

## 12. Implementation

### Introduction

The 2008 Comprehensive Plan Elements list numerous implementation actions necessary to transform the County's goals and visions into reality. This Implementation Element provides a framework for successful implementation. The table below summarizes the implementation actions from each Comprehensive Plan Element, lists the responsible County agency or agencies, and defines the timeframe in which the implementation action will be achieved.

The following abbreviations are used in the "Responsibility" column of this element.

BOE	Board of Education
CR	County Roads Department
CAC	Community Action Committee
DNR	Maryland Department of Natural Resources
DPU	County Department of Public Utilities
ED	Garrett County Economic Development
ES	Extension Service
FS	Department of Financial Services
GC	Garrett College
GS	General Services Department
HD	Health Department
NRCS	USDA Natural Resources Conservation Service
PLD	Planning and Land Development Office
PS	Department of Public Safety and Emergency Management
SCD	Garrett Soil Conservation District
SH	Sheriff's Department
SHA	Maryland State Highway Administration

The "Timeframe" column indicates how quickly each implementation policy or action will be addressed or started, but does not define the completion date for the policy or action. The following definitions are used in the "Timeframe" column in this element:

- 1 = Underway/ongoing
- 2 = Immediate: 0 to 2 years
- 3 = Medium Range: 2 to 5 years
- 4 = Long Range: Beyond 5 years

<b>Table 12-1: Plan Implementation</b>			
<b>Implementation Policy/Action</b>		<b>Responsibility</b>	<b>Timeframe</b>
<i>Land Use</i>			
1	Use the Land Use Plan Map as the basis for revisions to the Land Classification Map, which is the reference map for the County's Subdivision Ordinance.	PLD	2
2	Revise the text of the Subdivision Ordinance: <ul style="list-style-type: none"> <li>• Incorporate the recommendations in this chapter with respect to clustering and site layout in subdivisions, especially in the AR and RR land use categories.</li> <li>• Require mandatory Sketch Plats for development in AR and RR areas.</li> <li>• Add a reference in the ordinance text to the required 500-foot buffer designated around state-owned lands in the RR category adjoining land designated R.</li> <li>• Clarify that development on public water and sewer on land designated TR is permitted at up to eight multi-family dwelling units per acre, and on land designated TC is permitted at up to nine multi-family dwelling units per acre (Ordinance Section 302).</li> </ul>	PLD	2
3	Use the Land Use Plan Map as the basis for revisions to the Deep Creek Watershed Zoning Ordinance.	PLD	2
4	Revise Priority Funding Area mapping to reflect town Future Growth Areas identified in the Future Land Use Plan.	PLD	2
5	Concentrate commercial development in centers rather than in "strip commercial" developments.	PLD	2
6	Consider direct County contributions for agricultural land preservation.	PLD	2
7	Consider the key recommendations for agricultural land preservation in the LPPRP: <ul style="list-style-type: none"> <li>• Encourage formation of private, non-profit local land trusts to support current efforts to protect farmland</li> <li>• Encourage farmers who must sell their farms to sell to other farmers by working with local agricultural interests to establish a farm brokerage program that would match older farmers with younger ones and sellers with prospective farmer buyers.</li> </ul>	PLD, SCD, ES, NRCS	2
8	Resolve issues concerning development of old platted lots that were of legal sized when created but do not meet current health requirements for on	HD	2

