

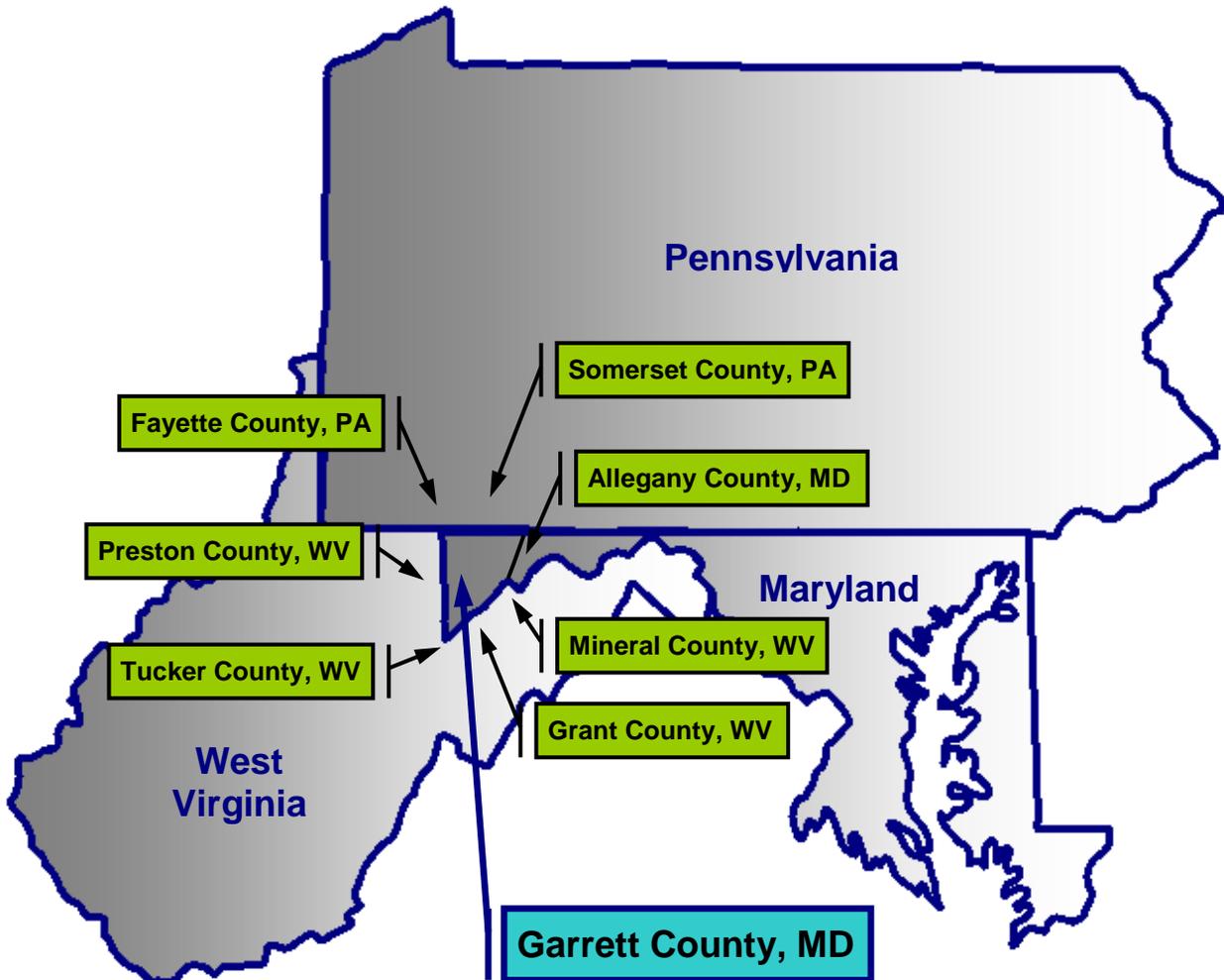
CHAPTER 2 BACKGROUND INFORMATION

This Chapter presents background information, including demographics and general historical information, about Garrett County. Projected population and growth estimates presented in this chapter are used to develop waste generation projections in *Chapter 3*.

