

# Population & Housing Existing and Projected

Follow Up

Planning Commission meeting 1/4/17

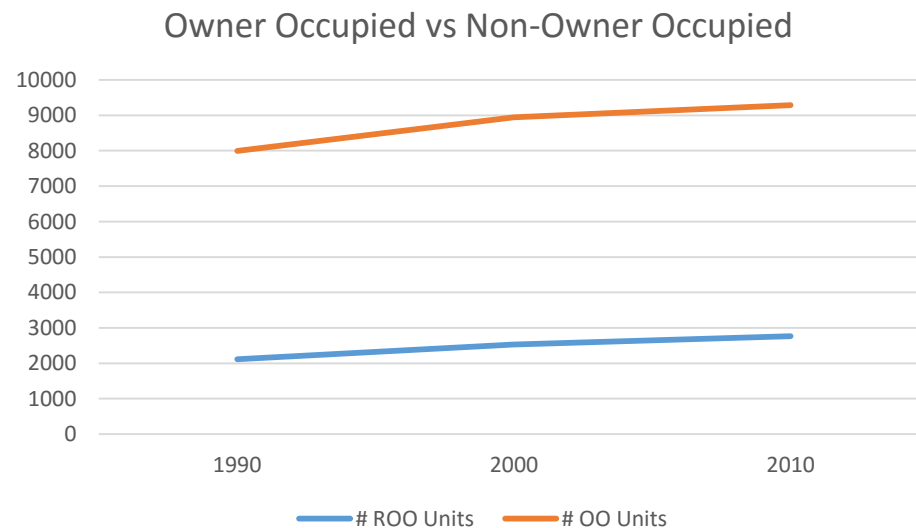
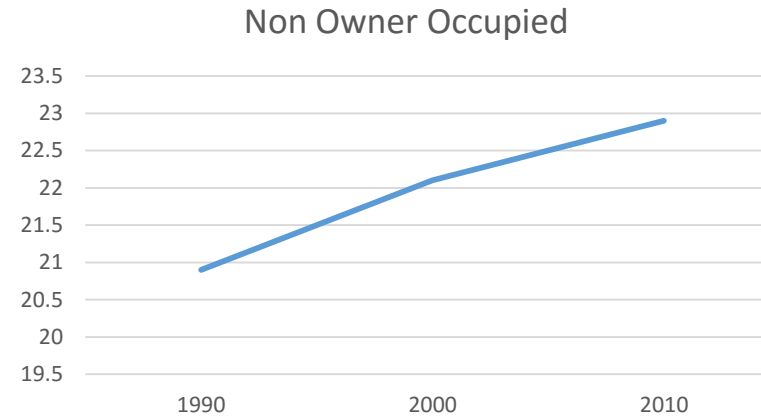
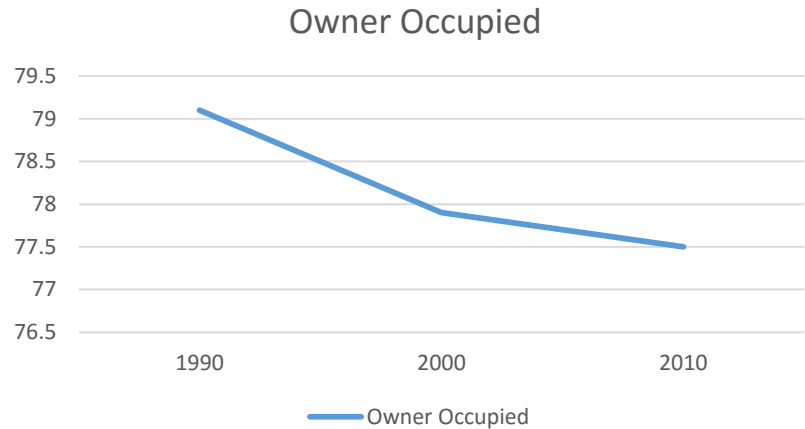
Question #1: Are the number of rental units increasing?

Answer: There's no correlation between the # of Owner Occupied housing units going down slightly and Non-Owner Occupied going up and rentals, so it truly is a reflection of the second home owner market.

