

Garrett County Planning Commission 2017 Annual Report



This Report summarizes the actions and efforts of the Garrett County Planning Commission for calendar year 2017. It has been prepared by County staff and is submitted to the Garrett County Commissioners and the Maryland Department of Planning in conformance with the Land Use Article of the Annotated Code of Maryland and as required by the General Assembly.

May 2018

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Garrett County Planning Commission Report of Annual Actions for Calendar Year 2017

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

Garrett County Planning Commission

Tony Doerr, Chairman
Jeff Conner, Vice Chairman
Jeff Messenger-Secretary
Elizabeth Georg
Tim Schwinabart
Bill Weissgerber
Garrett County Commissioner Jim Hinebaugh- Ex Officio
Bruce Swift-Alternate

Garrett County Department of Planning and Land Management

Deborah Carpenter, Director

Planning Staff
Bill DeVore, Chad Fike, J.B. Churchill

Garrett County Department of Permits and Inspection Services

Jim Torrington, Director

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The Garrett County Planning Commission Annual Report documents changes in development patterns including Comprehensive Plan updates, zoning revisions, transportation and infrastructure improvements, subdivision activity, and major development projects. These changes have been analyzed to determine whether they are consistent with each other, the Garrett County Comprehensive Plan, adopted County Ordinances, recommendations of the last Annual Report, adopted plans of adjoining jurisdictions, and State and local plans and programs related to funding and constructing public improvements. Based on this analysis, maps and tables illustrating development patterns and changes have been produced. The Annual Report also contains statements and recommendations for improving the local planning and development process and may include specific ordinances that have been adopted or amended 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 such growth and development can occur in ways that could be detrimental to our quality of life, economic prosperity, and tourism and recreation opportunities. Therefore the Planning Commission is committed to implementing the Visions contained in the Garrett County Comprehensive Plan and in §1-201 of the Land Use Article of the Maryland Annotated Code.

Garrett County is a rural county with a total land area of 655 square miles and a population of 30,097 persons recorded by the 2010 Census. It is bordered on the north by Pennsylvania, on the west and south by West Virginia, and on the east by Allegany County, Maryland. Deep Creek Lake is a popular destination and resort and seasonal residents and vacationers cause the population of the County to nearly double during peak summer vacation times. Deep Creek Lake's attraction as a recreational resort makes its watershed a more likely place for development than the rest of the County.

The 2008 Garrett County Comprehensive Plan was adopted on October 7, 2008. Three land development ordinances; 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 §1-201 of the Land Use Article. These Ordinances were comprehensively amended and adopted in May of 2010. There were no amendments to these Ordinances in 2017.

Permit applications and subdivision plans were carefully considered by staff and the Planning Commission to ensure their consistency with existing Ordinances; the 2008 Garrett County Comprehensive Plan; the plans of local municipalities; and State and local plans and programs related to funding for public improvements. 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 while recognizing the need to apply common sense in unique circumstances.

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2017 PLANNING COMMISSION MEETING SUMMARY

January Summary

Troy Ellington resigned from the Planning Commission due to health concerns. Subsequently, Bill Weissgerber moved from an alternate to regular member of the Commission and Bruce Swift became the first alternate member.

A draft of the Land Preservation, Parks and Recreation Plan was distributed to all of the Commission members. Director Carpenter explained that the document must be submitted to the State every six years as a requirement for the receipt of Program Open Space Funds.

The Planning Commission continued their review of the 2008 Comprehensive Plan by discussing the Introduction and Background Chapters. Director Carpenter addressed some of the questions that were brought up at the last meeting of the Commission concerning population trends in the County. Other topics included sprinkler and septic regulations, owner occupied versus rental units, the Homestead tax credit, teardowns/rebuilds and other growth issues. Affordable housing, lack of infrastructure, household income, cost of living, loss of educated young people, and the loss of industry and jobs in the County were also discussed. The Commission concluded that growth projections are more difficult because of these factors.

The Planning Commission foresees minimal modifications to the section of the Background Chapter dealing with information such as regional setting, planning history and related documents. This Chapter also contains an analysis of existing and projected population and housing trends that will need revisited. The Commission concluded that the best prediction of future growth over the next 25 years would be a moderate growth scenario of about 100 new housing starts per year. The 2008 Plan projected 60% of new housing starts to occur in the Deep Creek Lake watershed, 10% to occur in the towns and 30% to occur outside of the towns and the watershed. Since 2007 the actual percent of new growth occurring in the Deep Creek Watershed ranged from 29% to 43.5%. For this reason the Planning Commission feels that a more accurate prediction of the division of new housing starts may be 40% at Deep Creek, 10% in the towns and 50% outside of the towns and Deep Creek. The Commission concluded that the percentage of town growth could be influenced by the septic bill, annexations by the towns and existing infrastructure.

Assorted Actions – January

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (One): The Planning Commission offered no comment on a rear yard setback variance.
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: Preliminary approval of Wisp Resort Phase 6C

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7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - January		
	Preliminary	Final
Number of Lots	16	0
Total plats	1	

February Summary

The Planning Commission continued to review the 2008 Comprehensive Plan and completed their discussion of the Background Chapter. Director Carpenter made a presentation regarding existing and projected population and housing. After discussion, a majority of Commission members believe that a projection of 100 new housing starts per year in the County is overly optimistic, especially considering higher new home costs associated with septic and sprinkler system requirements. The Commission revised the growth scenario to 75 new housing starts per year, with 40 percent of the growth anticipated in the Deep Creek Lake watershed, 10 percent in the municipalities and 50 percent outside of the towns and the watershed.

The Commission then discussed several issues related to the Land Use Chapter such as the preservation of resource land, subdivision requirements, the impact of the Septic Bill and Priority Funding Areas. Since only 2.7% of the County is in a PFA and only those areas within PFA's are eligible for state funding, the Director suggests the expansion of PFA's to at least include areas located around major road intersections.

Assorted Actions – February

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (One): The Planning Commission offered no comment on a request to reconfigure grandfathered lots.
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - January		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

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March Summary

Bill Atkinson from the Maryland Department of Planning (MDP) attended the meeting and stated that MDP will work with the Planning Commission to provide advice and guidance to ensure that the County Comprehensive Plan will comply with state law and include all required elements.

The Planning Commission then continued their review of the 2008 Comprehensive Plan by looking at the Land Use Chapter. The Commission considered topics such as the location of residential/commercial/industrial growth; the implications of the Septic Bill; the purpose of minimum lot sizes, and the roll of PFA's and infrastructure in encouraging development to occur in certain places. The Commission considered what progress was made with the land use goals and objectives found in the 2008 Plan and whether those goals were still relevant. The Commission continued to support goals of conserving forest and agricultural resource land, encouraging growth in designated growth areas, and providing land for housing and economic development. The Commission had in depth discussions about topics such as encouraging growth and development around Deep Creek Lake, regulating building and site design quality, and improving subdivision layout and design. The Commission plans to rely on the consultant to provide ideas and concepts about these goals.

Assorted Actions – March

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (One): The Planning Commission offered no comment on a request for a variance of a side setback.
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: Final Plat for Back of Beyond Revised Lot 1 and 2

PRD's & Major Subdivisions - January		
	Preliminary	Final
Number of Lots	0	2
Total plats	1	

April Summary

The Planning Commission continued their review of the 2008 Comprehensive Plan by looking at the Land Use Chapter. Director Carpenter explained that the County has seven major watersheds and the 2008 Plan was divided into nine planning area watersheds. Discussion ensued as to whether the new Plan would have to be broken down by watershed or if there would be a different way to streamline the plan.

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The Planning Commission then discussed whether countywide zoning should be listed for the consultant to consider within this chapter. The topic of zoning often arises in relation to controversial issues such as industrial wind turbines, marijuana distribution centers and shale gas drilling. Most Commission members do not have a position on the issue but believe the topic must be deliberated. After additional discussion the Commission decided to direct the consultant to lead discussions about whether there is a need for the expansion of zoning in the County.

Assorted Actions – April

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission offered no comment on a request for a variance of a side setback for a house and no comment on a variance from height limitations for an aerial adventure park.
 - b. Special Exceptions: (Two): The Planning Commission offered no comments on a request to change the conditions of a previous Special Exception and no comments on an application for commercial outdoor recreation.
2. Subdivision Waiver Requests: None
3. Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: Preliminary Approval Paradise Lake View

PRD's & Major Subdivisions - April		
	Preliminary	Final
Number of Lots	4	0
Total plats	1	

May Summary

Director Carpenter distributed a list of the 2016 Transportation Priority Capital Projects associated with the Secretary's Annual Tour. The Commission briefly discussed each of the priorities and recommended adding a safety priority for State Route 42 at Elder Hill due to the steep, winding, narrow nature of the roadway and limited site distance at some intersections. The Director explained that the process for creation of the letter is to solicit comments and recommendations from the Planning Commission, Garrett Mayoral Association and Garrett Trails and then present all recommendations to the County Commissioners who then decide the final content of the priority letter.

The Commission then reviewed the 2016 Planning Commission Annual Report. Director Carpenter noted that the Report includes a local goal of locating ten percent of all new development within the County's PFA's by 2020. The Director explained that this goal is difficult to achieve due to the inadequacy of County infrastructure. After discussion, the Commission believes a statement should be added to the Report clarifying the problems associated with attaining the goal. The Commission approved the amended report by a

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unanimous vote and the Director stated that the revised Report will be sent to the Maryland Department of Planning after the language is added.