BACKGROUND

Garrett County, an area of approximately 648 square miles, is situated in the western-most corner of Maryland. As shown on *Exhibit 2-1*, the County is bounded by West Virginia on its western and southeastern borders, by Pennsylvania on its northern border, and Allegany County, Maryland, on its northeastern border.

EXHIBIT 2-1: LOCATION MAP FOR GARRETT COUNTY



From the metropolitan areas of Maryland, heading east to west, the geography changes from Piedmont to Ridge and Valley to Allegheny Plateau. The "Allegheny Front" is the mountain ridge that forms the eastern boundary of the Allegheny Plateau. This ridge is a prominent feature rising steeply above the valley to its east. On the western side of this ridge the land elevations of the Allegheny Plateau remain at substantially higher elevations relative to the land to the east of the ridge. The Allegheny Front spans the entire length of the County from north to south (over 40 miles), which is the "Eastern Continental Divide."

The County lies entirely within the Allegheny Plateau, a physiographic area which is characterized by deep forests, diverse wildlife, and rich river valleys. These natural resources combined with a close proximity to major metropolitan areas such as Pittsburgh, Washington D.C., and Baltimore, attract a wide variety of recreational users. Deep Creek Lake is western Maryland's premier tourist destination.

The former Baltimore & Ohio Railroad passes through the southern end of the County for 30 miles, and the National Road (US 40) through the northern end of the county a distance of 20 miles. Interstate 68 runs through the upper portion of the County. US 50 traverses the southern part of the County connecting to Clarksburg, West Virginia, and Washington D. C. US 219 connects to US 40 and US 50 and provides access to both Pennsylvania and West Virginia. The County boasts the highest elevation in Maryland (3,360 feet) which is on Backbone Mountain on the western edge of Garrett County and Maryland. The County is also home to the largest inland body of water in the state, Deep Creek Lake.

History

Indian tribes known to have inhabited Garrett County include the Monongahela, the Shawnee, the Delaware, and the Iroquois. Records of early explorers and surveyors and archeological evidence suggests that the area was used extensively for hunting and fishing. Evidence also indicates some permanent Indian settlements. Settlement by European settlers and the subsequent displacement of the Indians began with John Friend in 1765, when his family constructed their homes at the site of a former Indian village. The small community later became known as Friendsville.

The development of the Cumberland Road (subsequently called the National Road and US 40) spurred the growth of Garrett County. The coming of the railroad in 1852 and the scenic beauty of the area combined to promote the establishment of resort towns. During this period, Garrett County prospered and grew. Its economy was established on a threefold basis of agriculture, timber and coal extraction, and recreation. This growth precipitated the governor of Maryland to sign a proclamation declaring Garrett County a separate county on December 5, 1872.

Garrett County's economy declined during the early 1900's as the timber, coal and tourism industries declined. The construction of Deep Creek Dam and subsequent creation of Deep Creek Lake in 1925 brought a revival in tourism. Acquisition of state forest lands has also contributed to the recreational potential in Garrett County.

Development

Development in the County has been moderate with the exception of the Deep Creek Lake area, which remains as the center of growth in Garrett County. The McHenry and Thayerville areas are expected to continue to grow into year-round communities. While not incorporated, these two areas have become distinguishable communities in the Lake area because of their location along major roads and the type of development that has occurred there. These communities have many commercial services and support facilities, such as restaurants, stores, banks, churches, schools, and a fire station that are typically associated with full-time communities.

The vast majority of building permits issued in the Deep Creek Lake area have been for single family detached dwelling units used as second homes or vacation homes. Second homes and vacation homes that were previously only occupied during portions of the year are being utilized more intensively throughout the year now. These structures now tend to be much larger and have a greater number of bedrooms than earlier single family homes.

Exhibit 2-2 presents the percentage increase in the Accommodations Tax from County fiscal years 1998 to 2012. The Garrett County Chamber of Commerce uses the Accommodations Tax to aid in yearly population estimates of visitors to the County. Percentage increases in the amount of tax collected from accommodations such as rental property and hotels can predict the number of visitors to the County.

