

Garrett County Planning Commission 2011 Annual Report



This Report summarizes the actions and efforts of the Garrett County Planning Commission for calendar year 2011. It has been prepared by 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 required by the General Assembly.

July 1, 2012

Garrett County Planning Commission Annual Report

Garrett County Planning Commission Report of Annual Actions for Calendar Year 2011

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

Permits and Inspections Staff

Jim Torrington, Bill Schefft, Mary DiSimone

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The Garrett County Annual Report provides documentation of changes in development patterns over the past year, including changes resulting from comprehensive plan updates, zoning revisions, infrastructure improvements (including community facilities, transportation, etc) and major development projects. These changes in development patterns have been analyzed to determine whether they are consistent with each other, the Garrett County Comprehensive Plan, adopted County ordinances, adopted plans of adjoining jurisdictions, and State and local plans and programs related to funding for public improvements. Based on this analysis, maps and tables illustrating development patterns and changes have been produced. The Annual Report also contains statements to improve the local planning and development process and may include specific ordinances that have been adopted to implement state planning visions and assure the continued sustainability of future growth and economic development. County government embraces the prospects of future growth, but acknowledges that without proper guidance future growth and development can occur in ways that could be detrimental to our quality of life, economic prosperity, tourism and recreation opportunities. 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 with a total land area of 423,678 acres located in the far western end of Maryland's panhandle. The 2010 Census recorded a total population of 30,097 persons in the County. 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 with 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 in May of 2010; however no changes or amendments were made in 2011. All permit applications and subdivision plans were carefully considered and analyzed by staff and the Planning Commission to ensure their consistency with these ordinances, 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. 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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2011 PLANNING COMMISSION MEETING SUMMARY

The Planning Commission held regularly scheduled meetings in the months of January, February, March, April, May, June, July, September, October, November, and December. The August meeting was cancelled due to lack of issues requiring immediate attention and lack of quorum due to scheduled vacations.

January Summary

The Commission discussed adding ridgelines as a sensitive area in need of protection within the Garrett County Comprehensive Plan. The Board of County Commissioners formally requested that the Planning Commission consider adding such language to the Comprehensive Plan that was previously removed from the original 2008 draft Comprehensive Plan. During the January meeting, the Planning Commission recommended that amendments to the Comprehensive Plan should be pursued by reinserting the original language regarding ridgeline protection into the Plan and removing certain other references cited. The Planning Commission voted to forward these recommendations to the Commissioners by a unanimous vote of 7 to 0. The Commission also directed Mr. Nelson to distribute the proposed plan revisions to state and local agencies through the Clearinghouse review process. (See Appendix A)

Commission Members Election of Officers

Troy Ellington was reelected chairman by a unanimous vote of 7 to 0.
Tony Doerr was elected vice-chairman by a unanimous vote of 7 to 0.
Gary Fratz was elected secretary by a unanimous vote 7 to 0.

Mr. Nelson noted that the terms for Chairman Ellington and Jeff Messenger expire on Feb 8, 2011. The Commission voted unanimously, by a vote of 7 to 0, to recommend that Mr. Ellington and Mr. Messenger be reappointed to the Commission and forwarded their recommendation to the County Commissioners. The Commission also recommends by unanimous vote that Tony Doerr be moved to a full time member of the Board, instead of an alternate member. Mr. Doerr would replace the vacancy left by Ruth Beitzel, whose term ends January 30, 2011.

Assorted Actions – January

1. Deep Creek Watershed Zoning Appeals Cases: Four cases
2. Variances: Three; one was recommended for approval, two received no comment
3. Special Exceptions: One; no comment by the Planning Commission
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: A single commercial lot Major Subdivision was submitted but action was deferred pending action of the Board of Appeals.

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

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February Summary

Chairman Ellington informed the Planning Commission of recent appointments to the DNR, Deep Creek Policy and Review Board. Those appointed include Delegate Wendell Beitzel, Senator George Edwards, David Myerberg, John Stakem, Barbara Beelar, Susan Fowler, Bob Gatto, Bob Browning, Lou Battistella and Jamie Coyle. The Planning Commission attempts to coordinate county policies with those developed through the Policy Review Board.

County Commissioner Gatto, ex-officio member of the Planning Commission, decided that he will not vote on issues that will later come before the Board of County Commissioners but agreed to consider voting on issues before the Commission when a quorum is needed.

The Commission determined that a joint meeting with the County Commissioners to consider the proposed amendments to the Comprehensive Plan concerning ridgeline protection would be conducted in March. The protection provisions in the draft Plan suggest that new regulations could be incorporated into the subdivision, sensitive areas and possibly zoning ordinances.

Some members of the Commission feel that some sort of countywide zoning should be considered and that zoning would provide a long-term solution that would be the safest and most effective way to protect residents from existing and future developmental pressures. Other members of the Commission feel that new zoning regulations would be too controlling.

Assorted Actions – February

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Variances: None
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: Back of Beyond- Preliminary Approval lots 1-8, Final Approval Lot 1; Silver Tree Commercial lot- Final Approval; Weaver Group Commercial lot- Final Approval.

Major Subdivisions - February		
	Preliminary	Final
Number of Lots	8	3
Total plats	4	

March Summary

A joint public hearing of the Planning Commission and Board of County Commissioners preceded the regular Planning Commission meeting on March 8, 2011. The hearing was conducted to receive public comment on a proposed set of amendments to the Comprehensive Plan that would recognize ridgelines as a sensitive area in need of protection. The regular meeting of the Planning Commission followed the hearing.

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Chairman Ellington noted that Bruce Swift has been added as an alternate member of the Commission. Tony Doerr has been appointed to the regular membership of the Board.

The Commission discussed potential setbacks and regulations for windmills in the County, and whether the County should proceed at a subsequent date to establish a framework for regulatory control. It was also noted that a bill has been introduced in the Maryland General Assembly that would establish setbacks and provide for decommissioning requirements for Wind Turbines.

The Sketch Plat, Major Subdivision-Preliminary Plat, and Minor Subdivision checklists were amended to include provisions for rare, threatened and endangered species. The Major Subdivision-Preliminary Plat checklist was also amended to include minimum lot widths. The Commission granted approval of these proposed additions to the subdivision checklists by a unanimous vote of 5 to 0. (See Appendix B for revised checklists).

Assorted Actions – March

1. Deep Creek Watershed Zoning Appeals Cases: One
2. Variances: None
3. Special Exceptions: One, no comment on the application was offered by the Commission.
4. Subdivision Waiver Requests: None
5. Surface Mining Permits: One, no comment on the application was offered by the Commission.
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats: Weaver Group Commercial Lot – Final Approval of Revised lot #5 (previously approved during the February meeting).

Major Subdivisions - March		
	Preliminary	Final
Number of Lots	0	1
Total plats	1	

April Summary

The Commission responded to questions from the public and discussed action on Plan Amendments regarding ridgelines as a sensitive area in need of protection. The Commission voted on a motion to insert certain language into the Comprehensive Plan; Section 7.2.7 Ridgelines, Section 7.3.1 Future Growth and Development, and Section 7.4 Policies and Actions. The vote was 3 for approval, 2 against and one abstention. *(Subsequent to the April meeting, it was determined that the action taken by the Commission was not a majority vote that would allow passage of the motion. Section 3.07 (e) of Article 66B requires that a motion to approve a plan amendment must be carried by the affirmative votes of not less than a majority of the commission membership, which is 4 of 7 members.)*

The Planning Commission discussed the Draft 2010 Annual Report and discussed the appropriate goal for projected growth to be located within PFA's. The Planning Commission set

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the goal for projected growth located within a PFA to approximately ten percent by the year 2020. In 2010, the County growth rate was between 7.4 and 10 percent of activity within a PFA.

Assorted Actions – April

1. Deep Creek Watershed Zoning Appeals Cases: Five cases
2. Variances: Two; The Commission offered no comments on the cases
3. Special Exceptions: Three; The Commission commented on one of the applications to support the construction of a communications tower.
4. Subdivision Waiver Requests: One; granted
5. Mining Permits: None
6. Discharge Permit Applications: None
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats: None

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

May Summary

The Commission engaged in further discussion on Comprehensive Plan amendments regarding ridgelines as a sensitive area in need of protection. A motion was made to reopen the issue of amending the Comprehensive Plan, as previously presented, since it was determined that the April vote did not comply with the majority necessary to pass the motion, as previously thought. A new motion was made to insert the new language into the Plan regarding ridgeline protection. The motion failed by a vote of 3 to 4. Commissioner Gatto abstained from voting since he could later be acting on any proposed changes as a County Commissioner.

A second motion was made to endorse the Commission's vote taken during the April 6, 2011 meeting that in effect, rejects the proposed changes to the Comprehensive Plan. Four members of the Commission voted for this motion and the remaining three members did not vote. The proposed amendment will not be forwarded to the County Commissioners and the proposed amendments to the Plan will not move forward, since the amendments were not endorsed by the Planning Commission.

The Commission also discussed the new capacity analysis report that was developed with MDP assistance. The report reflects a reduction in potential new home capacity in the County based upon the changes to the Comprehensive Plan, zoning and subdivision ordinances in 2010.

Assorted Actions – May

1. Deep Creek Watershed Zoning Appeals Cases: Three cases
2. Variances: One; Planning Commission had no comments.
3. Special Exceptions: Two; Planning Commission had no comments.
4. Subdivision Waiver Requests: Two granted.

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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: Thousand Acres Merger Plats- approved 5 merger plats extinguishing a total of 58 building lots granted Final Approval in previous years.

Major Subdivisions - May		
	Preliminary	Final
Number of Lots	0	Extinguished 58 lots
Total plats	5	

June Summary

The Commission discussed the Plan Maryland workshop, including various policy issues and consequences that could result from the adoption of the Plan. The Commission also discussed the potential impacts from the loss of funding due to further targeting and further refining of the limited land area that currently qualifies for PFA and Growth Print status. The potential loss of preservation funding was also discussed because the County has not developed Priority Preservation Areas.

The Commission also discussed some of the details of the 2010 Planning Commission Annual Report and the growth rate within PFA's. It was noted that growth within PFA's is limited due to the small land area that qualifies under the criteria (less than 3%).

Assorted Actions – June

1. Deep Creek Watershed Zoning Appeals Cases: One
2. Variances: One, with one comment from the Commission.
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: None

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

July Summary

Harry Spiker of the DNR gave the Commission an update of the status of the black bear population in the County. After the presentation, the Commission decided to make no specific recommendations regarding the bear population in the County and believes the DNR is doing a good job in managing the bear population in the County.

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The Minor Subdivision checklist was amended to include review by the Roads Department of any entrance onto county roads. The Planning Commission granted approval of this proposed addition to the Minor Subdivision checklist by a unanimous vote of 5 to 0. (See Appendix C for revised checklist).

The Commission discussed the appropriateness of developing their own comments on Plan Maryland. The Commission suggests that the pertinent comments from other sources be considered and that a letter be drafted by Mr. Nelson, as a formal reply to State Planning from the Planning Commission concerning Plan Maryland. The Commission is concerned, among other things, that the plan appears to have a “one size fits all” approach. The Commission recommended that the letter be drafted and forwarded to the State, by unanimous vote of 5 to 0.

Assorted Actions – July

1. Deep Creek Watershed Zoning Appeals Cases: Three cases
2. Variances: None
3. Special Exceptions: Three; Planning Commission supported two cases involving Ridgeview Valley and offered no comments on one case for Stone Ridge Homes.
4. Subdivision Waiver Requests: None
5. Surface Mining Permits: None
6. Departmental Changes: the Liquor Control Board is now a part of the Department of Planning and Land Development.
7. Maryland Planning Commission Association- the Commission decided to forgo dues for membership this year.
8. Discharge Permit Applications: None
9. Action on Planned Residential Developments (PRD) Plats: None
10. Action on Major Subdivision Plats: None

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

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

The Commission reviewed comments prepared by the Maryland Association of Counties, the Chamber of Commerce, the Greater Cumberland Committee, Allegany County and Garrett County that have been sent to MDP regarding Plan Maryland. “Initial State Designation of Places” was perceived to be a particularly controversial aspect of the Plan. Copies or summaries

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of the second draft of the Plan were emailed, or hard copies distributed, to Commission members.

Assorted Actions – September

1. Deep Creek Watershed Zoning Appeals Cases: One case
2. Variances: None
3. Special Exceptions: One; Planning Commission had no comments
4. Subdivision Waiver Requests: None
5. Surface Mining Permits: None
6. Discharge Permit Applications: One, Broadford Lake Treatment Plant; 70,000 g/d. No comments were offered.
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats: North Shore West- Preliminary Approval of 19 lots and Final Approval of one lot (#15).

Major Subdivisions - September		
	Preliminary	Final
Number of Lots	19	1
Total plats	2	

October Summary

The Planning Commission was updated on the status of progress of the 2012 Land Preservation, Parks and Recreation Plan (LPPRP), which must be updated every six years. The plan is required in order for the County to remain eligible for Program Open Space (POS) funding.

Environmental Resources Management (ERM) was the successful bidder to update the plan for the County. Prior to the Planning Commission meeting, ERM met with some members of the Garrett Trails Committee to get input regarding the plan. Clive Graham and Joan Huston from ERM presented a briefing to the Planning Commission on the progress that has been made updating the plan and discussed the results of the morning meeting.

Representatives from the Casselman Valley AYSO Soccer Association also addressed the Commission regarding progress and plans for the county owned soccer complex located south of Grantsville. Members of the Commission discussed the possibility of a recommendation for the creation of a county park and recreation department or a county recreation board.

Assorted Actions – October

1. Deep Creek Watershed Zoning Appeals Cases: None
2. Variances: None
3. Special Exceptions: None
4. Reduction of Nutrient Loading TMDL- Report by John Nelson on the State program to reduce nitrogen, phosphorous and other nutrient entering the Chesapeake Bay. Each county is required to develop a Watershed Implementation Program (WIP).
5. Subdivision Waiver Requests: Two; Both requests approved by unanimous vote.
6. Surface Mining Permits: Two applications-G & S Coal and PBS Coal; no comments by the Commission.