<u>Housing Units</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Total	14119	16761	18854
Occupied	10110	11476	12057
Vacant	4009	5285	6797
For Rent	182	<b>423</b>	<b>422</b>
For Sale	163	248	258
Seasonal	3022	<b>3996</b>	<b>5440</b>

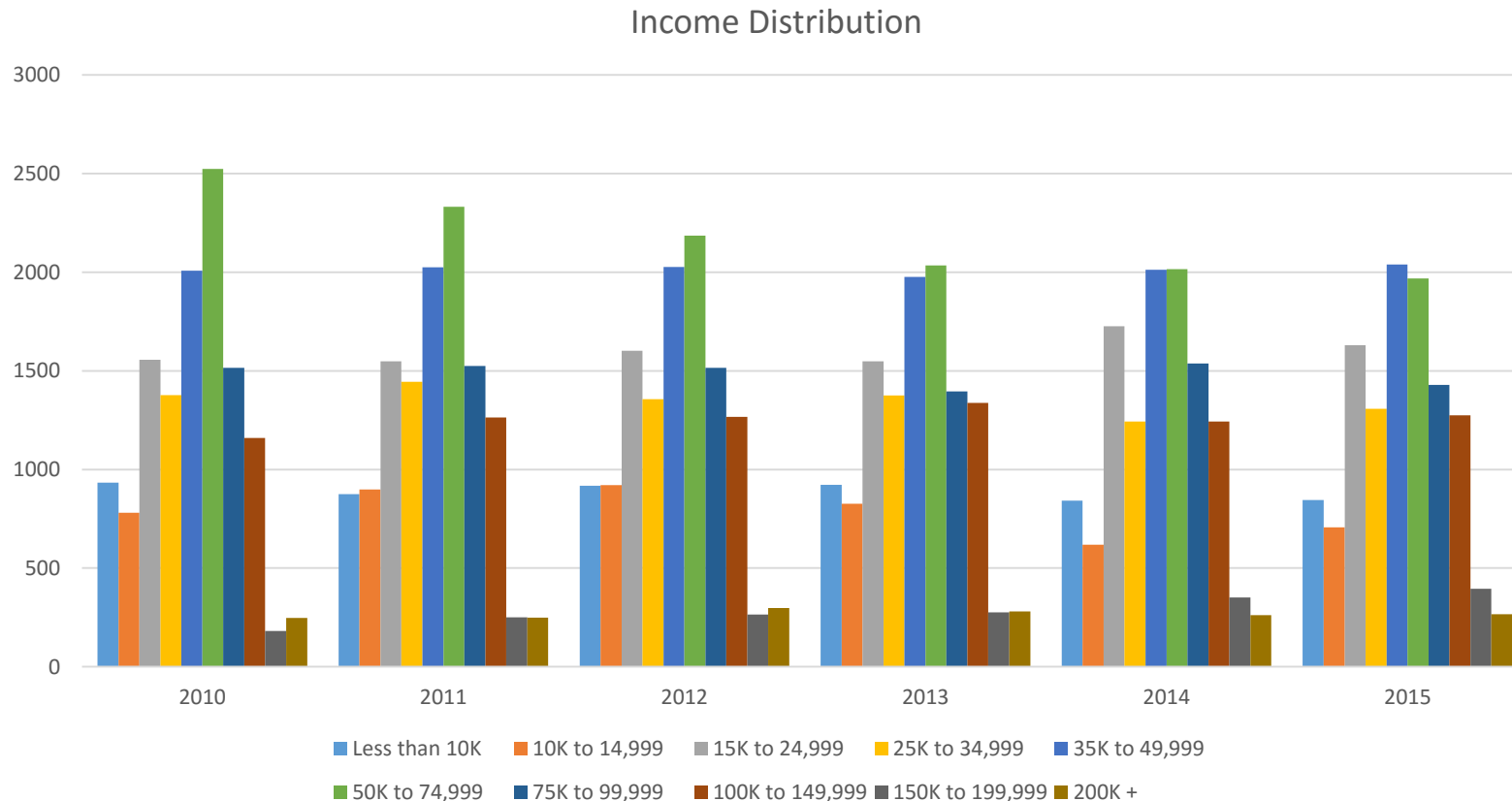
Question #2: If you show the Owner Occupied units vs. Non-Owner Occupied units using actual numbers vs. percent of county do the graphs change?

