

REVIEW
Chapter Two – Background

2.1 Location, Regional Setting, Government. Garrett County is a rural county, and is the westernmost county in Maryland. It has an area of approximately 655 square miles and a 2005 population of approximately 30,200. North of Garrett County is Pennsylvania, to the west and south-east is West Virginia. Allegany County borders the county on the east (see Map 2.1). Approximately 90 percent of the County is comprised of resource lands, primarily forest and agricultural land. Approximately one-fifth of Garrett County is publicly held land, primarily state forests and state parks. Oakland, one of eight municipalities (incorporated towns) in the county, serves as the county seat. The other municipalities are Accident, Deer Park, Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights, and Mountain Lake Park. The towns make up just over 20 percent of the County's total population.

NO EDITS

MODIFY

ADDITION

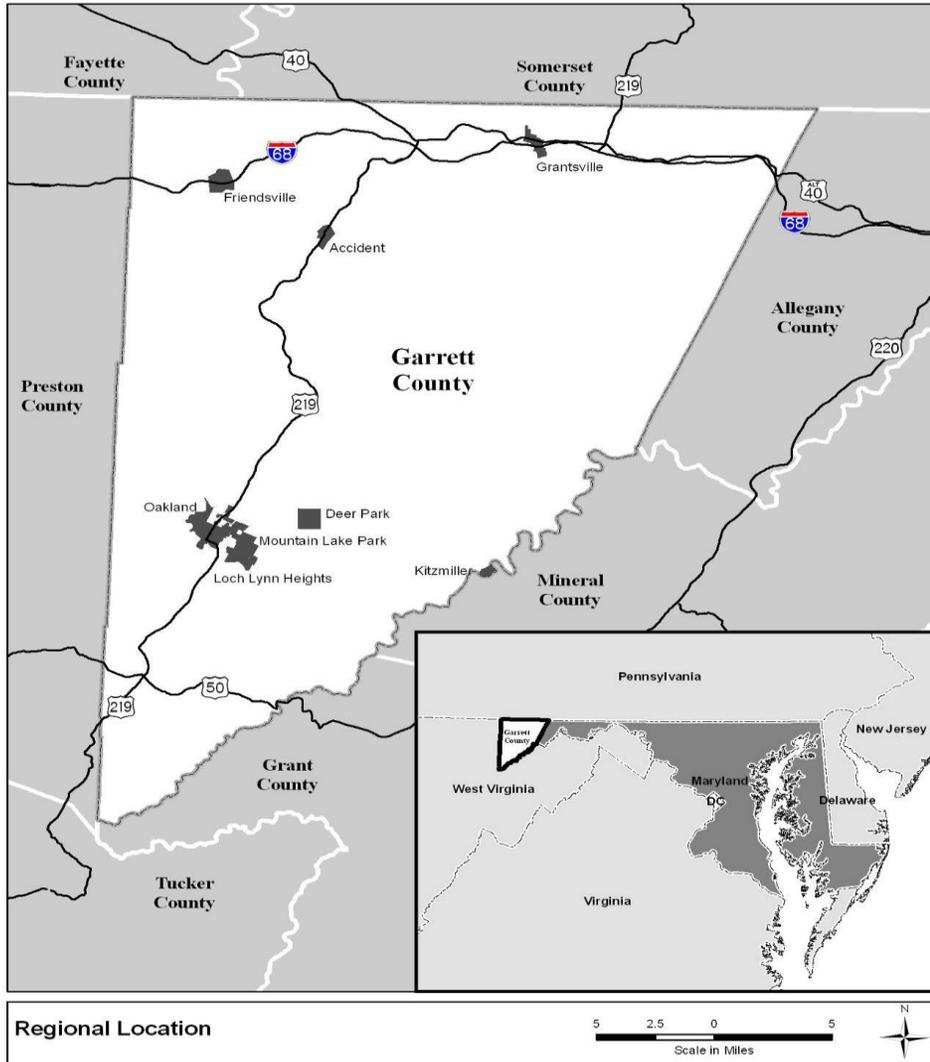
DELETION

1) Change 2005 population of 30,200 to a 2015 population of 29,460

REVIEW

Chapter Two – Background

Map 2.1: Location and Regional Setting.



- NO EDITS
- MODIFY
- ADDITION
- DELETION

Add Deep Creek Lake boundary for reference

REVIEW
Chapter Two – Background

2.2 History. Garrett County was split off from Allegany County in 1872. The county is named for John Work Garrett, one-time president of the Baltimore and Ohio Railroad.

