexation cases followed by an analysis of Woodsboro's use of land within the various land use designations and zoning districts. This analysis offers a comprehensive look at Woodsboro's current supply of vacant, undeveloped land. The next section, Determining Woodsboro's Future Land Needs, discusses local and regional population projections and assesses how much land will be needed to provide for development over the next twenty years.

Growth's impact on community facilities is discussed in the following section. Its impact on schools, libraries, public safety, water and sewer facilities, stormwater management, and recreation are highlighted. The chapter concludes with a set of policies and implementation items related to municipal growth and development.

Municipal Growth Goals

- Manage the rate of growth to be consistent with the provision of adequate services and infrastructure.
- Continue to coordinate annexation plans and comprehensive planning efforts with Frederick County government.

Growth Trends and Patterns

Background

The Town of Woodsboro adopted its first Comprehensive Development Plan in 1973, which provided a guide for the location of future land uses within the Town's jurisdiction. To implement the land use plan, the Town established zoning districts, which offered property owners regulations directing the type, density, and timing of new development.

The Town currently enforces a Zoning Ordinance and associated Subdivision Regulations. The Planning and Zoning Commission provides development review for the Town. The Burgess and Commissioners are responsible for negotiating public improvements and providing assurance that adequate services and infrastructure are available. The Town has an

engineer under contract to provide review of streets, water, and sewer improvements associated with development review items on an as needed basis. The County Division of Permitting and Development Review (DPDR) and the Soil Conservation District (SCD) review plans for stormwater management and sediment and erosion control.

The Town is responsible for issuing zoning certificates to ensure compliance with the zoning district in which a project is located. Once approved, the County reviews the project for applicable building/plumbing/electric permits for all projects located within the Town. The County has a variety of regulations that they enforce related to development projects. Some of the regulations enforced by the Town and County include:

- Subdivision Regulations
- Zoning Ordinance
- Environmental Regulations
- Building Codes

Past Growth Pattern

Woodsboro's compact grid network created the framework for development in and around the core downtown. The majority of residential development over the years has occurred within the grid as either infill development of vacant lots or redevelopment/reuse of existing buildings (see Existing Land Uses map, following page). This development pattern supports Smart Growth principles in that it concentrates development within a core service area for community facilities and infrastructure.

Suburban style development did not emerge in the Town until the late 1980s. In 1987, the first major residential subdivision, Meadow View, was approved for 21 single-family lots. This was followed by the approval of Copper Oaks in 1990, which started a building boom that Woodsboro had never experienced in such a short period. Rose Woods Condominiums and Weinberg Knolls were two additional residential developments approved in the 1990s.

Woodsboro has historically supported a diversity of commercial and industrial uses. The Town's Central Business District (CBD) is located from Elizabeth Street to Coppermine Road and between Adams Street and the Bypass. This district has seen little change over the years; several buildings have received minor improvements and/or additions. South of the CBD are scattered neighborhood businesses, mostly along Main Street, in commercial buildings.

Heavier commercial and industrial activity has been mostly confined to the Woodsboro Industrial Park, which began developing around 1982. Other long established commercial and industrial uses are located along the railroad at the northwest end of Town where the Southern States and N.Z. Cramer and Sons are located. Additionally, Bowers Lumber has operated a facility along the railroad south of Town in the County. This area, located between the railroad and Main Street, has Limited Industrial and General Industrial County zoning. With the annexation of the Mack-Godberson property at the south end of Town in 1999, there is 15 acres of vacant, developable commercially zoned property within the Town limits. The Woodsboro Industrial Park has one vacant parcel with approximately 9 acres available for development

assuming access is provided.

The largest concentration of public land is the Town's Community Park located on MD 550 on the east side of MD 194. There is also a small memorial park downtown and the elementary school grounds at the corner of Second Street and Liberty Road serve resident's recreational needs.

The predominant land uses surrounding the Town of Woodsboro include agricultural and rural uses and mineral mining. While limited development may occur in the County's designated agricultural/rural land use areas, in the vicinity of Woodsboro, 638 acres of farmland have either sold or donated their development rights as part of agricultural preservation programs. The largest of these, the 219-acre Hildebrand Farm, is located along the Town's western border, restricting future annexation/development potential. These areas are delineated on the preceding Existing Land Use map.