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7. Discharge Permit Applications: One- Texas Eastern Transmission Corp. renewal to release water from a compressor station. No comments were offered on the application.
8. Action on Planned Residential Developments (PRD) Plats: None
9. Action on Major Subdivision Plats: None

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

November Summary

Mr. Nelson updated the Commission on the progress toward planning for the reduction of nutrient loading that is part of the TMDL program. Mr. Nelson reported that members of the Local WIP Committee met with representatives from the Maryland Bureau of Mines to discuss possible solutions to the mandated TMDL reductions. Mr. Nelson explained that the computer modeling tool (MAST) suggests that mine reclamation could be enough to offset nutrient reductions that are being imposed by MDE as a result of the program. MDE is required to have a draft Phase II WIP by the end of the calendar year. Targeted sections, addressed in the program, include agriculture, forestry, wastewater treatment, residential septic discharges and urban runoff. The Commission decided to take no action at this time and will monitor the progress of the WIP Committee.

The Commission again discussed the ramifications that may occur due to the implementation of Plan Maryland. The Commission directed Mr. Nelson to write a letter to the Maryland Department of Planning to reiterate the Commission’s position on the plan. The Commission requested a delay in the adoption of the Plan until the criteria for the “designated places” is made public and also until the evaluation of State agency programs is completed. The evaluation would allow the counties to fully understand what the criteria and the strategies will be, as a result of the adoption of the plan. The Commission voted unanimously, by a vote of 6 to 0, to send a letter to that effect.

Assorted Actions – November

1. Deep Creek Watershed Zoning Appeals Cases: One case
2. Variances: None
3. Special Exceptions: One; the Commission has no comment on the application for TVRU.
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: None

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

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December Summary

The Commission continued discussion on the “Revised Plan Maryland”. The Commission concluded that no further action can be taken to slowdown the implementation of the Plan. The Commission discussed ways for the County to keep informed about any upcoming legislation resulting from Plan Maryland, such as the Septic Bill and others.

The Commission also reviewed the activities of the Sustainable Growth and Wastewater Disposal (Septic) Taskforce. The group has recommended a four-tiered approach to limiting the amount of growth on septic systems in the State. The process involves a requirement from the Maryland Department of the Environment (MDE) for discharge permits.

During the November meeting, Mr. Nelson reported that members of the Local WIP Committee met with representatives from the Maryland Bureau of Mines to discuss solutions to the mandated TMDL reductions. Mr. Nelson had explained that computer modeling illustrated that mine reclamation could be enough to offset targeted nutrient reductions that are being imposed by the State as a result of the program. Since that previous meeting, the WIP team has discovered that with the implementation of the new stormwater and sedimentation and erosion control standards for all permitted mining activity, the County’s goals will be met for reduction of nitrogen and phosphorus automatically.

Assorted Actions – December

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

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

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2011 SUBDIVISION ACTIVITY SUMMARY

Summary Tables

The following summary tables represent major and minor subdivisions given approval in calendar year 2011. Applications that only received preliminary approval and lot line adjustment plats are not included.

All 2011 Applications- Approved & Unapproved

Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
Major Subdivision	4	5	15.94	3.19
Minor Subdivision	31	38	325.94	8.58
Totals	35	43	341.88	7.95

2011 Applications-Approved Subdivisions Only

Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
Major Subdivision	2	2	6.11	3.06
Minor Subdivision	30	37	324.12	8.76
Totals	32	39	330.23	8.47

Pre-2011 Applications, Approved In 2011

Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
Major Subdivision	2	2	3.57	1.79
Minor Subdivision	5	7	126.17	18.02
Totals	7	9	129.74	14.42

Total Subdivisions Approved In 2011

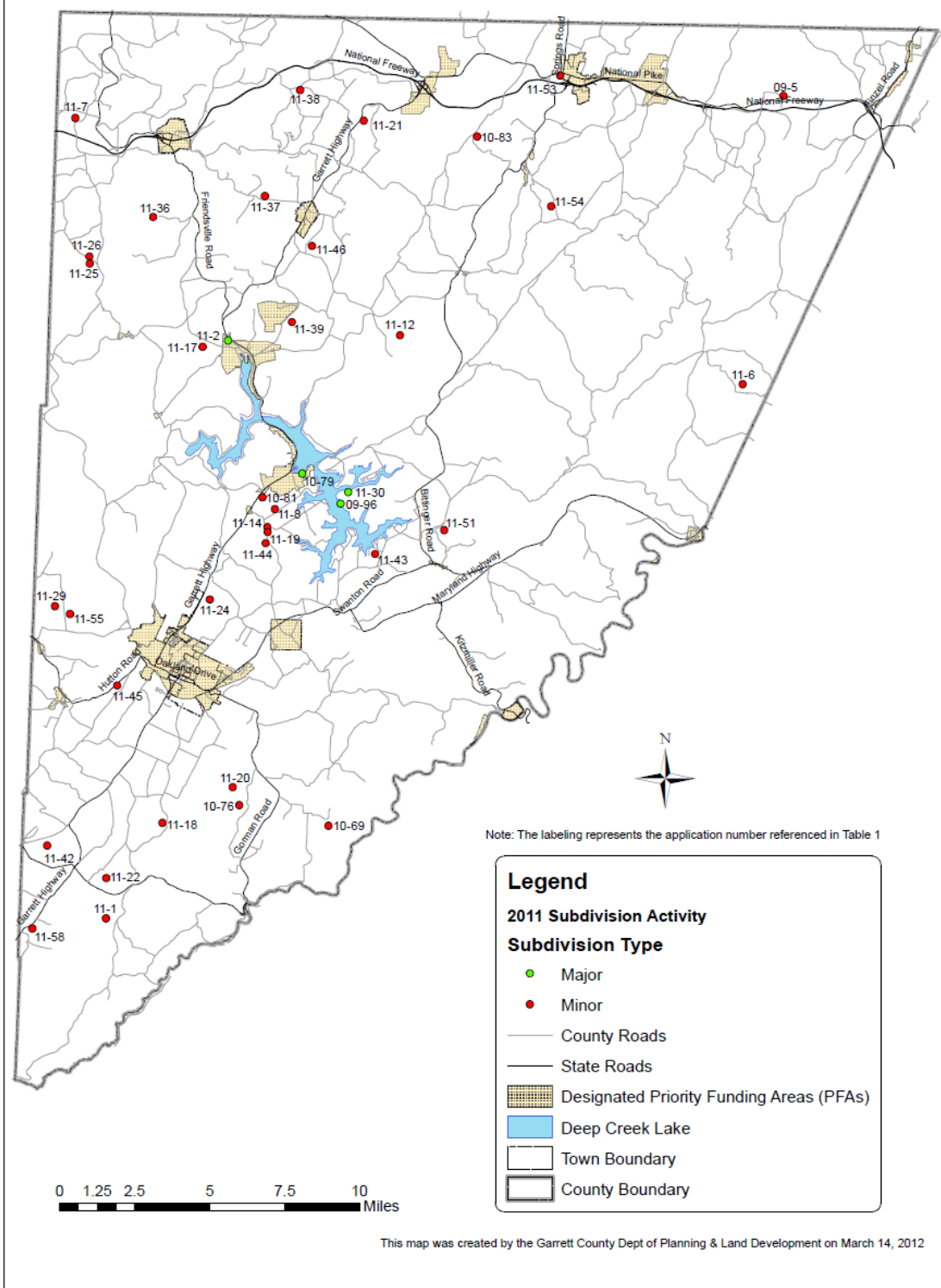
Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
Major Subdivision	4	4	9.68	2.42
Minor Subdivision	35	44	450.29	10.23
Totals	39	48	459.97	9.58

Total Subdivisions Approved In 2011 By PFA

Area	Applications	Lots	Total Acres	Avg. Lot Size
Inside PFA	2	2	7.00	3.50
Outside PFA	37	46	452.97	9.85
Totals	39	48	459.97	9.58

4.2 percent of new lots created in 2011 were within County Priority Funding Areas.
 95.8 percent of new lots created in 2011 were outside County Priority Funding Areas.

2011 Subdivision Activity



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2011 Subdivision Activity *

#	Land Classification	Subdivision Name	Applicant Name	Type	Total Acres	Lots	Avg. Lot size	Map	Parcel	PFA	Approval Date
09 5	Agricultural Resource	Dennis Boyd	Dennis Boyd	Minor	7.18	2	3.59	20	200	No	6/15/2011
09 96	Lake Residential	Back of Beyond	Franklin Trust PSE Family	Major	0.57	1	0.57	67	778	No	2/16/2011
10 69	Rural	Wayne Shillingburg	Wayne Shillingburg	Minor	97.74	2	48.87	92	113, 186	No	8/19/2011
10 76	Agricultural Resource	Nice, Lilly, Tichnell	Judy Nice, et al	Minor	13.74	1	13.74	92	18	No	3/14/2011
10 79	Town Center	Silver Tree Resaurant	Silver Tree Enterprises	Major	3.00	1	3.00	58	772	Yes	2/3/2011
10 81	General Commercial	Brodak	George Brodak	Minor	1.32	1	1.32	66	229	No	3/17/2011
10 83	Rural Resource	Timothy & Kelly Knox	John Knox	Minor	6.19	1	6.19	17	42	No	1/24/2011
11 1	Rural Resource	Western Woodlands	Western Woodlands, LLC	Minor	30.00	1	30.00	100	59	No	5/5/2011
11 2	Town Center	Weaver Commercial Lot 5	Weaver Group I, LLC	Major	4.00	1	4.00	41	51	Yes	3/8/2011
11 6	Rural	Donald Magruder	Donald Magruder	Minor	3.02	1	3.02	54	8	No	4/12/2011
11 7	Agricultural Resource	Michael Hoover	Michael & Gary Hoover	Minor	2.00	1	2.00	13	292	No	2/22/2011
11 8	Lake Residential 2	Douglas R. Devlin	Douglas R. Devlin	Minor	5.65	1	5.65	66	27	No	8/24/2011
11 12	Rural Resource	Shane Buckel	Dennis & Eileen Buckel	Minor	2.00	1	2.00	43	28	No	5/18/2011
11 14	Lake Residential 2	Cumerlato & Holland	Cumerlato & Holland	Minor	5.78	2	2.89	66	57, 518	No	4/7/2011
11 17	Rural	Peter Laquer	John Body	Minor	1.99	2	0.99	41	205	No	4/25/2011
11 18	Agricultural Resource	Bertram & Amanda Upole	Bertram & Amanda Upole	Minor	1.40	1	1.40	91	41	No	6/7/2011
11 19	Lake Residential 2	Barbara Parker	Barbara Parker	Minor	2.00	1	2.00	66	433	No	6/6/2011
11 20	Rural Resource	John & Gwen Bailiff	John & Gwen Bailiff	Minor	1.21	1	1.21	91	132	No	6/2/2011
11 21	Agricultural Resource	Robert Glass	Robert Glass	Minor	3.51	1	3.51	16	20	No	6/15/2011
11 22	Agricultural Resource	Arlie Martin	Melvin Calhoun	Minor	2.35	1	2.35	95	45	No	6/17/2011
11 24	Agricultural Resource	Jamie & Crystal DeBerry	Gary DeBerry	Minor	3.00	1	3.00	72	49	No	7/12/2011
11 25	Rural Resource	Ronald & Donna Ward	Ronald & Donna Ward	Minor	24.19	2	12.10	31	23	No	7/27/2011
11 26	Rural Resource	Brian Sisler	Timothy Sisler	Minor	1.15	1	1.15	31	19	No	7/21/2011
11 29	Rural	John Sanders et al	John Sanders et al	Minor	2.83	1	2.83	71	13	No	8/10/2011
11 30	Lake Residential 1	North Shore West- Th. Acres	Franklin Trust	Major	2.11	1	2.11	67	1	No	9/7/2011
11 36	Rural Resource	Larry Kissner et al	Larry Kissner et al	Minor	81.53	4	20.38	23	35	No	9/19/2011
11 37	Agricultural Resource	Carl Bender	Marilyn Beitzel	Minor	3.01	1	3.01	24	23	No	10/6/2011
11 38	Agricultural Resource	William Rodeheaver	Lori Jett	Minor	1.50	1	1.50	15	134	No	9/30/2011
11 39	Agricultural Resource	Arlene Beitzel	John & Rena Beitzel	Minor	17.61	1	17.61	42	325	No	10/19/2011
11 42	Agricultural Resource	Joey & Jennifer Burns	Naomi Swartzentruber	Minor	3.00	1	3.00	95	2	No	11/16/2011
11 43	Lake Residential 1	Mountain Maryland	Thomas Moran	Minor	2.00	1	2.00	67	629	No	11/18/2011
11 44	Agricultural Resource	Lost Land GC, LLC	Lost Land GC, LLC	Minor	3.42	1	3.42	66	92	No	11/22/2011
11 45	Rural	Gary D. Crosco	Gary D. Crosco	Minor	1.00	1	1.00	77	377	No	11/16/2011
11 46	Agricultural Resource	Sean Miller	Ralph Miller	Minor	2.30	1	2.30	33	13	No	11/8/2011
11 51	Rural	Potomac State Forest	Dana Stewart	Minor	22.23	2	11.12	68	55	No	12/1/2011
11 53	Town Residential	Jeffrey Sebold	Jeffrey & Martha Sebold	Minor	3.54	1	3.54	8	56	No	12/16/2011
11 54	Agricultural Resource	Frederick Stieff	Frederick Stieff	Minor	9.50	1	9.50	27	14	No	12/12/2011
11 55	Rural	Kenneth Sanders	Kenneth Sanders	Minor	80.40	1	80.40	71	18	No	12/12/2011
11 58	Agricultural Resource	Kenneth Bachtel	Kenneth Bachtel	Minor	1.00	1	1.00	99	5	No	12/20/2011
TOTALS (39 subs.)					459.97	48	9.58				

* This summary represents major and minor subdivisions given final approval in calendar year 2011. Applications that only received preliminary approval and lot line adjustment plats are not included.

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2011 BUILDING PERMITS SUMMARY

New Housing Construction and Value – 2011

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	1	6.11	0.16 du/ac	73	416.60	0.18 du/ac
Multi Family	0	0	0	0	0	0
Mobile Home	0	0	0	7	9.62	0.73 du/ac
Total	1	6.11	0.16 du/ac	80	426.22	0.19 du/ac

A total of 81 new housing units were approved in Garrett County during 2011 including all towns.

- 1.3 percent of dwellings permitted in 2011 were inside priority funding areas.
- 98.7 percent of dwellings permitted in 2011 were outside priority funding areas.

Note: The County actually issued 112 permits for housing units in 2011, of the 112 units 31 were “teardown” and rebuilds. Since no additional units were created they were not covered as new ‘growth’ in the report.