Garrett County has a rich history as Maryland’s gateway to the west and as a vacation and resort destination. In the years after the civil war John Garrett promoted the area and its easy access by railroad. The first resort was Deer Park, which opened its hotel in 1873. The Oakland Hotel followed and Mountain Lake Park and Loch Lynn Heights also developed as resort towns. These towns’ resort heyday was the late 19th century when presidents and Baltimore-Washington high society vacationed in the area. Deep Creek Lake, created in 1923, quickly became a resort, first for residents of the Pittsburgh region, and later for the Baltimore and Washington, DC regions. With Deep Creek Lake, the Wisp Ski Resort, and numerous other recreational opportunities, Garrett County is sometimes referred to as "Maryland's mountaintop playground." Agriculture, timber, and coal mining are also important parts of the local economy, as well as historic and cultural traditions. More detail about Garrett County’s history and heritage can be found in the Garrett County 2003 Heritage Plan (see below under Related Plans).

NO EDITS

MODIFY

ADDITION

DELETION

1) Re-word highlighted phrase, because it makes it sound like we no longer get visitors from Pittsburgh.

Perhaps:

“...first for residents of the Pittsburgh region, and later also attracting residents from the Baltimore and Washington DC regions.”

2) change to 2011

REVIEW
Chapter Two – Background

<p>2.3 Planning History. Formal land use planning in Garrett County began in the 1970s, first with a plan for the Deep Creek Lake area in 1972. It was followed by the County’s first comprehensive plan, “<i>A Development Plan for Garrett County,</i>” which was adopted in 1974. This plan was replaced in 1995 by “<i>A New Development Plan for Garrett County.</i>” The 1995 plan was reviewed by the Planning Commission in 2001.</p> <p>This 2008 Comprehensive Plan replaces the 1995 plan. The 1972 <i>Plan for the Deep Creek Lake Area</i> was replaced by the 1986 <i>Plan for the Deep Creek Lake Area</i>, and updated by the 1995 <i>Garrett County Comprehensive Plan.</i></p>	<p><input type="checkbox"/> NO EDITS</p> <p><input checked="" type="checkbox"/> MODIFY</p> <p><input checked="" type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	<p>1) Change date of current plan and change to “replaces the 2008 plan.”</p> <p>2) Add other lake plans. Add another sentence that reads “In 2004 the Deep Creek Lake Watershed Economic Growth & Planning Analysis Study was created, followed by the Deep Creek Watershed Management Plan adopted in 2016.”</p>
---	---	--

REVIEW
Chapter Two – Background

<p>2.3.1 Zoning and Subdivision In 1975, following the 1974 Comprehensive Plan, the County adopted a zoning ordinance to regulate land use in the Deep Creek watershed. The remainder of the County was not, and still is not subject to land use regulations. In 1997, following the 1995 Comprehensive Plan, the County adopted a subdivision ordinance that regulates and controls the subdivision and development of land, but not the use of land, throughout the unincorporated part of the County. The eight towns have their own planning authority and adopt their own comprehensive plans, zoning, and subdivision regulations.</p>	<p><input checked="" type="checkbox"/> NO EDITS</p> <p><input type="checkbox"/> MODIFY</p> <p><input type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	
--	--	--

REVIEW

Chapter Two – Background

<p>2.4 Related Plans and Documents. The Comprehensive Plan influences and is influenced by companion plans and documents (and their amendments) that serve to implement the Plan:</p> <ul style="list-style-type: none"> • Deep Creek Watershed Zoning Ordinance. See previous section. • Garrett County Subdivision Ordinance. See previous section. • Comprehensive Water and Sewerage Plan. The Comprehensive Water and Sewer Plan guides the development of water supply and sewerage systems and facilities by implementing County growth and development policies. An update of this plan was scheduled to begin in summer 2007. • Capital Plan. The annual Capital Plan relates the goals and objectives of the Comprehensive Plan to implementation. It states which capital projects will be undertaken over the next five years and how they will be funded. The Comprehensive Plan is, in turn, important to the capital budgeting process because it outlines the location of future growth and identifies needed capital projects. • Garrett County Public Schools Educational Facilities Master Plan (annual). • County Solid Waste Management Plan, 2004 • Garrett County Housing Assessment Report, 2005 • Economic Development Strategic Plan, 2005 update. • Garrett County Multi-Hazard Mitigation Plan, 2005. 	<p><input type="checkbox"/> NO EDITS</p> <p><input checked="" type="checkbox"/> MODIFY</p> <p><input type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	<ol style="list-style-type: none"> 1) Change to “This plan was updated in 2015.” 2) Change to 2014 3) Change to 2011 4) Change to 2012
---	--	--