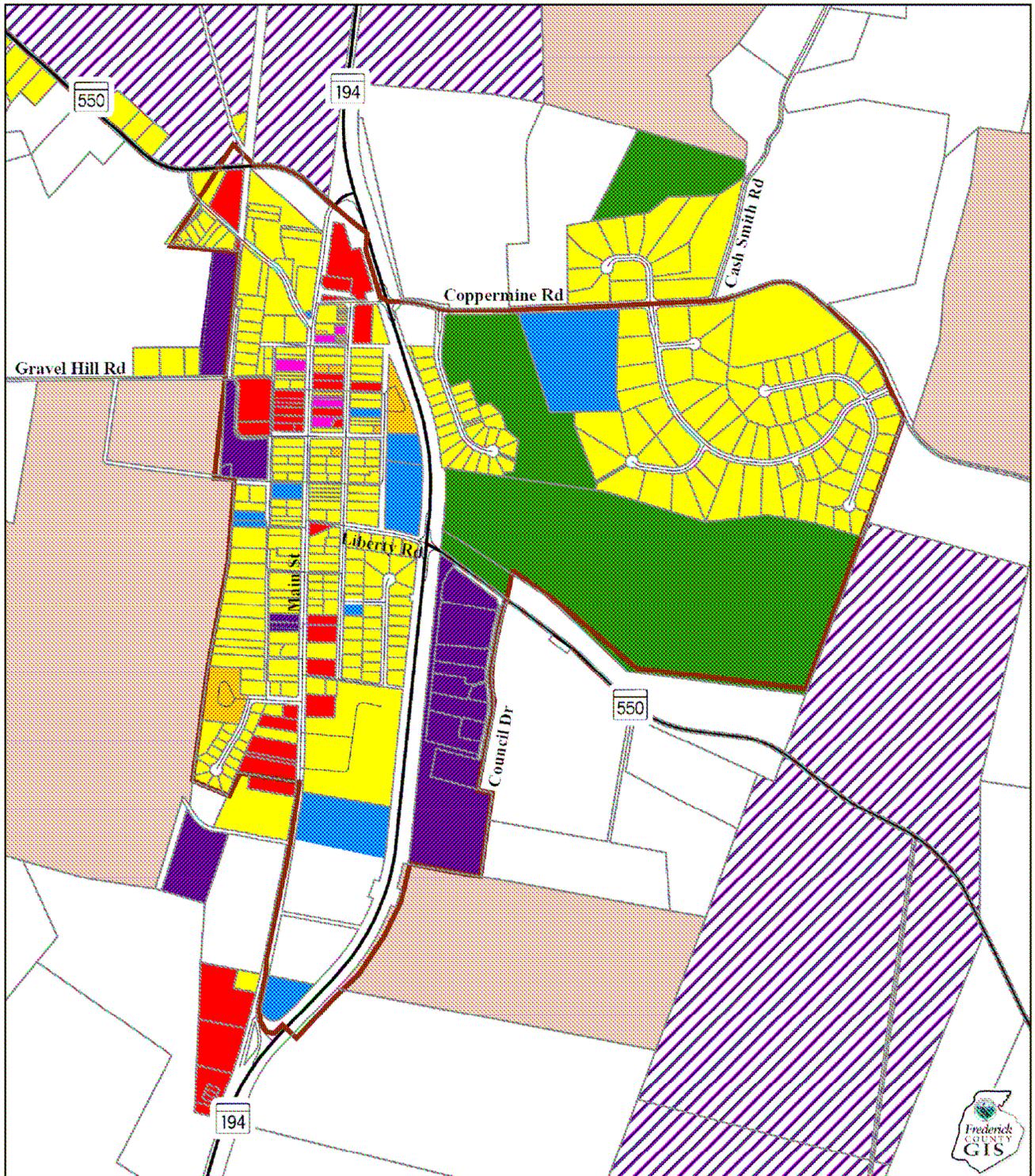
Other land use constraints include the Barrick/Le Gore quarry to the north and the Lehigh Portland Cement quarry to the east of town. The Barrick/Le Gore quarry added two adjacent properties to their holdings/operations in 2006. Representatives of the corporation estimated that their existing pre-2006 holdings have a life span of 100 years. No plans for future mining or reclamation were discussed.

Growth Activity

With little development potential in Woodsboro, the focus of current land use activity is infill and redevelopment. At the 2000 Census, there were 298 housing units within town limits. Only sixteen units were added between 2000 and 2005. Figure 4 shows the number of housing units constructed over the twenty-year period of 1985 to 2005. From 1988 to 1999, the Town averaged 19 new dwellings per year compared to an average of less than one dwelling per year in the early 1980s. With the completion of Copper Oaks construction activity, housing construction slowed in 2000, as there was no additional vacant land available for new construction.

Since 2000, development of a few individual lots has occurred. The project generating the majority of recent permits is the Woodbury Subdivision, located on the old Woodsboro Livestock Auction property. This 14-acre property was approved for 37 single-family dwelling units in 2005 and accounts for most of the town's recent construction activity.

Table 9 provides a summary of the residential subdivision development pipeline for properties located in the Town of Woodsboro. The term residential subdivision development pipeline is used to describe the process by which subdivided lots are approved through the planning process, recorded, and/or permits issued for construction of housing units on that parcel of land. In the Town of Woodsboro, the Planning and Zoning Commission has approved seventeen total lots accounting for eleven new water tap allocations. The remaining six parcels have existing structures on them at present.



Existing Land Uses

<ul style="list-style-type: none"> Woodsboro Town Boundary Agriculture/Undeveloped Commercial Mixed Use 	<ul style="list-style-type: none"> Industrial Institutional Low Density Residential Medium Density Residential 	<ul style="list-style-type: none"> Mineral Mining Parks/Open Space Protected Lands 	<div style="text-align: center;"> </div> <div style="text-align: center;"> </div>
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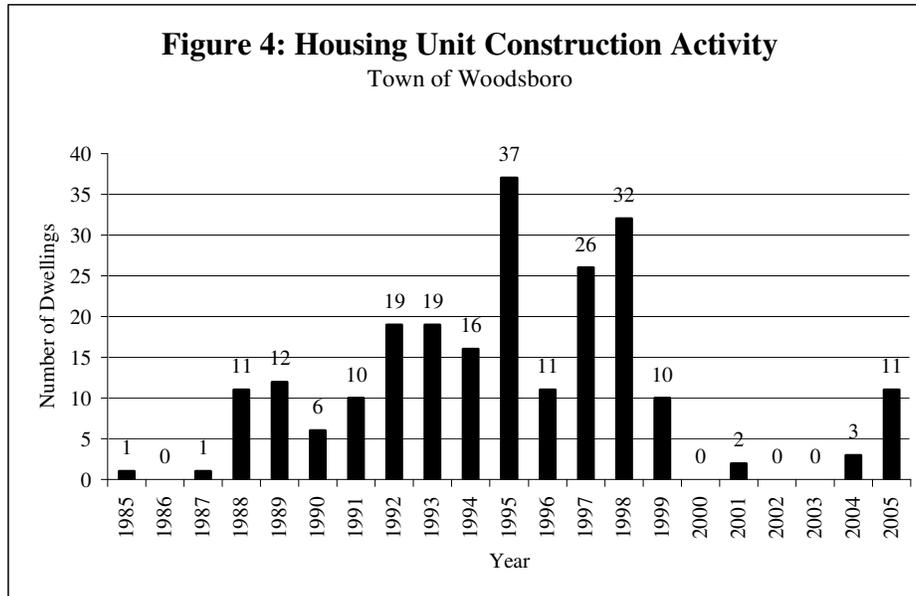


Table 9: Residential Subdivision Development Pipeline Summary
Town of Woodsboro
(active projects)

Name	Total Lots Approved (1)	Water Tap Allocations (2)	Recorded Lots (3)	Total Lots Available	Building Permits Issued	Recorded Lots Available	Unrecorded Lots Available
Grimes-Powell-Flickinger's Subdivision	4	2	4	2	1	1	0
Nicole Rae Subdivision	6	5	6	5	0	5	0
James Street Extended	3	2	3	2	2	0	0
Eaves Subdivision	2	1	1	0	0	0	0
Total	15	10	14	9	3	6	0

Notes: (1) Received Final Plat approval by the Planning Commission. (2) Number of taps to be requested by subdivider. (3) All fees paid. Lots recorded with Courthouse.

