

2010

Garrett County Planning Commission Annual Report

This Report summarizes the actions and efforts of the Garrett County Planning Commission for calendar year 2010. It has been prepared with the assistance of County staff and is submitted to the Garrett County Commissioners and the Maryland Department of Planning in conformance with Article 66B of the Annotated Code of Maryland and as a result of the passage of SB280/HB295 and SB276, 2009 session of the Maryland General Assembly.

July 1, 2011



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Garrett County Planning Commission Report of Annual Actions for Calendar Year 2010

The Garrett County Planning Commission expresses its appreciation to the County Staff and the Citizens of Garrett County for their efforts and participation throughout the year to make Garrett County a better place to live and work.

Garrett County Planning Commission

Troy Ellington, Chairman

George E. Brady

Tony Doerr

Gary Fratz

Jeff Messenger

Tim Schwinabart

Robert Gatto, Ex Officio

Bill Weissgerber-Alternate Bruce Swift-Alternate

Garrett County Planning and Land Development Office

John Nelson, Director

Planning Staff

Bill DeVore Chad Fike Deborah Carpenter

Amanda Klotz

Permits and Inspections Staff

Jim Torrington, Bill Schefft, Mary DiSimone

During calendar year 2010, the Planning Commission consisted of the same membership with the difference that Ruth Beitzel served as a regular member and Tony Doerr and Joe McRobie were the Alternates. Frederick Holliday served as Ex Officio.

The Garrett County Annual Report includes documentation of changes in development patterns over the past year, including changes resulting from comprehensive plan updates, zoning changes, infrastructure changes (including community facilities, transportation, etc) and major development projects. A map of these changes has been produced and an analysis done of their consistency with each other, adopted plans of adjoining jurisdictions, and State and local plans and programs related to funding for public improvements. The Report also details certain plans

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to improve the local planning and development process and states specific ordinances that have been adopted to implement state planning visions and to assure the continued sustainability of future growth and economic development. County government embraces the prospects of future growth, however, without proper guidance, future growth and development can occur in ways which would be detrimental to our quality of life, economic prosperity and county tourism. Toward that end, the Planning Commission commits itself toward working to implement the Visions contained in the Garrett County Comprehensive Plan and in § 1.01 of Article 66B of the Maryland Annotated Code.

Garrett County is a rural county located in the far western end of Maryland's panhandle. The 2010 Census recorded a total population of 30,097 persons in the County, and the County has a total land area of 423,678 acres. It is bordered on the north by the State of Pennsylvania, on the west and the south by the State of West Virginia, and on the east by Allegany County, Maryland. Deep Creek Lake is a popular destination and resort for seasonal residents and vacationers causing the population of the County to nearly double during peak summer vacation times. The attractiveness of Deep Creek Lake as a recreational resort generates considerable developmental pressure for vacation homes and related tourism facilities throughout the Lake Watershed. The 2008 Garrett County Comprehensive Plan was adopted on October 7, 2008.

Three land development ordinances, including the Deep Creek Watershed Zoning Ordinance, the Garrett County Sensitive Areas Ordinance, and the Garrett County Subdivision Ordinance implement the Plan and the Visions in § 1.01 of Article 66B. ***These Ordinances were comprehensively amended and adopted on May 25, 2010.*** All these changes were carefully considered and analyzed by staff and the Planning Commission to ensure their consistency with the 2008 Garrett County Comprehensive Plan, the Plans of all the municipalities in the County, the adopted plans of State and local agencies that have responsibility for financing or constructing public improvements necessary to implement the County's plan, and each other. Similar concerns were addressed during the review and approval of all subdivision proposals that were received, considered, and acted upon.

All waiver requests were individually analyzed to ensure they maintained the integrity of the Comprehensive Plan and upheld the County's growth management policies of fairness and impartiality as well as recognizing the need for the application of common sense where unique circumstances prevailed.

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January Summary

The Planning Commission held regularly scheduled meetings in the months of: January, March, April, May, June, July, September, October, November, and December. The monthly meeting for February was postponed due to a scheduled public hearing by the Planning Commission on February 6, 2010 and its' desire to meet following the close of the public comment period in order to consider all comments received on the revised Subdivision, Sensitive Areas, and Deep Creek Watershed Zoning Ordinances. The August meeting was cancelled due to lack of issues requiring immediate attention and lack of quorum due to scheduled vacations.

The January meeting noted that press releases concerning a public hearing to consider proposed revisions to the Sensitive Areas Ordinance, the Subdivision Ordinance and Deep Creek Watershed Zoning Ordinance were distributed to the media for publication.

The Planning Commission, made a recommendation to the *Republican* (the local newspaper) to establish a "community calendar" section within the newspaper to keep citizens posted regarding regular and special meetings of State and county governments, along with other useful civic information. The Commission believes that this would help make it easier for citizens to be aware of important meetings and events at the local government level.

Assorted Actions – January

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Variances: none
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1
5. Surface Mining Permits: None
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats:

Major Subdivisions - January		
	Preliminary	Final
Number of Lots	17	4
Total plats	3	

February Summary

Regularly scheduled meeting was postponed in favor of a public hearing to consider ordinance amendments.

Assorted Actions – February

(None)

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March Summary

Commission Members Election of Officers

Troy Ellington was reelected chairman by a unanimous vote of 5 to 0, with one abstention.

Tony Doerr was elected vice-chairman by a unanimous vote of 5 to 0, with one abstention.

Ruth Beitzel was reelected secretary by a unanimous vote

Bill Atkinson from the Maryland Department of State Planning appeared before the Commission to answer any questions that the group may have concerning the Planning Commission/Board of Appeals education course material that has been circulated by the State Planning Office.

The Planning Commission discussed public comments received regarding proposed amendments to the Subdivision Ordinance, the Deep Creek Watershed Zoning Ordinance and the Sensitive Areas Ordinance.

Assorted Actions – March

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Variances: none
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1
5. Surface Mining Permits: None
6. Discharge Permit Applications: 1 (925,000 gallons/day); no comment
7. Action on revised preliminary Planned Residential Developments (PRD) Plat: **Wisp Resort Phase 10A and B and Golf Club - approved**
8. Action on Major Subdivision Plats:

Major Subdivisions - March		
	Preliminary	Final
Number of Lots	4	4
Total plats	1	

April Summary

The Commission responded to public comments and prepared a final recommendation to the Board of County Commissioners on all Ordinance amendments. A number of corrective actions were recommended for various sections of the Zoning Ordinance to improve consistency. Similarly, a consistency issue was discovered between the Subdivision Regulation requirements and the Deep Creek Lake Zoning Ordinance. Appropriate corrective recommendations were made.

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Assorted Actions – April

1. Deep Creek Watershed Zoning Appeals Cases: One Variance
2. Variances: 1; Planning Commission had no comments
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1; granted
5. Surface Mining Permits: None
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Revised Ordinances: Planning Commission passed motion to recommend adoption of final drafts of Subdivision, Sensitive Areas, and Deep Creek Watershed Zoning Ordinances
9. Action on Major Subdivision Plats:

Major Subdivisions - April		
	Preliminary	Final
Number of Lots	6	2
Total plats	2	

May Summary

The Planning Commission members made progress on their study materials for State education “certification.”

Assorted Actions – May

1. Deep Creek Watershed Zoning Appeals Cases: Two Variances
2. Variances: 2; Planning Commission had no comments
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1 (Thousand Acre View Lots); granted
5. Surface Mining Permits: None
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats:

Major Subdivisions - May		
	Preliminary	Final
Number of Lots	66	1
Total plats	3	

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June Summary

Checklists (consistent with the new Zoning Ordinance and Subdivision Regulations) for sketch plats, lot line adjustments, major subdivisions and minor subdivisions as well as a new application form were submitted for the Planning Commission's review. They were approved with minor revisions. Several of the Planning Commissioners completed their State mandated educational course materials.

Assorted Actions – June

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Variances: none
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1; (tabled, indefinitely)
5. Surface Mining Permits: None
6. Discharge Permit Applications: 1; SHA 140,000 gpd; Planning Commission had no comments
7. Action on Planned Residential Developments (PRD) Plats: 2nd amended preliminary and revised Section 2 – final plat for : **Wisp Resort Phase 10A and B and Golf Club - approved**
8. Action on Major Subdivision Plats:

Major Subdivisions - June		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

July Summary

The Planning Commission considered environmental issues concerning drilling and gas extraction from the Marcellus Shale. This is an ongoing topical issue in Garrett County, and the Planning Commission is considering tools to further protect the environment from potential concerns associated with drilling in the County.

All members of the Commission and the Board of Appeals completed the Maryland Department training course by the June 30th deadline, except for one alternate from each group.

The Planning Commission considered questions concerning drinking water contamination raised in a documentary aired on HBO concerning drilling and gas extraction from the Marcellus Shale due to “fracking” technology used in drilling operations. Mr. Nelson noted that currently this type of drilling is not subject to the Clean Water Act; but he noted that the EPA is currently conducting meetings throughout the country to solicit public comment on the issue

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Assorted Actions – July

Agricultural Land District Applications

Agricultural Land Districts - July	
Number of Applications	1
Acres Requested	126.66
Acres Approved ¹	126.66
Bear Creek RLA- MALPF Easements	459.78*

¹ Acres excluded – 107.5 (because they did not meet soil requirements). Original proposal was for approval of 234.16 acres.

* All actions in 2010 were MALPF easements, No Rural Legacy purchases.

1. Deep Creek Watershed Zoning Appeals Cases: Three Variances
2. Variances: 3; Planning Commission had no comments
3. Special Exceptions: none
4. Subdivision Waiver Requests: None
5. Surface Mining Permits: None
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats:

Major Subdivisions - July		
	Preliminary	Final
Number of Lots	5	6
Total plats	2	

August Summary

The regularly scheduled meeting was cancelled due to lack of actions that required immediate attention and the lack of quorum due to vacation schedules.

**Assorted Actions – August
(none)**

September Summary

Review of State planning-related legislation.

Planning Commission discussed anticipated State legislation that may affect Garret County including a proposal to increase the Bay Restoration Fee or the “flush tax”. A Bill may be introduced that would increase the fee to \$54. A second Bill was expected to establish a fee for impervious surfaces. This Bill could include a plan to have this money collected and kept by the counties, for use in stormwater management activities including watershed planning and retro-fits for existing facilities.

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Money produced by the fees could also be used to create new stormwater facilities to meet certain required water quality criteria that would limit impact on streams. Mr. Nelson contacted Sen. Raskin's office, sponsor of the Bill from Montgomery County, to see if there could be exceptions built into this bill to exclude certain jurisdictions that meet certain threshold criteria.