The Planning Commission continued their review of the 2008 Comprehensive Plan by looking at the Deep Creek Lake Influence Area Master Plan Chapter. Director Carpenter explained that this chapter focuses on the Deep Creek watershed and a surrounding influence area. This chapter evaluates the Lake area's capacity to accommodate new growth in terms of available land, water resources, traffic and public services. The Commission discussed topics such as land use development trends, impacts of growth, transportation, public sewer, and water quality. These issues will be researched and updated by the consultant.

Assorted Actions – May

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (None)
 - b. Special Exceptions (Two): The Planning Commission made no comments on two applications for Transient Vacation Rental Units.
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: Final Plat, Wisp Resort Phase 3D-G North Camp Ridge Section 1. This plat delineated the location of expanded stream and wetland buffer areas and did not create any new lots.
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - May		
	Preliminary	Final
Number of Lots	0	0
Total plats	1	

June Summary

The Commission was informed that funds have been budgeted to begin seeking a consultant to aid in the revamping of the Comprehensive Plan. The Commission gave their full approval to Director Carpenter to draft a Request for Proposal document to be presented at the July meeting.

The Commission then discussed some big picture items related to the Comprehensive Plan such as broadband service, energy, the aging county population, lack of vocational opportunities, and growth scenarios. The group also discussed ideas about encouraging young people to stay in the area, increasing population growth, promoting local businesses, and reducing regulatory impediments. The Commission believes that Garrett County has much to offer including low traffic, friendly people, greenspace, recreational opportunities, highly ranked schools, low crime, Deep Creek Lake, and business opportunities.

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Assorted Actions – June

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Three): The Planning Commission offered no comment on three requests to build closer to side and rear property lines.
 - b. Special Exceptions (Two): The Planning Commission offered no comment on a proposed eight-bedroom Transient Vacation Rental Unit and recommended that the Deep Creek Watershed Zoning Board of Appeals give special consideration to comments received from neighbors and carefully consider the color and design of an indoor boat storage building.
2. Subdivision Waiver Requests (One): The Commission granted a waiver request to allow a section of the Rocklick Creek Estates subdivision to have a right of way width of between 18 and 30 feet, rather than the required minimum of 50 feet.
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - January		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

July Summary

Director Carpenter presented a draft of the Request for Proposal (RFP) for the Comprehensive Plan update. The Director explained that the document is structured around the guiding principles of a sustainable environment, a vibrant economy and a thriving population. The chapters in the previous Comprehensive Plan have been grouped as subsections of these principles. The Director believes that this will improve readability while still meeting the requirements of State law. The Commission discussed public engagement strategies and plans to revise the RFP accordingly. The strategy for public outreach would include approximately five to six meetings held at a central location such as Garrett College.

Assorted Actions – July

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (One): The Commission offered no comments on a request to build closer to side, front and rear property lines.
 - b. Special Exception (Two): The Commission offered no comments on two requests for Transient Vacation Rental Units.
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.

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- 6. Action on Planned Residential Developments (PRD) Plats: None
- 7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - July		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

August Summary

Director Carpenter presented a draft Request for Proposal (RFP) for the Comprehensive Plan update containing changes that the Commission had proposed during the July meeting. The Director explained that the document was revised to make sure that all economic development plans and any other applicable plans are used for reference in the document. A special focus was made to emphasize small business and to support the expansion of existing small businesses. Information was also inserted regarding information gathering sessions and public engagement. The Commission noted that all work should be completed by December 31, 2018. The Commission voted to approve the draft of the RFP and send it along to the County Commissioners.

Assorted Actions – August

- 1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission offered no comment on requests for setback variances.
 - b. Special Exceptions: None
- 2. Subdivision Waiver Requests: None
- 3. Surface Mining Permits: None
- 4. Discharge Permit Applications: None
- 5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
- 6. Action on Planned Residential Developments (PRD) Plats: None
- 7. Action on Major Subdivision Plats: Final Approval of North Shore West Phase II, Lot 14

PRD's & Major Subdivisions - January		
	Preliminary	Final
Number of Lots	0	1
Total plats	1	

September Summary

The Director noted that the Request for Proposal (RFP) document to hire a consultant to update the Comprehensive Plan is being reviewed by the County Purchasing Department and will then be sent to the County Commissioners for final approval.

The Planning Commission then reviewed several topics related to the Deep Creek Lake Influence Area Master Plan Chapter of the Comprehensive Plan in order to identify issues for

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public discourse or action by the consultant. Topics of discussion included transportation, water resources, sensitive areas, development character, community facilities, zoning enforcement and violations, and specific plans for McHenry and Thayerville.

Assorted Actions – September

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Three): The Planning Commission offered no comment on requests for property line setback variances.
 - b. Special Exceptions (Two): The Planning Commission did not comment on an application for a Transient Vacation Rental Unit, or for a change to the character and extent of an existing aerial adventure park.
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: None
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - September		
	Preliminary	Final
Number of Lots	0	0
Total plats	0	

October Summary

Director Carpenter noted that a selection committee will be established to consider the bids for a consultant to prepare the updated Comprehensive Plan. Liz Georg volunteered to be the Planning Commission representative on the selection committee. Plans are to finish the evaluation process and award the bid by the end of November.

The Planning Commission then began a discussion of the Water Resources Element of the 2008 Comprehensive Plan. The Director explained that this Section is required by §3-106 of the Annotated Code of Maryland. The Commission discussed topics such as drinking water, commercial and agricultural use, potential groundwater and surface water supplies, source water protection, wastewater and sewer systems, and point source discharge limits.

Assorted Actions – October

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission had no comments regarding two requests for setback variances.
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None

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5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: Final Approval of Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section 5 & 6.
7. Action on Major Subdivision Plats: None

PRD's & Major Subdivisions - October		
	Preliminary	Final
Number of Lots	0	2
Total plats	0	

November Summary

Director Carpenter informed the Commission that bids have been received to hire a consultant for the preparation of the Comprehensive Plan. The proposals are being evaluated by the selection committee. The process is on track to finish the evaluation and award the bid by the end of November with the consultant beginning work on the plan in January.

The Planning Commission then began a review of the Transportation Element of the 2008 Comprehensive Plan. Elements of the chapter were discussed including existing road conditions, County traffic trends, planned road improvements, safety issues, bicycle and pedestrian facilities, transit, recreational trails, scenic roads, the airport, and rail.

Assorted Actions – November

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances: None
 - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: Final Approval of Wisp Resort Phase 3D-G, North Camp Subdivision, North Camp Ridge Section 2 (17 lots)
7. Action on Major Subdivision Plats: Final Plat approval of North Shore West Phase II, Lot 15

PRD's & Major Subdivisions - November		
	Preliminary	Final
Number of Lots	0	18
Total plats	2	

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December Summary

The Planning Commission reviewed the list of items that will be forwarded to the consultant as topics of discussion related to the Transportation Element of the 2008 Comprehensive Plan. Topics included updating traffic trends and planned improvements, pedestrian and bike safety concerns, transit concerns, trails, and the viability of rail service.

The Commission then began a review of the Sensitive Areas chapter of the Plan. Topics of discussion included steep slopes, streams, wetlands and their buffers, the 100-year floodplain, the habitat of rare, threatened or endangered species, ridgelines, agricultural and forest land intended for conservation, and other areas in need of special protection. After discussion, the Commission proposed that items including the following should be considered as part of consultant topic list: ridgelines as a possible area of protection, the reduced threat to agricultural fragmentation, the impact of the Septic Bill, continued support of agricultural preservation efforts, and a discussion of solar as an alternative to fracking and wind power.

Assorted Actions – December

1. Deep Creek Watershed Zoning Appeals Cases:
 - a. Variances (Two): The Planning Commission had no comments regarding two requests for setback variances.
 - b. Special Exceptions (One): The Planning Commission offered no comments on a request for a Transient Vacation Rental Unit.
2. Subdivision Waiver Requests: None.
3. Surface Mining Permits: None
4. Discharge Permit Applications: None
5. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
6. Action on Planned Residential Developments (PRD) Plats: Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section 7, Lot 10.
7. Action on Major Subdivision Plats: Final Plat, NLP of Maryland

PRD's & Major Subdivisions - December		
	Preliminary	Final
Number of Lots	0	2
Total plats	2	

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2017 SUBDIVISION ACTIVITY SUMMARY

Subdivision Summary Tables

The first table shows all major and minor subdivision applications submitted in calendar year 2017. The remaining two tables represent only those major and minor subdivisions given final approval in calendar year 2017, some of which were applied for in earlier years. Applications that only received preliminary approval in 2017 are not included in these two tables. Lot line adjustment plats are not included in any table.

