

# Garrett County Planning Commission 2018 Annual Report



*This Report summarizes the actions and efforts of the Garrett County Planning Commission for calendar year 2018. 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 2019

# Garrett County Planning Commission Annual Report

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## **Garrett County Planning Commission Report of Annual Actions for Calendar Year 2018**

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  
Shelley Argabrite-Alternate

### Garrett County Department of Planning and Land Management

Deborah Carpenter, Director

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

### 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 2018.

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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## 2018 PLANNING COMMISSION MEETING SUMMARY

### January Summary

Director Carpenter explained that the Transportation Priority Letter will be on the agenda, for February and is due by March 1. Legislation, known as Chapter 30, has necessitated a scoring process be initiated on all projects over 5 million dollars. That process needs to be completed by March 1. While the Transportation Priority Letter for all projects remains due by May 1, both processes involve the same engagement and public hearing process. Therefore, it has been decided to do them both at the same time and submit both by the earlier deadline of March 1.

The Planning Commission reviewed Chapter 8 of the 2008 Comprehensive Plan. The director noted that Chapter 8 discusses topics largely handled by outside organizations. The Planning office generally collaborates with these agencies and allows them to update their sections based on the projections and issues that they have identified in their own plans. She noted that the part that refers to the Health Department could use some enhancement and this may be an opportune time to do that.

Problems being experienced by the local Emergency Medical Services (EMS) were discussed by the Commission. Volunteerism is decreasing which is creating staffing issues for the group. Some Commission members believe that more fulltime, county paid staff may be needed in the future. So far, all county fire departments are staffed by volunteers, though paid firemen may also become necessary at some point. The Commission believes that the commitment required for training, liability issues, the amount of hard work, weather conditions and certification requirements are some of the problems faced by these organizations. The age of the members is also an issue, since recruiting younger members is difficult. Other EMS problem issues include the opioid epidemic and water rescue at Deep Creek Lake. All of these subjects should be further discussed in Chapter 8 of the Plan.

Topics concerning the school system should also be mentioned in this Chapter. The Board of Education's budget, possible school consolidation, school renovations and the need for a quality education were discussed. The school board is elected independently and are developing a strategic plan based on student enrollment, budget and facilities. The Commission is in agreement that elementary schools are vital to the county's small towns. Inequity caused by the "Wealth Formula" was also discussed. This formula is based on the assessable tax base, which is higher here due to second homes in the County. Decisions to be made with regard to education will be complex and will require careful consideration by the Board of Education. The Commission will not be able to solve these problems, but plans to acknowledge these issues in the Plan.

Commissioner Hinebaugh noted that the population of the County is fairly stable, but there are problems associated with current demographic trends. By looking at the age groups, one can see that the population is aging, while the younger age groups are shrinking. Workforce availability and training, health care issues and school facilities must be adjusted to account for these trends. Rural communities across the nation are facing these same challenges. The Plan should focus on overall planning for the next ten years, based on the best available information and public input.

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## Assorted Actions – January

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: None
7. Action on Major Subdivision Plats: None

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

## February Summary

The Commission discussed the 2017 list of transportation priorities. After reviewing the previous year's list, the group did not recommend any changes. The list recommends major and minor transportation projects, safety improvements, system preservation projects, pedestrian and trail priorities, as well as regional and transit priorities, and is compiled based on requests submitted by municipalities, Garrett Trails, the Planning Commission and the Garrett County Roads Department.

After the Commission met the project manager for the Comprehensive Plan update, Chet Parsons from AECOM, they reviewed Chapter 9 of the 2008 Comprehensive Plan. It was explained that the County partners with Garrett County Community Action on the contents of this chapter. Director Carpenter stated that the county's housing goals are closely aligned with growth projections.

The director noted that the county's Pathway to Homeownership Program is doing very well and will need to be mentioned in this Chapter. The program is available through the MD Mortgage Program and allows citizens an opportunity for either up to \$15,000 for a down payment on a new home or a 0.25% discount on the interest rate of a home loan.

Issues that have been identified in the current Plan are the cost of housing, the condition and age of housing and the available land. Some members believe that lack of financial stability, scarcity of long term rentals and lack of variety in housing units are major unfavorable factors in the County. The Commission believes that there may not be enough inventory for middle income and elderly residents or houses in the \$100,000 price range. Some believe that it is too expensive to build roads to county. Home Owners Association (HOA) fees, sewer and water hookup costs, septic field costs and the expense of stormwater features may be cost prohibitive. Some members of the Commission feel that impact of sprinkler law and other regulations may have an

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adverse effect on new housing construction and some believe there should be more cooperation between local government and private enterprise.

A member raised the issue of the lack of cold weather shelters in the County and noted that it is difficult to judge the scope of the problem.

## **Assorted Actions – February**

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances: None
  - b. Special Exceptions (two): The Planning Commission had no formal comments on a request for a Special Exception for a six-bedroom Transient Vacation Rental Unit. The Commission also offered no comments on a request for a Special Exception to change the character and extent of Commercial Outdoor Recreation activities.
2. Subdivision Waiver Requests: None
3. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
4. Action on Planned Residential Developments (PRD) Plats: None
5. Action on Major Subdivision Plats: None

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

## **March Summary**

The Planning Commission reviewed Chapter 10 of the 2008 Comprehensive Plan, Mineral Resources. The director noted that it may be best to include renewable energy into this Chapter. That type of energy would include biofuels, biomass, geothermal, solar, hydro and wind energy systems. Allowances should also be considered for residential and agricultural uses, especially for wind and solar.

The loss of farmland, due to large industrial solar arrays should be discussed along with any recommendations to consider changing local zoning ordinances. Policies and actions in Section 10.4 include only three recommendations, as part of the 2008 Plan. Considerations should be made to add or remove, or elaborate, on these recommendations, developing new goals where necessary.

The director briefly reviewed the progress report sent by AECOM that outlines the headway that has been made by the consultant, so far. Topics include: data collection, stakeholder interviews, preliminary issues identified and a community visioning workshop. Primary issues identified under natural resources and recreation include: development patterns, water resources, Deep Creek economic issues and parks/trails/recreation issues.

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## 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 to allow the construction of a single family residence to within 20 feet of the rear property line.
  - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
4. Action on Planned Residential Developments (PRD) Plats: None
5. Action on Major Subdivision Plats: None

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

## April Summary

In accordance with Section 300C of the Garrett County Agricultural Land Preservation District Program's regulations, the Planning Commission examined proposed District. The Agricultural Land Preservation Advisory Board had previously approved all four applications on March 26, 2018. The Planning Commission approved all four Preservation District applications by a unanimous vote and forwarded their recommendation to the County Commissioners for approval.

Director Carpenter appraised Chapter 11 of the 2008 Comprehensive Plan with the Commission. Kim Durst of the Economic Development Dept gave an overview of the industrial parks that are located in the County. The McHenry business park has no tenants at this time, but a shell building is expected to be built soon. Northern Garrett Industrial Park currently has six businesses. Closet Maid is the only business that has area left to expand. Southern Garrett Industrial Park is full at this time. The Keyser's Ridge Industrial Park will be improved with the addition of a new road. The project will also help with the construction of stormwater control and other infrastructure. The Commission acknowledges that the infrastructure for such parks are costly and some private/public partnership to help with these costs is encouraged.

Workforce development was also discussed and the problems that the area has in finding trained workers for new businesses. Some members believe that problems associated with the local workforce includes inadequate wages, provisions for affordable health care, drug issues, MD operating costs, the aging workforce and the cost of housing. Grant funding and the associated issues such as costs and timing were mentioned by the group. Some feel that social issues and the mindset of some inexperienced workers contribute to difficulties with the workforce.

Industries that supplement farming, the "agritourism industry" was also discussed at length. Wedding barns, craft breweries, wineries, vegetable stands, organic farming, farm-to-table trends and incentives for farmers were discussed.

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Kim Durst noted that broadband is needed throughout the County to further assist economic development in the County. Adventure Capital is also promoting this idea to attract satellite based, tech businesses. Ms. Durst noted that of the ten surrounding counties in the area, only about 10,000 people are unemployed, some of which may not be employable. Due to this the area may not be able to support large new business. Some Commission members feel that smaller businesses, especially ones bringing their own trained workforce with them, should be targeted by the Economic Development Office to bring these businesses to Garrett County and support existing business.

## **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 to allow the construction of a single family residence to within 25 feet of the front property line. The Commission also offered no comment for a variance to allow the reconfiguration of an existing 10-unit rooming or boarding house to an 11-unit rooming or boarding house.
  - b. Special Exceptions: (three): The Planning Commission offered no comments on a request for a special exception to allow the installation of a drive thru window for a proposed business in an existing building. The Commission also offered no comments on a request for a special exception for a 7-bedroom Transient Vacation Rental Unit. The Commission also offered no comments on a request for a special exception for an 8-bedroom Transient Vacation Rental Unit.
2. Subdivision Waiver Requests: None
3. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
4. Action on Planned Residential Developments (PRD) Plats: None
5. Action on Major Subdivision Plats: None

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

## **May Summary**

Director Carpenter presented the 2017 Annual Report for discussion, review and vote. The Report includes summaries of Planning Commission meetings, subdivision activity, building activity, land preservation programs and a discussion of local goals. Director Carpenter noted that County had reached its local goal of 10% of growth in PFA areas, with 15% of new lots, 12% of residential development permits and 13% of commercial development permits being located within PFAs. However, this is the first year that goal has been reached, and due to the lack of consistency in achieving the goal it should remain unchanged. The Planning Commission voted unanimously to maintain the goal of 10% of growth located in PFA areas and to approve the 2017 Annual Report as written. The Report will be forwarded to the Board of County Commissioners and the Secretary of MD Dept of Planning.