Mr. Nelson noted that by next July the Planning Commission is required to file an Annual Report detailing the amount of growth that has occurred in calendar year 2010, inside and outside of Priority Funding Areas (PFAs) to the Maryland Department of Planning. The data will be used to measure performance of Smart Growth policies and to establish a base line for future use by the State.

Review of Ag-land Preservation and Rural Legacy Policies Relating to Natural Gas Leases. Mr. Nelson informed the Planning Commission that both of the State programs: AgLand Preservation, a Department of Agriculture program, and the Rural Legacy program, managed by DNR, have been impacted by prospective natural gas drilling. The AgLand program has, for the last two years, had a policy that allows acquisition of easements on parcels of land that lease gas rights to gas companies as long as there is a "no drill" clause in the lease. The policy prohibits drilling on the property itself but does allow accessing the gas from an adjacent property using the horizontal drilling technology.

The Rural Legacy Program, as it now stands, will not allow property into the program if there is a gas lease involved. The agency has decided not to proceed with three pending applications that the county has submitted, because there is a gas lease associated with the properties, regardless of any "no drilling" clause. The new policy greatly affects the county program.

Assorted Actions – September

1. Deep Creek Watershed Zoning Appeals Cases: Six Applications
2. Variances: 4; Planning Commission had no comments
3. Special Exceptions: 2; Planning Commission had no comments
4. Subdivision Waiver Requests: 3; granted
5. Surface Mining Permits: 1; Planning Commission had no comments
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats:

Major Subdivisions - September		
	Preliminary	Final
Number of Lots	0	22
Total plats	2	

One revised record plat for a previously approved 26 lot subdivision was reviewed and approved also.

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October Summary

The Planning Commission was updated on the status of the Heritage Area Management Plan, and it was determined that the Garrett County Comprehensive Plan must be amended to identify and incorporate the Heritage Plan into the Comprehensive Plan. Also, the eight towns within the county must update their comp plans.

It was noted that during the mid-nineties Cumberland's Canal Place received funds as one of the first Certified Heritage Area's in the State. Once the Heritage Plan is approved, it opens the area to another funding source for any project that would qualify. In 2003, the Chamber of Commerce received approval from the County and the State for a recognized Heritage Plan. After this recognition, then the next step was to become a "Certified Heritage Area." Only certain areas within the County qualify, examples include; the National Road, areas within the towns, including unincorporated towns such as Crellin and McHenry and other historic sites. The plan could be used for projects such as funding of recreational trails, a farm museum, a natural resource museum or a smaller county project. The program is not just about preserving historic structures but can be used as an economic tool to attract people to the area. The Chamber of Commerce will take the lead in implementing the Heritage Plan.

Some members of the Commission expressed concern that the new plan could be used as a means to prohibit development, like some other State programs. Mr. Nelson explained that the Heritage Plan is designed to work cooperatively with plans and programs that already exist in the County, in accordance with the Garrett County Comprehensive Plan. Any new projects would have to be approved and sponsored by the Heritage Committee and be chosen from a list of established, priority projects. Other members liked the idea of being able to mix public and private funding for certain projects.

Mr. Nelson distributed suggested changes to the Comprehensive Plan and described where the text edits would be inserted into the plan. These suggested modifications will be forwarded to the local jurisdictions, the County Commissioners, the Allegany County Planning Office and the State Clearing House. A sixty-day review process is required by the Maryland Office of State Planning, to review the changes to the Comprehensive Plan.

To accommodate the public hearing for the changes to the Comprehensive Plan, the December meeting of the Commission was moved to the second Wednesday in December. This accommodated a December public hearing by the Planning Commission for consideration of incorporation of the Heritage Area Management Plan as an amendment to the Comprehensive Plan. The Planning Commission approved the submission of the suggested changes to the Plan to the State Clearinghouse to begin the 60-day review process.

Discussion on Maryland Department of the Environment's (MDE) Draft Chesapeake Bay Watershed Implementation Plan.

Mr. Nelson noted that the Chesapeake Bay Foundation previously filed suit against the EPA claiming that the EPA had failed to make significant water quality improvements regarding reduction of

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nutrients entering the Bay. Now the EPA is charged, by court order, to achieve water quality standards, for all of the States contributing to the Chesapeake Bay watershed.

The agency has targeted loading of nitrogen, phosphorus and sediment into the Bay. For Maryland the total maximum daily load (TMDL) reduction target calls for reductions of 21% in nitrogen and 18% in phosphorus levels from the 2009 baseline load. The target includes any growth that would occur within the watershed. Both interim and final target dates have been set for the proposed reduction.

Maryland believes that the interim target can be met in Maryland by the year 2017 for nitrogen, and phosphorus. Mr. Nelson distributed a draft of an Executive Summary that is posted on the MDE website that outlines Maryland’s strategies for the Watershed Implementation Plan. The series of tables distributed spells out how the State will account for reductions in the nutrient load.

The plan was not yet finalized, and the State accepted comments until November 8th. Final determination of the strategies to be used will be made at a later date. Phase II of the plan, which is due by June 2011, will involve local governments. This phase will define the role of the local government in this process. Some ideas would require improved farming practices; advanced septic systems, further enforcement efforts and rigorous sediment control measures.

Mr. Nelson requested that the Commission review the Executive Summary and the strategies suggested by MDE and bring any comments to the next meeting. The director will use those comments to reply to MDE and the EPA, after the November meeting of the Commission. Mr. Nelson planned to attend a meeting on TMDL’s sponsored by the EPA on October 14th in Hagerstown.

The EPA had threatened certain consequences for failure to meet the new standards including; expansion of the NPDES requirements, permit intervention, tighter regulation of point sources, increased federal enforcement, redirection of EPA grants and the possibility of taking counties to court.

Assorted Actions – October

1. Deep Creek Watershed Zoning Appeals Cases: Two Variance Applications
2. Variances: 2; the Planning Commission had no comments
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1
5. Surface Mining Permits: None
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats:
- 9.

Major Subdivisions - October		
	Preliminary	Final
Number of Lots	0	0
Total	0	

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November Summary

Commissioner notes:

Ruth Beitzel stated that she would be stepping down from the Planning Commission with the expiration of her term on January 30th of next year. The Commission also noted that Joe McCrobie, due to his new employment, apparently cannot continue to participate as a member of the Commission and that another Alternate should be appointed.

Mr. Nelson explained that the text changes to amend the Comprehensive Plan are minimal and consist of references to the Heritage Management Plan at appropriate places in the Comprehensive Plan. The Planning Commission was advised it could hold the required public hearing sixty (60) days after October 7th. A motion to set the hearing date to December 8th was approved unanimously. Mr. Nelson also noted that the Garrett Board of County Commissioners held a public hearing on the final draft of the Heritage Plan on October 26. Minor comments were received at the hearing.

Discussion on Maryland Department of the Environment's (MDE) Draft Chesapeake Bay Watershed Implementation Plan (WIP) and Strategies.

Mr. Nelson noted that the city of Cumberland and Allegany County formed a committee to analyze and consider the Draft Watershed Implementation Plan that MDE prepared. Any comments regarding the Plan must be submitted to MDE by Monday, November 8. The committee generated a list of comments and also a request to extend the deadline for final comments concerning the Plan.

Mr. Nelson distributed a draft labeled "Summary Table of Actions" that lists 75 strategies that were developed in the WIP. According to the document, if this set of strategies were adopted, Maryland would exceed planned reductions by 31%. It was determined that this would be excessive. The question then became which of these strategies should be limited because they may be too onerous or too expensive to implement.

Mr. Nelson noted that local jurisdictions will not know the full effect of the implementation plan and their targeted load allocations until June of 2011. A breakdown of the planned reduction for each contributor to the watershed is expected at that time. Forest cover, distance from the Bay and the amount (percent of area) of the County that lies outside of the watershed should benefit the County when assessing any targeted reductions in nutrients. According to the draft, the full reductions must be met by 2025. Maryland plans to meet 70% of the targeted reductions by the year 2017 and the full reduction by 2020.

The Commission directed Mr. Nelson to prepare a letter to MDE and felt that the letter should include their concerns about additional regulation of septic systems within 1,000 ft of a stream. The letter should point out that the greater the distance from the Bay, the less effective the strategies become, due to natural processes. The Commission felt that questions regarding the need for retrofitting minor wastewater treatment plants are also an area of concern because small municipalities may not be able to afford costly upgrades.

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Other issues that concerned the Commission include the required retrofitting of 20 percent of urban areas for enhanced stormwater control. This requirement is not considered practical for some local jurisdictions. The issue of State responsibility for winter road clearing pollution was also discussed.

Mr. Nelson also noted that the County has benefited from the Bay Restoration fund in the form of grants to repair several failed septic systems. Water quality cost sharing funds are available to the farmer for water troughs and other measures to limit animal impacts on streams. Other funding may be available from the USDA for small rural projects. The Commission requested Mr. Nelson provide a letter to the MDE regarding the WIP based on the letter that Cumberland and Allegany County prepared,

Assorted Actions – November

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Variances: none
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1; conditional approval
5. Surface Mining Permits: None
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats:

Major Subdivisions - November		
	Preliminary	Final
Number of Lots	2	2
Total	2	

December Summary

Public Hearing for Comprehensive Plan amendment for incorporating the Heritage Plan into the Comprehensive Plan.

Mr. Nelson prepared a Resolution that included three amendments to the Comprehensive Plan consisting of text and additional documents to be incorporated into and made part of the Plan and its' Appendix. The entire Heritage Plan would be added to the Appendix of the Comprehensive Plan.

Mr. Nelson read a copy of a letter from the Maryland Department of Planning stating that the Department reviewed the amendment and feels that the Heritage plan is consistent with the State's programs and objectives. Peggy Jamison and Joyce Bishoff presented an overview of the Heritage Plan to the members of the Commission and the audience. Ms. Jamison explained that this process began in 2003 with the recognition of the entire county as a heritage area. In 2009, the committee began the process of determining what areas would be "certified" areas. A consultant helped to prepare the plan for the County. A favorable recommendation for adoption

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of the Comprehensive Plan amendment by the County Commissioners was accepted and forwarded with an attested copy of the Plan.