REVIEW
Chapter Two – Background

<p>2.4.1 Plans Incorporated by Reference</p> <p>Two additional plans are particularly important, because they were adopted specifically to inform the County’s comprehensive planning program.</p> <ul style="list-style-type: none"> • Land Preservation Parks and Recreation Plan (LPPRP), 2005. This plan focuses on three types of County land resources: parks and recreation, agricultural lands, and natural resource lands. The plan identifies where these resources are located, how effective current implementation programs and funding sources are in protecting and conserving them, and recommends where changes are needed to overcome shortcomings, close gaps, achieve goals, and ensure good return on public investment. • Garrett County Heritage Plan, 2003. This plan prepared by the Garrett County Heritage Committee describes the County’s heritage resources outlines a vision for capitalizing on these resources to increase visitation. Following plan adoption by the County Commissioners, the County became a state-designated “Recognized Heritage Area”. <p>These plans and their amendments are incorporated by reference into this 2008 Comprehensive Plan and have the same weight and authority as the Comprehensive Plan. For ease of reference, the text of these plans is provided in the Appendix to this Plan.</p>	<p><input type="checkbox"/> NO EDITS</p> <p><input checked="" type="checkbox"/> MODIFY</p> <p><input checked="" type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	<ol style="list-style-type: none"> 1) Change to 2017 2) Change to 2011 3) Change to appropriate year 4) Add planning timeline (https://www.garrettcounty.org/resources/planning-land-development/pdf/Comprehensive%20Planning/Planning_Timeline.pdf)
---	---	--

REVIEW
Chapter Two – Background

<p>2.5 Population and Housing, Existing and Projected. As of 2005 Garrett County’s population was estimated at 30,150, a small increase over the population at the time of the 2000 census (Table 2.1). The County had approximately 18,326 housing units in 2005. The population listed in Table 2.1 is the year-round population, that is, the number of full-time residents. However, Garrett County has a large number of seasonal (vacation) homes—almost 4,000 such units in 2000—which is why the number of housing units shown in Table 2.1 is large compared to the population. Because of the County’s relatively small population, the effects of vacation homes and other types of visitation is pronounced, especially in the Deep Creek Lake area. For example, the peak-day population in the Deep Creek area in 2003 was estimated at 27,044, compared to a year round population in the Lake area of 42,463. While these visitors and seasonal residents do not count toward the County’s year-round population, they often have the same impacts on traffic and transportation, drinking water, wastewater, and most community services (except education) as permanent residents. Therefore this Plan evaluates future growth in Garrett County primarily from the perspective of housing units, rather than population.</p>	<p><input type="checkbox"/> NO EDITS</p> <p><input checked="" type="checkbox"/> MODIFY</p> <p><input type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	<p>1) 2015</p> <p>2) 29,460</p> <p>3) Change to “... a loss of 637 people since the 2010 Census (Table 2.1).”</p> <p>4) 19,091</p> <p>5) 2015</p> <p>6) Change to latest number</p> <p>7) Change to latest number</p> <p>8) Change to latest number</p>
--	--	---

REVIEW

Chapter Two – Background

<p>Table 2.1: Population and Housing, 2000, 2005, and 2030 <i>(2000 Census) (2005 Estimate) (2030 Projection)</i> <i>(Population Housing Units)</i> Towns (6,865 3,130) (6,640 3,287) (8,003 3,962) Accident (353 162) (340 168) (390 193) Deer Park (405 181) (392 181) (517 256) Friendsville (539 266) (518 281) (618 306) Grantsville (619 298) (593 305) (818 405) Kitzmilller (302 155) (288 164) (382 189) Loch Lynn Heights (469 202) (449 210) (475 235) Mountain Lake Park (2,248 948) (2,164 1,017) (2,357 1,167) Oakland (1,930 918) (1,896 961) (2,446 1,211) Unincorporated Area (22,981 13,631) (23,310 15,039) (25,397 21,114) Total County (29,846 16,761) (29,950 18,326) (33,400 25,076) <i>Sources: US Census; Maryland Department of Planning; Garrett County.</i> <i>Note: 2030 projections for the Towns are for population and housing units within 2007 boundaries.</i></p> <p>The Comprehensive Plan’s countywide projections for population and housing are shown in Tables 2.1 and 2.2. The year-round population is projected to increase to 33,400 by 2030, an increase of approximately 3,450 persons, or 11 percent, over the total in 2005. During the same period, Garrett County projects the number of housing units will increase to 25,076, a 37 percent increase over the number of units in 2005.</p>	<p><input type="checkbox"/> NO EDITS</p> <p><input checked="" type="checkbox"/> MODIFY</p> <p><input type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	<p>1) Modify the table to reflect current 2010 Census population and housing units instead of 2000 Census numbers. Change the Estimate numbers to reflect 2015 estimates for population and housing units. Change the projection to a 2040 planning horizon. 2040 population projections will be derived from MDP after they recalculate them based on current estimates. The housing units will be projected based on a moderate growth scenario of 100 housing units per year.</p> <p>2) Change to the estimated population as provided by MDP once their new projection is complete.</p> <p>3) Change to “... housing units will increase to 21,591, an increase of 2500 units, a 12% increase over the number of units in 2015.”</p>
--	--	--