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Director Carpenter introduced the topic of having a chapter on infrastructure as requested by the Planning Commission in previous meetings. All have agreed that the need for adequate infrastructure needs to be highlighted, but Director Carpenter noted that we need to begin by defining what we mean by the term. In the past we have referred to five elements – water, sewer, transportation, electricity and broadband. Water and sewer discussions are located in the water resources element of the document, while transportation issues reside in the transportation element, both of which are required by law. Director Carpenter expressed concern that the terms electricity and broadband do not adequately encompass the breadth of the discussion we should be having about infrastructure. For example, electricity may be more about the provision of basic needs to a structure, like light and heat, while broadband is more about all forms of communication including phone, TV and radio as well as internet. After some discussion, Chet Parsons from AECOM, the Comprehensive Plan consultants, suggested that perhaps we want to refer to these elements as hard and soft infrastructure.

Discussion was also held about avoiding repetition by placing all recommendations in what is currently identified in the Comprehensive Plan RFP as Chapter V Action Plan. The idea of this Chapter is to avoid repetition and put all recommendations for policy changes and specific actions in one location rather than both in each respective chapter and at the end. Director Carpenter noted that the last chapter of the current Comprehensive Plan does provide additional detail about the recommendations including responsible party and timeframe for completion. Chet Parsons noted that when responsible parties are named for action items, they need to be involved and have buy in for the process from the beginning. Commissioner Argabrite noted that it is important to add measurements for achieving those recommendations as well.

## Assorted Actions – May

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances (one): The Planning Commission offered no comment on a request for a variance to allow the addition of a second story to an existing single family residence.
  - b. Special Exceptions (one): The Planning Commission made no comments on a request for a special exception for an 8-bedroom Transient Vacation Rental Unit.
2. Subdivision Waiver Requests: None
3. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
4. Action on Planned Residential Developments (PRD) Plats: None
5. Action on Major Subdivision Plats: None

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

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## **June Summary**

Chet Parsons of AECOM explained that the Community Visioning Open House to kick off the Comprehensive Plan public engagement process was held on May 18th at Garrett College. Mr. Parsons distributed a nine page packet with some of the results of that event. Some questions ensued regarding the “word cloud” that was generated from the event, which is a summary of the comments received, from the public. Now the format and general components will be used to develop goals and strategies for the Plan process. He believes that there was good feedback and participation at the meeting that will be helpful at the next meeting. A summary map with green dots shows the assets that were pointed out at the meeting.

Questions arose regarding “growing school population”, the aging population and duplicate comments. Additional open houses will be scheduled.

## **Assorted Actions – June**

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances (one): The Planning Commission offered no comment on a request to allow an addition to a single family residence to within ten feet of a rear property line.
  - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
4. Action on Planned Residential Developments (PRD) Plats: None
5. Action on Major Subdivision Plats (one): The Record Plat of Hickory Ridge Subdivision Lots 9 & 11 was signed by the Chairman. No formal action was required by the Commission since the subdivision had already received final approval by the Commission.

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

## **July Summary**

Chet Parsons of AECOM explained that the Sustainable Environment Open House will be held on July 16, 2018 from 3 pm to 6 pm in the Garrett College Continuing Education Building, Room 111. There will be 5 stations, one for check in, one for land use, one for water resources, one for energy/mineral resources and one for sensitive areas. Parsons noted that the Mineral Resources chapter was broadened to include a more general discussion of energy and notably renewable sources. At each station goals and objectives from the 2008 plan will be displayed. AECOM plans to have maps on display and give the public the opportunity to comment or give

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feedback on whether they agree or disagree with goals in the previous plan as well as proposed goals and objectives.

Parsons stated that the day of the week had been changed from a Friday evening to a Monday early evening, late afternoon in the hopes of capturing more people – the second home owners before they might leave for home and the locals as they get off of work. Parsons also noted that he and Director Carpenter had met with Dave Cotton, regional representative to the MD Department of Planning. They discussed the process of keeping MDP in the loop by letting them review drafts of the chapters as we get them complete. That process will ensure that we are meeting the state’s mandates and hopefully make their review process easier.

## Assorted Actions – July

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances (Two): The Commission offered no comments on a request to allow reconstruction of an existing single family residence. The second variance is connected to the second Special Exception and the Commission’s comments are listed below.
  - b. Special Exception (Two): The Commission offered no comments on a request to allow the construction of structures that would be similar in character and extent to a rooming and boarding house. The Commission offered the following comments on a request for a Special Exception and Variance to change the character and extent of Commercial Outdoor Recreation activities by adding miniature golf and allowing a reduced front and side setback. (1) The Commission recommends that before granting any additional requests at that location, the Zoning Board confirm that all previous conditions imposed by the Board are complied with. (2) The Planning Commission recommends that a “master plan” be developed for the site.
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 approval for Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section 8, Lot 12.
7. Action on Major Subdivision Plats: One. Preliminary and Final Plat approval for McHenry Business Park Lot 1.

PRD’s & Major Subdivisions - July		
	Preliminary	Final
Number of Lots	1	2
Total plats	2	

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## August Summary

Commission members reviewed comments sent through the on-line public comment form. Five comments were received in total in the last month. The Commission expressed their desire to post all comments on-line as received. Director Carpenter gave a brief overview of the Environment Open House. AECOM will be providing a more thorough synopsis of comments received at that event. The Commission discussed the Sustainable Environment Open House. Holding the event on a Monday from 3 – 6 pm in the Continuing Education building turned out to be a much better format and resulted in better attendance. There appeared to be very good discussion between staff and citizens as well as between the citizens themselves. The Commission decided that after the draft document was made they would hold a presentation of the draft followed by a public comment session during their regularly scheduled Planning Commission meeting.

**Vibrant Economy Open House.** The next open house will cover the topic of the Economy and specifically focus on economic development, infrastructure and transportation. It will be held on August 13, 2018 from 3 – 6 p.m. in Room 111 of the Garrett College Continuing Education building.

## **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: Final Plat approval for Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section 9, Lot 13 and Final Plat approval for Wisp Resort Phase 3D, 3E, 3F & 3G, North Camp Subdivision, North Camp Ridge Section 3 (17 new lots).
7. Action on Major Subdivision Plats: Preliminary Plat approval (15 lots) and Final Plat approval for Section 1 (lots 14 & 15) of the College Heights subdivision.

PRD's & Major Subdivisions - August		
	Preliminary	Final
Number of Lots	15	20
Total plats	4	

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## September Summary

After reviewing citizen comments received since the last meeting, the Commission received an overview of Comprehensive Plan update progress from project manager Chet Parsons. Parsons highlighted comments received during the most recent open house event. The Commission also learned of the format for the next open house and the focus topic which will center on population issues. Specifically, the stations will highlight population projections, housing and facilities and services such as fire & emergency, public safety, health care, solid waste & recycling, libraries and parks. The open house will be held on September 10, 2018.

The Planning Commission entertained two requests for amendment to the sign chapter of the Deep Creek Watershed Zoning Ordinance. One was brought to relax the standards for LED signs while the other was brought in response to violations for the use of temporary signs. After considerable discussion it was decided that the sign chapter is out of date and needs a comprehensive review and update. Both requests for amendments were tabled until a new sign chapter is created. The Commission determined that a signage committee should be appointed to lead the review and make recommendations.

## **Assorted Actions – September**

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances (Two): The Planning Commission offered no comment on a request to allow construction of a deck to within 0.0 feet of the rear property line and to within 4.0 feet of the side property line. In addition, the Commission offered no comment on a request to allow the subdivision of an existing parcel into four new lots with a minimum lot area of one acre each.
  - 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 7, Lodestone Subdivision, Biltmore Section 10 (Lots 14-23) and Final Approval of Wisp Resort Phase 3D, 3E, 3F & 3G, North Camp Subdivision, North Camp Ridge Section 6 (Lot 67)
7. Action on Major Subdivision Plats: Preliminary & Final Plat approval of McHenry Business Park, Lot 16

PRD's & Major Subdivisions - September		
	Preliminary	Final
Number of Lots	1	12
Total plats	3	

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## **October Summary**

Comprehensive Plan Update project manager Chet Parsons supplied the Commission with comments recorded at the most recent open house. The comments were ranked based on number of people commenting on similar topics. Affordable housing appeared to be the most important issue with regards to the housing topic, closely followed by the rehab and renovation of existing stock. With regard to facilities and services, the most commented upon topic was farmers markets and regional recreational opportunities. That was the last open house, so the consultants will now work on creating a draft update to the plan.

Carpenter shared a letter from the Commissioners in reference to the sign committee. In addition, Commissioner Hinebaugh further clarified their position. The Commissioners believe that the Commission should recommend the members to the Board for their approval and ensure fair representation of various interests. The Commission decided to issue a press release calling for volunteers. Departmental staff serving on the Committee will be Carpenter and Bruce Metz. Legal counsel will be provided by County Attorney, Mike Getty. A sign industry representative will be sought to provide industry insight.

## **Assorted Actions – October**

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances (One): The Planning Commission had no comments regarding a request to allow the subdivision of an existing parcel into two new lots with a minimum lot area of one acre each and a minimum lot width less than 150 feet.
  - b. Special Exceptions: None
2. Subdivision Waiver Requests: None
3. Architectural Review (One): The Commission granted approval of the architectural review for Deep Creek Marina’s plan to construct a new Sales and Service Building. No more than 60% of the vertically exposed structure would consist of steel siding.
4. Surface Mining Permits: None
5. Discharge Permit Applications: None
6. Minor Subdivisions: Copies of plats approved during the previous month were provided to the Planning Commission.
7. Action on Planned Residential Developments (PRD) Plats: None
8. Action on Major Subdivision Plats: None

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

## **November Summary**

Carpenter presented correspondence from Chet Parsons, project manager for the Comprehensive Plan update process, stating that they would be delayed until the start of the year on delivery of a draft document due to staffing issues. The Commission directed Carpenter to draft a letter voicing their concern and requesting more interaction as the draft is being produced.