* 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

Monthly Residential Development Summary

GARRETT COUNTY	ALL NEW CONSTRUCTION(1)			SINGLE FAMILY HOUSING		
	BUILDINGS	UNITS	VALUE	UNITS	VALUE	VALUE/UNIT
JANUARY	1	1	\$585,000	1	\$585,000	\$585,000
FEBRUARY	9	9	\$2,378,419	9	\$2,378,419	\$264,269
MARCH	7	7	\$1,119,500	7	\$1,119,500	\$159,928
APRIL	10	10	\$1,534,800	10	\$1,534,800	\$153,480
MAY	14	14	\$3,514,950	14	\$3,514,950	\$251,068
JUNE	17	17	\$6,566,000	17	\$6,566,000	\$386,235
JULY	7	7	\$1,468,000	7	\$1,468,000	\$209,714
AUGUST	15	15	\$3,160,999	15	\$3,160,999	\$210,733
SEPTEMBER	18	18	\$5,002,785	18	\$5,002,785	\$277,932
OCTOBER	5	5	\$1,077,998	5	\$1,077,998	\$215,600
NOVEMBER	3	3	\$375,000	3	\$375,000	\$125,000
DECEMBER	6	6	\$875,000	6	\$875,000	\$24,305
TOTAL	112	112	\$27,658,451	112	\$27,658,451	\$246,504

Source: Garrett County Planning and Land Development –Permits and Inspections Division

(1) Includes new one family unit, two family units, three and four family units and five or more family units. All residential construction for 2011 was for single family dwellings only.

Garrett County Planning Commission Annual Report

Commercial Development - 2011

Commercial Development Summary

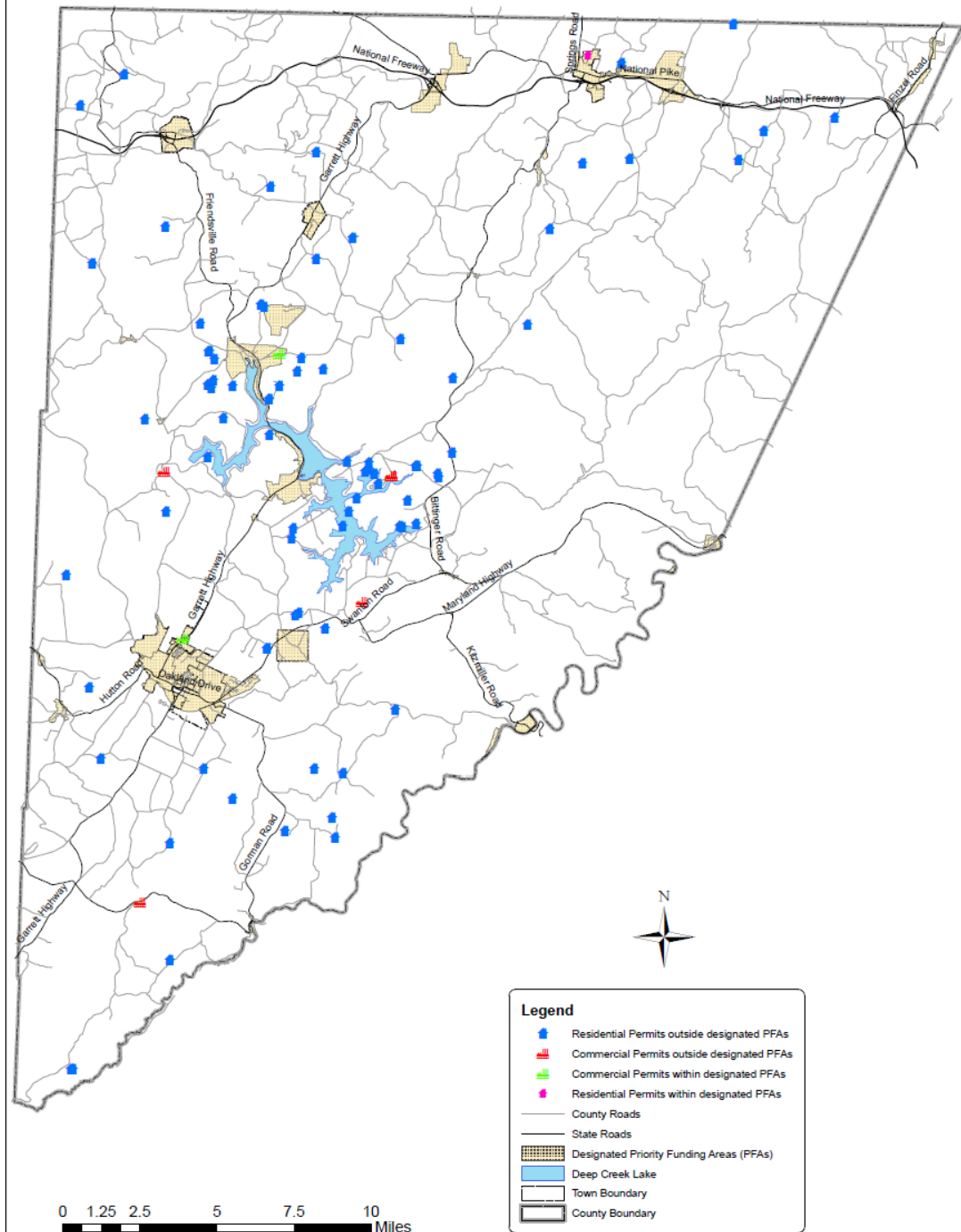
	Inside Priority Funding Areas			Outside Priority Funding Areas		
	Site Acreage	Bldg. Sq. Footage	Floor Area Ratio	Site Acreage	Bldg. Sq. Footage	Floor Area Ratio
Retail	1.27	2,660	0.0480	3.20	1,536	0.011
Educational	5.2	4,1740	0.1843	0	0	0
Service	0	0	0	1.14	2,304	0.0464
Storage	0	0	0	1.62	13,890	0.1968
Utilities*	0	0	0	0.23	195	0.0195
Total	6.47	44,400	0.1575	5.5	17,925	0.0748

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

2011 Commercial Summary

Total Acreage Developed	Percent Inside Priority Funding Areas	Percent Outside Priority Funding Areas
11.97	54.1%	45.9%
Total Square Footage Created		
62,325	71.2%	28.8%

2011 Permit Activity



This map was created by the Garrett County Dept of Planning & Land Development on March 20, 2012

Garrett County Planning Commission Annual Report

2011 Building Permit Activity

2011 Commercial Growth Inside PFA's

Approval Date	Application #	Address #	Premise Street Name	Type or Use	Acreage	Total Sq Ft	Tax Map
1/3/2011	20100514	13107	Garrett Highway	Commercial-Food Service	1.27	2660	72
3/22/2011	20110014	65	Laker Drive	College Facility	5.2	41740	42

2011 Commercial Growth Outside PFA's

Approval Date	Application #	Address #	Premise Street Name	Type or Use	Acreage	Total Sq Ft	Tax Map
9/28/2011	20110017	683	Harveys Peninsula Road	Boat Storage	0.54	4230	59
8/16/2011	20110043	2500	Swallow Falls Road	Commercial-Retail	3.2	1536	57
8/3/2011	20110146	1090	Turkey Neck Road	Commercial-Tower	0.23	195	74
5/17/2011	20110170	4707	George Washington Highway	Commercial-Garage	1.14	2304	96
9/28/2011	20110434	683	Harveys Peninsula Road	Boat Storage	0.54	4830	59
9/28/2011	20110435	683	Harveys Peninsula Road	Boat Storage	0.54	4830	59

2011 Residential Growth Inside PFA's

Approval Date	Application #	Address #	Premise Street Name	Type or Use	Acreage	Total Sq Ft	Tax Map
6/17/2011	20110218	111	Maple Glen Drive	SFR	6.11	5188	8

2011 Residential Growth Outside PFA's

Approval Date	Application #	Address #	Premise Street Name	Type or Use	Acreage	Total Sq Ft	Tax Map
6/3/2011	20100477	1010	Holy Cross Drive	SFR	1.27	8800	66
2/24/2011	20100638	208	Smiley Face Lane	SFR	1.13	3200	42
3/1/2011	20100682	43	Legacy Way	SFR-Modular	1.38	2688	59
1/25/2011	20110003	275	South Shore Pointe Road	SFR	0.7	4512	67
2/2/2011	20110004	314	Morning Glory Drive	SFR	1.497	2542	59
2/2/2011	20110005	58	May Apple Trail	SFR	1.47	3526	59
2/15/2011	20110009	871	Easy Street	SFR	4.4	1344	52
2/17/2011	20110013	186	Greenbrier Drive	SFR	0.536	3824	49
2/11/2011	20110023	760	Koshare Lane	SFR	2	1800	64
2/3/2011	20110026	107	Oak Way Road	SFR	0.5	1392	59
2/25/2011	20110038	260	River Road	SFR	6.74	4736	8
5/23/2011	20110047	268	Lower Camp Road	SFR	0.5	4228	49
5/26/2011	20110059	43	Ridge Drive	SFR	1.6	3868	42
3/18/2011	20110061	212	Green Way	SFR	0.25	1000	50
3/18/2011	20110062	220	Green Way	SFR	0.25	1000	50
3/31/2011	20110066	157	Penn Point Road	SFR-Modular	2.27	3837	66
5/2/2011	20110069	2728	Westview Crossing	SFR	10	3896	9
3/23/2011	20110072	200	White Fawn Lane	SFR-Modular	1	2856	27
4/12/2011	20110074	119	Thomas Circle	SFR	1.26	5116	59
4/11/2011	20110110	192	Truesdale Road	SFR	2.29	1768	73
5/5/2011	20110121	2748	Old Frostburg	SFR-Modular	1.8	3132	20
4/18/2011	20110125	282	Skippers Point Road	SFR	3.56	3696	57
4/20/2011	20110126	1265	Wilson Corona Road	SFR	18.97	4958	101
4/26/2011	20110129	194	Ron Georg Road	SFR	3.5	3027	34
5/10/2011	20110130	100	Deer Crest Lane	SFR	1.51	2086	59
6/13/2011	20110131	144	Deer Crest Lane	SFR	1.52	1570	59
4/27/2011	20110132	426	Limpopo Lane	SFR	3.03	2483	42
5/2/2011	20110143	3964	Bethlehem Road	SFR	15	1080	86
4/28/2011	20110159	621	Burnett Road	SFR	2.57	2216	65

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Approval Date	Application #	Address #	Premise Street Name	Type or Use	Acreage	Total Sq Ft	Tax Map
5/11/2011	20110165	24	Tree Camp Circle	SFR	0.456	3083	49
5/5/2011	20110173	231	South Shore Point Road	SFR	0.599	4587	67
5/19/2011	20110179	1655	Shoreline Drive	SFR & Detached Garage	0.574	5271	67
5/18/2011	20110194	2542	Underwood Road	SFR-Mobile Home	1.33	980	84
8/18/2011	20110195	835	Boy Scout Road	SFR	4	3776	66
9/12/2011	20110197	110	Snowshoe Court	SFR	0.31	5555	49
6/2/2011	20110199	85	Lakefront Links Drive	TVRU	0.574	7966	59
6/3/2011	20110206	3602	Gorman Road	SFR	5	1920	92
8/22/2011	20110207	1981	Sale Barn Road	SFR	4.19	1120	15
6/6/2011	20110208	1786	Pysell Crosscut Road	SFR	1	6940	73
5/26/2011	20110214	3678	Maynardier Ridge Road	SFR-Mobile Home	1	980	35
6/7/2011	20110238	230	Buffalo Run Road	SFR	1	3420	3
6/24/2011	20110252	144	Ridge Drive	SFR	1.18	3345	42
6/17/2011	20110254	140	Hollis Beaulieu Road	SFR	2.02	408	13
6/28/2011	20110258	37	Sugar Maple Lane	SFR	0.995	2000	41
6/28/2011	20110259	75	Sugar Maple Lane	SFR	0.992	2000	41
6/28/2011	20110290	564	Brobst Road	SFR-Doublewide	1	1736	24
7/27/2011	20110295	156	Red Pine Lane	SFR	1.41	3500	50
7/20/2011	20110301	267	San Francisco Street	SFR	0.59	2733	58
7/6/2011	20110304	396	Maybury Lane	SFR-Doublewide	0.46	1393	67
9/23/2011	20110307	2664	Kempton Road	SFR	1	900	107
9/23/2011	20110308	2664	Kempton Road	SFR	1	5184	107
7/8/2011	20110309	726	Audley Riley Road	SFR	1	2560	92
8/3/2011	20110310	63	Stilwater Drive	SFR	0.6	5405	59
8/9/2011	20110314	1909	Pysell Crosscut Road	SFR	3.998	2592	73
8/9/2011	20110323	841	Ferguson Road	SFR	3.5	672	86
7/22/2011	20110332	65	Smouse Road	SFR	4.99	3564	85
7/26/2011	20110333	1059	Kisner Road	SFR	211	4380	23
9/20/2011	20110337	418	Lonesome Pines Road	SFR	1	2288	92
8/9/2011	20110349	54	Wilson Circle	SFR	0.8	4059	59
9/8/2011	20110357	1365	Sam Crow Road	SFR	2.188	4284	19
8/15/2011	20110367	75	Green Meadow Lane	SFR	1.526	2736	42
8/24/2011	20110368	148	Rocky Camp Road	SFR	0.545	2850	49
8/5/2011	20110376	1157	Bailiff Lane	SFR-Doublewide	1.21	3360	91
8/11/2011	20110386	151	Middle Ridge Drive	SFR	27.74	2769	44
8/12/2011	20110390	320	Birchwood Drive	SFR	1.81	2242	48
9/15/2011	20110407	153	Laurel Lane	SFR & Detached Garage	0.54	4804	59
9/2/2011	20110430	328	Summit Woods Drive	SFR	6	4459	41
9/16/2011	20110439	1859	Shady Dell Road	SFR	1.4	3144	91
10/19/2011	20110446	16	Smith Pointe Road	SFR	2.114	5256	59
9/26/2011	20110450	889	Peat Moss Road	SFR-Modular	2	2462	43
9/15/2011	20110458	3329	Potomac Camp Road	SFR-Mobile Home	3.62	980	80
11/1/2011	20110460	3273	White Rock Road	SFR	4.5	3204	31
9/19/2011	20110462	167	Hailee's Lane	SFR	1.14	4036	41
10/24/2011	20110510	219	Glen Acres Road	SFR	0.8	4945	59
11/10/2011	20110551	1337	Aiken Miller Road	SFR-Mobile Home	1	924	33
11/29/2011	20110565	805	Sherman Hare Road	SFR	2.7	2464	27
12/23/2011	20110579	20	Pine Top Trail	SFR	9.793	4026	77
12/30/2011	20110587	7	Louvina Drive	SFR	5.04	3306	28
12/30/2011	20110588	142	Frank Custer Drive	SFR	0.24	1050	79
12/30/2011	20110589	141	Frank Custer Drive	SFR	0.24	1050	79