Assorted Actions – December

1. Deep Creek Watershed Zoning Appeals Cases: One Variance Application
2. Variances: 1; The Planning Commission had no comments.
3. Special Exceptions: none
4. Subdivision Waiver Requests: 1; The Planning Commission granted the request.
5. Surface Mining Permits: 1; The Planning Commission had no comments.
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: **Ridge View Valley PRD**
The Commission approved changes to the PRD, by a lot line adjustment. The request transferred 0.7 acres to an adjacent property owner and amended the number of housing units from 328, to 327 units. Mr. Nelson explained that the final plan must be submitted for every phase of the project so the request should have little impact on tracking the progress of the PRD.
8. Action on Major Subdivision Plats:

Major Subdivisions - December		
	Preliminary	Final
Number of Lots	8*	0
Total	1	

*The Planning Commission previously granted preliminary approval of a design consisting of 15 lots on January 6, 2010. This revision of that preliminary plat resulted in a reduction of 7 lots in the **Back of Beyond Subdivision**.

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Summary Tables – Development, 2010

Subdivision Activity Summary 2010

ALL APPLICATIONS

Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
Major Subdivision	6	57	129.813	2.28
Minor Subdivision	39	51	478.637	9.39
Totals	45	108	608.450	5.63

APPROVED APPLICATIONS

Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
Major Subdivisions	4	8	22.638	2.83
Minor Subdivisions	31	39	369.197	9.47
Totals	35	47	391.835	8.34

APPROVED APPLICATIONS BY PRIORITY FUNDING AREA

County Area	Applications	Lots	Total Acres	Avg. Lot Size
Inside PFA	1	4	4.36	0.87
Outside PFA	34	43	387.475	9.23
Totals	35	47	391.835	8.34

8.5 percent of new lots created in 2010 were within County Priority Funding Areas.
 91.5 percent of new lots created in 2010 were outside County Priority Funding Areas.

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Building Permit Summary 2010

Residential Development Summary

	Inside Priority Funding Areas			Outside Priority Funding Areas*		
	# Dwelling Units	Acres Consumed	Average Density (du/ac**)	# Dwelling Units	Acres Consumed	Average Density (du/ac**)
Single Family	6	3.65	1.6 du/ac	78	211.70	0.4 du/ac
Multi Family	0	0	0	0	0	0
Mobile Home	1	0.15	6.6 du/ac	9	14.88	0.6 du/ac
Total	7	3.80	1.8 du/ac	87	226.58	0.4 du/ac

7.4 percent of dwellings permitted in 2010 were inside County Priority Funding Areas (PFA).

92.6 percent of dwellings permitted in 2010 were outside County Priority Funding Areas.

Note: Garrett County actually issued a total of 126 permits for housing units in 2010. Of those 126 units, 32 were “teardown” and rebuilds. Since no additional units were created, they were not counted as “growth” in the report of new units inside and outside of PFA’s.

*On resource properties (i.e., agricultural and forest lands) for landowner improvements only: one acre of the parent tract is included for density calculations.

** dwelling units per acre

New Housing Construction and Value - 2010

Residential Development Summary

GARRETT COUNTY	ALL NEW CONSTRUCTION(1)			SINGLE FAMILY HOUSING		
	BUILDINGS	UNITS	VALUE	UNITS	VALUE	VALUE/UNIT
JANUARY	3	3	\$435,000	3	\$435,000	\$145,000
FEBRUARY	0	0	\$0	0	\$0	\$0
MARCH	9	9	\$3,069,013	9	\$3,069,013	\$341,001
APRIL	17	17	\$2,249,900	17	\$2,249,900	\$132,347
MAY	15	15	\$3,944,970	15	\$3,944,970	\$262,998
JUNE	12	12	\$2,386,836	12	\$2,386,836	\$183,603
JULY	14	14	\$3,136,500	14	\$3,136,500	\$224,036
AUGUST	12	12	\$1,643,000	12	\$1,643,000	\$136,917
SEPTEMBER	17	17	\$4,325,500	17	\$4,325,500	\$254,441
OCTOBER	15	15	\$3,493,365	15	\$3,493,365	\$232,891
NOVEMBER	4	4	\$2,318,500	4	\$2,318,500	\$579,625
DECEMBER	8	8	\$1,968,378	8	\$1,968,378	\$246,047
TOTAL	126	126	\$28,970,962	126	\$28,970,962	\$229,928

SOURCE: GARRETT COUNTY PLANNING & LAND DEVELOPMENT – PERMITS & INSPECTIONS DIVISION (1) Includes new one family units, two family units, three and four family units and five or more family units. All residential construction for 2010 was for single family dwellings only.

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The housing construction data summarized above by the U.S. Bureau of the Census is published in their monthly reports, by State, utilizing information provided by the counties. That table provides summary information on the value of new residential development approved, by month, and may prove useful for future analysis.

Commercial Development Summary

	Inside Priority Funding Areas			Outside Priority Funding Areas		
	Site Acreage	Bldg. Sq. Footage	Floor Area Ratio	Site Acreage	Bldg. Sq. Footage	Floor Area Ratio
Office	4.46	5,783	0.0298	1.30	8,404	0.1484
Retail	0	0	0	0	0	0
Wholesale	0	0	0	0	0	0
Storage	0.10	3,000	0.6887	0	0	0
Service	5.40	32,499	0.1381	1.00	262	0.0060
Institutional	3.09	24,850	0.1846	0.25	1,800	0.1653
Utilities*	0	0	0	78.30	21,500	0.0063
Total	13.05	66,132	0.1163	80.85	31,966	0.0091

*Utilities refer to wind turbine towers, water and sewer facilities, power lines, and similar activities and structures.

13.9 percent of non-residential acreage developed in 2010 was located within County PFA's.
67.4 percent of non-residential square footage created in 2010 was located within County PFA's.

86.1 percent of non-residential acreage developed in 2010 was located outside County PFA's.
32.6 percent of non-residential square footage created in 2010 was outside County PFA's.

There was no Industrial Development in 2010 unless one classifies Wind Turbines as "Industrial."

Consistent with § 3.10(c)(1)(iv) of Article 66B, a development capacity analysis, updated once every 3 years or when there is a significant change in zoning or land use patterns, has been included. Since this is the first time this requirement must be met, the 2010 Annual Report will serve as the baseline year for the tri-annual development capacity analysis update. The Planning Commission notes its appreciation to the Maryland Department of Planning for preparing the analysis. The complete analysis, including maps, is included in the Appendix to this report.

Based on the 2010 Census, Garrett County had a population of 30,097 and 18,854 existing housing units. Because of the nature of the Deep Creek Lake area and the fact that there are many second homes located there and elsewhere in the County, MDP used housing unit projections for their analysis. The MDP projects a total of 21,688 housing units for 2030.

Other than six of eight municipalities, the only area in Garrett County currently managed with zoning controls is the Deep Creek Lake Watershed. Recommended changes to County development densities contained in the 2008 Comprehensive Plan led to amendments in 2010 to the County's Zoning Ordinance and Subdivision Regulations (that resulted in lowering of calculated development capacities). Tables 1 through 4 on the following page contain a

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comparison between the development capacities prepared by MDP for the 2008 Comprehensive Plan and revised capacities contained in the Appendix (for 2011).

Table 1

Development Capacity
Garrett County

PFA	Current New Housing Unit Capacity
Inside PFA	6,792
Outside PFA	119,589
Total	126,381

Source: MDP (2008 Comprehensive Plan)

Table 2

Development Capacity
Garrett County

PFA	Current New Housing Unit Capacity
Inside PFA	6,391
Outside PFA	95,843
Total	102,234

Source: MDP (2011 Capacity Analysis)

Table 3

Zoning Districts (Land Use Classifications)
Garrett County

Zoning District	Current New Household Capacity
AR	19,521
CR1	0
CR2	87
EC	0
GC	0
LR	19,378
R	72,949
RD	2,948
RR	1,421
SR	2,993
TC	651
TR	3,043
Towns	3,390
Total	126,381

Source: MDP (2008 Comprehensive Plan)

Table 4

Zoning Districts (Land Use Classifications)
Garrett County

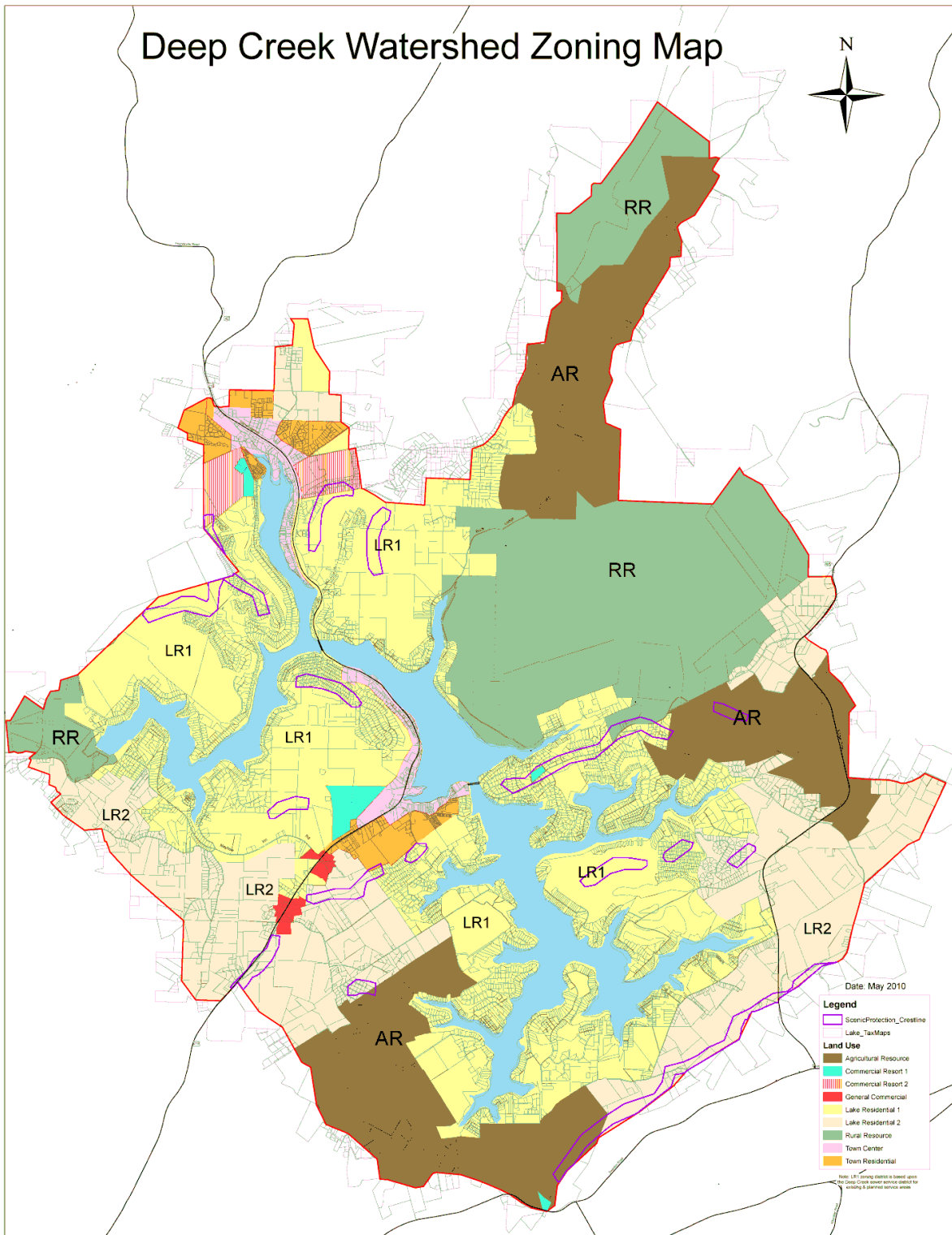
Zoning District	Current New Household Capacity
AR	28,344
CR1	0
CR2	35
EC	0
GC	0
LR1	5,069
LR2	1,163
R	36,236
RR	21,271
SR	1,533
TC	727
TR	4,195
Towns	3,531
Total	102,234

Source: MDP (2011 Capacity Analysis)

Clearly, the County has taken important steps in 2010 to strengthen local commitment and support for Smart Growth and the Visions contained in Article 66B.

