

GARRETT COUNTY COMPREHENSIVE PLAN 2022

Adopted November 22, 2022



Garrett County Comprehensive Plan 2022



Acknowledgements

The Comprehensive Plan was created over several years (2016-2022) and involved many people. The Garrett County Planning Commission and the Board of County Commissioners wish to thank those citizens and businesses who participated in the planning process. The rough draft of this Plan had already been prepared when the COVID-19 global pandemic occurred delaying final review and adoption. It is acknowledged that, due to the delay, some of the data in this Plan may already be outdated at the time of adoption. However, given the importance of the strategies identified in this Plan, the County wished to proceed with no further delays. In addition, since the pandemic and impacts of the variants are so recent, it is beyond the scope of this Plan to forecast the long-term impacts of the pandemic on Garrett County.

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Jeffery Conner- Vice Chairman
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RESOLUTION 2022 - 12

2022 GARRETT COUNTY COMPREHENSIVE PLAN

WHEREAS, the Land Use Article of the Annotated Code of Maryland ("Land Use Article") empowers the County to enact, adopt, amend, and execute a Comprehensive Plan; and

WHEREAS, Garrett County has by duly adopted resolution of the Board of County Commissioners appointed a Planning Commission to exercise the powers and duties conferred by the Land Use Article; and

WHEREAS, said Garrett County Planning Commission, acting with the advice and assistance of the citizens of the County, has caused to be prepared the 2022 Garrett County Comprehensive Plan; and

WHEREAS, said Comprehensive Plan is designed and intended to promote the health, safety, morals, order, convenience, prosperity, and general welfare of the present and future residents of Garrett County; and

WHEREAS, said Comprehensive Plan has been subject to public review and to public hearings pursuant to said Land Use Article; and


WHEREAS, the Garrett County Planning Commission has approved said Comprehensive Plan and has recommended that it be adopted by the Board of County Commissioners; and

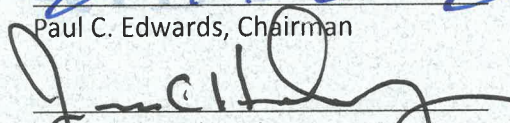
WHEREAS, the Board of County Commissioners have carefully considered the Comprehensive Plan together with the comments and suggestions regarding said Plan and find that the Plan constitutes a suitable, rational, and timely plan to guide the future development of Garrett County.

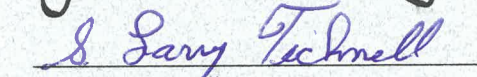
NOW, THEREFORE, BE IT RESOLVED, that the 2022 Garrett County Comprehensive Plan, consisting of maps and text, is hereby adopted as the Comprehensive Plan for Garrett County pursuant to the Land Use Article.

BE IT FURTHER RESOLVED that the Garrett County Planning Commission shall cause said amendments to be filed with the Clerk of the Circuit Court of Garrett County.

DULY ADOPTED BY UNANIMOUS VOTE OF THE BOARD OF GARRETT COUNTY COMMISSIONERS THIS 22nd Day of November 2022.

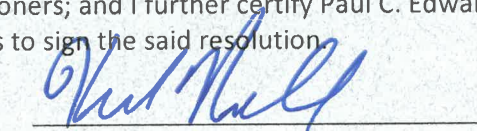


Paul C. Edwards, Chairman

James C. Hinebaugh, Jr.

S. Larry Tichnell

I certify that the foregoing resolution was duly passed and adopted by the Board of County Commissioners at a regular meeting held November 22, 2022; I further certify that this is the original resolution; that I am the County Administrator for the said County Commissioners charged with the responsibility of keeping and recording all minutes, records and acts of the said County Commissioners; and I further certify Paul C. Edwards, James C. Hinebaugh, Jr., and S. Larry Tichnell to be the appropriate officials to sign the said resolution.



Kevin G. Null
County Administrator

RESOLUTION
GARRETT COUNTY PLANNING COMMISSION
2022 GARRETT COUNTY COMPREHENSIVE PLAN

WHEREAS, the Land Use Article of the Annotated Code of Maryland ("Land Use Article") empowers the County to enact, adopt, amend and execute a Comprehensive Plan; and

WHEREAS, Garrett County has by duly adopted resolution of the Board of County Commissioners appointed a Planning Commission to exercise the powers and duties conferred by the Land Use Article; and

WHEREAS, said Garrett County Planning Commission, acting with the advice and assistance of the citizens of the County, has caused to be prepared the draft 2022 Garrett County Comprehensive Plan; and

WHEREAS, said Comprehensive Plan is designed and intended to promote the health, safety, morals, order, convenience, prosperity, and general welfare of the present and future residents of Garrett County; and

WHEREAS, said Comprehensive Plan has been subject to public review and to public hearings pursuant to said Land Use Article; and

WHEREAS, the Garrett County Planning Commission has carefully considered the comments and suggestions submitted by the public, adjoining jurisdictions, and state and local agencies about said Plan and believe it to constitute a suitable, rational, and timely Plan to guide the future development of Garrett County, and

WHEREAS, all requirements of the Land Use Article in regard to the Planning Commission's involvement in the adoption of the Comprehensive Plan have been met.

NOW, THEREFORE, BE IT RESOLVED, that the Garrett County Planning Commission is hereby submitting its recommended 2022 Garrett County Comprehensive Plan, consisting of maps and text pursuant to the requirements of the Land Use Article, to the Board of Garrett County Commissioners for that Body's consideration and adoption.

DULY ADOPTED BY MAJORITY VOTE OF THE GARRETT COUNTY PLANNING COMMISSION THIS 6th Day of September 2022.



Tony Doerr, Chairman

ATTEST



Chad E. Fike, Assistant Director Planning & Land Management

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1 INTRODUCTION



This **2022 Comprehensive Plan** is structured into five main chapters:

- 1) Introduction
- 2) Sustainable Environment
- 3) Vibrant Economy
- 4) Thriving Population
- 5) Action Plan

The plan elements that are required by the Land Use Article of the Annotated Code of Maryland are located within the pertinent chapter.

Chapter 1 – Introduction presents the purpose, background, and context of the Comprehensive Plan. It describes the planning process that guided the preparation of the plan, which was informed by Maryland legislation, a review of existing relevant plans and studies, an analysis of existing conditions, and an extensive public and stakeholder outreach process. This chapter also describes the physical geography, regional context and brief history of Garrett County. This includes a summary of past development patterns and growth trends, as well as the projections used in the analysis of land use, housing, facilities, and natural resources in subsequent chapters. Finally, the Introduction chapter includes the overall Vision that serves as the guiding principle for the plan's goals, objectives and strategies.

Chapter 2 – Sustainable Environment outlines how Garrett County will promote a sustainable environment through land use policies to conserve its rich natural areas, protect water resources, and manage agricultural and forestry resources while promoting a vibrant and diversified economy.

Chapter 3 – Vibrant Economy outlines economic conditions and goals in the County with emphasis on how infrastructure, transportation and management of resource-based industries, as well as growth management of the Deep Creek Lake area, are critical in supporting a vibrant economy.

Chapter 4 – Thriving Population provides plans for quality housing and community facilities and services that are consistent with the land use plan and growth projections, which are critical to produce and maintain a thriving population.

Chapters 2 through 4 contain plan elements with goals and objectives, a review of background and trends, a discussion of issues and opportunities, and recommended policies and actions towards achieving the goals and objectives.

Chapter 5 – Action Plan provides a work plan that consolidates the specific action items in each chapter and identifies the responsible party and the priority level for implementing the recommendations.

1.1 INTRODUCTION

1.1.1 Purpose

This 2022 Comprehensive Plan is the vision of what the County wants to become over the next 20 years and the steps needed to bring this vision to fruition. It serves as the policy guide and framework for future growth and development, infrastructure and capital improvements, and resource management and conservation. This Comprehensive Plan is a unified advisory document to inform the County Commissioners, the Planning Commission, and County departments, as well as stakeholders, non-profit organizations, social services, and the citizens, businesses owners, and constituents of Garrett County.

1.1.2 Planning Legislation

This Comprehensive Plan is consistent with Maryland's Smart Growth and growth management laws. Specifically, the Plan has been prepared pursuant to State enabling legislation and the requirements for Maryland counties contained in the Land Use Article of the Annotated Code of Maryland. One of the more important functions of the Land Use Article is to define the requirements for the content, preparation, review, and ultimately adoption of Comprehensive Plans. The plan addresses specific elements required or permitted in the Land Use Article that affect our overall quality of life, including land use, sensitive areas, transportation, community facilities, water resources, housing and economic development.

1.1.2 (j) State Economic Growth, Resource Protection, and Planning Act

The 1992 Planning Act required that every Comprehensive Plan include the seven Visions (modified to eight Visions in 2000 and to 12 new visions in 2009). It required the inclusion of a Sensitive Areas Element with the purpose of establishing policies for the protection of wetlands, stream buffers, and habitats of rare, threatened, and endangered species. In addition, this legislation required that local governments review their Comprehensive Plans at least every six years and update them as necessary. In 2013, the Maryland General Assembly approved House Bill 409, which revised the comprehensive plan review period from every six years to every 10 years to coincide with the Decennial Census.

The Twelve Visions

The Twelve Visions, outlined in the Land Use Article of the Annotated Code of Maryland, as amended, are the guiding principles for the development of the goals and objectives for all local Comprehensive Plans in Maryland, including the Garrett County Comprehensive Plan.

1. **Quality of Life and Sustainability:** *A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.*
2. **Public Participation:** *Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.*
3. **Growth Areas:** *Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.*
4. **Community Design:** *Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archaeological resources.*
5. **Infrastructure:** *Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.*
6. **Transportation:** *A well-maintained, multi-modal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.*
7. **Housing:** *A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.*
8. **Economic Development:** *Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged.*
9. **Environmental Protection:** *Land and water resources, including the Chesapeake Bay and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.*
10. **Resource Conservation:** *Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.*
11. **Stewardship:** *Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with environmental protection.*
12. **Implementation:** *Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.*

These vision statements serve as the unifying concept for this Plan and were used to develop the County's vision statement in Section 1.3.2 and should further be used as the County implements recommended policies and strategies throughout this Plan. The Plan has also been prepared consistent with and in consideration of ongoing efforts in Maryland in working towards these visions.

1.1.3 Plan Preparation

This 2022 Comprehensive Plan was prepared for the Garrett County Commissioners by the Garrett County Planning Commission. The Planning Commission was assisted by staff from the Garrett County Planning and Land Management Department and several other County agencies. The Plan was prepared between November 2016 and [insert date], recommended for approval by the Planning Commission [insert date], and adopted by the County Commissioners on [insert date]. Preparation of the Plan included an extensive amount of public outreach and stakeholder input.

1.1.4 Plan History

This Comprehensive Plan replaces the 2008 County Comprehensive Plan.

Formal land use planning in Garrett County began in the 1970s, first with a plan for the Deep Creek Lake area in 1972. It was followed by the County's first comprehensive plan, "A Development Plan for Garrett County," which was adopted in 1974 and replaced in 1995 by "A New Development Plan for Garrett County." The 1972 Plan for the Deep Creek Lake Area was replaced by the 1986 Plan for the Deep Creek Lake Area, which was updated by the 1995 Garrett County Comprehensive Plan. The 2008 Comprehensive Plan replaced the 1995 plan. The 2008 Plan was reviewed by the Planning Commission in 2017 and 2018 as a precursor to this Comprehensive Plan preparation process.

1.1.5 Relationship with Other Plans

This section describes the County's zoning and subdivision ordinances that are key documents in implementing this Plan. It also describes the Plan's relationship to other planning documents in the County as well as the comprehensive plans and zoning ordinances for the municipalities within the County. Since the 2008 Comprehensive Plan, Garrett County has completed a number of plans and reports, including the "Land Preservation, Parks and Recreation Plan," "Water and Sewer Master Plan," "Garrett County Heritage Plan," "Deep Creek Watershed Management Plan," and other relevant project studies and reports. The findings and recommendations of prior planning studies were incorporated into the Comprehensive Plan Update as appropriate.

1.1.5 (i) County Zoning and Subdivision Ordinances

In 1975, following the 1974 Comprehensive Plan, the County adopted a zoning ordinance to regulate land use in the Deep Creek watershed. The remainder of the County is not subject to land use regulations. In 1997, following the 1995 Comprehensive Plan, the County adopted a subdivision ordinance that regulates and controls the subdivision and development of land, but not the use of land, throughout the unincorporated areas of the County. The Deep Creek Watershed Zoning Ordinance and the Subdivision Ordinance were last amended May 25, 2010 to implement some of the recommendations found in the 2008 Comprehensive Plan.

1.1.5 (ii) Municipal Planning and Zoning

Interjurisdictional coordination is a feature of planning in Maryland and has been practiced in Garrett County for many years. Garrett County contains the incorporated towns of Accident, Deer Park, Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights, Mountain Lake Park, and Oakland. While the Plan covers the entire County, it does not apply to the incorporated towns since they exercise their own planning and zoning authority and adopt their own comprehensive plans and land use regulations. However because planning issues cross County and town boundaries, and because County policies affect towns and vice versa, the towns were requested to review this plan as required by the Land Use Article. In addition, the Land Use Articles requires coordination between the towns and the County as part of the municipal growth elements within the municipalities' comprehensive plans.

1.1.5 (iii) Related County Plans and Studies

The Comprehensive Plan influences and is influenced by companion plans and documents (and their amendments) that serve to implement the Plan, such as:

- Deep Creek Watershed Management Plan (WMP), October 1, 2014, Adopted with Amendments March 7, 2016. The WMP serves as a comprehensive assessment of community issues about land use, water quality, recreation, stormwater, septic and sewerage, and impacts from growth within the Deep Creek Lake Watershed.
- Garrett County Water and Sewerage Master Plan, 2014. The Water and Sewerage Master Plan guides the development of water supply and sewerage systems and facilities by implementing County growth and development policies.
- Garrett County Hazard Mitigation Plan Update, 2018.
- Garrett County Public Schools Educational Facilities Master Plan (annual).
- County Solid Waste Management Plan, 2014.
- Capital Plan. The annual Capital Plan relates the goals and objectives of the Comprehensive Plan to implementation. It states which capital projects will be undertaken over the next five years and how

they will be funded. The Comprehensive Plan is, in turn, important to the capital budgeting process because it outlines the location of future growth and identifies needed capital projects.

1.1.5 (iv) Plans Incorporated by Reference

Two additional plans are particularly important because they were adopted specifically to inform the County's comprehensive planning program.

- Land Preservation Parks and Recreation Plan (LPPRP), 2017. The LPPRP was developed in accordance with guidelines developed in 2015 by the Maryland Departments of Planning and Natural Resources. The main purpose was to identify future needs and priorities for parks, recreation, and open space acquisition, facility development and rehabilitation in the County and its eight incorporated towns. These needs and priorities serve as a guide for land acquisitions and capital investments in the County's and towns' Capital Improvements Programs. It is a key component to help implement the Garrett County Comprehensive Plan.
- Garrett County Heritage Area Management Plan, 2011. The Management Plan is a strategic blueprint that presents actions in the Heritage Area that seek to build partnerships, identify and prioritize heritage resources and work toward developing heritage tourism. It was completed under the direction of the Garrett County Heritage Area Management Plan Steering Committee and in collaboration with the following:
 - Garrett County Chamber of Commerce
 - Garrett County Local Government
 - Garrett County Community Action Committee
 - The Maryland Heritage Areas Authority
 - Maryland State Government Agencies

These plans and their amendments are incorporated by reference into this 2022 Comprehensive Plan.

1.1.6 Outreach Process

The County held an extensive outreach process that helped the planning team to thoroughly evaluate existing conditions and trends and to identify and analyze priority issues and opportunities. This assessment informed

subsequent stages in the process to establish a County-wide vision, refine and develop goals and objectives, and create policies and strategies. The process, and resulting Plan document, were structured under the themes of creating a sustainable environment, a vibrant economy and a thriving population.

The process built on, reexamined, and validated, if appropriate, the land use, infrastructure, and economic and community development goals and objectives set forth in the 2008 Plan, as well as the many plans and studies discussed in Section 1.1.5. The preparation of the Plan included stakeholder input, a visioning workshop and open houses, and discussion at Planning Commission meetings. Outreach materials, summary, and results are attached in Appendix 2.

1.1.6 (i) Stakeholder Interviews

In an effort to develop a deeper understanding of municipal and stakeholder experiences, issues, concerns, and desires, the planning staff and consultant, held a series of stakeholder and focus groups interviews. These interviews were mostly held as part of the initial data collection phase of the planning process. However, some additional conversations were held throughout the process as needed. Stakeholders were selected that represent municipal interests and a broad range of backgrounds. The stakeholders interviewed include:

- Garrett County Extension Services
- Mayor's Council
- Garrett Trails
- Garrett County Economic Development
- Garrett County Planning Commission
- Garrett County Community Action Committee
- Garrett County Public Schools
- Garrett County Public Libraries
- Garrett County Public Health Department
- Garrett County Visitors Bureau
- Garrett County Chamber of Commerce
- Garrett County Department of Emergency Management Services
- Garrett County Department of Public Works, Roads Division and Utilities Division
- Garrett County Environmental Health
- Garrett County Watershed Administrative Council

1.1.6 (ii) Visioning Workshop

Visioning is the process of developing consensus about what future a community wants. A Visioning Workshop was held in May 2018 to provide residents and stakeholders the opportunity to share in a visioning exercise for the future of the County. The purpose of the workshop was for community members to learn about the Comprehensive Plan and how its elements work, the work the Garrett County Planning Commission and the Board of County Commissioners had been doing with support from the consultant team, and to provide input and feedback on the draft community vision, assets, needs and opportunities, and priorities.

To develop the vision statement, key phrases were first collected from the Garrett County Planning Commission that they believed best characterized the County, and what they envision it to be 20 years from now. These key words were used to draft five vision statement alternatives. These five statements were presented at the visioning workshop and participants were asked to choose the statement that they most agree with by placing sticky dots next to the statement. A facilitator listened to the participants input and guided them through the exercise. Through this exercise to select the most appropriate vision, the selected vision statement received 71% of the votes. The resulting vision statement is provided in Section 1.3.2. The results of visioning workshop, including the input on visions, assets, issues, and opportunities are provided in Appendix 2.

1.1.6 (iii) Open Houses

Garrett County held three open houses early in the planning process:

- Sustainable Environment – July 16, 2018, Garrett College
- Vibrant Economy – August 13, 2018 – Garrett College
- Thriving Population – September 10, 2018 – Garrett College

The Sustainable Environment open house focused on land use, water resources, sensitive areas, and energy. The Vibrant Economy open house focused on infrastructure, transportation, and economic development. The Thriving Population open house focused on housing and community facilities.

The purpose of the open houses was to provide the community the opportunity to learn about the purpose of the Comprehensive Plan and the update process, as well as to provide input upfront in the planning process. The tasks were to discuss, confirm, adjust, and/or update the goals and objectives from the 2008 Plan as a starting point, and to add new goals and objectives. New priority issues, key strengths, and opportunities as well as potential strategies also arose from the discussions.

The open houses were structured with interactive workstations, organized by Plan Elements, that provided maps and display boards with a list of the goals and objectives from the 2008 Plan. Participants were asked to respond to the ideas raised by using “sticker dots” to indicate whether they agree/disagree with an objective, support/don’t support the goal and objective. Space was provided for participants to add their own ideas and comments that other participants could respond to. Each display was staffed by planning team members who discussed and recorded specific concerns and ideas raised by meeting participants. This meeting format provided the opportunity for strong interaction between the consulting team, planning staff, and participants. It also provides meeting participants an opportunity to view and respond to the issues raised in the planning process.

1.1.6 (iv) Planning Commission Meetings

The Director of the Department of Planning and Land Management guided Comprehensive Plan update discussions at numerous regularly scheduled Planning Commission meetings throughout the entire planning process. The issues, goals, and strategies in the 2008 Plan, as well as new issues and alternative goals and strategies were thoroughly evaluated and discussed at the meetings. Planning Commission members and staff were provided an opportunity to ask questions, present concerns, and provide direction in the plan development. The meeting minutes are available at the Department of Planning & Land Management website.¹

¹ www.garrettcountry.org/planning-land-development/planning-commission/minutes.



Figure 1.1. Vision Word Cloud

Visioning word cloud shows key strengths and visions for the future resulting from the workshop.



Garrett County held three open houses in the Summer of 2018.

1.2 PAST TO PRESENT - *Where we have been and where we are*

1.2.1 Location, Regional Setting, Government

Garrett County is a rural county and is the westernmost county in Maryland and has an area of approximately 655 square miles. North of Garrett County is Pennsylvania, to the west and south-east is West Virginia. Allegany County borders the County on the east. Approximately 90% of the County is comprised of resource lands, primarily forest and agricultural land. Approximately one-fifth of Garrett County is publicly held land, primarily state forests and state parks. Oakland, one of eight municipalities in the County, serves as the County seat. The other municipalities are Accident, Deer Park, Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights, and Mountain Lake Park. See Map 1.1 - Location Map.

1.2.2 County Profile

Garrett County Department Planning and Land Management and the Department of Economic Development continually update demographic, housing, and employment statistics and other factors related to the County's socio-economic conditions and quality of life. Specifically, this summary report includes "quick facts" about population, income, workforce, employers, unemployment, building permits, housing, education attainments, and agricultural data. These factors constantly change, and it is imperative to consistently identify, and analyze patterns and trends, to understand the County's issues and needs. An understanding of the trends enables informed judgement on many important County strategies, such as investments and services, infrastructure needs, resource allocation, land use changes, and economic incentives.

The County continually updates the summary report and makes it available on the County's website. The most recent summary report, as of the preparation of this section, is dated September 23, 2019 and attached in Appendix 3. Much of the same information presented in the summary are further discussed in other chapters of this Comprehensive Plan. While the summary report was prepared after the data was collected for this Comprehensive Plan update, the report does not reflect dramatic changes.

1.2.3 History

Garrett County was split off from Allegany County in 1872. The County is named for John Work Garrett, one-time president of the Baltimore and Ohio Railroad. Garrett County has a rich history as Maryland's gateway to the west and as a vacation and resort destination. In the years after the Civil War, John Garrett promoted the area and its easy access by railroad. The first resort was Deer Park, which opened its hotel in 1873. The Oakland Hotel followed, and Mountain Lake Park and Loch Lynn Heights also developed as resort towns. These towns' resort heyday was the late 19th century when Presidents and Baltimore-Washington high society vacationed in the area. Deep Creek Lake, created in 1923, quickly became a resort, first for residents of the Pittsburgh region, and later for the Baltimore and Washington D.C. regions. With Deep Creek Lake, the Wisp Ski Resort, and numerous other recreational opportunities, Garrett County is sometimes referred to as "Maryland's mountaintop playground." Agriculture, timber, and coal mining are also important parts of the local economy, as well as historic and cultural traditions. More detail about Garrett County's history and heritage can be found in the Garrett County Heritage Area Management Plan, 2011.



1.2.4 Population and Housing

As of 2017 Garrett County's population was estimated at 29,516, a small decrease from the population at the time of the 2000 census. See Table 1.1 in Appendix 1. The County had approximately 19,211 housing units in 2017. It should be noted that population figures used in this Comprehensive Plan are based on full-time residents while housing figures include seasonal and vacation homes.

In 2000, Garrett County had a year-round population of 29,846, of which 6,865 (23%) lived in the eight municipalities. Between 2000 and 2017, the County's population decreased by approximately 330 persons, which is a 1% decrease. The State of Maryland's population increased 13% during the same period.