All 2017 Applications Approved & Unapproved	Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
	Major Subdivision	2	5	36.03	7.21
	Minor Subdivision	24	31	132.71	4.28
	Totals	26	36	168.74	4.69

Total Subdivisions Approved in 2017	Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size
	Major Subdivision	2	4	37.46	9.37
	Minor Subdivision	23	30	128.23	4.27
	Totals	25	34	165.69	4.87

Total Subdivisions Approved in 2017 by PFA	Area	Applications	Lots	Total Acres	Avg. Lot Size
	Inside PFA	3	8	3.62	.45
	Outside PFA	22	26	162.07	7.17
	Totals	25	34	165.69	4.87

Planned Residential Development Summary Table

Section	Lots	Acres	Avg. Lot Size	Land Classification	Map	Parcel	Applicant
Lodestone 7, Biltmore 5	1	.57	.57	Lake Residential 1	49	142	NLP of Maryland
Lodestone 7, Biltmore 6	1	.57	.57	Lake Residential 1	49	142	NLP of Maryland
Lodestone 7, Biltmore 7	1	.55	.55	Lake Residential 1	49	142	NLP of Maryland
North Camp Ridge 2	17	14.08	.83	Rural	49	128	NLP of Maryland
TOTALS	20	15.77	.79				

None of the Planned Residential Development lots given final approval in 2017 were located in a PRD.

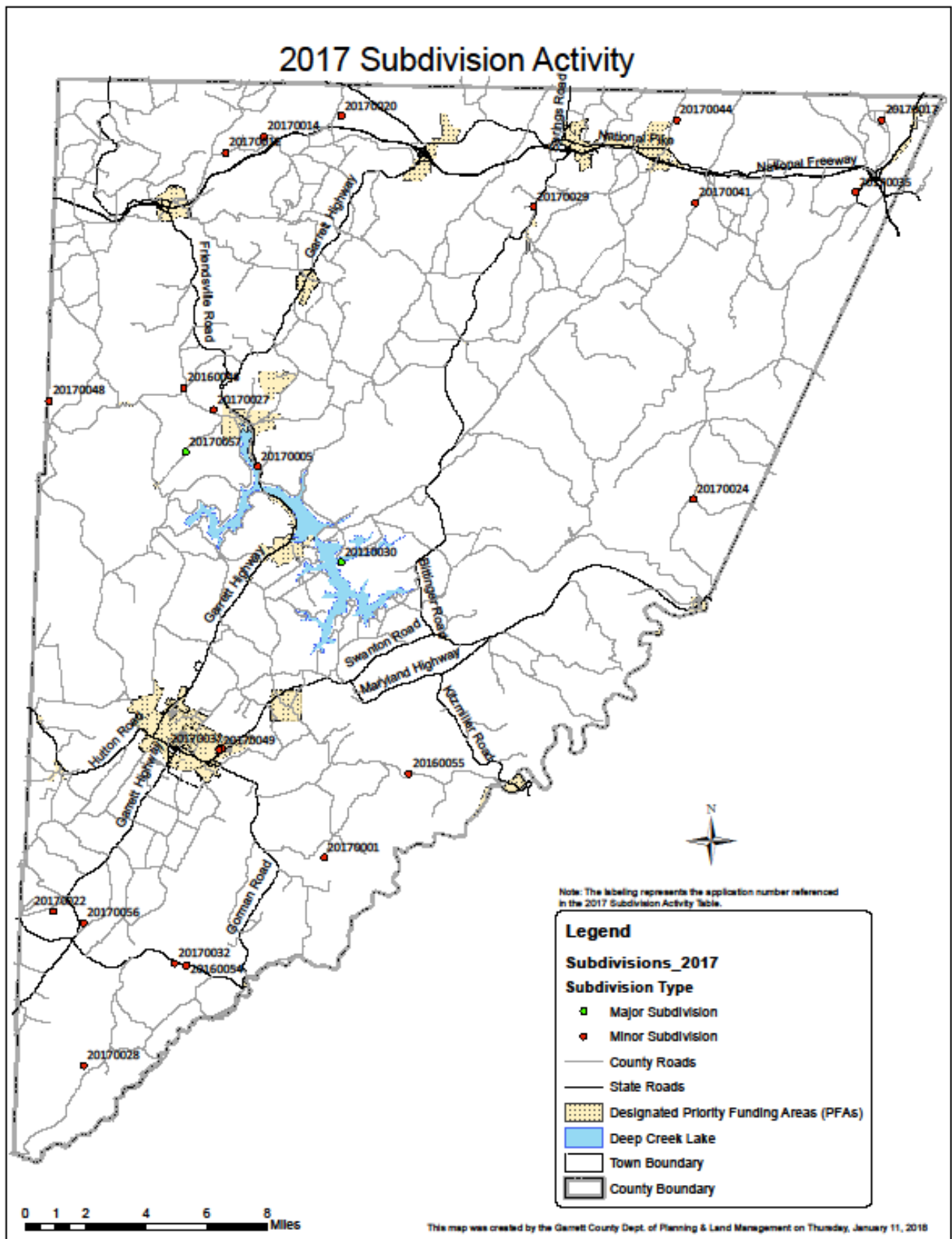
PFA Summary

A total of 54 major and minor subdivision lots and PRD lots were created in 2017. 15% of these lots were within County Priority Funding Areas and 85% were outside County Priority Funding Areas.

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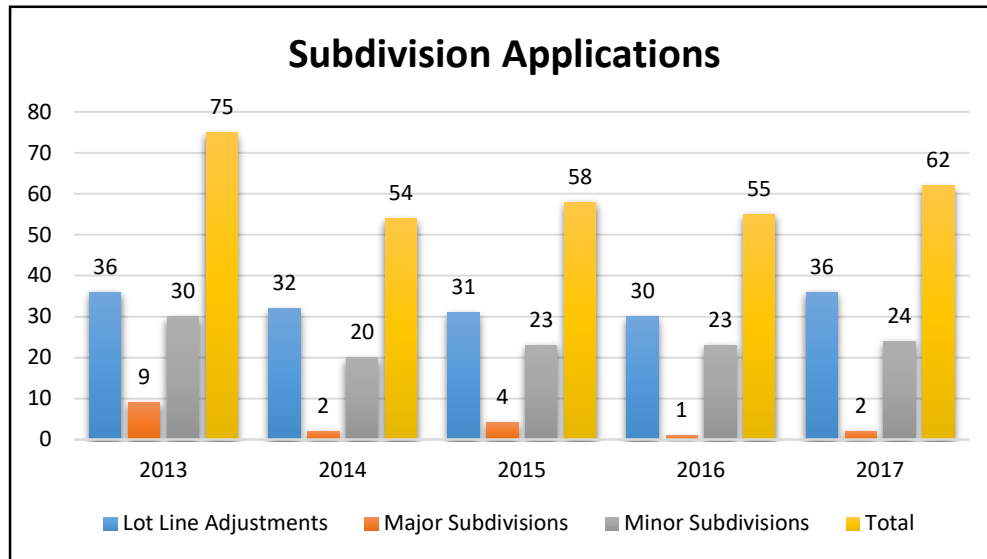
2017 Subdivision Activity (This summary represents major & minor subdivisions given final plat approval in calendar year 2017. Major subdivisions given conditional final plat approval are listed under the calendar year when all conditions are satisfied. Lot line adjustment plats and applications that received only preliminary approval are not included.)

#	Land Classification	Subdivision Name	Applicant Name	Type	Total Acres	# of Lots	Avg. Lot size	Map	Parcel	PFA
20110030	Lake Residential 1	North Shore West- Th. Acres	Franklin Trust	Major	5.60	3	1.78	67	1	No
20160046	Rural	Dwain Rodeheaver	James Rodeheaver	Minor	1.02	1	1.02	41	10	No
20160054	Rural	Wayne Liller	Wayne Liller	Minor	1.79	1	1.79	96	36	No
20160055	Rural	Robert Biser	Ruth Myers	Minor	2.50	1	2.50	80	25	No
20170001	Rural	Janson	Walter & Mary Janson	Minor	11.11	1	11.11	92	180	No
20170002	Agricultural Resource	Andrea Nuce	Andrea Nuce	Minor	31.24	2	15.62	6	35	No
20170005	Town Center	Point View	Philip St. Moritz	Minor	2.13	5	0.43	50	287	Yes
20170012	Rural Resource	Patrick Sines	Sines Family Farm LLC	Minor	1.67	1	1.67	14	106	No
20170014	Rural Resource	Peter Packard	Peter & Shelley Packard	Minor	6.00	1	6.00	5	181	No
20170017	Agricultural Resource	Richard Jay	Richard Jay et al	Minor	4.84	1	4.84	11	43	No
20170020	Rural	Max & Elizabeth Bowser	Max & Elizabeth Bowser	Minor	7.06	1	7.06	6	29	No
20170022	Agricultural Resource	Ronald & Lisa Arnold	Ronald & Lisa Arnold	Minor	3.00	1	3.00	95	5	No
20170024	Rural	Sohn & Tara Cottrell	John Watson	Minor	4.88	1	4.88	54	11	No
20170027	Town Residential	Josh Fratz	Michael Fratz	Minor	4.45	1	4.45	41	50	No
20170028	Rural	Terri Terrant	Terri Terrant	Minor	10.00	1	10.00	104	3	No
20170029	Agricultural Resource	Kelly & Lisa Uphole	Karin Durst	Minor	3.00	1	3.00	17	21	No
20170032	Rural	Wayne Liller	Wayne Liller	Minor	2.00	1	2.00	96	36	No
20170035	Agricultural Resource	Harold McKenzie	Harold McKenzie	Minor	2.92	1	2.92	21	92	No
20170037	Suburban Residential	Gary Fitzwater	Gary Fitzwater	Minor	0.57	1	0.57	78	240	Yes
20170041	Rural Resource	Charles & Marlene Evans	William Winebrenner	Minor	6.66	1	6.66	19	74	No
20170044	Suburban Residential	Brandon Beachy	Leo Beachy	Minor	1.35	1	1.35	9	125	No
20170048	Rural Resource	Andrew Sisler	Jerry & Sharon Sisler	Minor	10.56	1	10.56	40	77	No
20170049	Suburban Residential	Gary Fitzwater	Gary Fitzwater	Minor	0.92	2	0.46	78	240	Yes
20170056	Agricultural Resource	Mae Louise Beckman	Mae Louise Beckman	Minor	8.57	2	4.28	95	10	No
20170057	Rural	Garrett Public Utilities	NLP of Maryland	Major	31.86	1	31.86	49	128	No
TOTALS (25 subs)					165.69	34	4.87			