Garrett County has 17.3625 square miles or 11,112 acres within PFA's (including all Towns, rural villages and other designated growth areas) and 658.28 square miles in the entire County. Consequently, we calculate that 2.63% of our total land area has been certified and accepted by MDP as meeting PFA criteria. MDP noted that based on the 2011 capacity analysis the PFA has capacity for 6,391 new households and is projected to add 2,834 housing units by 2030.

Garrett County Planning Commission Annual Report



Garrett County Planning Commission Annual Report

Garrett County Growth Vision, and Goals to achieve *Smart Growth Targets*

Vision Statement for the Deep Creek Lake Influence Area

The Deep Creek Lake Influence Area is a place where:

- *Land use patterns, transportation systems, and community facilities support existing economic assets (such as commercial areas in McHenry and Thayerville, and the Wisp Resort) and encourage new economic activity.*
- *Agricultural and forest lands, as well as views of the lake and the surrounding mountains are preserved.*
- *The impact of new development on the lake's water quality is minimized through sewer connections and site designs that reduce non-point source pollution.*
- *Future development is concentrated in areas that are or will be served by public sewer service.*
- *The transportation system limits vehicle traffic congestion and enhances pedestrian and bicycle circulation, especially in McHenry and Thayerville.*
- *There are varied and diverse public recreational resources and offerings.*

The 2008 Comprehensive Plan projects the Deep Creek Lake Influence Area to experience steady growth through 2030. Approximately 4,050 new housing units, many of them vacation units, are expected to be built during this time period. The Comprehensive Plan relies primarily on housing units, rather than population, to express growth projections. The Maryland Department of Planning published revised household projections in November 2010. Those projections suggest total County growth of 875 households by 2020 and an additional 525 by 2030 (for a total increase over the next twenty years of 1,400 new households). Vacation home construction is not included in those projections. Based on MDP's capacity analysis projections, vacation home construction will slightly more than double the overall construction of dwelling units by 2030. The Planning Commission will re-evaluate the growth projections in the Comprehensive Plan during the scheduled six-year review and make refinements based on actual development records and the economic conditions that prevail at that time.

The Planning Commission has a goal that 10 percent of all new development will be located within PFA's by 2020. The Garrett County Planning Commission, having considered current and projected populations, households, and housing units and evaluated development trends and infrastructure capacity, established a goal of 133 additional housing units within the County's Priority Funding Areas between 2010 and 2020. That figure was derived by using half of MDP's projected 2030 housing unit count and increasing the current distribution in dwelling unit construction (inside versus outside PFA's) by 2.6 percent. It should be noted that the Planning Commission will revisit the issue of PFA targets on an annual basis to correspond with the requirements for the Annual Report in Article 66B and the results of actual development for the preceding year.

A table of active Multiple List Service (MLS) properties (see Appendix, page 28) prepared by the Garrett County Board of Realtors shows that about 12.5 percent of actively marketed lots are available within the PFA's and that 84 percent of those lots are offered in the County's two principal growth areas: the Oakland/MLP/Loch Lynn region and the Thayerville/McHenry area.

Garrett County Planning Commission Annual Report

Steps taken (Reflecting Policies Incorporated in 2008 Comprehensive Plan)

The Maryland Department of Planning (MDP) prepared a capacity analysis for Garrett County during the review and analysis stages that preceded the actual drafting of the 2008 Garrett County Comprehensive Plan. Review by County staff, the Planning Commission, and their planning consultant, ERM, resulted in policy changes that included a substantial reduction in the number of lots that may be subdivided in the rural and resource areas of the County.

The County increased density and intensity planning for the Little Youghiogheny Watershed Growth Area between the towns of Oakland, Mountain Lake Park, and Deer Park. While the County does not have zoning or sewer service in those areas, coordination with the municipalities' planning programs supports annexation, provision of public sewer service, and development at 3.5 dwelling units or greater as part of both County and municipal growth management strategies. (see pages 23 and 24) The future land use map from the County Comprehensive Plan, shown below, also supports these changes.

Similarly, the holding capacity of the Deep Creek Watershed was reduced to reflect the existing infrastructure capacity of roads and bridges within the County's primary PFA and surrounding Growth Areas. Although served by public sewer, these lands do not meet the State criteria for Priority Funding Areas because permitted residential zoning density does not meet the 3.5 dwelling unit per acre "test." The existing developed character of the Deep Creek Lake growth area and the clear desires of County property owners to maintain that character is supported by the Plan and the Lake Residential 1 zoning classification at one (1) dwelling unit per acre.

That level of residential development is supported by the service capacity of the existing waste water treatment plant.

The Garrett County Department of Public Works is currently working to revise and comprehensively update the Garrett County Comprehensive Water and Sewer Plan. Upon completion of the W&S master plan, the Planning Commission anticipates certifying additional PFA acreage based on planned expansion of service areas between Deer Park and Mtn. Lake Park. Long range planning also anticipates some expansion of the service area at the southern end of Deep Creek Lake to address failing septic systems on small lots. That change is consistent with the Comprehensive Plan's stated concerns that water quality in the lake should not be adversely impacted by development.

The Department of Natural Resources (DNR) is gathering data that was identified by ERM as necessary to permit the advanced water quality modeling that will also further refine and guide the analysis of appropriate development limits within the Deep Creek Watershed. In summary, the steps that were taken following preparation of MDP's initial capacity analysis have altered and reduced the County's capacity to absorb future growth and development. Accordingly, the County requested that MDP prepare an updated analysis for inclusion in this Report to satisfy the requirement in Article 66B §3.10 for an updated analysis every three years. It has been received and is included in the Appendix. (see also pg. 16 above)

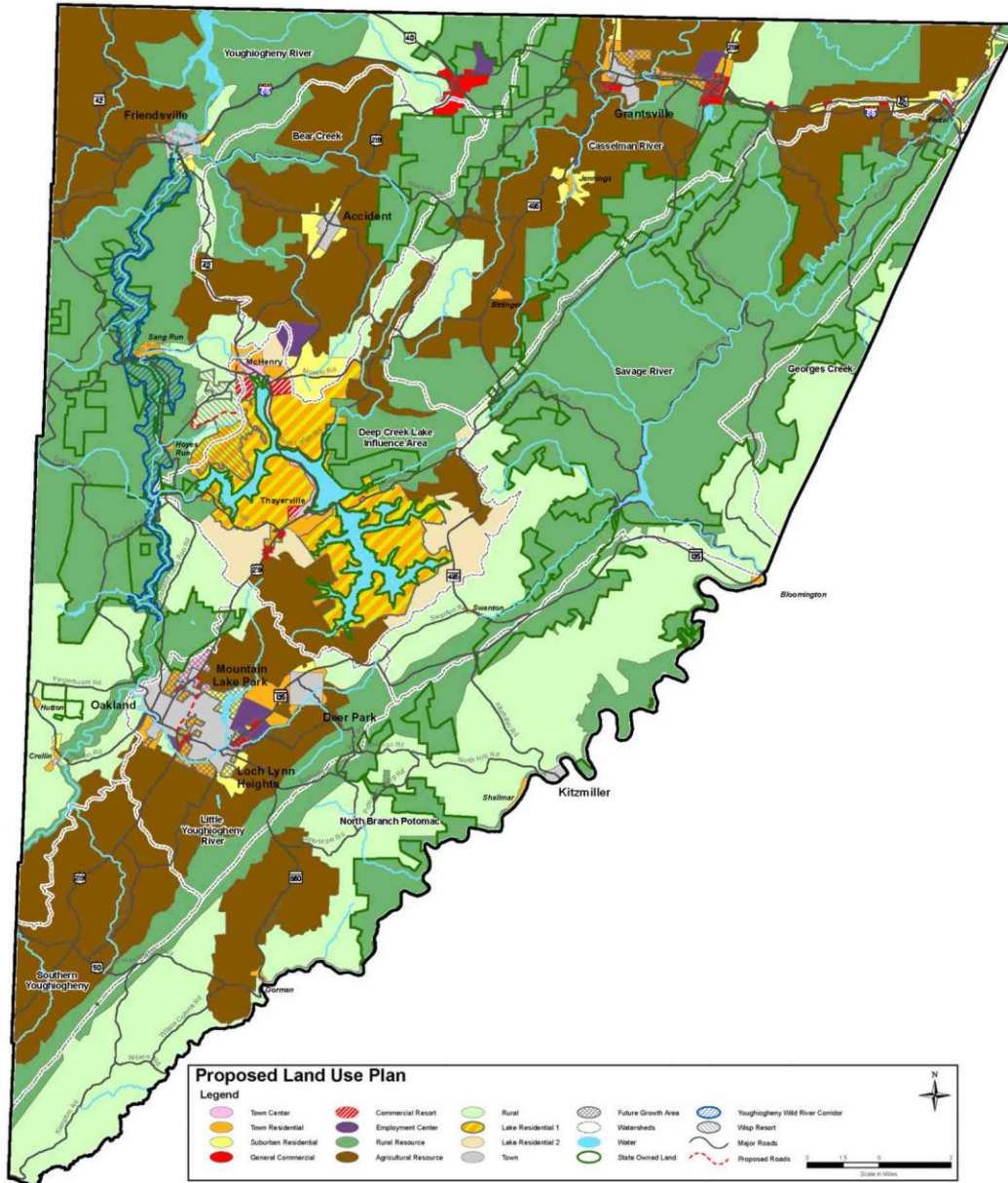
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Future efforts to improve the Garrett County land use management program.

