

Garrett County Planning Commission Minutes

June 5, 2019

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 on June 5, 2019 in the Commissioners Public Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tony Doerr, Liz Georg, Jeff Conner, Tim Schwinabart, Shelley Argabrite, Jeff Messenger, Jim Hinebaugh

The following persons from the public were present: Earl Eisenhart, Dave Moe, Shane Grady

Staff present: Deborah Carpenter, Chad Fike, Bruce Metz

III. Approval of minutes from last meeting

The minutes were Approved as presented.

IV. New Business

a) Zoning Appeals Cases

Docket SE 474 – an application submitted by Jason Trippett & Teresa Fleming for a Special Exception for a single family six bedroom Transient Vacation Rental Unit (TVRU). The property is located at 3415 Shingle Camp Road, tax map 57, parcel 624, grid 6 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket VR 790 – an application submitted by David M Detorre for a Variance to allow the construction of a single family residence to within 13.5 feet of the rear property line. The owner has purchased the buy down from the State of Maryland. The property is located at 232 Smith Pointe Road. The property can be found on tax map 59, parcels 618, lot 6, grid 19 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket SE 475 – an application submitted by Allen Lee & Kathleen Shapiro for a Special Exception for a single family home six bedroom Transient Vacation Rental Unit (TVRU). The property is located at 193 Greenbrier Drive, tax map 49, parcel 138, lot 27, grid 23 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket SE 476 – an application submitted by Abram & Kristin Ellis for a Special Exception for a single family home six bedroom Transient Vacation Rental Unit (TVRU). The property is located at 2303 Lake Shore Drive, tax map 58, parcel 31, grid 1 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

b) **Major Subdivision/PRD/Waiver**

NLP of Maryland, LLC submitted Final and Record Plats for Section 11 of the Lodestone Subdivision, Biltmore Section of the Wisp Resort Planned Residential Development. The property is located on Map 49, Parcel 142 in a Lake Residential 1 Zoning District and Rural Land Classification. The Planning Commission reviewed and then granted approval of the Final and Record Plats by a unanimous vote contingent on the plats receiving final signature from all appropriate agencies. The plats are a slightly revised version of the Section 11 plats approved during the May 2019 Planning Commission meeting.

Shane Grady of DCL 5 Properties, LLC requested a one year extension for the recordation of the King Meadows subdivision. The Planning Commission originally approved the final plat of the King Meadows subdivision on September 2, 2009. The Planning Commission voted unanimously to grant a one year extension that will expire on September 2, 2010.

c) **Sign Committee Update**

Mike Getty is anticipated to have the first draft of the sign chapter completed by June 21st. When complete it will go to the Sign Committee for edits. The Sign Committee will forward it to the Planning Commission after they edit and/or approve.

d) **Comprehensive Plan Update**

AECOM has requested the new contract closing date to be the end of this calendar year. The Planning Commission agreed to the extension but requested a caveat added that ensures phased in draft review and a penalty if the obligation is unmet.

Carpenter showed the group the proposed new format. All agreed the format was much more user friendly and officially approved the use of it.

The group discussed the former goal #8 on strip development. The Commission wanted it deleted because SHA regulations control number and type of access into developments. In addition the cost to create an entrance to SHA specifications

has greatly increased. The group believed the combination of these factors greatly deters the possibility of any strip development. Carpenter expressed that AECOM had some reservations about deleting the goal. After much discussion, it was decided that the Planning Commission still wanted it deleted.

The following edits were made to the proposed policies and actions.

- 1) Land Use Policy #1 - keep
- 2) Land Use Policy #2 and #3 – delete
- 3) Land Use Policy #4 and #5 – delete
- 4) Land Use Policy #6 – Change to Continue to encourage reasonable and responsible growth and development around Deep Creek Lake and within the county’s municipalities.
- 5) Land Use Policy #7 – Change to “Consider amending...”
- 6) Land Use Policy #8 – Delete this one, but a policy is needed concerning affordable housing for moderate income. However, we acknowledge that the appropriate place for this policy may be in the Housing section and not here.
- 7) Land Use Policy #9 - keep
- 8) Land Use Policy #10 - delete
- 9) Land Use Policy #11 – Change to “Consider amending...” and change to 150 feet.
- 10) Land Use Policy #12 – Change to “Consider amending...”
- 11) Land Use Policy #13 – delete
- 12) Land Use Policy #14 – Strike all reference to Youghioghney Mountain Resort
- 13) Land Use Policy #15 – delete but pursue reformatting this recommendation to suggest an investigation of increased design standards within the Deep Creek Watershed for commercial enterprises.
- 14) Land Use Policy #16 – Change to “...and allow for the amending of the...”

V. Next Meeting – August 7, 2019

VI. Adjournment

Tony Doerr adjourned the meeting at 3:10 p.m.

Minutes respectfully submitted by: Deborah Carpenter, Director