There is one subdivision pending final plat approval; the Copper Oaks II project, on the former Lawson property, proposes 13 lots off of Coppermine Road, adjacent to the Copper Oaks subdivision. Two recent annexations have not yet entered the subdivision process. The 2.54-acre Phoenix-Coppermine property and 0.876 Phoenix-Main property were annexed in 2005 with a maximum subdivision potential of three lots each.

Issues Related to Growth Trends and Patterns

There are a variety of issues affecting Woodsboro's future growth potential. As discussed, future growth and annexation in Woodsboro is restricted by adjacent agricultural preservation easements and mineral mining activities. These areas limit the direction of future

growth beyond the current municipal boundary. Concurrently, there is a very limited opportunity for infill development on vacant land within the current municipal boundary. A land utilization analysis is performed later in this chapter to assess whether the Town's supply of vacant land is adequate to serve the projected population.

With the exception of one vacant parcel, the existing Industrial Park is built out and there are no other industrial areas designated within the Town limits. The Town will need to determine whether they want additional land planned and zoned for employment uses and if so, where is an appropriate location for this type of use.

Regional growth pressures will affect the Town of Woodsboro over the twenty-year planning period. If there is not adequate land designated either within town limits or as part of an annexation, surrounding agricultural and rural areas and nearby municipalities may receive increased development pressure.

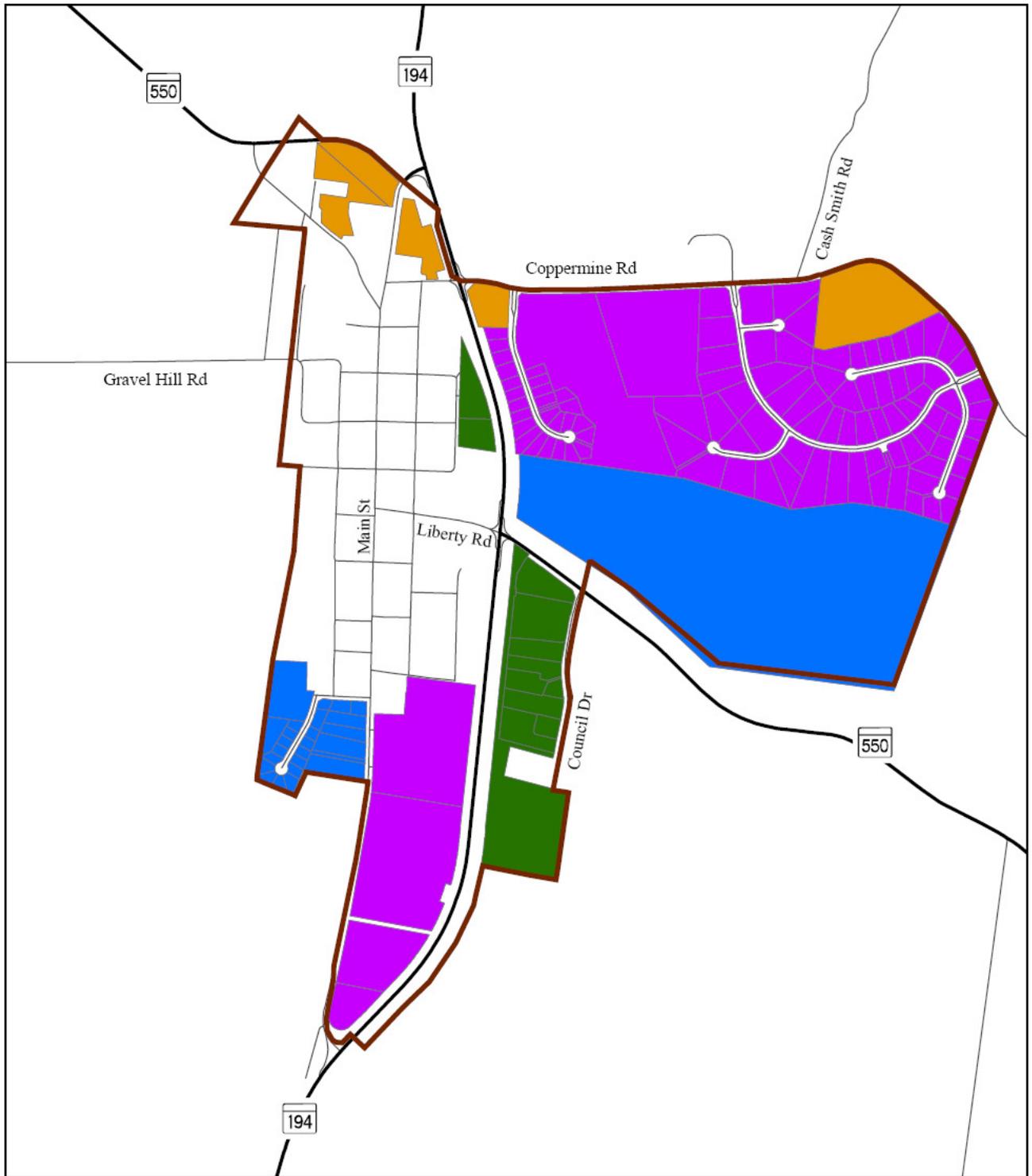
Existing Land Inventory

This section begins with a discussion of rezoning and annexation activity since the 1973 Plan adoption. The bulk of the section is a detailed land utilization analysis, which assessed whether there is adequate land planned and zoned for residential and employment uses under the current land use plan and zoning map for the Town of Woodsboro.

Re-zonings & Annexations since 1973

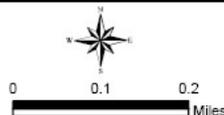
Rezoning activity has been light with eight requests approved since 1976 for a total of approximately 21 acres. The majority of rezoning approvals, twelve acres, were to the R-1 Low Density Residential District. The other rezoning approvals were for R-2 Medium Density Residential and CBD Central Business District zoning. Two of the cases were limited comprehensive re-zonings involving entire blocks of North 2nd Street; these cases resolved split zoning issues on individual parcels in that portion of downtown.