In 2011, the Planning Commission intends to revisit discussions regarding adding ridgelines as a sensitive area in need of protection within the Garrett County Comprehensive Plan. Draft language was recommended to the previous Board of Commissioners by the Planning Commission. The protection provisions in the draft Plan suggested that new regulations would be incorporated into the subdivision, sensitive areas and zoning ordinances, specifically for ridgeline protection. Choices would have to be made regarding which ridgelines are worthy of protection and criteria prepared for any new standards of protection for ridgelines. Related issues could include expanding the current scope of areas within the County subject to zoning control. Setback issues to protect resources and steep slopes would required changes to the sensitive areas and subdivision ordinances. These concerns will require significant analysis and public consultation. No decisions have yet been made regarding whether or how to proceed on these topics.

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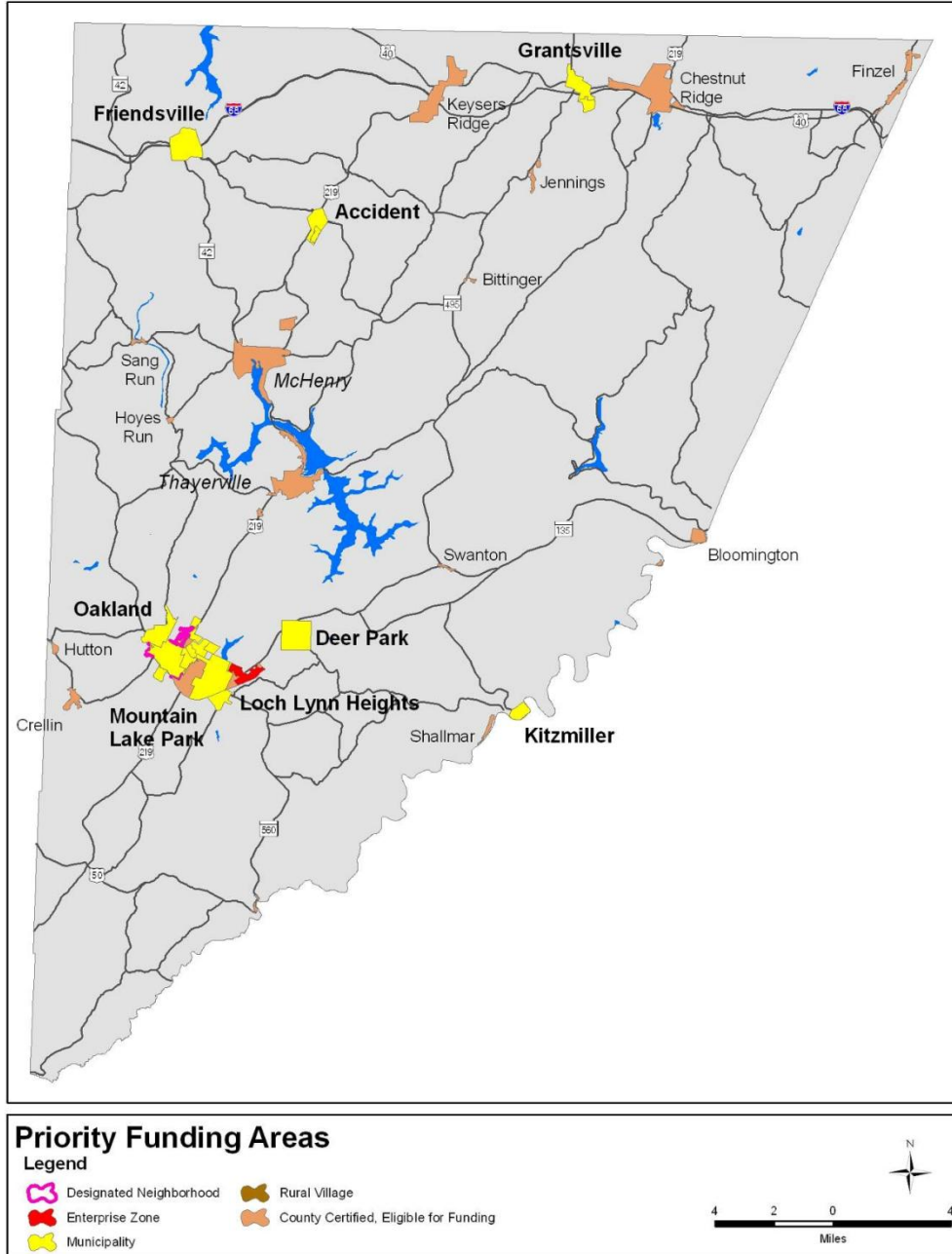
2008 Comprehensive Plan Land Use Map



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2008 Garrett County Comprehensive Plan

Map 3.2: Priority Funding Areas



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Priority Funding Area Acreages*

Garrett County lands	1,022 acres
Town of Oakland	1,705 acres
Town of Mountain Lake Park	1,336 acres
Town of Loch Lynn	206 acres
Town of Deer Park	638 acres
Total PFA acreage: Little Youghogany River Watershed Growth Area	4,907 acres

* Acreages calculated and tabulated by Maryland Department of Planning for digitized polygons included on 2009 edition of Maryland Property View data set.