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<b>Implementation Policy/Action</b>		<b>Responsibility</b>	<b>Timeframe</b>
	site water and/or wastewater systems.		
<i>Deep Creek Lake Influence Area Master Plan</i>			
1	Use the Land Use Plan Map as the basis for revisions to the Deep Creek Watershed Zoning Ordinance and zoning map.	PLD	2
2	Amend the text of the Zoning Ordinance: <ul style="list-style-type: none"> <li>• Remove the RD zoning district.</li> <li>• Replace the existing LR district with the LR1 and LR2 districts.</li> <li>• Create the AR and RR districts, with the same permitted land use types as LR, and clustering and site layout provisions that match the recommendations for AR and RR Land Classifications in Chapter 3 of this Plan.</li> <li>• Establish Scenic Protection Areas, with the provisions described in section 4.8.2:</li> <li>• Limit the enlargement or extension of existing nonconforming structures under Section 801 of the Zoning ordinance, as per Recommendation 4iv of the <i>Watershed Study</i>.</li> <li>• Add additional construction standards (such as building material, roof styles, or similar standards) in the Zoning Ordinance for commercial buildings, as per Recommendation 7 of the <i>Watershed Study</i>.</li> </ul>	PLD	2
3	Extend the McHenry growth area (PFA) and TR land classification to include the properties near the intersection of US 219 and MD 42 (as shown on Map 4.5), but do not extend zoning to these properties.	PLD	2
4	Construct the following roadway and pedestrian/bicycle improvements <ul style="list-style-type: none"> <li>• New traffic signals on US 219 at Sang Run Road and Rock Lodge Road.</li> <li>• Improved wayfinding signage in McHenry, particularly to identify parking for tourist activities such as the Wisp Resort.</li> <li>• Transportation and circulation system improvements for McHenry as shown in Figure 4.2 and described in Section 4.10.1.</li> <li>• Transportation and circulation system improvements for Thayerville as shown in Figure 4.3 and described in Section 4.10.2.</li> </ul>	SHA, CR	3

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5	Implement the following transportation-related strategies: <ul style="list-style-type: none"> <li>• Amend the Subdivision Regulations to give the Department of Planning and Zoning clear authority (in consultation with the Roads Department) to require a traffic impact study prior to final plat approval.</li> <li>• Ensure that MD SHA has the opportunity to review and comment on traffic studies related to development near state roads.</li> <li>• Work with MD SHA to develop an access management plan for US 219 in the Influence Area, focusing specifically on the portion of the highway that passes through McHenry.</li> <li>• Develop a County-maintained access management strategy for Glendale Road, Deep Creek Drive, Mosser Road, and Sang Run Road.</li> <li>• Consider establishing transit service in the McHenry area for busy summer and winter seasons, incorporating or building on the existing Wisp shuttle.</li> </ul>	PLD	2
		PLD	2
		PLD, SHA	3
		CR	3
		CAC	3
6	Work with SHA to add the transportation improvements recommended in #4 above to the Highway Needs Inventory (HNI) and Consolidated Transportation Program (CTP).	PLD, CR	3
7	Conduct a study to determine the amount of revenue necessary to fund the transportation system improvements, including (but not limited to) the road, pedestrian, bicycle, transit, and other strategies described in this Master Plan. Obtain authority from the Maryland General Assembly to levy an excise tax, and establish such an excise tax (or an impact fee, if an excise tax is not desirable) to pay for these improvements. The final funding mechanism would be designed to balance the need for transportation improvements with economic development considerations.	PLD, FS	3
8	As part of the next Comprehensive Plan update (approximately 2014), evaluate the need to expand the Deep Creek Lake WWTP to its full 3.9 MGD capacity.	PLD	4

<b>Table 12-1: Plan Implementation</b>			
<b>Implementation Policy/Action</b>		<b>Responsibility</b>	<b>Timeframe</b>
9	Update the Water and Sewerage Master Plan as follows: <ul style="list-style-type: none"> <li>Expand the McHenry water system as described in Section 4.7.</li> <li>Define a new Thayerville water service area. Consider extending the Thayerville water service area to include the commercial nodes on US 219 at Mayhew Inn Road and Sand Flat Road.</li> </ul>	DPU	1
10	Develop public access points at various locations around Deep Creek Lake, including, but not limited to those described in Section 4.9.2 and 4.10.	ED, DNR	3
11	Support relocation of the McHenry Fire Department to the area near the Public Safety Complex.	ED, PLD	3
12	Work with DNR to continue monitoring of water quality in Deep Creek Lake.	DNR, PLD	2
13	Adopt a more proactive stance toward management and enforcement: <ul style="list-style-type: none"> <li>Hire a zoning inspector</li> <li>Increase state inspection and enforcement of stormwater management and sediment and erosion control standards (see Policy 6 in Chapter 7, the Sensitive Areas Element).</li> <li>Issue citations for illegal parking on public streets.</li> </ul>	PLD, SH	2
14	Support efforts to retain and attract waterfront businesses: <ul style="list-style-type: none"> <li>Work “one on one” with individual waterfront businesses at risk of being lost.</li> <li>Explore with the local tax assessor the potential for changes in the way that property assessment values are prepared for waterfront businesses.</li> </ul>	ED, PLD	2
<i>Water Resources Element</i>			
1	Use data from the planned regional water resources study in future Comprehensive Plan updates to guide growth and development decisions.	PLD	4
2	Work with appropriate federal, state, and local authorities as necessary to identify additional sources of water necessary to serve projected demands. In particular, work with the Town of Frostburg to evaluate the possibility of drawing water from Piney Run Reservoir to serve the Finzel community.	DPU	3