There were 16,761 total housing units in the County in 2000, of which 3,130 were located in the incorporated towns. From 2000 to 2017 the number of housing units in Garrett County increased by approximately 2,450, or 15%. This larger housing unit growth rate (compared to the population decrease) reflects the continued popularity and development of vacation homes, primarily in the Deep Creek Lake area.

Garrett County has a large number of seasonal, recreational, or occasional use homes—about 5,000 such units in 2000—which is why the number of housing units shown in Table 1.2 in Appendix 1 is large compared to the population. Because of the County's relatively small population, the effects of vacation homes and other types of visitation is pronounced, especially in the Deep Creek Lake area. For example, the peak-day population in the Deep Creek area in 2003 was estimated at 27,044, compared to a year-round population in the Lake area of 4,246. While these visitors and seasonal residents do not count toward the County's year-round population, they have the same impacts on traffic and transportation, drinking water, wastewater, and most community services (except education) as permanent residents. Therefore, this Plan evaluates future growth in Garrett County primarily from the perspective of housing units, rather than population.

1.2.5 Employment and Non-Residential Development

As of January 2015, the Maryland Department of Planning (MDP) estimated that there were 21,400 part-time and full-time jobs in Garrett County. However, the County typically relies on data on full-time jobs from the Maryland Department of Labor, Licensing, and Regulation (DLLR), which reported 15,486 jobs in Garrett County as of January 2015.²

Of these jobs, business-generated reports indicate that 970 were in the County's major industrial sites. The Central Garrett, Northern Garrett, and Southern Garrett Industrial Parks are at capacity. Keyser Ridge Business Park, McHenry Business Park, and Southern Garrett Business and Technology Park all have space available. Major employers in the County include First United Corporation, Garrett County Memorial Hospital, Beitzel Corporation, Pillar Innovations, Garrett Container Systems, Phenix Technologies, and the Wisp Resort.

As of January 2016, the Maryland State Department of Assessment and Taxation estimated that commercial and industrial building square footage (enclosed area above ground) was approximately 6,242,050 million square feet. Between 2007 and 2018 the County issued permits for approximately 1.8 million square feet of commercial space, valued at approximately \$417 million. Commercial development in the Deep Creek watershed accounted for approximately 23% of this new space and 13% of total declared value, while development in the incorporated towns accounted for approximately 35% of the new space and 16% of value. Commercial development in the rest of the County accounted for the remaining 41% of square footage and 71% of value. See Table 1.3 in Appendix 1.

² Per the Department of Planning and Land Management presentation report the County Planning Commission on February 1, 2017.

1.3 FUTURE - *Where we want to be*

1.3.1 Projected Growth

1.3.1 (i) Population and Housing Projections – Countywide

Per MDP Population Projections, the County, including the towns, is projected to experience modest population growth through 2040, from 29,516 in 2017 to 31,450 in 2040, which is an increase of approximately 1,934 persons. This is a projected increase of 6%, compared to the State's projected increase of 14%.

As part of this planning process, the County developed their own projections by analyzing historic trends and two possible growth scenarios. The Growth Scenarios analysis, which can be found in Appendix 4, considered a moderate growth and a rapid growth scenario for Garrett County. These scenarios were based on several considerations, including development trends, planned development (i.e., approved or pending subdivisions), recent State legislation (Septic Bill) and anticipated market trends, among others. For the purposes of this Comprehensive Plan the moderate growth scenario was selected. This scenario projects approximately 100 new housing starts per year.

Using the base year of 2017, where it was estimated that the County had 19,211 units,³ the projected increase is 2,500 housing starts, including new vacation units, totaling 21,488 units by 2040.

The projections through 2040 assume the following based on past trends, market observations, and the land use planning policies in this Plan:

- The Deep Creek Lake area will absorb approximately 40% of housing unit growth. (The percent of new growth occurring in the Deep Creek Watershed between 1990 and 2005 was 42%. Since 2006, the percentage has averaged 35%.)
- The Towns will absorb approximately 10% of housing unit growth.
- The balance of the County will absorb about 50% of housing unit growth.

1.3.1 (ii) Employment and Non-Residential Projections – Countywide

Applying MDP's projected job growth rate (approximately 17%) through 2040 to DLLR's 2015 job estimate of 15,486, the County would gain approximately 2,632 jobs by 2040. Business, industrial, commercial, and retail development is projected to increase by approximately 2.8 million square feet.

1.3.1 (iii) Population and Housing Projections – By Watershed

Garrett County has conducted its land use planning by watershed since the 1974 Comprehensive Plan. This 2022 Plan continues this watershed-based approach. The watershed boundaries are shown on Map 1.2. The County contains all or portions of seven major (8-digit) watersheds:⁵ Youghiogheny River; Little Youghiogheny River; Deep Creek; Casselman River; Savage River; North Branch Potomac River; and Georges Creek. The first four all drain to the Youghiogheny River, which ultimately flows to the Mississippi River (via the Ohio River). The last three all drain to the North Branch Potomac River, and ultimately to the Chesapeake Bay. A very small area (approximately 143 acres) in the extreme northeast corner of the County is part of the Wills Creek watershed, which lies mostly in Pennsylvania and in Allegany County, MD. This Comprehensive Plan counts this small area as part of the Savage River Watershed (consistent with current state watershed mapping).

A table presented at the Planning Commission meeting on February 1, 2017 provides the County's housing unit estimates in 2015 and 2040 projections by watersheds and towns. This table is incorporated in this Comprehensive Plan in Appendix 5. Section 2.1.5 - Watershed Land Use Plans describes the land use, growth areas, as well as housing estimates and projections for each watershed.

³ The housing unit projections are derived from a Growth Scenarios analyses conducted for this Comprehensive Plan Update. A detailed description of the methodology is included in Appendix 4 - Population Growth Scenario.

⁴ 2013-2017 American Community Survey 5-Year Estimates. The year 2017 is being used as the base year for most of the land use and growth analyses in the Comprehensive Plan. This allows data to be readily compared in an "apples to apples" manner. A Population Growth Scenarios for Garrett County uses the base year of 2019.

⁵ Watersheds are assigned unique numerical identifiers (for example, the Little Youghiogheny River is #05020202), and the number of digits refers to the size of the watershed. There are 138 large (8 digit) watersheds in Maryland, and each 8-digit watersheds is divided into several smaller (12-digit) watersheds.

1.3.2 Vision

The County's Vision Statement in this Comprehensive Plan was derived from an extensive community outreach process described in Section 1.1.6. The statement is aligned with the State's Twelve Visions, as discussed in Section 1.1.2 (i), and is grounded in the County's pursuit of a sustainable environment, a vibrant economy and a thriving population. The statement is intended to be the focal point as the County implements the goals, policies, and strategies in the Comprehensive Plan.

Vision Statement:

Garrett County will enhance the quality of life enjoyed by its residents by preserving the County's rural character and natural beauty and by guiding growth and development. Garrett County will achieve this vision by:

- *Conserving farmland*
- *Providing a framework for diverse housing needs*
- *Planning for infrastructure that meets the future needs of residents and businesses*
- *Supporting the business community*
- *Encouraging tourism*
- *Creating employment opportunities for its citizens*
- *Providing quality schools*
- *Continuing to support quality outdoor recreational areas and conservation of natural resources*
- *Providing a safe, welcoming, involved community for everyone*



Preserve natural beauty



Enhance quality of life



Provide diverse housing



Plan for infrastructure



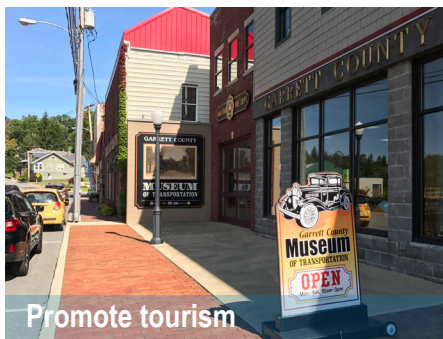
Support outdoor recreation



Support businesses



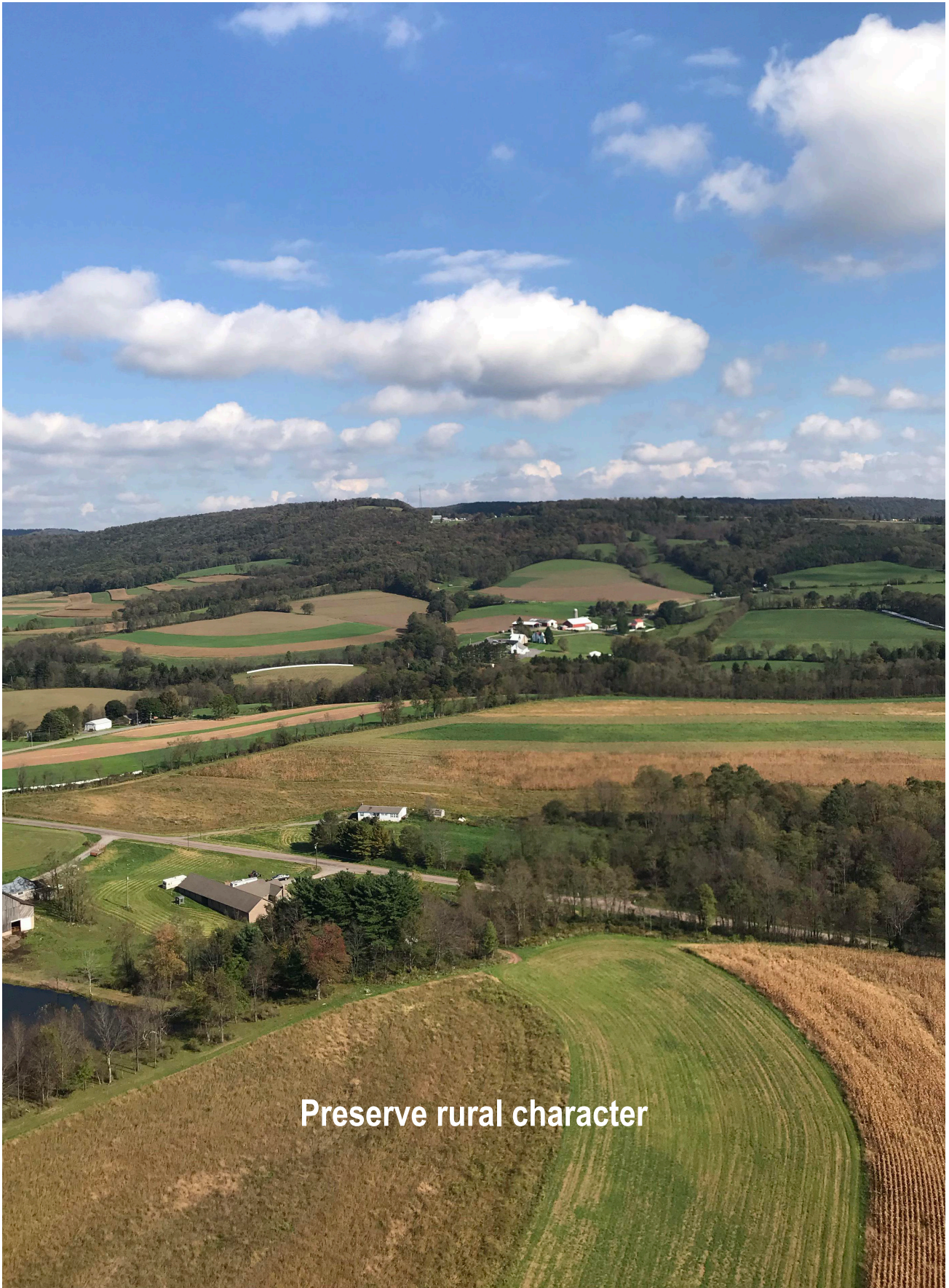
Conserve farmland



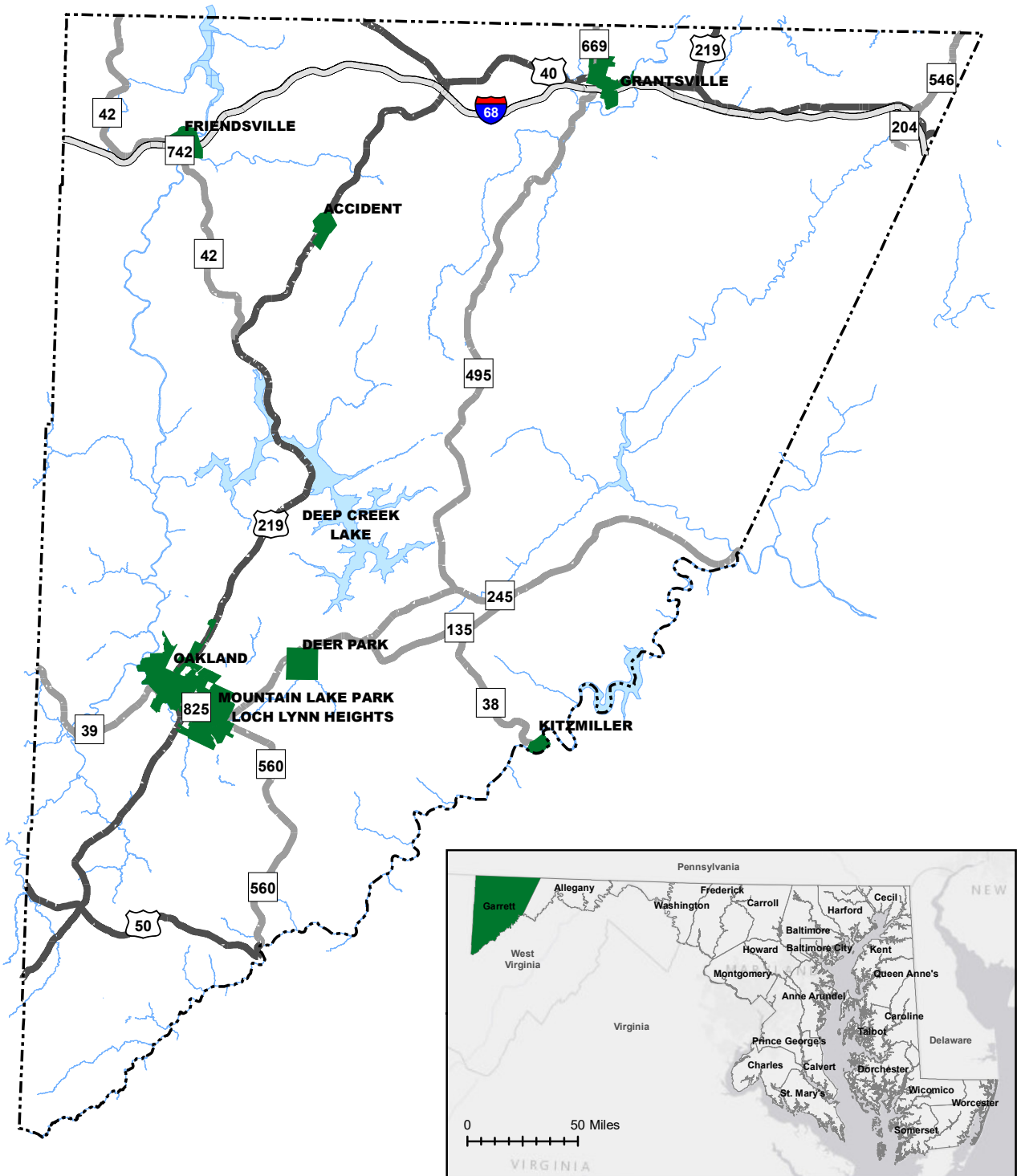
Promote tourism






Create job opportunities

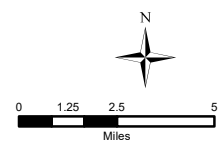


Preserve rural character



Map 1.1. Location Map

-  County Boundary
-  Municipal Boundary
-  Water Body



2 SUSTAINABLE ENVIRONMENT



Chapter 2 outlines how Garrett County will promote a sustainable environment through land use policies that seek to conserve its rich natural areas, protect water resources and manage agricultural and forestry resources while promoting a vibrant and diversified economy.

2.1 LAND USE

This section describes the proposed land use plan for Garrett County. It lists land use goals and objectives, discusses land use and development trends since the 2008 Comprehensive Plan, and provides detailed information about existing and proposed land use in the County's major watersheds.

2.1.1 Goals

The land use goals for Garrett County are to:

1. Conserve forest resource land.
2. Conserve agricultural resource land.
3. Encourage growth in designated growth areas, including the County's incorporated towns, and especially where development can be served by public water and sewerage systems.
4. Continue to encourage well planned residential and commercial growth around Deep Creek Lake and its associated resort activities.
5. Identify appropriate locations for residential development at densities that provide for a variety of housing types and choices, and to allow for the development of affordable housing.
6. Improve the layout and design of residential subdivisions to conserve resource land and rural character.
7. Encourage high quality building and site design in order to maintain the character of the community while being in harmony with the natural surroundings.

2.1.2 Land Use and Development Trends

This section discusses land use and development trends as the background to the proposed land use plan.

2.1.2 (i) Existing Land Use

Existing land use as of 2010¹ is shown on Map 2.1 and Table 2.1. Garrett County is a natural resource-rich County, with approximately 90% of the County comprised of resource lands—primarily forest and agricultural land. Approximately 10% of the County is comprised of developed lands. The County saw its greatest development between 1973 and 2002, where the acres of residential land use increased more than 530%, which significantly outpaced the County's

population growth of 40% in the same period. See Table 2.2 in Appendix 1.

Between 1973 and 2010, approximately 28,000 acres of resource lands, including forests, agricultural land and wetlands, have been converted to other uses, primarily low-density residential development. The rate of loss has significantly slowed since 2002. Between 1973 and 2002, the County has lost approximately 22,000 acres of these resources, and approximately 6,000 acres between 2002 and 2010. While this is a significant loss, it is important to note that the 28,000 acres lost between 1973 and 2010 represents only 7% of the County. The County is still predominantly resource lands.

2.1.2 (ii) Protected Lands

Approximately 107,142 acres, 25% of the County's land area, is regulated or protected by virtue of federal, state, or County ownership (primarily state forests and parks); utilities; wetlands; or the presence of protective easements established through agricultural or other preservation programs.² The entire Bear Creek watershed in the northern part of Garrett County is a state-designated Rural Legacy Area, an area of focused land conservation efforts. For more detail on protected lands see the County's Land Preservation Parks and Recreation Plan.

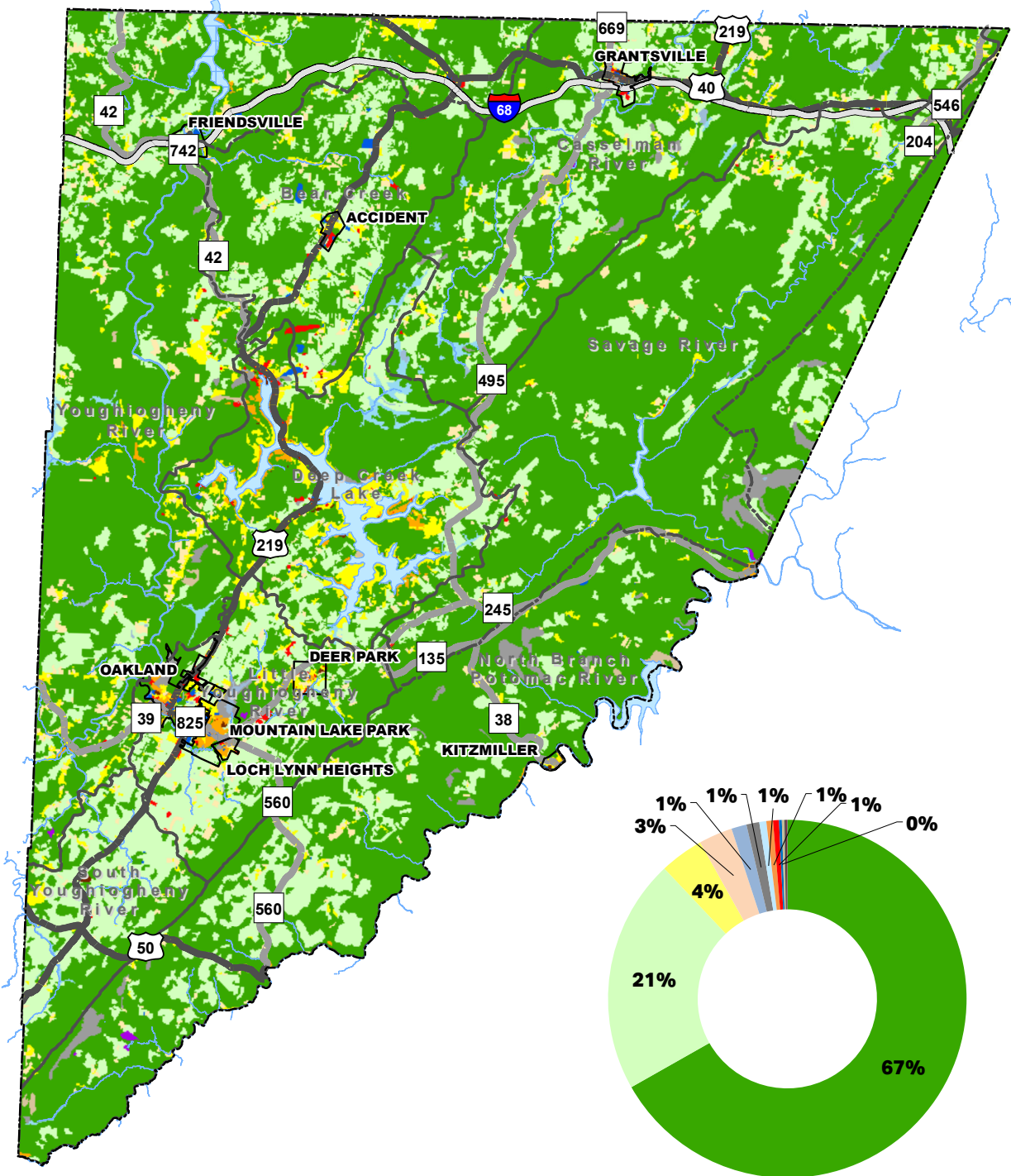
2.1.2 (iii) Priority Funding Areas

Priority Funding Areas (PFAs) are existing communities and places where the County wants to direct state investment—in the form of loans and grants for highways, sewer and water infrastructure, and economic development—to support future growth. PFAs (municipalities, rural villages, and county-designated areas) were established in response to the 1997 Priority Funding Areas Act.

Map 2.2 shows PFAs in Garrett County. Due to the lack of public water and sewer infrastructure that leads to the inability to meet the state's density requirements in the unincorporated areas outside the Deep Creek Watershed, the County is severely restricted in the amount of land designated as PFA. Enterprise Zones are areas where tax incentives are offered for job creation and the establishment of new businesses.

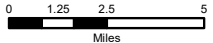
¹ 2010 is the last year that Land Use/Land Cover data is available from the Maryland Department of Planning.

² GIS analysis using Maryland Protected Lands, MD iMAP data.