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Carpenter presented the list of volunteers (11) that requested to be a part of the sign committee. The Commission voted to accept all volunteers, with the exception of one, who is also a member of the Planning Commission. They also voted to add a seat for a representative of the Zoning Appeals Board. Carpenter also presented a draft guidance document for the sign committee. The Planning Commission approved the contents of the letter.

## Assorted Actions – November

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances (One): The Commission offered no comments on a request to allow the subdivision of an existing parcel into two new lots with a minimum lot area of one acre each and a lot width less than 150’.
  - 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: The Planning Commission granted approval of the revised Preliminary Plat for Back of Beyond.

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

## December Summary

The Planning Commission received an update from Jonathan Kessler, Chair of the Sign Committee on their progress to date. The Committee began with a review of the Reed v. Town of Gilbert Supreme Court case and the ramifications that decision had on sign regulations across the nation. The Committee agreed that they'd like to keep the code simple. They plan to invite a representative of MD State Highway Administration and representatives of the municipalities. Although those areas are outside the jurisdiction of the Deep Creek Watershed Zoning Ordinance it would be nice if some uniformity can be discussed.

Regulating without reference to content will dictate that the ordinance regulate more on size, placement and sign type based on zoning districts. The group also anticipates discussing permitting and enforcement processes. Next steps include reviewing the existing code, rewriting the purpose statement, arranging a meeting with SHA, inviting municipalities to participate, establishing a timeline for progress and discussing ways to encourage committee members and the community to stay engaged.

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Chet Parsons, project manager for the Comprehensive Plan update, went over the process for the conclusion of the Comprehensive Plan update. Completion is anticipated by the end of March.

## Assorted Actions – December

1. Deep Creek Watershed Zoning Appeals Cases:
  - a. Variances (One): The Planning Commission had no comments on a request to allow a shed to within 3’ of the side property line and to within 1.5’ of the rear property line.
  - 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: Final Approval of Wisp Resort Phase 6C, Whitewater Village Section 1 (Lots 1-8) and Final Approval of Wisp Resort Phases 11B & 11C, Wisp Resort Phase 11B & C, Lago Vista Section 4 (Lots 33 & 34)
7. Action on Major Subdivision Plats: None

PRD’s & Major Subdivisions - December		
	Preliminary	Final
Number of Lots	0	10
Total plats	2	

## 2018 SUBDIVISION ACTIVITY SUMMARY

### Subdivision Summary Tables

The first table shows all major and minor subdivision applications submitted in calendar year 2018. The remaining two tables represent only those major and minor subdivisions given final approval in calendar year 2018, some of which were applied for in earlier years. Applications that only received preliminary approval in 2018 are not included in these two tables. Lot line adjustment plats are not included in any table.

	Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size	
	<b>All 2018 Applications Approved &amp; Unapproved</b>	Major Subdivision	3	4	11.88	2.97
		Minor Subdivision	27	37	280.45	7.65
		Totals	30	39	290.93	7.54

	Subdivision Type	Applications	Lots	Total Acres	Avg. Lot Size	
	<b>Total Subdivisions Approved in 2018</b>	Major Subdivision	3	4	11.88	2.97
		Minor Subdivision	24	35	226.68	6.55



# Garrett County Planning Commission Annual Report

	<b>Totals</b>	<b>27</b>	<b>39</b>	<b>238.56</b>	<b>6.12</b>
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<b>Total Subdivisions Approved in 2018 by PFA</b>	Area	Applications	Lots	Total Acres	Avg. Lot Size
	Inside PFA	3	4	11.88	2.97
	Outside PFA	24	35	226.68	6.55
	<b>Totals</b>	<b>27</b>	<b>39</b>	<b>238.56</b>	<b>6.12</b>

## Planned Residential Development Summary Table

Section	Lots	Acres	Avg. Lot Size	Land Classification	Map	Parcel	Applicant
Lodestone 7, Biltmore 8	1	0.57	0.57	LR1	49	142	NLP of Maryland, LLC
Lodestone 7, Biltmore 9	1	0.59	0.59	LR1	49	142	NLP of Maryland, LLC
North Camp Ridge, Section 3	27	13.52	0.50	R	49	128	NLP of Maryland, LLC
Lodestone 7, Biltmore 10	10	6.04	0.60	LR1	49	142	NLP of Maryland, LLC
North Camp Ridge-6	1	0.74	0.74	R	49	128	NLP of Maryland, LLC
Lago Vista, 11B&C, Section 4	2	2.40	1.20	LR1	57	618	NLP of Maryland, LLC
Whitewater Village 1	8	4.98	0.62	R	49	124	JSJB, LLC
<b>TOTALS</b>	<b>50</b>	<b>28.84</b>	<b>0.58</b>				

None of the Planned Residential Development lots given final approval in 2018 were located in a PRD.

## PFA Subdivision Summary

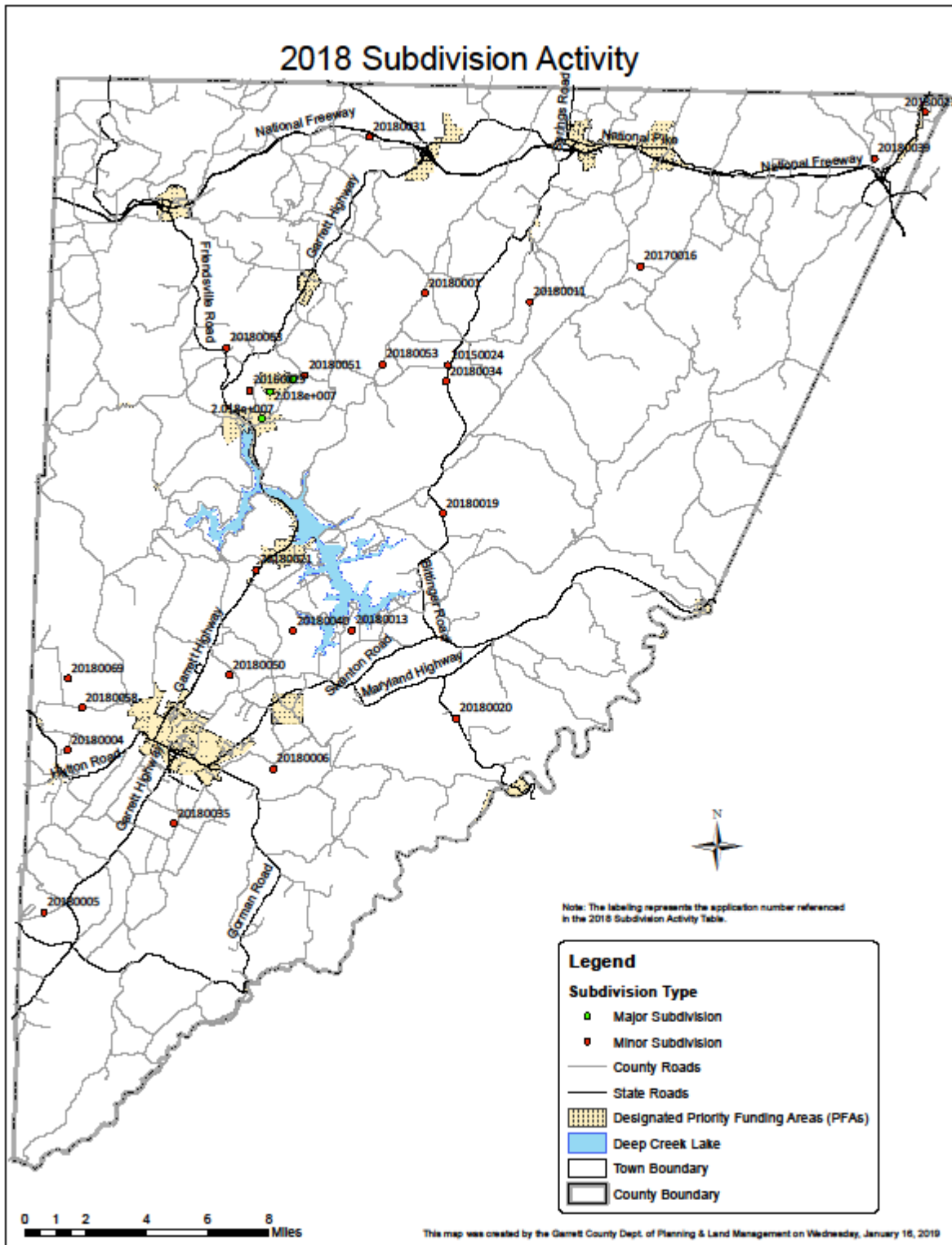
A total of 89 major and minor subdivision lots and PRD lots were created in 2018. 5% of these lots were within County Priority Funding Areas and 95% were outside County Priority Funding Areas.