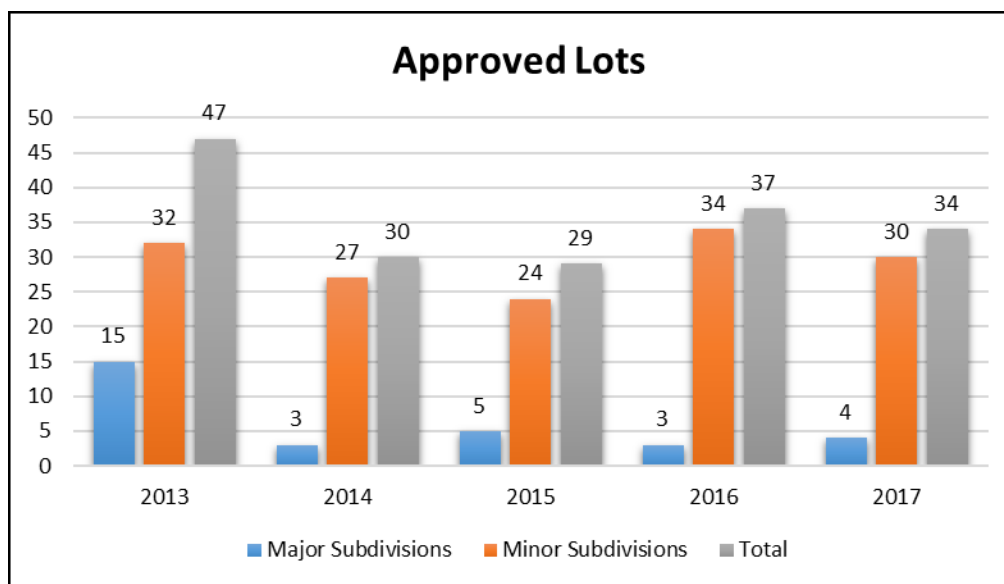


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The following Subdivision Applications chart shows the five year trend in the number of subdivision applications. Approved and unapproved applications for lot line adjustments, major subdivisions and minor subdivisions are included. The chart reflects applications only and does not consider the number of lots in each application or whether the application was approved.



The following Approved Lots chart shows the five year trend in the number of approved lots in major and minor subdivisions, based on the year the subdivision was approved. Final approval may occur in a different calendar year than the original subdivision application.



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2017 BUILDING PERMITS SUMMARY

New Housing Units Growth – 2017

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	5	3.85	1.3	35	77.43	.45
Multi Family	0	0	0	0	0	0
Mobile Home	2	1.72	1.16	17	36.20	.47
Total	7	5.57	.80	52	113.63	.46
	12% of dwellings permitted in 2017 were inside PFA's			88% of dwelling permitted in 2017 were outside PFA's		

Note: Garrett County actually issued a total of 83 permits for housing units in 2017. Of those 83 units, 24 were replacement units. Since no additional units were created, they were not counted as 'growth' in the report of new units inside and outside of PFA's.

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

** dwelling units per acre

New Housing Construction and Value – 2017

Monthly Residential Development Summary

Garrett County	All New Single Family Housing Construction				
		Buildings	Units	Value	Value/Unit
January		1	1	\$100,000	\$100,000
February		4	4	\$1,675,000	\$418,750
March		10	10	\$2,019,265	\$201,926
April		8	8	\$2,198,000	\$274,750
May		9	9	\$2,880,000	\$320,000
June		6	6	\$1,597,768	\$266,295
July		7	7	\$2,094,500	\$299,214
August		9	9	\$4,136,000	\$459,556
September		12	12	\$1,692,000	\$141,000
October		9	9	\$3,795,000	\$421,667
November		6	6	\$2,040,000	\$340,000
December		2	2	\$890,000	\$445,000
Total		83	83	\$25,115,553	\$302,597

SOURCE: Garrett County Department of Permits & Inspection Services

Garrett County Planning Commission Annual Report

Commercial Development - 2017

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
Service	1	14,560	.334	6.5	13,636	.0482
Office	0	0	0	0	0	0
Manufacturing	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Utilities*	0	0	0	.25**	100**	0
Total	1	14,560	.334	6.5	13,636	.0482

* Utilities refer to commercial towers, industrial wind turbines and similar activities and structures and are not counted in totals.

** Height of towers/turbines.

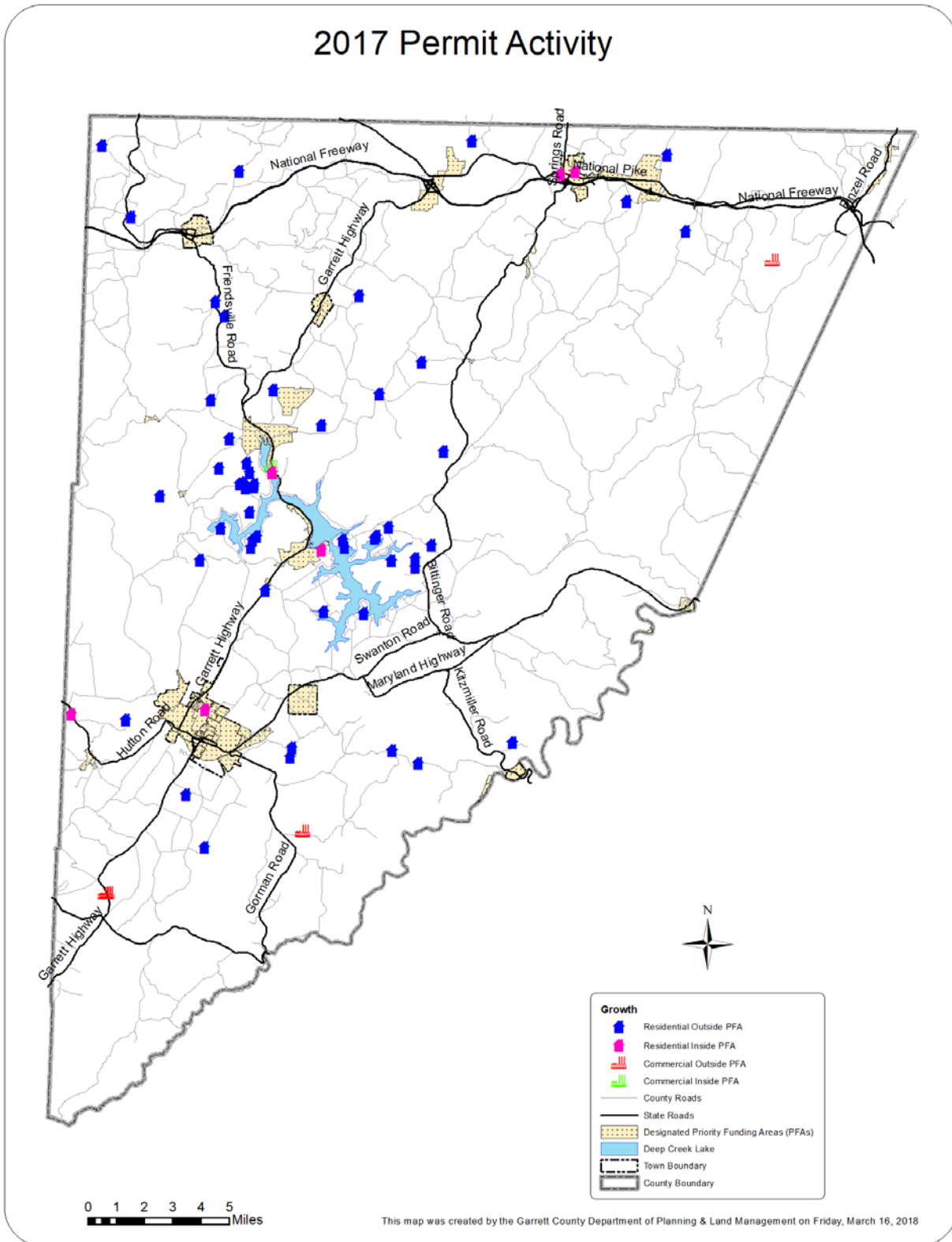
*** Includes ground mount solar arrays

2017 Commercial Summary

	Percent Inside Priority Funding Areas	Percent Outside Priority Funding Areas
Total Acreage Developed		
7.5	13.3%	86.7%
Total Square Footage Created		
28,196	51.7%	48.3%

