

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND DEVELOPMENT

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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, April 3, 2013, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Troy Ellington	Bob Gatto	Jerry Plauger
Tony Doerr	Jeff Messenger	John Nelson-staff
Tim Schwinabart	Paul Durham	William DeVore-staff

1. Call to Order - by Chairman Troy Ellington at 1:30 pm.
2. The February minutes were unanimously approved, as submitted. The regular meeting of the Commission was cancelled in March, due to inclement weather and closure of the Courthouse.
3. Report of Officers – None
4. Unfinished Business – Chairman Ellington believes that the owners of the LCD/LED signs located in the Deep Creek watershed seem to be complying with the zoning regulations regarding flashing and animation settings for these signs. The chairman believes that the letter sent to the owners has had a positive effect on the use of the signs.
5. New Business –
 - A. Planning Commission Annual Report-** Mr. Nelson explained that the 2012 Annual Report has been compiled by staff and was emailed to the members of the Planning Commission. The report is presented using the same format as the last couple of years. The report is due by July 1, but will probably be submitted around the end of this month.

Mr. Nelson noted that pending the passage of HB-409, next year’s Annual Report may be required to address the County’s progress on implementing the goals and objectives outlined in the Comprehensive Plan. The intent of HB-409 is to change the cycle of mandatory plan updates, from a 6 year, to a 10 year cycle. However, the Bill also requires that the Annual Report must include a narrative on the status of Plan implementation within a 5 year period after adoption of the

Comprehensive Plan. The Bill is expected to pass the Maryland Legislature and become effective October 1, 2013.

Mr. Nelson outlined some of the key components of the plan: A summary of subdivision activity is included on page 14 of the report. A total of 42 new lots were approved for 2012. Only seven percent of lots were in PFA's, in large part because the PFA's make up less than three percent of the area of the county.

Mr. Nelson noted that the number of building permits for new dwelling units, within PFA's, actually exceeded the county's ten percent goal. The county had 11.1 percent of new dwelling units within PFA's, in 2012 as shown on the maps within the report. The 79 new housing units, in the county, do not include replacement units. Nine of the new units were in PFA's. In the future, Mr. Nelson expects more subdivisions to be located in the PFA's and he believes that it is reasonable to maintain the ten percent goal, at the present time. The Commission recommends by unanimous vote to keep the goal for growth in PFA's at ten percent.

Mr. Nelson also explained that the Protected Area Lands Map must be edited to include the State land that is located along the Youghiogheny River corridor. Chairman Ellington commended the Planning staff for a job well done on the report. The Planning Commission recommends by unanimous vote of 5 to 0, to approve the 2012 Annual Report, with the proposed edits.

B. Wisp Resort PRD –Revised Concept Plan- Discussion- Mr. Nelson explained that the Wisp Resort has undergone changes because of bankruptcy, which caused the PRD to be split among new owners. Mr. Nelson distributed a map showing the location of the affected parcels of land at the Wisp and the new ownership designations.

A proposed change to the PRD involves the sale of one of the parcels to the original owner, Larry Sebold. Because of the PRD process, one single entity must be established before the PRD can be amended. The current owners are in the process of working out a legal document that will keep the owners of the PRD as one single legal entity.

The Commission will not take action on a proposed concept plan regarding the PRD, until the agreement is reached between the owners. With the sale of the parcel to Larry Sebold, the total acreage and the number of dwelling units would be reduced. The original acreage was 2,301.94 acres. The removal of the Sebold parcel of 90.16 acres would reduce the PRD to 2,211.78 acres. This change would cause the density to be reduced because the number of dwelling units would be decreased from 2,500 units to 2,380 units. The percentage of open space will increase slightly, since the parcel to be taken out was slated for development. The new concept plan may be available for the next meeting of the Commission.

C. Miscellaneous

1. **Deep Creek Watershed Zoning Appeals Cases** – None
2. **Minor Subdivisions** – Approved minor subdivisions were included in the packet mailed to the Commission members prior to the meeting.
3. **Waiver Requests**- None
4. **Mining Permit Applications** – None
5. **Agland Preservation District Applications**-None
6. **Action on Planned Residential Development (PRD)**-
 - a) **Wisp Resort – Lodestone, Greenbrier Section 7** The developers, NLP of Maryland, LLC, submitted a final plat showing a total of 18 lots located off of Shingle Camp Road. The property is part of the Wisp Resort PRD and is located on tax map 49, parcels 11 and 138, and map 57, parcel 618 in a Lake Residential 1 zoning district. The Planning Commission granted preliminary approval for a total of 60 lots during their November 1, 2006 meeting. Review of this plat was originally scheduled to take place during the March 6, 2013 meeting. Since that meeting was cancelled due to weather conditions, members of the Planning Commission were polled by phone and voted unanimously to grant approval of this Final Plat on March 8, 2013.
 - b) **Wisp Resort –Phase 10A** The developers, NLP of Maryland, LLC, submitted a final plat showing a total of three lots (Lots 3-5) located off of Lodestone Drive. The property is part of the Wisp Resort PRD and is located on tax map 49, parcel 11 in a Lake Residential 1 zoning district. The Planning Commission granted preliminary approval of these lots during their May 6, 2009 meeting. Review of this plat was originally scheduled to take place during the March 6, 2013 meeting. Since that meeting was cancelled due to weather conditions, members of the Planning Commission were polled by phone and voted unanimously to grant approval of this Final Plat on March 8, 2013.

D. Action on Major subdivisions-

- 1) **Preliminary and Final Plat – Grant County Bank Lot 7**-The developers, Grant County Bank, submitted a Preliminary and Final Plat for one commercial lot located along Deep Creek Drive. Lot 7 is located on tax map

41, parcel 51 in a Town Center zoning district. The Planning Commission granted approval of the Preliminary and Final Plat by a unanimous vote of 5 to 0.

- 2) **Final Plat – Grant County Bank Lot 6 (Blackden)**-The developers, Grant County Bank, submitted a Final Plat for one commercial lot located along Deep Creek Drive. Lot 6 (Blackden) is located on tax map 41, parcel 51 in a Town Center zoning district. The Planning Commission granted approval of the Final Plat by a unanimous vote of 5 to 0.
- 3) **Final Plat- Thousand Acres South Shore Pointe-** The developers, Appalaichan Investment Properties, submitted a Final Plat for two lots located along South Shore Pointe Road. Lots 6 and 7 are located on tax map 67, parcel 780 and 782 in a Lake Residential 1 zoning district. Review of this plat was originally scheduled to take place during the March 6, 2013, Planning Commission meeting. Since that meeting was cancelled due to weather conditions, members of the Planning Commission were polled by phone and voted unanimously to grant approval of this Final Plat on March 8, 2013.

E. Next Scheduled meeting - The next regular meeting of the Planning Commission will be held on **May 1, 2013**, in the County Commissioners Meeting Room, at 1:30 pm.

F. Adjournment- 2:05 p.m.

Respectfully submitted,

William J. DeVore
Zoning Administrator

