ORDINANCE 03 – 2026
BYPASS CORRIDOR DEVELOPMENT DEFERRAL

RECITALS

WHEREAS, the Mayor and Council of the City of Taneytown ("City") have a duty to protect and promote the public health, safety, and welfare, including the safe and efficient movement of traffic and the protection of all neighborhoods from excessive traffic, cut-through traffic, and traffic which degrades the peaceful enjoyment of the neighborhood; and

WHEREAS, the City, through the Transportation Element its 2010 Community Comprehensive plan, Carroll County, through their 2025 Transportation Priority Letter, and the State of Maryland as evidenced by their acquisition and retention of property for the purpose, have identified and/or studied a potential Southern Bypass corridor intended to address traffic congestion, neighborhood cut-through traffic, emergency response, and related safety concerns; and

WHEREAS, development activity within and adjacent to the potential Southern Bypass corridor as depicted in the 2007 Antrim Blvd Extension Corridor Study, and defined herein, may complicate, impair, or foreclose the City's ability to preserve and secure the corridor, including necessary right-of-way, easements, dedications, alignments, and related corridor preservation tools; and

WHEREAS, The Taneytown Planning Commission, as part of an ongoing Comprehensive Plan update is working with City staff and consultants to refine and narrow the alignment options of the 2007 Corridor Study ; and

WHEREAS, the Mayor and Council find that a temporary, targeted deferral on certain development approvals in the Southern Bypass corridor study area is a reasonable, time-limited measure to allow the City to coordinate with Property Owners, Developers, County and State partners, evaluate and implement traffic and safety planning, and pursue corridor preservation measures; and

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND COUNCIL OF THE CITY OF TANEYTOWN, MARYLAND, that:

SECTION 1. TITLE.

This Ordinance shall be known as the "Southern Bypass Corridor Development Deferral Ordinance."

SECTION 2. DEFINITIONS.

2.1 Deferral Area means the Southern Bypass Corridor Study Area as shown and described in Exhibit A.

2.2 Development means any activity requiring City approval for subdivision, resubdivision, site plan, land development plan, zoning certificate/zoning permit, building permit for new structures, grading permit, or any other permit or approval that authorizes:

- (a) a new residential dwelling, commercial, or industrial construction, or
- (b) expansion of building footprint for non-residential use, or
- (c) increase in intensity of use, reasonably expected to impact the adequacy of streets, roads and / or intersections in the City

2.3 Development Application means any application submitted to the City for an approval identified in Section 2.2.

2.4 Complete Application means an application that contains all forms, fees, plans, studies, and supporting documents required by City regulations for a filing determination.

2.5 Vested Right means any vested right recognized under applicable Maryland law.

SECTION 3. DEFERRAL ESTABLISHED.

3.1 Deferral Imposed. During the Deferral Period (Section 4), the City shall not approve any Development Application within the Deferral Area, except as expressly allowed in Section 5 (Exemptions) or Section 6 (Relief).

3.2 No Processing; Tolling. The City shall not accept Development Applications during the Deferral Period.

SECTION 4. DEFERRAL PERIOD; SUNSET.

4.1 Term (180 Days). The deferral shall begin on the Effective Date and shall remain in effect for one hundred eighty (180) days.

4.2 Extension. The Mayor and Council may extend the deferral by subsequent ordinance(s) if they make written findings that the extension remains necessary to accomplish the purposes of this Ordinance.

SECTION 5. EXEMPTIONS.

This Ordinance does not apply to:

5.1 Public Projects / Utilities. City, County, State, or public utility projects necessary to protect public health and safety or maintain essential services, including emergency work and repairs for water, sewer, stormwater, electric, gas, and communications.

5.2 Repairs and Minor Work. Permits for interior renovations and ordinary repairs that do not add dwelling units, do not expand a commercial, institutional, or industrial building footprint, and do not increase intensity of use.

5.3 Safety Orders. Work required to comply with a lawfully issued order to abate unsafe conditions.

5.4 Previously Approved Projects. Projects for which the City has issued final site plan approval and/or final subdivision approval prior to the Effective Date may proceed to permitting and construction provided:

- (a) the project proceeds substantially in accordance with the final approval; and

- (b) no material modification is requested during the Deferral Period.

  For purposes of this section, "material modification" includes any change that increases density, building footprint, floor area, trips, access points, or otherwise increases intensity or traffic impact beyond what was approved.

5.5 Bypass Preservation Actions. Any application or approval whose primary purpose is to advance corridor preservation (including dedications, easements, reservations, or related instruments) as determined by the City.

5.6 Development Rights and Responsibilities Agreements (DRRA). A project for which the Mayor and City Council have entered into a DRRA which advances construction of the proposed bypass, and secures right of ways or easements for the bypass.

SECTION 6. TOLLING OF DEADLINES; FEES.

6.1 Tolling. Any deadlines for City action on Development Applications subject to this Ordinance are tolled during the Deferral Period, including any internal processing timelines that would otherwise run during the deferral.

SECTION 7. CITY WORK PLAN DURING DEFERRAL.

During the Deferral Period, the City shall pursue the following actions to the extent feasible:

7.1 Establish a Taneytown Bypass Task Force that will Coordinate with Carroll County, Developers, Property Owners and the State on the Southern Bypass corridor alignment, feasibility, easements and implementation steps.

7.2 Prepare or update traffic and safety analyses addressing neighborhood cut-through routes, crash history, emergency response impacts, and mitigation alternatives.

7.3 Evaluate corridor preservation tools, including right-of-way and easement strategies, dedications, development agreement frameworks, and any necessary legislative actions.

