

Garrett County Planning Commission 2015 Annual Report



This Report summarizes the actions and efforts of the Garrett County Planning Commission for calendar year 2015. It has been prepared by County staff and is submitted to the Garrett County Commissioners and the Maryland Department of Planning in conformance with the Land Use Article of the Annotated Code of Maryland and as required by the General Assembly.

July 1, 2016

Garrett County Planning Commission Annual Report

Garrett County Planning Commission Report of Annual Actions for Calendar Year 2015

The Garrett County Planning Commission expresses its appreciation to County staff and the citizens of Garrett County for their efforts and participation throughout the year that make Garrett County a better place to live and work.

Garrett County Planning Commission

Troy Ellington, Chairman
Tony Doerr, Vice Chairman
Jeff Messenger-Secretary
Richard Schiff (resigned due to illness)
Elizabeth George (appointed September 2015 to fulfill term of Mr. Schiff)
Tim Schwinabart
Jeff Conner
Garrett County Commissioner Jim Hinebaugh- Ex Officio
Bill Weissgerber-Alternate
Bruce Swift-Alternate

Garrett County Department of Planning and Land Management

Deborah Carpenter, Director

Planning Staff
Bill DeVore, Chad Fike, J.B. Churchill

Garrett County Department of Permits and Inspection Services

Jim Torrington, Director

Garrett County Planning Commission Annual Report

The Garrett County Planning Commission Annual Report documents changes in development patterns including Comprehensive Plan updates, zoning revisions, transportation and infrastructure improvements, subdivision activity, and major development projects. These changes have been analyzed to determine whether they are consistent with each other, the Garrett County Comprehensive Plan, adopted County Ordinances, recommendations of the last Annual Report, adopted plans of adjoining jurisdictions, and State and local plans and programs related to funding and constructing public improvements. Based on this analysis, maps and tables illustrating development patterns and changes have been produced. The Annual Report also contains statements and recommendations for improving the local planning and development process and may include specific ordinances that have been adopted or amended to implement state planning visions and assure the continued sustainability of future growth and economic development. County government embraces the prospects of future growth, but acknowledges that without proper guidance such growth and development can occur in ways that could be detrimental to our quality of life, economic prosperity, and tourism and recreation opportunities. Therefore the Planning Commission is committed to implementing the Visions contained in the Garrett County Comprehensive Plan and in §1-201 of the Land Use Article of the Maryland Annotated Code.

Garrett County is a rural county with a total land area of 655 square miles and a population of 30,097 persons recorded by the 2010 Census. It is bordered on the north by Pennsylvania, on the west and south by West Virginia, and on the east by Allegany County, Maryland. Deep Creek Lake is a popular destination and resort and seasonal residents and vacationers cause the population of the County to nearly double during peak summer vacation times. Deep Creek Lake's attraction as a recreational resort generates considerable developmental pressure for vacation homes and related tourism facilities throughout the Lake Watershed.

The 2008 Garrett County Comprehensive Plan was adopted on October 7, 2008. Three land development ordinances; the Deep Creek Watershed Zoning Ordinance, the Garrett County Sensitive Areas Ordinance, and the Garrett County Subdivision Ordinance, implement the Plan and the Visions in §1-201 of the Land Use Article. These Ordinances were comprehensively amended and adopted in May of 2010. There were no amendments to these Ordinances in 2015.

Permit applications and subdivision plans were carefully considered by staff and the Planning Commission to ensure their consistency with existing Ordinances, the 2008 Garrett County Comprehensive Plan, the plans of local municipalities and State and local plans and programs related to funding for public improvements. Waiver requests were individually analyzed to ensure they maintained the integrity of the Comprehensive Plan and upheld the County's growth management policies of fairness and impartiality while recognizing the need to apply common sense in unique circumstances.

Garrett County Planning Commission Annual Report

2015 PLANNING COMMISSION MEETING SUMMARY

January Summary

During the December 2014 Planning Commission meeting, the Commission requested that educational topics concerning Marcellus Shale be addressed at upcoming meetings. Director Carpenter gave a PowerPoint presentation showing that only a small percentage of the Deep Creek Lake Watershed is available for vertical shale gas drilling after the setback restrictions and surface drilling constraints proposed by the Maryland Department of the Environment (MDE) are taken into account. Proposed and existing restrictions include setbacks from property lines, drinking water wells, occupied buildings and the high water elevation line of Deep Creek Lake, and include constraints regarding slopes, aquatic habitats and caves. With a similar analysis, Carpenter demonstrated that only a small percentage of the entire County is available for vertical shale gas drilling after proposed MDE setbacks and surface drilling constraints are imposed County-wide. The analysis only considered the location of vertical surface drilling sites and did not consider the additional subsurface areas that may be accessed by horizontal drilling. After much discussion, Commission members agreed that the proposed MDE regulations would greatly limit vertical drilling in the County. Some members of the Planning Commission believe that the County should have a major role in the review process for gas drilling permits.

Director Carpenter explained that the Sustainable Growth and Agricultural Preservation Act of 2012 (“The Septic Bill”) does not allow residential major subdivisions to be approved in the Tier III area unless the County establishes a policy regarding Planning Commission review and approval of the proposed subdivision. The Septic Bill requires this Planning Commission review and approval process to include at least one public hearing to analyze the community and environmental impacts of the proposed development. After consultation with the Maryland Department of Planning, County staff developed a draft policy to comply with these regulations. The Planning Commission approved the draft policy for the review and approval of major subdivisions in the Tier III area by a unanimous vote. A copy of the approved policy is found in Appendix A.

Election of Officers Troy Ellington was reelected Chairman, Tony Doerr was reelected Vice-Chairman & Jeff Messenger was reelected Secretary.

Assorted Actions – January

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - January		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

Garrett County Planning Commission Annual Report

February Summary

The Planning Commission continued to hear educational topics regarding Marcellus Shale. John Frank, Director of the Garrett County Department of Emergency Management, made a presentation concerning the public safety aspect of gas drilling. Mr. Frank provided information about protocol for hazardous materials response and stated his belief that local emergency response personnel may require additional training, equipment and resources if there is an increase in gas production. He also believes that increased random inspections of commercial vehicles associated with gas production, along with regular patrols and enforcement, could help prevent a significant incident resulting from shoddy brakes, bad tires or weight violations. Mr. Frank suggested that a countywide Strength, Weaknesses, Opportunities and Threat (SWOT) analysis should be conducted to identify equipment, training needs and costs.

Discussion followed and some Planning Commission members suggested that countywide zoning may be necessary to address the gas drilling issue. Members also stated their opinion that regulatory requirements should include active participation in the permitting process from local citizens, Garrett County Emergency Management and the Garrett County Health Department.

Assorted Actions – February

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None.
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - February		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

March Summary

Director Carpenter distributed copies of the Marcellus Shale Gas Advisory Group Mission Statement. Along with other duties, the Group will be charged with providing informative updates and presentations to the Planning Commission. Carpenter also noted that there are several bills before the State Legislature that could directly impact the regulation of vertical drilling and horizontal fracking in the County. Allegany County recently completed a spatial analysis and found that 3.6% of the County could be drilled vertically for natural gas when existing and proposed setback restrictions and surface drilling constraints are considered. A similar analysis indicated that approximately 2.8% of the land area for Garrett County would be available for vertical drilling. The analysis only considered the location of vertical surface drilling sites and did not consider the additional subsurface areas that may be accessed by horizontal drilling.

Garrett County Planning Commission Annual Report

Director Carpenter presented a draft of the Garrett County Planning Commission 2014 Annual Report for review. The Commission discussed whether two goals that were approved in 2010 regarding development within Priority Funding Areas (PFAs) should still be included in the Report. It was agreed that the goal of locating ten percent of development within PFA areas by 2020 seemed reasonable. However, given recent trends, the second goal of locating 133 units in PFA areas by the year 2020 may be difficult to attain. The law states that the Report must have a percentage goal but after reviewing the MDP guidance letter, looking at past Planning Commission minutes and talking with former Planning Director John Nelson, Carpenter believes there is no evidence that a specific housing unit number must be included in the Report. It is believed the number was calculated in 2010 based on 10% of a projected growth number in the County Comprehensive Plan. After evaluation, the Planning Commission determined that the goal of locating ten percent of development within PFAs by 2020 would continue to be Garrett County's goal toward achieving the statewide goal. However, the Commission reached a consensus to remove the goal of locating 133 housing units located within PFAs. Certain typographical edits were also noted by the Commission. Carpenter noted that all changes and edits will be made as suggested and the final draft of the report will be submitted to the Maryland Department of Planning

Assorted Actions – March

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances: None
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: The Planning Commission offered no comments on an application from DNR Fisheries Service for discharge into Bear Creek.
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - February		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

April Summary

Director Deborah Carpenter, indicated that the County has hired a contractor, A. Morton Thomas and Associates, to begin the North Glade Run sub-watershed stormwater assessment.

Carpenter also informed the Commission about the status of an updated spatial analysis of the area that could be vertically drilled for natural gas in the Marcellus Shale formation in Allegany and Garrett Counties. The analysis will be a joint release from both counties, MDE and DNR. Current analysis shows 2.8% of Garrett County and 3.6% of Allegany County would be available for vertical drilling. The analysis only considered the location of vertical surface drilling sites and did not consider the additional subsurface areas that may be accessed by horizontal drilling.

Garrett County Planning Commission Annual Report

Planning Commission educational updates will be continued on an as needed basis. Some Commission members voiced interest in making content suggestions for the Request for Proposals that will be written to find a contractor to conduct an economic study evaluating the impact of Marcellus shale gas drilling in the area.

Director Carpenter explained that the 2015 County Transportation Priority List is being compiled with input from the town mayors and the Department of Public Works. After discussion, the Commission believes the list of priorities should be as follows:

- Section 1- Planning Priorities: 1) Truck Corridor Feasibility Study – MD Route 495 and US Route 219 2) Oakland By-Pass
- Section 2- Safety Priorities: 1) Loch Lynn Bridge Project – planning phase 2) MD Route 135 and Sand Flat Road intersection safety improvements 3) Expansion of use of message signs, especially during inclement weather
- Section 3- System Preservation Priorities: 1) Stormwater drain repair on US Route 219 at the Burger King restaurant 2) Stormwater drain repair on Oakland Drive
- Section 4- Traffic Flow Enhancement Priorities: (NONE for 2015)
- Section 5- Sidewalk/Streetscape Priorities: 1) MD Route 826A to Deer Park Avenue project near Southern High School
- Section 6- Trail and Pedestrian Priorities: 1) Pedestrian crossing at US Route 219 and Mosser Road. Turning traffic at this location must also be addressed. 2) Evaluate pedestrian crossings at UNO’s and Trader’s Landing for safety improvements. Additional lighting should be considered.
- Section 7- Transit Priorities: 1) Transit service expansion 2) Oakland passenger train feasibility study
- Section 8- Regional Transportation Priorities: 1) US Route 219 North Reconstruction/Relocation 2) Regional Transportation Committee

Assorted Actions – April

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission made no comments on two rear yard setback variance requests.
 - b. Special Exception: None
2. Subdivision Waiver Requests: The Planning Commission granted a waiver regarding road standards and minimum lot size.
3. Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD’s & Major Subdivisions - April		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

Garrett County Planning Commission Annual Report

May Summary

Chairman Ellington noted that he traveled to West Virginia with a group to observe a Marcellus gas drilling site and he believes that Maryland is on the right track with their approach to regulation of this type of drilling.