Map 2.1. Existing Land Use

- | | | | |
|------------------------------|-----------------------|-------------|--------------------|
| Very Low Density Residential | Commercial | Forest | Water Body |
| Low Density Residential | Industrial | Water | Garrett County |
| Medium Density Residential | Institutional | Wetlands | Municipal Boundary |
| High Density Residential | Other Developed Lands | Barren Land | Watersheds |
| Agriculture | Transportation | | |



2.1.2 (iv) Growth and Housing Development Since 2000

In 2000, Garrett County had a year-round population of 29,846, of which 6,865 (23%) lived in the eight incorporated towns. There were 16,761 total housing units in the County in 2000, of which 3,130 were located in the incorporated towns. Between 2000 and 2017, the County's population decreased by approximately 330 persons or 1%. The State of Maryland's population increased 13% during the same period. From 2000 to 2017 the number of housing units in Garrett County increased by approximately 2,450, or 15%. This larger housing unit growth rate (compared to the population increase) reflects the continued popularity and development of vacation homes, primarily in the Deep Creek Lake area.

A more detailed breakdown is provided in Appendix 4 - Population Growth Scenario. See Table 2.3 in Appendix 1.

Subdivision

Garrett County adopted subdivision regulations in 1997. Between 1997 and 2006 a total of approximately 16,000 acres were subdivided for residential development. Between 2007 and 2018, approximately 5,000 acres were subdivided for residential development, showing a significant decline from the past decade. In addition, some of the subdivisions in the early 2000's have been stagnant for a decade or more.

A little over 844 acres, or 17% of all subdivided land was in the Deep Creek watershed, while the majority was in the rest of the County—almost entirely in the County's rural areas. Approximately 36% of the lots created in the County between 2007 and 2018 were in the Deep Creek Watershed. During the same period 682 new lots were created on over 3,959 acres of rural land, at an average lot size of 5.8 acres, accounting for approximately 80% of all land subdivided during that period. See Tables 2.4 and 2.5 in Appendix 1.

Commercial and Employment Development

Between 2007 and 2018 the County issued permits for approximately 1.8 million square feet of commercial space, valued at approximately \$417 million. Commercial development in the Deep Creek watershed accounted for approximately 23% of this new space and 13% of total declared value, while development in the incorporated towns accounted for approximately

35% of the new space and 16% of value. Commercial development in the rest of the county accounted for the remaining 41% of square footage and 71% of value. See Table 1.3 in Appendix 1.

2.1.3 Projected Growth and Land Use Needs

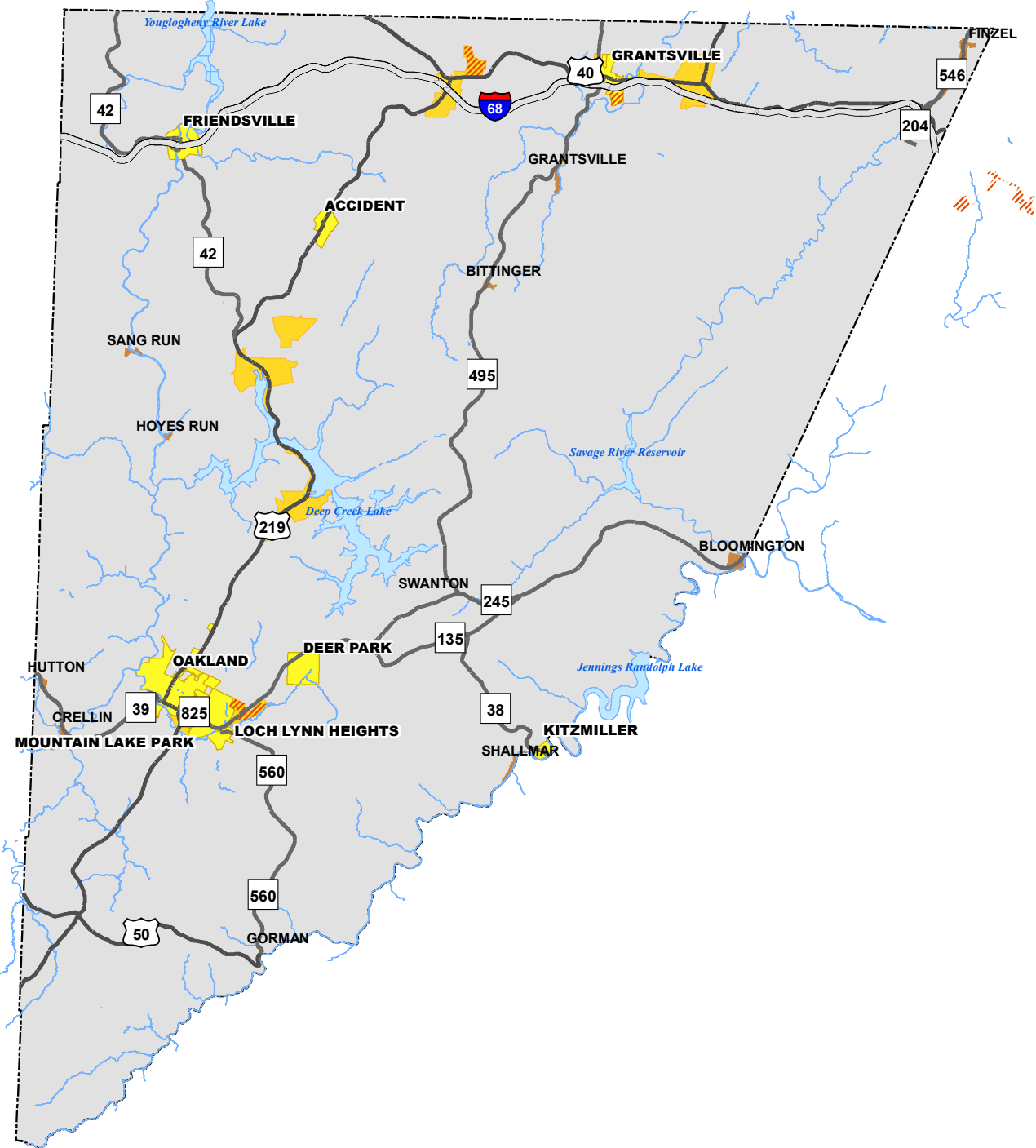
As discussed in Chapter 1 and Appendix 2 – Population Growth Scenario, the County (including the Towns) is projected to experience steady population growth through 2040, increasing the year-round population from 29,516 in 2017 to 31,450 in 2040 (an increase of approximately 1,934 persons). The number of housing units is projected to increase by approximately 2,300, including new vacation units. Business, industrial, commercial, and retail development is projected to increase by approximately 2.8 million square feet.

In consideration of the above projected modest demands, the land use goals and objectives, and the land use and development trends since the 2008 Comprehensive Plan, the County has determined that the Land Use Plan as adopted in 2008 remains valid for the purposes of this Plan Update. As such, the Proposed Land Use Plan is intended to achieve the following:





- Conserve agricultural and forest land. Protect state owned lands from encroachment by incompatible development.
- Expand opportunities for economic development, such as near Garrett County Airport and east of Mountain Lake Park.

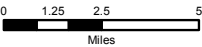
Designate land in the Deep Creek Lake Influence Area (DCIA) in a way that directs future development (particularly residential development) to areas served by existing and planned public water and sewer. See Section 3.4 - Deep Creek Lake Area for a description of the influence area.

- Recognize future growth areas around the incorporated towns.
- Increase opportunities for housing development around the towns, including workforce housing, especially near Oakland, Mountain Lake Park, and Grantsville.



Map 2.2. Priority Funding Areas

-  Municipality
-  Rural Village
-  County Certified, Eligible for Funding
-  Enterprise Zone



2.1.3 (i) Proposed Land Use

Map 2.3 is the proposed countywide land use plan. The map divides the County into the following land use categories:

Rural Areas	Growth Areas
Rural Resource ²	Suburban Residential ¹
Agricultural Resource ²	Town Residential ¹
Rural ¹	Town Center ¹
Lake Residential 1 ³	General Commerical ¹
Lake Residential 2 ³	Commercial Resort ²
	Employment Center ¹
	Incorporated Town
	Future Growth Area (Towns) ⁴

1: Category originated in 1974 Comprehensive Plan
 2: Category originated in 1995 Comprehensive Plan
 3: Category originated in 2008 Comprehensive Plan

Most of these land use categories were established in the 1974 Comprehensive Plan (the County’s first plan). The 1995 Comprehensive Plan created the Rural Resource and Agricultural Resource categories (from the 1974 Plan’s Rural Development and Open Space categories) and added the Commercial Resort category. These land use categories have generally served the County well, and, are retained in this 2019 Plan Update. This 2019 Comprehensive Plan Update also continues to recognize the 11 Rural Villages, which were added to the 1995 Comprehensive Plan by amendment in 1998.

2.1.3 (ii) Land Use Plan Map

The Land Use Plan Map has three primary purposes:

1. Since the Deep Creek Watershed is the only area of the County subject to zoning, the land use map forms the basis for a more refined classification of land into districts for zoning purposes that regulate the use of land (that is, what uses can occur where and under what conditions), as well as the subdivision and development of land. This more refined classification appears on the map that is adopted as part of the Deep Creek Lake Zoning Ordinance.
2. Outside the Deep Creek Watershed, the County does not have zoning. In these areas, the Land Use Plan Map is used as the basis for a Land Classification Map that regulates and controls the subdivision and development of land (but not the use of land). The Land Classification Map is adopted

as part of the Garrett County Subdivision Ordinance.

3. The Land Use Plan Map also serves as a guide to decision makers regarding community facilities—primarily water and sewer—as well as schools, economic development, and transportation. In this capacity the Land Use Plan Map can be used to determine the location of Priority Funding Areas outside of zoned areas.














2.1.3 (iii) Land Use Map Implications for Towns

The Land Use Plan Map does not apply to the County’s eight incorporated towns. The towns have their own planning authority and adopt their own comprehensive plans and land use regulations. The County coordinated the development of the Land Use Plan Map with the towns by requesting their input in the Spring of 2019 particularly as they relate to growth areas adjoining the Towns.

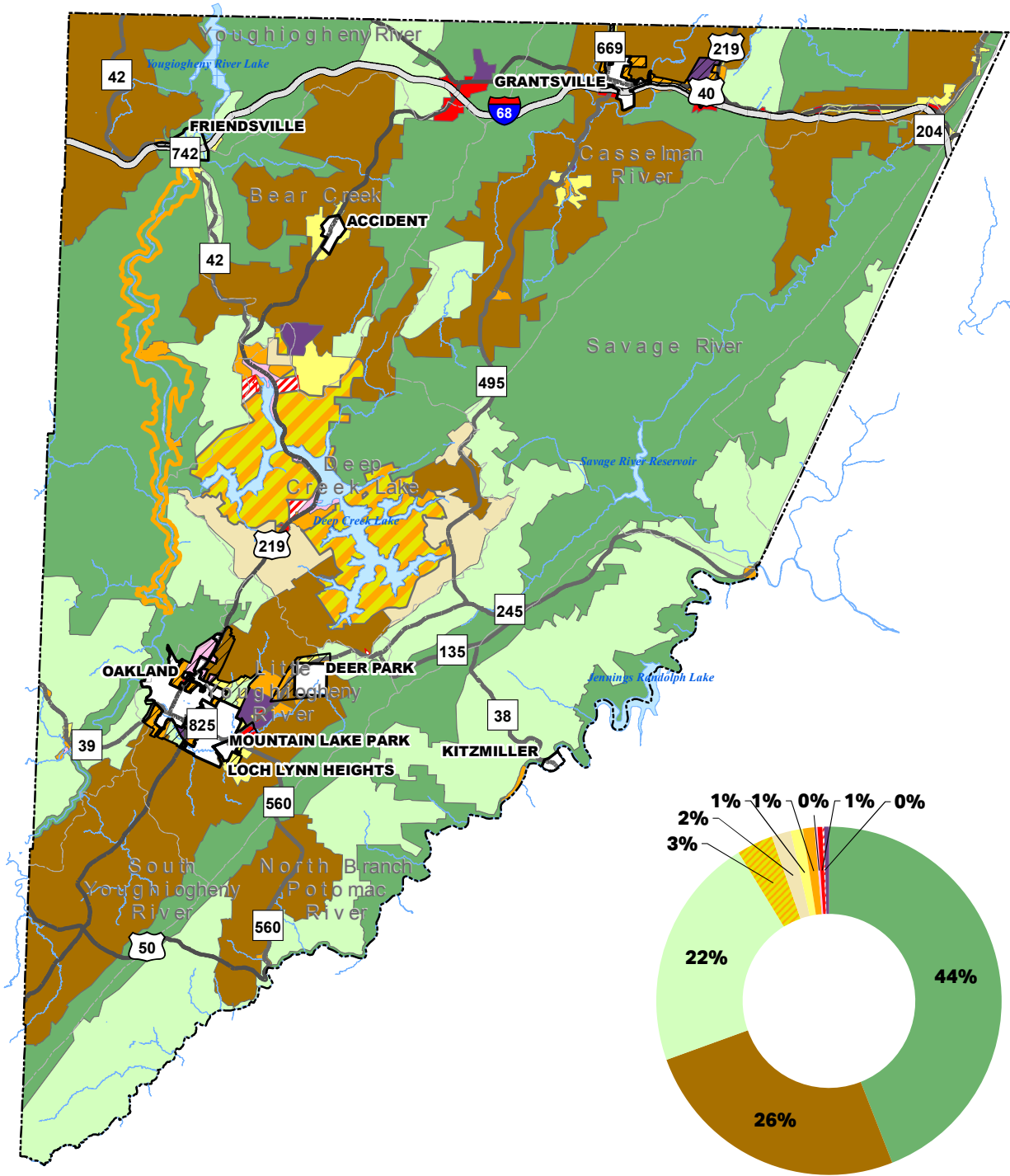
2.1.4 Land Use Categories

As noted in Section 2.1.2, the County is divided into 12 categories. The sizes of each category and their respective percentage of the County’s total acreage are shown in Table 2.6.

Table 2.6. Proposed Land Use

Land Use Category	Acres	Percent
 Rural Resource (RR)	180,886	43.4%
 Agricultural Resource (AR)	104,617	25.1%
 Rural (R)	89,291	21.4%
 Lake Residential 1 (LR1) ¹	13,993	3.4%
 Lake Residential 2 (LR2) ¹	7,339	1.8%
 Suburban Residential (SR)	4,770	1.1%
 Town Residential (TR)	4,453	1.1%
 Town Center (TC)	1,146	0.3%
 General Commercial (GC)	1,895	0.5%
 Commercial Resort (CR1/CR2)	582	0.1%
 Employment Center (EC)	1,870	0.4%
 Incorporated Town	5,649	1.4%
 Future Growth Area (Towns) ²	4,308	1.0%

1: From the Subdivision Ordinance Land Classification Map.
 2: Future Growth Areas overlay other land classifications.



Map 2.3. Proposed Land Use*

Rural Resource (RR)	Lake Residential 2 (LR2)	General Commercial (GC)	Garrett County
Agricultural Resource (AR)	Suburban Residential (SR)	Commercial Resort (CR1/CR2)	Municipal Boundary
Rural (R)	Town Residential (TR)	Employment Center (EC)	Watersheds
Lake Residential 1 (LR1)	Town Center (TC)	Youghiogheny Wild River Corridor	Municipal Growth Areas

* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.

2.1.4 (i) Rural Resource

Rural Resource (RR) areas comprise approximately 43% of the County. Rural Resource areas are comprised of state owned lands, including state parks, state forests and wildlife management areas, land around Jennings Lake and land along the Youghiogheny River south of Mount Nebo, as well as other large contiguous public and private timber and forest lands. The RR category also includes some small scattered areas of agricultural land, low density rural housing, and limited commercial development.

The County's intent is for these areas to remain rural and to conserve these areas' natural resources, primarily forest and timber resources, for future generations. New residential and other forms of development are permitted, provided rural resources are protected (see "New Residential Development in Rural Resource and Agricultural Resource Areas" in Section 2.1.4 (ii)). The County will continue to support the permanent preservation of these areas for their natural resources through purchase or easement acquisition by government agencies and private organizations.

The County's water and sewer policies for land designated RR are as follows:

- New development will be served with individual on-lot septic systems and wells.
- Shared facilities are not permitted.³
- No extensions of public water or sewer services will be permitted, except to correct health or safety problems in existing developed areas.
- No private wastewater treatment plants (including package treatment plants) will be permitted.³

The state owns and maintains almost 89,000 acres of park, forest, and open space in Garrett County. These state-owned lands are an asset to the County, contributing to its rural character and supporting resource-based industries. Private property abuts these lands and, in some locations, such as within Savage River State Forest, is surrounded by state land. Both the state lands and nearby private properties are worthy of protection from incompatible adjoining development. Accordingly:

- The 2010 Subdivision Ordinance requires a 500-foot buffer from state-owned land

designated RR where it adjoins land in the Rural (R) category.⁵ This buffer, which is on the adjoining R land, is not shown on the proposed Land Use Plan Map. The actual line is implemented through the Subdivision Ordinance and is surveyed at the time a subdivision is proposed.

- This Plan supports consideration of private property interests when potentially incompatible activities such as snowmobiling and all-terrain vehicle routes are sited or permitted on state lands.

2.1.4 (ii) Agricultural Resource

Agricultural Resource (AR) areas comprise approximately 25% of the County. AR areas are large contiguous areas predominantly devoted to agricultural use. There are six large blocks of AR in the County:

- In the northwest corner of the County, west of Friendsville;
- Large parts of the Bear Creek watershed, surrounding the Accident area
- Large parts of the Casselman River watershed, surrounding, and south of the Grantsville area, stretching into part of the Cherry Creek sub-watershed in the Deep Creek Lake Influence Area
- In the northeast part of the County near Finzel
- Most of the Southern Youghiogheny watershed, and parts of the Little Youghiogheny River watershed, surrounding the Oakland, Mountain Lake Park, and Deer Park area, and extending into the southwestern portion of the Deep Creek Lake Influence Area
- North and west of Gorman.

One additional smaller block of AR land is in the northeastern portion of the Deep Creek Lake Influence Area. The AR category also includes some scattered areas of forest land, low density rural housing, and commercial development.

³ A shared facility is defined under the Code of Maryland Regulations (COMAR) 26.04.02.01 as, "a water or sewerage system, which serves more than one lot of land or more than one user on a single lot of land with water or sewerage systems located on the individual lots or on parcels owned in common by the users or the controlling authority."

⁴ Package treatment plants are pre-manufactured wastewater treatment plants designed to serve small communities or individual properties, typically with a treatment capacity of 2,000 – 500,000 gallons per day. US EPA, 2000. www.epa.gov/owm/mtb/package_plant.pdf

⁵ This buffer was first identified in the 1995 Comprehensive Plan.

The County's intent is for these areas to remain rural, and to conserve these areas' natural resources—primarily their agricultural resources—for future generations. New residential and other forms of development are permitted, provided rural resources are protected (see “New Residential Development in Rural Resource and Agricultural Resource Areas” below). The County will continue to support the permanent preservation of these areas for their natural resources through purchase of development rights or easement acquisition by government agencies and private organizations. As part of this support, the County will continue its Agricultural District program as a precursor to the Maryland Agricultural Land Preservation Foundation (MALPF) Easement program. MALPF is a state program used to purchase development rights on agricultural lands. While the County Agricultural District program does not purchase the development rights, it provides immediate tax benefits to the property owner. For more information about agricultural land preservation, see Chapter 4 of the 2017 Land Preservation, Parks and Recreation Plan.

The County's water and sewer policies for land designated AR are as follows:

- New development will be served with individual on-lot septic systems and wells.
- Shared facilities are not permitted.
- No extensions of public water or sewer services will be permitted, except to correct health or safety problems in existing developed areas.
- No private wastewater treatment plants (including package treatment plants) will be permitted.

New Residential Development in RR and AR Areas

The 2008 Comprehensive Plan recommended specific revisions to the County's Subdivision Ordinance and the Deep Creek Lake Zoning Ordinance to strengthen development standards intended to protect natural and agricultural resources in the RR and AR Areas, respectively. Recommendations were made to, among other things, minimize developable areas, maintain contiguous forests and agricultural lands to the maximum extent possible, cluster new development, preserve viewsheds, as well as added provisions for sketch plat submittals to maintain property rights of the parent tract. The ordinances were amended in 2010 to codify the

recommendations of the 2008 Comprehensive Plan. As stated above, the 2008 Land Use Plan remains valid for this Plan Update and therefore the geographic extent of the RR and AR Areas remain the same. In addition, the intent of the two respective areas remain the same as in 2005. As such, the County should conduct a comprehensive review of subdivisions in the RR and AR Areas that have occurred under the 2010 Subdivision Ordinance and the 2010 Deep Creek Lake Zoning Ordinance to determine if the ordinances' requirements and the resulting residential developments are furthering the intent of the respective areas. In no case should revisions to the subject ordinances be considered that would increase residential density greater than one unit per three acres in either land use area. Lot sizes, not density, may be reduced to the minimum allowed by the Garrett County Environmental Health Department based on the needs of the septic drain fields and isolation distances from the wells. It should be noted that majority of the RR and AR areas are designated as Tier IV on the official County Tier Map provided by the County to the State. As such, regardless of the densities permitted in this Plan and/or the subsequent land development ordinances, subdivisions in Tier IV areas are limited to seven lots total.

2.1.4 (iii) Rural

Rural (R) areas comprise approximately 21% of the County. The County's intent for Rural areas is to accommodate a wide range and variety of rural residential and non-residential uses at low densities, while maintaining open space and rural character.

Residential densities in R areas will range from low to very low—i.e., from one dwelling unit per acre to one unit per 25 or more acres. The R category also includes some small scattered areas of agricultural land, forest land, and commercial development. There are seven large blocks of R areas in the County:

- East of Chestnut Ridge
- Route 40 corridor west of Keyzers Ridge
- North and south of Friendsville
- A portion of the Cherry Creek sub-watershed in the Deep Creek Lake Influence Area, formerly designated RD
- Areas on the periphery of the Deep Creek watershed

- West of Oakland
- Much of the North Branch Potomac River watershed, east of Backbone Mountain

New residential development in R areas will essentially be permitted subject to current regulations. Unlike the existing regulations for residential development in the AR and RR categories, there is no maximum lot size, no minimum protection share of the tract to be subdivided, and no design emphases regarding home siting in the R areas. The same water and sewer policies established for the RR and AR areas would apply. New development will be served with individual on-lot septic systems and wells.

- Shared facilities are not permitted.
- No extensions of public water or sewer services will be permitted, except to correct health or safety problems in existing developed areas.
- No private wastewater treatment plants (including package treatment plants) will be permitted.

It should be noted that most of the Rural areas were required to be designated as Tier IV by the State due to the presence of forest and agricultural lands.

2.1.4 (iv) Lake Residential 1

Lake Residential 1 (LR1) covers approximately 14,000 acres of land, or 3% of the County. The vast majority of the LR1 Area is currently served with public sewer. Future land types in the LR1 Area are similar to what was envisioned in the 2008 Comprehensive Plan such as agriculture, recreation, and low-density residential development with maximum residential densities of one dwelling unit per acre.

2.1.4 (v) Lake Residential 2

Lake Residential 2 (LR2) covers approximately 7,300 acres of land, or 2% of the County. The LR2 Area generally correspond to areas adjacent to the LR1 and designated as areas to be served with public sewer after 10-years per the 2014 County 2014 Water and Sewerage Master Plan. The future land use types envisioned for LR2 are similar to those in the LR1 albeit at densities and intensities indicative of individual on-lot septic systems and wells. In consideration of the Environmental Health Department minimum lot

size requirement of 60,000 square feet for lots with on-site septic, it is recommended that the County's current minimum lot size of 2 acres in the LR2 be reduced to 1 acre.