Answer? Yes. Both are increasing, but not at a similar rate as the percentage graphs.



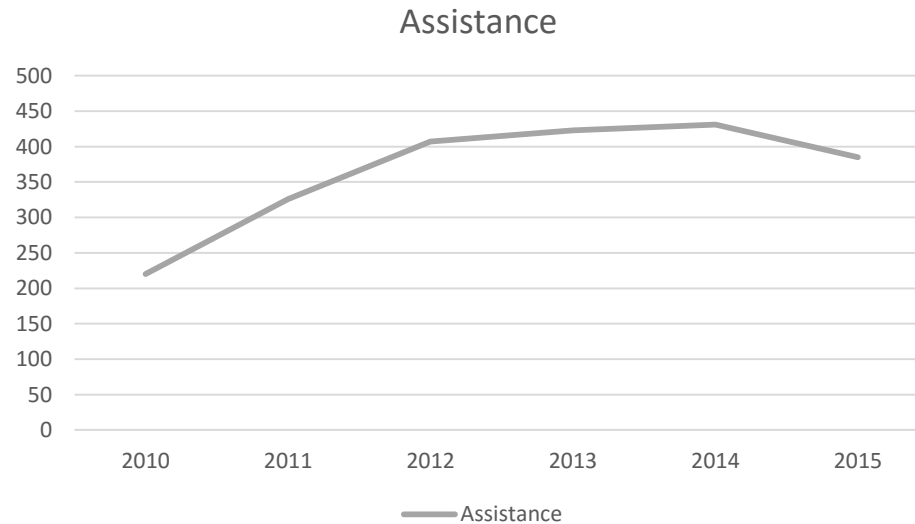
### Question #3: Can you look at average household income?

Answer: Yes and no. Census does not have an easy way to extract that information, but our current average is approximately 12K more than our median, so it's not a good reflection of actual. Instead a different analysis will more accurately reflect in-county economic differences.



Question #4: Can we look at assistance/poverty indicators for trends?

Answer: Yes



Question # 5: If growth is projected will it be in the local population or in the second home market?

Answer: The previous slides indicate that the local market is likely to be stagnant or experience very slow growth. So if we predict 100 new units per year, how much of those units will be built by the local population?

Resulting Question: 100 new housing units per year with a 40% Deep Creek, 10% Municipal and 50% Rest of County distribution. Does this change?