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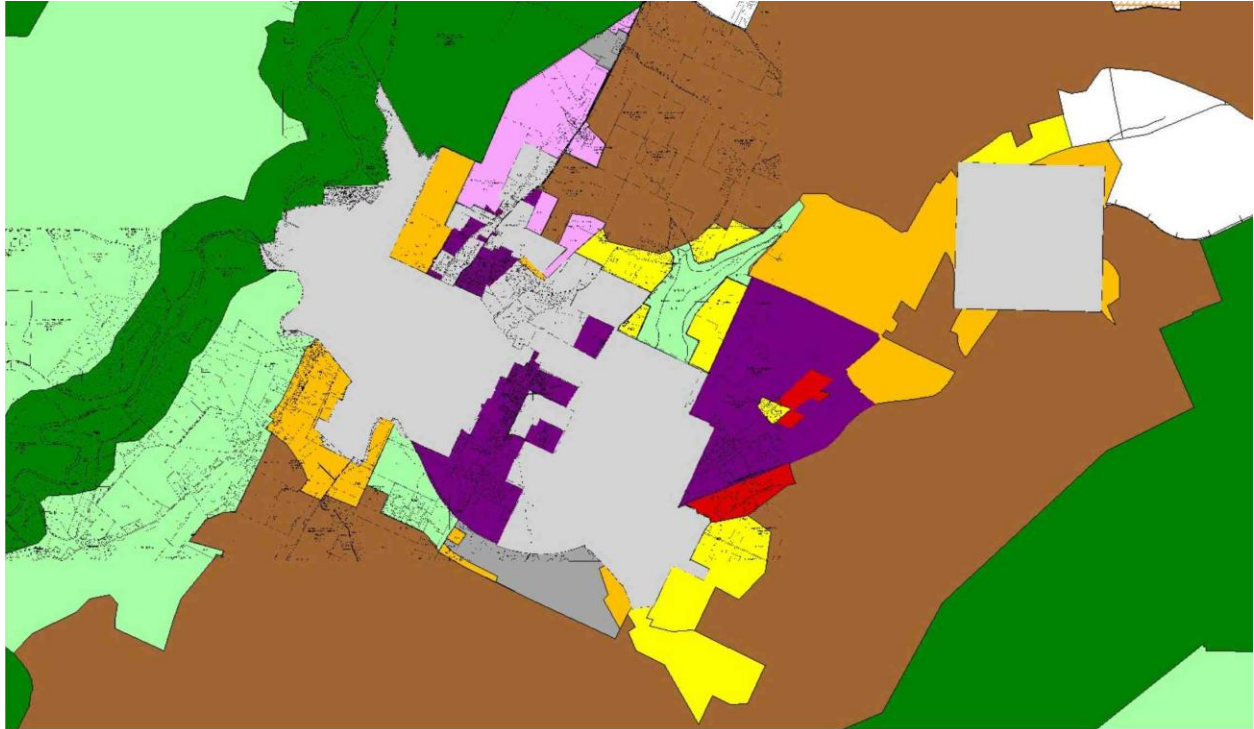
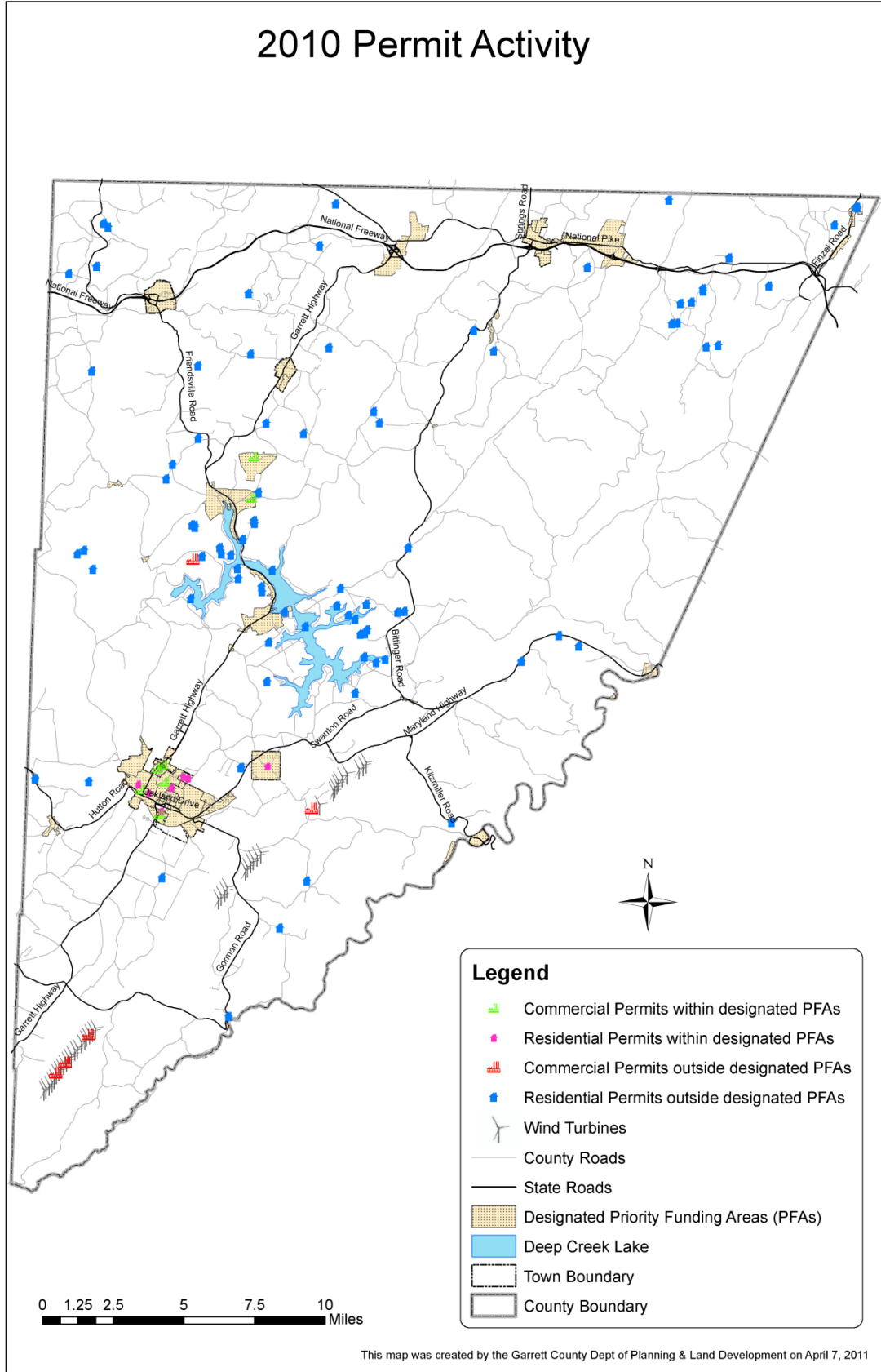
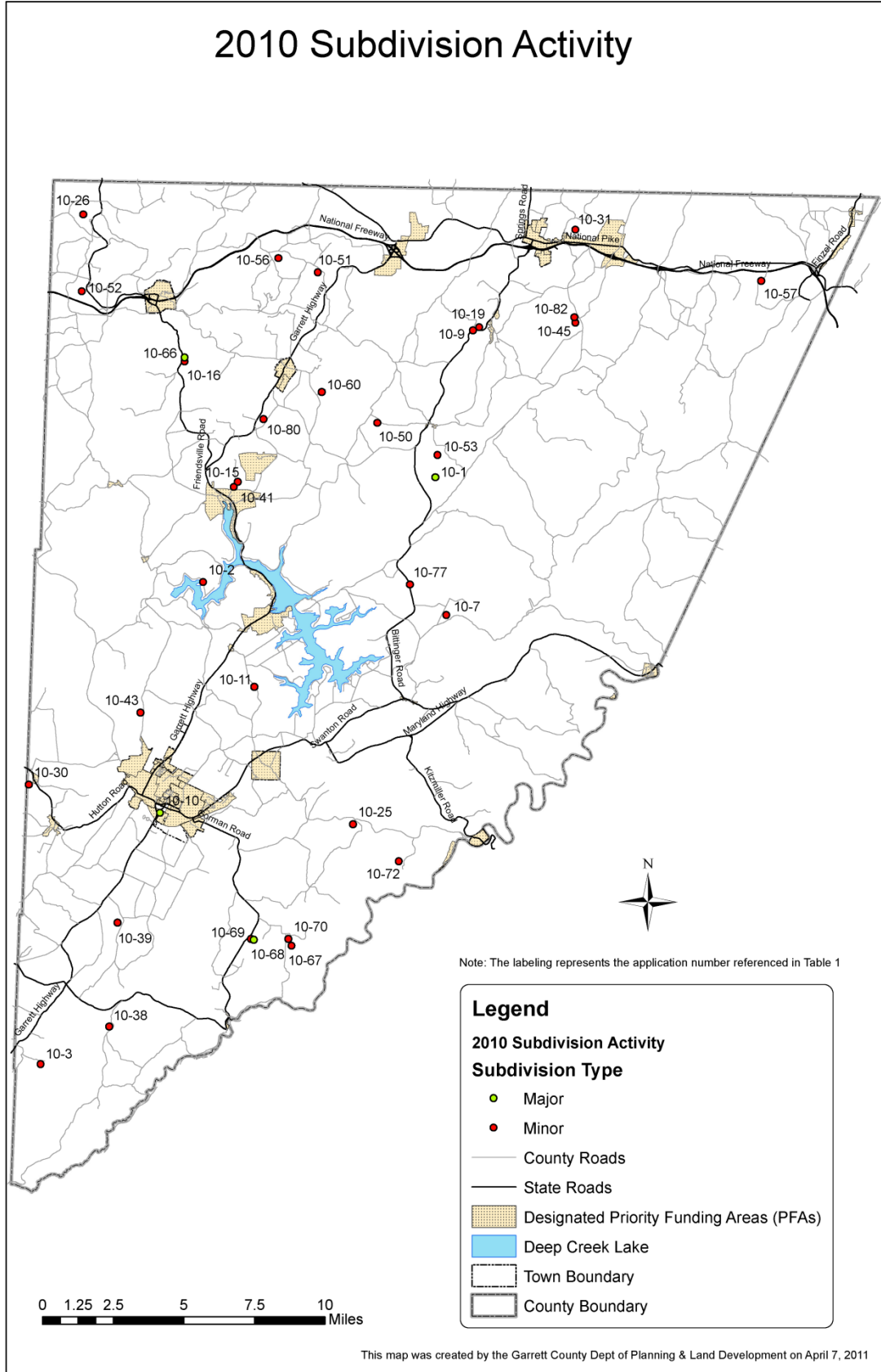


Table of Land Use Acreages	
Little Youghogany Watershed Growth Area	
Town Center	399 acres
Employment Center	619 acres
General Commercial	271 acres
Town Residential	1,463 acres
Suburban Residential	688 acres
Rural	1,839 acres
Total: Little Youghogany Watershed Growth Area	5,279 acres

2010 Permit Activity



2010 Subdivision Activity



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2010 SUBDIVISION ACTIVITY

#	Land Classification	Subdivision Name	Applicant Name	Total Acres	Lots	Avg Lot size	Map	Parcel	PFA	Approval Date
10 1	Rural	Lee Brenneman	Lee Brenneman	12.223	2	6.11	44	61		7/8/2010
10 2	Lake Residential	Amanda Bell	Amanda Bell	2.754	2	1.38	57	693, 578		1/5/2010
10 5	Agricultural Resource	Arlie Hauser	Arlie Hauser	3	1	3.00	100	37, 72		2/16/2010
10 7	Rural	Elwood, Rebecca & Keith Parks	Elwood Parks	3	1	3.00	60	35		2/24/2010
10 9	Agricultural Resource	Fairview	Robert Wilt, S. DeFalco	5.73	1	5.73	26	150		3/12/2010
10 10	General Commercial	Thomas Bernard	Thomas Bernard	3.67	4	0.92	78	580	Y	3/10/2010
10 11	Lake Residential	Charles & Eileen McRobie	Charles & Eileen McRobie	1.44	1	1.44	66	519		3/31/2010
10 15	Lake Residential	Glotfelty	Earl & Helen Glotfelty	3.02	3	1.01	42	515, 16		12/22/2010
10 16	Rural	West Breeze	Randall Johnson	18.88	1	18.88	23	110		5/17/2010
10 19	Suburban Residential	Paul Dean Brenneman	Paul Dean Brenneman	0.69	1	0.69	26	150		5/18/2010
10 25	Rural	Roberta G. Lloyd	Roberta G. Lloyd	5.24	2	2.62	80	43		6/2/2010
10 26	Agricultural Resource	Robert Stark	Richard Sisler	3.198	1	3.20	3	16		6/7/2010
10 30	Rural	Ken Park	Harold Park	2.75	1	2.75	77	25		6/21/2010
10 31	Agricultural Resource	Christopher Yoder	David Yoder, et al	5.7	1	5.70	8	37		6/22/2010
10 38	Rural	Kelly Wolfe	A. Celine Wolfe	1.25	1	1.25	100	16		8/23/2010
10 39	Agricultural Resource	Esther Beachy	Esther Glotfelty	1.73	1	1.73	90	55		8/3/2010
10 41	Lake Residential 2	Matthew Beasley	Matthew Beasley	2.37	1	2.37	42	220		9/21/2010
10 43	Rural Resource	R.T. Thayer Estates	R. Thomas Thayer, Jr.	10.469	1	10.47	72	53		8/26/2010
10 45	Agricultural Resource	New Germany Estates	Garrett Co. Mt. Ventures	29.65	1	29.65	27	35		9/2/2010
10 50	Rural	Jeffrey Opel	Jeffrey Opel	3	1	3.00	34	20		9/14/2010
10 51	Agricultural Resource	Margroff	Dennis & Kath. Margroff	1	1	1.00	16	87		11/1/2010
10 52	Agricultural Resource	Philip & Sharon Frantz	Philip & Sharon Frantz	6.099	1	6.10	13	112		11/23/2010
10 53	Agricultural Resource	Daniel & Donna Miller	Daniel & Donna Miller	80.25	2	40.13	44	88		9/20/2010
10 56	Agricultural Resource	William Rodeheaver	Ralph & Diane Klotzbaugh	3	1	3.00	15	93		11/5/2010
10 57	Agricultural Resource	Harry Burdock	Harry Burdock	1.797	1	1.80	20	45		11/30/2010
10 60	Agricultural Resource	Rodeheaver & Georg	T. Rodeheaver, R. Georg	5	1	5.00	34	1		11/5/2010
10 66	Rural	West Breeze	Tracy Harding	1.745	1	1.75	23	23		11/3/2010
10 67	Agricultural Resource	Glen Steyer	Glen & Betty Steyer	5	1	5.00	92	103		11/4/2010
10 68	Agricultural Resource	Glen Steyer	Glen & Betty Steyer	5	1	5.00	92	98		11/3/2010
10 69	Rural	Wayne Shillingburg	Wayne Shillingburg	97.74	3	32.58	92	113, 186		11/8/2010
10 70	Agricultural Resource	John & Rosemary Harvey	John & Rosemary Harvey	2.135	1	2.14	92	121		12/1/2010
10 72	Rural	Darryl Ozias	Darryl Ozias	12.145	1	12.15	87	77		11/8/2010
10 77	Agricultural Resource	Coit Jenkins	Coit Jenkins	1.38	1	1.38	59	48		12/15/2010
10 80	Agricultural Resource	Rodney Carr	William Spear	3	1	3.00	33	32		12/21/2010
10 82	Agricultural Resource	New Germany Estates 2	Garrett Co. Mt. Ventures	46.78	2	23.39	27	35		12/28/2010
TOTALS (35 subs)				391.835	47	8.34				

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APPENDIX

Month of May 2011 - Active Real Estate Listings

PFA Areas	Within PFA's		Outside PFA's	
	Lots	Dwellings	Lots	Dwellings
Accident	3	3		
Friendsville	0	5		
Grantsville	2	3		
Chestnut Ridge	1	0		
Keyser's Ridge	2	0		
Finzel	0	3		
Jennings	0	0		
Bittinger	0	0		
Bloomington	0	3		
Shallmar/Kitzmilller combined	0	0		
Deer Park	2	1		
Oakland/MLP/Loch Lynn combined	25	47		
Crellin	1	0		
Hutton	0	0		
Thayerville	13	76		
McHenry	21	57		
Sang Run	0	0		
Hoyes Run	0	0		
Swanton	0	1		
Totals	70	199	489	431

Source: Garrett County Board of Realtors

Total lots available for sale County-wide: 559

Total dwelling units available for sale County-wide: 630

Garrett County Planning Commission Annual Report

Garrett County Development Capacity Analysis

April 20, 2011

MDP has completed a development capacity analysis for Garrett County. This has involved collecting, integrating and interpreting data to make it "fit" MDP's growth simulation model.