Garrett County Planning Commission Annual Report

2017 Building Permit Activity



Garrett County Planning Commission Annual Report

2017 Building Permit Activity

2017 Residential Growth Outside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
4/27/2017	20170026	2382	Friendsville Addison Road	SFR	1	2600	4
2/27/2017	20170030	96	Bobcat Hill	SFR	2.17	3348	57
2/23/2017	20170035	162	Serenity Drive	SFR	4.95	6030	18
3/6/2017	20170048	80	Cherry Lane Road	SFR	1.51	4000	41
3/13/2017	20170060	4623	Friendsville Road	SFR-Modular	2.03	2700	23
3/22/2017	20170075	445	North Glade Road	SFR	3.17	3275	59
3/23/2017	20170077	108	Malachi Way	SFR-Modular	1	1456	32
3/23/2017	20170078	19	Cherry View Drive	SFR-Modular	1.49	1320	43
3/9/2017	20170079	140	Joe Whitacre Road	SFR	1	2496	57
6/13/2017	20170094	105	Glade Road	SFR-Doublewide	10	3200	3
4/6/2017	20170095	304	High Point Drive	SFR	0.68	2600	59
8/22/2017	20170107	445	Old Morgantown Road W	SFR	9.74	1762	13
4/10/2017	20170110	151	Linz Lane	SFR-Doublewide	1	1782	58
7/27/2017	20170111	236	Glen Cove Road	SFR	1.05	4600	58
3/29/2017	20170115	165	Skippers Point Road	Transient Vacation Rental Unit	0.35	2806	57
4/13/2017	20170123	38	Greenside Court	SFR-Modular	0.657	1737	49
4/7/2017	20170124	23	Fox Run Drive	SFR-Modular	0.37	1858	49
5/24/2017	20170139	174	Westward Way	SFR	0.728	1950	50
4/26/2017	20170144	78	Scarlett Court	SFR	0.9	4740	49
5/23/2017	20170194	91	Goldenrod Way	SFR	1.56	2686	59
5/23/2017	20170195	139	Westward Way	SFR	0.574	4027	50
5/11/2017	20170196	1242	Easy Street	SFR	13.79	2983	52
5/22/2017	20170200	570	Waterfront Greens Drive	SFR	1.59	3246	59
5/25/2017	20170203	2297	Garrett Road	SFR-Modular	1.2	3568	79
5/23/2017	20170210	490	Bracken Drive	SFR	5	2576	59
9/6/2017	20170218	708	Orendorf Road	SFR-Doublewide	1	1736	34
6/13/2017	20170239	1163	North Hill Road	SFR-Modular	2.5	3024	87
7/3/2017	20170251	177	Winding Estates Drive	SFR	1.008	3401	57
6/28/2017	20170258	302	Fantasy Lane	SFR	0.521	2200	41
7/6/2017	20170264	444	Summit Drive	SFR	1.77	2734	59
7/10/2017	20170307	605	Pee Wee Road	SFR-Mobile Home	2	480	81
7/11/2017	20170309	162	Old Salisbury Road	SFR-Mobile Home	1.35	784	9
8/10/2017	20170325	760	Lynndale Road	SFR	3.33	432	91
9/1/2017	20170330	158	Thunderhead Road	SFR-Mobile Home	1	980	85
8/1/2017	20170333	276	Sundance Way	SFR	0.69	2327	49
8/30/2017	20170373	1059	Penn Point Road	SFR	0.43	3600	66

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Approval Date	Application #	Address #	Premise Street Name	Type or Use	Acreage	Total Sq Ft	Tax Map
9/29/2017	20170382	866	Tanglewood Drive	SFR-Modular	2	2452	77
8/30/2017	20170388	633	Charley Bowser Road	SFR	8	4064	25
9/7/2017	20170407	53	South Pass Trail	SFR-Modular	1	2540	79
9/19/2017	20170444	1699	Upperman Road	SFR	1	864	80
10/6/2017	20170449	91	Cedarbrook Drive	SFR	2	1760	67
10/6/2017	20170461	139	Woodlands Hill Lane	SFR	1.03	960	57
10/3/2017	20170469	351	Hetrick Road	SFR-Doublewide	1	1782	7
10/6/2017	20170475	40	Ridge Drive	SFR	1	1800	42
10/19/2017	20170490	465	Waterfront Greens Drive	SFR	1	4898	59
10/26/2017	20170504	278	Wagner Road	SFR	1	6000	42
11/30/2017	20170528	83	Snowshoe Court	SFR	0.32	2814	49
11/30/2017	20170530	121	Chimney Rock Lane	Transient Vacation Rental Unit	1.43	4600	49
11/21/2017	20170536	2855	Lower New Germany Road	SFR-Modular	6.6	3660	19
11/30/2017	20170544	17496	Garrett Highway	SFR	1	9376	66
11/16/2017	20170546	155	Fir Tree Drive	SFR	1.77	1008	49
12/8/2017	20170552	1589	Lake Shore Drive	SFR	0.37	1784	58

2017 Residential Growth Inside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
3/28/2017	20170058	50	Frazer Estates Drive	SFR	0.6	1592	78
3/29/2017	20170116	60	Tannery Road	SFR-Mobile Home	0.79	910	77
9/15/2017	20170211	886	Paradise Heights	SFR	2.58	2688	58
6/21/2017	20170252	201	Grant Street	SFR-Doublewide	0.93	3456	8A
7/14/2017	20170289	24	Pennsylvania Avenue	SFR-Modular	0.315	2177	8A
10/11/2017	20170467	799	Deep Creek Drive	SFR	0.16	2898	50
10/31/2017	20170503	805	Deep Creek Drive	SFR	0.2	3552	50

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2017 Commercial Growth Outside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
1/19/2017	20170006	4161	Garrett Highway	Banquet Hall	2	3956	95
5/3/2017	20170027	4150	Garrett Highway	Banquet Hall	2	2480	95
7/21/2017	20170229	871	Steyer Mine Road	Commercial-Business Service	1.25	4800	92
7/21/2017	20170230	871	Steyer Mine Road	Boat Storage	1.25	2400	92
11/16/2017	20170537	1600	Mount Aetna Road	Commercial-Tower	0.25	100	29

2017 Commercial Growth Inside PFAs

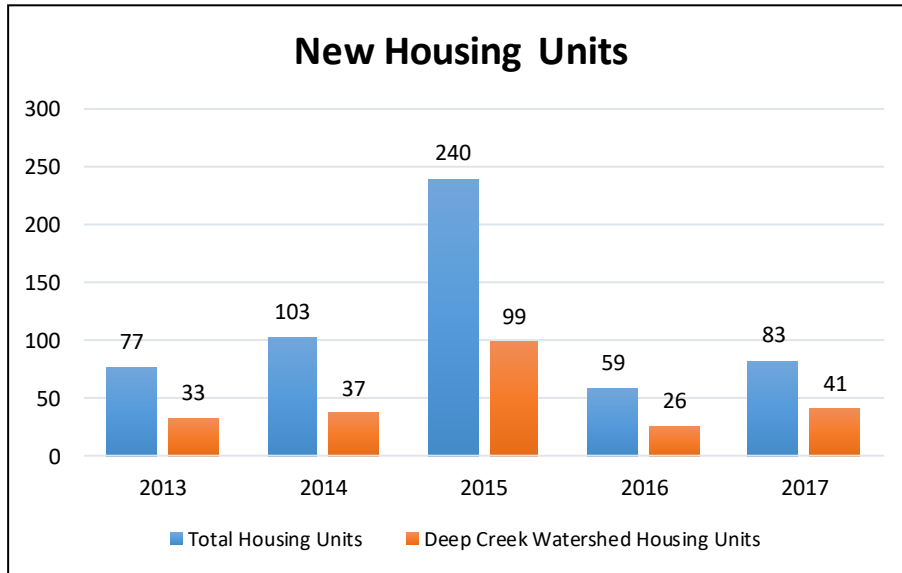
Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
6/12/2017	20170145	970	Deep Creek Drive	Commercial-Outdoor Recreation	0.75	12000	50
7/10/2017	20170302	970	Deep Creek Drive	Commercial-Business Service	0.25	2560	50

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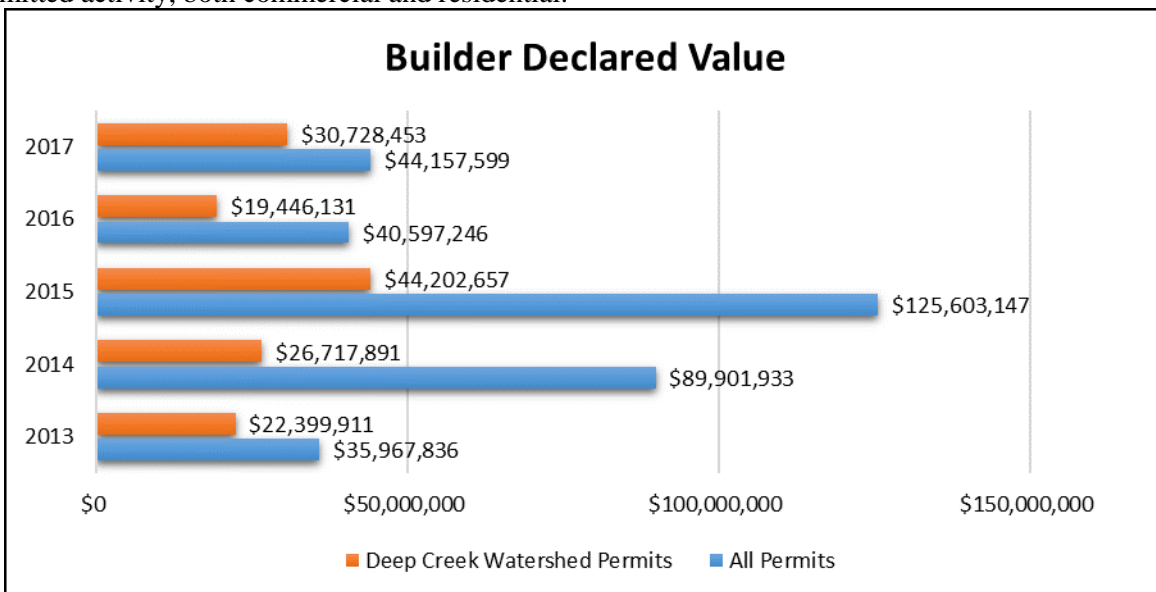
Five-Year Permit Analysis