EXHIBIT 2-2: COUNTY ACCOMMODATIONS TAX

Fiscal Year	Accommodations Tax	Percent Increase
1998	\$372,286	--
1999	\$418,591	+12%
2000	\$483,498	+16%
2001	\$596,730	+23%
2002	\$781,121	+31%
2003	\$867,723	+11%
2004	\$869,470	+2%
2005	\$949,552	+9%
2006	\$1,242,121	+31%
2007	\$1,464,282	+18%
2008	\$1,563,698	+7%
2009	\$1,426,900	-9%
2010	\$1,442,463	+1%
2011	\$1,603,614	+11%
2012	\$1,752,381	+9%

Source: Garrett County Financial Services

Federal Facilities

Currently, there are no federal facilities such as prisons or institutional settings in Garrett County. However, there are federal functions that utilize office space in the County such as the Farm Service Agency, the Natural Resources Conservation Office, and Post Offices. In addition, there are two lakes owned by the Federal Government and operated by the Army Corps of Engineers. The Jennings Randolph Lake is located on the north branch of the Potomac River and comprises 950 acres. A dam exists for flood control and water quality and quantity. The dam is not used to generate electricity. Two thirds of the Youghiogheny River Lake lies in Pennsylvania and one-third of the lake lies in Maryland. A dam also exists for flood control and water quality and quantity. The dam is generating electricity and is owned by a private developer.

Municipalities

Approximately one quarter of the County's population live in the eight municipalities in the County. *Exhibit 2-3* shows the locations of the eight municipalities in Garrett County. Following is a brief description of them:

Accident--

Accident is located on Route 219 about five miles north of Deep Creek Lake in a scenic farming valley dating back to the late 1700's. Its population is approximately 353 in 147 households. Accident provides curbside recycling of newspapers.

Deer Park--

Deer Park is home to the world famous Deer Park Spring Water plant and Flying Scot Sailboats. Its population is approximately 405 in 156 households.

Friendsville--

Friendsville, located near Exit 4 off Interstate 68, along the Youghiogheny River, is now most noted for its adventure sports, including whitewater and hiking opportunities. It is positioned at the foot of the Youghiogheny Corridor, just above the Yough Dam. When the C&O Railroad was built in 1890, the Town became an important shipping point for lumber products. Its population is approximately 491 in 219 households.

Grantsville--

Grantsville is located two miles south of the Pennsylvania line on US Highway 40 off Exit 19 of Interstate 68 and is the site of many historic landmarks. Its population is approximately 619 in 350 households.

Kitzmiller--

Kitzmiller is on the North Branch of the Potomac River, which provides exceptional fishing and hunting opportunities. Its population is approximately 321 in 126 households.

Loch Lynn Heights--

Located just east of Mountain Lake Park, Loch Lynn Heights sprang from the tracks of the B&O Railroad as a resort area. Its population is approximately 552 in 185 households.

Mountain Lake Park--

From 1882 until 1942, Mountain Lake Park was a Chautauqua-type resort, having as many as 28 hotels and boarding houses in 1912. Today, it is almost completely residential. Its population is approximately 2,092 in 873 households. The town offers curbside pick-up services for yard waste.

Oakland--

Oakland is the County seat, and it is a National Main Street Community, an honor designated by the National Historic Trust. Its population is approximately 1,925 in 875 households.

POPULATION AND EMPLOYMENT

Population and Households

Estimates of number of households and population for the County are presented in *Exhibit 2-4*. These figures are based on the 2010 U.S. Census counts for small statistical areas. As shown, the current population of Garrett County is slightly more than 30,000.

Garrett County contains .52 percent of the State of Maryland population. U.S. Census data indicate that the population increased 1 percent between 2000 and 2010. Continued population growth is expected to increase at (at least) the same rate for the next 15 years.

The percent of the population over age 65 is higher in the County (17.4 percent) than the State (12.3 percent) and is projected to grow over the next 20 years, potentially reducing the overall percent of workers in the workforce.