# Garrett County Planning Commission Annual Report

**2018 Subdivision Activity** This summary represents major & minor subdivisions given final plat approval in calendar year 2018. Major subdivisions submitted in phases may appear under multiple calendar years. 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
20150024	Agricultural Resource	John Orendorf	Kathryn Glotfelty	Minor	1.10	1	1.10	44	2	No
20160029	Lake Residential 2	Raymond Ferguson	Arloine Roth	Minor	7.00	1	7.00	42	202	No
20170016	Agricultural Resource	Helena Shunk	Helena Shunk	Minor	21.69	3	7.23	27	13	No
20180001	Rural Resource	Boylan	Scott & Jackie Boylan	Minor	3.00	1	3.00	34	40	No
20180004	Rural	Gary Upole	Lonnie Upole	Minor	1.50	1	1.50	77	70	No
20180005	Agricultural Resource	Moon	Leora Moon	Minor	1.30	1	1.30	90	58	No
20180006	Agricultural Resource	Richard Bartlett III	Richard Bartlett III	Minor	1.00	1	1.00	79	17	No
20180011	Agricultural Resource	Mad Hunter Farms LLC	Mad Hunter Farms LLC	Minor	7.00	1	7.00	35	8	No
20180013	Lake Residential 1	South Woods	Turkey Neck Associates	Minor	48.85	7	6.98	67	45	No
20180019	Agricultural Resource	Dustin Sisler	Donald O'Brien	Minor	2.00	1	2.00	59	48	No
20180020	Rural	Matthew Virts	Matthew Virts	Minor	1.80	1	1.80	81	159	No
20180021	Lake Residential 1	Oliver Niner Estate	Helen Stephens ex.	Minor	6.44	1	6.44	66	1	No
20180027	Suburban Residential	Dale Wolford	Dale Wolford	Minor	1.50	1	1.50	11	273	No
20180030	Employment Center	McHenry Business Park	Garrett Co. Commissioners	Major	7.48	1	7.48	42	521	Yes
20180031	Agricultural Resource	Andrea Nuce	Andrea Nuce	Minor	40.84	2	20.42	6	35	No
20180034	Agricultural Resource	Mad Hunter Farms, LLC	Tim Radcliff	Minor	12.86	2	6.43	44	12	No
20180035	Agricultural Resource	Lori Ann Gregory	Don Riley	Minor	1.00	1	1.00	85	107	No
20180036	Town Residential	College Heights	Mountain Lake Investments	Major	1.40	2	0.70	42	369,39	Yes
20180039	Suburban Residential	Andrew Ganoë	Daniel Ganoë	Minor	7.40	1	7.40	21	25	No
20180040	Agricultural Resource	Harvey Farm	Doug & Patty Smith	Minor	3.67	1	3.67	66	306	No
20180044	General Commercial	McHenry Business Park	Garrett Co Commissioners	Major	3.00	1	3.00	42	251	Yes
20180050	Agricultural Resource	Winfield & Lindaly Stewart	Winfield Stewart	Minor	8.31	1	8.31	72	18	No
20180051	Agricultural Resource	Eddie Sisler	Eddie Sisler	Minor	10.00	1	10.00	42	12	No
20180053	Rural	Ida Maust	Ida Maust	Minor	16.50	2	8.25	43	13	No
20180058	Rural	Matt & Laura Newhall	Patricia Newhal	Minor	1.70	1	1.70	77	5	No
20180063	Agricultural Resource	Timothy & Amanda Klotz	Kimberly Becker	Minor	18.22	1	18.22	32	25	No
20180069	Rural	Kevin Maffett	Mark Maffett	Minor	2.00	1	2.00	71	93	No
				<b>TOTAL</b>	<b>238.556</b>	<b>39</b>	<b>6.12</b>			

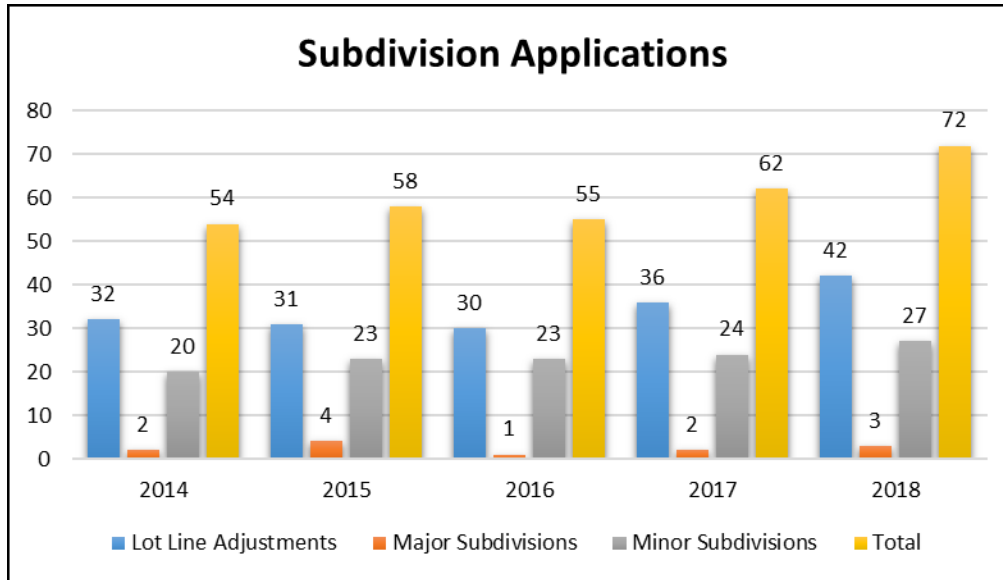
# Garrett County Planning Commission Annual Report



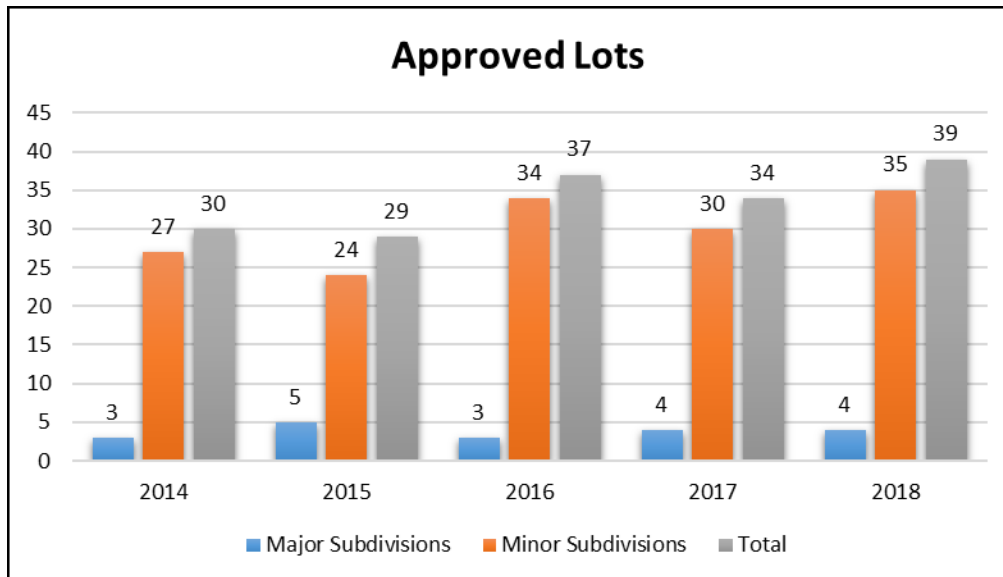
# Garrett County Planning Commission Annual Report

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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.



# Garrett County Planning Commission Annual Report

## 2018 BUILDING PERMITS SUMMARY

### New Housing Units Growth – 2018

#### 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	7	3.82	1.8	71	181.08	.39
Multi Family	0	0	0	0	0	0
Mobile Home	0	0	0	9	46.6	.19
<b>Total</b>	<b>7</b>	<b>3.82</b>	<b>1.8</b>	<b>80</b>	<b>227.68</b>	<b>.35</b>
	<b>8% of dwellings permitted in 2018 were inside PFA's</b>			<b>92% of dwelling permitted in 2018 were outside PFA's</b>		

Note: Garrett County actually issued a total of 111 permits for housing units in 2018. Of those 111 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 – 2018

#### Monthly Residential Development Summary

Garrett County	All New Single Family Housing Construction				
		Buildings	Units	Value	Value/Unit
January		2	2	\$195,000	\$97,500
February		8	8	\$3,641,635	\$455,204
March		12	13	\$4,448,542	\$342,195
April		7	7	\$2,391,225	\$341,603
May		11	11	\$2,366,891	\$215,171
June		11	11	\$4,814,000	\$437,636
July		15	15	\$4,595,410	\$306,360
August		11	11	\$4,126,500	\$375,136
September		14	14	\$4,942,597	\$353,043
October		7	7	\$3,099,204	\$442,743
November		9	9	\$2,634,451	\$292,717
December		3	3	\$1,495,000	\$498,000
<b>Total</b>		<b>110</b>	<b>111</b>	<b>\$38,750,455</b>	<b>\$349,103</b>

SOURCE: Garrett County Department of Permits & Inspection Services

# Garrett County Planning Commission Annual Report

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## Commercial Development - 2018

### 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	0	0	0	0	0	0
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	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