Assorted Actions – May

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances: The Planning Commission voted to support a front yard setback variance.
 - b. Special Exception: The Planning Commission voted to support the construction of a solar array contingent on any objections from neighbors.
2. Subdivision Waiver Requests (Two): The Planning Commission tabled a waiver request for an exempt lot with a building larger than 500 square feet due to lack of information. The Commission approved a waiver from road design and maintenance standards associated with the Dakota Pritt Major Subdivision.
3. Surface Mining Permits: The Commission offered no comments on an application from Mettiki, LLC to expand an existing operation off of Table Rock Road.
4. Discharge Permit Applications: The Commission offered no comments on an application from Mettiki, LLC associated with an existing operation off of Table Rock Road.
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: Preliminary & Final Approval, Dakota Pritt

PRD's & Major Subdivisions - May		
	Preliminary	Final
Number of Lots	1	1
Total plats	1	

June Summary

Director Carpenter noted a request from Secretary Craig of the Maryland Department of Planning (MDP) concerning the identification of specific instances where state laws and regulations may have precluded or hindered new development. A meeting will be scheduled to formulate a response and will include Chairman Ellington as a representative of the Planning Commission.

Assorted Actions – June

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances: The Planning Commission offered no comment on a request for a request for a rear yard setback variance.
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: The Planning Commission approved a waiver request for an exempt lot with a building larger than 500 square feet.
3. Surface Mining Permits: None

Garrett County Planning Commission Annual Report

4. Discharge Permit Applications: The Planning Commission offered no comments on an application from Maryland Energy Resources, LLC associated with a proposed underground coal mine along Durst Road.
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: Approval of Final Plat for South Shore Pointe Lot 1

PRD's & Major Subdivisions - June		
	Preliminary	Final
Number of Lots	0	1
Total plats	1	

July Summary

The Chairman and Commission members noted that Director Carpenter should be commended for the letter sent in response to Secretary Craig's request for identification of specific instances where state laws and regulations have precluded or hindered new development. The Commission supports and agrees with the points made by the Director.

Assorted Actions – July

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Four): The Planning Commission recommended the Board of Appeals give special consideration to any comments regarding a side yard setback variance for a fence and a front yard setback variance for a garage. The Commission offered no comments on a rear yard setback variance for a garage and side yard setback variance for a residence.
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: Preliminary & Final Approval of North Shore East III, Lot 27.

PRD's & Major Subdivisions - July		
	Preliminary	Final
Number of Lots	0	1
Total plats	1	

Garrett County Planning Commission Annual Report

August Summary

Since only three members were present, the Commission did not have enough members for a quorum.

Neil Jacobs and George Collins presented comments to the Planning Commission regarding a Garrett County Department of Public Works Utilities Division request to the Maryland Department of the Environment (MDE) to withdraw water from wells in the Hoyes Run area. Jacobs and Collins represent some area homeowners and believe the request would not be in the best interest of the County since the wells would pump out a significant amount of water. They feel that Deep Creek Lake could possibly be used as an alternative potable water source and solve many of the County's water problems. Collins and Jacobs believe that it may be best for the Planning Commission to conduct a study to determine the future availability of potable water. Chairman Ellington noted that the Commission's response regarding this application is constrained since the subdivision that would benefit from the request has already been approved by the Commission. Pat Hudnall of the Utilities Division indicated that the proposed wells can provide the needed water without having a significant impact. Existing water storage tanks could be used to provide needed capacity. Long term plans also include the possible connection of the McHenry and Thayerville water systems. Commissioner Hinebaugh stated that the availability of good, clean drinking water is a very important issue that will have to be intensely managed in the future.

Assorted Actions – August

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission offered no comment on a request for a rear yard setback variance and urged the Board of Appeals to take any responses from neighbors into account when considering a variance request regarding grandfathered setbacks.
 - b. Special Exceptions (Three): The Commission recommended that the Board of Appeals be sensitive to any comments from neighbors and give special attention to the parking plan, noise plan and evaluation of the neighborhood that was submitted with the application for a Transient Vacation Rental Unit. The Planning Commission voted to support a request to conduct transient or temporary recreational activities and a request to operate a catering facility or banquet hall.
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - July		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

Garrett County Planning Commission Annual Report

September Summary

Mr. Ellington introduced Elizabeth Georg as a new member of the Planning Commission. Ms. Georg has been appointed by the County Commissioners to fulfill the unexpired term of Richard Schiff who recently resigned due to illness.

Assorted Actions – September

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances: The Planning Commission supported a request for a variance from a front yard setback for a porch, on condition that the porch not be completely closed in.
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: Final Approval of Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section IV. Preliminary Approval of Wisp Resort Phase 3D-3G, North Camp Ridge.
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - September		
	Preliminary	Final
Number of Lots	175	10
Total plats	2	

October Summary

Maryland Department of Planning (MDP) Secretary David R. Craig introduced himself to the Planning Commission and indicated his office's availability to assist the County. Secretary Craig was accompanied by his Chief of Staff Brandon Wright and MDP staff Bill Atkinson and David Cotton. Secretary Craig announced that Atkinson and Cotton's area of responsibility will no longer include Frederick County, allowing a greater focus on Garrett, Allegany and Washington Counties. Secretary Craig also stressed his desire to work with other State agencies in a more efficient manner. Commissioner Hinebaugh thanked the Secretary for his interest in the area and noted that some aspects of "smart growth" do not work in the more rural counties.

Director Carpenter informed the Commission about new MDP guidelines suggesting that counties wait until census figures are published to begin work on updating their Comprehensive Plans. Garrett County's last Plan was completed in 2008 and it had been anticipated that a new update would be due in 2018. Since the census does not take place until 2020, the new guidelines indicate that the update would not be due until between 2021 and 2023, and preparation for updating the plan could be delayed until 2019 instead of 2016. Regardless of the deadline, the Tier map must be incorporated into the Comprehensive Plan by the end of next year. The Director requested that the Commission review these options and be prepared to make a recommendation to the County Commissioners regarding a schedule for updating the Plan.

Garrett County Planning Commission Annual Report

Assorted Actions – October

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances: None
 - b. Special Exceptions: The Planning Commission recommended that the Board of Appeals consider time limits on a request dealing with live outdoor entertainment.
2. Subdivision Waiver Requests (Three): The Planning Commission granted a request for a ten year extension for recordation of lots in the Hickory Ridge subdivision; granted waivers from minimum road design standards and road maintenance requirements in the Robert Gnegy subdivision and granted a waiver from the minimum required lot width in the Outback on the Yough subdivision.
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: Final Approval of Wisp Resort Phase 3D-3G, North Camp Ridge Section 1
7. Action on Major Subdivision Plats: Preliminary and Final Plat Approval of Robert Gnegy; Preliminary Plat Approval of Outback on the Yough

PRD's & Major Subdivisions - October		
	Preliminary	Final
Number of Lots	7	38
Total plats	3	

November Summary

Director Carpenter discussed updating the Comprehensive Plan and noted that the State gives the County leeway to update the Plan at any time, only mandating that it be completed prior to the end of 2023. Several factors that may impact the Plan, such as availability of census data, staff time and resources, budgeting, fracking and medical marijuana were discussed. The Commission did not feel that census data would significantly enhance the document given that there has historically been little population change in the region. However, the Commission did indicate that there are a number of issues with factors beyond the County's control, including the Marcellus shale debate, which the Commission is not prepared to address at this time. It was the consensus that there may be more information to guide the review process at a later date. Therefore, the Planning Commission decided to delay the start of the Comprehensive Plan review for at least one year and planned to readdress the topic at their November 2016 meeting.

Assorted Actions – November

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission recommended that the Board of Appeals consider the comments from the residents in the neighborhood regarding a request for a variance from a front yard setback. The Commission offered no comment on a request for a rear yard variance.
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None

Garrett County Planning Commission Annual Report

3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: Final Approval of Outback on the Yough Section 1

PRD's & Major Subdivisions - November		
	Preliminary	Final
Number of Lots	0	2
Total plats	1	

December Summary

Director Carpenter advised the Commission that the Tier Map amendment process would begin during the January meeting. The Commission must review the area of the Comprehensive Plan to be amended; create a preliminary report that is sent to adjoining jurisdictions and the appropriate state, regional and local agencies for comments; and schedule a public hearing. If the Commission votes to approve the amendments, the proposal is then sent to the County Commissioners. The resolution, all comments received, and the final report must be sent to the Maryland Department of Planning (MDP). Carpenter noted that the existing Tier Map was created prior to the adoption of the Water and Sewer Master Plan that now provides accurate mapping of existing and planned sewer service areas. After reviewing the Tier Map, the Planning Commission will consider how the Tier law impacts Chapter 3 of the Comprehensive Plan with respect to the Agricultural Resource, Rural Resource and Rural land use categories.

Assorted Actions – December

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission recommended approval of a variance to reconstruct a porch provided that the owner stays within the current building footprint and offered no comment on a request for a rear yard variance.
 - b. Special Exceptions: The Planning Commission recommend approval of an application to construct cold storage lockers.
2. Subdivision Waiver Requests: None.
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - December		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

Garrett County Planning Commission Annual Report

2015 SUBDIVISION ACTIVITY SUMMARY

Subdivision Summary Tables

The first table shows all major and minor subdivision applications submitted in calendar year 2015. The remaining two tables represent only those major and minor subdivisions given final approval in calendar year 2015, some of which were applied for in earlier years. Lot line adjustment plats and applications that only received preliminary approval in 2015 are not included in these two tables.

All 2015 Applications Approved & Unapproved	Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
	Major Subdivision	4	5	55.09	11.02
	Minor Subdivision	23	25	192.31	7.69
	Totals	27	30	247.40	8.25

Total Subdivisions Approved in 2015	Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
	Major Subdivision	4	5	15.91	3.18
	Minor Subdivision	20	24	248.06	10.34
	Totals	24	29	263.97	9.10

Total Subdivisions Approved in 2015 by PFA	Area	Applications	Lots	Total Acres	Avg. Lot Size
	Inside PFA	1	3	68.15	22.72
	Outside PFA	23	26	195.82	7.53
	Totals	24	29	263.97	9.10

Planned Residential Development Summary Table

The following summary table represents Planned Residential Development lots given approval in calendar year 2015. All PRD lots approved in 2015 were part of the Wisp Resort PRD and located outside County Priority Funding Areas.

Section	Lots	Acres	Avg. Lot Size	Land Classification	Map	Parcel	Applicant
Lodestone 7, Biltmore -4	10	7.94	1.26	LR1	49	142	NLP of Maryland, LLC
North Camp Ridge-1	37	16.75	2.21	R	49	128	NLP of Maryland, LLC
TOTALS	47	24.68	1.90				

PFA Summary

A total of 76 major and minor subdivision lots and PRD lots were created in 2015. 4% of these lots were within County Priority Funding Areas and 96% were outside County Priority Funding Areas.