REVIEW

Chapter Two – Background

Table 2.2: Population and Household Projections, Five Year Increments

2005 2010 2015 2020 2025 2030

Population 29,950 30, 850 31,750 32,500 33,050 33,400

Households 11,850 12,325 12,850 13,325 13,725 14,000

Household Size 2.47 2.44 2.41 2.37 2.34 2.31

Source: Maryland Department of Planning 11-06

The housing unit projections are derived from analyses and public review conducted between

November 2006 and February 2007 for the

Comprehensive Plan. These analyses considered a

moderate growth and a rapid growth scenario for

Garrett County. These scenarios were based on several considerations, including development trends since

1990, planned development (i.e., approved

subdivisions), and anticipated market trends. The final projections in Table 2.1 reflect the moderate growth

scenario, which the County believes is the more likely

of the two scenarios to occur. A detailed description of the scenarios methodology is included in the Appendix

to this Comprehensive Plan (Growth Projections Packet 020107).

The projections through 2030 assume the following, based on past trends, market observations, and the land use planning policies in this Plan:

- The Deep Creek Lake Area will absorb approximately 60 percent of housing unit growth compared to 42 percent between 1990 and 2005.
- The Towns will absorb approximately 10 percent of housing unit growth, compared to 13 percent between 1990 and 2005, not counting possible growth through annexation.
- The rest of the County will absorb approximately 30 percent of housing unit growth, compared to 45 percent between 1990 and 2005.

NO EDITS

MODIFY

ADDITION

DELETION

- 1) Change Table 2.2 to reflect current census population, households and household size numbers. Chart prepared by the GC Planning & Land Management Dept.
- 2) The dates need to be changed to December 2016 and the ending date will be at completion of the document.
- 3) Change to "...moderate growth, a rapid growth and a mixed growth scenario..."
- 4) Change to "...2000 in addition to looking at population trends since the county's inception..." Delete "planned development (i.e., approved subdivisions)"
- 5) Add chart that reflects the population and housing chart trends that were analyzed during the Planning Commission meetings. The GC Dept of Planning and Land Management will supply.
- 6) Change to three
- 7) Change to 2040
- 8) Change Deep Creek to reflect an anticipated 40% housing unit growth percentage in Deep Creek. Change "42% between 1990 and 2005" to read "38% between 2005 and 2015".
- 9) Towns anticipated growth percentage remains the same, but change "13% between 1990 and 2005" to "8% between 2005 and 2015".
- 10) Change rest of County anticipated growth percentage to 50%. Change "45% between 1990 and 2005" to "35% between 2005 and 2015".

REVIEW

Chapter Two – Background

<p>2.5.1 Projections by Watershed</p> <p>Garrett County has conducted its land use planning by watershed since the 1974 Comprehensive Plan. This 2008 Plan continues this watershed-based approach.</p> <p>Table 2.3 shows the County’s housing unit projections by watersheds, towns, and sub-areas. The County contains all or portions of seven major (8-digit) watersheds: Youghiogheny River; Little Youghiogheny River; Deep Creek; Casselman River; Savage River; North Branch Potomac River; and Georges Creek (Map 2.2). The first four all drain to the Youghiogheny River, which ultimately flows to the Mississippi River (via the Ohio River). The last three all drain to the North Branch Potomac River, and ultimately to the Chesapeake Bay. A very small area (approximately 143 acres) in the extreme northeast corner of the County is part of the Wills Creek watershed which lies mostly in Pennsylvania and in Allegany county, MD. This Comprehensive Plan counts this small area as part of the Savage River Watershed (consistent with current state watershed mapping).</p> <p>The projections for each watershed are broken down by incorporated town and by the “remainder”, that is the unincorporated portion of the watershed. Three other geographic areas should be noted:</p> <ul style="list-style-type: none"> • The Deep Creek Lake Influence Area is the area around Deep Creek Lake that affects or is affected by the area’s resort activities, especially with respect to traffic and water and sewer. The influence area includes the entirety of the Deep Creek Watershed, as well as a small portion of the Youghiogheny River watershed. The influence area is discussed in detail in Chapter 4. 	<p><input type="checkbox"/> NO EDITS</p> <p><input checked="" type="checkbox"/> MODIFY</p> <p><input type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	<p>1) Change year</p> <p>2) Change table with updated numbers as per Departmental and MDP updates</p>
--	--	---

