

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT

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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, November 2, 2016, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr
Troy Ellington
Tim Schwinabart

Jeff Messenger
Jeff Conner
Elizabeth Georg

Deborah Carpenter-staff
William DeVore -staff

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. The October minutes were unanimously approved, as submitted, by a vote of 6 to 0.
3. Report of Officers – None
4. Unfinished Business –
5. New Business –

A. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. **SE-448-** an application submitted by Tom and Jenny Bean of BRG Enterprises, LLC, for a Special Exception to allow the construction of a private, indoor boat storage building in an Agricultural Resource (AR) zone. The property is located on Pergin Farm Road, tax map 66, parcel 444.

After discussion, the Planning Commission does not oppose the Special Exception request. The Commission recommends that the building be used for

personal storage use only and the Board should give strong consideration to any comments that are received from the neighborhood, by a vote of 6 to 0.

- b. SE-449-** an application submitted by Lynne Storey for a Special Exception to establish a Bed and Breakfast Inn. The property is located at 131 Paradise Point Road and is zoned Lake Residential 2 (LR2).

After discussion, the Planning Commission offered no comments on the Special Exception request.

2. Action on (PRDs) Planned Residential Developments- None

3. Action on Planned Major Subdivisions-None

4. Waiver Requests –None

5. Comprehensive Plan Update Options-Decisions-

Director Carpenter explained that the Maryland Department of Planning (MDP) requires the Plan to be reviewed by 2023, so the Commission does have more than enough time to review the Plan and update it if deemed necessary. The Director noted that public input and review is an essential part of this update. Care must be taken to advertise schedule for the process and report the status of the update, so that public input can be garnered.

The director distributed a handout outlining the important revision topics that should be considered for each chapter of the Plan.

Revision Topics by Chapter

Director Carpenter proposes that Chapters 1 and 2 will be discussed at next month's meeting, as time permits.

Chapter 1 – Introduction- In this Chapter, dates and references must be changed. For example, all references to Article 66B should be changed to Land Use Article. Other information such as the dates the Plan was prepared must be changed, along with other pertinent information.

Chapter 2 – Background- Section 2.4 – The Deep Creek Watershed Management Plan could be added within this section. The Plan should now reference the latest Water and Sewer Master Plan, since the one used in 2008 is out of date.

Section 2.5 should include the updated population and housing statistics. More accurate, existing and projected figures should be added in this section
In Section 2.6 the updated existing and projected commercial and industrial activity should be added.

Chapter 3 – Land Use-This chapter includes Section 3.1 which will involve a review of the goals and objectives outlined in this chapter. In Section 3.2, the statistics that involve existing land use, growth and development, population and subdivisions should be changed. Section 3.3 should include an update on the projected growth in the County. The Commission should also consider whether an update to the Land Use Map is necessary. If the Commission decides to consider countywide zoning it would be included in this section.

In Section 3.4 the Commission should review rural and agricultural resource preservation goals in relation to Tier 4 requirements. The issue of Sensitive Areas should also be revisited. The Commission could consider revision of this section concerning residential development in Agricultural Resource (AR) and Rural Resource (RR). Also, as part of this section, the Commission should review the Rural (R) area designation and the Tier 4 implications.

Chapter 4 – Deep Creek Watershed Influence Area. The Planning Commission could evaluate the current boundary and determine if it is still relevant.

In Section 4.3- the review should update projected growth numbers, which will overlap with numbers in Chapters 2 and 3.

Section 4.4- The updates in this section could include transportation, sewer and water issues. The existing status of these topics, as well as an update considering the most recent Water and Sewer Master Plan should be included.

Section 4.5- This section will involve proposed land use changes which will need to be revisited, similar to information in Chapter 3. Map changes will also be a topic.

Section 4.6- Transportation and 4.7- Water Resources will be updated to identify problems and solutions of the Section 4.4 topics.

Section 4.8- Sensitive Areas and Development Character -In this section, the Commission may want to add a reference to the Deep Creek Watershed Management Plan, which overlaps Chapter 7 and also consider other relevant topics.

Section 4.9- Community Facilities- This section should be updated regarding parks, trails, lake access and public safety. Public access for Deep Creek Lake should also be a topic for this part of the Plan update.

Section 4.10- Improvement Plans for Centers- The Plan could be updated in this section incorporating the current plans and ideas for the McHenry and Thayerville Center.

Also, the Planning Commission should consider possible expansion of growth areas as they relate to the Priority Funding Area (PFA) issues that the County must face. Director Carpenter believes that the areas around major highways should be revisited, since only 2.7 percent of the County is within a PFA. An example of this is the availability of infrastructure funds for the Keysers Ridge Industrial Park.

Discussion ensued regarding whether a new, separate chapter on infrastructure should be added to the Plan.

Chapter 5 – Water Resources – This chapter overlaps with Chapter 7.

Section 5.2 Drinking Water Assessment and Public Water Systems should be updated to align with the new Water and Sewer Master Plan. Other issues include an update to the demand analysis and a discussion of source water protection.

Section 5.3 Wastewater Assessment- discussions should include point source discharges and Total Maximum Daily Load (TMDL) issues. The Commission will have to identify problems and solutions that will be included in the updated Plan.

Chapter 6 – Transportation – The Plan review should update traffic trends and planned road improvements. Also the Commission should identify new issues including the bicycle, pedestrian and public transit sections of the Plan.

Chapter 7 – Sensitive Areas- Section 7.3 –Issues in this section include agricultural and forest preservation, which is also found in Chapter 3. This Section also discusses Source Water Protection and Stormwater management. Some discussion should be held about these topics for the update.

Chapter 8 – Community Facilities- Topics in this chapter include education, libraries, public safety (specifically long term staffing and service), solid waste and recycling.

Chapter 9 – Housing- Possible issues include housing affordability, workforce housing, housing types and housing for the elderly.

Chapter 10 – Mineral Resources- Topics in this section include natural gas/Marcellus Shale and Renewable Energy. A discussion of solar and wind projects will also be in order as part of the review of this chapter.

Chapter 11 – Economic Development- This section has a section devoted to Agriculture. Topics that might also be added include marijuana issues, ag-tourism and agriculture events. The section should be updated to include new projection figures.

Chapter 12 – Implementation- This section documents the action items from previous chapters of the Plan and suggests timetables and responsible agencies. This can remain as a separate chapter or be incorporated into the chapters themselves.

Director Carpenter will set up opportunities for public engagement. The Commission will begin a review of Chapters 1 and 2 at the regular meeting next month.

- B. Next Scheduled meeting** - The next regular meeting of the Planning Commission is scheduled for **December 7, 2016** in the County Commissioners Meeting Room, **at 1:30 pm.**

Respectfully submitted,

William J. DeVore
Zoning Administrator