7.4 Finalize corridor mapping for inclusion in the update of the City's Comprehensive Plan

7.5 Provide periodic updates to the Mayor and Council (at least once every 90 days).

SECTION 8. VESTED RIGHTS.

Nothing in this Ordinance is intended to abrogate any Vested Right recognized under applicable Maryland law.

SECTION 9. SEVERABILITY.

If any provision of this Ordinance is held invalid, the remainder shall continue in effect.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect as provided by the City Charter. If adopted as an emergency ordinance in accordance with the City Charter's emergency procedure, it shall take effect immediately upon adoption.

EXHIBIT A

Southern Bypass Deferral Area Map and Description

(Attach map + parcel list and/or legal description defining the corridor study area.)

INTRODUCED THIS 10th DAY OF February, 2026

Clara Kalman

CLARA KALMAN, CITY CLERK

PASSED THIS 13 DAY OF April 2026~~5~~ BY A VOTE OF 4 COUNCILMEMBERS IN FAVOR AND 0 COUNCILMEMBERS OPPOSED.

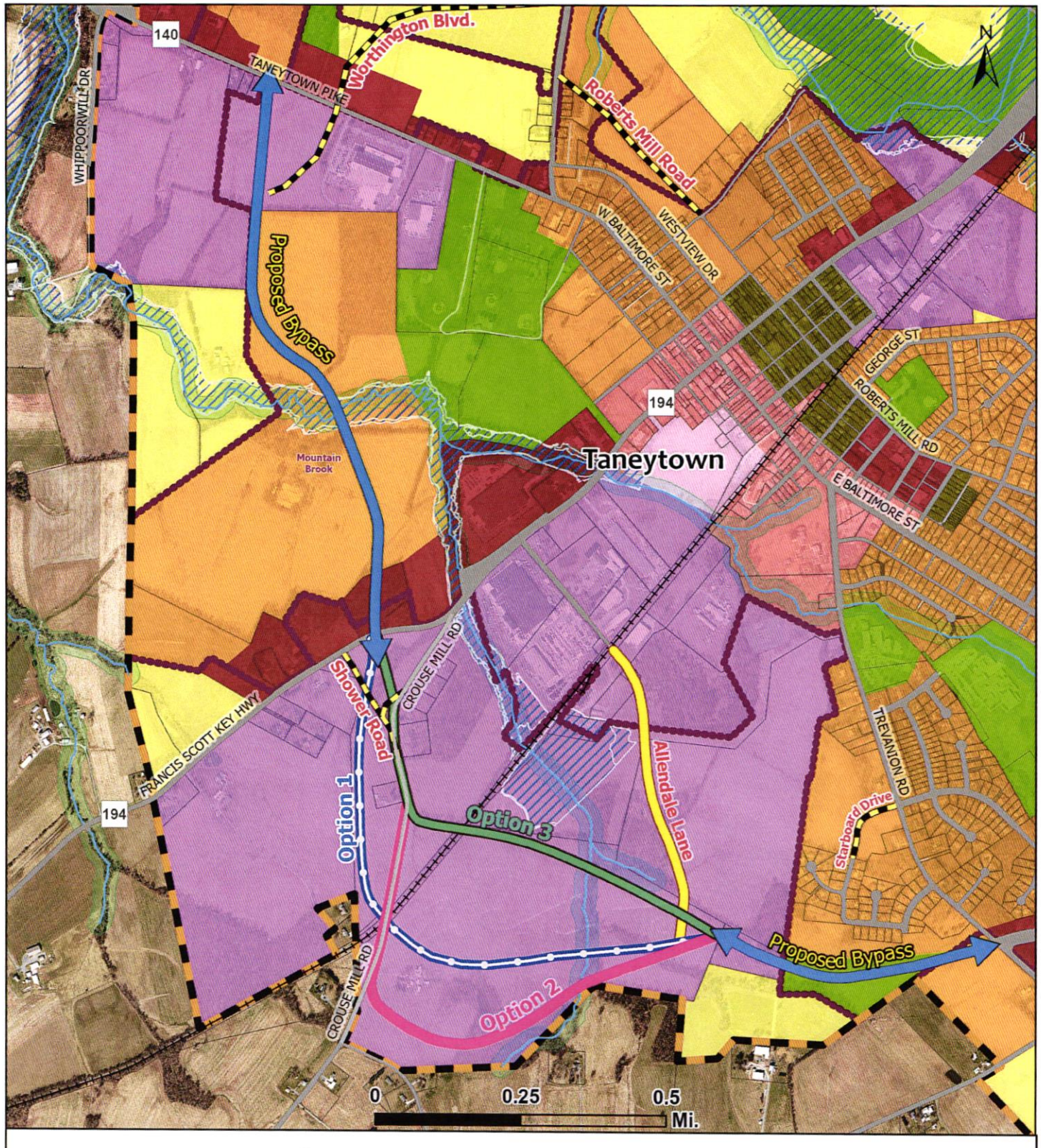
Clara Kalman

CLARA KALMAN, CITY CLERK

APPROVED THIS 13th DAY OF April 2026

CHRISTOPHER G MILLER, MAYOR

Ordinance 03-2026 Exhibit A



Proposed Bypass

- Proposed Bypass

Proposed Route Options

- Option 1
- Option 2
- Option 3
- Allendale Lane

Planned Road Improvement

- PMS, Planned
- Corporate Limit
- Growth Areas

Taneytown Designated Land Use

- Conservation
- Downtown Business
- General Business
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Suburban Residential
- Urban Mixed
- Urban Residential

Prepared by the Carroll County Department of Planning and Land Management 03/2026 (kc)