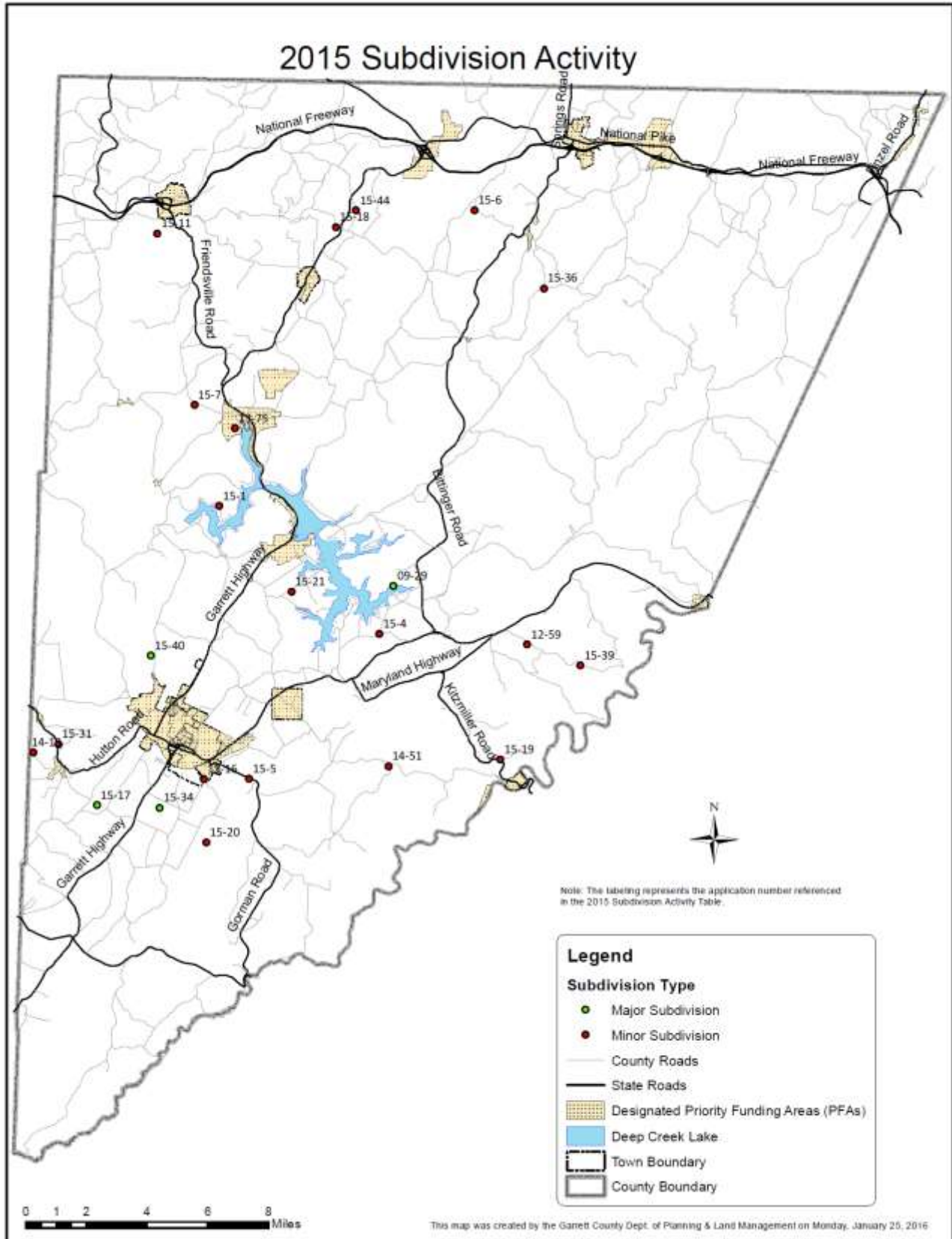
Garrett County Planning Commission Annual Report

2015 Subdivision Activity*

#	Land Classification	Subdivision Name	Applicant Name	Type	Total Acres	# of Lots	Avg Lot size	Map	Parcel	PFA
20090029	Lake Residential	South Shore Pointe	Appalaichan Invest. Prop.	Major	1.54	1	1.54	67	782, 780	No
20120059	Rural	Kristy Ashby	Paul & Nelda Tasker	Minor	16.65	1	16.65	75	34	No
20130075	Commercial Resort 2	Wisp Resort PRD	Brenneman Family Ltd Part	Minor	68.15	3	22.72	49	4, 29	Yes
20140013	Rural	Michael & Susan Stem	Michael & Susan Stem	Minor	1.18	1	1.18	77	400	No
20140051	Rural	Christopher Tasker	Christopher Tasker	Minor	1.10	1	1.10	80	34	No
20150001	Lake Residential 1	Amanda Bell	Amanda Bell	Minor	1.00	1	1.00	57	578	No
20150004	Lake Residential 2	Michael Fredlock	William Fredlock IV	Minor	4.58	1	4.58	74	114	No
20150005	Agricultural Resource	Theresa Miller	Theresa Miller	Minor	1.36	1	1.36	86	182	No
20150006	Rural Resource	Tyler Bittinger	Blair Bittinger	Minor	3.02	1	3.02	17	127	No
20150007	Rural	Larry & Brenda Sebold	Larry & Brenda Sebold	Minor	53.99	1	53.99	41	59	No
20150011	Rural Resource	Michael Frantz	Peppermint, LLC	Minor	8.20	1	8.20	23	113	No
20150016	Town Residential	Keith & Amber Jackson	Beckman Lumber Co	Minor	3.80	1	3.80	85	275	No
20150017	Agricultural Resource	Dakota Pritt	Betty Pritt	Major	2.00	1	2.00	84	36	No
20150018	Agricultural Resource	Dillman Friend	Laura Dillman et al	Minor	3.30	1	3.30	24	79	No
20150019	Rural	Barry Sweitzer	Barry Sweitzer	Minor	4.22	1	4.22	81	41	No
20150020	Rural Resource	Nancy Nimmich	Nancy Nimmich	Minor	2.00	1	2.00	91	10	No
20150021	Lake Residential 2	Farm Use	Vasilios Kisas	Minor	6.01	2	3.01	66	470	No
20150023	Rural Resource	Frostie Acres	Jimmy Sisler	Minor	12.50	2	6.25	29	50	No
20150031	Rural	Howard Janoske	Glade View Dairy	Minor	26.27	1	26.27	77	47	No
20150034	Agricultural Resource	Robert Gnegy	Robert Gnegy	Major	1.50	1	1.50	85	214	No
20150036	Agricultural Resource	Mary Emala	Mary Emala	Minor	1.19	1	1.19	26	171	No
20150039	Rural	Tichnell	George Tichinel	Minor	2.86	1	2.86	76	56	No
20150040	Rural Resource	Outback on the Yough	Harry Knopp	Major	10.87	2	5.44	72	226	No
20150044	Agricultural Resource	Porter	Daniel & Carol Porter	Minor	26.69	1	26.69	16	107	No
TOTALS (24 subs)					263.97	29	9.10			

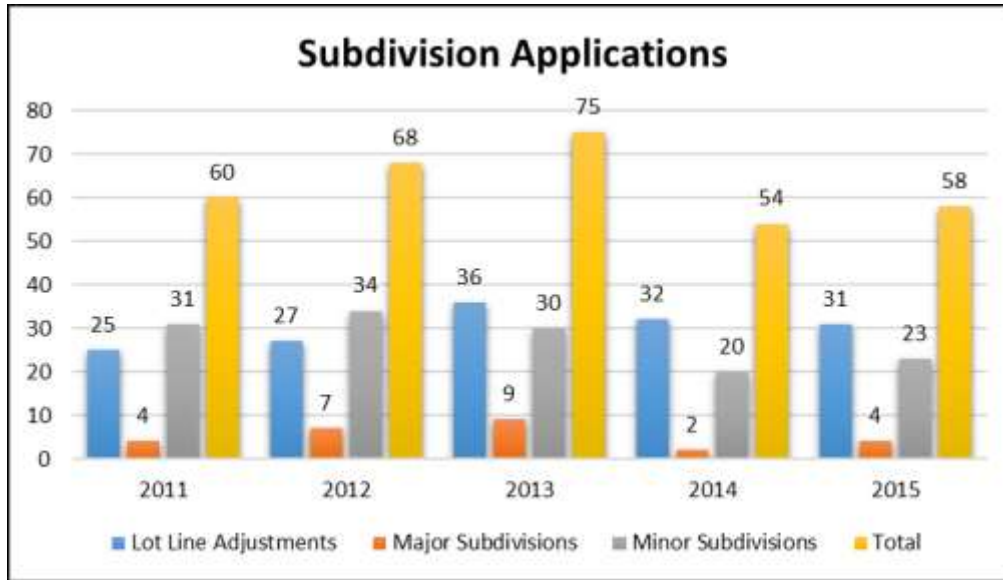
*This summary represents major and minor subdivisions given final plat approval in calendar year 2015. Major subdivisions given conditional final plat approval are listed under the calendar year when all conditions are satisfied. Applications that received only preliminary approval & lot line adjustment plats are not included.

Garrett County Planning Commission Annual Report



Garrett County Planning Commission Annual Report

The Subdivision Applications chart shows the five year trend in the number of subdivision applications. Approved and unapproved applications for lot line adjustments, major subdivisions and minor subdivisions are included. The chart reflects applications only and does not consider the number of lots in each application or whether the application was approved.



The Approved Lots chart shows the five year trend in the number of approved lots in major and minor subdivisions, based on the year the subdivision was approved. Final approval may occur in a different calendar year than the original subdivision application.



Garrett County Planning Commission Annual Report

2015 BUILDING PERMITS SUMMARY

New Housing Units Growth – 2015

Residential Development Summary

	Inside Priority Funding Areas			Outside Priority Funding Areas		
	#Dwelling Units	Acres Consumed	Average Density (du/ac**)	#Dwelling Units	Acres Consumed	Average Density (du/ac**)
Single Family	14	7.44	1.88	158	410.43	.385
Multi Family	32	1.75	18.29	0	0	0
Mobile Home	0	0	0	6	29.99	.20
Total	46	9.19	5.0	164	440.42	.372
	22% of dwellings permitted in 2015 were inside PFA's			78% of dwelling permitted in 2015 were outside PFA's		

Note: Garrett County actually issued a total of 270 permits for housing units in 2015. Of those 270 units, 60 were replacement units. Since no additional units were created, they were not counted as 'growth' in the report of new units inside and outside of PFA's.

*On resource properties (i.e., agricultural and forest lands) for landowner improvements only one acre of the parent tract is included for density calculations.

** dwelling units per acre

New Housing Construction and Value – 2015

Monthly Residential Development Summary

Garrett County	All New Single Family Housing Construction ¹				
		Buildings	Units	Value	Value/Unit
January		2	2	\$155,000	\$77,500
February		2	2	\$475,000	\$237,500
March		4	4	\$765,000	\$191,250
April		15	15	\$3,135,046	\$209,003
May		30	30	\$8,704,161	\$290,139
June		107	138	\$34,682,406	\$251,321
July		5	5	\$950,000	\$190,000
August		4	4	\$689,000	\$172,250
September		9	9	\$920,500	\$102,278
October		8	8	\$1,641,413	\$205,177
November		12	12	\$4,129,758	\$344,146
December		41	41	\$14,594,525	\$355,964
Total		239	270	\$70,841,812	\$262,377

SOURCE: Garrett County Department of Permits & Inspection Services

(1) The significant increase in approved housing permits is directly attributed to the residential sprinkler mandate as required by the Maryland Building Performance Standards. The marked

Garrett County Planning Commission Annual Report

decrease between June and July is due to the fact that permits on private water systems prior to that date were considered grandfathered from the sprinkler regulations. The increase in December is due to the January 1 grandfathering deadline for construction on public water systems.