Annexation activity has been more frequent. Since the Town's first comprehensive plan was completed, Woodsboro has annexed approximately 340 acres of land. A map detailing those properties annexed since 1973 follows. Table 10 lists annexed properties and includes brief descriptions of their size and location. The R-1 Residential Zoning District grew most substantially in acreage, followed by the Open Space District. The properties responsible for this growth in acreage were the Copper Oaks subdivision and the Woodsboro Community Park.



Annexations

- | | |
|---|---|
|  1970s Annexations |  2000s Annexations |
|  1980s Annexations |  Current Town Limits |
|  1990s Annexations | |



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Table 10: Annexation Data Town of Woodsboro (1973 – present)		
Applicant/Location	Acreage & Zoning	Date Annexed
Woodsboro Community Park	87.254 acres, OS	Early to mid 1970s
Various property owners on southwest end of Woodsboro	34.9 acres, R-1 and B-1	1978
Kirkpatrick/Industrial Park	26.758 acres, IP	1980, 1982
Woodsboro Fire Company	3 acres, R-1	1982
Comstock/Copper Oaks	118 acres, R-1 and OS	1990
Woodsboro Livestock & Sales Inc.	14.65 acres, B-1	1995
Mack/Godberson/Mt. Hope	36.4 acres total; B-1, IP, OS	1999
F&M Bank/Medical Center	3.39 acres, CBD and HS	2002
Advanced Consulting Company, LLC/James Street Extended	0.2190 acres, R-1	2004
Phoenix, Inc./SE corner of intersection of MD 194 and Coppermine Road	2.54 acres, R-1	2005
Phoenix, Inc./Main Street behind High's Store, south of MD 550 relocated	0.876 acres, R-1	2005
Lancaster Craftsmen Builders, Inc./Lawson Property	10.05 acres, R-1	2005

Vacant Land Inventory

An inventory of vacant land helps to determine whether there is an adequate supply of land available to serve the residential, commercial and industrial needs of a growing community. The following analysis used Geographic Information Systems (GIS) and aerial photography to determine where vacant land exists within the current town limits. The development potential of Woodsboro's vacant land is offered, using the current 2007 zoning classifications.

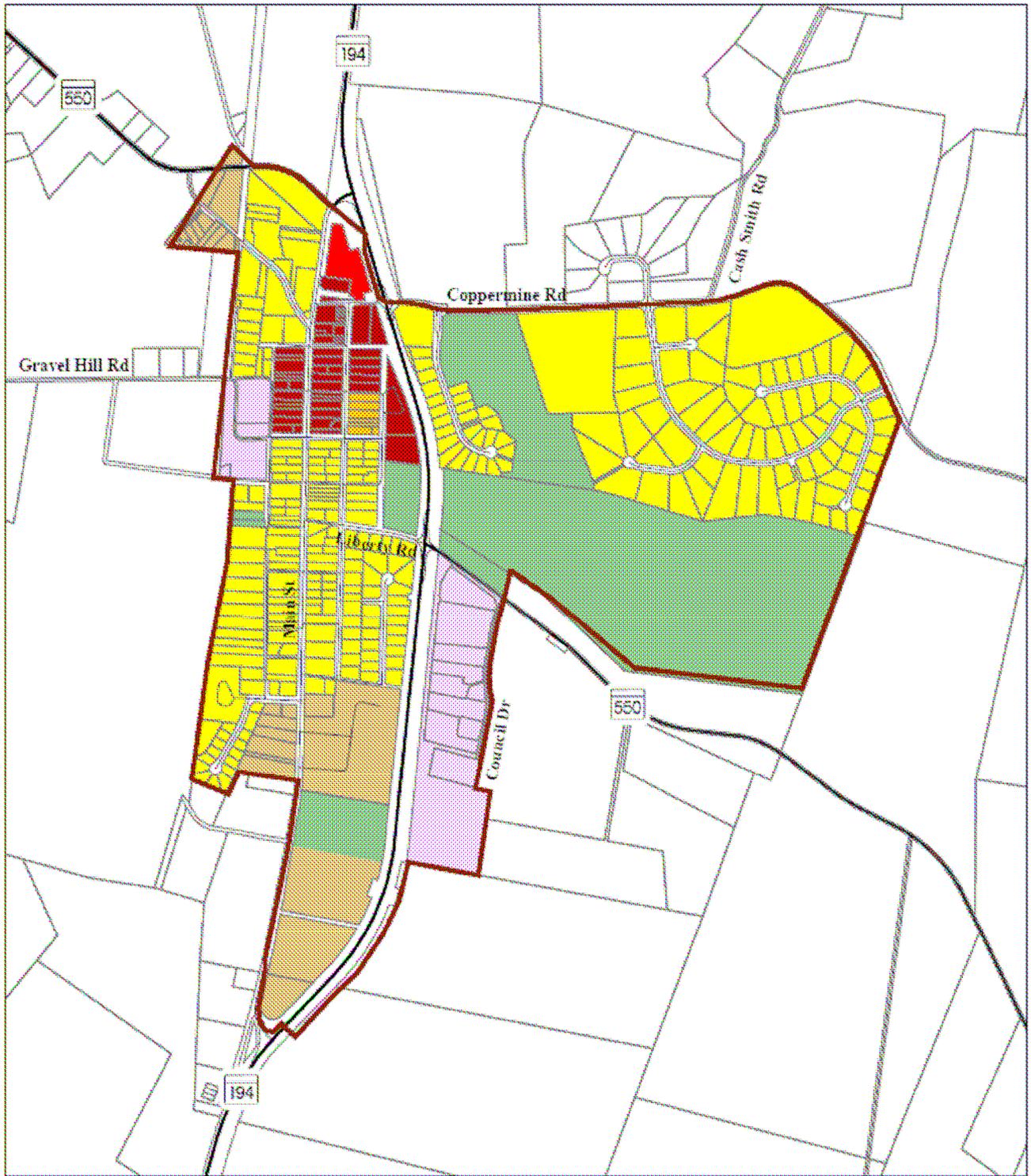
Residential Land

The Town's Comprehensive Zoning Map (2007) identifies 235 acres of land zoned for residential uses (see Table 11). Of those, 209 acres or 90% have been developed. There is no available land in the R-2 Medium Density Residential District and only 1 undeveloped acre in the CBD Central Business District. The B-1 Neighborhood Business District (B-1) identifies 15 acres available for development; however the B-1 District permits commercial and residential development. There is no assurance that this parcel will be developed as a residential project. Finally, the R-1 Low Density Residential District has 10 acres available for development.