**Table 12-1: Plan Implementation**

<b>Implementation Policy/Action</b>		<b>Responsibility</b>	<b>Timeframe</b>
3	Amend the Sensitive Areas Ordinance to limit development in—and establish buffers around—Source Water Protection Areas, as defined in the Source Water Protection Plan.	DPU, PLD	2
4	Review the County’s building and land development codes to ensure that water conserving fixtures and appliances are required for all new development and retrofits outside of public water systems.	PLD	2
5	Consider requiring all new development outside of existing or planned public sewer service areas to use septic denitrification systems.	HD	3
6	Explore incentives to encourage property owners to install water conserving fixtures and appliances; and to install septic denitrification units on existing septic systems.	DPU, HD	4
7	Continue to resolve I/I problems in the Friendsville and Trout Run sewer systems.	DPU	3
8	Consider upgrading the Trout Run WWTP to BNR (or ENR) technology.	DPU	4
9	Continue to work with MDE to determine whether the County can receive nutrient credits for providing sewer service to properties with septic systems (especially failing systems).	DPU	3
10	As part of the next Comprehensive Plan update, re-run the nonpoint source loading analysis, incorporating up-to-date land use and any changes to the state’s default model.	PLD	3
11	Consider adopting a nutrient trading program that conforms to MDE regulations and guidelines.	DPU, HD	3
12	Continue to support land preservation activities such as MALPF and Rural Legacy, and specifically encourage such activities (including the purchase of land by private conservation organizations) on land that drains to Tier II waters in the County, and in watersheds where impervious coverage approaches or exceeds 10 percent.	PLD, SCD	1
13	Consider stormwater management retrofits targeted to areas where runoff impacts sensitive environmental features (see policy 7 in Chapter 7, the Sensitive Areas Element).	PLD	3
14	Work with MDE to monitor natural gas development activities to ensure the safety of the ground and surface water supplies.	HD	2

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Implementation Policy/Action		Responsibility	Timeframe
15	<p>Amend the Stormwater Management Ordinance, the Deep Creek Lake Watershed Zoning Ordinance, and the stormwater provisions of the Subdivision Ordinance as follows:</p> <ul style="list-style-type: none"> <li>• Adopt the Maryland Stormwater Design Manual, as revised by MDE to reflect provisions of the Stormwater Management Act of 2007 (anticipated to be completed by 2008), as the County's governing stormwater regulations for new development.</li> <li>• Adopt future MDE guidelines and recommendations for using Environmentally Sensitive Design (ESD) in new development.</li> </ul>	PLD	2
16	<p>Monitor the activities of and opportunities presented by US EPA's Mississippi River Basin and Gulf of Mexico Hypoxia Task Force.</p>	PLD	2
<i>Transportation Element</i>			
1	<p>Amend the Subdivision Regulations to give the Department of Planning and Zoning:</p> <ul style="list-style-type: none"> <li>• Clear authority (in consultation with the Roads Department) to require a traffic impact study prior to final plat approval (see also Policy 5 in Chapter 4).</li> <li>• Authority (in consultation with the Roads Department) to require access consolidation—in the form of frontage or service roads, shared driveways, shared parking lots, or other appropriate measures—on all County Roads.</li> <li>• Authority to require developers to provide pedestrian facilities as part of new development.</li> </ul>	PLD	2
2	<p>Coordinate with SHA to assess the feasibility of upgrading MD 495 to provide an alternative north-south route through the County, as described in Section 6.2.5. As a first step, include this project on the Highway Needs Inventory. Any improvements should be compatible with the Scenic Byway status of MD 495.</p>	PLD, ED	4
3	<p>Conduct a study to determine the amount of revenue necessary to fund the transportation system improvements, including (but not limited to) the road, pedestrian, bicycle, transit, and other strategies described in this Master Plan. Obtain authority from the Maryland General Assembly to levy an excise tax, and establish such an excise tax (or an impact fee, if an excise tax is not desirable) to pay for these improvements.</p>	PLD	4