**Table 2.3: Housing Unit Projections by Watershed and Subarea**

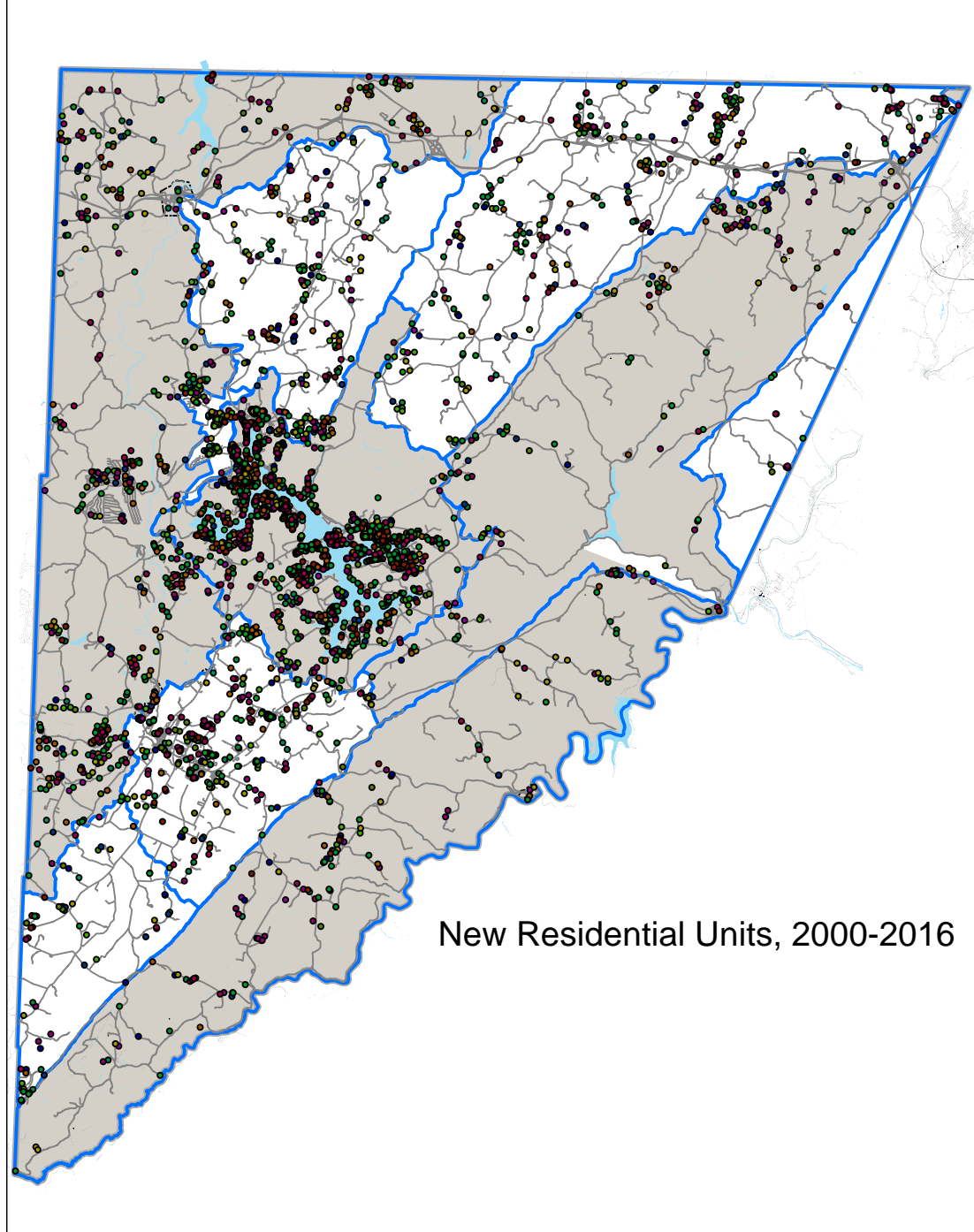
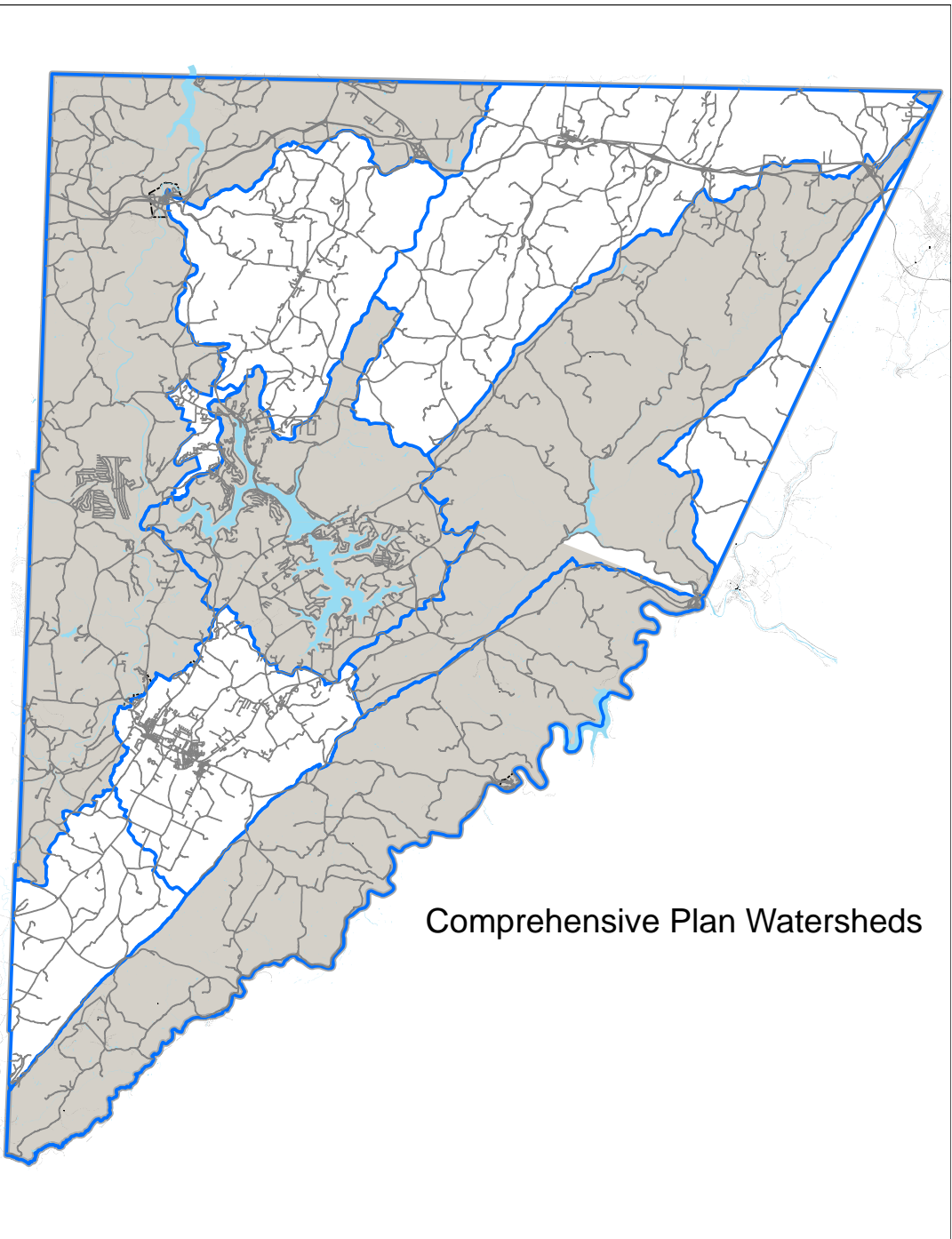
Geography	Housing Units				
	2005 Existing <sup>1</sup>	2030 Projection <sup>1</sup>	Change, 2005-2030	Zoned Capacity (Current Regulations) <sup>2</sup>	Projected Development as a Share of Capacity
<b>Watersheds</b>					
<b>Youghiogheny River</b>					
Deep Creek Lake Influence Area <sup>3</sup>	124	1,311	1,187	1,076	110%
Bear Creek					
<b>Accident</b>	168	193	25	166	15%
Remainder of Bear Creek	822	1,049	227	7,933	3%
Southern Youghiogheny	386	433	47	5,008	1%
<b>Friendsville</b>	281	306	25	61	41%
Remainder of Youghiogheny	2,680	3,343	663	28,723	2%
<b>Little Youghiogheny River</b>					
Oakland	961	1,211	250	537	47%
Loch Lynn Heights	210	235	25	108	23%
Mountain Lake Park	1,017	1,167	150	377	40%
Deer Park	181	256	75	1,088	7%
Remainder of Little Youghiogheny	1,306	1,518	212	8,188	3%
<b>Deep Creek<sup>4</sup></b>	5,559	8,422	2,863	23,084	12%
<b>Casselman River</b>					
<b>Grantsville</b>	305	405	100	528	19%
Remainder of Casselman	1,955	2,387	432	16,201	3%
<b>Savage River</b>	1,093	1,355	262	10,947	2%
<b>North Branch Potomac River</b>					
<b>Kitzmilller</b>	164	189	25	115	22%
Remainder of North Branch	1,048	1,223	175	19,995	1%
<b>Georges Creek</b>	66	74	8	2,248	0%
<b>Summary</b>					
Towns (10% of Total New Units)	3,287	3,962	675	2,980	23%
Deep Creek Lake Area (60% of Total)	5,683	9,733	4,050	24,160	17%
Rest of County (30% of Total)	9,356	11,381	2,025	99,241	2%
<b>County Total</b>	<b>18,326</b>	<b>25,076</b>	<b>6,750</b>	<b>126,381</b>	<b>5%</b>