REVIEW
Chapter Two – Background

Table 2.3: Housing Unit Projections by Watershed and Subarea

NO EDITS

MODIFY

ADDITION

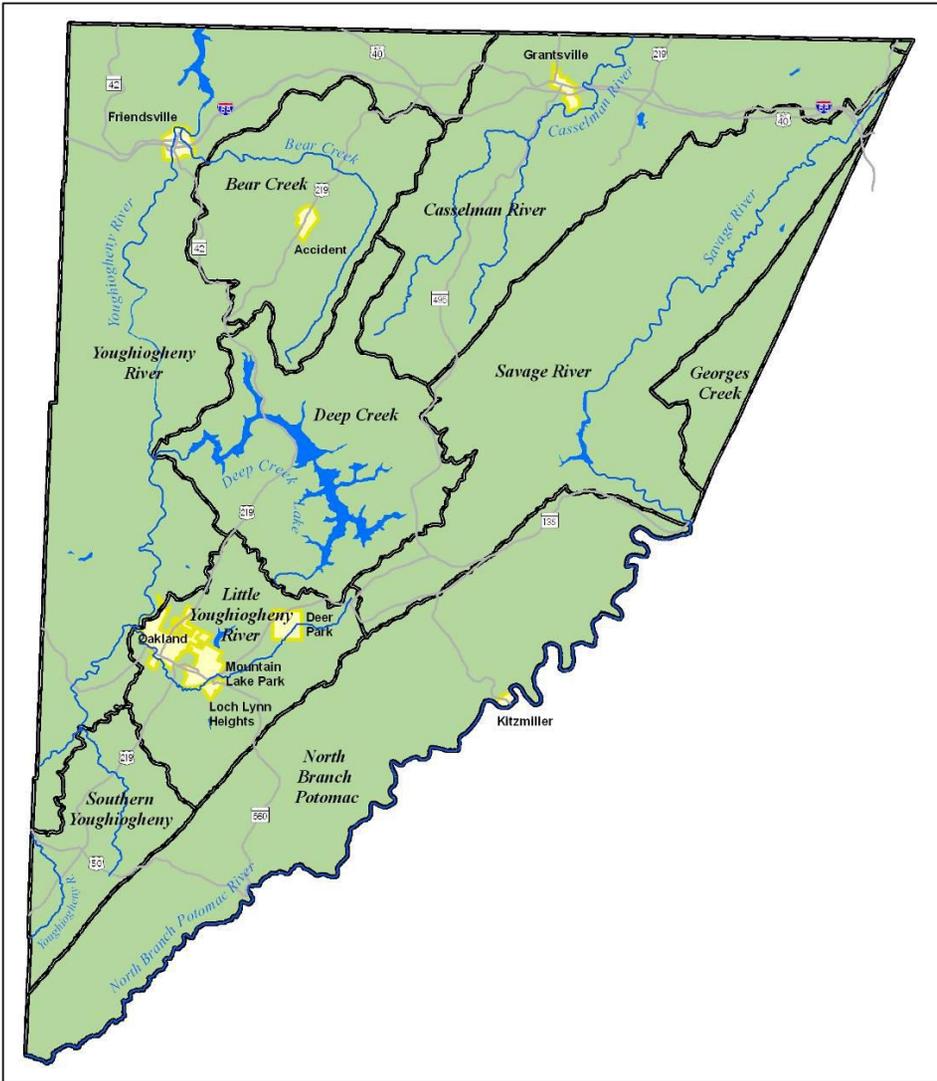
DELETION

1) Update table

REVIEW

Chapter Two – Background

Map 2.2: Comprehensive Plan Watersheds

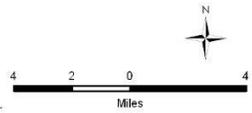


- NO EDITS
- MODIFY
- ADDITION
- DELETION

Comprehensive Plan Watersheds

Legend
 Watersheds Rivers and Streams Municipalities

Note: Bear Creek and the Southern Youghiogheny are geographically part of the Youghiogheny River Watershed, but are treated separately due to distinct cultural and land use patterns.