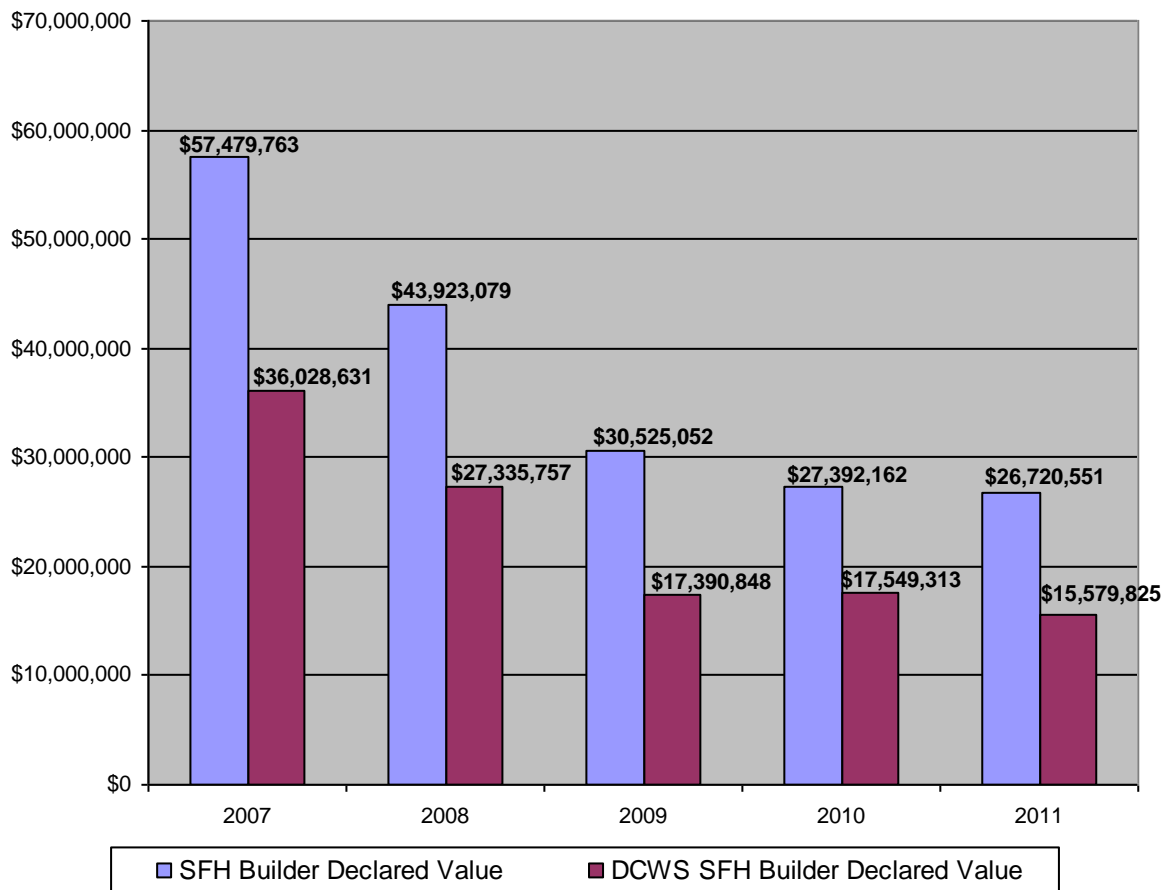
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Five-Year Permit Analysis

The following charts, “2007-2011 Total Housing Units” & “2007-2011 Single Family Home (SFH) Builder Declared Value”, were compiled by the Permits and Inspection Division using building permit data. “Total Housing Units” provides a yearly comparison between the total number of new housing units countywide and the number of units located within the boundaries of the Deep Creek Watershed. The “Builder Declared Value” chart is based on the estimated value of the proposed improvements provided by the applicant at the time of building permit application. This chart also compares the overall value of new housing units countywide with the value of units located within the Deep Creek Watershed.

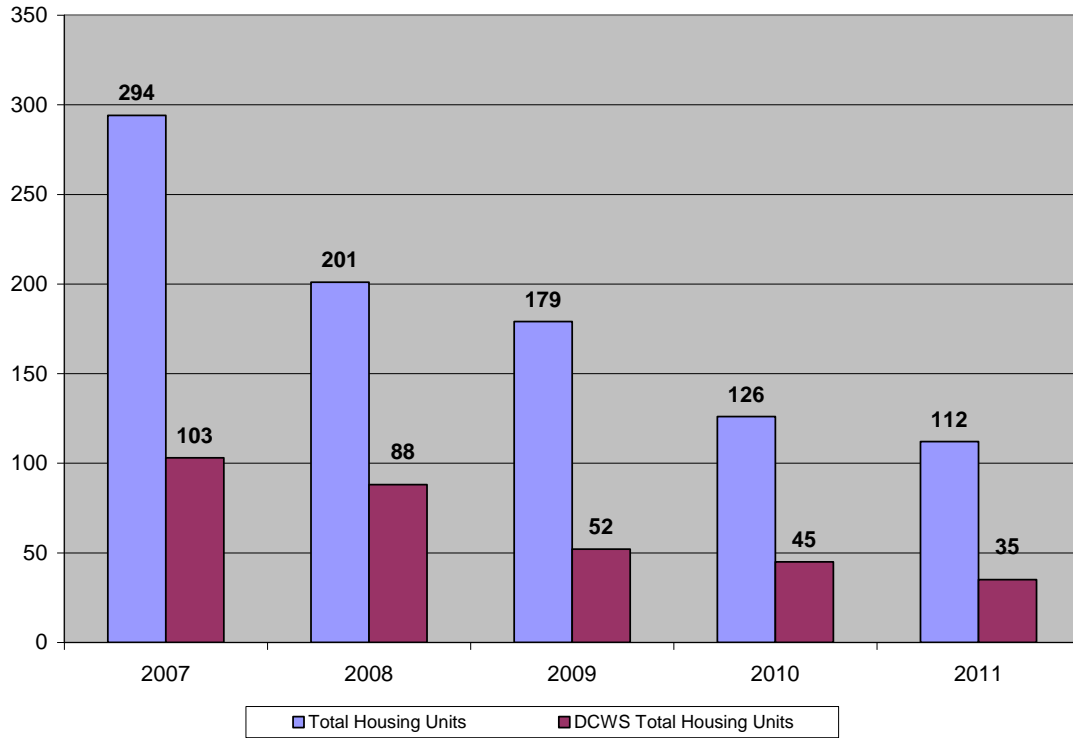
These charts are provided here to illustrate not only the number and value of units over a five-year period, but the evident decline in new housing starts resulting from the down turn in the economy. This is particularly significant in the Deep Creek Watershed where second home investment and construction is a major sector of the County economy.

**2007 - 2011 Single Family Home (SFH)
Builder Declared Value**



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**2007 - 2011
Total Housing Units**



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2011 AGRICULTURAL PRESERVATION SUMMARY

The Planning & Land Development Office helps administer two state land preservation programs. The Maryland Agricultural Land Preservation Foundation (MALPF) program applies to the whole county while the Bear Creek Rural Legacy Area is limited to the Bear Creek watershed near Accident. The goal of both programs is to preserve farmland and woodland by purchasing permanent conservation easements.

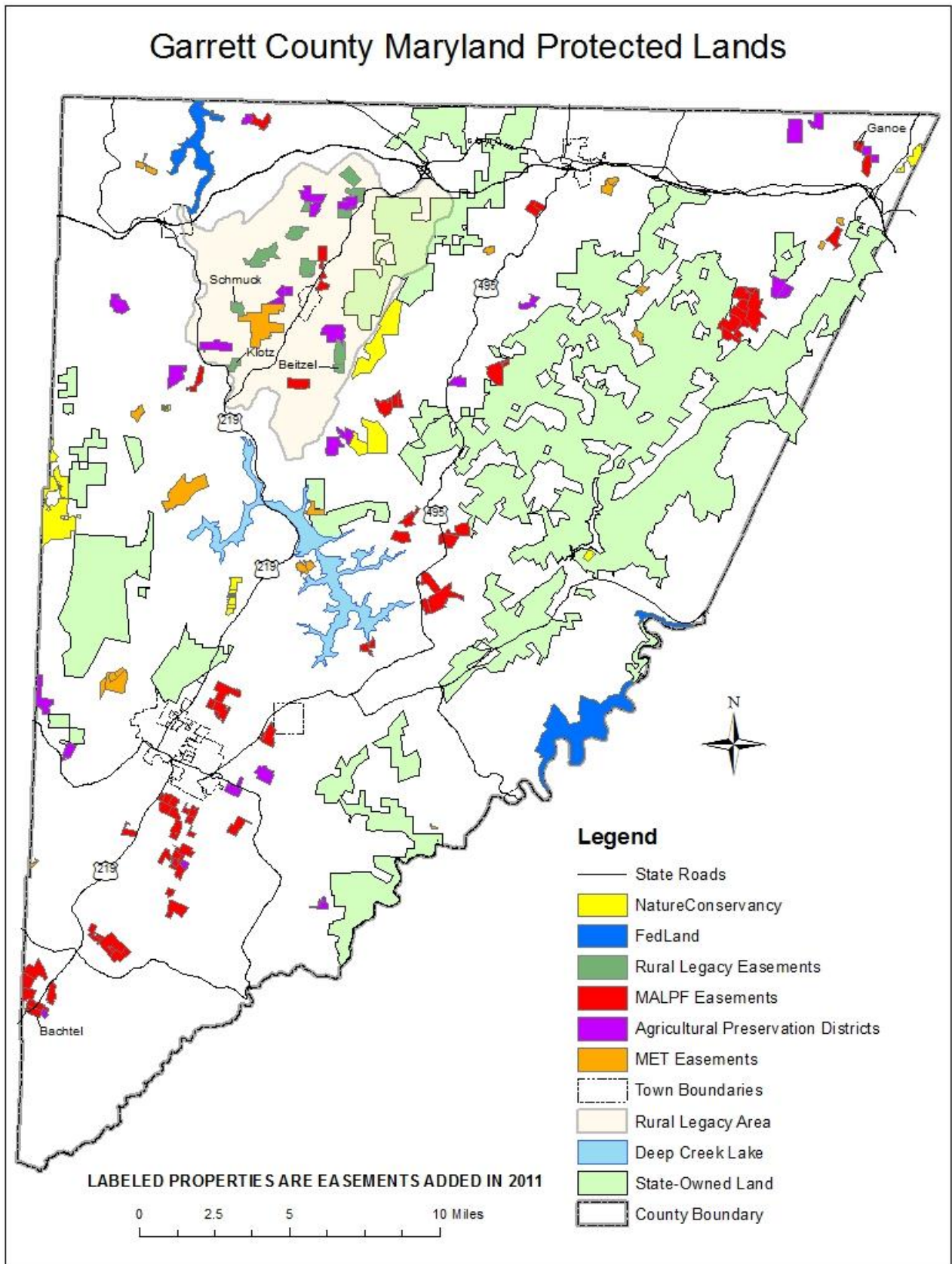
Garrett County has also adopted a County Agricultural Land Preservation District Program. The Planning Commission reviews all District applications and informs the Board of County Commissioners whether the establishment of the District is compatible with existing and approved County plans, programs, and overall County policy.

To enhance participation in these programs, the Board of County Commissioners adopted a Tax Credit Program in July of 2000 that offers a tax credit to all landowners who voluntarily establish a preservation district on their property. The tax credit continues to apply to those landowners who subsequently sell a preservation easement. The program offers a 100% tax credit on the value of the real estate (except all improvements) and is applicable to the property as long as the land remains in the preservation program. The Board also commits annually its retained ag-transfer tax to the local matching fund under the MALPF program.

Two MALPF easements and three Rural Legacy easements were settled upon in 2011. These easements permanently preserved nearly 400 acres of farmland and woodland. The 2011 Applications are noted below and on the Garrett County Maryland Protected Lands Map. The Planning Commission did not take action on establishment of any County Agricultural Land Preservation Districts in 2011; the easements mentioned above and shown below were the result of actions taken in previous calendar years.

2011 Agricultural Preservation Activity

Application	Name	Map	Parcel	Acres	Status	Program	Date
SY-13	Bachtel	99	5	73.06	Easement	MALPF	11/18/2011
PC-105	Ganoe	11	258 & 40	51.36	Easement	MALPF	10/19/2011
BC-104	Beitzel	33	51	86.51	Easement	Rural Legacy	12/13/2011
BC-109	Schmuck	24	314	100.76	Easement	Rural Legacy	8/30/2011
BC-106	Klotz	32	106	81.96	Easement	Rural Legacy	6/9/2011
TOTAL				393.65			



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DEVELOPMENT CAPACITY ANALYSIS

Pursuant to Subsection 3.10 of Article 66B, an updated development capacity analysis is to be included in the Annual Report once every three years. A base year 2010 capacity Analysis was included in the 2010 Annual Report and an updated analysis will not be provided until 2013.