Table 11: Vacant Land Inventory - Residential Zoning				
Town of Woodsboro (2007)				
Zoning Classification	Total Acres Zoned	Total Acres Developed	Acres Undeveloped	% Land Developed
<i>R-1 Low Density Residential</i>	176	166	10	94%
<i>R-2 Medium Density Residential</i>	2	2	0	100%
<i>B-1 Neighborhood Business</i>	40	25	15 ¹	64%
<i>CBD Central Business District</i>	17	16	1	94%
Total	235 acres	209 acres	26 acres	90%
Source: Woodsboro Zoning Map, 2007. Frederick County Mapping and Data Services, 2007.				
1. The 15 acres of undeveloped B-1 zoning could be developed entirely as a commercial project.				

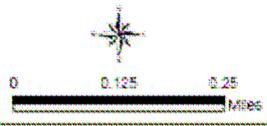
Under current residential zoning, there is the potential for a maximum of 124 additional housing units in Woodsboro (see Table 12). The R-1 District could support 38 single family detached housing units. The B-1 District has the potential to support 76 housing units if developed as a residential project under the R-2 District conditions (6,000 square foot minimum lot size). The B-1 District does not specify a minimum lot size. Since the B-1 District allows residential and/or commercial development, there is no assurance that the land would be developed one way or the other. The district's projections assume development as a residential project, like the nearby Woodbury subdivision. There is no housing unit potential in the R-2 District. The CBD has one vacant acre that could support up to 10 multi-family housing units in a single structure.

Table 12: Potential Build-out, Residential Zoning			
Town of Woodsboro (2007)			
Zoning Classification	Existing Housing Units (HU)	Additional Potential HU¹	Total HU
<i>R-1</i>	257	38	295
<i>R-2</i>	6	0	6
<i>B-1</i>	46	76 ²	122
<i>CBD</i>	76	10	86
Total	385 units	124 units	509 units
Source: Woodsboro Zoning Map, 2007.			
1. Additional potential housing units based on development of 70% of the total acreage at maximum allowable density under current zoning.			
2. Assumes 100% build-out as residential rather than commercial development.			



Current Zoning

- B1 - Neighborhood Business
- CBD - Central Business District
- HS - Highway Services
- IP - Industrial Park
- OS - Open Space
- R1 - Residential
- R2 - Residential
- Town Boundary



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Aug 2007

Commercial and Industrial Land

The 2007 Zoning Map identifies 95 acres for commercial and industrial uses (see Table 13). Of that, 66 acres or 70% has been developed. As mentioned above, there is 15 acres in the B-1 District and 1 acre in the CBD that could be developed as a residential or commercial project. If these parcels were developed residentially, there would be no vacant land within town limits with commercial zoning.

The vacant land zoned IP is located within the existing Industrial Park on Council Drive. There appear to be access issues with the largest vacant parcel at the Industrial Park. About three acres is identified as having IP zoning, but is located within road right of ways and therefore has no future planned industrial use.

Table 13: Vacant Land Inventory - Commercial/Industrial Zoning			
Town of Woodsboro (2007)			
Zoning District	Total Acreage Zoned	Total Acreage Developed	% Land Developed
Commercial (B-1, CBD, HS)	60	44	73%
Industrial (IP)	35	22	63%
TOTALS	95 acres	66 acres	70%
Source: Woodsboro Zoning Map, 2007			

Determining Woodsboro's Future Land Needs

This section includes a discussion of Woodsboro's projected population; the land needs to accommodate the projected population; the recommended direction of new growth to the Town; and the designation of a municipal growth boundary and future annexation area.

Population Projections

Regional

Across the Walkersville Region, of which Woodsboro is a part, population projections estimate that 32,929 people will reside in the area by the year 2025¹. That amounts to an increase in population of 8,613 from the 2005 population of 24,316. This level of population growth assumes an average increase of 431 new residents each year. Between 1980 and 2005, population growth to the Walkersville Region averaged 379 people per year.

In the past, approximately 45% of the Walkersville Region population resided within one of three designated growth areas: Walkersville, Woodsboro and Libertytown. The remaining

¹ Walkersville Region Plan, 2006.

population lived in the region's agricultural and rural areas or within rural subdivisions outside of growth areas developed prior to State/County Smart Growth policies. If that trend were to continue, 194 people per year would be moving into the three growth areas and 237 would be moving to areas outside of the growth areas.

The Town of Walkersville states in their most recent long-range plan that they anticipate an average growth rate of 40-50 new homes per year. Assuming Walkersville's average household size of 2.9 persons per dwelling unit, they would account for between 116 and 145 new residents per year. The remaining 49-78 people would be distributed between Woodsboro and Libertytown.