Commercial Development - 2015

Commercial Development Summary

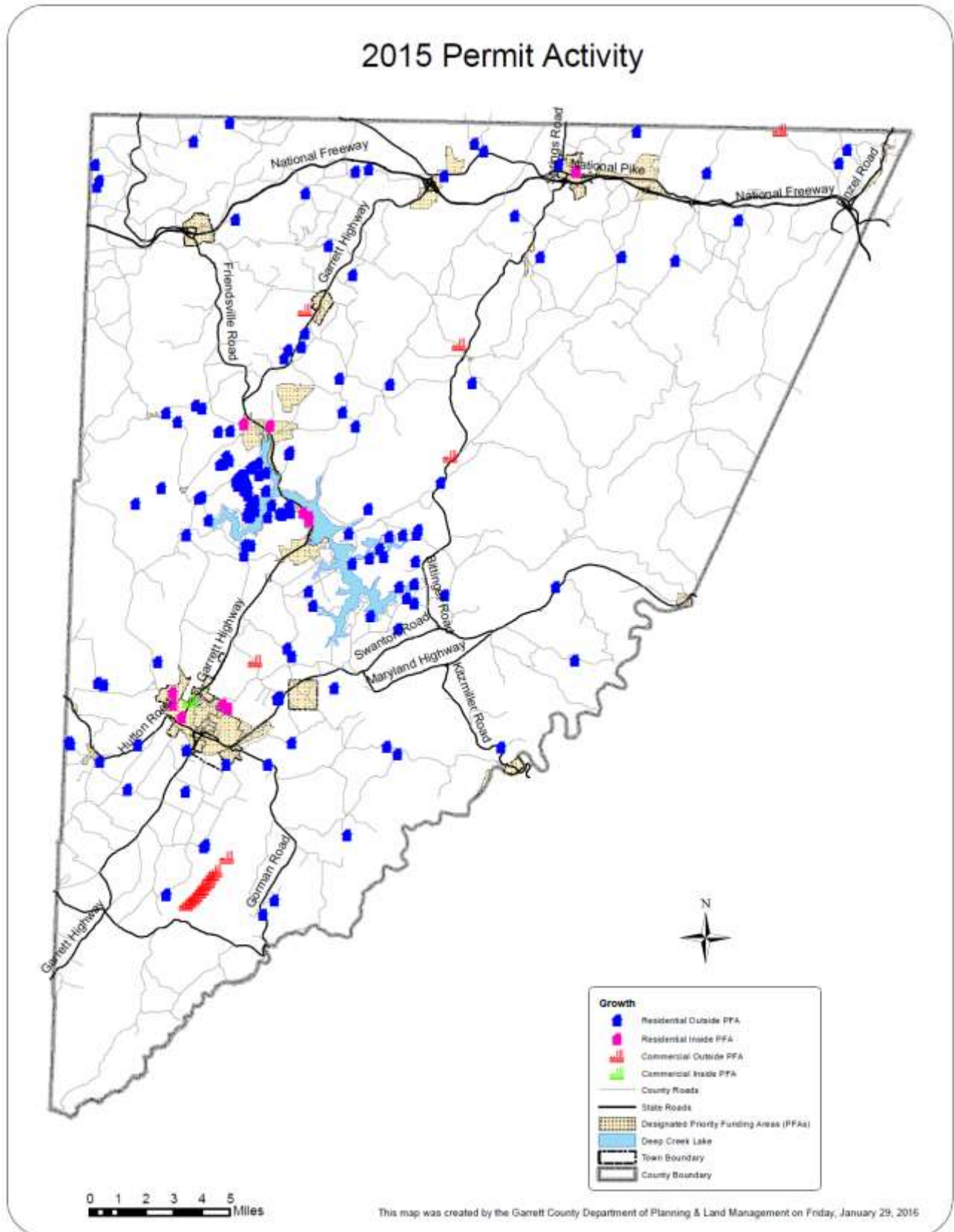
	Inside Priority Funding Areas			Outside Priority Funding Areas		
	Site Acreage	Bldg. Sq. Footage	Floor Area Ratio	Site Acreage	Bldg. Sq. Footage	Floor Area Ratio
Service	0	0	0	4.4	5,377	.0270
Office	0	0	0	0	0	0
Manufacturing	0	0	0	2	2,408	.0276
Retail	.5	7,200	.3305	0	0	0
Utilities*	0	0	0	4.46	6,363**	0
Total	.5	7,200	.3305	6.4	7,785	.0279

* Utilities refer to commercial towers, industrial wind turbines and similar activities and structures and are not counted in totals.

** Height of towers/turbines.

2015 Commercial Summary

	Percent Inside Priority Funding Areas	Percent Outside Priority Funding Areas
Total Acreage Developed		
6.9	7.25%	92.75%
Total Square Footage Created		
14,985	48%	52%



Garrett County Planning Commission Annual Report

2015 Building Permit Activity

2015 Residential Growth Outside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
5/1/2015	20140370	1620	Lower New Germany Rd.	SFR	1	2592	28
4/28/2015	20140387	785	Truesdale Road	SFR	3.5	1456	73
3/20/2015	20140471	360	Blue Sky Drive	SFR	5	1816	71
7/14/2015	20140488	168	Hemlock Drive	SFR	0.62	2880	8
2/17/2015	20150023	428	Lemley Drive	SFR	0.59	2526	58
3/23/2015	20150033	940	Blue Goose Road	SFR	1	3220	3
5/11/2015	20150037	585	Summit Drive	SFR	3.03	5637	59
3/23/2015	20150041	610	Lynndale Road	SFR	3.05	2950	91
6/15/2015	20150047	330	Sanders Lane	SFR	1	3584	71
4/10/2015	20150053	578	Lemoyne King Road	SFR	1	1736	97
4/23/2015	20150057	425	Painter School Road	SFR	2.31	660	67
4/6/2015	20150070	4127	Hutton Road	SFR	25.01	5000	77
3/27/2015	20150074	185	Hedrick Road	SFR-Modular	1	3600	7
5/20/2015	20150085	178	Greenstone Way	Transient Vacation Rental Unit	0.57	5331	49
4/20/2015	20150087	9	Mt Airy Court	SFR	0.19	1144	79
4/20/2015	20150088	138	Frank Custer Drive	SFR	0.19	1144	79
4/20/2015	20150089	190	Frank Custer Drive	SFR	0.19	1144	79
5/5/2015	20150092	180	Rocky Mountain Drive	SFR-Modular	2	3198	27
5/28/2015	20150102	200	Lake Shore Drive	SFR	0.99	2868	57
5/1/2015	20150111	322	Devils Half Acre Road	SFR & Detached Garage	12.86	4280	6
5/13/2015	20150113	97	Mountain Overlook Ct.	SFR	0.25	3060	50
5/8/2015	20150114	1728	Sale Barn Road	SFR	9	3456	15
4/21/2015	20150116	128	Sandstone Circle	SFR	0.692	1920	49
4/21/2015	20150118	908	Fire Clay Road	SFR	20	1920	17
5/8/2015	20150119	34	Mayles Lane	SFR	0.459	4123	67
5/13/2015	20150128	52	Marble Way	SFR	0.635	2500	49
6/1/2015	20150129	97	Golden Meadow Lane	SFR	0.46	1920	50
4/30/2015	20150133	147	Zehner Road	SFR	1	1568	7
5/20/2015	20150135	816	Gravel Hill Road	SFR	3.53	5562	11
5/28/2015	20150138	27	Sandstone Circle	Transient Vacation Rental Unit	0.52	2288	49
5/14/2015	20150139	2970	River Road	SFR	6.55	6336	8
5/29/2015	20150140	1266	Marsh Hill Road	SFR	1.3	2150	50
5/26/2015	20150143	17	Chimney Rock Lane	Transient Vacation Rental Unit	0.71	2112	49
6/17/2015	20150150	2149	Smouse Road	SFR & Detached Garage	3.8	3000	85
5/28/2015	20150152	64	Sandstone Circle	SFR	0.475	4326	49
6/9/2015	20150177	77	Oak Way Road	SFR	0.5	2800	59

Garrett County Planning Commission Annual Report

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
6/10/2015	20150178	190	Deer Crest Court	SFR	2.62	4868	59
5/28/2015	20150182	501	Hare Hollow Road	SFR	3	2240	26
5/14/2015	20150185	285	Black Diamond Drive	SFR	1	1152	3
6/1/2015	20150187	650	Lynndale Road	SFR	3.01	3592	91
5/21/2015	20150199	624	Birchwood Drive	SFR	1.29	1152	48
6/12/2015	20150206	105	Tenderfoot Road	SFR	4.01	6870	66
6/22/2015	20150207	139	Allan Drive	SFR	0.65	3540	58
6/22/2015	20150208	142	Allan Drive	SFR	0.9	3540	58
6/22/2015	20150209	73	Byran Drive	SFR	1.13	3540	58
6/22/2015	20150212	36	Greenstone Way	SFR	0.495	2814	49
6/22/2015	20150213	250	Gallatin Drive	SFR	0.39	2800	58
6/26/2015	20150216	2171	Spring Glade Road	SFR	6.2	2240	73
6/25/2015	20150219	420	Crabtree Bottom Road	SFR	1	3888	41
6/18/2015	20150220	352	Jake's Drive	SFR	1.02	4434	41
6/19/2015	20150221	305	Snowy Creek Road	SFR	2.13	3586	77
6/30/2015	20150235	326	Biltmore View	SFR	0.737	2794	49
6/9/2015	20150236	11	Cumberland Road	Transient Vacation Rental Unit	0.57	1920	58
6/9/2015	20150237	240	Southridge Terrace	SFR & Detached Garage	0.57	2112	50
5/29/2015	20150240	4440	National Pike	SFR	1	2057	6
5/29/2015	20150241	28755	Garrett Highway	SFR	3.68	2057	33
6/25/2015	20150242	32	Tree Camp Circle	SFR	0.615	4268	49
6/26/2015	20150246	272	North Shoreline Drive	SFR & Detached Garage	0.66	3700	59
6/1/2015	20150247	51	Mel-Lin Lane	SFR	4.5	384	57
6/25/2015	20150253	135	Meadow Mountain Trail	SFR	3.95	1680	51
6/12/2015	20150255	881	Brant Road	SFR	2.5	2600	59
6/23/2015	20150257	1557	Pine Hill Road	SFR	10	4500	67
6/9/2015	20150259	4897	Rock Lodge Road	SFR	2	1710	43
6/19/2015	20150261	47	Kuhnle Drive	SFR	1.4	2968	58
6/9/2015	20150264	56	Mel-Lin Lane	SFR	1	384	57
6/5/2015	20150265	162	Eagle Drive	SFR	14.06	1500	56
6/19/2015	20150266	304	Marlin Savage Road	SFR	3.37	5225	33
6/25/2015	20150269	10992	Oakland Sang Run Road	SFR	10.8	2752	41
6/19/2015	20150272	675	Penn Point Road	SFR	1.45	3978	66
6/30/2015	20150273	1245	Meyersdale Road	SFR	3.63	2304	9
6/22/2015	20150277	28968	Garrett Highway	SFR-Doublewide	11.32	3360	33
6/26/2015	20150278	1919	Frank Brenneman Road	SFR	1	4977	44
6/24/2015	20150279	128	Hidden Road	SFR	0.46	2826	67
6/12/2015	20150281	2201	Garrett Road	SFR	1.57	2376	79
6/30/2015	20150282	149	Foy Road	SFR	1	5148	42

Garrett County Planning Commission Annual Report

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
6/30/2015	20150285	29376	Garrett Highway	SFR	5.5	2070	33
6/29/2015	20150287	3231	Everly Road	SFR	19.6	3434	15
6/29/2015	20150288	858	Devils Half Acre Road	SFR	3	4500	6
6/24/2015	20150290	904	Pine Tree Point Road	SFR	0.46	3374	67
6/22/2015	20150291	686	Shady Dell Road	SFR-Doublewide	6.53	2912	96
6/30/2015	20150292	415	Nazelrod Road	SFR	1	2400	92
6/25/2015	20150293	75	Spring Creek Lane	SFR	0.702	2526	59
6/19/2015	20150294	99	Mt. Sinai Road	SFR	2.1	1792	14
6/26/2015	20150295	184	Smith Pointe Road	SFR	1.08	5280	59
6/29/2015	20150298	197	Clark Lohr Road	SFR	3	2880	59
6/23/2015	20150300	100	Gallatin Spur Road	SFR	0.36	1571	58
6/26/2015	20150303	726	Blue Goose Road	SFR	13.13	3360	13
6/15/2015	20150304	76	Pee Wee Road	SFR	4.218	1456	81
12/10/2015	20150312	1684	Marsh Hill Road	SFR	1.09	2648	50
6/30/2015	20150314	3462	Accident Bittinger Road	SFR	1.5	8696	33
6/30/2015	20150317	35	Biltmore Ridge Trail	SFR	0.58	3098	49
6/18/2015	20150318	2360	Lake Shore Drive	SFR	1	573	58
6/29/2015	20150319	1736	Sam Crow Road	SFR	3	2800	20
6/29/2015	20150326	334	Foxtown Road	SFR	3.7	7386	43
6/19/2015	20150327	384	Little Round Top Drive	SFR	2.2	1344	4
6/29/2015	20150330	680	Shady Dell Road	SFR	3.5	1440	96
6/30/2015	20150332	74	Misty Meadows Drive	SFR	1.68	2408	59
6/29/2015	20150334	295	South Shore Point Road	SFR	1.538	5211	67
7/20/2015	20150337	49	Woodberry Lane	SFR	0.574	3560	49
6/24/2015	20150338	184	Sanders Lane	SFR	21.52	2540	71
6/23/2015	20150340	5159	Sang Run Road	SFR	0.64	1600	41
6/24/2015	20150341	616	Stockslager Road	SFR	1	576	57
6/25/2015	20150343	101	Hunters Ridge Drive	SFR	5.18	3678	73
6/24/2015	20150344	658	Lake Shore Drive	SFR	.421	1800	57
6/26/2015	20150345	180	Shingle Camp Road	SFR	11.66	3200	49
6/26/2015	20150346	332	Shingle Camp Road	SFR	12.4	4100	49
10/2/2015	20150348	1619	Upperman Road	SFR	4.34	3472	80
6/30/2015	20150353	16071	Maryland Highway	SFR	1	3044	69
12/30/2015	20150355	127	Bobcat Hill	SFR	2.12	4026	57
6/30/2015	20150356	3770	Sang Run Road	SFR	6.86	1820	41
6/29/2015	20150362	2140	Frazee Ridge Road	SFR	3.5	1253	4
6/30/2015	20150363	230	Upper Green Glade Road	SFR	0.72	3480	67
6/29/2015	20150365	3366	Potomac Camp Road	SFR	1.57	864	80
6/30/2015	20150366	314	Pleasant Hills Circle	SFR	1.04	2077	78