THE LOCAL GOAL

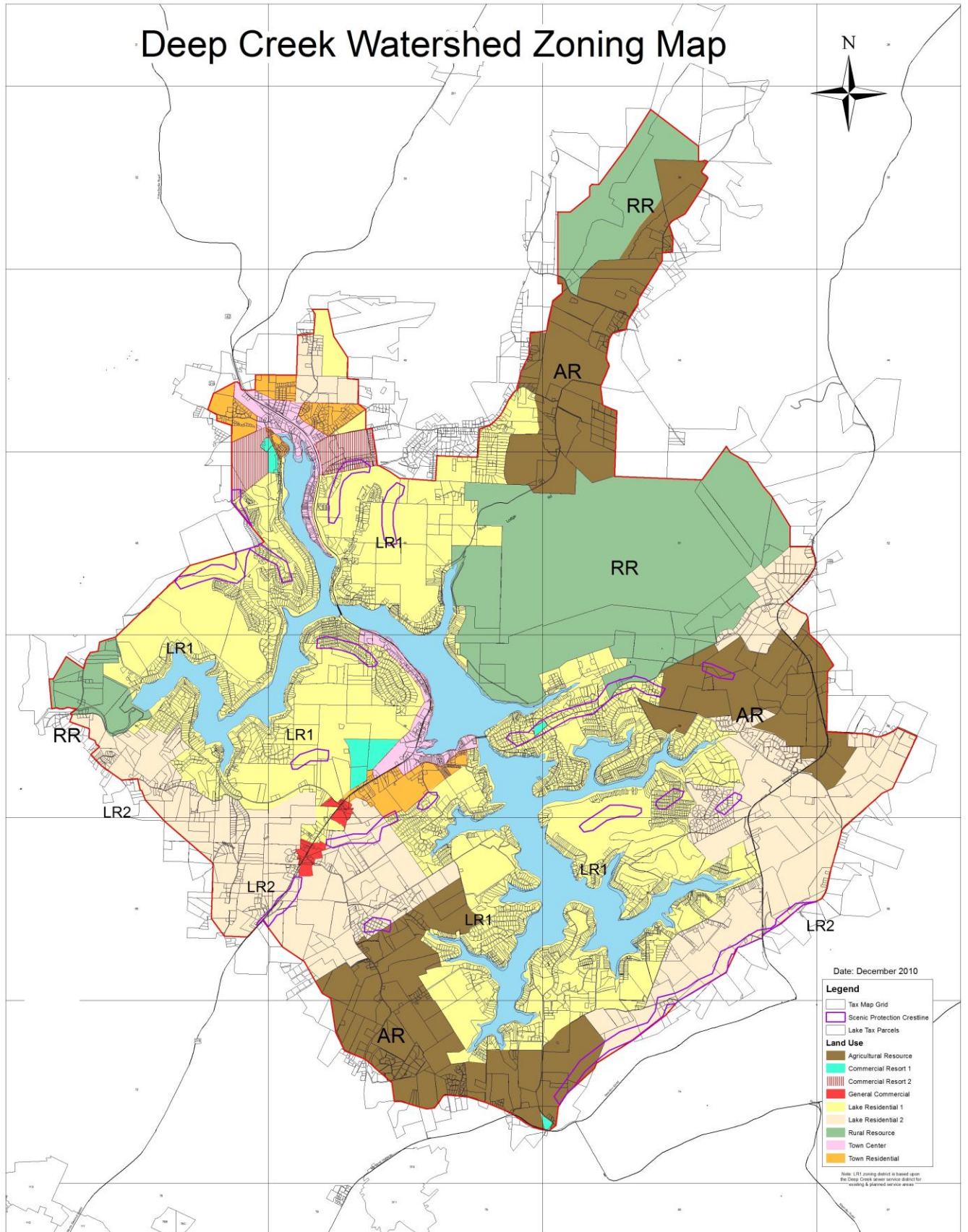
During 2010, the Planning Commission established goals that 10 percent of all new development will be located within the County's Priority Funding Areas by 2020 and that 133 additional housing units will be located within PFA's between 2010 and 2020. The Planning Commission intends to revisit these PFA targets on an annual basis to make sure they correspond with the requirements for the Annual Report in Article 66B and the results of actual development from the preceding year. After evaluation, the Planning Commission determined that the Local Goal of 10% by 2020 will continue to be Garrett County's goal towards achieving the statewide goal.

CHANGES TO PLANS, POLICIES & ORDINANCES

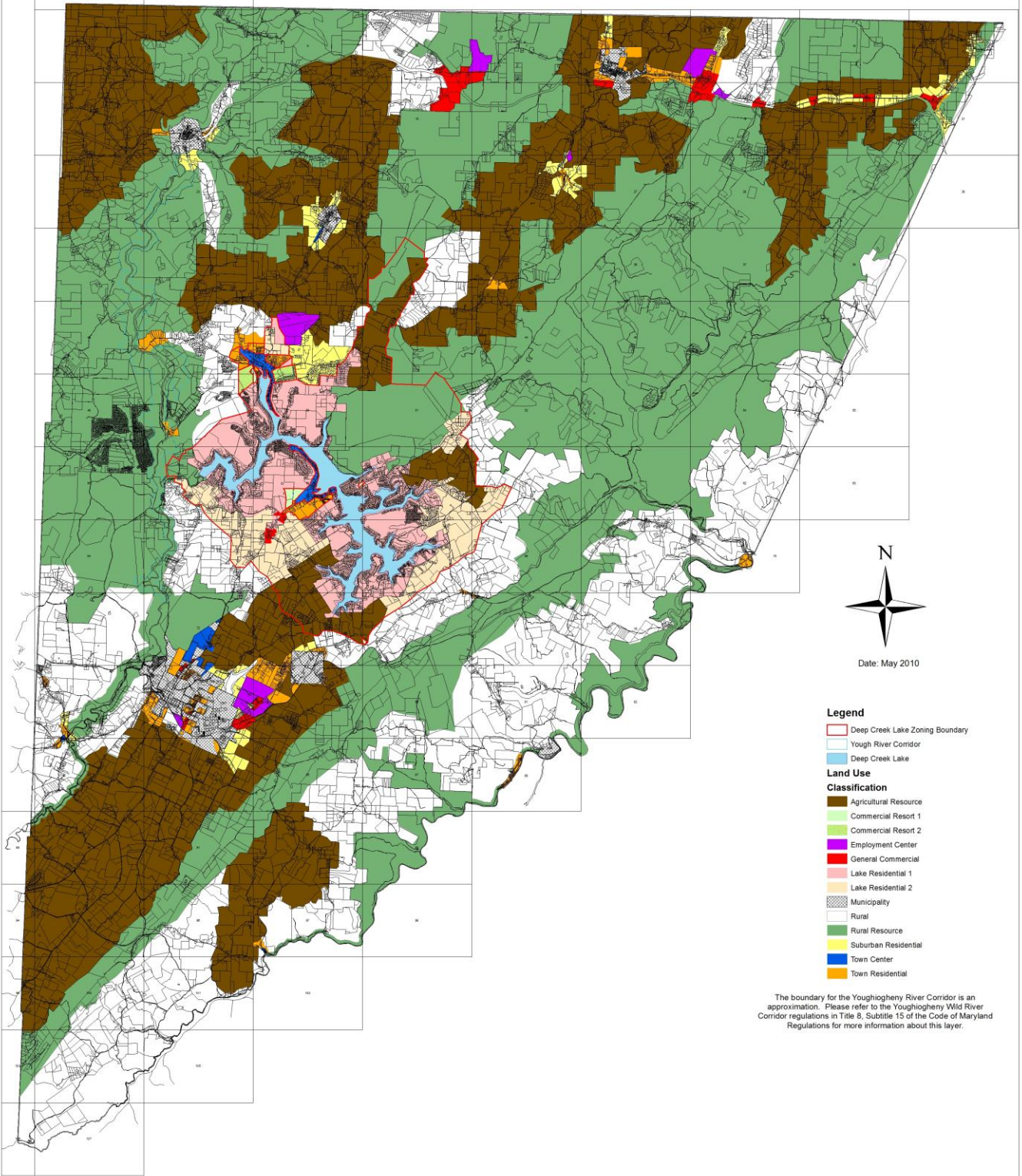
The 2008 Garrett County Comprehensive Plan was adopted on October 7, 2008. The Deep Creek Watershed Zoning Ordinance, Garrett County Sensitive Areas Ordinance and the Garrett County Subdivision Ordinance implement the Plan and the Visions in § 1.01 of Article 66B. All permit applications and subdivision plans were carefully considered and analyzed by staff and the Planning Commission to ensure their consistency with these ordinances, 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.

There were no changes or amendments to the Comprehensive Plan or the Ordinances and associated Ordinance maps in 2011. The Planning Commission approved amending certain Subdivision Ordinance checklists. Provisions to address rare threatened and endangered species, minimum lot width, and driveway entrances on County Roads were added. These changes did not involve new regulations but simply addressed existing requirements & policies that were missing from the checklists.

For reference, the Deep Creek Watershed Zoning Map, Garrett County Sensitive Areas Ordinance Maps and the Garrett County Subdivision Ordinance Map are provided on the following pages. The Priority Funding Areas Map from the 2008 Garrett County Comprehensive Plan is also included.



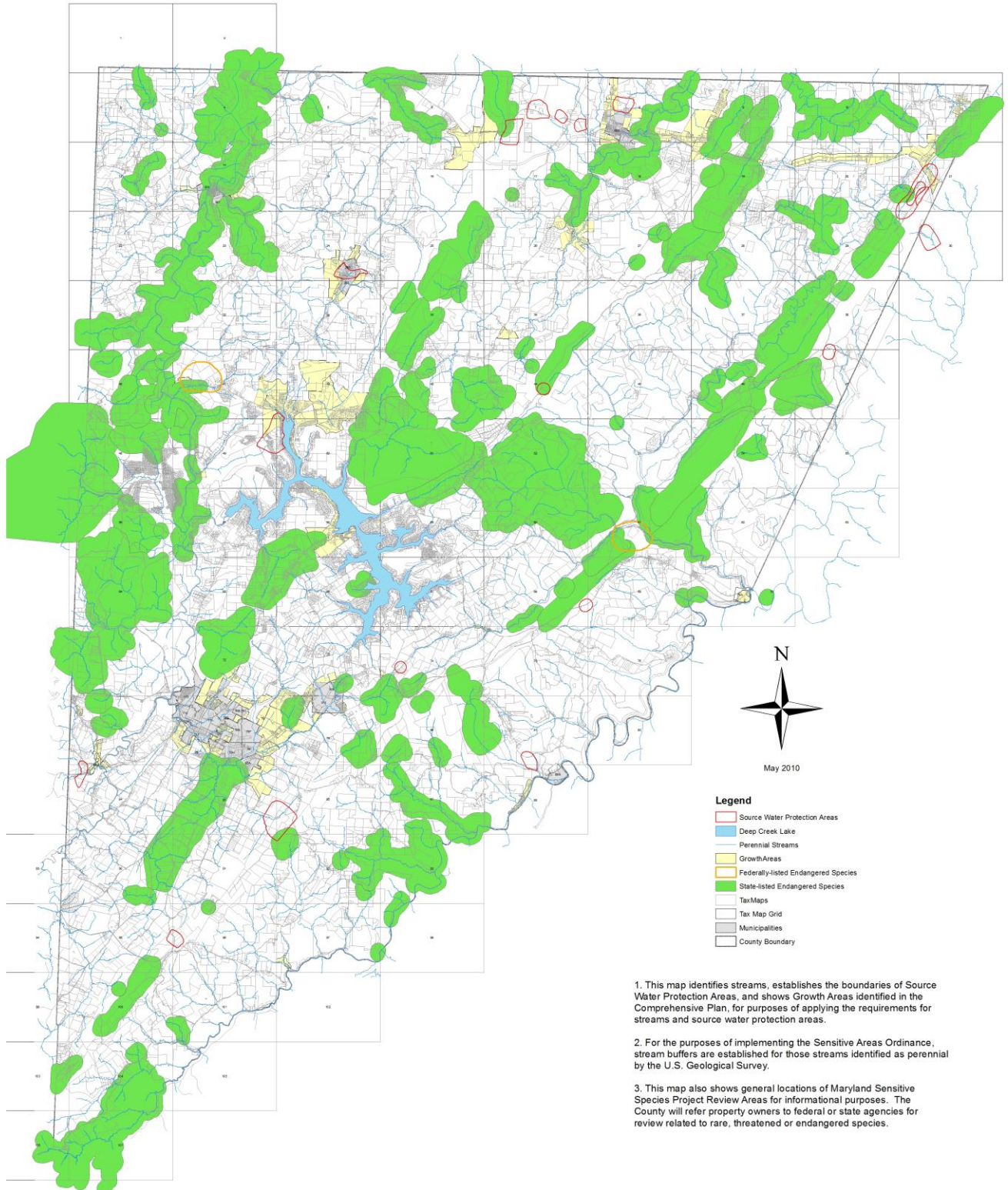
Subdivision Ordinance Map



The boundary for the Youghiogheny River Corridor is an approximation. Please refer to the Youghiogheny Wild River Corridor regulations in Title 8, Subtitle 15 of the Code of Maryland Regulations for more information about this layer.

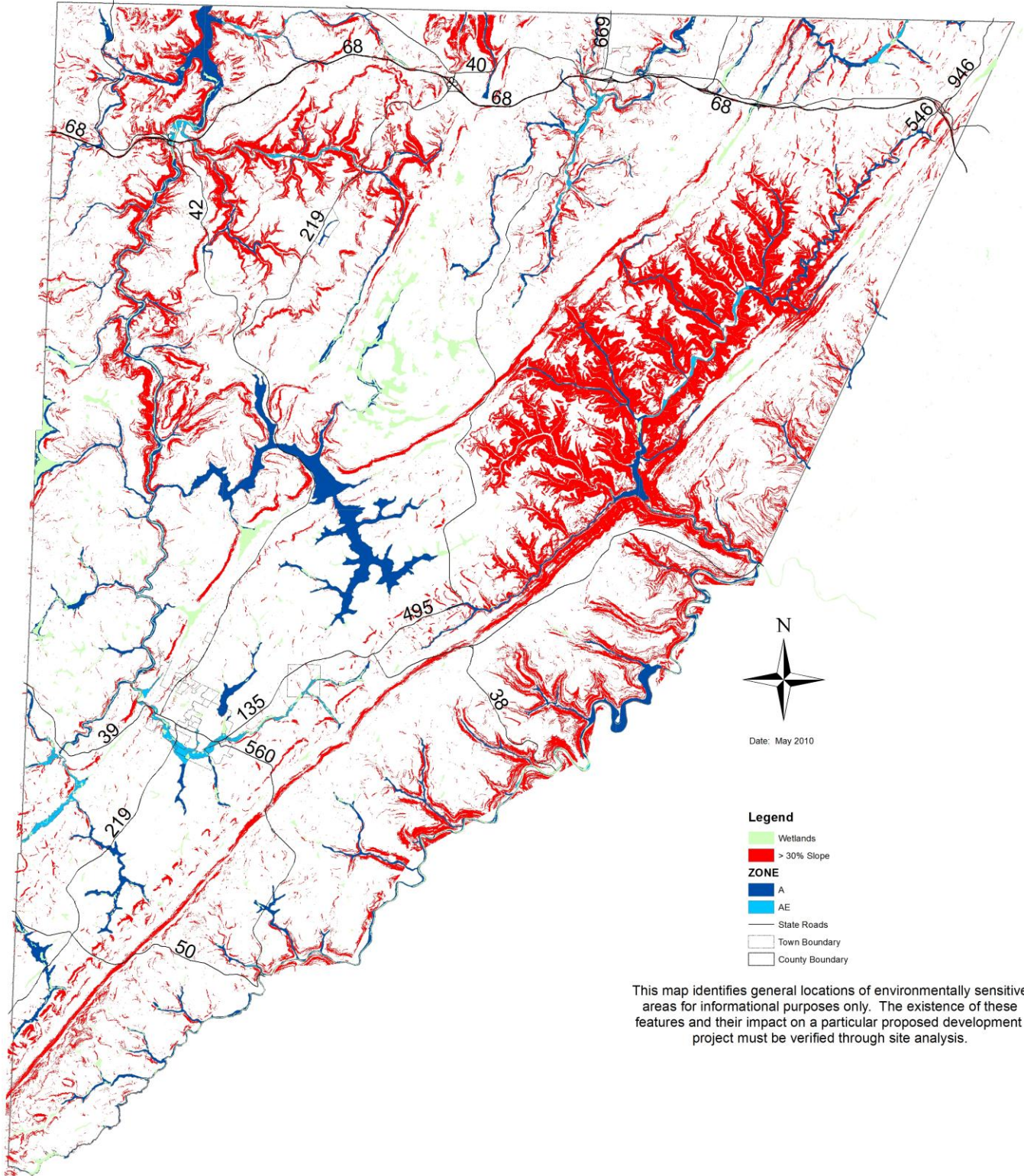
Sensitive Areas; Map 1

Streams, Growth Areas, Habitats for State & Federal Endangered Species and Source Water Protection Areas