2.1.4 (vi) Suburban Residential

Suburban Residential (SR) areas are intended to accommodate medium density residential development, with lot sizes of at least 20,000 square feet for properties with public water and sewer service (larger lot sizes if served by on-site wells and wastewater systems). Approximately 4,770 acres are in the SR category, equivalent to slightly more than 1% of the County. SR areas are located in several areas of the County, outside many of the incorporated towns and some of the rural villages. No areas within the Deep Creek Watershed are in the SR category although the area east of Garrett College, north and south of Mosser Road (in the Bear Creek watershed) is designated SR.

2.1.4 (vii) Town Residential

Town Residential (TR) areas provide for higher density, more compact development near incorporated towns, rural villages (such as Bittering and Swanton), and other places such as McHenry, and Thayerville. Development densities in TR areas are up to eight multi-family dwelling units per acre and approximately four to five single-family dwelling units per acre in areas served by public water and sewer. Minimum lot sizes are 8,000 to 10,000 square feet, or larger if served by on-site wells and wastewater systems. TR areas can accommodate a mix of housing types, including single family detached, townhouses, and apartments. Approximately 4,452 acres are in the TR category, equivalent to slightly more than 1% of the County.

2.1.4 (viii) Town Center

Town Center (TC) areas also provide for higher density, more compact development. The largest TC areas are in the Deep Creek watershed along US 219, especially in McHenry and Thayerville. Other TC areas are near some of the incorporated towns and in rural villages. TC areas are intended to be served by both public water and sewer. Development densities in TC areas are typically five to six dwelling units per acre, but can go up to nine units per acre. TC areas, like TR areas, can accommodate a mix of housing types, including single-family detached, townhouses, and apartments. TC areas, unlike

TR areas, are mixed use areas where a variety of retail, service, and commercial uses can be intermixed with residential uses.

2.1.4 (ix) General Commercial

General Commercial (GC) areas provide for retail, service, commercial, and some light industrial uses including large businesses such as warehouses, service stations, and lumberyards. Because such uses are frequently highway-oriented and can generate vehicle traffic, noise, and glare, residential uses are discouraged in GC areas. There are approximately 14 GC areas in the County, including four areas near Oakland and Mountain Lake Park, two near Thayerville, and several near the interchanges along I-68 and on US 40 (alt).

The County Recognizes the State Highway Administration’s policies to minimize access points along state highways, but also recognizes additional land use controls are needed to supplement their efforts. As such, it is the County’s policy is to encourage concentrated commercial centers where feasible, and to discourage “strip commercial” development. See Table 2.7.

2.1.4 (x) Commercial Resort

Commercial Resort (CR) areas provide for commercial recreation uses and supporting commercial uses and residential development, such as the Wisp Resort and the Garrett County Fairgrounds and nearby land. CR areas promote resort-type light commercial uses and family recreation, as opposed to the highway-oriented uses that GC areas accommodate. CR areas are designated only in the Deep Creek Watershed. The Deep Creek Watershed Zoning Ordinance distinguishes two types of CR: CR1 provides for visitor-oriented commercial development only, while CR2 emphasizes land-based family-oriented commercial development, as well as low density residential development.

2.1.4 (xi) Employment Center

Employment Center (EC) areas provide for business, manufacturing, and industrial economic development uses with varying land use requirements. EC areas are located at strategic points in the County, with the intent of providing business park or campus type settings near major highways, with access to public water and sewer services, and where there will be minimal adverse effects on adjoining land uses. Five EC areas are designated on the Land Use Plan Map. Three other employment areas are the industrial parks located in the incorporated towns of Oakland, Accident, and Grantsville (see Section 3.4 Economic Development).

Table 2.7. Strip Commercial vs. Concentrated Commercial Development

Consideration	Strip Commercial	Concentrated Centers
Economic Land Use	Fosters linear, uneconomic use of land. Large individual sites require separate functions such as parking and stormwater management.	Concentrated commercial development promotes the economic use of land including sharing facilities such as parking and storm water management.
Safety and Convenience	Requires consumers to use their cars to move from one destination to another.	Consumers can use an internal walkway system designed for pedestrians.
Effect on Real Estate	Can have a depressing economic effect on adjacent residential areas. Adjacent vacant areas tend to be held for speculation. This hinders immediate development and vacant lots proliferate.	Can be effectively buffered with landscaping from surrounding uses. This can make the area more attractive for residential purposes.
Customer Drawing Power	Businesses in strip development tend to draw customers on their own merit rather than also benefiting from the potential buying power associated with customers from adjacent complementary commercial uses.	The combined goods and services of the stores in a concentrated center attract customers.
Traffic	Unlimited driveway access onto main roads increases the risk of accidents.	Common driveways and controlled access to major roads enhance safety and convenience

2.1.4 (xii) Incorporated Towns

The land use plan map shows the current 2019 boundaries of the incorporated towns. As noted above, the towns have their own planning authority and adopt their own comprehensive plans.

2.1.4 (xiii) Future Growth Areas

Future Growth Areas (FGA) are areas that the incorporated towns have identified for future annexation. The land use plan map shows FGAs adjacent to Friendsville, Grantsville, Loch Lynn Heights, Mountain Lake Park, and Oakland, in recognition of the towns' interest in these areas, as expressed through the County-Town coordination process for this Comprehensive Plan. Most of the towns began an update of their comprehensive plans in 2007. Future Growth Areas for Oakland, Mountain Lake Park, and Loch Lynn Heights are generally within the boundaries of Priority Funding Areas as of 2019.

FGAs are displayed as cross-hatched areas on top of land classifications. The underlying land classifications reflect the County's intended land uses for the FGAs (or the Town's intended land use, where the Towns' intent was expressed), and will apply until the area in question is annexed, at which time the land classification may change depending on the Town's intended zoning and the County's consideration of the 5-year rule.⁶ As the towns complete their plans, the location and size of FGAs may change.

2.1.4 (xiv) Rural Villages

The Comprehensive Plan recognizes the following 11 rural villages as growth areas:

- Bittinger
- Finzel
- Hutton
- Jennings
- Swanton
- Crellin
- Hoyes Run
- Sang Run
- Shallmar
- Bloomington
- Gorman

Table 2.8. Existing Land Use in Planning Area Watersheds, 2010

		Low Density Residential	Medium-High Density Residential	Commercial Industry	Other Categories ¹	Agriculture	Forest	Wetlands	Water	Total
Bear Creek	Acres	2,427	58	305	339	9,106	19,424	0	33	31,692
	%	8%	0%	1%	1%	29%	61%	0%	0%	100%
Casselman River	Acres	4,127	142	335	779	14,434	37,788	664	319	58,588
	%	7%	0%	1%	1%	25%	64%	1%	1%	100%
Deep Creek	Acres	5,484	1221	422	378	7,822	20,855	1061	3692	40,936
	%	13%	3%	1%	1%	19%	51%	3%	9%	100%
Georges Creek	Acres	86	0	0	951	1,896	9,851	0	8	12,792
	%	1%	0%	0%	7%	15%	77%	0%	0%	100%
Little Youghiogheny River	Acres	3,298	808	868	782	9,474	10,765	15	204	26,214
	%	13%	3%	3%	3%	36%	41%	0%	1%	100%
North Branch Potomac River	Acres	2,482	255	121	2,152	12,195	49,534	50	428	67,216
	%	4%	0%	0%	3%	18%	74%	0%	1%	100%
Savage River	Acres	2,700	63	125	719	9,462	60,440	127	305	73,941
	%	4%	0%	0%	1%	13%	82%	0%	0%	100%
Southern Youghiogheny	Acres	922	51	30	21	9,014	7,336	125	1	17,500
	%	5%	0%	0%	0%	52%	42%	1%	0%	100%
Youghiogheny River	Acres	7,913	235	235	1,380	15,738	65,018	607	758	91,884
	%	9%	0%	0%	2%	17%	71%	1%	1%	100%
Total	Acres	29,438	2,832	2,441	7,503	89,141	281,010	2,649	5,747	420,763
	% of Land Use	7%	1%	1%	2%	21%	67%	1%	1%	100%

1: Institutional, Extractive, Open Urban, Beaches, Bare rock, Bare Ground.
 Source: Maryland Department of Planning 2010 Land Use/Land Cover dataset.

⁶ MD Local Government Code, §4-416 (a), 2016

Table 2.9. Proposed Land Use in Planning Area Watersheds

		Rural Resource	Agricultural Resource	Lake Residential 1	Lake Residential 2	Rural	Suburban Residential	Town Residential	Town Center	General Commercial	Commercial Resort	Employment Center	Towns	Total ¹	Future Growth Area
Bear Creek	Acres	9,895	17,027	86	21	1,899	1,758	14	24	223	12.4	400	514	31,873	0
	%	5%	16%	1%	0%	2%	37%	0%	2%	12%	2%	21%	9%	8%	0%
Casselman River	Acres	24,242	25,044	0	0	4,989	1,534	1,096	4	616	0	411	651	58,586	1,189
	%	13%	24%	0%	0%	6%	32%	25%	0%	33%	0%	22%	12%	14%	28%
Deep Creek	Acres	7,003	6,341	13,656	7,151	690	53	730	699	111	492	165	0	37,092	0
	%	4%	6%	98%	97%	1%	1%	16%	61%	6%	85%	9%	0%	9%	0%
Georges Creek	Acres	6,429	0	0	0	5,347	38	0	0	0	0	0	0	11,85	0
	%	4%	0%	0%	0%	6%	1%	0%	0%	0%	0%	0%	0%	3%	0%
Little Youghiogheny	Acres	5,118	11,553	0	0	2,302	787	1,523	351	272	0	618	3,772	26,297	3,085
	%	3%	11%	0%	0%	3%	16%	34%	31%	14%	0%	33%	67%	6%	72%
North Branch Potomac River	Acres	18,360	7,173	0	0	41,257	0	250	12	0	0	0	164	67,216	0
	%	10%	7%	0%	0%	46%	0%	6%	1%	0%	0%	0%	3%	16%	0%
Savage River	Acres	54,307	6,406	0	165.5	12,317	278	79	0	140	0	0	0	73,695	0
	%	30%	6%	0%	2%	14%	6%	2%	0%	7%	0%	0%	0%	18%	0%
Southern Youghiogheny	Acres	2,932	14,567	0	0	0.2489	0	0	0	0	0	0	0	17,500	0
	%	2%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4%	0%
Youghiogheny River	Acres	52,546	16,476	250	1	20,470	321	759	56	533	78	277	546	92,313	35
	%	29%	16%	2%	0%	23%	7%	17%	5%	28%	13%	15%	10%	22%	1%
Total	Acres	80,832	104,588	13,993	7,339	89,272	4,769	4,452	1,146	1,895	582	1,870	5,648	416,386	4,308
	% of Land Use	43%	25%	3%	2%	21%	1%	1%	0%	0%	0%	0%	1%	100%	1%

1: Totals may not match due to rounding errors.

These Villages are designated Priority Funding Areas. See Map 2.2.

2.1.5 Watershed Land Use Plans

This section discusses the land use plan as it applies to each of the County's nine planning area watersheds. These areas are comprised of the County's seven major watersheds, plus two subareas within the Youghiogheny River watershed—Bear Creek and Southern Youghiogheny.

The watershed boundaries are shown on Map 1.2. Existing land use, as of 2010, in each of the planning areas is shown in Table 2.8. Proposed land use is shown in Table 2.9. Maps 2.3a - 2.3i show the land use plan for each watershed.

2.1.5 (i) Bear Creek Watershed

The Bear Creek watershed is a combination of three 12-digit watersheds within the 8-digit Youghiogheny River watershed. Bear Creek is broken out separately in this Plan because of its special agricultural and scenic resources. Bear Creek covers approximately 50 square miles, or 7% of the County. It lies north of the Deep Creek watershed between Elder Hill, Negro Mountain, and Winding Ridge.

As of 2010, the watershed was 61% forest and 29% agriculture. The incorporated town of Accident is located on US 219, almost in the center of the watershed. US 219 runs north-south through the watershed, and is the County's second most heavily traveled roadway, after I-68. Agricultural lands are concentrated in the central portions of the watershed (see Map 2.1). The western portion of Savage River State Forest occupies much of the eastern part of the watershed.

Bear Creek is among the County's most scenic areas, with a combination of agricultural and forested landscapes. As noted earlier in this chapter, the entire Bear Creek watershed, which is approximately 32,000 acres, is a designated Rural Legacy Area, an area of focused land conservation efforts under the state-sponsored Rural Legacy program, which began in 1997. An additional 5,681 acres of land in the Bear Creek watershed are protected through other means (parks, the Maryland Agricultural Land Preservation Foundation, and the Maryland Environmental Trust). Approximately 4,000 of those protected acres are in Savage River State Forest.

In 2015, there were approximately 1,116 housing units in the watershed, of which approximately 160 were in Accident and 977 in the "remainder" of the watershed. Between 2005 and 2015, approximately 126 units were built in the watershed, outside of Accident.

The Bear Creek Watershed is projected to add approximately 158 new housing units through 2040.

Highlights of the Land Use Plan

The land use plan emphasizes resource land conservation. The plan designates more than three quarters of the watershed as AR and RR. Growth areas in the watershed are the Town of Accident and the area around Garrett County Airport. Accident anticipates little growth over the life of this Comprehensive Plan, and the Plan does not propose changes to the growth boundaries around the town. Central Garrett industrial park is located in Accident and is 100% built out.

Garrett County Airport is located off Bumble Bee Road east of McHenry. It is designated EC on the land use plan.

2.1.5 (ii) Casselman River Watershed

The Casselman River Watershed covers approximately 92 square miles, or 14% of the County. It is located in the north-central part of the County, north of the Deep Creek watershed. It is bordered to the west by Negro Mountain and to the east by Meadow Mountain and Little Savage Mountain. The Casselman River flows north into Pennsylvania and eventually to the Youghiogony River, and is part of the broader Ohio/Mississippi River watershed. Major roads crossing the watershed are I-68, MD 495, US

219 north of I-68, and National Pike (US 40 Alt). There are two interchanges with I-68, at Grantsville and at Chestnut Ridge.

As of 2010, the watershed was 64% forest and 25% agriculture. The watershed contains large portions of Savage River State Forest, both north and south of I-68. The Western Maryland 4-H center occupies a 1,100 site south of Bittinger, extending west into the Glades, a large water and wetlands complex. The City of Frostburg owns and draws drinking water from Piney Reservoir and surrounding land on Piney Creek, northwest of Finzel.

The Cassleman River watershed includes the Town of Grantsville and the villages of Jennings and Bittinger. In 2015, there were approximately 2,133 housing units in the watershed, of which approximately 4569 were in Grantsville. Between 2005 and 2015 approximately 127 units were built in the area of the watershed outside Grantsville.

Little Meadows and the associated Tomlinson Inn, 3 miles east of Grantsville, is a significant historic site dating back to colonial times. For additional detail see the Mountain Maryland Gateway to the West Heritage Area Plan.

The Casselman River watershed is projected to add approximately 288 housing units through 2040, of which 50 will be in Grantsville.

A potential future economic development area has been identified in the Chestnut Ridge area, south and east of the I-68 interchange with U.S. 219 North (Chestnut Ridge Road). This site would have access to I-68, and an upgraded U.S. 219 via Ellis Drive. The creation of this economic development area would be consistent with this Plan's land use and economic development objectives, but would depend on the resolution of a number of issues, including support from property owners and the State, and final selection of the US 219 North alignment. Because these issues are not fully resolved, the area is not designated as an Employment Center on the Land Use map. Realignment of Route 219 between the Route I-68 interchange and Old Salisbury Road began in the fall of 2018. The new road is being constructed west of the existing 2-lane Route 219, which will later be named U.S. 219 Business. The new 4-lane roadway is intended to improve safety, economic development, and connectivity.

Highlights of the Land Use Plan

The land use plan emphasizes natural resource land conservation and agricultural conservation. The plan designates a large portion of the watershed as RR and AR.

Growth areas in the watershed are the Town of Grantsville and the rural villages of Jennings and Bittinger. Land along the I-68/National Pike corridor between Grantsville and Chestnut Ridge is designated TR. Along National Pike, between Meyersdale Road and Finzel Road (MD 546), additional lands are designated a mix of SR and GC.

Land around the Chestnut Ridge interchange with I-68 is designated a mix of GC and EC. An undeveloped area, covering approximately 400 acres northwest of the interchange is designated EC. In 2015, the County formed the Chestnut Ridge Corridor Team to prepare a plan for economic development and controlled growth for this corridor. The Chestnut Ridge Development Corridor Plan outlines how this community will be created, grow and thrive. The Plan's focus is to capitalize on the transportation network, take advantage of existing land use patterns and encourage economic development. Garrett County's vision is for the corridor to house a vibrant community that successfully merges residential, commercial and industrial interests in a harmonious environment. The construction of the proposed easternmost alignment of 219 North will only serve to enhance the possibilities for success in this area.

A second area east of the interchange is designated EC and currently houses the County roads garage. West and north of the Grantsville, land is designated TR. This is consistent with the land use goals of providing land in appropriate locations and densities for a variety of housing types and choices, and allowing for the development of affordable housing. It is also consistent with the FGA identified by the town. The Grantsville FGA extends north of the existing town east of Springs Road, and east along US 40 Alt to the I-68/US-219 North interchange.

Land at the northern end of Springs Road (MD 669) up to the state line is designated SR. The 66-acre Northern Garrett Industrial Park is located in the Town of Grantsville and is currently built out.

Jennings is designated a mix of TR and SR. Bittinger is designated TR. Jennings is served by public sewer via an extension from the Grantsville system.

2.1.5 (iii) Deep Creek Watershed

Of all the watersheds in the County the Deep Creek Watershed has the largest number of housing units (although not the largest year-round population) and the most complex land use issues. The Deep Creek Watershed contains some of the County's most productive farmland, set in a largely intact agricultural landscape. As of 2010, approximately 18% of the watershed is comprised of developed areas, including residences, businesses, and resort development. The remaining 82% of the watershed was resource lands or very lightly developed—primarily forest (51%) and agricultural land (19%). See Table 2.8. Since 1973, approximately 5,200 acres in the watershed have been developed, primarily as low-density residential development.

Nearly 15,000 acres, or 36% of the watershed, is protected by State or County ownership; utilities; or the presence of wetlands or protective easements established through agricultural or other preservation programs. Deep Creek Lake itself, a buffer strip around the lake, and the 1,400-acre Deep Creek Lake State Park are all state-owned, and are maintained by the Maryland Department of Natural Resources (DNR). Within the watershed area's forested acreage is the 3,060-acre Rock Lodge Trust property, located north and east of Deep Creek Lake State Park. While not officially protected by government ownership or easement, the Rock Lodge Trust property is managed for timber production.

As of 2015, there were 5,977 housing units in the Deep Creek Watershed. As discussed in Section 3.4, the entire Deep Creek Lake Influence Area is projected to absorb approximately 40% of all the future housing unit growth in the County. Based on this assumption, approximately 950 housing units are projected to be built in the Deep Creek watershed through 2040.

Highlights of the Land Use Plan

Lake Residential 1 (LR1)

The LR1 is applied to rural areas within the Deep Creek watershed, and is intended for low residential densities, family-oriented recreation uses, as well as continued farming and forestry. LR1 covers approximately 13,656 acres of land, or 37% of the watershed. The LR1 is currently served or planned for public sewer service. The maximum residential density is one dwelling unit per acre.

Lake Residential 2 (LR2)

The LR2 is applied to rural areas on the outer fringes of the Deep Creek Watershed and is intended for low residential densities, family-oriented recreation uses, as well as continued farming and forestry at densities and intensities consistent with on-lot sewage and water systems.

LR2 covers approximately 7,151 acres of land, or 19% of the watershed. The LR2 is not planned for public sewer service. The maximum envisioned residential density for LR2 areas is one dwelling unit per two acres.

Agricultural Resource (AR) & Rural Resource (RR)

Large portions of the watershed—particularly areas not near the Lake—are essentially undeveloped, and are characterized by a mix of agricultural and forested land, like much of the rest of Garrett County. This Plan emphasizes resource conservation for agricultural and forest lands by designating portions of the watershed as either Agricultural Resource (AR) and Rural Resource (RR).

RR areas cover approximately 7,003 acres, or 19%, of the watershed, and comprise large, contiguous forest lands. Deep Creek Lake State Park, the Rock Lodge Trust property and nearby portions of the Cherry Creek sub-watershed, and areas west of the Deep Creek Lake dam are designated RR.

AR areas cover approximately 6,341 acres, or 17%, of the watershed, and comprise large contiguous areas predominantly devoted to agricultural use. Much of the Cherry Creek sub-watershed, upper portions of the North Glade Run sub-watershed, and the southwestern portion of the Influence Area (a continuation of a larger AR area that extends past Oakland into Pleasant Valley) are designated AR.

Town Residential (TR)

Town Residential (TR) areas cover approximately 730 acres, or 2%, of the watershed, and are located near McHenry and Thayerville. TR provides for compact development and densities up to eight multi-family dwelling units per acre and approximately four to five single-family dwelling units per acre in areas served by public water and sewer. Minimum lot sizes are 8,000 to 10,000 square feet, or larger if served by on-site wells and wastewater systems. TR areas can accommodate a mix of housing types, including single-family detached, townhouses, and apartments.

A small cluster of residential and non-residential development exists near the public safety (State Police) complex, at the intersection of US 219 and Friendsville Road (MD 42) and is designated TR. Although this area is outside of the Deep Creek Watershed, the public safety complex itself is served by public sewer, as are some surrounding properties (due to failing septic systems).

Much of this area just north of the Lake and Bumble Bee Road is designated as Town Residential and includes scattered low density residential development.

General Commercial (GC) & Commercial Resort (CR)

General Commercial (GC) and Commercial Resort (CR) areas cover approximately 600 acres, or 1.5%, of the watershed, and are located along the US 219 corridor near the villages of McHenry and Thayerville. These primary commercial and business areas serving the Deep Creek Lake area, and will continue to play that role over the life of this Plan. New commercial development will serve residents and visitors to the southern portion of the watershed, as well as those from areas north of Oakland, and will reduce some of the demand on the McHenry road network.

2.1.5 (iv) Georges Creek Watershed

Georges Creek flows north-south through Allegany County into the North Branch Potomac River. A small portion, approximately 18 square miles (3%) of the northeastern edge of Garrett County drains down the eastern side of Big Savage Mountain, towards Georges Creek. The Georges Creek watershed in Garrett County is 77% forest and 12% agriculture.

In 2015, there were approximately 62 housing units in the watershed. Thirteen units are projected to be added through 2040.

Highlights of the Land Use Plan

The plan designates nearly all the watershed a mix of RR and R. A portion of Savage River State Forest runs along Big Savage Mountain on the western edge of the watershed, and is designated RR. The southern part of the watershed includes some farmland and some former mining sites. These areas are designated R. No growth areas are designated in the Georges Creek Watershed.

A wind power electricity generation project was constructed in 2011 on Big Savage Mountain on the Allegany County/Garrett County border north of Lonaconing Road. See discussion on wind power in Section 2.2.3 (iii).

2.1.5 (v) *Little Youghiogheny River Watershed*

The Little Youghiogheny River Watershed covers approximately 41 square miles, or 6% of the County. It is located between the Southern Youghiogheny watershed and the Deep Creek Watershed, and is bordered by the Youghiogheny River to the west and by Backbone Mountain to the east. The Little Youghiogheny River flows into the Youghiogheny River just west of Oakland.