Garrett County Planning Commission Annual Report

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
6/30/2015	20150367	65	Lohr Road	SFR	5.97	2897	59
6/30/2015	20150373	164	Kate's Mountain Road	SFR		2426	41
9/8/2015	20150402	1300	Gorman Road	SFR-Mobile Home	6.85	980	97
8/5/2015	20150404	135	West Ashby Ellis Road	SFR	7.02	3940	84
8/21/2015	20150427	143	Cherry Creek Lane	SFR-Modular	2	2992	84
12/24/2015	20150429	222	Sundance Way	SFR	0.5	1870	49
9/4/2015	20150446	200	Rocky Mountain Drive	SFR	2	2592	27
9/14/2015	20150463	620	Jasper Riley Road	SFR-Mobile Home	1.25	728	85
9/21/2015	20150467	7645	Gorman Road	SFR-Modular	1.36	4956	86
10/1/2015	20150473	151	Bitner Road	SFR-Modular	2.05	2420	11
10/21/2015	20150509	48	Snowy Creek Lane	SFR-Mobile Home	1.18	980	77
10/23/2015	20150513	189	Taylor Lane	Transient Vacation Rental Unit	0.892	4500	49
10/21/2015	20150515	3054	Walnut Bottom Road	SFR-Doublewide	2.86	1560	76
11/2/2015	20150522	183	Golden Meadow Lane	SFR	0.459	1920	50
11/16/2015	20150532	140	Taylor Lane	Transient Vacation Rental Unit	0.57	2472	49
12/17/2015	20150542	101	Greenstone Way	SFR	0.495	3120	49
11/25/2015	20150552	210	Frank Custer Drive	SFR	0.25	1144	79
11/25/2015	20150553	209	Frank Custer Drive	SFR	0.25	1144	79
11/25/2015	20150554	195	Frank Custer Drive	SFR	0.25	1144	79
11/25/2015	20150555	191	Frank Custer Drive	SFR	0.25	1144	79
11/25/2015	20150556	175	Frank Custer Drive	SFR	0.25	1144	79
11/25/2015	20150557	167	Frank Custer Drive	SFR	0.25	1144	79
11/25/2015	20150558	12	John Kellman Court	SFR	0.25	1144	79
12/9/2015	20150564	128	Greenbrier Drive	SFR	0.617	3069	49
12/9/2015	20150565	142	Fern Loop	SFR	0.632	2757	49
12/17/2015	20150570	515	Winding Estates Drive	SFR	1	4364	57
12/17/2015	20150571	31	Belle View	SFR & Detached Garage	0.643	3376	49
12/24/2015	20150573	85	Telemark Court	SFR & Detached Garage	0.41	5675	49
12/24/2015	20150575	72	Grand Estates Drive	SFR	0.573	3570	57
12/24/2015	20150576	112	Grand Estates Drive	SFR	0.726	3570	57
12/24/2015	20150577	136	Grand Estates Drive	SFR	0.628	4282	57
12/3/2015	20150578	40	Klinks Lane	SFR-Modular	3	3485	25
12/30/2015	20150581	451	Fern Loop	Transient Vacation Rental Unit	1.02	4691	49
12/28/2015	20150582	45	Marble Way	Transient Vacation Rental Unit	0.602	3597	49
12/28/2015	20150583	28	Sandstone Circle	Transient Vacation Rental Unit	0.517	3220	49
12/29/2015	20150584	124	Taylor Lane	Transient Vacation Rental Unit	0.574	2938	49
12/28/2015	20150587	341	Winding Estates Drive	SFR	1.174	3632	57
12/17/2015	20150588	106	Scarlett Court	Transient Vacation Rental Unit	0.91	2400	49
12/28/2015	20150590	117	Winding Estates Drive	SFR	1.125	3300	57

Garrett County Planning Commission Annual Report

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
12/30/2015	20150592	26	Greenstone Way	SFR	0.469	2903	49
12/28/2015	20150593	32	Scarlett Court	Transient Vacation Rental Unit	0.703	2925	49
12/17/2015	20150594	355	Lower Camp Road	SFR	0.62	7557	49
12/30/2015	20150598	722	Winding Estates Drive	SFR	1.02	2584	57
12/17/2015	20150600	605	Winding Estates Drive	SFR	1.15	1696	57
12/17/2015	20150601	388	Biltmore View	Transient Vacation Rental Unit	0.64	2736	49
12/28/2015	20150603	360	Biltmore View	SFR	0.66	4218	49
12/28/2015	20150610	250	Biltmore View	Transient Vacation Rental Unit	0.831	3108	49
12/29/2015	20150615	31	Fox Run Drive	SFR	0.498	3360	49
12/29/2015	20150616	385	North Camp Road	SFR	0.458	3140	49
12/29/2015	20150617	365	North Camp Road	SFR	0.422	1918	49

2015 Residential Growth Inside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
5/21/2015	20140460	124	Northlake Drive	SFR	0.66	2016	42
2/27/2015	20140470	504	Palmer Lane	SFR	0.87	3346	113
5/11/2015	20150042	20676	Garrett Highway	SFR	0.14	2415	58
5/11/2015	20150043	20668	Garrett Highway	SFR	0.15	2415	58
5/28/2015	20150153	203	Bob's Lane	SFR	1.04	3332	41
11/25/2015	20150547	173	Bob's Lane	SFR	1.12	3360	41
12/18/2015	20150551	185	Fox Den Road	SFR	0.19	2996	58
12/30/2015	20150572	1506	Broadford Road	SFR	0.69	4528	78B
12/2/2015	20150574	119	Durst Court	SFR	0.34	4252	8A
12/30/2015	20150612	204	E Center Street	SFR	0.33	3724	110
12/30/2015	20150614	121	Durst Court	SFR	0.33	4000	8A
12/21/2015	20150596	820	Winter Place	SFR-Modular	0.59	2344	78B
7/29/2015	20150377	308	Fairway Drive	SFR & Detached Garage	0.32	4120	110
12/28/2015	20150586	249	Mary's Lane	SFR & Detached Garage	0.67	3656	58

Garrett County Planning Commission Annual Report

2015 Commercial Growth Outside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
6/18/2015	20150164		Bailiff Lane	Commercial Utilities	0.33	492	91
6/18/2015	20150165		Bailiff Lane	Commercial Utilities	0.33	492	91
6/18/2015	20150166		Bailiff Lane	Commercial Utilities	0.33	492	91
6/18/2015	20150167		Bailiff Lane	Commercial Utilities	0.33	492	91
6/18/2015	20150168		Bailiff Lane	Commercial Utilities	0.33	492	91
6/18/2015	20150169		Bailiff Lane	Commercial Utilities	0.33	492	96
6/18/2015	20150170		Bailiff Lane	Commercial Utilities	0.33	492	96
7/2/2015	20150171		Bailiff Lane	Commercial Utilities	0.33	492	96
6/8/2015	20150172		Bailiff Lane	Commercial Utilities	0.33	492	96
6/18/2015	20150173		Bailiff Lane	Commercial Utilities	0.33	492	96
6/18/2015	20150174		Bailiff Lane	Commercial Utilities	0.33	492	96
6/18/2015	20150175		Bailiff Lane	Commercial Utilities	0.33	492	96
9/1/2015	20150243	247	Skywood Way	Commercial-Tower	0.25	260	52
7/6/2015	20150307	642	Kings Run Road	Church	3.4	1927	72
9/3/2015	20150452	420	S Main Street	Commercial-Tower	0.25	199	24
10/27/2015	20150510	3865	Piney Run Road	Commercial-Pavilion	1	3450	10
12/1/2015	20150534	438	Legeer Road	Manufacturing	2	2408	35

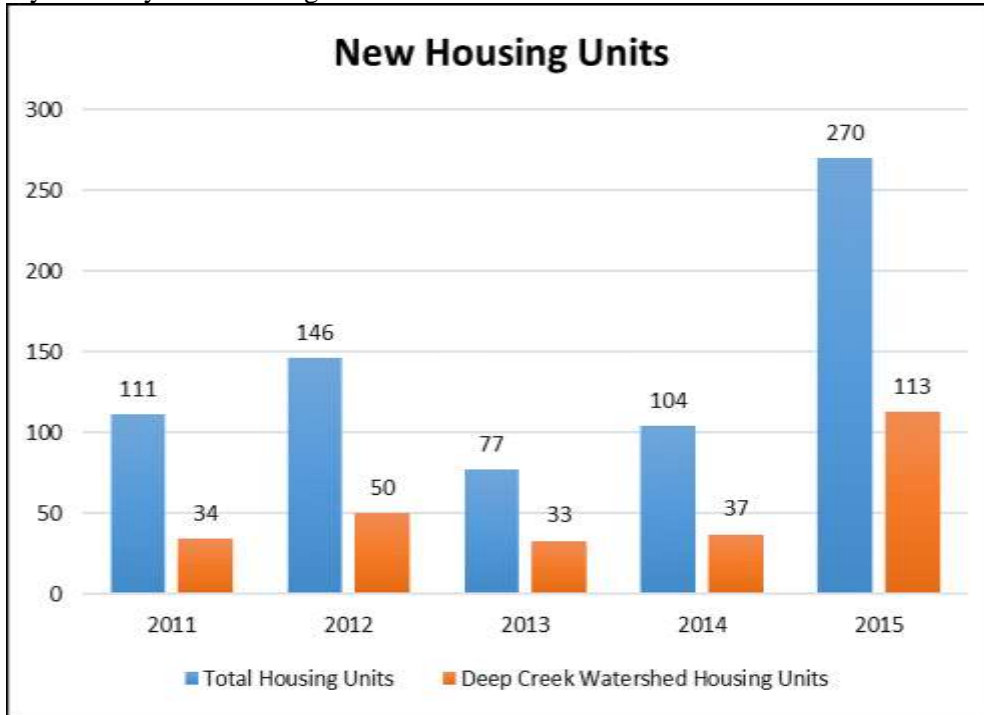
2015 Commercial Growth Inside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
4/23/2015	20150099	3000	Starlite Plaza	Commercial-Business Service	0.5	7200	78