**Notes:**

<sup>1</sup>: Source: MD State Department of Assessment and Taxation (SDAT) Maryland Property View 2005 reflecting existing units as of August 1, 2005. Minor differences may exist between SDAT and census data, due to different

		Housing Units			
				Change, 2015 - 2040	
Geography		2015 Existing	2040 Projection		Zoned Capacity
Watersheds					
Yougioghenny River					
	Deep Creek Lake Influence Area	227	277	50	
	Bear Creek				
	Accident	139	147	8	
	Remainder of Bear Creek	977	1127	150	
	Southern Youghioghenny	485	535	50	
	Friendsville	266	271	5	
	Remainder of Youghioghenny	2736	3149	413	
Little Youghioghenny River					
	Oakland	1120	1213	93	
	Loch Lynn Heights	261	271	10	
	Mountain Lake Park	1084	1152	68	
	Deer Park	223	233	10	
	Remainder of Little Youghioghenny	790	940	150	
Deep Creek		5977	6927	950	
Casselman River					
	Grantsville	456	506	50	
	Remainder of Casselman	1677	1915	238	
Savage River		1110	1235	125	
North Branch Potomac River					
	Kitzmiller	161	166	5	
	Remainder of North Branch	1237	1362	125	
Georges Creek		62	75	13	
County Total		18988	21501	2513	





		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Geography																				
Watersheds																				
Yougiogheny River																				
	Deep Creek Lake Influence Area	0	0	2	0	3	6	11	12	20	11	4	2	8	2	5	4	2	92	
	Bear Creek																			
	Accident	0	1	0	0	2	1	0	3	2	0	1	0	0	0	0	0	0	10	
	Remainder of Bear Creek	16	8	7	13	18	26	18	10	9	8	11	7	9	6	4	6	1	177	
	Southern Youghiogheny	6	3	2	3	3	5	2	4	4	6	6	2	5	0	3	0	2	56	
	Friendsville	0	1	0	0	1	1	1	0	0	0	0	0	0	0	0	1	0	5	
	Remainder of Youghiogheny	51	48	35	55	40	42	46	40	26	23	17	5	14	7	12	15	2	478	
Little Youghiogheny River																				
	Oakland	4	1	2	1	3	1	6	2	9	31	2	37	2	2	3	1	2	109	
	Loch Lynn Heights	0	2	0	0	0	2	0	0	4	0	1	0	2	0	1	1	0	13	
	Mountain Lake Park	7	5	3	4	11	15	12	6	5	2	2	1	0	2	2	1	1	79	
	Deer Park	1	1	2	0	1	1	0	5	1	0	0	0	1	0	0	0	0	13	
	Remainder of Little Youghiogheny	18	5	7	13	18	18	16	20	10	8	5	7	9	1	4	8	5	172	
	Deep Creek	72	132	195	178	208	257	233	143	115	88	39	41	38	30	32	34	25	1860	
Casselman River																				
	Grantsville	0	0	1	36	4	1	4	5	1	2	1	0	1	2	1	0	0	59	
	Remainder of Casselman	24	18	12	31	24	25	25	26	13	18	15	5	16	7	6	3	4	272	
	Savage River	13	22	8	13	10	17	16	6	9	8	8	3	3	10	3	2	0	151	
North Branch Potomac River																				
	Kitzmiller	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	0	0	6	
	Remainder of North Branch	9	11	8	8	14	19	19	6	2	8	12	4	5	6	4	2	2	139	
	Georges Creek	5	0	1	0	3	0	0	0	2	0	0	0	0	0	0	0	0	11	
	County Total	226	259	285	356	363	438	409	289	233	213	124	114	113	76	80	78	46	3702	

## Section 2.6 Commercial & Industrial

As of January 2015, the Maryland Department of Planning (MDP) estimated that there were 21,400 part-time and full-time jobs in Garrett County. However, the County typically relies on data on full-time jobs from the Maryland Department of Labor, Licensing, and Regulation, which reported 15,486 jobs in Garrett County as of January 2015.