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4	Assess the adequacy of Bumble Bee Road/Mosser Road to accommodate traffic generated by the planned business park and housing development at White Face Farm.	ED, CR	2
8	Use AASHTO design guidelines for all new on-road and off-road trails.	CR	3
9	Ensure collaboration between the Roads Department, the Planning and Land Development Office (or the Department of Recreation and Parks, if created pursuant to the recommendations in this plan), SHA, and trail advocates including the Chamber of Commerce to address bicycling issues, such as route designations, assessing bicycling safety issues, and identifying needs for future improvements.	PLD	4
10	Identify pedestrian needs in areas where pedestrian activity is high or increasing, such as the County's designated villages, and around schools and other institutional uses.	PLD	4
11	Support increased GTS service, particularly to serve employment areas and the needs of elderly residents. Consider building on existing shuttle bus service in the Deep Creek Lake Influence Area.	CAC	2
12	Amend the Subdivision Ordinance to include the following provisions related to Scenic Byways: <ul style="list-style-type: none"> <li>• Establish design criteria to protect the scenic qualities of Scenic Byways and adjacent land.</li> <li>• Require the County to review the impacts of a subdivision on scenic views, and define "scenic views" in the Subdivision Ordinance.</li> <li>• Require that new roads outside of Priority Funding Areas be "open section" designs.</li> </ul>	PLD	2
13	Update the Airport Master Plan as needed to assure eligibility for funding.	GS	4
14	Promote private air charter use and economic development associated with the Airport.	GS, ED	2
<b><i>Sensitive Areas</i></b>			
1	Continue to use the Sensitive Areas Ordinance and the Deep Creek Lake Watershed Zoning Ordinance to limit development on steep slopes, near rivers and streams, and near the habitat of rare, threatened, or endangered species.	PLD	1

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Implementation Policy/Action		Responsibility	Timeframe
2	<p>Amend the Sensitive Areas Ordinance</p> <ul style="list-style-type: none"> <li>• Limit development in—and establish buffers around—Source Water Protection Areas (see Section 5.2.7 and Policy 3 in Chapter 5, the Water Resources Element).</li> <li>• Add a Wetlands section, stating that the County’s policy is to conserve contiguous wetlands, consistent with state regulations governing development in wetlands. Refer readers to the Maryland Non-Tidal Wetlands Act, and to the Subdivision Ordinance which govern development with the potential to impact wetlands.</li> <li>• Add a Floodplains section, which states that the County’s policy is to conserve contiguous floodplains and floodplain buffers, consistent with state and federal regulations governing development in floodplains. Refer readers to the County’s Floodplain Management Ordinance.</li> </ul>	PLD	2
3	Amend the Subdivision Ordinance to require that all major and minor subdivision proposals define the status of wetland delineation at both the preliminary and final plat stage.	PLD	2
4	Ensure that new clustering and site layout regulations for the AR and RR land classification areas channel development away from sensitive environmental areas, and conserve contiguous areas of wetlands, agricultural and forest land.	PLD	2
5	Continue to work with MALPF, the Maryland Department of Agriculture, DNR (particularly the Rural Legacy program), and other public and private preservation interests to achieve the County’s goal of preserving 20,000 acres of farmland by the year 2020.	PLD	1
6	<p>Amend the Stormwater Management Ordinance, the Deep Creek Lake Watershed Zoning Ordinance, and the stormwater provisions of the Subdivision Ordinance as follows:</p> <ul style="list-style-type: none"> <li>• Adopt the Maryland Stormwater Design Manual, as revised by MDE to reflect provisions of the Stormwater Management Act of 2007 (anticipated to be completed by 2008), as the County’s governing stormwater regulations for new development.</li> <li>• Adopt future MDE guidelines and recommendations for using Environmentally Sensitive Design (ESD) in new development</li> </ul>	<p>PLD</p> <p>PLD</p>	<p>2</p> <p>2</p>