EXHIBIT 2-3: LOCATION OF MUNICIPALITIES IN GARRETT COUNTY

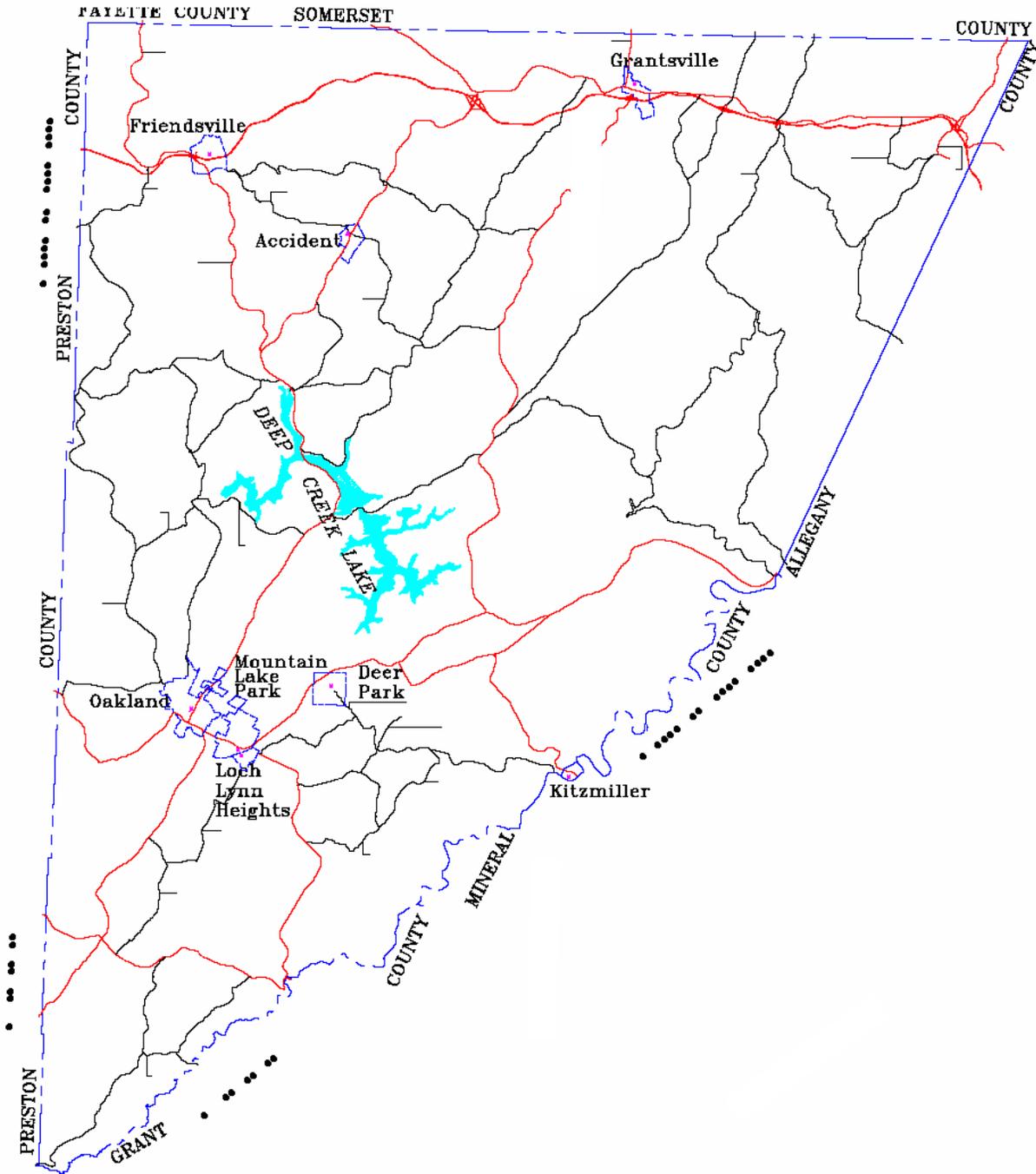


EXHIBIT 2-4: GARRETT COUNTY HOUSEHOLDS AND POPULATION

Year	Population	Households	Population /Household
1990 Census	28,138	10,110	2.74
1995	29,659	10,793	2.70
2000 Census	29,846	11,476	2.55
2005	30,083	12,271	2.50
2010 Census	30,097	12,050	2.45
2015	30,200	12,400	2.39
		12,925	2.33
2020	30,700	13,450	2.28
2025	31,300	13,775	2.25
2030	31,650	13,925	2.23
2035	31,800	14,000	2.22
2040	31,850		

Source: Maryland Dept. of Planning, Historical & Projected Figures,
Revised March 2012 (Based on U.s. Census Data)

Visitors

As development continues in the County, especially within the Deep Creek Watershed Area, the number of visitors is expected to increase proportionally. The Chamber of Commerce estimates that the County has approximately 1,100,000 visitors each year. During peak season times in the summer, it is estimated that the County’s population doubles to over 60,000. Hence, the visitor population has had and will continue to have a significant impact on waste generation in the County.