Of these jobs, business-generated reports indicate that 970 were in the County's major industrial sites, i.e., the Central Garrett Industrial Park, Northern Garrett Industrial Park, Keyser's Ridge Business Park, Southern Garrett Business and Technology Park, and Southern Garrett Industrial Park.

The Central, Northern, and Southern Garrett Industrial Parks are at capacity. There remain 4.2 acres of land in the Southern Garrett Business and Technology Park, 135.83 acres in the McHenry Business Park, and 255.37 acres in the Keyser's Ridge Business Park.

Major employers in the County include First United Corporation, Garrett County Memorial Hospital, Beitzel Corporation, Pillar Innovations, Garrett Container Systems, Phenix Technologies, and the Wisp Resort.

According to MDP's projected job growth rates (approximately 17% job growth through 2040) to DLLR's job data shows that the County would gain approximately 2,632 jobs.

As of January 2016, the Maryland State Department of Assessment and Taxation estimated that commercial and industrial building square footage (enclosed area above ground) was approximately 6,242,050 million square feet. Garrett County estimates that will increase to \_\_\_\_\_ million square feet by 2040.

# Table 2.4: Non-Residential Development, Existing and Projected

	Existing	2040	Change
Total Jobs in Garrett County	15,486	18,118	2,632(17%)
Total Square Footage	6,242,050		
Commercial	5,824,186		
Industrial	417,864		
Jobs in Business/Industrial Parks	970		
Square Footage in Business/Industrial Parks	925,847		
Commercial	808,669		
Industrial	117,178		

Notes: Existing jobs data are from November 2016, while square footage data (enclosed area above grade only) is from July 2016. Both are the most recent data available.

Sources: DLLR, SDAT, and Garrett County Economic Development

# Optional Tables

Table \_\_\_\_: Number of Assessable Real Property Accounts

	<u>Commercial</u>	<u>Industrial</u>	<u>Change</u>
July 2016	1,097	21	(0.17%)
July 2015	1,100	20	(0.97%)
July 2014	1,111	20	0.08%
July 2013	1,110	20	(0.70%)
July 2012	1,118	20	0.00%
July 2011	1,118	20	----

Source: SDAT

Table \_\_\_\_: Real Property Taxable Assessable Base

	<u>Commercial</u>	<u>Industrial</u>	<u>Change</u>
July 2016	\$ 407,163,390	\$ 12,819,500	2.49%
July 2015	\$ 395,509,758	\$ 14,245,800	0.77%
July 2014	\$ 392,047,906	\$ 14,572,400	(0.69%)
July 2013	\$ 394,877,967	\$ 14,592,100	0.26%
July 2012	\$ 393,782,690	\$ 14,616,600	(2.42%)
July 2011	\$ 403,288,291	\$ 15,249,900	----

Source: SDAT

# Chapter 3 – Land Use

1) Goals and Objectives

2) Existing

3) Projected (Map)

4) Land Use Categories

5) Watershed Land Use Plans

6) Policies & Actions

- This chapter sets policies that directly affect the Subdivision Ordinance and in a limited geographical context, the Zoning Ordinance

# 2008 Land Use Concerns

- rapid growth/concern about loss of resource land
- layout and design of subdivisions for conservation
- direction of growth to available infrastructure
- designation of land for economic development/discourage strip development
- Location and availability of housing variety & affordable housing
- encourage quality building & site design
- Protect state owned lands from encroachment by incompatible development

# 2008 Land Use Actions

- expanded AR & RR
- recommended direct county contributions for ag preservation as well as county purchasing of development rights, encourage private, non-profit land trust to protect farmland, encourage farmers to sell to other farmers via a farm brokerage program
- added clustering provisions
- expanded growth areas around the towns
- clarified TR & TC multi-family dwelling unit standards
- required mandatory sketch plans,
- emphasized the 500 ft buffer around state lands
- resolve issues with unplatted lots



# Homework

- What are the current concerns?
- Do you have an issue with where residential/commercial/industrial growth has/is/will occur?
- How have things changed?
- Do any of the old concerns still apply?
- What are the implications of the Septic Law on conservation?
- What is the purpose of minimum lot size in the current context?
- What is the role of PFAs and infrastructure in encouraging development to occur in certain places?