Sensitive Areas; Map 2

Steep Slopes, Floodplains and Wetlands

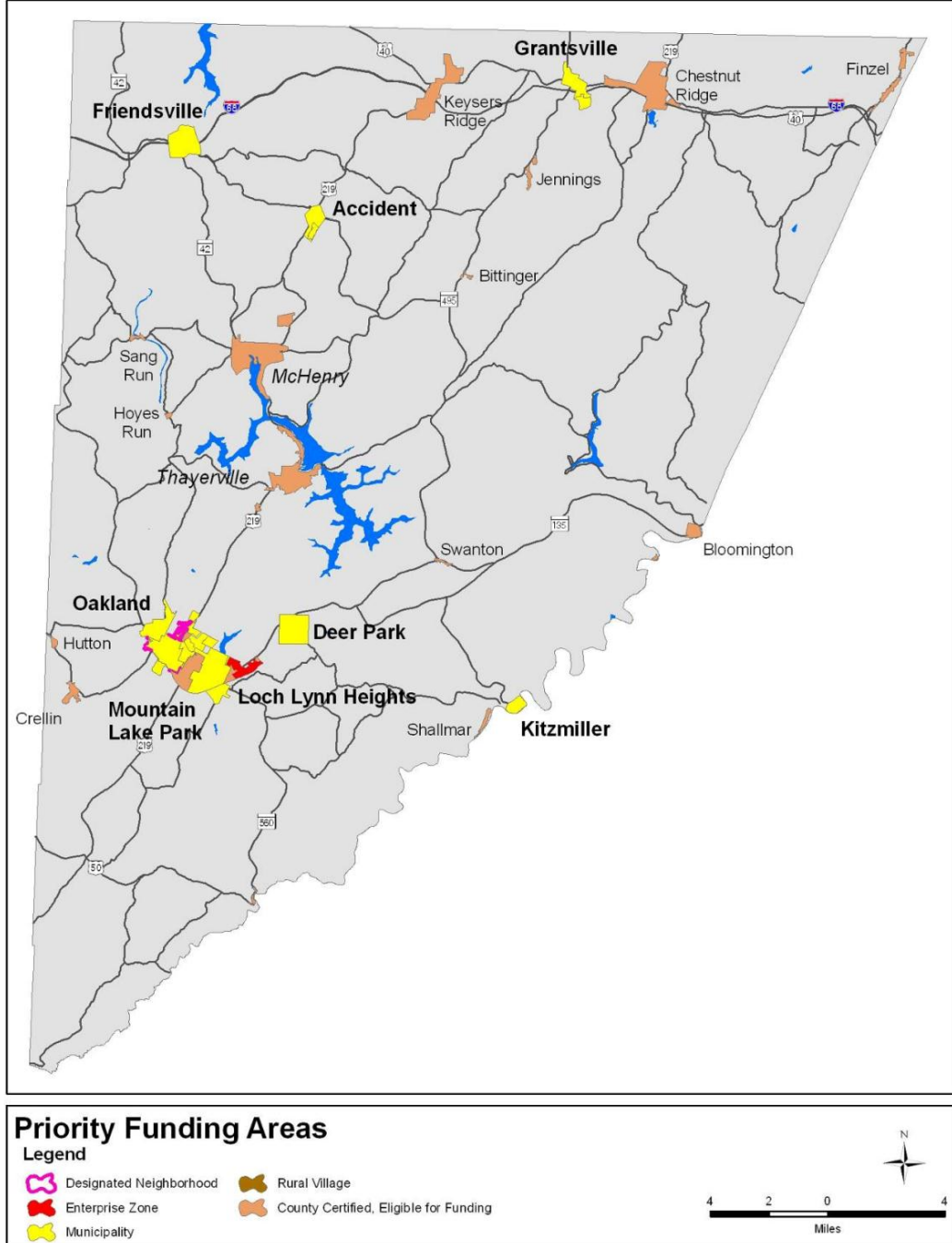


This map identifies general locations of environmentally sensitive areas for informational purposes only. The existence of these features and their impact on a particular proposed development project must be verified through site analysis.

Garrett County Planning Commission Annual Report

2008 Garrett County Comprehensive Plan

Map 3.2: Priority Funding Areas



APPENDIX A

Garrett County Planning Commission Annual Report

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND DEVELOPMENT

Planning, Zoning & Licensing Division
203 S. Fourth St. - Room 210
Oakland, Maryland 21550
301-334-1920 • FAX 301-334-5023
E-mail: planninglanddevelopment@garrettcountry.org

January 10, 2011

Ms. Stephanie Martins, Director
MD Department of Planning
301 West Preston Street
Suite 1101
Baltimore, MD 21201-2305

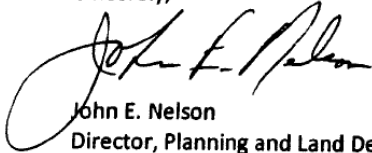
Dear Ms. Martins:

Enclosed please find eight (8) copies of draft amendments to the 2008 Garrett County Comprehensive Plan. During their last regular meeting on January 5, 2011, the Planning Commission took action to accept these draft amendments as their proposed version for modifying the County's existing plan to recognize ridge lines as a sensitive area in need of protection. The Planning Commission is submitting these copies to the State Clearinghouse Review Process for agency review.

By copy of this letter, I am forwarding a copy of the plan amendments to the adjoining planning jurisdiction and one copy to the Regional Planning Office in Cumberland. I will also forward an e-mail to you including all amendments in a .pdf file. We would request that you initiate the 60-day Clearinghouse Review Process immediately and provide any written comments back to our office as soon as they are available.

Thank you in advance for your assistance.

Sincerely,



John E. Nelson
Director, Planning and Land Development
JEW:alk

cc: Garrett County Commissioners
Phil Hager, Allegheny County Planning
Bill Atkinson, MD Department of Planning
Garrett County Planning Commission

Garrett County Planning Commission Annual Report

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND DEVELOPMENT
Planning, Zoning & Licensing Division
203 S. Fourth St. – Room 210
Oakland, Maryland 21550
301-334-1920 – FAX 301-334-5023
E-mail: planninglanddevelopment@garrettcountry.org

Memorandum

January 6, 2011

TO : Garrett County Commissioners

FROM : Garrett County Planning Commission

SUBJECT : Proposed Amendments to Comprehensive Plan

During their regular meeting on Wednesday, January 5, 2011, the Garrett County Planning Commission reviewed the directive from the Garrett County Commissioners to consider re-instating text that would recognize ridgelines as a sensitive area in need of protection in the 2008 Garrett County Comprehensive Plan. The original DRAFT Plan forwarded from the Planning Commission to the Board of County Commissioners in the summer of 2008 did, in fact, include provisions to include recommended policies and actions to protect selected ridge tops.

As a result of their discussions, the Planning Commission concluded that the original language included in the DRAFT 2008 Plan would continue to be suitable and appropriate language to guide the future development along ridgelines and will provide the County with a variety of measures to control development along selected ridge lines. Consequently, the Planning Commission voted to recommend the following amendments to the County Comprehensive Plan:

AMENDMENTS TO THE 2008 GARRETT COUNTY COMPREHENSIVE PLAN

1. Section 7.2.7 of the Plan should be amended to include the highlighted new text as shown on the attached page 7-10.
2. Section 7.3.3 of the Plan should be amended to delete the last sentence in the fifth paragraph of the current section 7.3.3 as shown on the attached page 7-15 (The deleted text is highlighted and shown with strike-through labeling).
3. Section 7.3.3 of the Plan should be amended to delete the entire sixth paragraph of the current Section 7.3.3 as shown on the attached page 7-15 (The deleted text is highlighted and shown with strike-through labeling).

Garrett County Planning Commission Annual Report

4. Section 7.3.3 of the Plan should be amended to include the highlighted new text beginning with the seventh paragraph of Section 7.3.3 on the attached page 7-15.
5. Section 7.4 of the Plan should be amended to include the highlighted new text shown as policy #11 on the attached page 7-16.
6. Table 12-1 of the Plan should be amended to include the highlighted new text shown as policy #11 under Sensitive Areas on the attached page 12-10.

Garrett County Planning Commission Annual Report

2008 Garrett County Comprehensive Plan

- 400 acres of land in County parks.
- More than 2,000 acres of land protected by Maryland Environmental Trust Conservation Easements.
- More than 5,000 acres of privately-owned preserved land (such as the Cranesville Swamp and a portion of the Glades), much of it owned or under easement by The Nature Conservancy, the Allegheny Highlands Conservancy, and other groups.

7.2.7 *Ridgelines*

This Comprehensive Plan recognizes ridgelines as a sensitive area in need of protection. As described above, Garrett County is traversed by the northeast-southwest ridges of the Appalachian Mountains. These ridges contribute to the aesthetics, scenic quality, and overall character of the County, and, as described in Chapter 11 (Economic Development), help attract visitors to the County who are vital to the health of the tourism sector of the local economy. Major ridgelines in Garrett County include Backbone Mountain, Big Savage Mountain, Meadow Mountain, and Negro Mountain.

The County's Sensitive Areas Ordinance regulates ridgelines to the extent that wetlands, steep slopes, and/or habitat of threatened or endangered species occur there. Ridgelines are not otherwise protected.

Within the Deep Creek Lake Watershed, housing development on slope crests has affected aesthetics. Chapter 4 of this plan (the Deep Creek Lake Influence Area Master Plan) recommends that scenic protection areas and regulations be added to the Deep Creek Lake Zoning Ordinance.

Outside the Deep Creek Lake Watershed, until recently, development on ridgelines was limited to fire towers, telecommunication towers, and a few scattered homes, development that occasioned little concern. Since 2003, three wind power projects (cluster of wind turbines) have been proposed, with wind turbines over 400 feet high. These proposals have focused attention on the potential for the large scale use of ridgelines for wind power, development that could be incompatible with the aesthetics, scenic quality, and rural character of the County.

7.3 **Discussion of Issues**

7.3.1 *Future Growth and Development*

The potential encroachment of future development on sensitive environmental, agricultural, and forest resources is an important issue facing the County's sensitive areas. As shown in Table 2.3, more than 2,000 new residential units are projected to be built in the County's rural areas (in addition to as many as 700 units that are projected outside of growth areas in the Deep Creek Lake Influence Area).

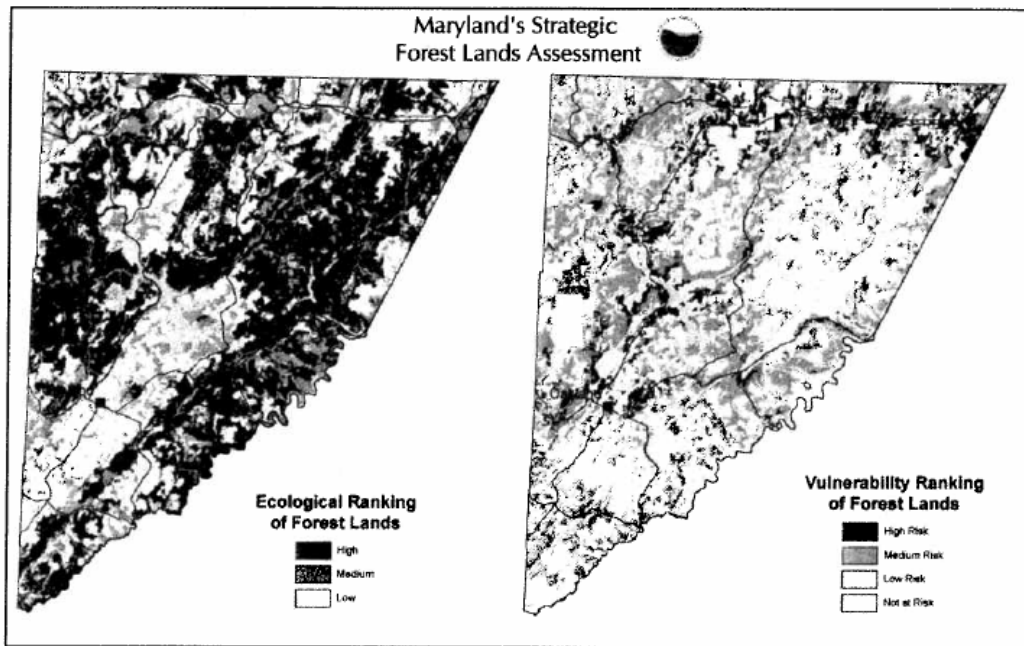
Sensitive environmental areas should be avoided wherever possible, and emphasis should be placed on preserving *contiguous* environmental resources (e.g., entire floodplains and wetland complexes, rather than isolated wetlands or forest stands). In cases where disturbing resources cannot be avoided, mitigation may be necessary.

Broad Impacts of Development

Taken as a whole, projected development in rural areas could increase fragmentation of the County's substantial agricultural, forest, and rural resources. The Land Use Element (Chapter 3) addresses many of these concerns by greatly expanding the geographic area of AR and

species, and other factors), and according to their vulnerability to conversion to non-forest uses.¹⁴ Figure 7.1 shows (respectively) the ecological rank and vulnerability of the County's forests, according to the State Forest Lands assessment.

As Figure 7.1 shows, much of the County is covered by forest with high or medium ecological ranks, as well as medium risks for conversion to non-forest uses. The expanded RR land classification in the Land Use Plan (Figure 3.4) covers much of the high-value, medium-risk forest land in the County.