Maryland's local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July, 2004 report (the full report is available at: http://www.mdp.state.md.us/develop_cap.htm)

See the report mentioned above for a full description of the analysis' methodology and its caveats. MDP's analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units built by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. The capacity results presented here are based on the latest revisions to the zoning and sewer service areas. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

Background and Trend Data

Based on the 2010 Census Garrett County had a population of 30,097 and 18,854 existing housing unit. Because of the nature of the Deep Creek Lake area and the fact that there are many second homes located there and elsewhere in the County, we use housing unit projections. For the purposes of this analysis, we are using an MDP housing unit projection, which projects a total of 21,688 housing units for 2030.

Capacity Analysis

Traditionally, MDP's growth model does not account for steep slopes in its development capacity analysis. This is a bigger issue in Garrett County than in most areas in the state. For this reason, parcels that had **30% or higher** slope were taken out of the capacity analysis as being unbuildable.

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MDP ran the model for current zoning and land use classifications using the densities contained in the land use classification below.

Land Use Classification	Current Conditions
AR	1 du per 3 acres
RR	1 du per 3 acres
LR1	1 du per 1 acre
LR2	1 du per 2 acres
R	1 du per 1 acre
CR1	Commercial
CR2	Mixed use/1 du per 1 acre
TC	4 du per 1 acre
TR	4 du per 1 acre
SR	1 du per 1 acre
GC	Commercial
EC	Commercial

The results of the development capacity analysis for each of the scenarios are shown in the tables and graphs below.

Table 1 – Development Capacity in Garrett County for the Three Scenarios

PFA	Current New Housing Unit Capacity
Inside PFA	6,391
Outside PFA	95,843
Total	102,234

The table above shows that under current land use regulations, there is a total capacity of 102,234 housing units in the County.

Table 2 below illustrates development capacity in Garrett County by Zoning District or Land Classification.

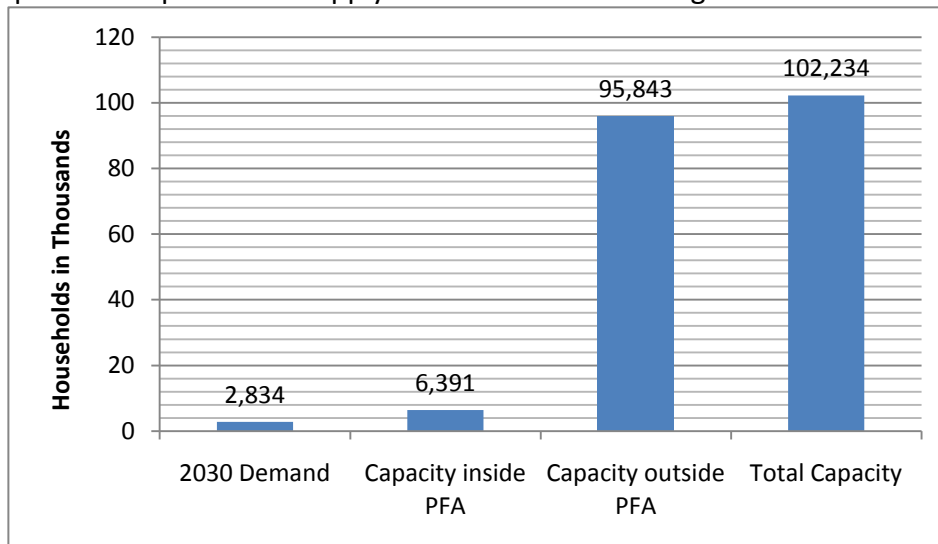
Garrett County Planning Commission Annual Report

Table 2 – Development Capacity by District

Zoning District	Current New Household Capacity
AR	28,344
CR1	0
CR2	35
EC	0
GC	0
LR1	5,069
LR2	1,163
R	36,236
RR	21,271
SR	1,533
TC	727
TR	4,195
Towns	3,531
Total	102,234

There is sufficient supply of land in the Priority Funding Areas to accommodate the 2030 projected growth of approximately 2,834 housing units. Graph 1 below illustrates this finding. There is also a very high amount of development capacity outside of PFAs. Most of this is in the rural area, although a significant portion of it is in the Deep Creek Lake Watershed.

Graph 1 – Comparison of Supply and Demand of Housing Units within the PFAs



The attached Table 3 provides a general overview of how the County’s total capacity was calculated. This table also shows that 94% of the capacity can be found on large, undeveloped lots rather than smaller, infill-type lots.

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Development Capacity Summary Report

Garrett County

Result	Process	Acres	Number of Parcels	Capacity
Total Acres in Parcels and Lots		369,782 acres	29,176	
	Subtract land zoned for nonresidential use (commercial, industrial)	3,536 acres	570	
Residentially Zoned Acres		366,247 acres	28,606	
	Subtract tax exempt land (tax exempt code)	53,326 acres	938	
	Subtract protected lands and environmentally sensitive parcels (ag easements, wetlands, HOA lands, etc.)	41,289 acres	2,387	
	Subtract other parcels without capacity (built out acres, etc.)	24,797 acres	13,308	
Acres and Parcels with Capacity	Total capacity	246,835 acres	11,973	102,234
Capacity Inside PFA		2,759 acres	1,096	6,391
Capacity Outside PFA		244,077 acres	10,877	95,843
Subsets of the Analysis of Interest (these are not additive)				
Acres and Parcels with capacity associated with Underdeveloped land.	Improved Parcels (>\$10,000), less than 5 acres.	450 acres	232	473
Acres and Parcels Associated with Small parcels.	Parcels <2 acres in size (improved or unimproved)	4,330 acres	5,693	6,069
Acres and Parcels associated with larger, undeveloped parcels.	Includes unimproved parcels, greater than 2 acres with capacity and improved parcels greater than 5 acres with capacity.	242,217 acres	6,184	95,853

This data is subject to change, please contact the Maryland Department of Planning for the latest information.
 This report was created on: 4/25/2011

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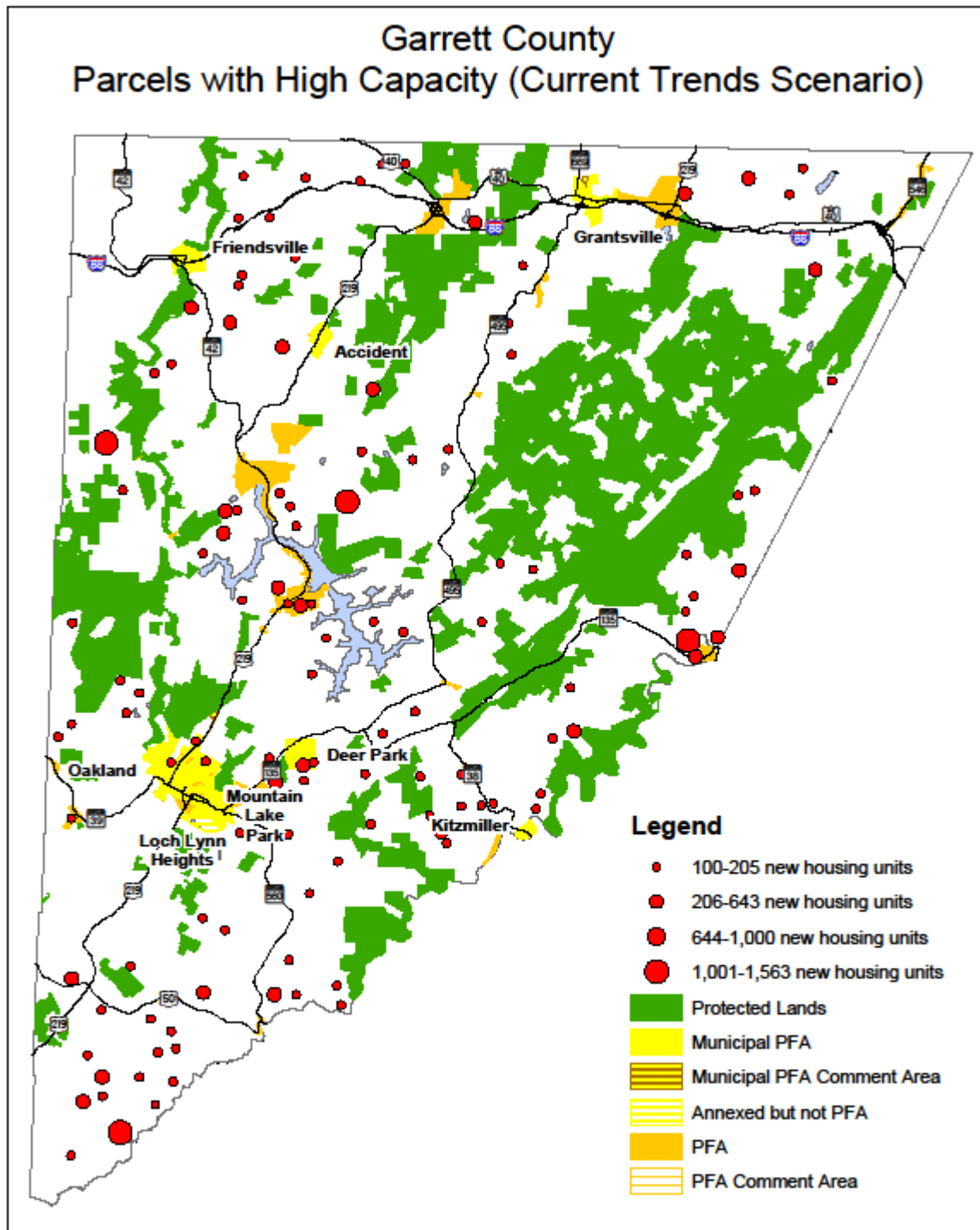
Garrett County