Woodsboro

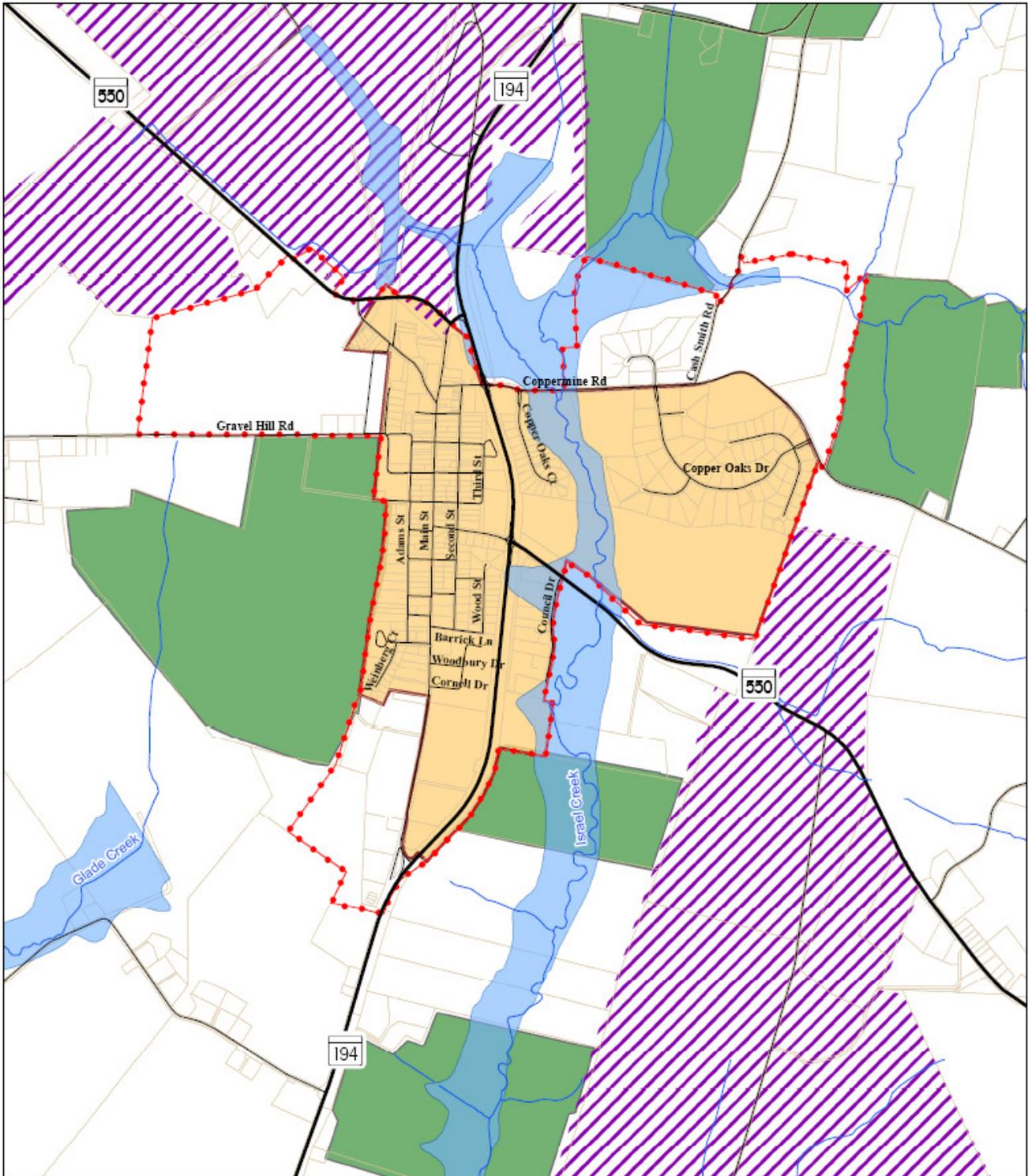
As discussed in Chapter 3: Background, Woodsboro's population is driven by the availability of vacant land for development, the permitting and construction process, and the availability of housing. Over the years, the Town's population has spiked with individual development projects. Given the regional projections, population growth is expected in Woodsboro if there is land and housing available. Water resources will affect Woodsboro's population growth; currently the Town has limited water allocations available from the MD Department of the Environment. Using the Census data from Chapter 3, Woodsboro's population grew by an average of 27 individuals per year between 1990 and 2005. If this trend continues, it is projected that 540 new people will reside in Woodsboro in 2027 for a total projected population of 1,452.

Land Needs to Accommodate Population

To accommodate 540 new people and based on Woodsboro's average of 3.1 persons per household, the Town will need approximately 175 new housing units. Assuming a mix of housing type and density, 63 acres of land will be required for construction of 175 housing units. These estimates assume that 70% of the land will be developable and that 105 housing units would be developed at 3.5 units per acre (Smart Growth density target) and the remaining 70 housing units would be developed at 5 units per acre, the maximum yield in Woodsboro's R-1 Low Density Residential District. Woodsboro's residential districts allow for higher densities associated with other housing types. However, historically, subdivision development in the town has tended to gain approvals at the lower end of density ranges.

Constraints to Growth

As mentioned earlier in this chapter, Woodsboro's growth is restricted to the west/southwest, north, and east due to properties in permanent agricultural preservation and/or mineral mining operations. The Israel Creek floodplain, which runs in a north-south direction east of MD 194 is also a limiting factor. Therefore, the only feasible directions for future expansion of the community is to the northwest along Gravel Hill Road/MD 550, to the east on Coppermine Road, and to the south along MD 194. A Growth Constraints map located on the following page delineates each of these limiting factors.



Growth Constraints

<ul style="list-style-type: none"> Floodplain Land Preservation Mineral Mining 	<ul style="list-style-type: none"> Town Boundary Growth Boundary Streams 		
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 Prepared By: Frederick County Division of Planning
 February 2008

Designation of a Municipal Growth Boundary and Future Annexation Area

Municipal Growth Boundary - Walkersville Region Plan

The Walkersville Region Plan (2006) delineated a Municipal Growth Boundary for Woodsboro that includes 175 acres of undeveloped residential land, 46 acres of undeveloped limited industrial land, and 28 acres of undeveloped land designated for general industrial uses. These acreages include: the Orren Stein property between Gravel Hill Road and MD 550 (residential and limited industrial), the Sodaro property and Spring Mill Estates on the north side of Coppermine Road across from the Copper Oaks development (residential), the planned industrial area south of Town limits between S. Main Street and the railroad tracks, and an 80-acre parcel on the east side of MD 194 below the Lewis Farm. This boundary would provide for 474 new housing units and 1,470 new residents.