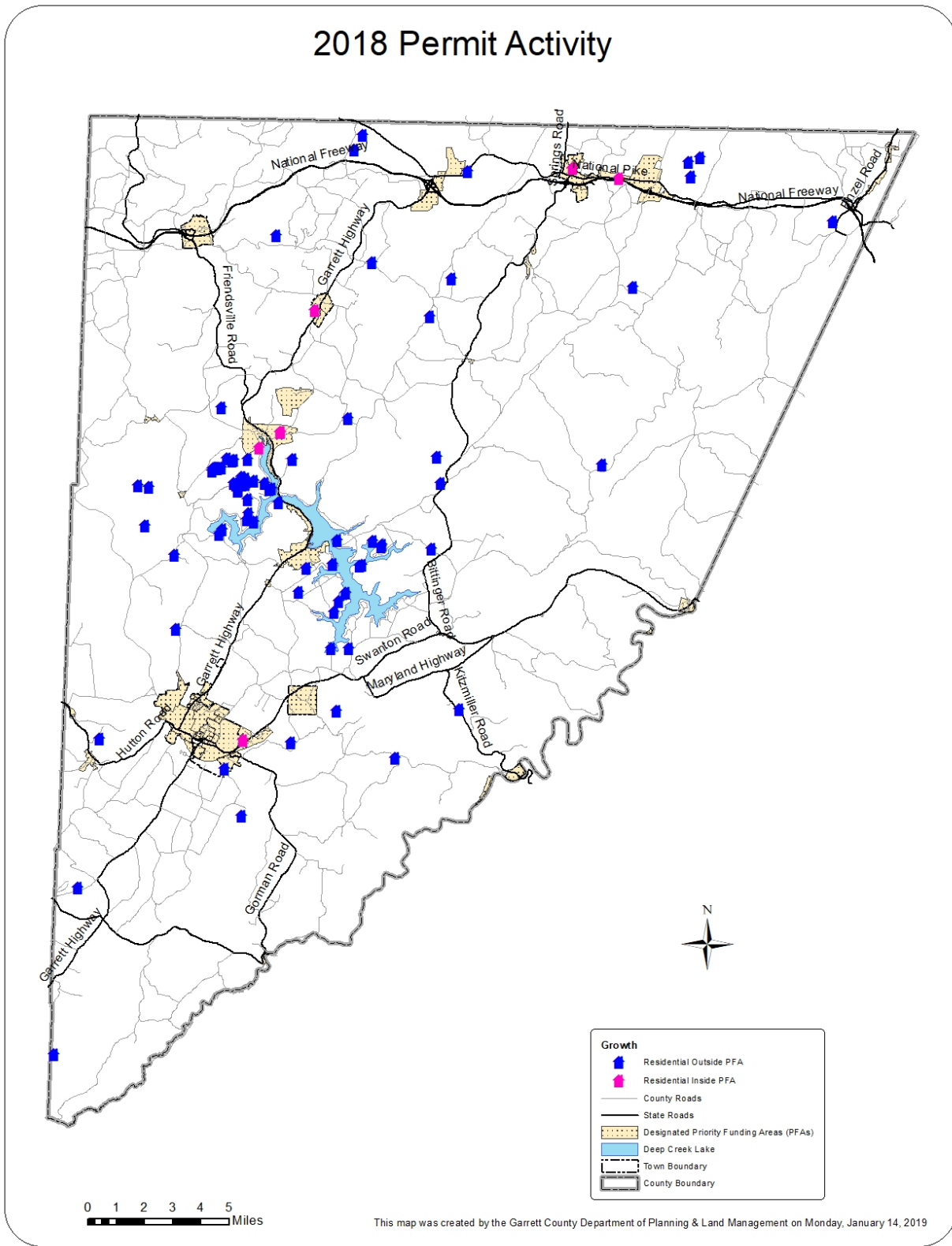
\*\* Height of towers/turbines.

\*\*\* Includes ground mount solar arrays

### 2018 Commercial Summary

	Percent Inside Priority Funding Areas	Percent Outside Priority Funding Areas
<b>Total Acreage Developed</b>		
0	0	0
<b>Total Square Footage Created</b>		
0	0	0

## 2018 Permit Activity



# Garrett County Planning Commission Annual Report

## 2018 Building Permit Activity

### 2018 Residential Growth Outside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
5/8/2018	20170385	1901	Swallow Falls Road	SFR	5.13	2550	57
3/22/2018	20170526	578	North Camp Road	SFR-Modular	0.42	2580	49
4/26/2018	20170529	437	North Camp Road	SFR	0.64	4173	49
3/14/2018	20170561	733	Bill Beitzel Road	SFR	5	1898	26
2/5/2018	20170565	298	Pinnacle Drive	Transient Vacation Rental Unit	1.03	3424	58
1/26/2018	20170575	399	Scenic Drive	SFR	4.01	1914	6
2/12/2018	20180003	142	Paradise Heights	SFR-Replace	0.56	9130	58
6/20/2018	20180012	462	Gank Road	SFR	1.5	3300	77
3/23/2018	20180013	35	Black Cherry Drive	SFR-Modular	3.15	3344	79
2/9/2018	20180014	1806	Pigs Ear Road	SFR	7.06	2899	6
2/9/2018	20180015	692	North Camp Road	SFR	0.326	3032	49
1/31/2018	20180018	316	Aspen Meadows Way	SFR	10.05	3759	41
2/13/2018	20180022	971	Holy Cross Drive	SFR	1.21	4015	66
3/22/2018	20180036	72	Belle View	Transient Vacation Rental Unit	0.57	2688	49
3/8/2018	20180041	880	Westview Crossing	Duplex Unit - SFR	5	5460	9
3/8/2018	20180042	880	Westview Crossing	Duplex Unit - SFR	5	1260	9
5/2/2018	20180054	3504	Foxtown Road	SFR-Doublewide	3.01	2016	34
3/27/2018	20180060	183	Upper Camp Road	SFR	0.43	4776	49
2/21/2018	20180061	1449	Sandy Shores Road	SFR	1.24	3943	57
3/27/2018	20180064	14	Smith Pointe Road	SFR	1.79	7488	59
3/9/2018	20180089	12	High Road Crest	SFR	0.38	1960	49
4/9/2018	20180099	738	North Camp Road	SFR	0.475	2800	49
3/26/2018	20180100	170	Greenbrier Drive	Transient Vacation Rental Unit	0.563	1806	49
3/30/2018	20180102	101	Pine Tree Lane	SFR	1	2788	20
10/31/2018	20180103	145	Thornberry Lane	SFR	1	4648	66
4/24/2018	20180108	2193	Smouse Road	SFR-Doublewide	5.09	3136	85
7/23/2018	20180112	1683	Penn Point Road	Transient Vacation Rental Unit	1.29	2681	66
6/8/2018	20180133	143	Winding Estates Drive	Transient Vacation Rental Unit	1.1	2744	57
6/22/2018	20180145	711	Chadderton School Road	SFR	0.65	2800	73
6/19/2018	20180147	422	Moonrise Drive	Transient Vacation Rental Unit	0.87	7283	59
6/8/2018	20180153	2250	Marsh Hill Road	SFR	1.1	3844	50
4/23/2018	20180157	771	Bearfoot Road	SFR	20	704	15
5/4/2018	20180175	306	Landons Dam Road	SFR-Doublewide	1	1800	85
5/14/2018	20180181	508	Filsinger Lane	SFR-Modular	28.96	2530	79
5/25/2018	20180187	34	Lower Camp Road	SFR	0.851	3250	49
5/21/2018	20180206	476	Sawmill Drive	SFR	4.54	2128	53



# Garrett County Planning Commission Annual Report

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
5/21/2018	20180212	399	Biltmore Ridge Trail	Transient Vacation Rental Unit	0.935	4608	49
7/12/2018	20180222	15	Par Way	SFR	0.66	3458	49
7/12/2018	20180223	121	Scarlett Court	SFR	1.15	3632	49
6/1/2018	20180224	160	Meadow Mountain Trail	SFR	5.42	3300	51
5/24/2018	20180230	83	Boston Post Road	SFR	0.3	336	50
5/29/2018	20180236	45	Stanton Lane	SFR	0.25	2522	57
6/7/2018	20180241	72	Woodberry Lane	SFR	0.58	4014	49
7/12/2018	20180243	306	Lower Camp Road	SFR	0.75	3024	49
7/5/2018	20180255	1512	Mayhew Inn Road	SFR & Detached Garage	1	4168	57
6/25/2018	20180263	94	Hickory Ridge Lane	SFR	1.06	4500	73
8/20/2018	20180267	160	Fern Loop	SFR	0.63	3598	49
7/13/2018	20180268	93	Black Diamond Court	SFR	0.631	2744	49
8/10/2018	20180271	224	Falcon Way	SFR	0.79	2040	50
7/13/2018	20180286	898	Windswept Lane	SFR	3	2660	9
7/9/2018	20180288	211	High Point Ridge Road	SFR	7.68	4327	103
7/9/2018	20180290	36	Rocky Gap Trail	SFR	0.48	2240	49
7/3/2018	20180299	949	Ben Dewitt Road	SFR-Mobile Home	1	980	90
7/16/2018	20180315	3217	Mosser Road	SFR	2.746	1232	42
10/9/2018	20180329	4310	Kitzmiller Road	SFR-Doublewide	18.15	1680	81
9/27/2018	20180333	2209	Marsh Hill Road	Transient Vacation Rental Unit	1.03	4512	50
8/10/2018	20180334	19	Spring Ridge Court	SFR-Doublewide	5.384	3248	9
9/28/2018	20180343	483	North Shore Drive	SFR	0.36	2835	59
7/30/2018	20180347	674	Raven Court	SFR	1.88	1476	66
8/2/2018	20180365	572	Black Oak Drive	SFR-Modular	0.58	1440	48
8/30/2018	20180376	1040	North Shoreline Drive	SFR	1.7	6358	59
8/10/2018	20180383	52	Cub Drive	SFR	1.05	948	48
8/15/2018	20180384	595	Twin Churches Road	SFR-Doublewide	11.22	1040	27
10/1/2018	20180412	129	Rabbit Hollow Road	SFR & Detached Garage	4.09	3500	25
9/26/2018	20180413	39	Chimney Rock Lane	SFR	0.558	2806	49
9/17/2018	20180414	164	High Road Crest	SFR	0.653	3412	49
9/5/2018	20180416	152	Biltmore Ridge Trail	SFR	0.57	4027	49
10/1/2018	20180446	193	Greenbrier Drive	SFR-Modular	0.617	5000	49
11/1/2018	20180474	520	Falcon Drive	SFR-Doublewide	0.73	1191	56
10/22/2018	20180477	563	Paradise Ridge Road	SFR-Modular	0.87	3304	58
11/21/2018	20180478	79	Eyeopener Lane	Transient Vacation Rental Unit	0.3	4140	49
11/1/2018	20180491	47	Biltmore View	SFR	0.53	1887	49
10/16/2018	20180494	59	Henry Clay Drive	SFR & Detached Garage	4	2715	65
12/7/2018	20180503	66	Parkside South Court	Transient Vacation Rental Unit	0.52	4544	50
11/19/2018	20180508	670	Winding Estates Drive	SFR	0.98	5032	57

# Garrett County Planning Commission Annual Report

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq.Ft.	Tax Map
11/8/2018	20180524	3410	Potomac Camp Road	SFR(MH)-Replace	1	980	80
11/13/2018	20180529	2279	North Glade Road	SFR	1	1008	59
11/29/2018	20180533	256	Stilwater Drive	Transient Vacation Rental Unit	0.92	5424	59
12/4/2018	20180548	260	Biltmore Ridge Trail	SFR	0.59	4582	49
12/14/2018	20180561	1141	Easy Street	SFR	13.34	1791	51

