

## GARRETT COUNTY PLANNING AND LAND DEVELOPMENT OFFICE

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### MINUTES

The **Garrett County Planning Commission** held its regular monthly meeting on Wednesday, January 4, 2006, at 1:30 pm, in the Economic Development Meeting Room. Members and guests in attendance at the meeting included:

George Brady	Troy Ellington	Bill Atkinson
Ruth Beitzel	Jeff Messenger	Charlie Ross
Tim Schwinabart	John Nelson-staff	Edith Brock
Dennis Margroff	William DeVore-staff	
Gary Fratz	Chad Fike-staff	

1. Call to Order – By Acting Chairman, George Brady, at 1:30 pm.
2. The December minutes were unanimously approved, as submitted.
3. Reports of Officers – None
4. Unfinished Business –

**Public hearing for the Deep Creek Lake Transient Vacation Rental Unit (TVRU) Ordinance.** Mr. Nelson informed the Commission that the first public hearing has been scheduled to solicit public comment regarding the proposed Ordinance on Saturday, January 14, at 9:00 am, in the Garrett College auditorium, in McHenry. A second public hearing will be held on Tuesday, January 17, at 9:00 am, in the Garrett County Commissioners meeting room at the courthouse, in Oakland.

**Public hearing for the Airport Zoning Ordinance.** A public hearing will be held on Tuesday, January 17, at 11:00 am, in the Garrett County Commissioners meeting room at the courthouse, in Oakland.

**Public hearing for the Garrett County 2005 Land Preservation, Parks and Recreation Plan.** A public hearing will be held on Tuesday, January 24, at 11:00 am, in the Garrett County Commissioners meeting room at the courthouse, in Oakland.

5. New Business-

**A. Review and discussion on a Phase I Plan for North Camp of Wisp Resort - Planned Residential Development (PRD).**

John Nelson explained that the submission for the conceptual plan for Wisp Resort and preliminary plan at North Camp was approved during the September meeting and that the individual phases of the project with greater detail will be reviewed, as each phase is submitted. This phase of the project is for 103 lots. Plats show the common areas to be part of the ski slope, with two common area tracts of 49.74 and 28.45 acres each. These common areas will be set aside for trail construction and preserved as open space as required by the terms of the Subdivision Ordinance. Mr. Nelson assured the Commission that open space area must be guaranteed by the developers to remain as trails.

A Sediment and Erosion / Stormwater Management permit, along with approval from the Garrett County Roads Department, must be submitted before the development can be approved. Covenants regarding open space preservation along with architectural drawings and a letter of credit must also be sent to the Planning Office before the lots could be recorded and sold. A motion to approve the PRD was made, pending receipt of the aforementioned information, and approved by a vote of 7-0.

**B. Review and discussion concerning road waiver at Thousand Acres issued in August of 1999.**

John Nelson explained that Thousand Acres Development (TAD), Inc. has submitted a set of road plans for review to the Garrett County Roads Department for the first phase of the Thousand Acres Lakeside Golf Community. The department has supplied comments regarding the plans. The roads provide access to 29 new lots and the plan also shows a realignment of a portion of Little Snaggy Mt. Road.

Mr. Nelson explained that the developers previously requested and received approval for a waiver to allow the existing Little Snaggy Mt. Road and the North Shore Road to be approved under private subdivision standards, as opposed to county road standards, in August 1999. The waiver allows the two roads to be designed with a 50-foot right-of-way and 18-foot cart path with 2-foot shoulders. The developers now propose that a portion of Little Snaggy Mt. Road be relocated. Mr. Nelson interpreted that the waiver previously approved for Little Snaggy Mt. Road could also be applied to the new portion of road, but he presented that issue to see if the Commission concurred with this decision.

Mr. Nelson noted that the roads would have to be realigned because of the new layout of the proposed development at the site. A motion was made to concur with the waiver granted from county road standards for Little Snaggy Mt. Road that was approved by the Planning Commission in August 1999. The Commission approved the applicability of the private road standards to the realigned portion of Little Snaggy Mt. Road by a vote of 7-0, given that the proposed change is an improvement to the existing alignment of this segment of Little Snaggy Mt. Road.

### C. Miscellaneous

1. **Zoning Appeals Cases** – The Deep Creek Watershed Board of Zoning Appeals will conduct a public hearing on Thursday, January 19, 2006, starting at 7:30 pm, in the County Commissioners Meeting Room, second floor, Courthouse Annex, Oakland. The Board will review the following docketed cases:
  - a. **VR-607**- an application submitted by Kathleen and Arthur Rooney, Jr. for a Variance to allow an addition to a residence to come to within 10.4 feet of a side property line instead of the required 15.0 feet. The property is located at 867 Lake Shore Drive, tax map 57, parcel 310 and is zoned Lake Residential.
  - b. **SE-367**- an application submitted by Maryland Minerals, Inc, for a Special Exception permit to change the character and extent of the existing quarry operation. Previously approved Special Exception permits SE-258 and SE-267 restricts the yearly production, the tons of rock per hour that are processed, the property to be mined and the type of portal face-up to be used. The applicant is requesting to modify these stipulations previously imposed by the Board. The property (tax map 58, parcel 54) is located at 414 Quarry Road and is zoned Commercial Resort 1.

After discussion, the Planning Commission had no recommendations regarding these cases.

2. **Minor Subdivisions** – Mr. Nelson has approved, or is about to approve, a number of minor plats since the last Planning Commission meeting. Copies of the plats were included in the packet mailed to the Commission members.

### 6. Action on Major Subdivision Plats-

- A) **Cherry Creek Farm** – This is a 13-lot major subdivision near the Glades, off of Rock Lodge Road for James and Gail Nightingale. The letter of credit and the homeowner's documents must be provided to the Office of Planning and Land Development before

the subdivision is considered complete. Final plat approval was granted unanimously, by a vote of 7-0, conditioned upon receipt of the required information.

B) **The Reserve at Holy Cross** – This is a 1-lot major subdivision at Holy Cross off of Holy Cross Road. This is the last available lot to be developed in this parcel. Mr. Nelson explained that inactive ERU's could be made active by applying for a building permit and paying the connection fee to the Department of Public Utilities. Final plat approval was granted unanimously, by a vote of 7-0, pending receipt of the required information.

7. **Next Scheduled meeting** - The next regular meeting of the Planning Commission is scheduled for Wednesday, **February 1, 2006**, in the Economic Development Meeting Room, at 1:30 pm.

8. Adjournment- 3:30 pm.

Respectfully submitted,

William J. DeVore  
Zoning Administrator