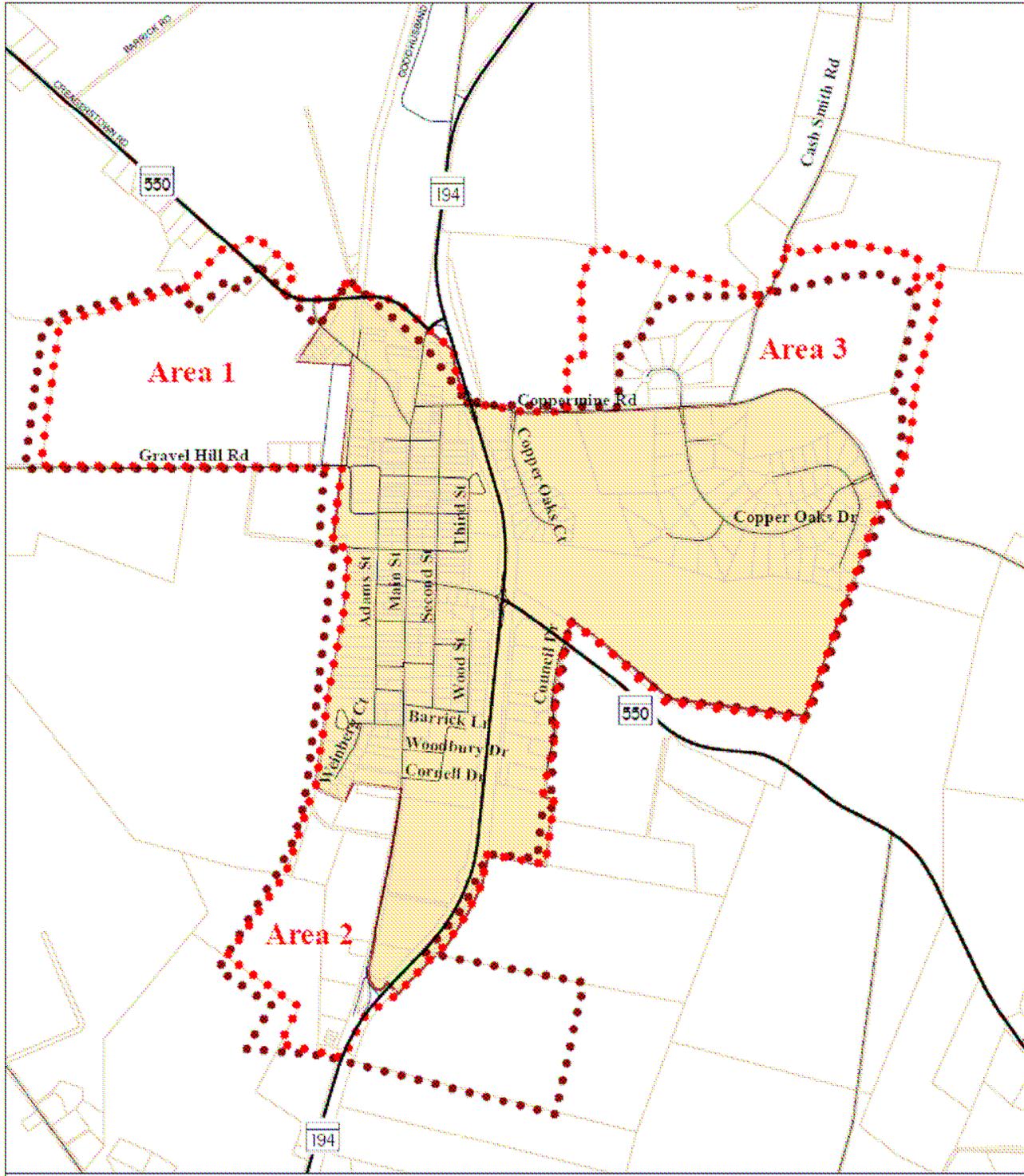
Municipal Growth Boundary – Town Delineated

The Woodsboro Planning and Zoning Commission (P&Z Commission) reviewed the County-designated boundary and proposed a Woodsboro Municipal Growth Boundary (MGB). Several differences exist between the Town and County boundaries; first, the Town's delineation excludes an 80-acre parcel of land east of MD 194 adjacent to the permanently protected Lewis Farm. The Town's proposed MGB includes the full extent of Spring Mill Estates and the Sodaro, Drenning, and Whittington properties on the north side of Coppermine Road. The Burgess and Commissioner's reviewed the P&Z Commission's boundary and made one addition; they have included four (4) parcels of land along MD 550 that receive town services.

Annexation areas have been identified in each of the three directions where growth is feasible in Woodsboro: northwest, northeast and south. These distinct areas are intended to develop in three stages, with the third area developing outside of the 20-year scope of this plan (see Proposed Future Annexation Area map). The timing of development for these three areas will be controlled by zoning, the annexation process, and available water and sewer service, in addition to other factors such as landowner interest, demand, the housing market, and the regional economy.

The northwestern area (Area 1), situated between MD Route 550 and Gravel Hill Road, offers more than 100 acres that could accommodate residential and recreational development. The Town has targeted the larger farm property for a west side park facility. There are 9 existing houses here. Area 1 has the potential to support up to 238 housing units and 738 people; this exceeds the 20-year population projections for Woodsboro of 540 people. One landowner has discussed development options for their property with the Town. This property is a priority for annexation and is recommended for development in phases over and beyond the 20-year planning period.

Area 2, comprised of 61 acres, is bounded by Main Street to the east and the railroad to the west. The properties located here currently have general commercial, limited industrial, or general industrial zoning in the County; several parcels of land are vacant. Development of Area 2 provides a natural extension of the existing community and could most easily connect to the



Proposed Future Annexation Area

<ul style="list-style-type: none"> Town Boundary Growth Boundary (Municipal Designated) Growth Boundary (County Designated) 			<p>While efforts have been made to ensure the accuracy of this map, Frederick County accepts no responsibility for errors, omissions, or positional inaccuracies in the content of this map. Stationed on this map is at the risk of the user. The special information is a draft product. They may not be correct and may contain positional inaccuracies.</p> <p>Prepared By: Frederick County Division of Planning February 2008</p>
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town’s water and sewer service and other infrastructure. With the anticipated development of the property on the east side of Main Street, a plan for Area 2 could promote a revitalized, mixed-use area along Main Street’s south end. There are 3 existing housing units here; 60 housing units and 184 people could be accommodated by annexation and subdivision.

Finally, the properties located in the northeastern area (Area 3) were identified as existing residential uses that may be appropriate to tie in to Town services in the future. The undeveloped land in Area 3 could accommodate up to 162 housing units and 502 people. This estimate is the maximum development potential of this area; there are steep slopes and the Israel Creek floodplain to contend with in Area 3 that could pose limitations on future development. This annexation area is not a current priority, but was identified as a potential annexation area in light of Woodsboro’s growth constraints.

Table 14: Woodsboro’s Future Annexation Area				
Annexation Area	Total Acreage	Existing Housing Units	Potential Additional Housing Units	Potential Additional Population
Annexation Area 1 (northwest)	106	5	238	738
Annexation Area 2 (south end)	61	3	60	184
Annexation Area 3 (northeast)	122	15	162	502
Total	289	23	460	1,424
Source: Frederick County Mapping and Data Services, July 2007.				