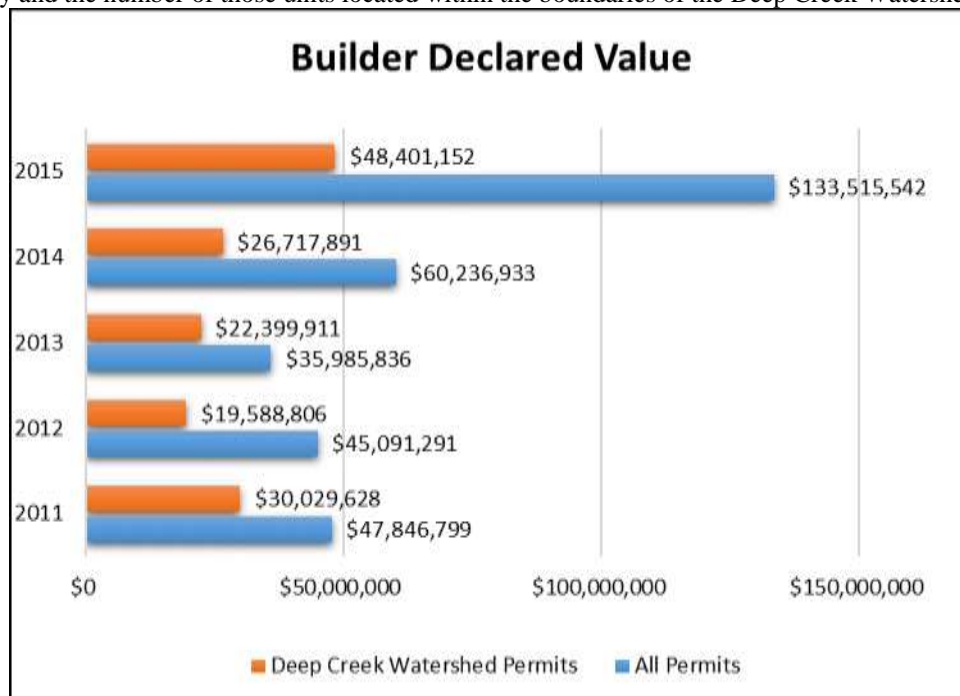
Garrett County Planning Commission Annual Report

Five-Year Permit Analysis

The following charts were compiled using building permit data. The significant increase in new housing units and builder declared value in 2015 is directly attributed to the residential sprinkler mandate as required by the Maryland Building Performance Standards.



The New Housing Units chart provides a yearly comparison between the total number of all new housing units in the entire County and the number of those units located within the boundaries of the Deep Creek Watershed.



The Builder Declared Value chart is based on the estimated value of the proposed improvements provided by the applicant at the time of building permit application. Values for all permits are compared with the permits located in the Deep Creek Watershed. Proposed improvements includes all permitted activity, both commercial and residential.

Garrett County Planning Commission Annual Report

2015 AGRICULTURAL PRESERVATION SUMMARY

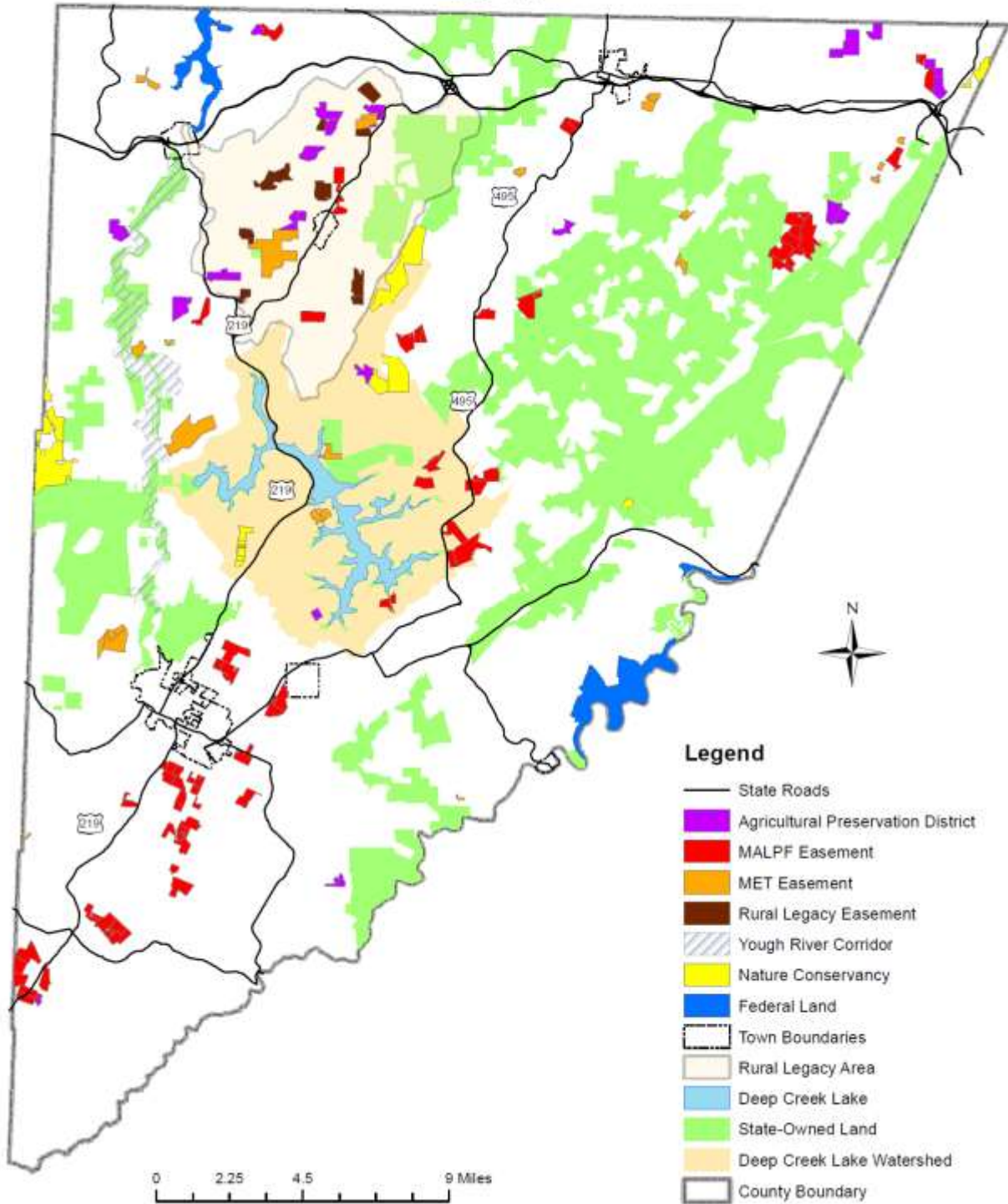
The Department of Planning & Land Management helps administer two state land preservation programs. The Maryland Agricultural Land Preservation Foundation (MALPF) program applies to the whole County while the Bear Creek Rural Legacy Area is limited to the Bear Creek watershed near Accident. The goal of both programs is to preserve farmland and woodland by purchasing permanent conservation easements.

Garrett County has also adopted a County Agricultural Land Preservation District Program. The Planning Commission reviews all District applications and informs the Board of County Commissioners whether the establishment of the District is compatible with existing and approved County plans, programs, and overall County policy.

To enhance participation in these programs, the Board of County Commissioners adopted a Tax Credit Program in July of 2000 that offers a tax credit to all landowners who voluntarily establish a preservation district on their property. The tax credit continues to apply to those landowners who subsequently sell a preservation easement. The program offers a 100% tax credit on the value of the real estate (except all improvements) and is applicable to the property as long as the land remains in the preservation program. The Board also commits annually its retained ag-transfer tax to the local matching fund under the MALPF program.

The Planning Commission did not approve any District applications in 2015. Three property owners (Vitez, Ganoë & Gosnell) with Districts approved by the Planning Commission in previous calendar years continued to work with MALPF to sell conservation easements. Due to a lack of funding, there was no new activity pertaining to the Bear Creek Rural Legacy Area in 2015.

Garrett County Maryland Protected Lands
2015



Garrett County Planning Commission Annual Report

THE LOCAL GOAL

During 2010, the Planning Commission established a goal to locate 10 percent of all new development within the County's Priority Funding Areas by 2020. The Planning Commission revisits this PFA target on an annual basis to ensure it corresponds with the requirements for the Annual Report in the Land Use Article and with the results of actual development from the preceding year. During 2015, 4% of new lots, 22% of residential development permits and 7.25% of commercial development permits were inside PFAs. To date, Garrett County has added 75 additional housing units within PFA areas since 2010.

Attaining this goal is challenging due to the the small percentage of the County located within PFAs. The lack of growth within the County, as evidenced by the low building permit and subdivision numbers, presents another impediment. Although building permit numbers did increase in 2015, this growth appears to be related to the residential sprinkler mandate required by the Maryland Building Performance Standards, and is not expected to continue. Garrett County does have the unique distinction of having all eight municipalities be awarded Sustainable Community Designation. This designation will allow the County and municipalities to utilize state programs and funding to improve living conditions in the municipal PFAs and make them more attractive for growth. The County is also considering seeking Sustainable Community Designation within the rural village PFAs. The Department of Planning and Land Management is active in supporting our municipalities in their revitalization efforts. These efforts will help the County focus growth into areas with available infrastructure.

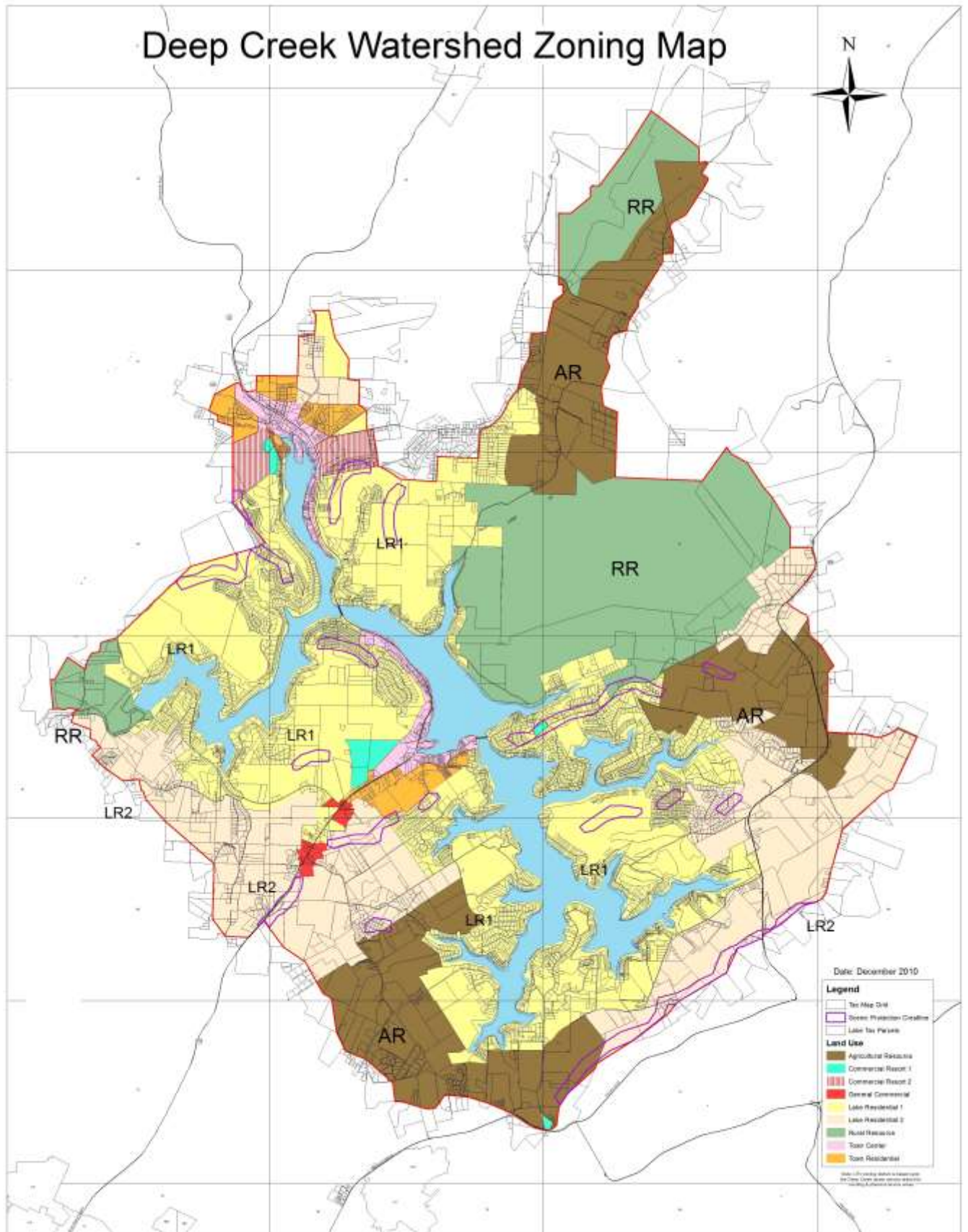
After evaluation, the Planning Commission determined that the Local Goal of locating 10 percent of all new development within the County's Priority Funding Areas by 2020 would continue to be Garrett County's goal towards achieving the statewide goal.