## 2018 Residential Growth Inside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
7/26/2018	20180257	307	Shady Acres Lane	SFR-Modular	0.57	1924	78
7/18/2018	20180309	11297	National Pike	SFR	0.97	3456	8
8/7/2018	20180369	105	Parkview Drive	SFR	0.38	5332	8A
9/6/2018	20180386	607	Marsh Hill Road	SFR	0.22	3433	50
9/6/2018	20180398	16	College Heights Court	SFR	0.372	1792	42
9/16/2018	20180399	36	College Heights Court	SFR	0.667	1792	42
9/18/2018	20180424	306	Main Street Extended	SFR	0.64	3097	201

## 2018 Commercial Growth Outside PFAs

Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
	NONE						

## 2018 Commercial Growth Inside PFAs

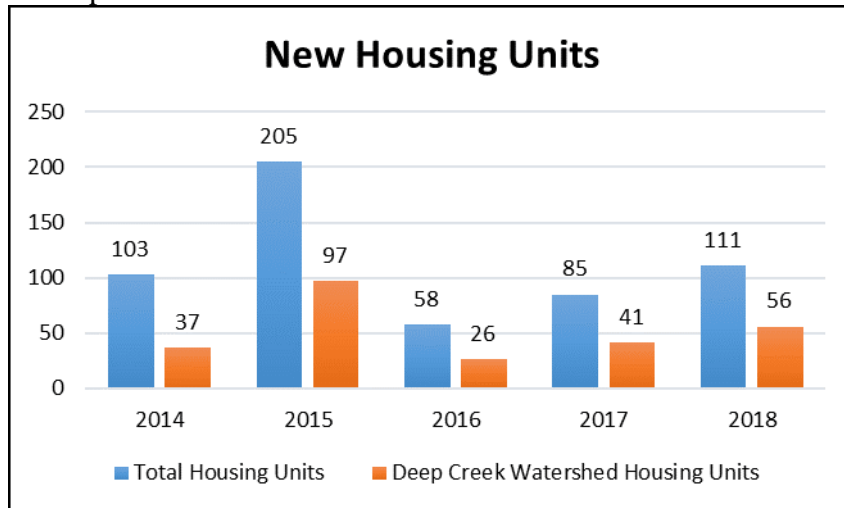
Approval Date	Application Number	Address Number	Street Name	Type or Use	Acreage	Total Sq. Ft.	Tax Map
	NONE						

# Garrett County Planning Commission Annual Report

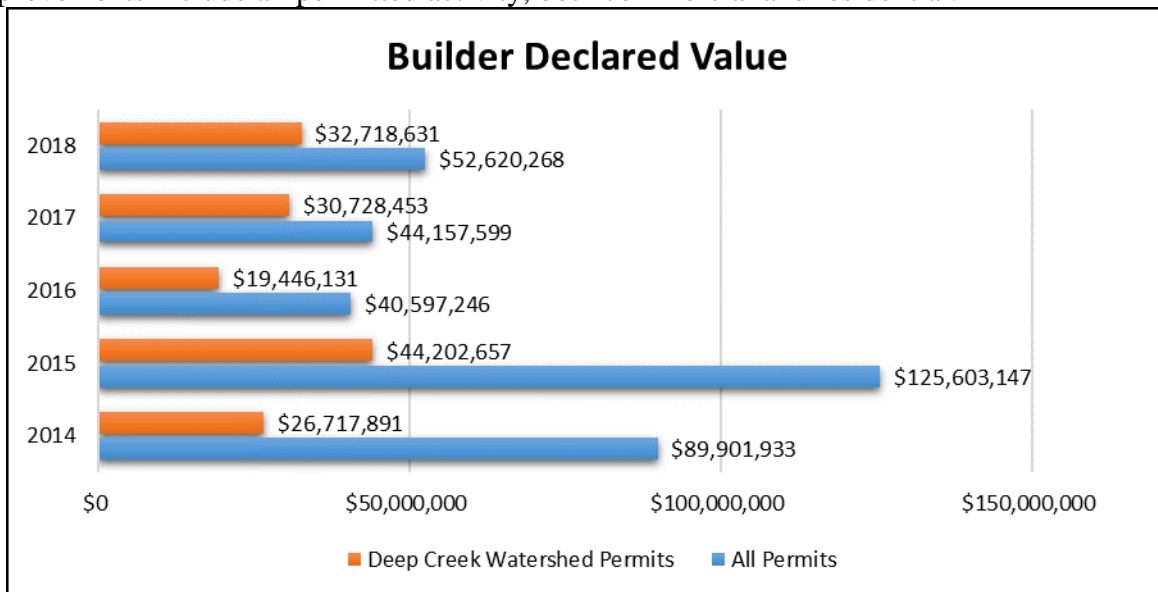
## Five-Year Permit Analysis

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

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## **2018 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.

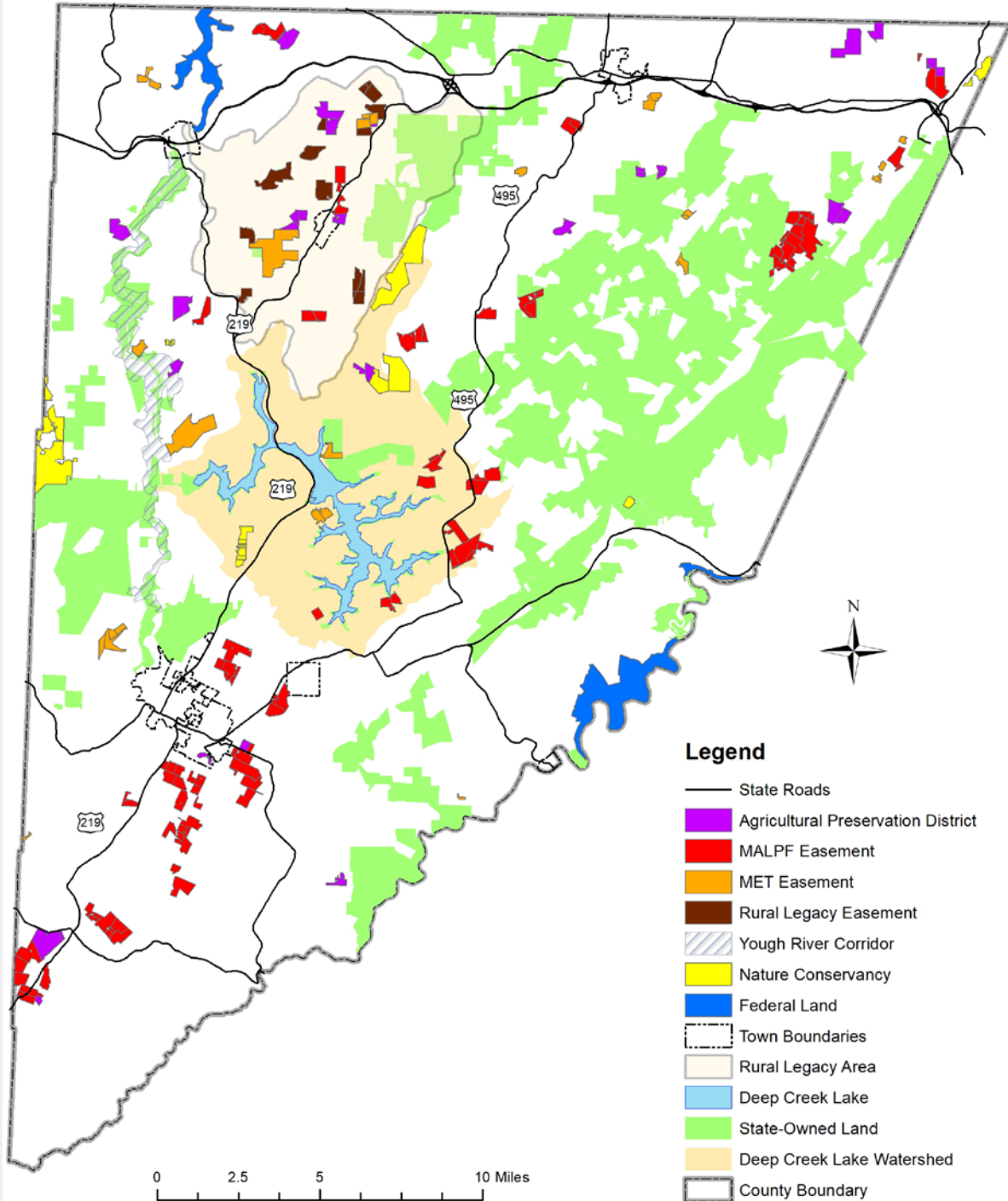
To enhance participation in these programs, the Board of County Commissioners adopted a Tax Credit Program in July of 2000 that offers a tax credit to all landowners who voluntarily establish a preservation district on their property. The tax credit continues to apply to those landowners who subsequently 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 approved two Garrett County Agricultural Land Preservation District applications in 2018: a 33.4 acre District submitted by Dwayne & Karen Kinsinger along Pleasant Valley Road and a 172.63 acre District submitted Frank & Rebecca Vitez along Mill Run Road. Property owners with Districts approved by the Planning Commission in previous calendar years continued to work with MALPF to sell conservation easements. The easement for Valley of Hope Farms, LLC was finalized while the Hamilton Farms, Sherbin, Kinsinger, Vitez and Opel easements grew closer to completion. 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	58	7,330
Rural Legacy Easements	11	1,395
County Districts	25	2,865

### Garrett County Maryland Protected Lands 2018



# Garrett County Planning Commission Annual Report

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## **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 2018, 5% of new lots and 8% of residential development permits were inside PFAs. There were no commercial development permits in 2018. To date, Garrett County has added 86 additional housing units within PFA areas since 2010.