As of 2010, the watershed was 41% forest and 36% agriculture. The four incorporated towns of Oakland, Mountain Lake Park, Loch Lynn Heights, and Deer Park are located along, and primarily north of the east-west-flowing Little Youghiogheny River and MD 135. The towns and surrounding areas form the largest continuous urban area in the County. Agricultural lands are concentrated south of the incorporated towns, in the northern part of Pleasant Valley. Northwest of Oakland is the approximately 1,800 acre Mount Nebo Wildlife Management Area (WMA), which protects a red spruce bog special wetlands area.

In 2015, there were approximately 3,478 housing units in the Little Youghiogheny River watershed, of which approximately 1,120 were in Oakland, 261 in Loch Lynn Heights, 1,084 in Mountain Lake Park, 223 in Deer Park, and 790 in the remainder of the watershed. Between 2005 and 2015, approximately 150 units were built in the watershed outside of the towns.

The Little Youghiogheny River watershed is projected to add approximately 331 new housing units through 2040, of which 181 will be in the incorporated municipalities and 150 in the remainder of the watershed.

Highlights of the Land Use Plan

The plan designates the watershed a mix of AR, RR, and growth area. AR areas are designated north of Oakland and Mountain Lake Park and south of Oakland, Mountain Lake Park, and Loch Lynn Heights in the northern portion of Pleasant Valley. Along Jasper Riley Road and Pleasant Valley Road are two concentrations of agricultural districts and easements. Mount Nebo WMA and portions of Backbone Mountain are designated RR.

The four incorporated towns and most of the unincorporated land between and immediately surrounding them are designated growth areas. South of Oakland and between Oakland and Mountain Lake Park, some land is designated TR by this plan. This land use designation supports the goals of encouraging growth in designated growth areas, providing land in appropriate locations and densities for a variety of housing types and choices, and allowing for the development of affordable housing.

Oakland, Mountain Lake Park, and Loch Lynn Heights have identified approximately 3,085 acres of Future Growth Area. These FGAs encompass all of the land between Oakland and Mountain Lake Park, as well as areas to the north and south of the towns.

The Southern Garrett Business and Technology Park and Southern Garrett Industrial Park are located east of Mountain Lake Park on both sides of MD 135 and is designated EC. Two nearby areas are designated TR: lands north of this EC area up to Broadford Road, and lands on the south side of MD 135.

2.1.5 (vi) *North Branch Potomac River Watershed*

The North Branch Potomac River watershed covers approximately 105 square miles, or 16% of the County. It occupies the southeastern edge of the County, bordered on the west by Backbone Mountain and on the east by the North Branch Potomac River. As of 2010, the watershed was 74% forest and 18% agriculture. See Table 2.8. Approximately 3% of the watershed is “other categories,” most of which are “extractive” uses, reflecting the remains of former coal mining sites in this area. Approximately 10,500 acres in the central part of the watershed make up Potomac State Forest. Jennings Randolph Lake is a 952 acre impoundment created along the North Branch Potomac River in 1982 as a flood control facility.

Surrounding the lake the US Army Corps of Engineers owns and manages a 4,500-acre national recreation area with many recreational opportunities. At the north end of the recreation area, the Maryland Department of Natural Resources (DNR) operates a 270-acre fish management area.

The North Branch Potomac River watershed includes the town of Kitzmiller and the villages of Gorman, Shallmar, and Bloomington. Bloomington is partially located in the Savage River watershed. In 2015, there were 1,398 housing units in the watershed, of which about 161 were in Kitzmiller. Between 2005 and 2015, approximately 186 new units were built. The watershed is projected to add approximately 130 new units through 2040.

Highlights of the Land Use Plan

The land use plan emphasizes natural resource land conservation in the North Branch Potomac River watershed, and designates the watershed a mix of RR, AR, and R. Potomac State Forest, Wolf Den State Park, the Jennings Randolph Lake area and Backbone Mountain are designated RR.

The area north and west of Gorman is one of the County's six major blocks of contiguous areas of farmland, and is designated AR. The remaining area east of Backbone Mountain is designated R. The village of Shallmar, south of Kitzmiller is designated TC. Gorman is a mix of TR and TC. Bloomington is designated TR.

A wind power electricity generation project was constructed in 2010 along the ridge at the southern end of Backbone Mountain, one of several sites in Garrett County that are considered by DNR to be suitable for wind power because of the strong steady winds. See discussion in Section 2.2.3 (iii).

2.1.5 (vii) Savage River Watershed

The Savage River Watershed covers approximately 115 square miles, or 17% of the County. It is located on the east side of the County, east of Meadow Mountain and north of Backbone Mountain. The Savage River flows into the North Branch Potomac River at the village of Bloomington. This watershed has rugged mountainous terrain with extensive areas of steep slopes.

As of 2010, the Savage River watershed was 82% forest and 13% agriculture. Large areas of state-owned lands in the watershed are Savage River State Forest, New Germany State Park, and Big Run State Park. While Savage River State Forest is extensive (over 84 square miles), the state holdings are not contiguous and are interspersed with privately owned lands, some of which are entirely surrounded by state-owned land. Agricultural lands are mostly concentrated in the northeast part of the watershed, south of I-68. The Savage River Reservoir in the south central portion of the watershed was built in 1952 as flood control and water supply project. Like the Youghiogheny, the Savage River below the reservoir is nationally renowned for its whitewater recreation amenities.

No incorporated towns are located in the watershed, but there are three rural villages: Bloomington, Finzel, and Swanton. In 2015, there were just under 1,110 housing units in the watershed among the lowest housing densities of all the County's watersheds. Between 2005 and 2015, approximately 10 new units were built. The watershed is projected to add approximately 125 new units through 2040.

Highlights of the Land Use Plan

The land use plan emphasizes natural resource land conservation in the watershed by designating nearly three-quarters of the watershed as RR. Most of the Savage River watershed adjacent to the Deep Creek watershed is designated R. The only growth areas in the watershed are the three rural villages. Finzel, which is located near an interchange on I-68, is a mix of GC, TR, and SR. Bloomington is located on MD 135 near Luke and Westernport in Allegany County, and is partially located in the North Branch Potomac River watershed. It is designated TR, and is served by a small public water and sewer system. Swanton, located on MD 495, is designated TR.

2.1.5 (viii) Southern Youghiogheny Watershed

The Southern Youghiogheny Watershed is a combination of two 12-digit watersheds within the Youghiogheny River watershed, and is broken out separately because its agricultural and cultural character differentiates it from the areas in the middle and upper portions of the Youghiogheny River watershed. The Southern Youghiogheny watershed is approximately 27 square miles, or 4% of the County. It covers

much of the area known as Pleasant Valley, extending from the southwest corner of the County east to Backbone Mountain and north approximately to Wes White Road and Pleasant Valley Road. US 219 runs north-south through the watershed.

As of 2010, the watershed was 52% agriculture and 42% forest. The Southern Youghiogheny Watershed contains some of the County's most productive farm land, set in a largely intact agricultural landscape. North and south of Red House (the intersection of US 219 and US 50) are two concentrations of agricultural districts and easements. A third concentration lies to the northeast along Mason School Road.

As of 2015, there were 485 housing units in the Southern Youghiogheny watershed. Between 2005 and 2015, approximately 100 new units were built. It is projected to add approximately 50 housing units through 2040.

Highlights of the Land Use Plan

The plan designates nearly all the watershed as AR with the balance being designated RR. No growth areas are designated in the Southern Youghiogheny watershed.

2.1.5 (ix) Youghiogheny River Watershed (excluding Bear Creek Watershed and the Southern Youghiogheny)

This watershed is approximately 145 square miles, or 22% of the County. It extends from the northwest corner of the County east to Keyzers Ridge and south past Hutton Road (MD 39). I-68 crosses the northern part of the watershed. The Youghiogheny River flows north along the western edge of the County, through Friendsville and into Pennsylvania, where it joins with the Monongahela River, part of the broader Ohio/ Mississippi River watershed.

As of 2010 the watershed was 71% forest and 17% agriculture. Large areas of state-owned lands in the watershed include Garrett State Forest, Swallow Falls State Park, Herrington Manor State Park, and the Youghiogheny Scenic and Wild River management area. The US Army Corps of Engineers manages the Youghiogheny River Lake, north of Friendsville, as a flood control and hydroelectric power facility. The Youghiogheny River, especially south of the lake, is nationally-renowned for its whitewater recreation amenities (e.g., rafting, kayaking).

The Youghiogheny River watershed includes the Town of Friendsville and a portion of the Deep Creek Lake Influence Area. In 2015, there were approximately 3,105 housing units in the watershed, of which approximately 266 were in Friendsville, 103 in the Deep Creek Influence Area, and 2,736 in the remainder of the watershed. Between 2005 and 2015, approximately 56 units were built in the remainder area.

The Youghiogheny River watershed is projected to add approximately 468 housing units through 2040, of which 5 will be in Friendsville, 50 in the Deep Creek Influence Area (Wisp Resort), and 413 in the remainder of the watershed.

Highlights of the Land Use Plan

The land use plan emphasizes resource land conservation. The plan classifies the majority of the watershed as RR. The Youghiogheny River is a state designated Scenic and Wild River between Millers Run (near Mount Nebo Road) in the south, and the Town of Friendsville in the north. This area is subject to state use and development regulations designed to protect the wild and scenic qualities of the river and its corridor. These state regulations function like zoning regulations (even though the area is not subject to County zoning).

There are approximately 2,022 acres of Growth areas in the watershed, which include the Town of Friendsville, and the rural villages of Crellin, Hutton, Hoyes Run and Sang Run. Small areas surrounding Friendsville are designated SR and TR. Hoyes Run, Sang Run, and Hutton are designated TR, while Crellin is designated TC, SR, and TR. Crellin is served by public water and sewer. Hutton is served by public sewer.

Keyzers Ridge Business Park occupies 240 acres on the north side of the intersection of US 40 and US 219, with access from US 40. It is designated EC and is planned for a new internal road, which will improve access and aid in stormwater control. South of the business park around the I-68 interchange is a GC area.

Youghiogheny Mountain Resort is a 2,000-acre second home subdivision on the west side of the Youghiogheny River, due west of Deep Creek Lake. Approximately 1,600 residential lots have been plotted in this subdivision, with approximately 200 residential units built. Many of the remaining lots are not suitable for future development, due to platted lot sizes that are

inadequate for septic systems. The Garrett County Health Department of the Maryland Department of Health is reviewing issues concerning building on these lots and other similar types of lots elsewhere in the County and determines development potential on a case-by-case basis.

The Garrett County landfill is located on the east side of Oakland-Sang Run Road, approximately one mile north of Mount Nebo Road. The landfill is currently expected to be in service through 2028.

The western portion of the Wisp Resort is located in the Youghiogheny River watershed. The Wisp Resort is a Planned Residential Development (PRD) with 2,223 residential units on nearly 2,000 acres. As of July 24, 2019, 502 of these units have been approved, leaving 1,721 remaining units for future development. The approximate area covered by the PRD is shown on the Map 2-3i - Future Land Use. A recirculating whitewater course—which opened in 2007 and is operated by the Adventure Sports Center Institute—is found in this area.



2.1.6 Land Use Policies and Actions

1. There is no change between the 2008 Land Use Plan and the Land Use Plan in this Plan Update. As such, it is not anticipated that any revisions to the Land Classification Map are needed as a result of this Plan Update.
2. Continue to encourage reasonable and responsible growth and development around Deep Creek Lake and within the county's municipalities.
3. Consider amending the Deep Creek Watershed Zoning Ordinance to accommodate more agri-businesses such as, but not limited to "wedding barns." For areas not subject to the zoning ordinance, coordinate with other regulatory agencies to ensure that all safety requirements are adequately addressed prior to the issuance of permits.
4. Consider simplifying the Subdivision Ordinance to eliminate the cluster options for the C, EC, TR, TC and SR areas, since these areas are meant to accommodate medium to high-density residential development and other non-residential development and place less emphasis on open space and resource protection.
5. Consider amending the AR and RR Districts of the Deep Creek Watershed Zoning Ordinance to reduce the minimum lot width to 150 feet.
6. Consider amending the LR2 District of the Deep Creek Watershed Zoning Ordinance by reducing the minimum lot area to 1 acre.
7. Resolve issues concerning development of old platted lots that were of legal size when created but do not meet current health requirements for on-site water and/or wastewater systems. The largest number of such lots are in the Youghiogheny River Watershed. If public sewer extension to these areas is ever evaluated, lot consolidation ordinances will need to be strongly considered.
8. Investigate the creation of increased design standards for non-residential developments within the Deep Creek Watershed to improve building and site design such as discouraging blank walls visible for public roadways, building orientation, building massing and articulation and landscaping

2.1.7 Garrett County Tier Map

The official Garrett County Tier Map was incorporated into the 2008 Comprehensive Plan by the County on May 2, 2016 and is hereby incorporated into this Comprehensive Plan Update. The Garrett County Tier Map can be found in Appendix 9.

The Maryland General Assembly approved the Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill 236) during the 2012 General Assembly session. The law, which took effect on July 1, 2012, is commonly referred to as the Septic Bill, since its stated goal is to limit the spread of residential development on septic systems as a means of limiting nitrogen to the Chesapeake Bay.

The Act required all jurisdictions, including Garrett County, to adopt land use categories called "Tiers." Approximately 37% of Garrett County drains to the Chesapeake Bay. The Tiers were created based on certain criteria in the Act that established where major and minor residential subdivisions may be located and what type of sewerage system will serve them. The County prepared a Growth Tier Map based on the 2008 Comprehensive Plan Land Use Plan, Land Classification Map / Subdivision Ordinance Map, sewer service areas, Rural Legacy areas, other preserved land and land dominated agriculture and forests. All Agricultural Resource (AR) and Rural Resource (RR) areas and approximately half the Rural (R) areas were designated as Tier IV. Eighty-four percent of the County falls into this classification. Only minor subdivisions served by on-lot sewage systems are permitted in Tier IV.

Garrett County recognizes the inherent inconsistencies with some of the stated land use recommendations in this Plan Update as well as their Subdivision Ordinance with the requirements of the Septic Bill. Rather than create a Future Land Use Plan that mirrors the requirements of the Act and the adopted Tier Map, the Future Land Use Plan in this Plan Update and the Subdivision Ordinance Map do consider development greater than that permitted by the Act. The County understands that the requirements of the Act, as enforced by the County Environmental Health Department in their authority over the permitting of septic systems, will override County policies and regulations as they relate to land use. The County also acknowledges the primacy of local authority over land use and affirms that the land use policies as stated in this Plan Update serve as the official land use statement of the citizens of Garrett County.



2.2 SENSITIVE AREAS

Garrett County is located within the Appalachian Plateau physiographic province where the landscape is dominated by rolling hills, steep ridges and stream valleys, and agricultural lands. The County is home to the four highest mountains in Maryland, the state's first designated Scenic and Wild River (the Youghiogheny River), and the state's largest freshwater lake (Deep Creek Lake). These features are scenic and recreational resources for the County's residents and visitors, and many are also environmentally sensitive.

The Planning Act of 1992 and subsequent legislation requires each comprehensive plan in Maryland to establish goals and policies related to sensitive environmental areas, specifically addressing:

- Steep slopes,
- Streams, wetlands, and their buffers,
- 100-year floodplains,
- The habitat of threatened or endangered species,
- Agricultural and forest land intended for resource protection or conservation, and
- Other areas in need of special protection.

The County's 2010 Sensitive Areas Ordinance and 2019 Floodplain Management Ordinance provide detailed guidance for development affecting these sensitive areas. This chapter updates the 2008 Plan's description of the County's sensitive areas, and, in conjunction with the Water Resources and Land Use chapters of this Plan, further strengthens policies to protect sensitive areas. This chapter also includes an update to the ridgeline and ridgetop discussion contained in the 2008 Comprehensive Plan.

2.2.1 Goals and Objectives

The County's sensitive areas goal is:

Continue to protect Garrett County's sensitive environmental resources and natural features.

The objectives for achieving this goal are:

1. Limit development in and near sensitive environmental areas, including steep slopes, streams, wetlands, 100-year floodplains, and habitats of rare, threatened, or endangered species.
2. Conserve agricultural and forest resource land.

3. Protect scenic resources.
4. Support increased use of soil and water conservation practices.
5. Preserve 15,000 acres of farmland by 2040.
6. Protect public wellhead resource areas (see Chapter 2.4 Water Resources)

2.2.2 Description of Sensitive Areas

2.1.2 (i) Steep Slopes

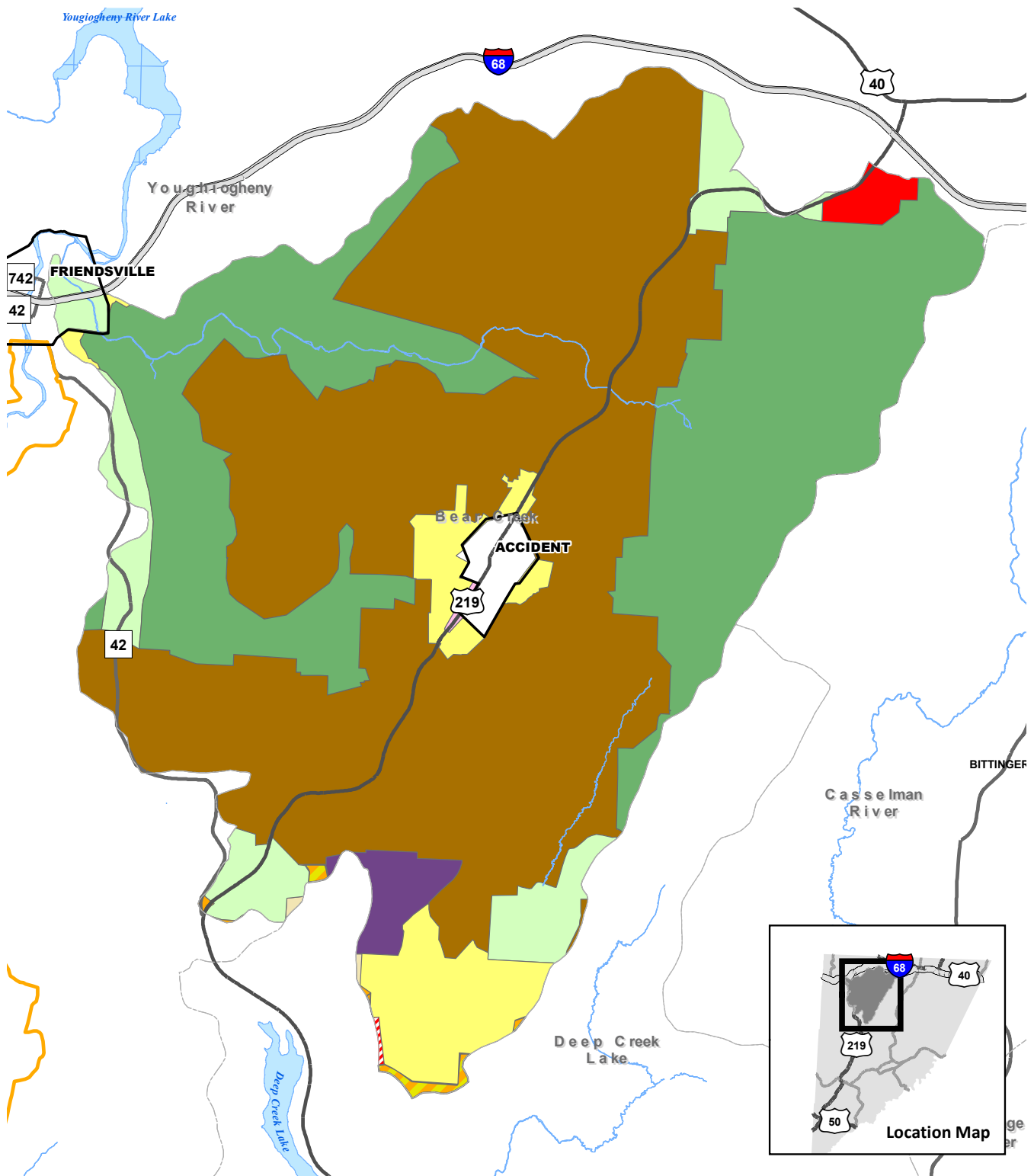
Garrett County is traversed by the northeast-southwest ridges of the Appalachian Mountains, interspersed with numerous rivers and streams. Along the sides of these ridges and waterways are more than 55,000 acres of land (approximately 13% of the County) with steep slopes greater than 30%. Although found throughout the County, steep slopes are most extensive in the following areas (see Map 2.4 – Steep Slopes and Major Streams):

- In and around Savage River State Forest,
- Along the North Branch Potomac River and its tributaries,
- Along the Youghiogheny River and the Youghiogheny River Reservoir,
- Along Backbone Mountain, and
- Along Bear Creek and its north and south branches.

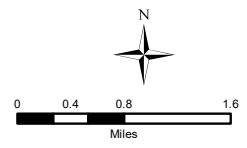
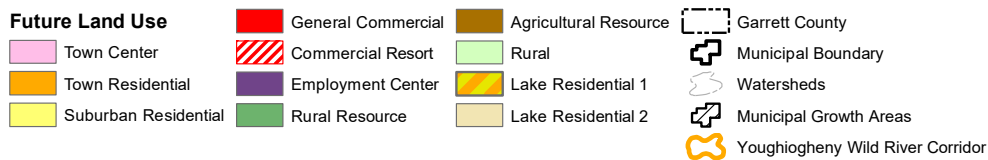
Steep slopes are inherently unstable land forms. When disturbed, they become susceptible to increased soil erosion. The adverse effects of steep slope disturbance are more pronounced when the slope is adjacent to a stream or other water body, where erosion can lead to decreased water quality and negative impacts on riparian plant and animal species. The Sensitive Areas Ordinance limits new development on steep slopes (above 30%) by requiring the following for most new development:

- Minimum lot size is four acres.
- No more than 2% of the steep slope area may be covered by buildings or pavement.
- Development on steep slopes can only occur if no other reasonable option exists.