Growth’s Impact on Public Services and Facilities

Adequate public services and facilities should be provided for projected future growth. This section is intended to offer detail on the potential impacts of growth to Woodsboro’s public schools, libraries, public safety, water and sewerage service, stormwater management, and recreation facilities. The section concludes with a discussion on protecting sensitive areas around the community.

Public Schools

Currently, students from Woodsboro attend the New Midway/Woodsboro Elementary School, Walkersville Middle School and Walkersville High School. School capacity is affected by growth in the region, but Woodsboro has not been a major factor in regional capacity issues. In fact, proposed elementary and middle school symbols which were present on the County’s 1995 Walkersville Region Plan were removed from the Woodsboro area during the 2006 Plan update. These planned schools were moved south to the MD 26 corridor, where the majority of regional growth is concentrated.

Frederick County conducted a Pupil Yield Study in 2005 to determine the number of students generated by development of certain housing types (i.e. single family detached, town house, multi-family). A goal of the study was to develop a more sophisticated procedure for projecting student enrollment at the County's elementary, middle and high schools.

The 175 housing units projected for Woodsboro over the next 20 years would generate 84 new students. Of the 84 students, there would be 37 elementary, 20 middle, and 27 high school students. The pupil yield factor used is the average yield for the "All Dwelling" category (combines all housing types) of 0.21 elementary school, 0.11 middle school, and 0.15 high school. The average yield was used since the actual mix of housing units is difficult to project.

Libraries

There are no County-owned public libraries located in Woodsboro or planned for Woodsboro within the 20-year context of the Walkersville Region Plan. Library service is offered through the C. Burr Artz Public Library in the City of Frederick and a branch library in Walkersville. A new 15,000 square foot library is planned to replace the existing facility in Walkersville by 2010. The town is interested in providing a library for its residents and intends to evaluate the need and feasibility in the next few years.

Public Safety

A majority of landowners in Woodsboro expressed a need for an increased police presence during the public participation efforts leading to the Plan update. In fact, security and protection were selected as a highest priority by 75% of respondents to the Citizen Survey when asked which aspects of Town need improvement. Police protection received the only "D" grade when respondents were asked to rate Town services. Vandalism, drug enforcement and speeding were listed as concerns. Currently, the County Sheriff's Department and the State Police provide service to the Town. There are no plans to hire police officers by the Town.

There is a Fire and Rescue Station located in the Town of Woodsboro. The current facility is adequate to meet the needs of the community. There are no additions or major improvements planned for the next twenty years.

Water and Sewerage Facilities

The Town of Woodsboro maintains its own water and sewerage systems serving 439 local households. The Maryland Department of the Environment (MDE) oversees Woodsboro's water allocation. At present, there are between 1 and 10 water taps available for new development. Any additional growth to the Town will require negotiation of a new appropriation permit between the Town and MDE and identification of a new water source. The Town has identified a potential future source of water and is currently negotiating with the State and landowner for access and use. Water studies are being conducted to determine the viability of this source as a public water supply. The Town is aware that water supply is a limiting factor to new growth in Woodsboro.

The Town's sewage treatment plant was recently upgraded in terms of its infrastructure and capacity. The plant's current capacity is 250,000 gallons per day (gpd). The MDE assumes that household needs are 250 gpd each of water and sewage generation. Given that estimate, Woodsboro can serve 1,000 total households. There are approximately 439 households connected to the Town's sewage system at present.

While sewage treatment capacity is not a limiting factor in Woodsboro's growth plan, the discharge of effluent from the treatment plant will require review over time. The assimilative capacity of Israel Creek to handle discharge from the plant will be a factor in the Town's long-term growth strategy.

The provision of water and sewer service will need to accommodate the additional 540 people anticipated to reside in Woodsboro by 2027. These residents will require approximately 135,000 gpd of water and sewer service. The Town's sewage system capacity appears capable of serving the additional population. As mentioned, the Town will need to acquire new sources of drinking water to serve this population.

Stormwater Management

Currently, developers are subject to stormwater management laws that require sediment fencing, construction of stormwater management ponds, and other best management practices. In 2007, the Maryland legislature passed HB 786, which will update these requirements ensuring that developers control runoff and implement environmentally sensitive design practices.

The Woodsboro Planning and Zoning Commission reviews subdivision plans within the Town's jurisdiction and makes recommendations related to slope, vegetation and impervious surface. Limited regulations are provided for in the Subdivision Regulations. At present, the County's Division of Permitting and Development Review reviews subdivision improvement plans for the Town and applies the current state and/or federal stormwater guidelines.

Recreation Facilities

The Town of Woodsboro operates an 87-acre park along MD 550. This park offers passive and active recreation opportunities. The major constraint associated with this park is its location on the east side of MD 194. The downtown area and majority of households in Woodsboro are located on the west side of MD 194. Discussions are in place to either provide a safe pedestrian access to the park over MD 194 in the form of a bridge/overpass and/or develop a park facility on the west side of Town.

Woodsboro's Rural Buffer and Sensitive Areas Protection

Currently, Woodsboro has 219-acres of land on its western edge in permanent preservation. Another 61-acres is protected along MD 194 south of Town. The floodplain of Israel Creek and the mineral mining activities will keep sprawl-style development from creeping up to the Town's corporate boundary. The Walkersville Region is home to highly productive farmland and will continue to be a priority area for state and local preservation programs.

Municipal Growth Goals, Objectives and Action Items

Goal 1: Manage the rate of growth to be consistent with the provision of adequate services and infrastructure.

Objective 1: Coordinate the land use plan with the Town's Capital Improvements Program.

Action Item: The Town Board should review the recommendations of the comprehensive plan and make determinations on whether items need to be added to their CIP.

Objective 2: Ensure that services and infrastructure are provided before or with any new planned development.

Action Item: Initiate a Public Works Agreement with property owners/developers on all major residential, commercial and industrial development projects in Woodsboro to ensure adequate improvements and infrastructure are provided.

Action Item: Review the Subdivision Regulations and make amendments if needed allowing the Town to request necessary improvements from developers.

Action Item: The Planning and Zoning Commission will make a recommendation to the Town Board on the need for an Adequate Public Facilities Ordinance.

Goal 2: Continue to coordinate annexation plans and comprehensive planning efforts with Frederick County government.

Objective 1: Consider developing a Joint Annexation Agreement with Frederick County to guide future annexations and comprehensive planning efforts.

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