Employment

Garrett County is continuing to transition from an economy based on agriculture and natural resource extraction (timber, minerals, etc.) to a more diversified economy based on numerous industries. Although agriculture and natural resource extraction will remain an important part of the County's economy, their impact on the economy is expected to decline in the future. Information technology-based industries plus the tourism/hospitality/recreation and retail

business bases are expected to grow significantly over the next decade. *Exhibit 2-5* indicates the distribution of employment in Garrett County.

EXHIBIT 2-5: 2012 EMPLOYMENT DISTRIBUTION

Industry	Annual Employment	Percent
Government		
Federal	65	0.6%
State	246	2.2%
Local	1,414	12.4%
Private Sector		
Natural Resources and Mining	470	4.1%
Construction	781	6.8%
Manufacturing	1,054	9.2%
Trade, Transportation, and Utilities	2,417	21.1%
Information Technologies	194	1.7%
Financial Activities	482	4.2%
Professional and Business Services	751	6.6%
Education and Health Services	1,658	14.5%
Leisure and Hospitality	1,614	14.1%
Other Services	289	2.5%
 Includes civilian employment only		
Total	11,435	100%

Source: Maryland Department of Labor, Licensing, and Regulation, Office of Labor Market Analysis and Information

Zoning Classifications and Land Use in Garrett County

The policies and standards developed in the *2008 Garrett County Comprehensive Plan* have been a positive influence on development patterns, property values, and quality of growth in the County, Deep Creek Lake and Watershed Areas. It is expected that existing policies will continue to favorably guide growth in the foreseeable future. This plan shall not be used to create or enforce local land use and zoning requirements.

Zoning classifications and land use in the County are divided into 12 categories and described below:

Rural

Rural (R) areas comprise approximately 21 percent of the County. The County's intent for Rural areas is to accommodate a wide range and variety of rural residential and non-residential uses at low densities, while maintaining open space and rural character. The R category also includes some small scattered areas of agricultural land, forest land and commercial development.

Lake Residential 1

Lake residential land use is split into two new classifications: Lake Residential 1 (LR1) and Lake Residential 2 (LR2). The Lake Residential areas accommodate relatively low density residential and other open space, low intensity uses. Residential development is permitted at an average density of at least one acre per dwelling unit, regardless of the type of construction used (single-family homes, townhouses, apartments, etc.). Continued farming and forest management are also encouraged as additional ways to keep land in low intensity uses and achieve a low overall density of population. Other additional land-based recreation facilities such as private, family-vacation farms are allowed (by special exception) to help reduce the pressures for recreational use of the water surface. More than 90 percent of properties along the shoreline are zoned, Lake Residential, and single family residences are the predominant type of development in this district.

Lake Residential 2

LR2 land includes areas currently designated LR1 that falls outside of existing or future public sewer service boundaries. Residential development is permitted at an average of two acres per dwelling unit.

Suburban Residential

Suburban Residential (SR) areas are intended to accommodate medium density residential development, with lot sizes of at least 20,000 square feet for properties with public water and sewer service (larger lot sizes if served by on-site wells and wastewater systems). Approximately 4,748 acres are in the SR category, equivalent to slightly more than one percent of the County.

SR areas are located in several areas of the County, outside many of the incorporated towns and some of the rural villages. No areas within the Deep Creek Watershed are in the SR category, although the area east of Garrett College, north and south of Mosser Road (in the Bear Creek watershed) is designated SR.

Town Residential

Town Residential (TR) areas provide for higher density, more compact development near incorporated towns, villages (such as Bittinger and Swanton), and other places such as McHenry, and Thayerville. Development densities in TR areas are up to eight multi-family dwelling units per acre and approximately four to five single-family dwelling units per acre in areas served by public water and sewer. Minimum lot sizes are 8,000 to 10,000 square feet, or larger if served by on-site wells and wastewater systems. TR areas can accommodate a mix of housing types, including single family detached, townhouses, and apartments. Approximately 4,815 acres are in the TR category, equivalent to slightly more than one percent of the County.