7.3.3 Ridge tops

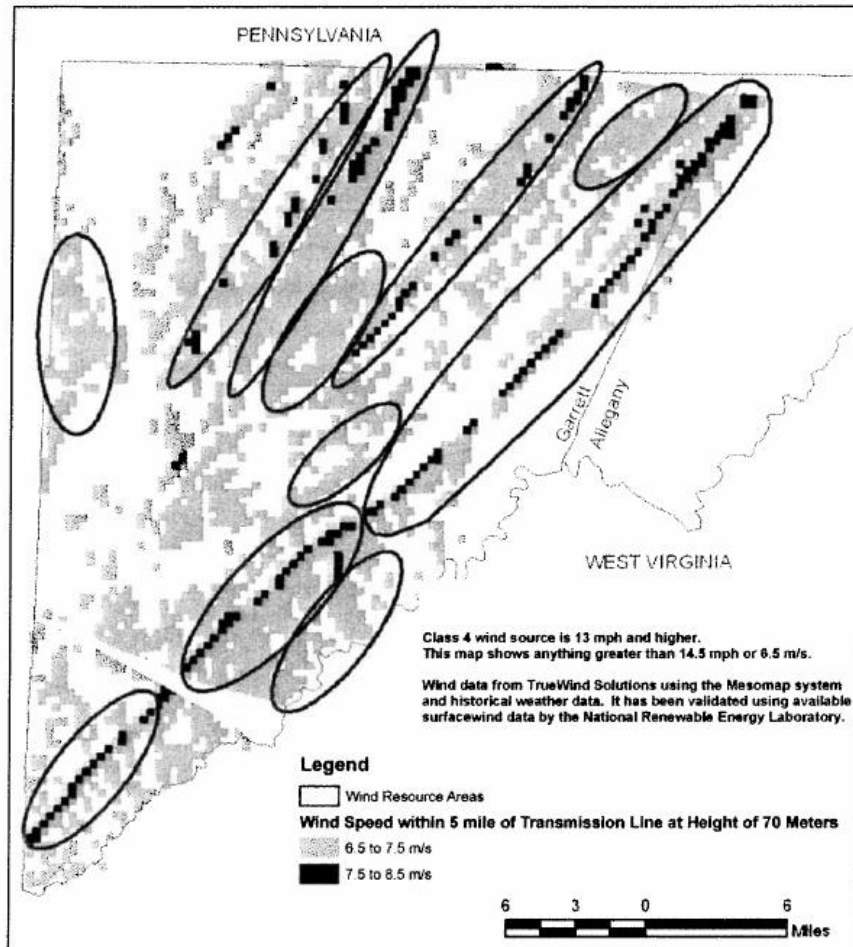
Many participants in the Comprehensive Planning process regard the widespread use of ridge tops for wind power generation as an industrial use, incompatible with the aesthetics, scenic quality, and rural character of the County.

Based on research conducted by DNR, large portions of Garrett County are potentially suitable for wind power, as shown in Figure 7-2. Three projects have been proposed on privately-owned land in or near Garrett County: two on Backbone Mountain and one on Big Savage Mountain on the Allegany County/Garrett County border.¹⁵

¹⁴ Source: DNR State Forest Lands Assessment, <http://www.dnr.state.md.us/forests/conferences/sfla/index.htm>

¹⁵ Source: 2008. *Maryland Power Plants and the Environment*. Maryland DNR Power Plant Research Program. Excerpts included in Appendix.

Figure 7.2 Areas Potentially Suitable for Wind Power



Source: Maryland DNR, Power Plant Research Program

As of 2008, no projects have been built in Garrett County, although wind power sites are in operation south of Garrett County in West Virginia.

The use of wind power for energy has been controversial in Maryland and in Garrett County. Concerns have been expressed by some people regarding impacts of wind power facilities on birds, bats, sensitive species, aesthetics and scenic views, and property values including impacts from noise. A potential proposal to locate a wind power project on state-owned land was very controversial and occasioned a great deal of vociferous criticism from many county residents.

While the County acknowledges the potential negative impacts of wind power facilities, it also recognizes the potential benefits, especially those related to clean, sustainable power

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2008 Garrett County Comprehensive Plan

generation, and potential socioeconomic and fiscal benefits. The County further acknowledges property rights of the owners of land that is suitable for wind power facilities to use their property for that purpose.

The Board of County Commissioners has expressed its intent to seek legislation for authority to establish minimum set-back requirements for wind turbines from property lines and from existing residential structures.

The widespread use of ridge tops for power generation has the potential to negatively affect the County's scenic qualities and, as a potential result, the County's economy. Additional regulation may be necessary to avoid such negative impacts. Specifically, this Comprehensive Plan recommends the County establish a framework for regulatory control of ridge top development through subdivision sensitive area, and, possibly, zoning controls. A number of questions should be considered as part of this framework:

- What kinds of environmental impacts does the state regulate, whether or not a project needs a Certificate of Public Convenience and Necessity (CPCN) from the state?¹⁸
- What are the best mechanisms for the County to regulate ridge top development: subdivision sensitive area, zoning, or a combination? What might be suitable bases for regulation? Aesthetics, scenic views and view sheds, proximity to other sensitive areas, such as steep slopes, and/or proximity to existing communities?
- What should the county regulate? Typical zoning controls address location, height, noise, setbacks, and buffers.
- Should the County allow wind turbines in some areas, and disallow them in other areas? On what basis?
- If the County regulates commercial wind turbines, provisions should still exist to allow individual turbines that serve one or a few houses or businesses?
- If the County were to opt to regulate wind turbines, what kind of mitigation measures could the County adopt in addition to state requirements?

7.4 Policies and Actions

1. Continue to use the Sensitive Areas Ordinance and the Deep Creek Lake Watershed Zoning Ordinance to limit development on steep slopes, near rivers and streams, and near the habitat of rare, threatened, or endangered species.
2. Amend the Sensitive Areas Ordinance
 - o Limit development in—and establish buffers around—Source Water Protection Areas (see Section 5.2.7 and Policy 3 in Chapter 5, the Water Resources Element).
 - o Add a Wetlands section, stating that the County's policy is to conserve contiguous wetlands, consistent with state regulations governing development in wetlands. Refer readers to the Maryland Non-Tidal Wetlands Act, and to the Subdivision Ordinance which govern development with the potential to impact wetlands.

¹⁸ 2007 state legislation exempted projects under 70 MW from the need for a Certificate of Public Convenience and Necessity.

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- Add a Floodplains section, which states that the County's policy is to conserve contiguous floodplains and floodplain buffers, consistent with state and federal regulations governing development in floodplains. Refer readers to the County's Floodplain Management Ordinance.
3. Amend the Subdivision Ordinance to require that all major and minor subdivision proposals define the status of wetland delineation at both the preliminary and final plat stage.
 4. Ensure that new clustering and site layout regulations for the AR and RR land classification areas channel development away from sensitive environmental areas, and conserve contiguous areas of wetlands, agricultural and forest land.
 5. Continue to work with MALPF, the Maryland Department of Agriculture, DNR (particularly the Rural Legacy program), and other public and private preservation interests to achieve the County's goal of preserving 20,000 acres of farmland by the year 2020.
 6. Amend the Stormwater Management Ordinance, the Deep Creek Lake Watershed Zoning Ordinance, and the stormwater provisions of the Subdivision Ordinance as follows:
 - Adopt the Maryland Stormwater Design Manual, as revised by MDE to reflect provisions of the Stormwater Management Act of 2007 (anticipated to be completed by 2008), as the County's governing stormwater regulations for new development.
 - Adopt future MDE guidelines and recommendations for using Environmentally Sensitive Design (ESD) in new development.
 7. Support increased state inspection and enforcement of sediment and erosion controls for new development and redevelopment (see Policy 12 in Chapter 4, the Deep Creek Lake Influence Area Master Plan).
 8. Consider stormwater management retrofits targeted to areas where runoff impacts sensitive environmental features.
 9. Continue to encourage innovative stormwater management practices to reduce runoff and increase groundwater recharge, particularly those that utilize ESD techniques.
 10. Seek legislation for authority to establish minimum set-back requirements for wind turbines from property lines and from existing residential structures.
 11. Establish a framework for regulatory control of ridgetop development through subdivision, sensitive area, and, possibly zoning controls. In establishing the framework, consider the questions and issues in Section 7.3.3 in this Chapter.

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Table 121: Plan Implementation			
	Implementation Policy/Action	Responsibility	Timeframe
7	Support increased state inspection and enforcement of sediment and erosion controls for new development and redevelopment.	PLD, SCD	2
8	Consider stormwater management retrofits targeted to areas where runoff impacts sensitive environmental features.	PLD	2
9	Continue to encourage innovative stormwater management practices to reduce runoff and increase groundwater recharge, particularly those that utilize ESD techniques.	PLD	2
10	Seek legislation for authority to establish minimum setback requirements for wind turbines from property lines and from existing residential structures.	PLD	2
11	Establish a framework for regulatory control of ridge top development through subdivision, sensitive area, and, possibly zoning controls. In establishing the framework, consider the questions and issues in Section 7.3.3 in this Chapter.	PLD	2
Community Facilities			
1	Work with Garrett County Public Schools and the Garrett County Board of Education to address on-going and future facility needs.	BOE, PLD	1
2	Work with Garrett College to address future land use needs for expansion based on future growth.	PLD, GC	2
3	Support efforts to recruit and retain volunteer fire and EMS staff, augmented by paid providers where appropriate.	PS	1
4	Support relocation of the McHenry fire/emergency services station to a location on US 219 north of McHenry.	PS	2
5	Implement the following three highest priority mitigation projects in the Multi Hazard Mitigation Plan: • Revise the Emergency Operations and Hazardous Materials Response Plan; • Expand the duties and involvement of the Local Emergency Planning Committee; • Expand training and exercise opportunities.	PS	2
6	Identify an appropriate location in the Deep Creek Lake area for a Sheriff's Office satellite station, in order to meet the expected need for services in that area. Consider colocation with the relocated fire/EMS station in a public services center.	SH, PS	3
7	As part of the next Solid Waste Master Plan and Comprehensive Plan update (both approximately scheduled for 2014), evaluate the need for a new or expanded County landfill.	GS, PLD	4
8	Work with Garrett County Memorial Hospital to address future land needs for expansion purposes.	PLD	3
9	Support renovations and upgrades to library facilities at the Oakland, Friendsville and Kitzmiller branches.	PLD	3

APPENDIX B

Garrett County Planning Commission Annual Report

GARRETT COUNTY SUBDIVISION ORDINANCE

SKETCH PLAT

CHECKLIST & SUBMITTAL REQUIREMENTS

Applicant's Name: _____

Name of Subdivision or Development: _____

Please review all items for completeness

**Indicates that the information may be shown on a separate sheet.*

A. SUBMISSION REQUIREMENTS:

- 1. * County application
- 2. Four print copies of the Sketch Plat and 9 additional copies of the Layout Plan for Planning Commission review. Layout Plans should be identical to the submitted plat and may be reduced to a minimum of 11"x17"

B. DRAWING REQUIREMENTS: *The sketch plat should be drafted to approximate scale and is recommended to include the following as applicable:*

- 1. Boundary line of the development
- 2. Identification number of tax map and existing parcel(s)
- 3 Significant physical features (such as approximate areas of steep slopes, quarries, creeks, major drainage channels, concentrations of possible wetlands, 100 year floodplains and **habitat of State or Federally listed Rare, Threatened or Endangered Species**)
- 4. Proposed lot & road layout with approximate areas of lots (such as "2 acres")
- 5. Acreage of the tract and proposed number of lots
- 6. Minimum lot area from Article 3 or an applicable zoning ordinance
- 7. North arrow, approximate scale and a tentative name of the project (may be the developer's name)
- 8. Approximate proposed locations of any nonresidential buildings (if known) and statement of the general proposed types of any nonresidential uses
- 9. *A map showing the general location of the project in relation to nearby roads (may be a photocopy of USGS or county base map or a commercial map)
- 10. Tentative approximate locations of any storm water detention basins
- 11. Any proposed common open space or areas of conservation easements
- 12. Note stating the general methods of providing water and sewer service
- 13. Uses of adjacent properties (such as "single family detached dwelling" or "gas station")
- 14 Name and address of person responsible for the preparation of the plan and the date of preparation/ last revision

Last updated- 3/9/11

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GARRETT COUNTY SUBDIVISION ORDINANCE

MAJOR SUBDIVISION - PRELIMINARY PLAT

CHECKLIST & SUBMITTAL REQUIREMENTS

Applicant's Name: _____

Name of Subdivision or Development: _____

Please review all items for completeness

**Indicates that the information may be shown on a separate sheet.*

A. GENERAL SUBMISSION ITEMS: (Note: the county staff may require the submission of additional copies)

- 1. * County application/ review fee(s)/escrow
- 2. Three copies of the complete preliminary plat & 9 copies of the layout plan for Planning Commission review. Layout plans should be identical to the submitted plat and may be reduced to a minimum of 11"x17"
- 3. * One copy of any required supporting documents

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

- 1. All copies of plans should be folded to approximately 9"x12" size in such a manner that the title of the sheet faces out, except very large and thick sets of plans may be rolled
- 2. Plans drawn at a standard scale with dimensions in feet to the nearest hundredth of a foot, lot area to the nearest hundredth of an acre and bearings in degrees, minutes and seconds
- 3. The difference shall be clear between existing and proposed features
- 4. The boundary line of the tract shall be shown as a heavy boundary line
- 5. *If the layout plans involve 2 or more sheets, a map of the layout of the entire project at an appropriate scale on 1 sheet, and notations showing how the sheets connect
- 6. *If the tract(s) crosses a government boundary, a map showing both the portions in Garrett County and the town or other county, in sufficient detail to show how the parts interrelate

C. GENERAL INFORMATION:

- 1. Name of project, words "preliminary plat" and sheet title (such as "layout plan") on each sheet.
- 2. Name of landowner and developer (with addresses)
- 3. Identification number of tax map and existing parcel(s)
- 4. Last known names of adjacent property owners and county map/parcel identification numbers of those lots

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- 5. Approximate locations of adjacent lot lines and any buildings, roads, common open spaces, detention basins or drainage channels existing or approved within 100 feet of the boundaries of the proposed project
- 6. Owners statement, surveyor and plan preparer's statement, and approval/review signature blocks
- 7. *Location map at a standard scale (such as a 1"= 2000' USGS map or tax map) showing the location of the project in relation to existing & proposed roads within approximately 500 feet of the boundaries of the tract, with names of those roads
- 8. North arrow, graphic scale, written scale
- 9. Date of plan preparation and all subsequent revision dates, with space to note future revision dates and general type of revisions

D. NATURAL FEATURES:

- 1. Existing and proposed contour lines shown at the same scale as the layout plan. Contours shall be prepared by field run topo at contour intervals of 5 feet. Note: Contours are required to be shown only in areas of anticipated disturbance on any lot (such as house site, driveways, septic areas, well site and accessory building sites)
- 2. Identification of any slopes greater than 30%, or a statement that there are no such slopes present.
- 3. Watercourses (with any name), lakes and any required stream buffers
- 4. Boundaries of wetlands that have been delineated pursuant to State or Federal regulations and a statement regarding the status of any wetland delineation or permit applications
- 5. Areas within the 100 year floodplain according to official federal mapping, or a statement on plan that such areas are not present
- 6. Boundaries of any Source Water Protection Areas
- 7. * Evidence of notification if development activity potentially impacts the habitat of State or Federally listed Rare, Threatened or Endangered Species.