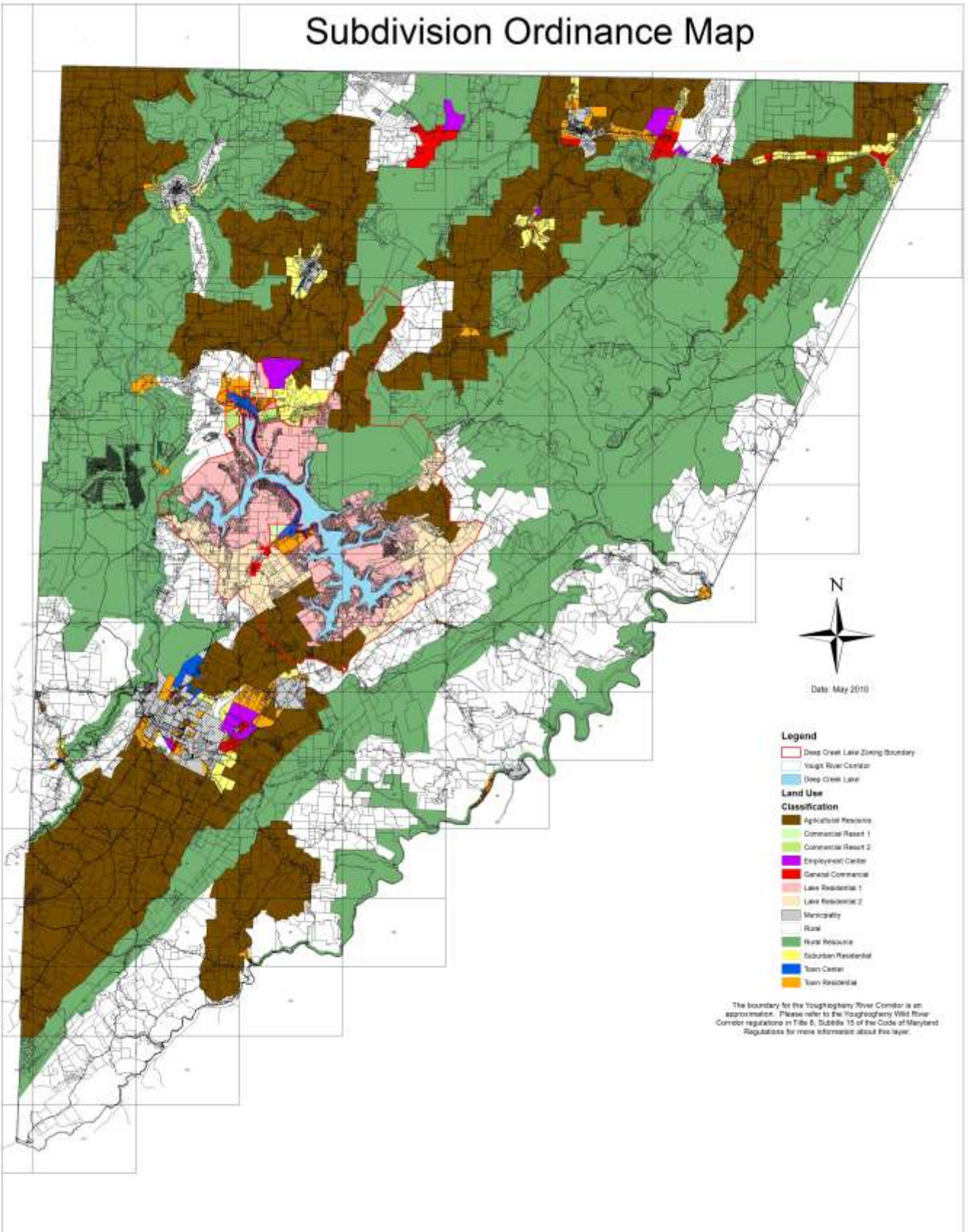
CHANGES TO PLANS, POLICIES & ORDINANCES

The 2008 Garrett County Comprehensive Plan was adopted on October 7, 2008. The Deep Creek Watershed Zoning Ordinance, Garrett County Sensitive Areas Ordinance and the Garrett County Subdivision Ordinance implement the Plan and the Visions in §1-201 of the Land Use Article. All permit applications and subdivision plans were carefully considered and analyzed by staff and the Planning Commission to ensure their consistency with these Ordinances; the 2008 Garrett County Comprehensive Plan; the Plans of all the municipalities in the County; the adopted plans of State and local agencies that have responsibility for financing or constructing public improvements necessary to implement the County's plan; and each other.

There were no changes or amendments to the Comprehensive Plan, Sensitive Areas Ordinance, Subdivision Ordinance or Deep Creek Watershed Zoning Ordinance in 2015.

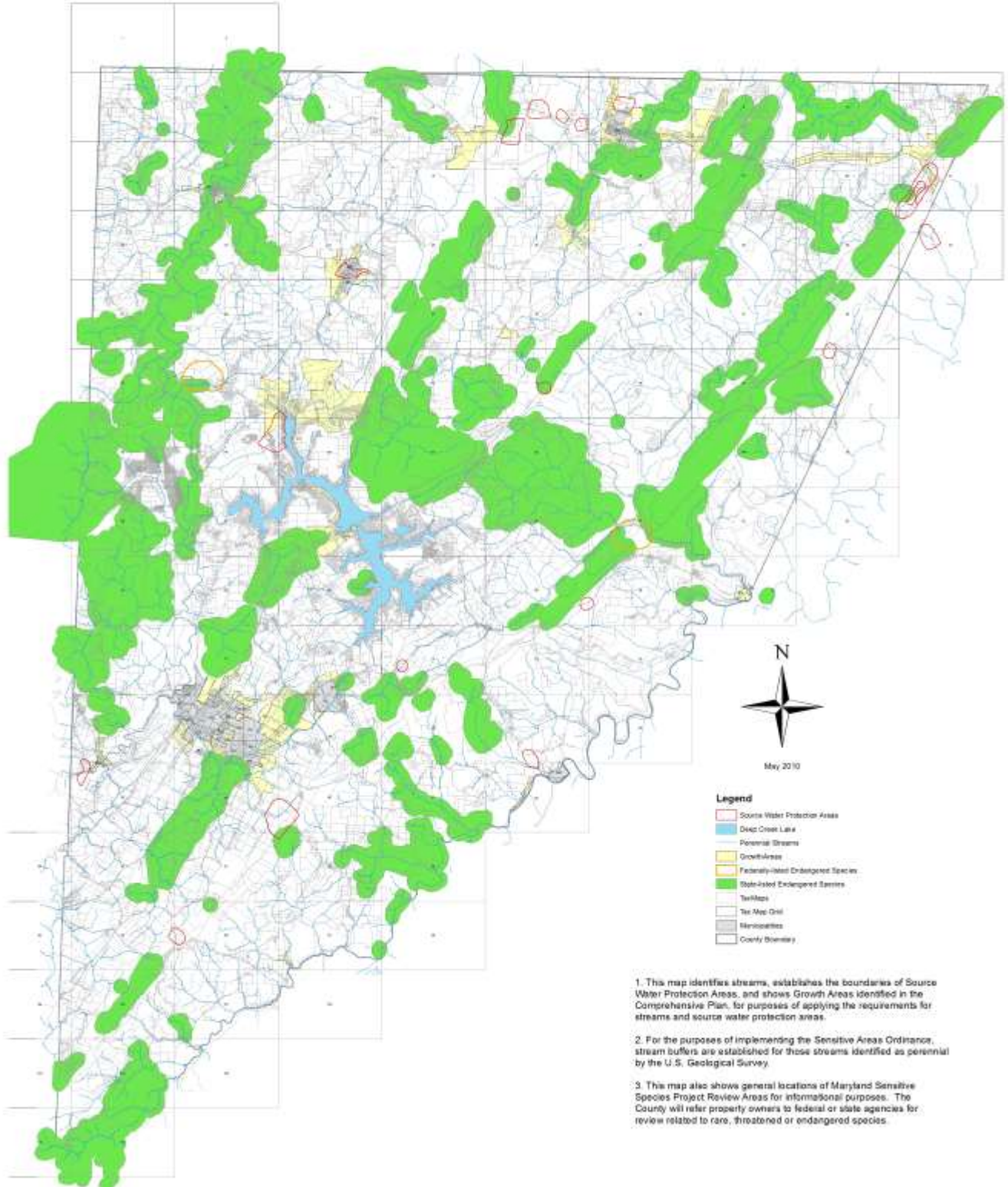
For reference, the Deep Creek Watershed Zoning Map, Garrett County Sensitive Areas Ordinance Maps, Garrett County Subdivision Ordinance Map and Final Tier Map are provided on the following pages. The Priority Funding Areas Map from the 2008 Garrett County Comprehensive Plan is also included.