REVIEW
Chapter Two – Background

<p><i>2.5.1 Projections by Watershed (continued)</i></p> <ul style="list-style-type: none"> • Bear Creek is a combination of three 12-digit watersheds within the Youghiogheny River watershed. Bear Creek is broken out separately because of its special agricultural and scenic resources. The Bear Creek watershed (as defined in this Plan) is a state designated Rural Legacy Area, eligible for special preservation funds. • The Southern Youghiogheny is combination of two 12-digit watersheds within the Youghiogheny River watershed. It is broken out separately because its agricultural and cultural character differentiates it from other portions of the Youghiogheny River watershed. <p>The two right hand columns in Table 2.3 address “capacity.” Capacity is the total number of housing units that could be built under existing (2005) land development regulations. The column “Projected Development as a Share of Capacity” shows what share of this capacity the projected growth through 2030 would use. For example, the 262 new units in the Savage River watershed (1,355 units in 2030, minus 1,093 existing units) would comprise two percent of the available capacity in the watershed as of 2005 (10,947 units).</p>	<p><input checked="" type="checkbox"/> NO EDITS</p> <p><input type="checkbox"/> MODIFY</p> <p><input type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	
--	--	--

REVIEW

Chapter Two – Background

<p>2.6 Commercial and Industrial. As of 2005, the Maryland Department of Planning (MDP) estimated that there were an estimated 20,300 part-time and full-time jobs in Garrett County. However, the County typically uses data on full-time jobs from the Department of Labor, Licensing, and Regulation, which reported 11,765 jobs in Garrett County in 2006. Of these jobs, the County estimates that approximately 1,126 were in the County’s major industrial sites such as Central Garrett Industrial Park, Northern Garrett Industrial Park, and Southern Garrett Business & Technology Park (Table 2-4). Major employers in the County include Wal-Mart, GMS Mine Services/Pioneer Conveyor, First United National Bank & Trust, Garrett County Memorial Hospital, Beitzel Corporation, and the Wisp Resort. Applying MDP’s projected job growth rates (approximately 14 percent job growth through 2030) to DLLR’s job data shows that the County would gain approximately 1,629 jobs. The Garrett County estimates that non-residential building square footage in 2005 was approximately 3.8 million square feet, and will increase to 7.1 million square feet by 2030.</p> <p>Table 2.4: Non-Residential Development, Existing and Projected - Existing 2030 Change</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Jobs</td> <td>11,765</td> <td>13,394</td> <td>1,629 (14%)</td> </tr> <tr> <td>Business and Industrial</td> <td>1,486</td> <td>3,250</td> <td>1,764 (119%)</td> </tr> <tr> <td>Square Footage</td> <td>3,921,488</td> <td>6,720,738</td> <td>2,799,250 (71%)</td> </tr> <tr> <td>Business and Industrial</td> <td>951,488</td> <td>2,655,738</td> <td>1,704,250 (179%)</td> </tr> <tr> <td>Commercial and Retail</td> <td>2,970,000</td> <td>4,065,000</td> <td>1,095,000 (37%)</td> </tr> </table>	Jobs	11,765	13,394	1,629 (14%)	Business and Industrial	1,486	3,250	1,764 (119%)	Square Footage	3,921,488	6,720,738	2,799,250 (71%)	Business and Industrial	951,488	2,655,738	1,704,250 (179%)	Commercial and Retail	2,970,000	4,065,000	1,095,000 (37%)	<p><input type="checkbox"/> NO EDITS</p> <p><input checked="" type="checkbox"/> MODIFY</p> <p><input type="checkbox"/> ADDITION</p> <p><input type="checkbox"/> DELETION</p>	<p>1) Update section as per Department of Economic Development input</p>
Jobs	11,765	13,394	1,629 (14%)																			
Business and Industrial	1,486	3,250	1,764 (119%)																			
Square Footage	3,921,488	6,720,738	2,799,250 (71%)																			
Business and Industrial	951,488	2,655,738	1,704,250 (179%)																			
Commercial and Retail	2,970,000	4,065,000	1,095,000 (37%)																			

REVIEW
Chapter Two – Background