

**GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT**

203 S. 4<sup>th</sup> St –Room 208  
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**MINUTES**

**The Garrett County Planning Commission** held its regular monthly meeting on Wednesday, September 2, 2015, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Troy Ellington  
Jeff Messenger  
Jim Hinebaugh  
Jeff Conner

Tim Schwinabart  
Elizabeth Georg  
Paul Durham

Deborah Carpenter-staff  
William DeVore -staff  
Chad Fike-staff

1. Call to Order - by Chairman Ellington at 1:30 pm. 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.
2. The July minutes were unanimously approved, as submitted, by a vote of 6 to 0. The Commission did not have a quorum for the July meeting of the Board. The August minutes were approved, as corrected, by a vote of 6 to 0.
3. Report of Officers – None
4. Unfinished Business – None
5. **New Business –**
  - A. **Miscellaneous**
    1. **Deep Creek Watershed Zoning Appeals Cases-**
      - a. **VR-741-** an application submitted by Fred Leitenberger, for a Variance to allow the construction of a porch over an existing deck, of a single family residence, to within 36.5 feet of a front property line. The property is located on 872 Pine Tree

Point Road, tax map 67, parcel 476, lot 15 and is zoned Lake Residential 1 (LR1). The Planning Commission believes that the request should be approved, on condition that the porch is not completely closed in, by unanimous vote of 6 to 0.

**2. Major Subdivisions- None**

**3. Action on Planned Residential Developments (PRD's)-**

- a. Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section IV.** The developers, NLP of Maryland, LLC, submitted a final plat showing a total of 10 lots located off Shingle Camp Road. The property is part of the Wisp Resort PRD and is located on tax map 49, parcel 142, in a Lake Residential 1 (LR1) zoning district. The Planning Commission granted preliminary approval for a total of 145 lots in Biltmore during their September 2013 meeting. The Commission granted approval of this Final plat for Section IV by a unanimous vote of 6 to 0.
- b. Wisp Resort Phase 3D-3G, North Camp Ridge -** Everbright Pacific, LLC submitted a preliminary plat showing a total of 175 lots located off of North Camp Road. The property is part of the Wisp Resort PRD and is located on tax map 49, parcel 128, in a Rural land classification. The Commission granted approval of this Preliminary plat by a unanimous vote of 6 to 0.

**4. Waiver Requests – None**

**5. State Discharge Permits-None**

**B. Public Discussion- None**

- C. Next Scheduled meeting -** The next regular meeting of the Planning Commission is scheduled for **October 7, 2015** in the County Commissioners Meeting Room, at 1:30 pm.

Respectfully submitted,

William J. DeVore  
Zoning Administrator