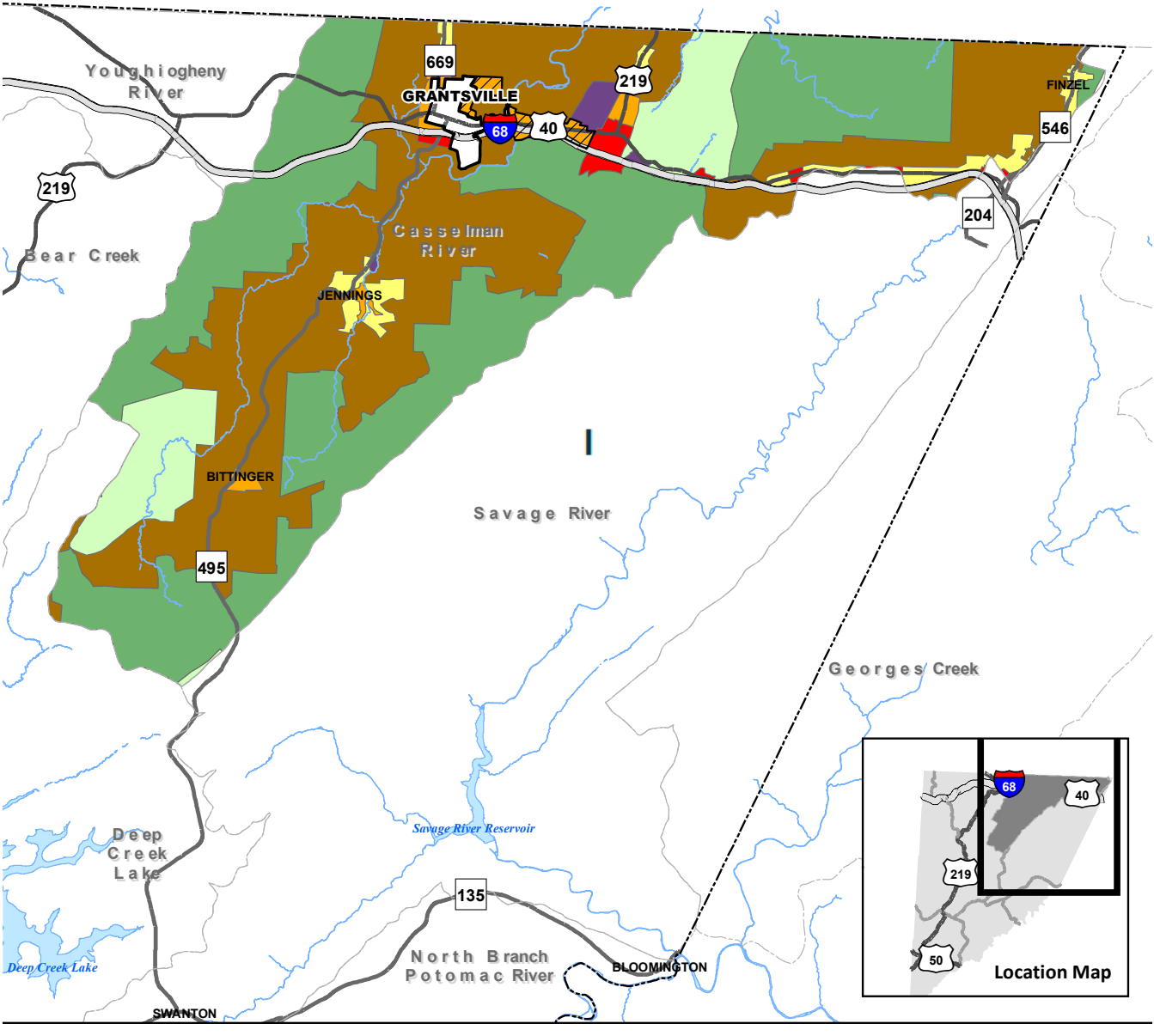
The ordinance also encourages (but does not require) reduced development on slopes greater than 25%. Within the Deep Creek Watershed, the Zoning Ordinance provides incentives such as reduced lot sizes to minimize development on slopes greater than 30%.



Map 2.3a. Future Land Use - Bear Creek Watershed*

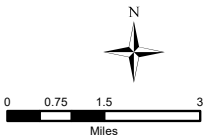


* Extent of Yougiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.

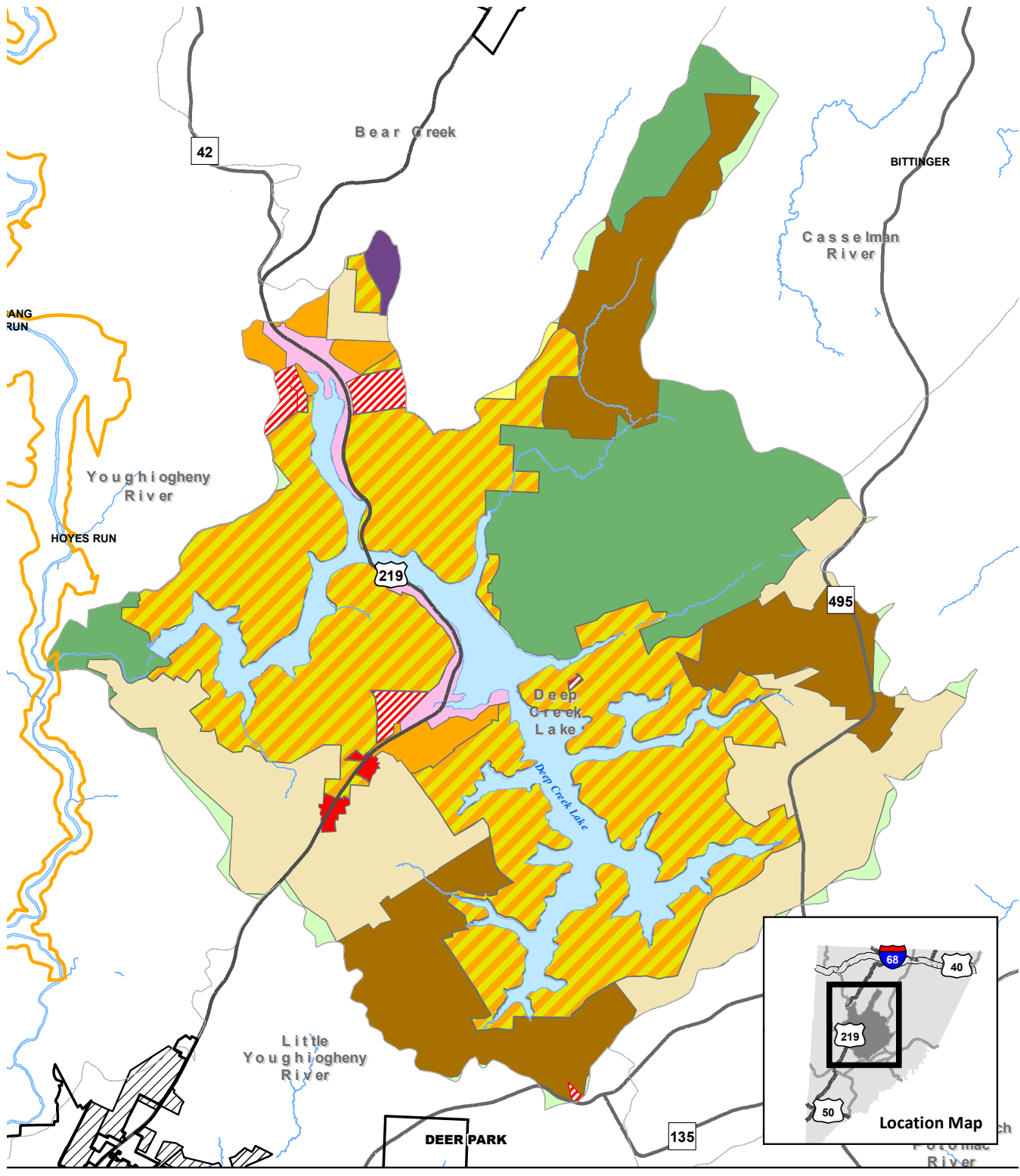


Map 2.3b. Future Land Use - Casselman River Watershed*

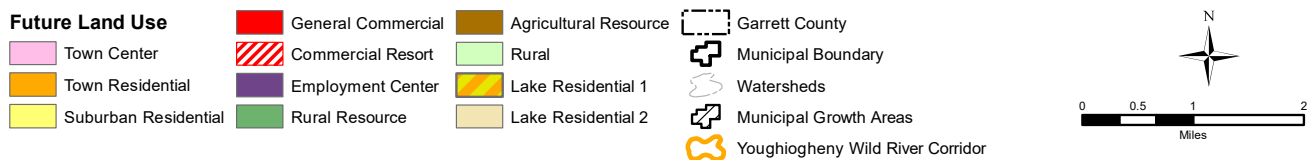
Future Land Use	General Commercial	Agricultural Resource	Garrett County
Town Center	Commercial Resort	Rural	Municipal Boundary
Town Residential	Employment Center	Lake Residential 1	Watersheds
Suburban Residential	Rural Resource	Lake Residential 2	Municipal Growth Areas
			Youghiogheny Wild River Corridor



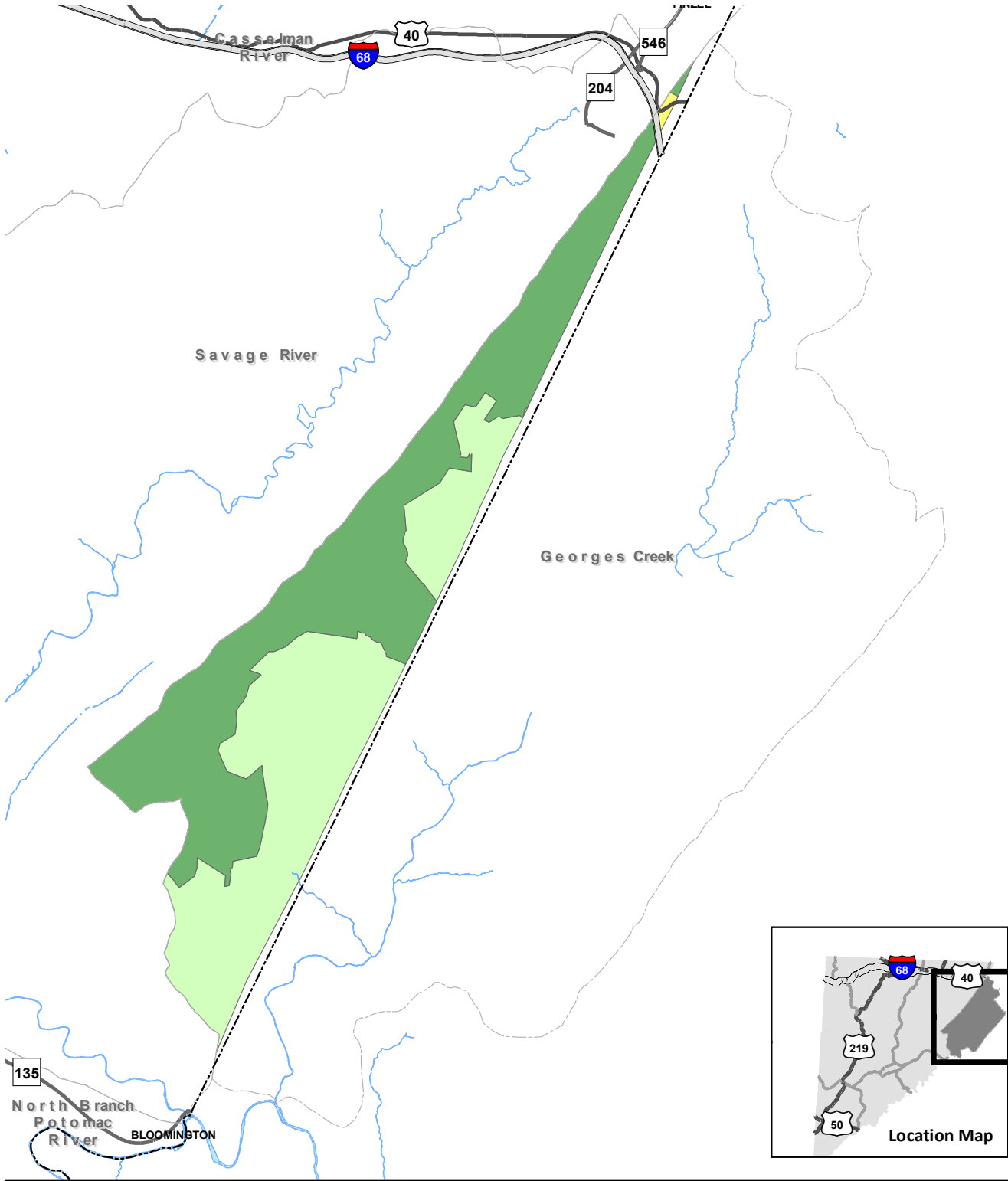
* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.



Map 2.3c. Future Land Use - Deep Creek Lake Watershed*



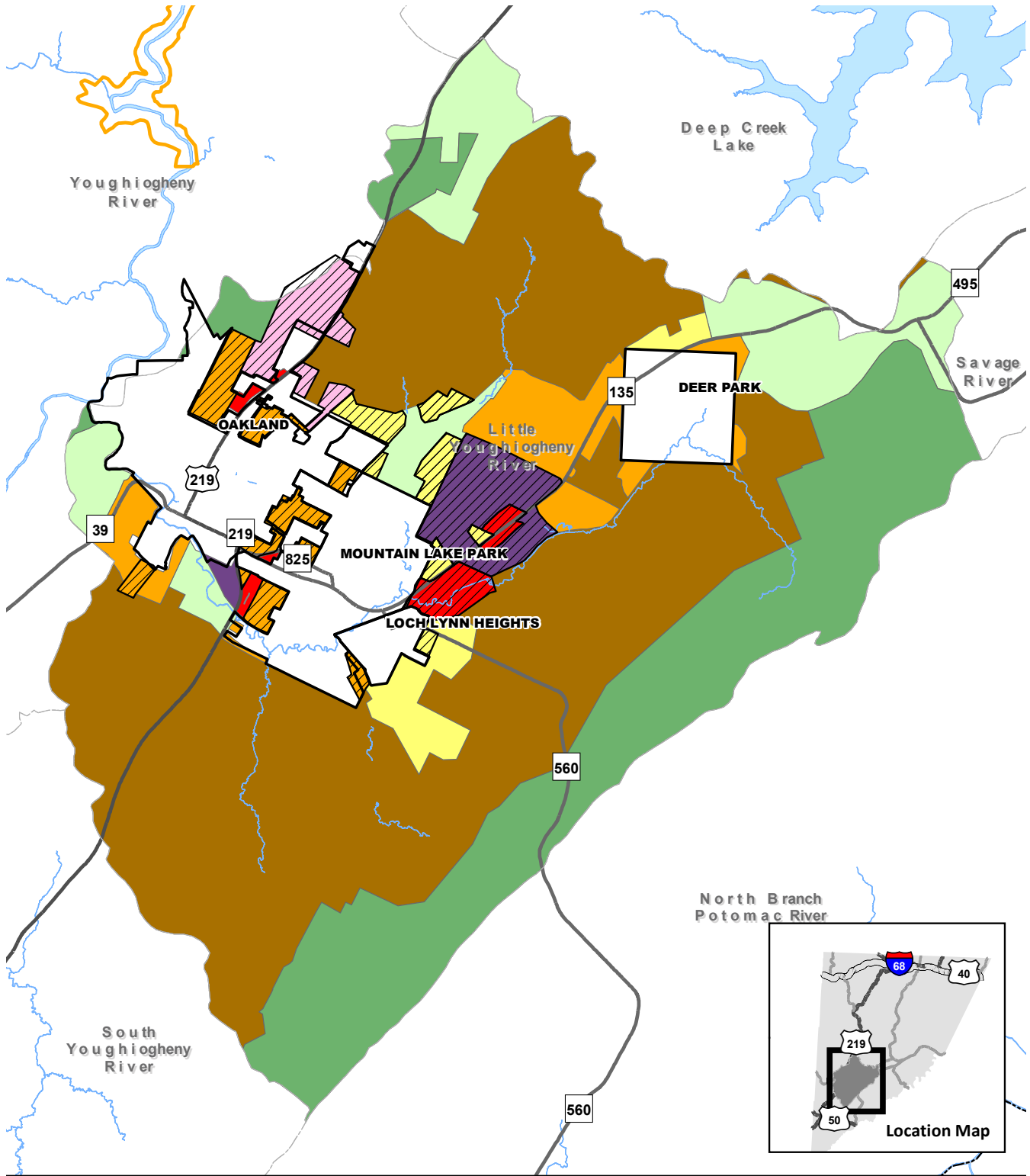
* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.



Map 2.3d. Future Land Use - Georges Creek Watershed*

Future Land Use	General Commercial	Agricultural Resource	Garrett County
Town Center	Commercial Resort	Rural	Municipal Boundary
Town Residential	Employment Center	Lake Residential 1	Watersheds
Suburban Residential	Rural Resource	Lake Residential 2	Municipal Growth Areas
			Youghiogheny Wild River Corridor

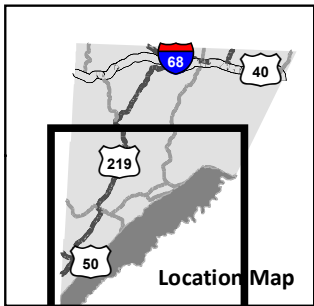
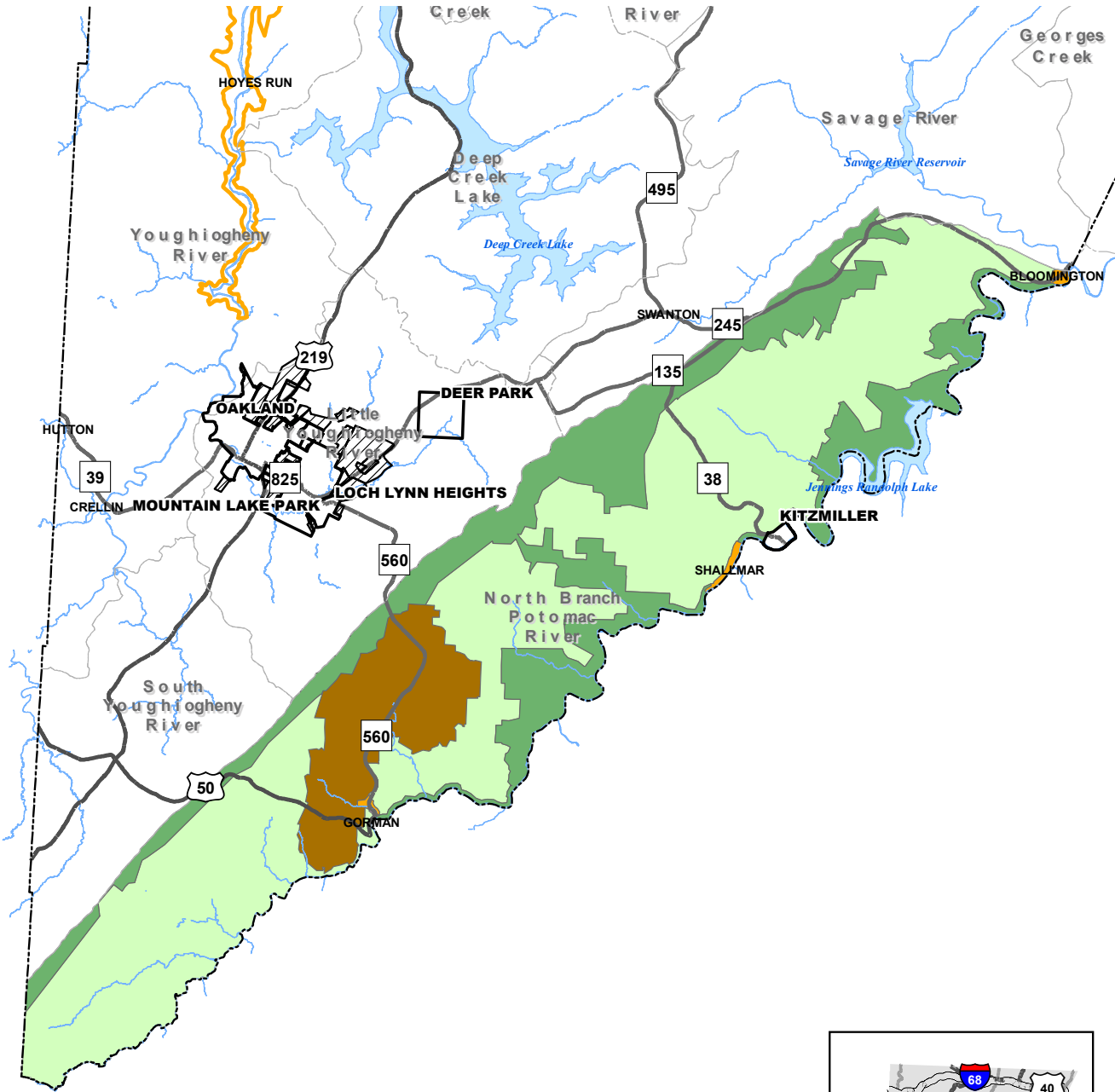
* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.



Map 2.3e. Future Land Use - Little Youghiogheny River Watershed*

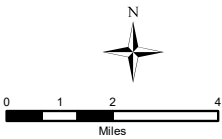
Future Land Use	General Commercial	Agricultural Resource	Garrett County
Town Center	Commercial Resort	Rural	Municipal Boundary
Town Residential	Employment Center	Lake Residential 1	Watersheds
Suburban Residential	Rural Resource	Lake Residential 2	Municipal Growth Areas
			Youghiogheny Wild River Corridor

* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.