Town Center

Town Center (TC) areas also provide for higher density, more compact development. The largest TC areas are in the Deep Creek watershed along US 219, especially in McHenry and Thayerville. Other TC areas are near some of the incorporated towns and in rural villages. TC areas are intended to be served by both public water and sewer. Development densities in TC areas are typically five to six dwelling units per acre, but can go up to nine units per acre. TC areas, like TR areas, can accommodate a mix of housing types including single family detached, townhouses, and apartments. TC areas, unlike TR areas, are mixed use areas where a variety of retail, service, and commercial uses can be intermixed with residential uses.

General Commercial

General Commercial (GC) areas provide for retail, service, commercial, and some light industrial uses including large businesses such as warehouses, service stations, and lumberyards. Because such uses are frequently highway-oriented and can generate vehicle traffic, noise, and glare, residential uses are discouraged in GC areas. There are approximately 14 GC areas in the County, including four areas near Oakland and Mountain Lake Park, two near Thayerville, and several near the interchanges along I-68 and on US 40 (alt).

Commercial Resort

Commercial Resort (CR) areas provide for commercial recreation uses and supporting commercial uses and residential development, such as the Wisp Resort and the Garrett County Fairgrounds and nearby land. CR areas promote resort-type light commercial uses and family recreation, as opposed to the highway-oriented uses that GC areas accommodate. CR areas are designated only in the Deep Creek Watershed. The Deep Creek Watershed zoning ordinance distinguishes two types of CR: CR1 provides for visitor oriented commercial development only, while CR2 which emphasizes land-based family oriented commercial development, as well as low density residential development.

Employment Center

Employment Center (EC) areas provide for business, manufacturing, and industrial economic development uses with varying land use requirements. EC areas are located at strategic points in the County, with the intent of providing a business park or campus type settings near major highways, with access to public water and sewer services, and where there will be minimal adverse effects on adjoining land uses. Three other employment areas are the industrial parks located in the incorporated towns of Oakland, Accident, and Grantsville.

Incorporated Towns

Incorporated towns have their own planning authority and adopt their own comprehensive plans.

Future Growth Area

Future Growth Areas (FGA) are areas that the incorporated towns have identified for future annexation. FGAs are displayed as cross-hatched areas on top of land classifications. The underlying land classifications reflect the County's intended land uses for the FGAs (or the Town's intended land use, where the Towns' intent was expressed), and will apply until the area in question is annexed, at which time the land classification may change. As the towns complete their plans, the location and size of FGAs may change.

Rural Villages

The *2008 Garrett County Comprehensive Plan* recognizes the following 11 rural villages as growth areas:

- Bittinger
- Bloomington
- Crellin
- Finzel
- Gorman
- Hoyes Run
- Hutton
- Jennings
- Sang Run
- Shallmar
- Swanton

Watershed Land Use Plans

In *Chapter 3: Land Use* of the *2008 Garrett County Comprehensive Plan*, the chapter details the watershed locations in Garrett County. The Land Use Plan emphasizes resource land conservation and further classifies the location of each Watershed in Garrett County. There are

nine planning area watersheds; seven major watersheds, plus two subareas within the Youghiogheny River watershed—Bear Creek and Southern Youghiogheny.

The Watershed Land Use Plan and Zoning Classifications, both sections of the Garrett County Comprehensive Plan, were studied and researched to provide a better classification and breakdown of the areas; due to the need for an update of the original Land Use Plan (dated 1995.) Data for the new plan was collected through 2005 by the Garrett County Planning Commission. The 2008 Garrett County Comprehensive Plan was adopted on October 7, 2008.

EXHIBIT 2-6: MUNICIPALITIES’ COMPREHENSIVE LAND USE PLANS

Town Name	Plan Update	Solid Waste & Recycling Goals in Land Use Plan
Accident	September 2009	None, but may update in future plans
Deer Park	Unknown	None
Grantsville	2009	Yes
Mtn. Lake Park	July 2003	None
Loch Lynn	August 2009	None
Kitzmilller	2004	None
Friendsville	2009	None
Oakland	September 2009	None