Zoning/Subdivision Ordinance ¹	Zoning Map ²	Description ³	Allowable Density and Notes ⁴	Generalized Zoning ⁵	Realized Density ⁶	Density Yield for areas with Sewer or Planned for Sewer ⁷	Density Yield for areas without Sewer or NOT Planned for Sewer ⁸
LR1	LR1	Lake Residential	min lot: 43,560 sf 1 du/acre	Low Density Residential ≥ 1 and < 3.5 du/acre	1.0000	0.75	0.5
LR2	LR2	Lake Residential 2	min lot: 2 acres	Very Low Density Residential	0.5000	0.375	0.3
SR	SR	Suburban Residential	min lot: 30,000 sq ft	Low Density Residential ≥ 1 and < 3.5 du/acre	1.4520	1.089	0.5
TR	TR	Town Residential	min lot per unit for single family: 10,000 sf	Medium Density Residential ≥ 3.5 and < 10 du/acre	4.3500	3.267	0.5
TC	TC	Town Center	min lot per unit for single family: 10,000 sf	Medium Density Residential ≥ 3.5 and < 10 du/acre	4.3500	3.267	0.5
AR	AR	Agricultural Resource	min lot size: 3 acres	Least Protective	0.3300	0.33	0.33
RR	RR	Rural Resource	min lot size: 3 acres	Least Protective	0.3300	0.33	0.33
R	R	Rural	min lot size: 1 acre	Low Density Residential	1.0000	0.75	0.5
CR1	CR1	Commercial Resort 1	does not permit residential- no density assigned	Commercial			
CR2	CR2	Commercial Resort 2	min lot per unit for residential: 43,560 sf commercial allowed	Mixed Use	1.0000	0.75	0.5
GC	GC	General Commercial	Commercial use	Commercial			
EC	EC	Employment Center	Employment use 10000sqft	Commercial			

updated 4/5/2011

Deborah Carpenter @ Garrett county provided the following information:

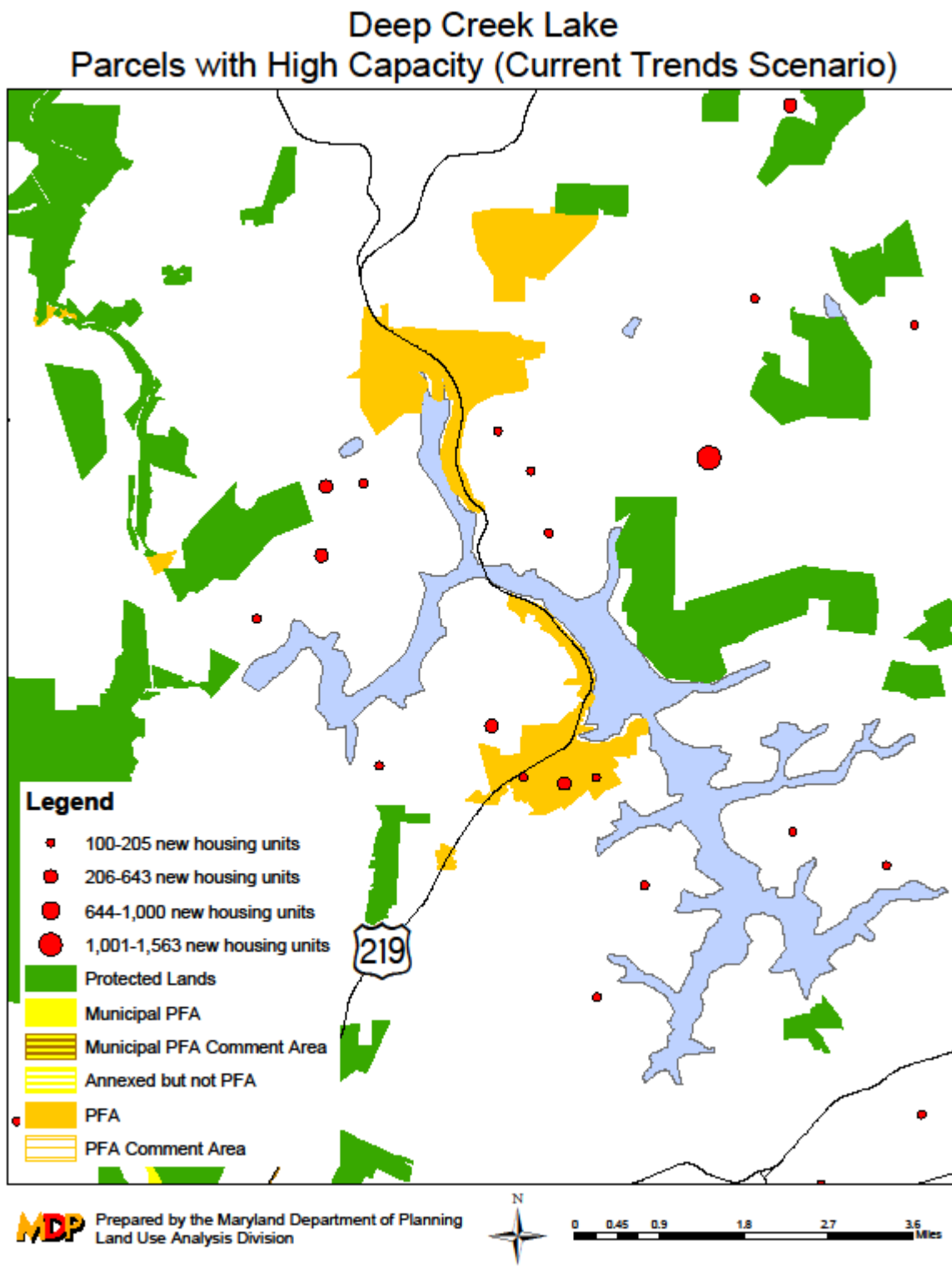
- Rural resource – 3 acres
- Agricultural resource – 3 acres
- Lake Residential 1 – 1 acre
- Lake Residential 2 – 2 acres
- Rural – 1 acre
- Suburban Residential – 30,000 square feet
- Town Residential – 10,000 square feet
- Town Center – 10,000 square feet
- General Commercial – 30,000 square feet

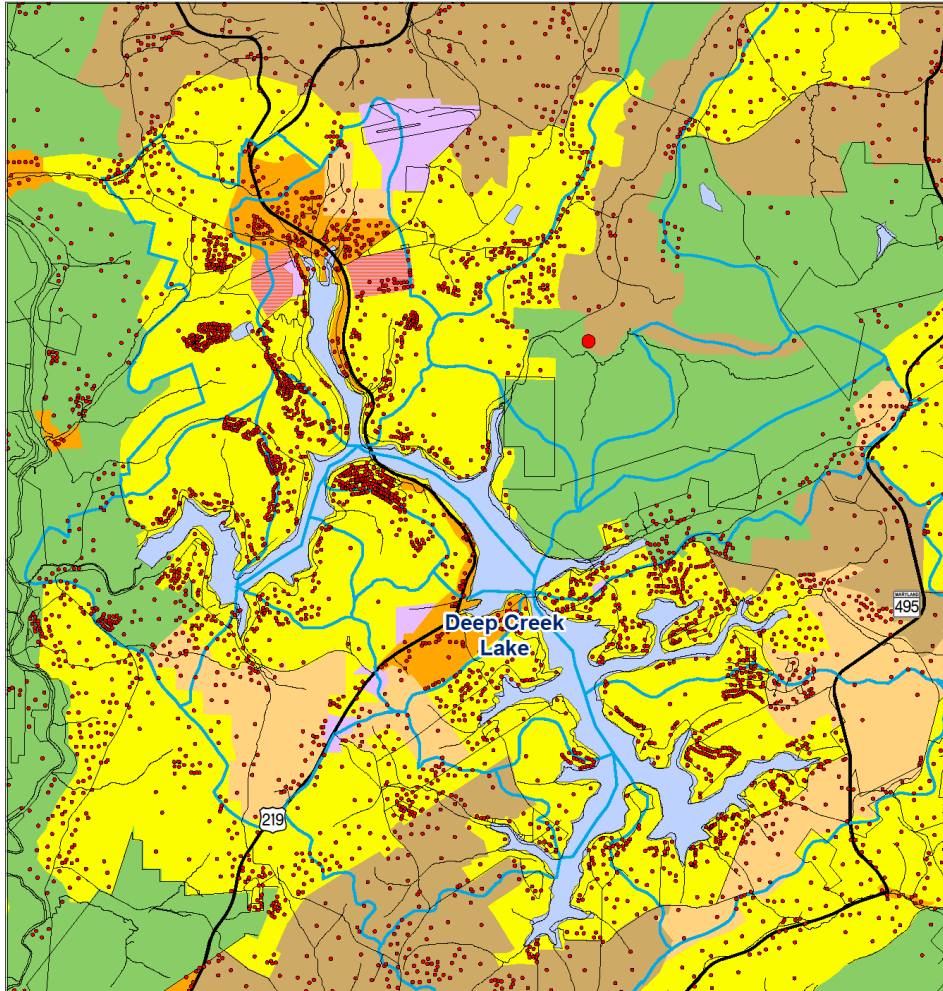


MDP Prepared by the Maryland Department of Planning
Land Use Analysis Division



0 1.5 3 6 9 12 Miles





Parcels with Capacity in Deep Creek Area

- Very Low Denisty Residential
- Low Denisty Residential
- Medium Denisty Residential
- High Denisty Residential
- Commercial
- Industrial
- Least Protective
- Moderately Protective
- Most Protective
- Mixed Use
- Municipality (No Data Available)
- Other
- Right-Of-Way

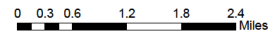
County Land Use Classification

- AR
- RR

Garr_Current

NHC

- 1 - 643 new housing units
- 644 - 1,000 new housing units
- 1,001 - 1,563 new housing units



Garrett County Planning Commission Annual Report

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