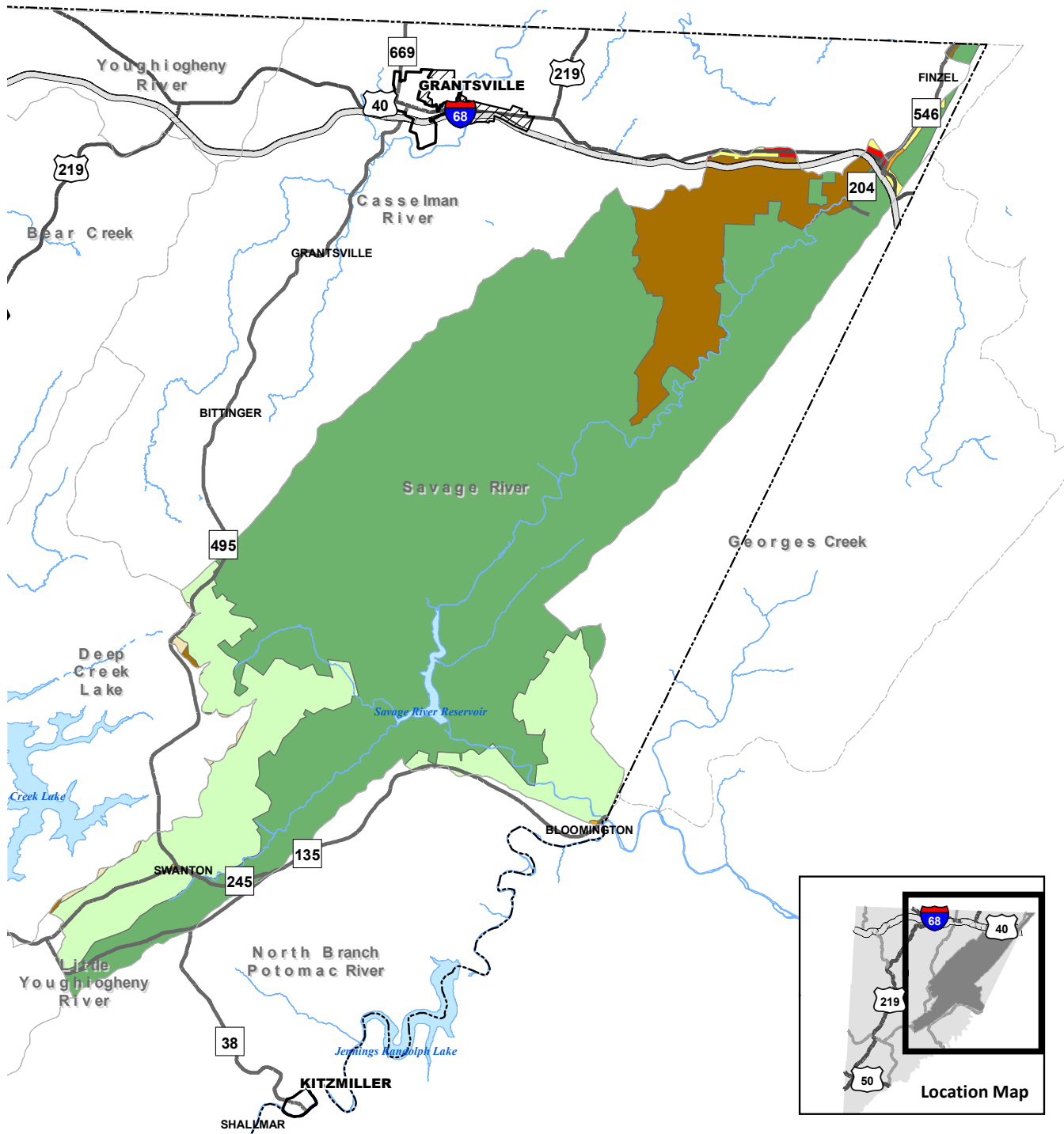


Map 2.3f. Future Land Use - North Branch Potomac River Watershed*

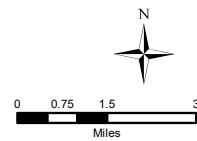
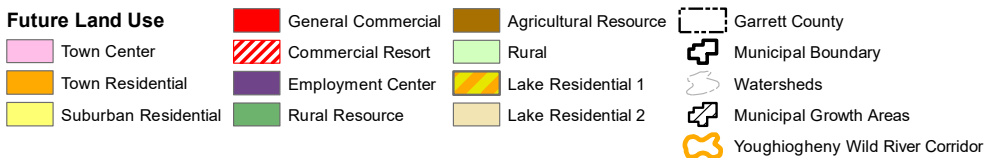
Future Land Use	General Commercial	Agricultural Resource	Garrett County
Town Center	Commercial Resort	Rural	Municipal Boundary
Town Residential	Employment Center	Lake Residential 1	Watersheds
Suburban Residential	Rural Resource	Lake Residential 2	Municipal Growth Areas
			Youghiogheny Wild River Corridor



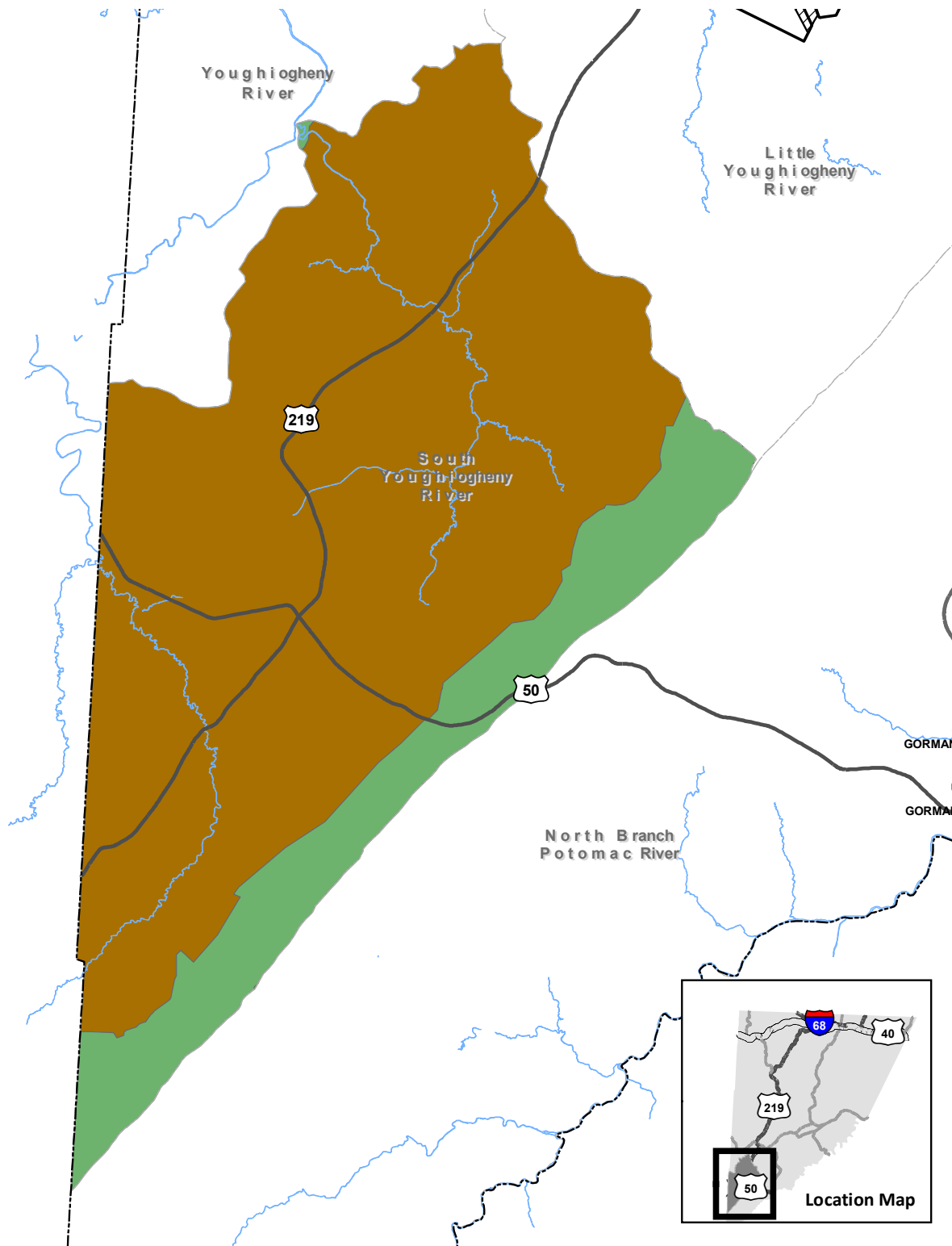
* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.



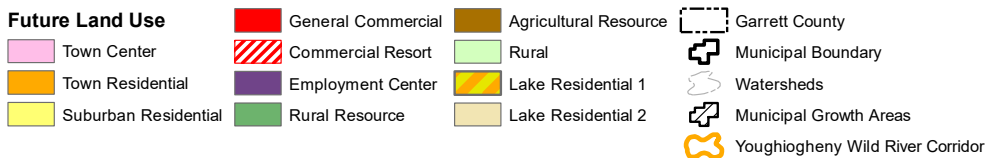
Map 2.3g. Future Land Use - Savage River Watershed*



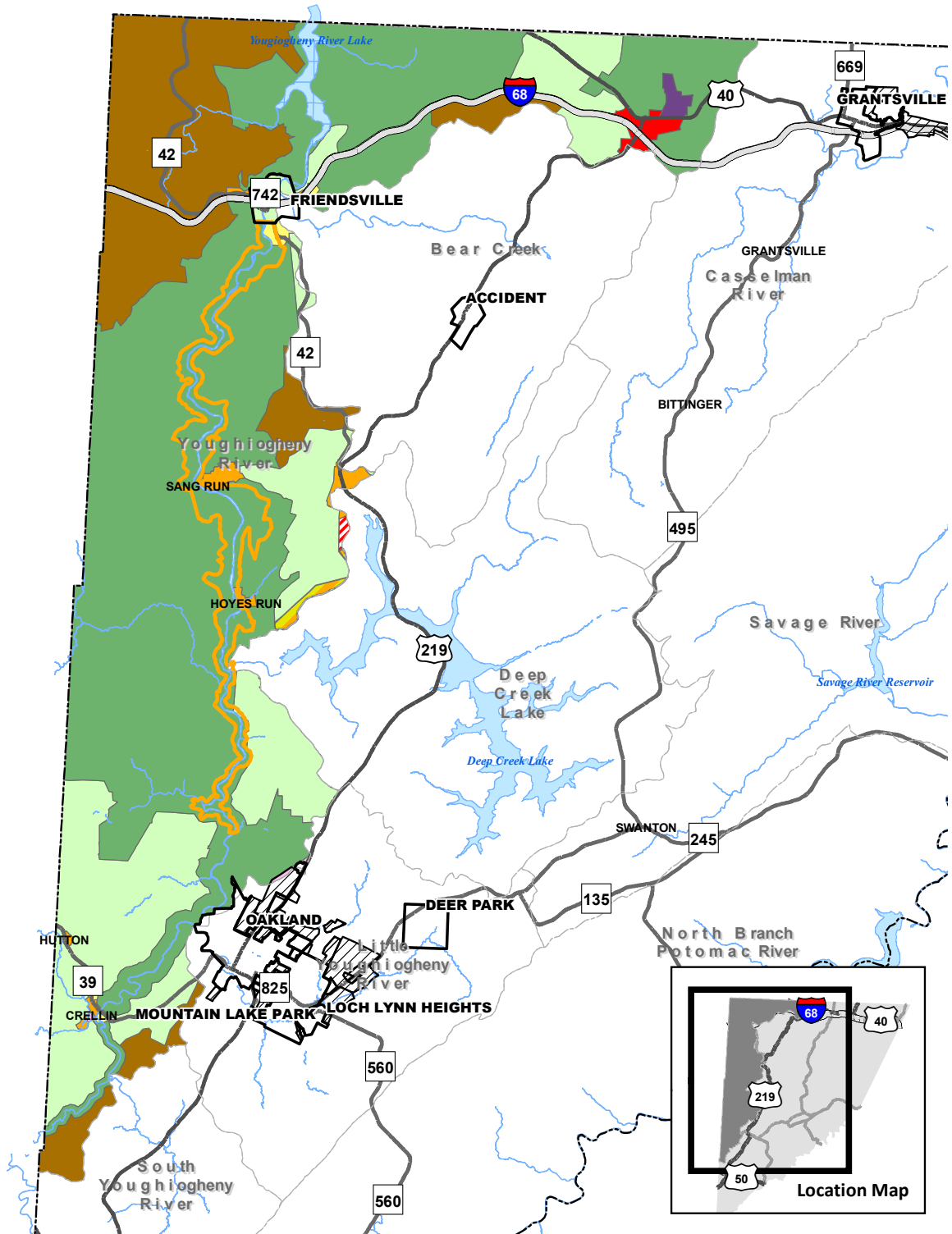
* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.



Map 2.3h. Future Land Use - South Youghiogheny River Watershed*

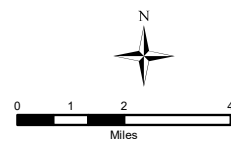


* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.



Map 2.3i. Future Land Use - Youghiogheny River Watershed*

- | | | | |
|------------------------|--------------------|-----------------------|----------------------------------|
| Future Land Use | General Commercial | Agricultural Resource | Garrett County |
| Town Center | Commercial Resort | Rural | Municipal Boundary |
| Town Residential | Employment Center | Lake Residential 1 | Watersheds |
| Suburban Residential | Rural Resource | Lake Residential 2 | Municipal Growth Areas |
| | | | Youghiogheny Wild River Corridor |



* Extent of Youghiogheny Wild River Corridor shown for planning purposes only. See COMAR 08.15.01.06 for official statutory boundary.

Input provided during the preparation of this Comprehensive Plan from the County Emergency Management Department recommended a more restrictive approach to development on steep slopes given the inherent instability of the soils and potential for catastrophic events during periods of heavy rainfall and increased saturation. More specifically, it was recommended that limitations be placed on development on slopes 20% or greater.

2.2.2 (ii) Streams and Buffers

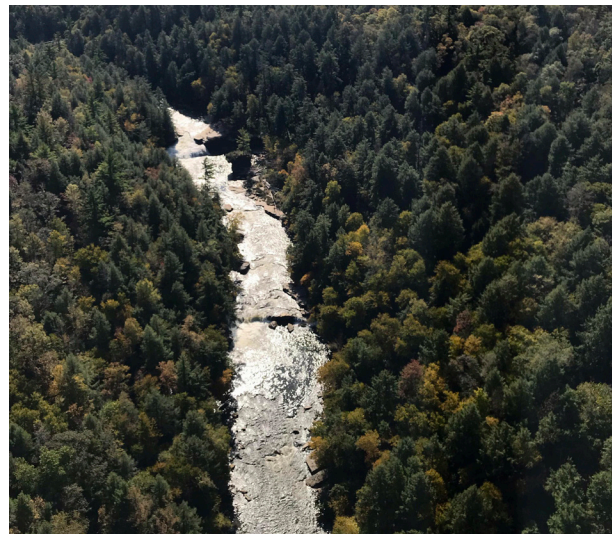
Garrett County has nearly 1,200 miles of streams and rivers, ranging from first-order headwater streams to large rivers like the Youghiogheny River and North Branch Potomac River. Many of the County's major rivers, particularly the Youghiogheny, Savage, and North Branch Potomac (sometimes known as the "three sisters") are also important recreational resources. Portions of the Youghiogheny River have been designated by Maryland Department of Natural Resources (DNR) as a "Scenic and Wild River," a state designation that recognizes and protects (through state ownership) the corridor's substantial natural values, especially outstanding whitewater, and impressive scenic beauty.¹ This portion of the Youghiogheny River is subject to state land use and development guidelines (see Section 2.1.5 (ix) and Map 2.3.i in Section 2.1, Land Use).

The County's 2017 Land Preservation, Parks, and Recreation Plan (LPPRP) also establishes goals to limit development in and near sensitive environmental areas including steep slopes, streams, wetlands, 100-year floodplains, and habitats of rare, threatened and endangered species. One such method to protect streams and wetlands is the use of stream buffers or "greenways," which are strips of land at the edge of rivers and streams to help to control flooding and reduce the volume and speed with which pollution and sediments enter rivers and streams.² This, in turn helps to protect water quality in Garrett County and beyond.

The Sensitive Areas Ordinance defines stream buffers as:

- In Growth Areas: 25 feet from the top of the primary bank of a stream.
- In non-Growth Areas: 50 feet from the top of the primary bank of a stream.

The Sensitive Areas Ordinance prohibits new buildings, and allows only minimal paved area in these buffer areas. Landowners and subdividers are encouraged (but not required) to maintain buffers in natural vegetation, plant trees and vegetation where necessary, and establish deed restrictions against cutting trees within the buffer.



2.2.2 (iii) Wetlands

Wetlands are valuable natural resources that provide habitat for plants, fish, and wildlife; maintain water quality (by slowing and collecting sediment and pollutants), act as ground water recharge areas, and control flooding and erosion.

Despite its mountainous character, there are over 13,000 acres of freshwater non-tidal, wetlands in Garrett County, approximately 7,000 of which are mapped, vegetated wetlands and 6,000 acres of which are associated with rivers and lakes).^{3,4} Although found throughout the County, wetlands are most extensive in the following areas (see Map 2.5 - Wetlands):

¹ LPPRP, page 3-33. A 21-mile stretch of the river received this designation in 1976, making it the first Scenic and Wild River in Maryland.

² Greenways are "natural corridors set aside to connect larger areas of open space and to provide for the conservation of natural resources, protection of habitats, opportunities for recreation, alternative transportation, and nature study." Ecological greenways are primarily reserved for natural resource protection but can have recreational facilities.

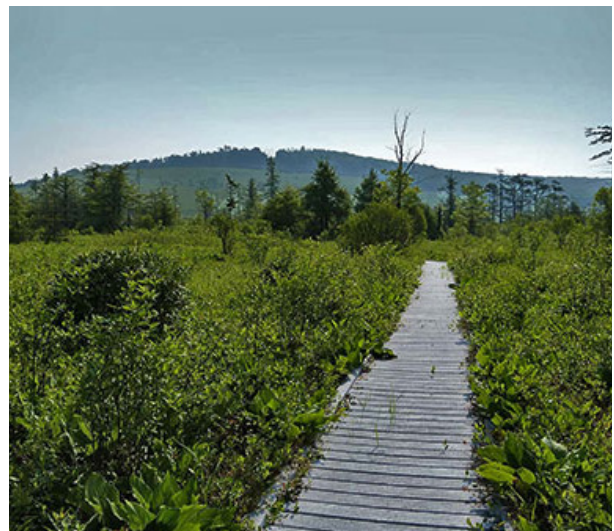
³ In fact, all open bodies of water (lakes, reservoirs, ponds, rivers, and streams) are classified as wetlands, as are bogs, lowland forests, and many other types of habitat.

⁴ Maryland Department of Planning's Land Use/Land Cover summarized in Table 2.8, only identifies large concentrations of wetlands (and lists bodies of water separately), whereas the data in Section 2.2.2 (iii) are based on detailed mapping from the Maryland Department of Natural Resources (DNR).

- Between the Youghiogheny River and the West Virginia border. One notable wetland feature in this area is the Cranesville Subarctic Swamp (along the West Virginia border, west of the village of Sang Run). This area was designated as a National Natural Landmark by the National Park Service in 1964 (one of the first such designations), and is home to plant and animal species that are rare in Maryland.
- In and around the Bear Creek watershed and the Cherry Creek sub-watershed (part of the Deep Creek watershed). In particular, this area contains Cunningham Swamp and The Glades, an extensive area of peat (Sphagnum) bogs that are rare in Maryland⁵
- Along the tributaries of the Savage River, particularly Poplar Lick Run and the Little Savage River (notably, Callahan Swamp).
- Southwest of Deep Creek Lake, between Mount Nebo/Roman Nose Mountain and Hoop Pole Ridge. This includes Hammel Glade owned by The Nature Conservancy and the wetlands of the Mount Nebo Wildlife Management Area (WMA). The Mount Nebo WMA is managed by the Maryland Department of Natural Resources (DNR), and protects two red spruce bogs, a rare type of wetland in Maryland. They are among the oldest peat bogs in eastern North America, and are home to wild cranberries and several rare and endangered plant species (see Section 2.2.2 (v)).
- In the northeast corner of the County, including Wolf Swamp and Finzel Swamp (known as Cranberry Swamp). Both of these wetland areas are owned by the Nature Conservancy. Wolf Swamp contains old-growth spruce-hemlock and mountain bog ecosystems, both rare in Maryland,⁶ and forms the headwaters of Red Run, a tributary to Piney Creek and the Casselman River. Finzel Swamp (much of which is in the Nature Conservancy-owned Finzel Swamp Nature Preserve) is a large mountain peatland community,⁷ and forms the headwaters of the Savage River.

Development with the potential to impact wetlands and waterways in Garrett County is regulated by the Maryland Department of the Environment (MDE) Water and Science Administration-Nontidal Wetland Division and the U.S. Army Corps of Engineers (USACE). State regulated wetlands and waterways are protected through the provisions of the Non-Tidal Wetlands Protection Act and the "Waterway Construction Statute." Federal regulated wetlands are protected under the Clean Water Act, Sections 401 and 404 and the Rivers and Harbors Act of 1899 Section 10.⁸ The Garrett County Sensitive Areas Ordinance states that wetlands shall be protected in accordance with State law and in accordance with the County Subdivision Ordinance. The County Subdivision Ordinance affords wetlands additional protection in cluster developments and in Planned Residential Developments outside the Deep Creek Lake Watershed.

MDE also identifies and gives special regulatory attention to "Nontidal Wetlands of Special State Concern (WSSC)", wetlands with rare, threatened, or endangered species, or other unique attributes. MDE mandates additional regulatory protections for WSSCs, such as sediment controls, 100-foot regulated buffers, and other specific types of stormwater management practices. MDE has designated 73 WSSCs in Garrett County, comprising more than 2,900 acres. The Glades, Cunningham Swamp, Hammel Glade, the Mt. Nebo wetlands, and the Cranesville Subarctic Swamp are among the WSSCs in Garrett County. Map 2.5 displays the WSSC's within Garrett County.



⁵ Maryland Department of the Environment. Total Maximum Daily Loads to Address Low pH in Cherry Creek. October 2003.

⁶ The Maryland-DC Audubon Society, www.audubonmdcc.org/SciCon_IBAs_sitedescriptions.html

⁷ The Nature Conservancy: www.nature.org/wherewework/northamerica/states/maryland/press/press1905.html

⁸ COMAR Title 26, Subtitle 23

2.2.2 (iv) Floodplains

Floodplains are relatively low, flat areas adjoining rivers, streams, and other bodies of water that are usually naturally-formed and are subject to partial or complete flooding on a periodic basis. Floodplains store and moderate the speed and impact of floodwaters, and in conjunction with wetlands (many of which are found in floodplains), also help to maintain water quality and recharge groundwater. Floodplains are typically described in terms of the frequency of flooding that they experience. The 100-year floodplain is the area that has a 1% chance of being flooded in any given year. Garrett County has nearly 16,000 acres within the 100-year floodplain; approximately 5,600 acres of which are in the open bodies of water described in Section 2.2.2 (iii) Wetlands,⁹ most of which are found near the County's rivers, lakes, streams and wetlands.

The County's Floodplain Management Ordinance limits most development and disturbance in the 100-year floodplain. Occupied areas of residential structures must be entirely outside of the floodplain (although garages and accessory structures totaling no more than 600 square feet may be placed in the floodplain, if no other alternative exists on the property). Non-residential structures in the floodplain must be flood-proofed. No more than 600 cubic yards of fill material may be placed in the floodplain except by variance. The County's Floodplain Management Ordinance was updated in 2019 to include the most recent requirements of Federal Emergency Management Agency (FEMA) and included the adoption of new Flood Insurance Rate Maps (FIRMs) as created by FEMA and the State of Maryland. FEMA has also recently refined the definition of accessory or appurtenant structures and has assigned additional protection measures to such structures.

Projects located within the floodplain are also regulated by MDE Nontidal Waterway Construction Division to ensure they do not create flooding on upstream or downstream property, maintain fish habitat and migration, and protect waterways from erosion.

2.2.2 (v) Habitats of Rare, Threatened, and Endangered Species

Garrett County is comprised of approximately 67% forest cover, consisting largely of hardwood forests dominated by oaks species. These forested lands are home to a diverse wildlife community of an estimated 263 species of reptiles, amphibians, birds, and mammals. Within the County are unique and rare habitats, which support state and federal listed rare, threatened, and endangered species (RTE).

The federal and state governments maintain separate lists and maps of the habitats of RTE species including plants and animals. There are 55 state-listed RTE animal species (two of which are also federally-listed threatened or endangered species), and 111 state-listed RTE plant species in Garrett County.¹⁰ See Appendix 6 for full list of Federal and State list of Rare, Threatened and Endangered Species in the County.

The 1,887-acre Mount Nebo Wildlife Management Area (WMA) north of Oakland protects an area of rare wetlands and endangered plant species. Several Nature Conservancy properties and other private conservation lands throughout the County also protect RTE species and their habitats, as described in Section 2.2.2 (iii) Wetlands.

The U.S. Fish and Wildlife Service regulates development with the potential to impact the habitats of federally-listed RTE species, while DNR regulates development with the potential to impact state-listed RTE species. The County's Sensitive Areas Ordinance defers to federal permitting statues regarding federally-listed RTE species and refers developers to state authorities for regulation of state-listed RTE species.



⁹ As with wetlands, floodplains include all major bodies of water (rivers, streams, and lakes).

¹⁰ Department of Natural Resources List of Rare, Threatened and Endangered Species of Garrett County, July 2019.

2.2.2 (vi) Agricultural and Forest Land Intended for Protection

Agriculture

Approximately 89,000 acres of land in Garrett County (21% of the County) are used for the production of crops, livestock, or other agricultural purposes. This agricultural land is an integral part of Garrett County's identity, as evidenced by the Rural Legacy designation in the Bear Creek watershed, and the scenic quality of the Pleasant Valley area in the Southern Youghiogheny watershed. The AR land classification in the Land Use Plan reflects the general extent of agricultural activity in the County. Protected agricultural and forest lands are shown in Map 2.6 – Protected Lands.

The County supports the Maryland Agricultural Land Preservation Foundation's (MALPF) efforts to preserve farmland in the County. There are 61 MALPF easements in the County, totaling 7,330 acres.

Although no longer required by the MALPF program, the County has also adopted a County Agricultural Land Preservation District Program to help preserve productive farmland and woodland. The Districts are in effect for a minimum of 3 years and the County uses the District Program as a mandatory precursor to qualify for entry into the MALPF or Rural Legacy Program. Approved District properties are eligible for a County Tax Credit. As of 2019, there were 27 Districts in the County, totaling 3,912 acres.