The following charts were compiled using building permit data. The significant increase in new housing units and builder declared value in 2015 is directly attributed to the large number of applicants that rushed to acquire permits prior to residential sprinkler systems becoming mandatory in new homes by the end of 2015. It is likely that this also resulted in a decline in new housing units and builder declared value in 2016, as many potential applicants had already acquired building permits the previous year.

The following New Housing Units chart provides a yearly comparison between the total number of all new housing units in the entire County and the number of those units located within the boundaries of the Deep Creek Watershed.



The following 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. Values for all permits are compared with the permits located in the Deep Creek Watershed. Proposed improvements include all permitted activity, both commercial and residential.



Garrett County Planning Commission Annual Report

2017 AGRICULTURAL PRESERVATION SUMMARY

The Department of Planning & Land Management 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.

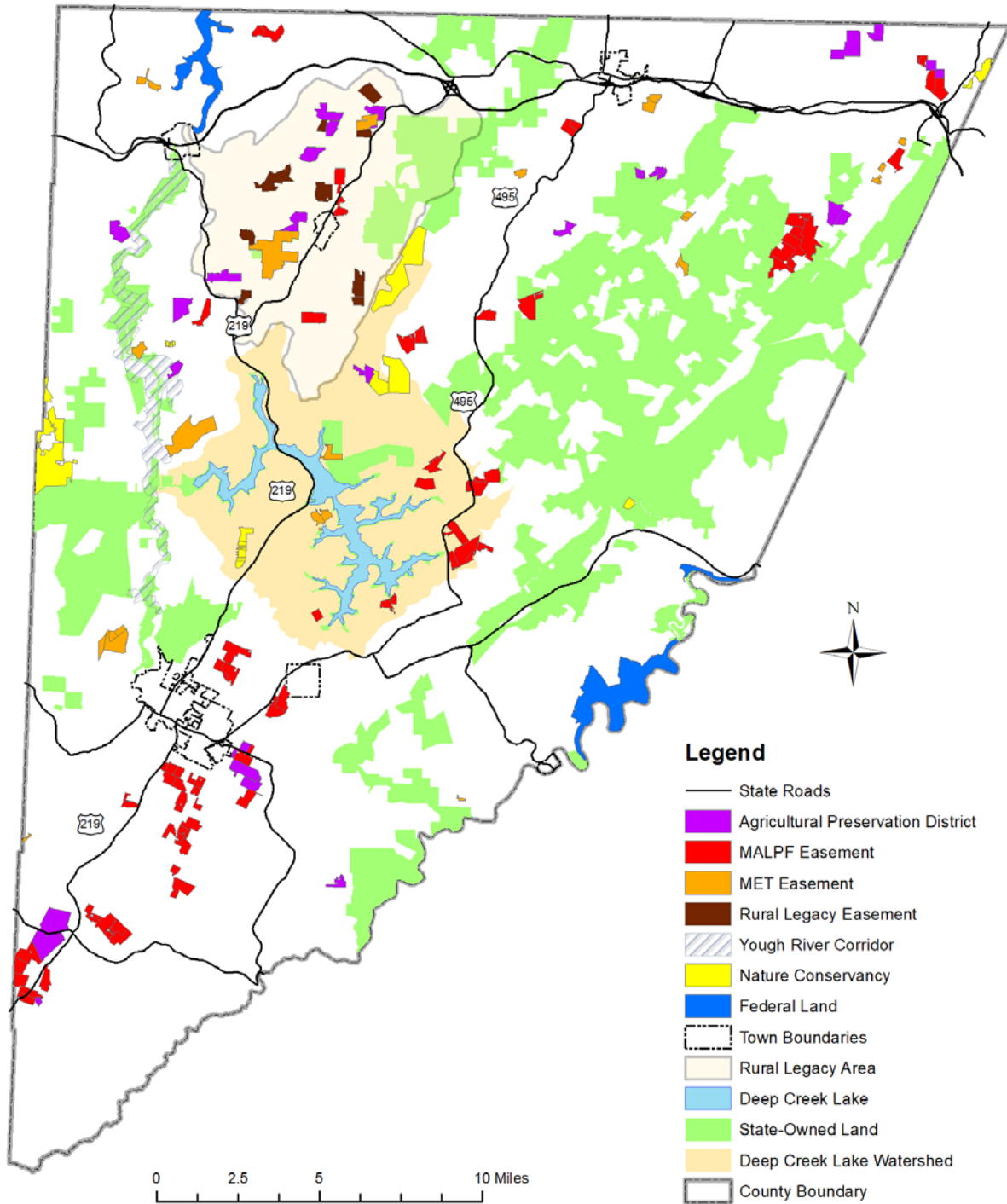
To enhance participation in these programs, the Board of County Commissioners adopted a Tax Credit Program in July of 2000 that offers a tax credit to all landowners who voluntarily establish a preservation district on their property. The tax credit continues to apply to those landowners who subsequently 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.

The Planning Commission did not approve any Garrett County Agricultural Land Preservation District applications in 2017. Property owners with Districts approved by the Planning Commission in previous calendar years continued to work with MALPF to sell conservation easements. For the first time in several years, the County was awarded funding for the Bear Creek Rural Legacy Area and began pursuing conservation easements on properties in the Area with existing Districts.

The following chart provides the total number of properties and acreage involved in the various agricultural preservation programs in Garrett County.

Program	Properties	Total Acres
MALPF Easements	57	6,990
Rural Legacy Easements	11	1,395
County Districts	24	3,154

Garrett County Maryland Protected Lands
2017



Garrett County Planning Commission Annual Report

THE LOCAL GOAL

During 2010, the Planning Commission established a goal to locate 10 percent of all new development within the County's Priority Funding Areas by 2020. The Planning Commission revisits this PFA target on an annual basis to ensure it corresponds with the requirements for the Annual Report in the Land Use Article and with the results of actual development from the preceding year. During 2017, 15% of new lots, 12% of residential development permits and 13% of commercial development permits were inside PFAs. To date, Garrett County has added 86 additional housing units within PFA areas since 2010.