E. MAN MADE FEATURES: *(with existing features graphically differentiated from proposed features)*

- 1. Existing & proposed lot lines. The boundaries of new lots shall be certified by a licensed surveyor. The boundaries of any residual tract that is 10 acres or more may be determined by deed
- 2. Sufficient measurements of all lots, roads, rights of way, easements and common areas to accurately reproduce each course on the ground
- 3. Sewer lines, storm water facilities, water lines, bridges & culverts
- 4. Locations and types of existing and proposed utility easements, including all stormwater facilities and drainage channel easements, and restrictive covenants and easements for purposes that might affect development (stating which easements and rights of ways proposed for dedication to which entity).
- 5. Existing building locations, & if known: proposed building locations & principal uses
- 6. Minimum building setback lines, minimum lot width and minimum lot area

Garrett County Planning Commission Annual Report

- 7. Name of zoning district or land classification based on Article 3 and the Land Classification Map or from an applicable zoning ordinance.
- 8. Protected open space: (where applicable):
 - a. Lot area and location of any proposed protected open space
 - b. Statement of proposed method of ownership and entity responsible for maintenance of any protected open space
 - c. Description of intended purposes and uses of protected open space, proposed improvements (such as rough grading) and any proposed recreation facilities
- 9. Location of any existing and proposed monuments/lot pins

F. PROPOSED LAYOUT:

- 1. Total acreage of site and total proposed number of lots and dwellings
- 2. Identification number for each lot (& for each building if more than 1 building per lot)
- 3. Proposed lot width and proposed lot area
- 4. Existing and proposed rights of way, cartway widths and locations of existing and proposed roads, including existing and proposed roads within 100 feet of boundaries of tract, and names of roads
- 5. *Road centerline information, right of way lines and horizontal curve data for roads in sufficient detail to determine compliance with this chapter
- 6. *Any improvements proposed by the applicant to existing roads
- 7. Statement of which road rights of way are proposed to be dedicated to the state, county or town or to remain private.
- 8. Arrangement of off road parking spaces, parking aisles, any loading areas and extent of areas to be covered by stone or asphalt

G. UTILITY PLAN

- 1. Proposed wells and septic drain field locations
- 2. If central sewage service is proposed:
 - a. * Proposed contour lines and lot lines on same sheet as utility layout
 - b. * Location, diameter and materials of lines and location of manholes
 - c. * Profile of proposed ground surface and sanitary sewage lines
- 3. If central water service is proposed:
 - a. * Location, diameter and materials of existing and proposed waterlines
 - b. * Existing and proposed fire hydrant locations, if applicable
- 4. Locations of any existing and proposed underground natural gas, electrical, telephone, cable TV or other utility lines

H. ROAD PLAN PROFILES: *(in sufficient detail to determine compliance with this Chapter)*

- 1. *Profile of existing & proposed ground surface along proposed road, at a standard scale
- 2. *Vertical curve data for roads
- 3. *Horizontal curve data for roads

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I. SUPPORTING INFORMATION:

- 1. * Residual lands sketch. If the submitted plans do not include all undeveloped adjacent lands owned by or under the control of the same landowner/developer then an informal conceptual sketch plan should be submitted on 1 sheet, covering all such land holdings together with a sketch of a reasonable future potential road system. Such sketch should demonstrate that the proposed subdivision provides for the orderly long term future development of any residual lands
- 2. * Sewage. If applicable, a copy of evidence from the County Health Department that sewage requirements have been met
- 3. * Central sewage and water. If central water service and/or central sewage service is proposed using an existing provider, then the applicant shall provide a letter from such entity(ies) which states that the provider expects to be able to adequately serve the development and that the proposed system is generally acceptable
- 4. * Nonpublic sewage. If service is proposed by a central sewage system that is not publicly owned the developer shall provide sufficient information to show that the proposed system would be feasible, within state regulations and maintained and operated through an acceptable system
- 5. * List of any modifications or waivers requested to this chapter
- 6. * Offer of dedication and acceptance statements if lot adjoins county road where title has not been conveyed to county

Last updated- 3/9/11

Garrett County Planning Commission Annual Report

GARRETT COUNTY SUBDIVISION ORDINANCE

MINOR SUBDIVISION

CHECKLIST & SUBMITTAL REQUIREMENTS

Applicant's Name: _____

Name of Subdivision or Development: _____

Please review all items for completeness

**Indicates that the information may be shown on a separate sheet.*

A. GENERAL SUBMISSION ITEMS:

- 1. * County application/ review fee(s)/escrow
- 2. Three copies of the complete final plat & 9 copies of the layout plans for Planning Commission review. Layout plans should be identical to the submitted plat at a minimum size of 11"x17". Layout plans may be a minimum of 8.5"x14" if the final plat is submitted on 8.5"x14" paper.
- 3. * One set of any required supporting documents

B. DRAFTING REQUIREMENTS: *All information shall be legibly and accurately presented and drawn at a standard scale.*

- 1. Plats should be folded to approximately 9"x12" size in such a manner that the title of the sheet faces out.
- 2. Plans drawn at a standard scale with dimensions in feet to the nearest hundredth of a foot, lot area to the nearest hundredth of an acre & bearings in degrees, minutes & seconds
- 3. Differentiation between existing and proposed features
- 4. Boundary line of the tract, shown as a heavy boundary line

C. GENERAL INFORMATION:

- 1. Name of project (such as "Smith Subdivision No. 2")
- 2. Name of landowner and/or developer
- 3. Names of abutting property owners shown on plan
- 4. Statements of surveyor, plan preparer, owner, & approval/review signature blocks
- 5. * Location map (may be a copy of the tax map) at a standard scale showing the location of the project
- 6. North arrow, graphic scale, written scale
- 7. Date of plat and all subsequent revision dates
- 8. Identification numbers of tax map and existing parcel from county land records
- 9. * Offer of dedication and acceptance statements if lot adjoins county road where title has not been conveyed to county

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D. NATURAL FEATURES:

- 1. Existing & proposed contour lines shown at the same scale as the layout plan. Contours shall be prepared by field run topo at contour intervals of 5 feet Note: Contours are required to be shown only in areas of anticipated disturbance on any lot (such as house site, driveways, septic areas, well site & accessory building sites)
- 2. Identification of any slopes greater than 30%, or a statement that there are no such slopes present
- 3. Watercourses (with any name), lakes and any required stream buffers
- 4. Areas within the 100 year floodplain according to official federal mapping, or a statement on plan that such areas are not present
- 5. Boundaries of wetlands that have been delineated pursuant to State or Federal regulations & a statement regarding the status of any wetland delineation or permit applications
- 6. Boundaries of any Source Water Protection Areas
- 7. * Evidence of notification if development activity potentially impacts the habitat of State or Federally listed Rare, Threatened or Endangered Species.

E. MANMADE FEATURES:

- 1. Existing & proposed lot lines. The boundaries of new lots shall be certified by a licensed surveyor. The boundaries of any residual tract may be determined by deed
- 2. Location of any existing and proposed monuments/lot pins
- 3. Sufficient measurements of all lots, roads, rights of way, easements & commonly owned or public areas to accurately reproduce each course on the ground
- 4. Sewer lines, storm water facilities, water lines, bridges, culverts & power lines
- 5. Locations and types of existing and proposed utility easements, including all stormwater facilities and drainage channel easements, and restrictive covenants and easements for purposes that might affect development (stating which easements and rights of ways proposed for dedication to which entity).
- 6. The name of any applicable zoning district or land classification based upon land classification map.
- 7. Statement of minimum lot area and minimum lot width, based upon Article 3 or an applicable zoning ordinance
- 8. Minimum setback requirements shown for each lot or a statement
- 9. Existing and proposed building locations

F. PROPOSED LAYOUT:

- 1. Total acreage of site and total proposed number of lots
- 2. Identification number for each lot
- 3. Proposed lot width and proposed lot area
- 4. Locations of existing and proposed well and septic systems
- 5. Existing and proposed storm drainage facilities or structures
- 6. * Residual lands sketch. If the plat does not include all undeveloped adjacent lands owned by or controlled by the same landowner or developer, then an

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informal conceptual sketch plan should be submitted on 1 sheet showing all such land holdings together with a sketch of a reasonable future road system to demonstrate that the proposed subdivision allows for the orderly long range future development of any residual lands

- 7. Evidence from County Health Department (signature) that each lot has been found to meet sanitary sewage regulations

G. MATERIALS REQUIRED PRIOR TO RECORDING: *The following are not required at the time of plat submission, but are required prior to recording of the final plat and prior to the construction of any permanent buildings.*

- 1. * Evidence that the county has determined that the submission complies with the county stormwater management, soil erosion and sediment control, and floodplain ordinances, as applicable
- 2. * Copy of any required permit for traffic access onto a state road

Last updated- 3/9/11

APPENDIX C

Garrett County Planning Commission Annual Report

GARRETT COUNTY SUBDIVISION ORDINANCE

MINOR SUBDIVISION

CHECKLIST & SUBMITTAL REQUIREMENTS

Applicant's Name: _____

Name of Subdivision or Development: _____

Please review all items for completeness

**Indicates that the information may be shown on a separate sheet.*

A. GENERAL SUBMISSION ITEMS:

- 1. * County application/ review fee(s)/escrow
- 2. Three copies of the complete final plat & 9 copies of the layout plans for Planning Commission review. Layout plans should be identical to the submitted plat at a minimum size of 11"x17". Layout plans may be a minimum of 8.5"x14" if the final plat is submitted on 8.5"x14" paper.
- 3. * One set of any required supporting documents

B. DRAFTING REQUIREMENTS: *All information shall be legibly and accurately presented and drawn at a standard scale.*

- 1. Plats should be folded to approximately 9"x12" size in such a manner that the title of the sheet faces out.
- 2. Plans drawn at a standard scale with dimensions in feet to the nearest hundredth of a foot, lot area to the nearest hundredth of an acre & bearings in degrees, minutes & seconds
- 3. Differentiation between existing and proposed features
- 4. Boundary line of the tract, shown as a heavy boundary line

C. GENERAL INFORMATION:

- 1. Name of project (such as "Smith Subdivision No. 2")
- 2. Name of landowner and/or developer
- 3. Names of abutting property owners shown on plan
- 4. Statements of surveyor, plan preparer, owner, & approval/review signature blocks
- 5. * Location map (may be a copy of the tax map) at a standard scale showing the location of the project
- 6. North arrow, graphic scale, written scale
- 7. Date of plat and all subsequent revision dates
- 8. Identification numbers of tax map and existing parcel from county land records
- 9. * Offer of dedication and acceptance statements if lot adjoins county road where title has not been conveyed to county

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D. NATURAL FEATURES:

- 1. Existing & proposed contour lines shown at the same scale as the layout plan. Contours shall be prepared by field run topo at contour intervals of 5 feet Note: Contours are required to be shown only in areas of anticipated disturbance on any lot (such as house site, driveways, septic areas, well site & accessory building sites)
- 2. Identification of any slopes greater than 30%, or a statement that there are no such slopes present
- 3. Watercourses (with any name), lakes and any required stream buffers

- 4. Areas within the 100 year floodplain according to official federal mapping, or a statement on plan that such areas are not present
- 5. Boundaries of wetlands that have been delineated pursuant to State or Federal regulations & a statement regarding the status of any wetland delineation or permit applications
- 6. Boundaries of any Source Water Protection Areas
- 7. * Evidence of notification if development activity potentially impacts the habitat of State or Federally listed Rare, Threatened or Endangered Species.

E. MANMADE FEATURES:

- 1. Existing & proposed lot lines. The boundaries of new lots shall be certified by a licensed surveyor. The boundaries of any residual tract may be determined by deed
- 2. Location of any existing and proposed monuments/lot pins
- 3. Sufficient measurements of all lots, roads, rights of way, easements & commonly owned or public areas to accurately reproduce each course on the ground
- 4. Sewer lines, storm water facilities, water lines, bridges, culverts & power lines
- 5. Locations and types of existing and proposed utility easements, including all stormwater facilities and drainage channel easements, and restrictive covenants and easements for purposes that might affect development (stating which easements and rights of ways proposed for dedication to which entity).
- 6. The name of any applicable zoning district or land classification based upon land classification map.
- 7. Statement of minimum lot area and minimum lot width, based upon Article 3 or an applicable zoning ordinance
- 8. Minimum setback requirements shown for each lot or a statement
- 9. Existing and proposed building locations

F. PROPOSED LAYOUT:

- 1. Total acreage of site and total proposed number of lots
- 2. Identification number for each lot
- 3. Proposed lot width and proposed lot area
- 4. Locations of existing and proposed well and septic systems
- 5. Existing and proposed storm drainage facilities or structures

Garrett County Planning Commission Annual Report

- 6. * Residual lands sketch. If the plat does not include all undeveloped adjacent lands owned by or controlled by the same landowner or developer, then an informal conceptual sketch plan should be submitted on 1 sheet showing all such land holdings together with a sketch of a reasonable future road system to demonstrate that the proposed subdivision allows for the orderly long range future development of any residual lands
- 7. Evidence from County Health Department (signature) that each lot has been found to meet sanitary sewage regulations

G. MATERIALS REQUIRED PRIOR TO RECORDING: *The following are not required at the time of plat submission, but are required prior to recording of the final plat and prior to the construction of any permanent buildings.*

- 1. * Evidence that the county has determined that the submission complies with the county stormwater management, soil erosion and sediment control, and floodplain ordinances, as applicable
- 2. * Copy of any required permit for traffic access onto a state road
- 3. * Copy of any required permit for traffic access onto a County road or evidence from the Roads Department that proposed entrances meet sight distance requirements.

Last updated- 7/6/11