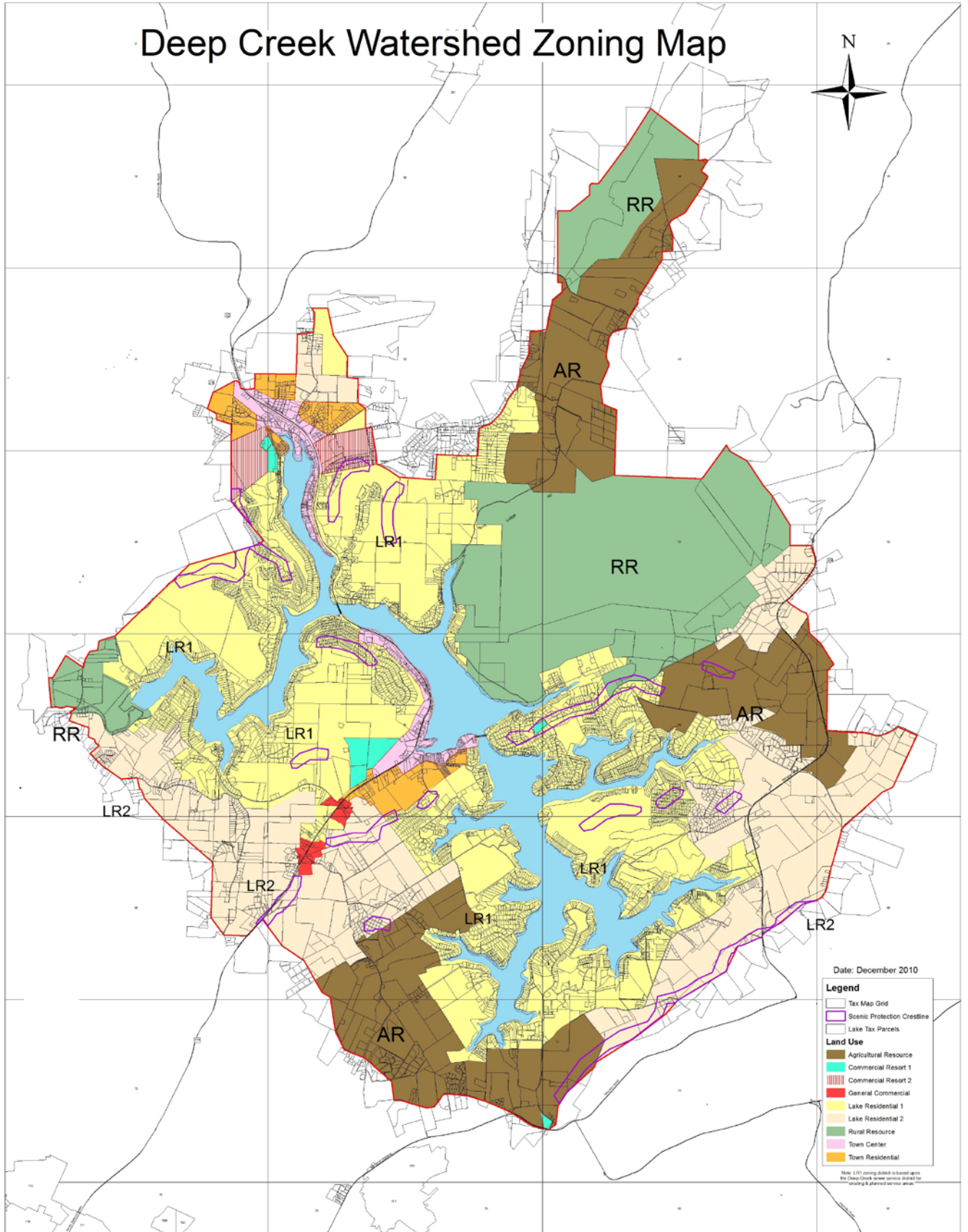
Attaining this goal is challenging due to the the small percentage of the County located within PFAs. The lack of growth within the County presents another impediment. Although building permit numbers did increase in 2015, the growth was related to the requirement for mandatory residential sprinkler systems in new homes and did not continue. Garrett County does have the unique distinction of having all eight municipalities 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.

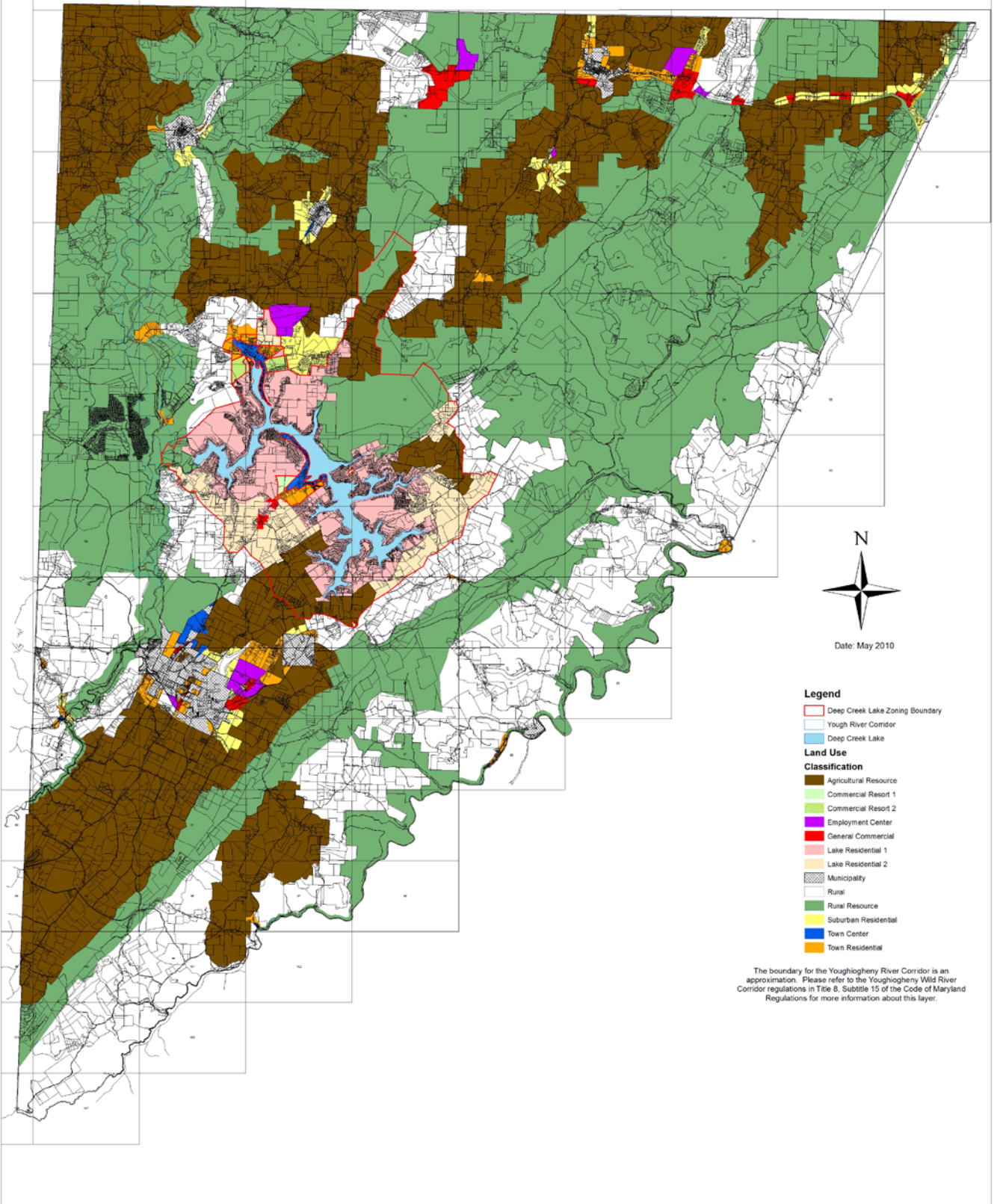
## **CHANGES TO PLANS, POLICIES & ORDINANCES**

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 Ordinances in 2018.

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.