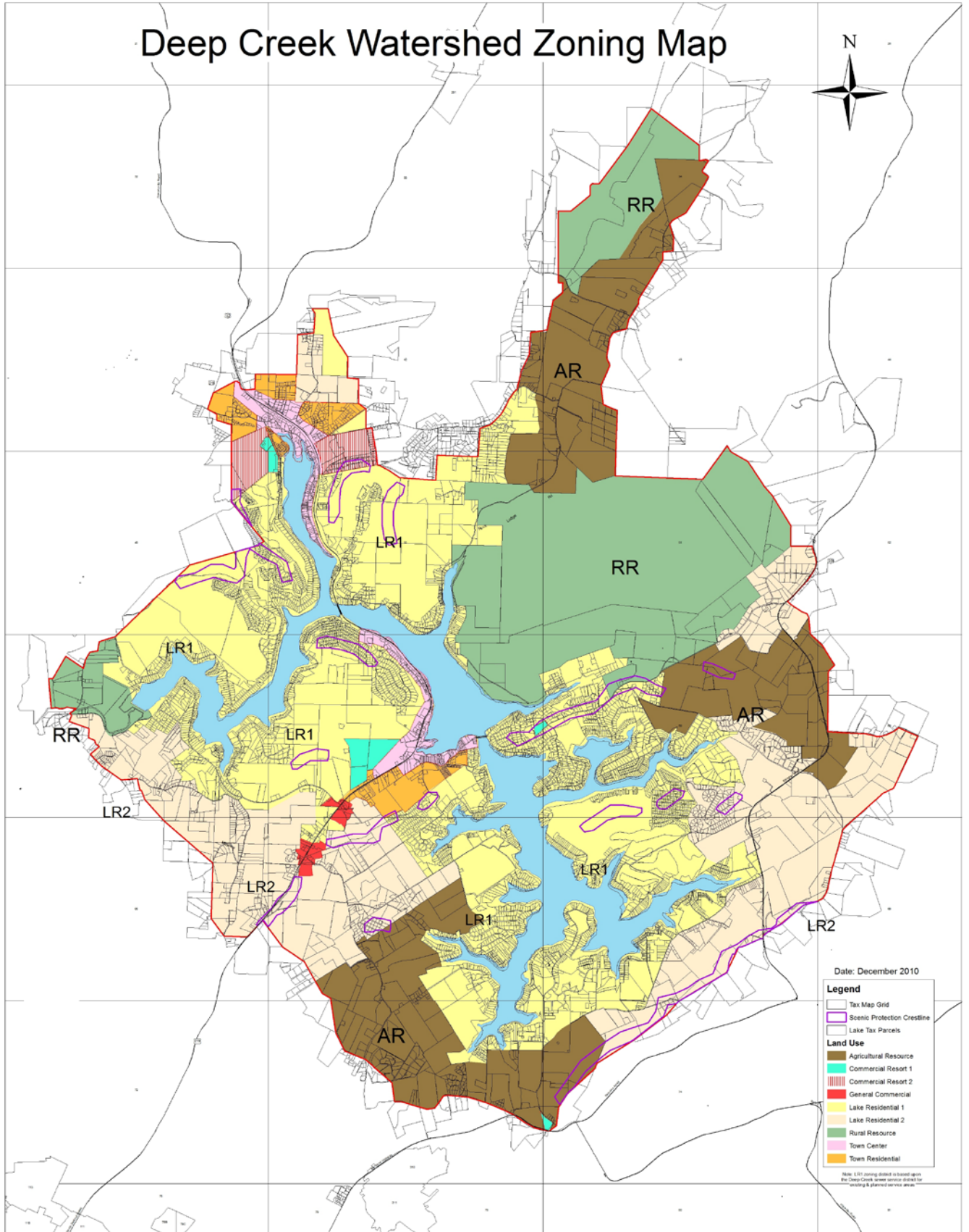
Attaining this goal is challenging due to the the small percentage of the County located within PFAs. The lack of growth within the County, as evidenced by the low building permit and subdivision numbers, presents another impediment. Although building permit numbers did increase in 2015, the growth appeared to be related to the requirement for mandatory residential sprinkler systems in new homes and was not expected to continue. Garrett County does have the unique distinction of having all eight municipalities be awarded Sustainable Community Designation. This designation will allow the County and municipalities to utilize state programs and funding to improve living conditions in the municipal PFAs and make them more attractive for growth. The County is also considering seeking Sustainable Community Designation within the rural village PFAs. The Department of Planning and Land Management is active in supporting our municipalities in their revitalization efforts. These efforts will help the County focus growth into areas with available infrastructure.

After evaluation, the Planning Commission determined that the Local Goal of locating 10 percent of all new development within the County's Priority Funding Areas by 2020 would continue to be Garrett County's goal towards achieving the statewide goal.

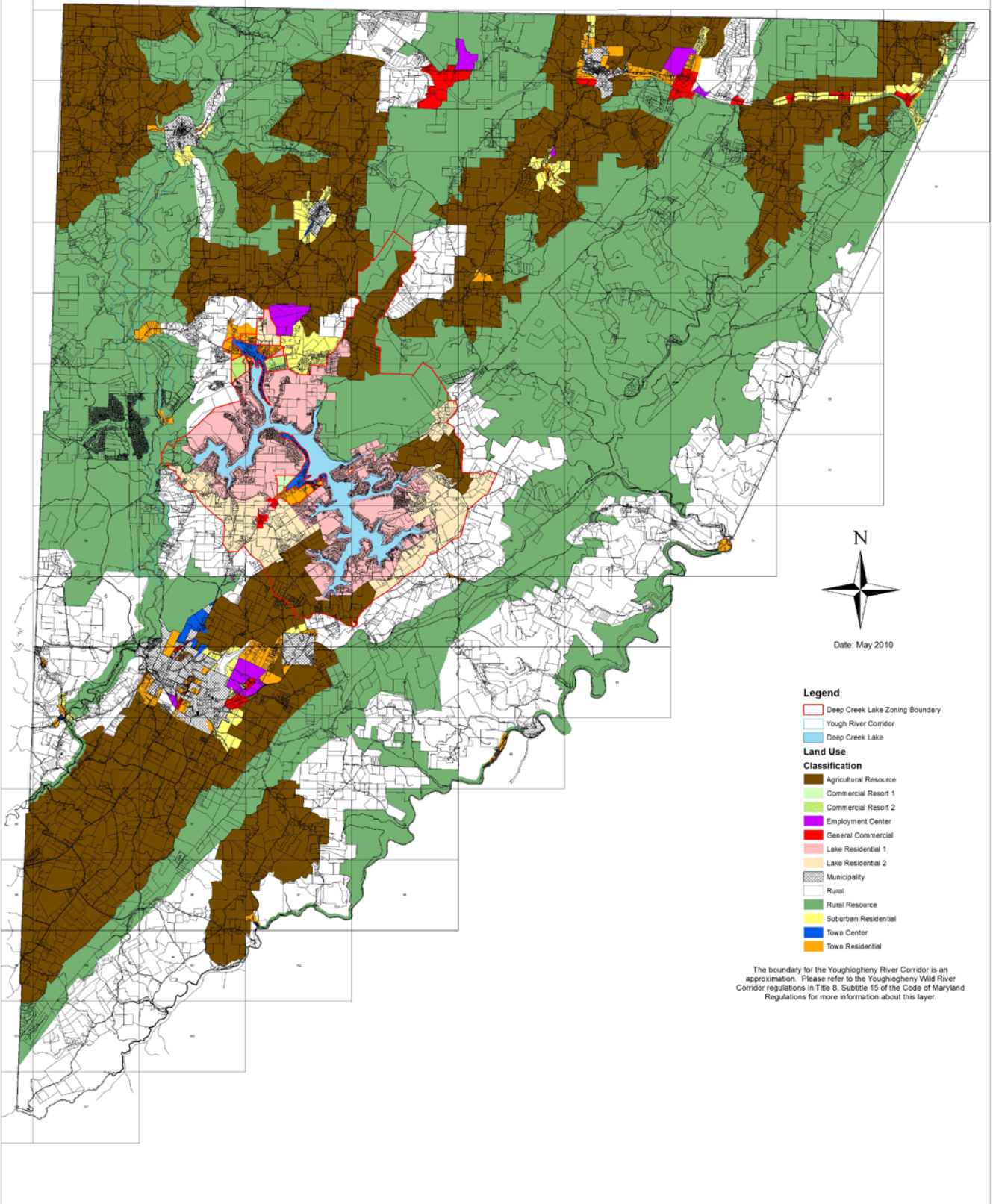
CHANGES TO PLANS, POLICIES & ORDINANCES

The 2008 Garrett County Comprehensive Plan was adopted on October 7, 2008. The Deep Creek Watershed Zoning Ordinance, Garrett County Sensitive Areas Ordinance and Garrett County Subdivision Ordinance implement the Plan and the Visions in §1-201 of the Land Use Article. 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 Comprehensive Plan; the Plans of 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 these Ordinance in 2017.