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7	Support increased state inspection and enforcement of sediment and erosion controls for new development and redevelopment.	PLD, SCD	2
8	Consider stormwater management retrofits targeted to areas where runoff impacts sensitive environmental features.	PLD	2
9	Continue to encourage innovative stormwater management practices to reduce runoff and increase groundwater recharge, particularly those that utilize ESD techniques.	PLD	2
10	Seek legislation for authority to establish minimum set-back requirements for wind turbines from property lines and from existing residential structures.	PLD	2
<i>Community Facilities</i>			
1	Work with Garrett County Public Schools and the Garrett County Board of Education to address on-going and future facility needs.	BOE, PLD	1
2	Work with Garrett College to address future land use needs for expansion based on future growth.	PLD, GC	2
3	Support efforts to recruit and retain volunteer fire and EMS staff, augmented by paid providers where appropriate.	PS	1
4	Support relocation of the McHenry fire/emergency services station to a location on US 219 north of McHenry.	PS	2
5	Implement the following three highest-priority mitigation projects in the Multi-Hazard Mitigation Plan: <ul style="list-style-type: none"> <li>• Revise the Emergency Operations and Hazardous Materials Response Plan;</li> <li>• Expand the duties and involvement of the Local Emergency Planning Committee;</li> <li>• Expand training and exercise opportunities.</li> </ul>	PS	2
6	Identify an appropriate location in the Deep Creek Lake area for a Sheriff's Office satellite station, in order to meet the expected need for services in that area. Consider co-location with the relocated fire/EMS station in a public services center.	SH, PS	3
7	As part of the next Solid Waste Master Plan and Comprehensive Plan update (both approximately scheduled for 2014), evaluate the need for a new or expanded County landfill.	GS, PLD	4
8	Work with Garrett County Memorial Hospital to address future land needs for expansion purposes.	PLD	3
9	Support renovations and upgrades to library facilities at the Oakland, Friendsville and Kitzmiller branches.	PLD	3

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10	Support development of an Exhibit Center in the Deep Creek Lake Influence Area.	ED	1
<i>Housing</i>			
1	Expand opportunities for higher density development that will facilitate the provision of affordable housing.	PLD	2
2	Continue to support the CAC, the state Department of Housing and Community Development, USDA Rural Development, and Habitat for Humanity in their affordable housing development efforts.	PLD, ED	1
3	Consider means for businesses creating new jobs to be a supportive partner in contributing to the provision of the affordable housing needed for the employees of these jobs.	ED	3
4	Continue programs to rehabilitate existing substandard housing in the County. This action will increase the number of affordable housing units available to workforce families.	CAC	1
5	Consider tax or other incentives for developers that build affordable housing, including affordable units in the same subdivision as more expensive units.	FS, ED, PLD	2
<i>Mineral Resources</i>			
1	Support responsible mining of Garrett County's mineral resources.	ED	1
2	Support the reclamation activities of the Maryland Abandoned Mine Reclamation Program to bring environmentally problematic land back to a useable state.	PLD, SCD	1
3	Work with MDE, SHA, other state agencies, and energy companies to monitor natural gas development activities to ensure the safety of the ground and surface water supplies, to protect sensitive environmental areas, to address the socioeconomic impacts of natural gas drilling, and to ensure the safety and adequacy of roads to accommodate natural gas drilling activities.	HD, PLD	3
<i>Economic Development</i>			
1	Continue to support implementation of the <i>Economic Development Strategic Plan</i> by designating new or expanded Employment Center and General Commercial land classifications to support business and technology parks, commercial areas, and other employment uses.	PLD	1
2	Continue to invest in new water and sewer	DPU	1

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	infrastructure, and to reserve water and sewer capacity in existing infrastructure, new and expanded employment and commercial areas.		
3	Ensure that road infrastructure is adequate to support employment and commercial activities in the County's business parks and major commercial centers. In particular assess the adequacy of Bumble Bee Road/Mosser Road to accommodate future traffic (see Chapter 6, Policy 4).	CR	1
4	Conserve natural resource lands and maintain the strength of the agriculture and timber industries through expansion of the AR and RR land classifications, and through new clustering and site layout regulations in those areas.	PLD	1
5	Support efforts to increase the supply of affordable housing (see the policies in Chapter 9, the Housing Element).	CAC	1