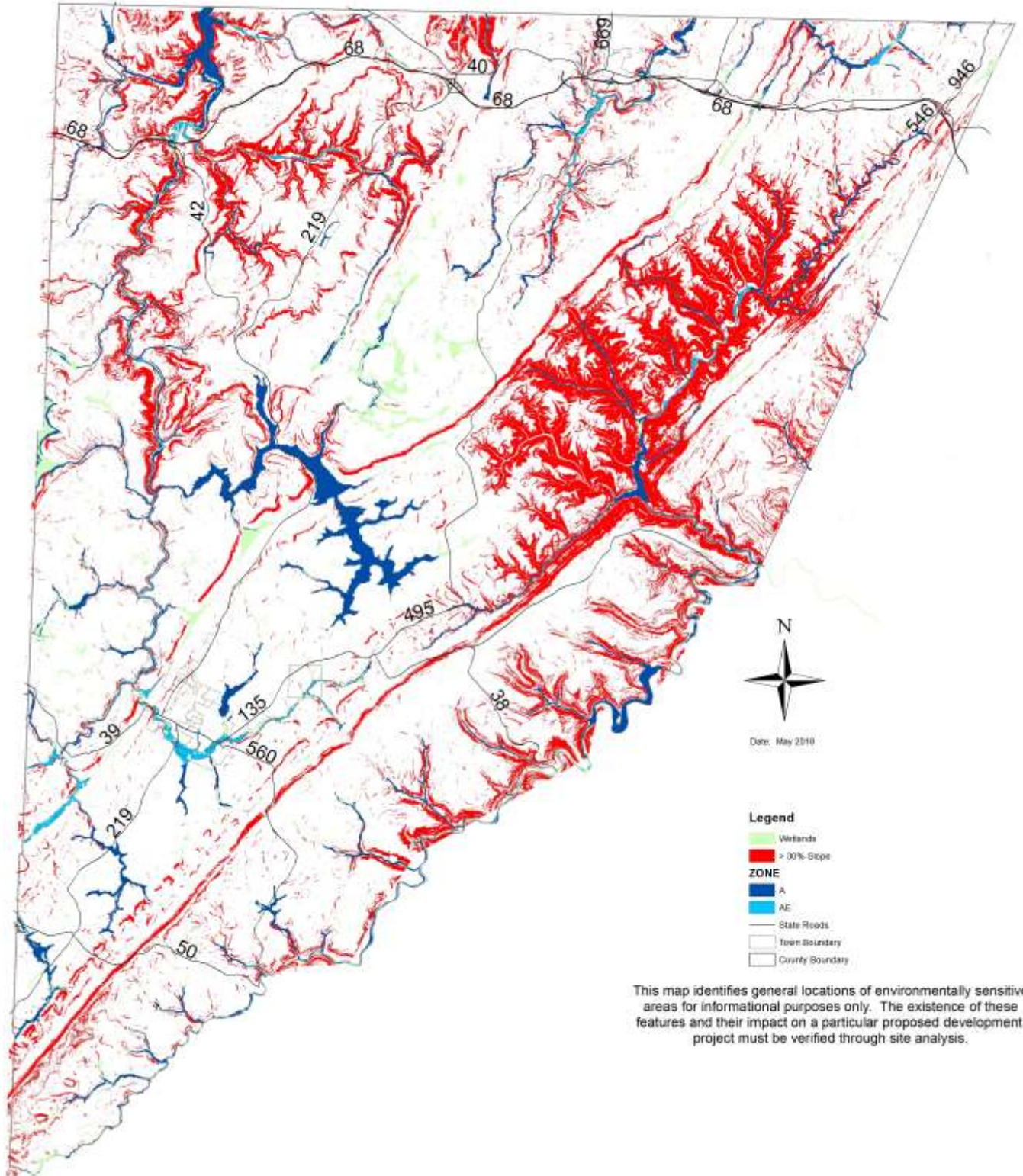
Sensitive Areas; Map 1

Streams, Growth Areas, Habitats for State & Federal Endangered Species and Source Water Protection Areas

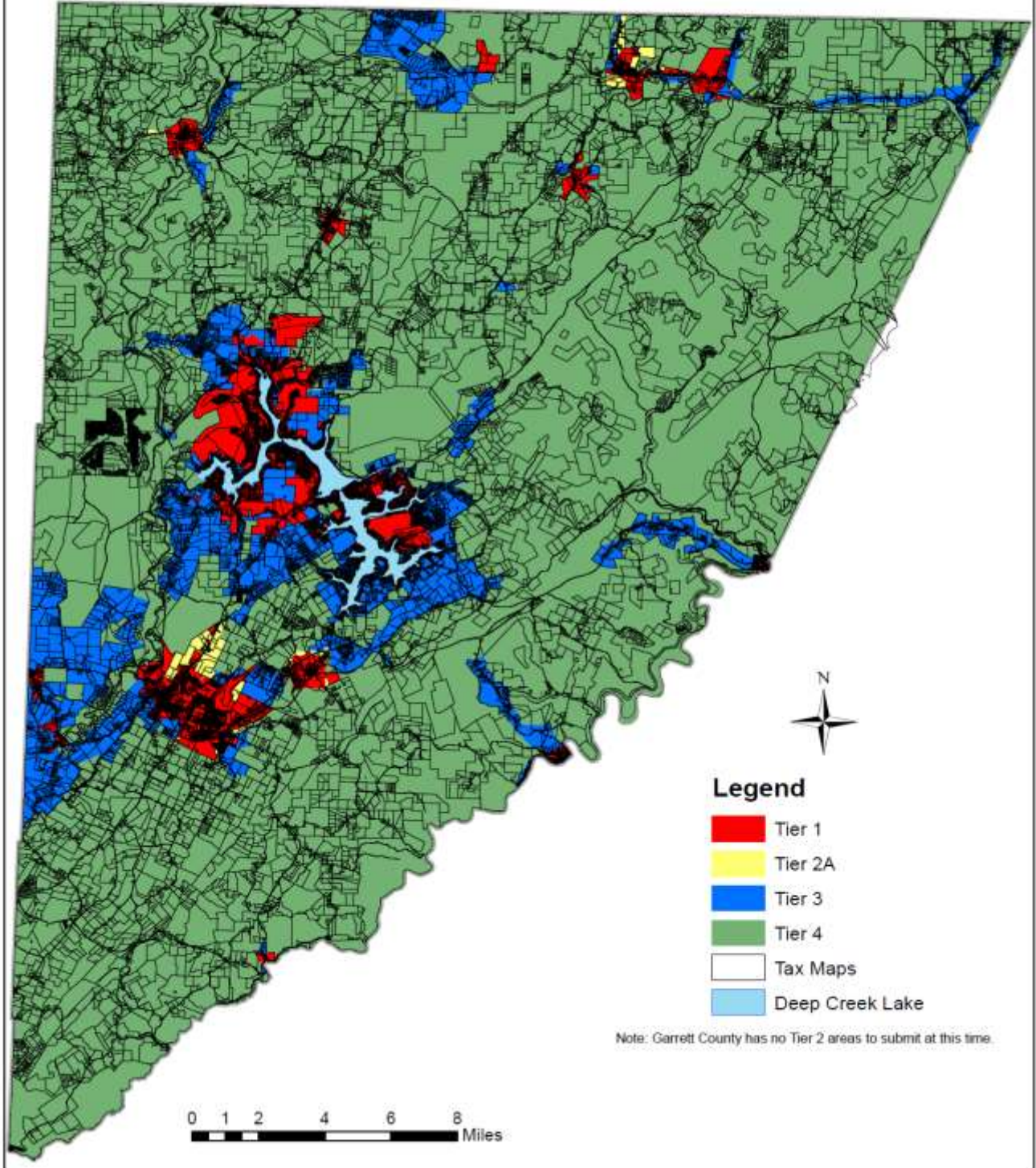


Sensitive Areas; Map 2

Steep Slopes, Floodplains and Wetlands



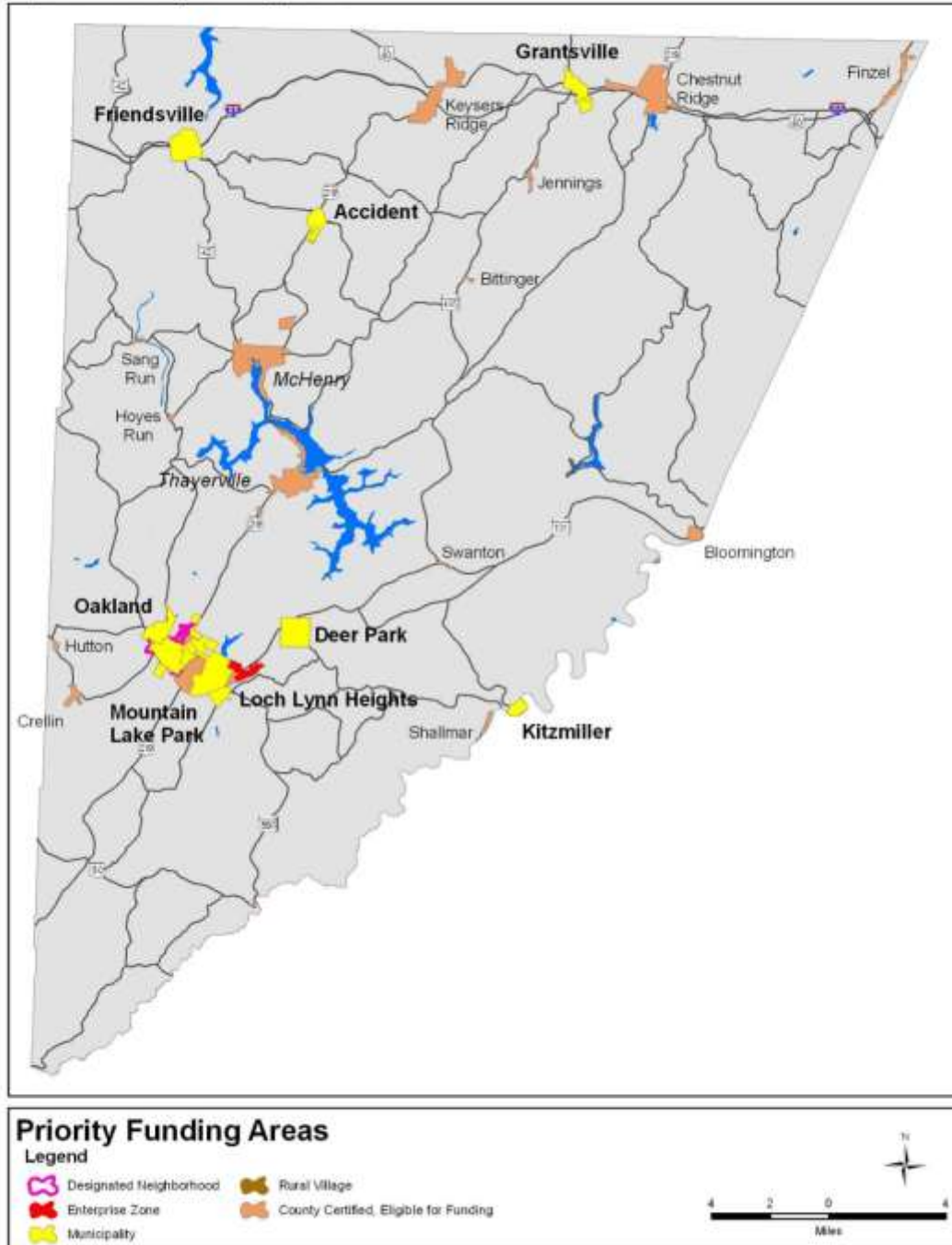
Garrett County Commissioners
Official Tier Map
Adopted December 4, 2012



Garrett County Planning Commission Annual Report

2008 Garrett County Comprehensive Plan

Map 3.2: Priority Funding Areas



APPENDIX A

A Policy Regarding Major Residential Subdivisions in the Tier III Area

The following policy is intended to comply with the requirements of the Sustainable Growth and Agricultural Preservation Act of 2012 as it pertains to residential major subdivisions located in a Tier III area. A residential major subdivision in a Tier III area may not be approved unless the Planning Commission has reviewed and recommended the approval of the subdivision in accordance with this policy.

Notice of Hearing

Before recommending approval of a proposed residential major subdivision in a Tier III area, the Planning Commission shall hold at least one public hearing in accordance with the following procedures:

- 1) At least 14 days prior to the date fixed for the public hearing, a notice shall be published in at least one newspaper of general circulation within the County. The notice shall contain the name of the developer and property owner; the date, time and place fixed for the hearing; and include a brief statement of the location and size of the proposed subdivision.
- 2) Written notice of the time and place of the hearing shall be mailed to the developer and property owner and to the owners of record of property contiguous to or opposite the proposed subdivision.
- 3) A notice containing the same information as in division (1) above shall be placed in a conspicuous place on the proposed subdivision property at least 14 days prior to the date fixed for the public hearing

Planning Commission Review

The Planning Commission review of the residential major subdivision shall include the following:

- 1) Community impact analysis An analysis of the potential effects of the subdivision upon public facilities, utilities and roadway systems shall be submitted by the developer. The analysis should include a comparison of the expected cost of providing local government services to the subdivision versus the tax revenues expected to be produced by the subdivision.
- 2) Environmental impact analysis An analysis of the potential environmental impacts of the subdivision shall be submitted by the developer. The analysis should evaluate significant physical features such as the approximate areas of steep slopes; streams; wetlands; floodplains; source water protection areas. Areas containing natural resources such as federally and state listed rare, threatened and endangered species should also be evaluated.

Approved by the Planning Commission on January 7, 2015