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

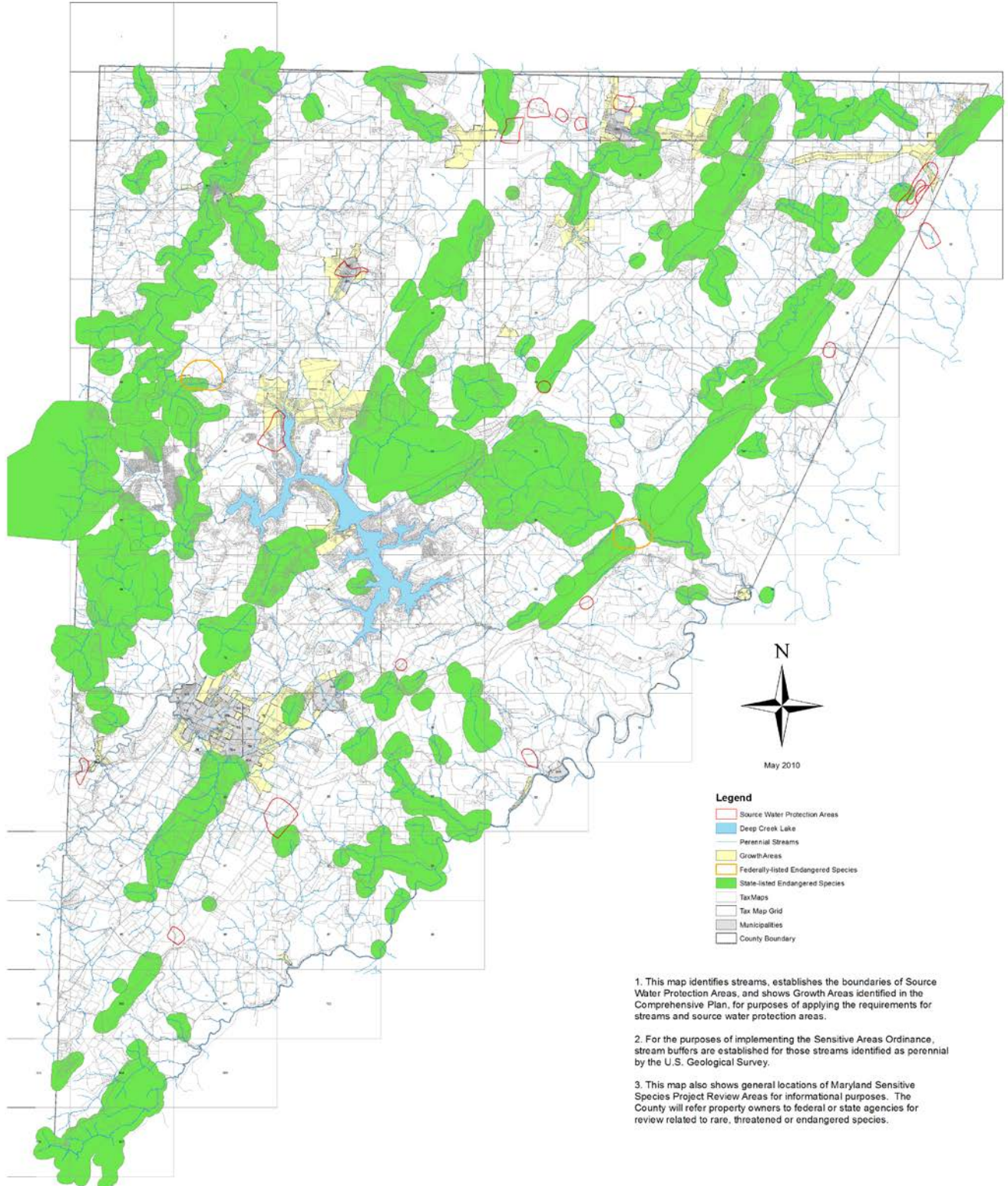


Subdivision Ordinance Map



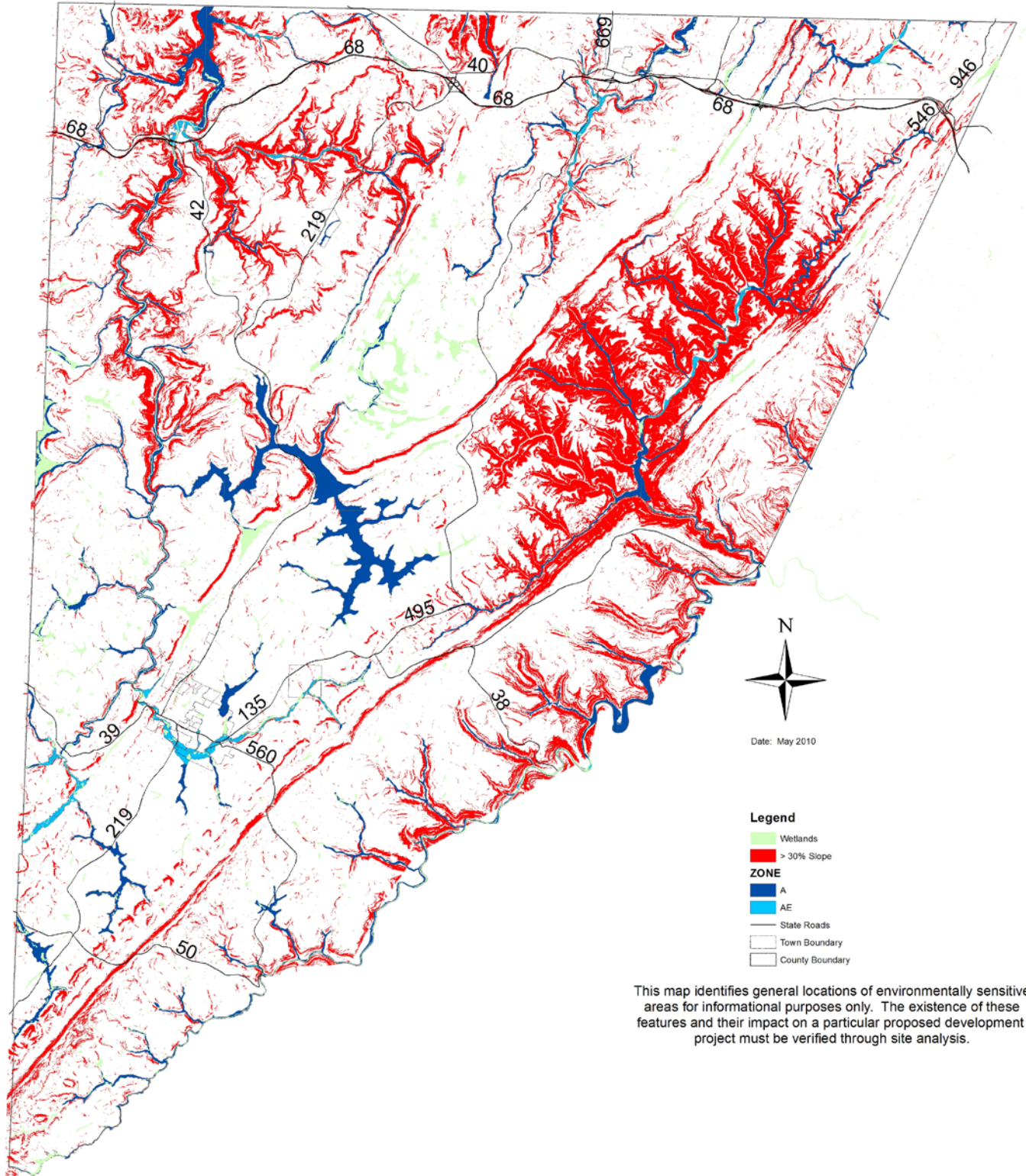
Sensitive Areas; Map 1

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

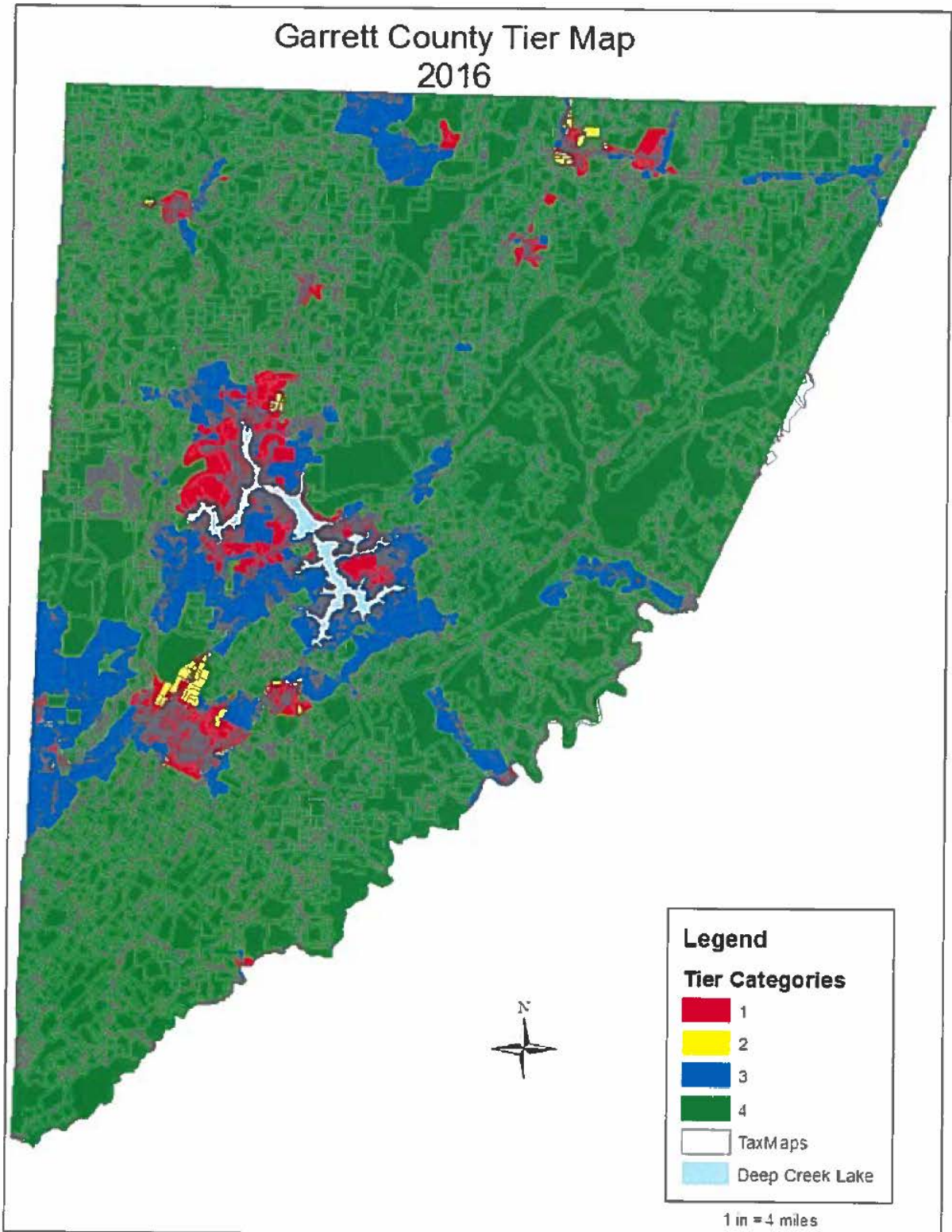


Sensitive Areas; Map 2

Steep Slopes, Floodplains and Wetlands



Map 3.12: Garrett County Tier Map



Garrett County Planning Commission Annual Report

2008 Garrett County Comprehensive Plan

Map 3.2: Priority Funding Areas