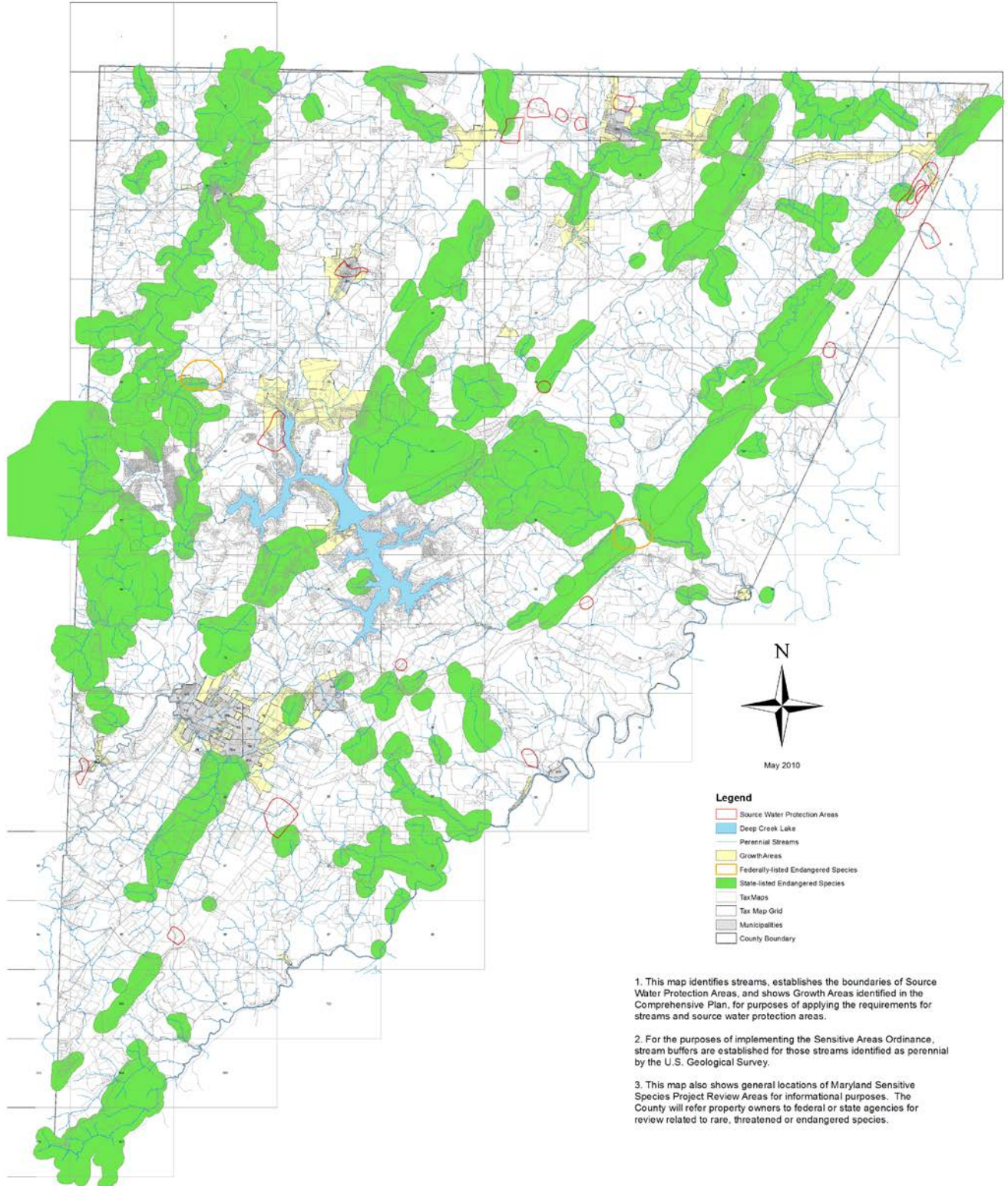
## Subdivision Ordinance Map





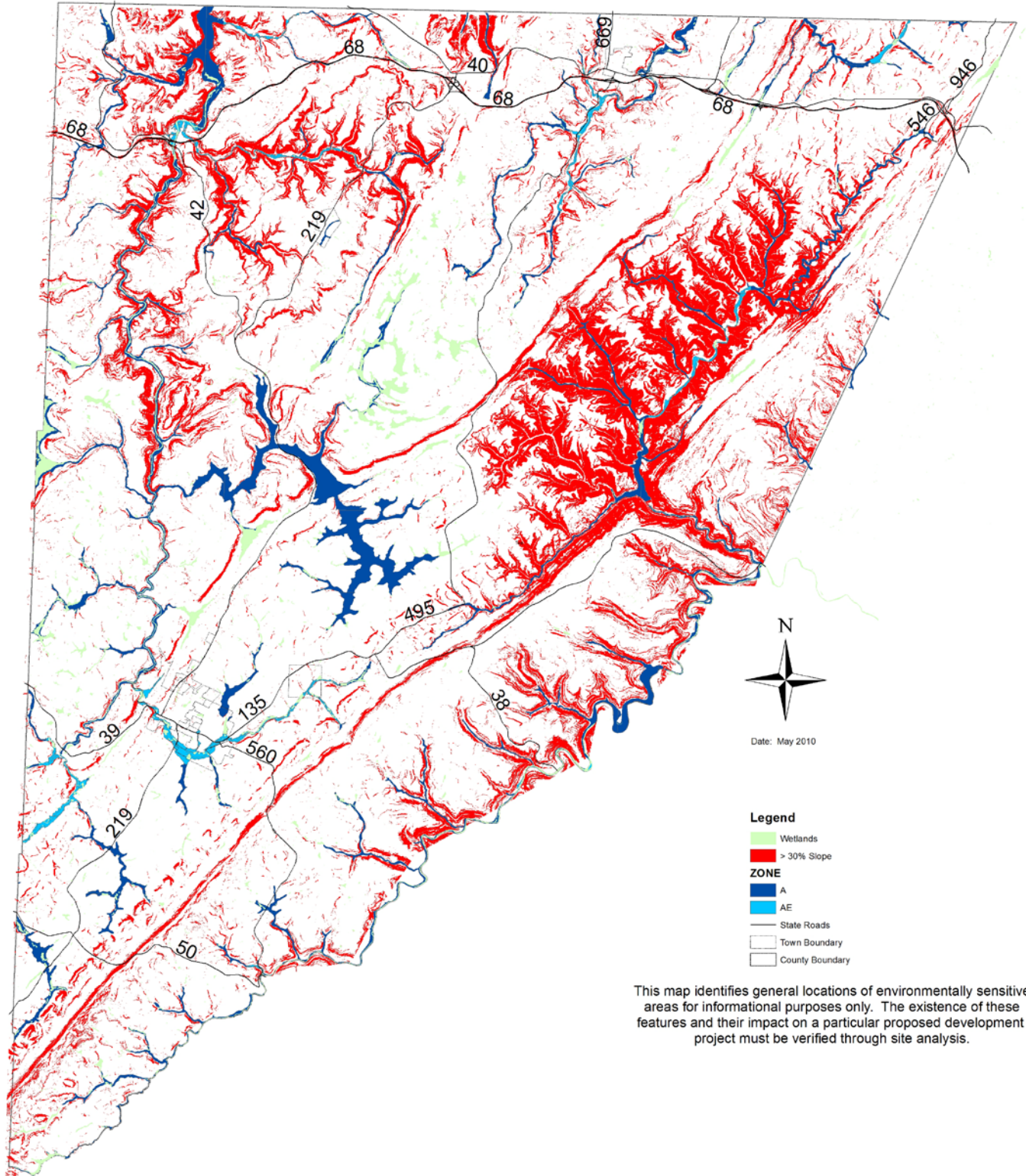
## Sensitive Areas; Map 1

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



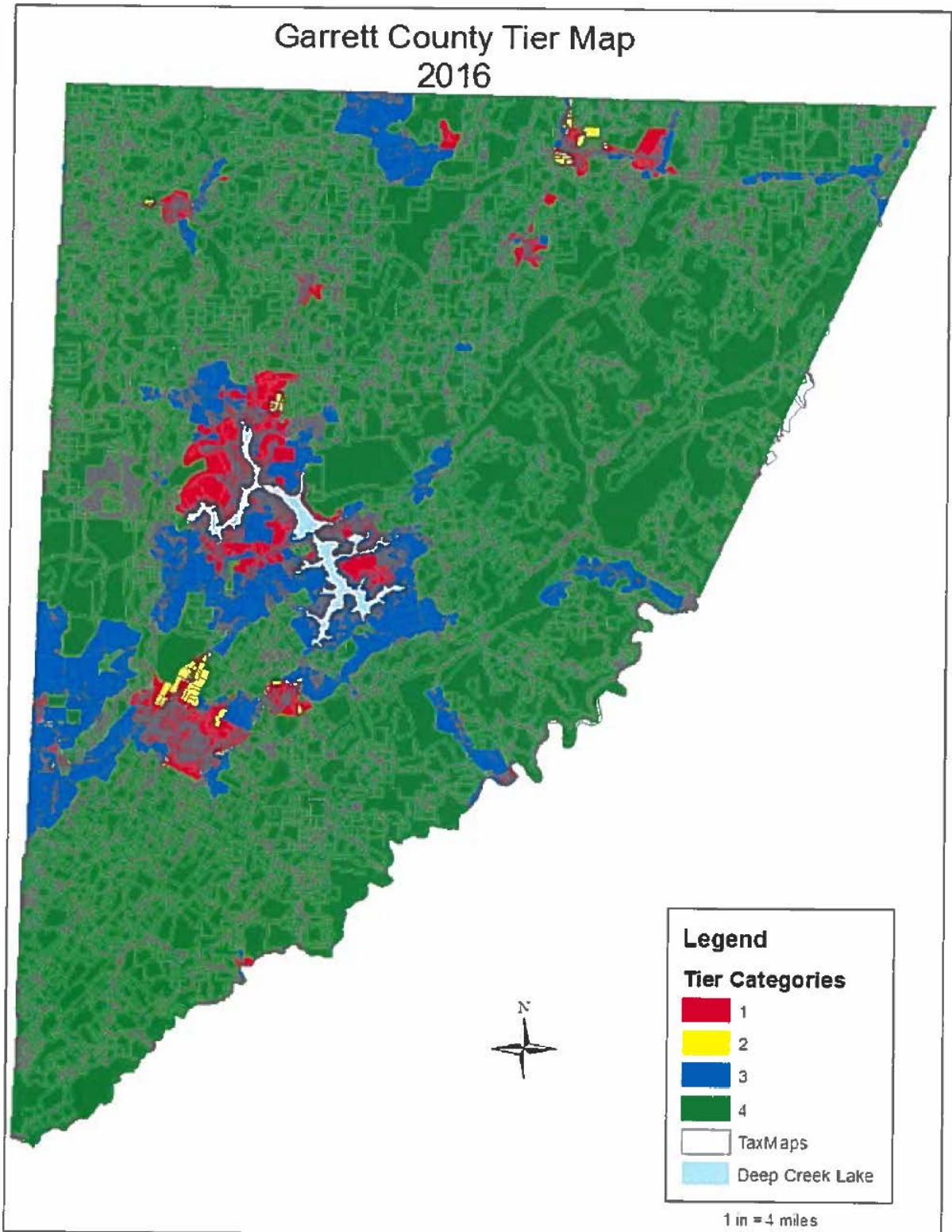
## Sensitive Areas; Map 2

Steep Slopes, Floodplains and Wetlands



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Map 3.12: Garrett County Tier Map



# Garrett County Planning Commission Annual Report

2008 Garrett County Comprehensive Plan

Map 3.2: Priority Funding Areas