Garrett County's 31,000-acre Rural Legacy (RL) Area covers the Bear Creek watershed, as well as part of the Youghiogheny River watershed near Friendsville. 1,546 acres within the RL have been permanently protected through the purchase of development rights by the County using DNR funds. According the LPPRP, since 2008, DNR has been reluctant to purchase development rights within the RL Area due to the presence of Marcellus Shale. This policy was lifted in 2017, but those properties are now required to undergo an additional step in the form of a feasibility study.

Forest

There are approximately 281,000 acres of forest land in Garrett County (see Table 2.1 and Map 2.3 – Future Land Use). The County's forests are important economic, scenic, and environmental resources. The Savage River, Potomac and Garrett State Forests, as well as a small amount of privately-owned land (see Map 2.6 – Protected Lands); protect over 73,000 acres of forest land. Although the state and local parks in Garrett County are primarily intended for recreational activities, many of these parks also conserve forested land (see Chapter 3 of the LPPRP for a detailed listing of the park land in the County).

It should be noted that Garrett County is exempt from the provisions of the Forest Conservation Act since there are over 200,000 acres of forest in the County.

Other Protected Land

In addition to stream and river buffers, wetlands and their buffers, agricultural easements and state forest land, nearly 28,000 acres of land in Garrett County in the following categories are protected from development:

- 15,543 acres of DNR-owned land (other than state forests), such as state parks, wildlife management areas, fishery management areas, Deep Creek Lake Natural Resource Management Area, the Youghiogheny Wild River Natural Environmental Area, and other land.
- 3,768 acres of land surrounding the federally-owned Youghiogheny River Lake and Jennings Randolph Lake.
- 949 acres of land in the four County/City parks. (Finzel Park, Broadford Park, Crellin Community Park, Fork Run Recreation Area).

More than 5,000 acres of land protected by Maryland Environmental Trust Conservation Easements, The Nature Conservancy, and the Maryland Ornithological Society.

2.2.2 (vii) *Ridgelines*

Ridgelines were originally identified in the 2008 Comprehensive Plan as areas that needed further protection. Ridgelines were generally defined scenic vistas and natural areas that were being impacted by development within the Deep Creek Lake Watershed. Since that time, the ridgelines that had been developed have naturally regenerated with vegetation. However, for the purposes of this Comprehensive Plan, ridgeline protection from new development remains a priority.

2.2.3 *Discussion of Issues*

2.2.3 (i) *Future Growth and Development*

The potential encroachment of future development on sensitive environmental, agricultural, and forest resources is an important issue facing the County's sensitive areas. As indicated in Appendix 2 - Population Growth Scenarios, approximately 2,100 new residential units are projected to be built in the County by the year 2040. Sensitive environmental areas should be avoided wherever possible, and emphasis should be placed on preserving contiguous environmental resources (e.g., entire floodplains and wetland complexes, rather than isolated wetlands or forest stands). As indicated in Chapter 2.1, the vast majority of the County (84%) has been designated as Tier IV per the requirements of the Sustainable Growth & Agricultural Preservation Act of 2012. The Tier IV areas correspond to the areas designated as Rural Resource and Agricultural Resource Land Use Districts, which contain much of the County's natural resources. As such, fragmentation of the County's natural resources will be limited, thus maximizing the value and benefits of said resources. In cases where disturbing resources cannot be avoided, appropriate development regulations in the form of erosion and sediment control measures and stormwater management environmental site design and best management practices will be employed.

2.2.3 (ii) *Agricultural and Forest Land Intended for Protection*

Agriculture

As discussed above and in Chapter 2.1, approximately 84% of the County is designated as Tier IV per the requirements of the Sustainable Growth and Agricultural

Preservation Act of 2012, thus allowing only minor subdivisions (7 lots or less) on the parcels designated as such. In addition, based on stakeholder interviews and current development trends, the County is not experiencing significant pressure to convert active agricultural lands to residential development. Finally, the County is availing itself of the various agricultural preservation programs such as MALPF, Rural Legacy and the County's own Agricultural Preservation District Program. Based on these factors, the preservation of farmland is not a major concern in Garrett County. As discussed in Chapter 3, Vibrant Economy, assisting farmers in the exploration, development and production of new agricultural products and agricultural related industries will be the primary agricultural "preservation" focus of the County.

Forest

Similar to agriculture, forest land preservation within Garrett County is not a major issue. In addition to the factors positively impacting farm land conservation such as the Tier Map and lack of development pressure, over 73,000 acres of forest land are protected by virtue of being designated as a State Park or State Forest. Unfortunately, the closing of the Verso papermill in Allegany County and other global factors are adversely affecting the contribution of the forestry sector to the economic portfolio of the County.

2.2.3 (iii) *Ridge Tops*

The 2008 Comprehensive Plan expressed concerns about the potential negative impact of wind power generation facilities being located on the County's ridgetops. Concerns were raised regarding potential negative impacts to birds and bats species as well as overall impacts to scenic viewsheds. The 2008 Plan acknowledged those concerns but also recognized the positive impacts of wind power as a clean and sustainable power generation source. This Plan continues to recognize the same impacts of wind power in the County. Counties do have some regulatory oversight of the siting of wind power facilities relative to limiting their locations to certain zoning districts, setbacks, height, etc., by virtue of their exercise of zoning authority. Given the lack of zoning outside the Deep Creek Lake Influence Area, Garrett County cannot exercise similar controls. In May 2014, however, Governor O'Malley signed into law SB2, which required industrial wind turbines to be setback

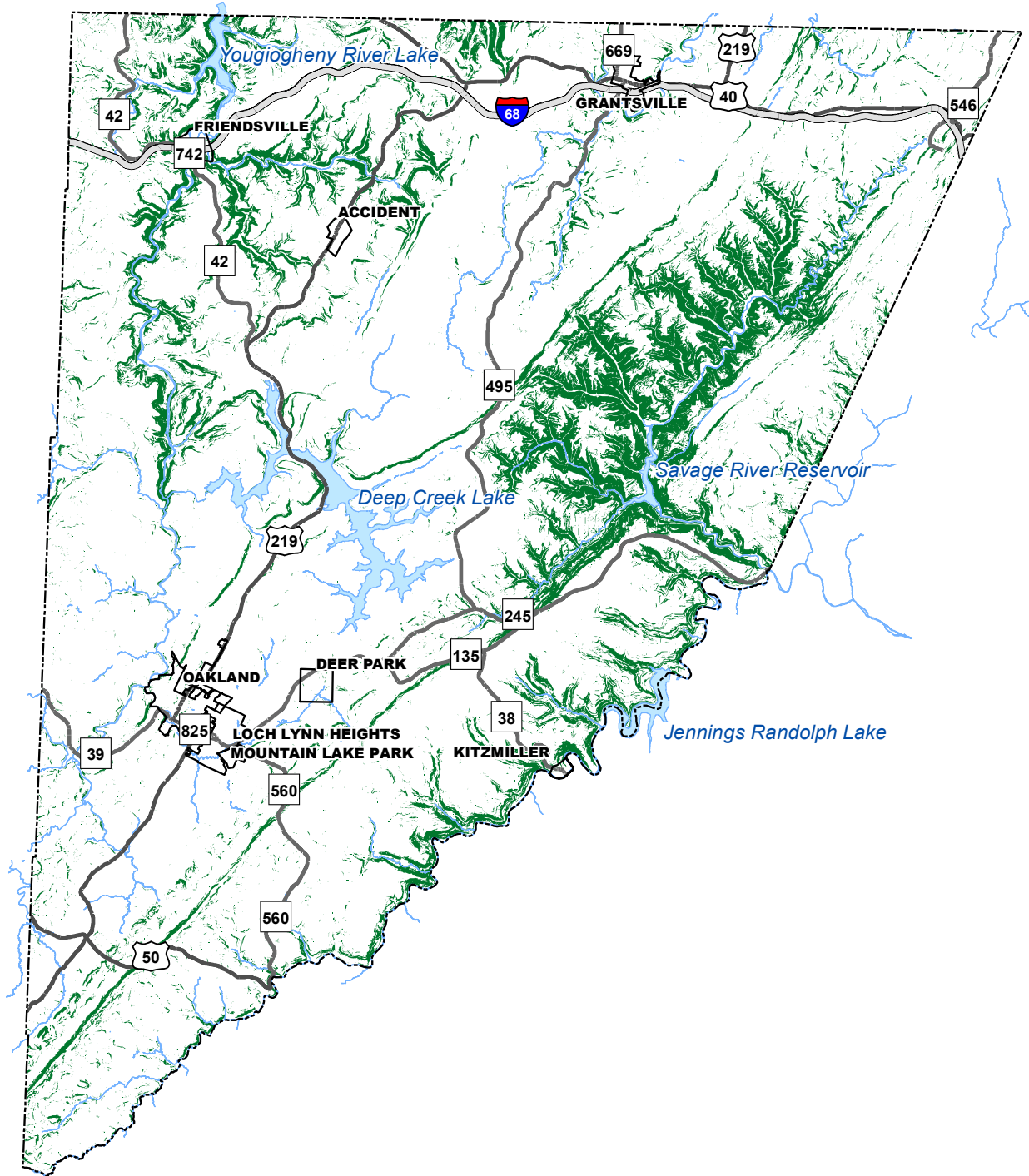
from residential structures equal to a distance of 2.5 times the structure height. The law also allows the setbacks to be reduced by 50% upon written consent of all property owners adjoining the industrial wind turbine system.

Since 2008, four commercial wind farm projects, Four Mile Ridge, Criterion, Fiar Wind and Roth Rock have built and now operate 76 wind turbines in Garrett County. See Map 2.7 - Wind Turbines. Additional wind power sites are also in operation south of Garrett County in West Virginia and north of Garrett County in Pennsylvania.


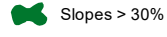

2.2.4 Policies and Actions

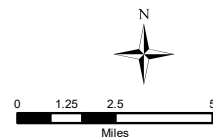
1. Continue to use the Sensitive Areas Ordinance and the Deep Creek Lake Watershed Zoning Ordinance to limit development on steep slopes, near rivers and streams, and near the habitat of rare, threatened, or endangered species.
2. Consider updating steep slope requirements in the Sensitive Areas Ordinance and Subdivision Ordinance if issues arise related to development on slopes 20% or greater. Current Ordinance limits development on slopes 30% or greater.
3. Amend the Sensitive Areas Ordinance and Map to include the additional Source Water Protection Areas identified in the 2013 County Water and Sewer Plan which include those areas associated with the McHenry, Mountain Lake Park, Frostburg and Midland/Lonaconing water systems.
4. Continue to work with MALPF, the Maryland Department of Agriculture, DNR (particularly the Rural Legacy program), and other public and private preservation interests to achieve the County's goal of preserving 20,000 acres of farmland by the year 2040.
5. Support increased state inspection and enforcement of sediment and erosion controls for new development and redevelopment. See Goal Objective 2 in Section 3.4 Deep Creek Lake Area
6. Consider stormwater management retrofits targeted to areas where runoff impacts sensitive environmental features.
7. Continue to encourage innovative stormwater management practices to reduce runoff and increase groundwater recharge, particularly those that use ESD techniques.

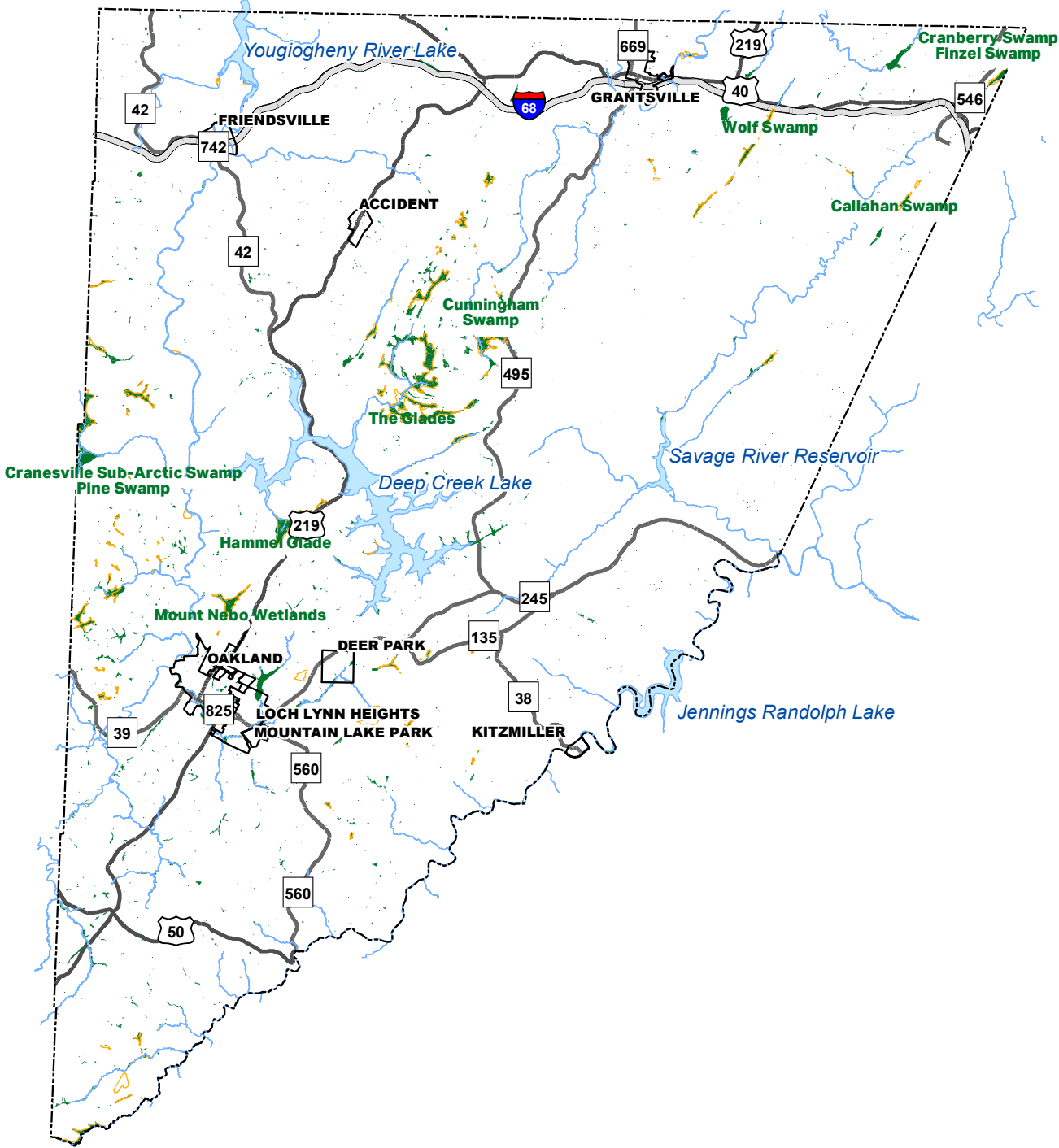










Map 2.4 Steep Slopes and Major Streams

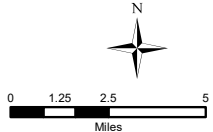
-  Garrett County
-  Major Stream
-  Municipal Boundary
-  Slopes > 30%
-  Water Body

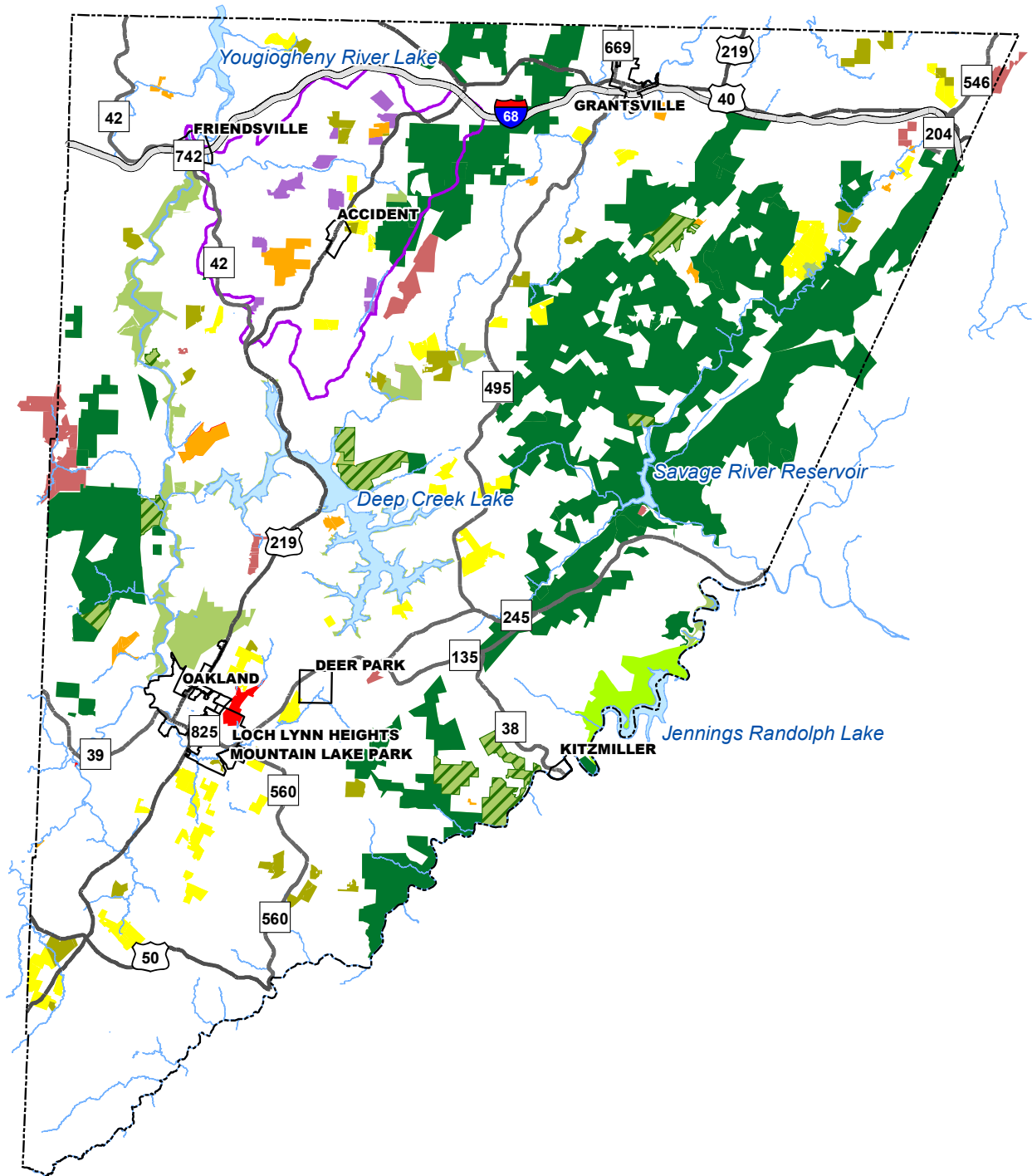




Map 2.5 Wetlands

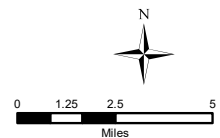
-  Garrett County
-  Wetlands of Special Concern
-  Municipal Boundary
-  Wetlands (DNR)
-  Water Body
-  Major Stream

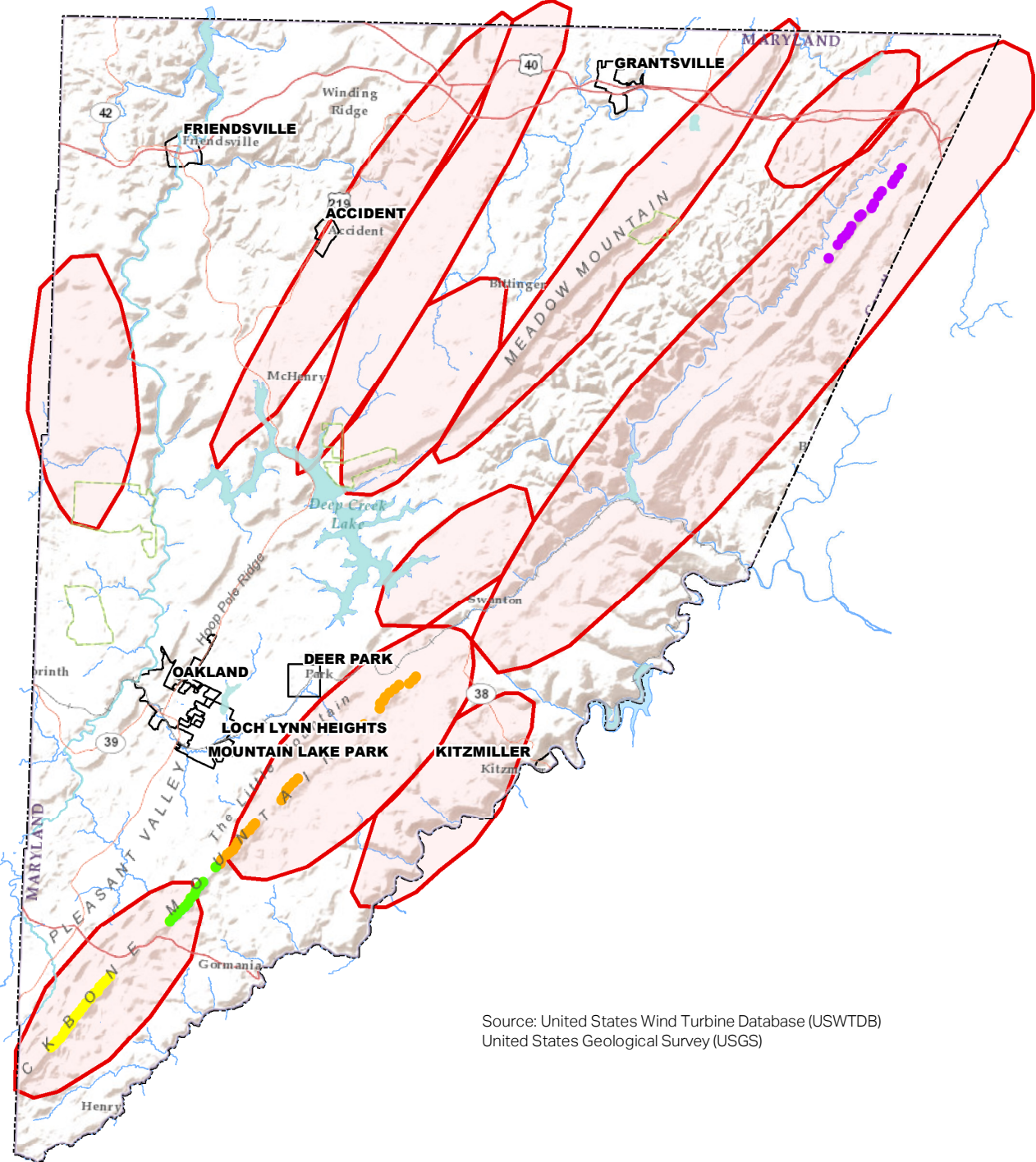




Map 2.6 Protected Lands

- | | | |
|--------------------|------------------------|---|
| Garrett County | Rural Legacy Easements | DNR Property & Conservation Easement |
| Municipal Boundary | State Forest | Local Protected Land |
| Water Body | MALPF Easement | Private Conservation Land |
| Major Stream | MET Easement | Protected Federal Land |
| Rural Legacy Areas | State Parks | County Agricultural Preservation District |

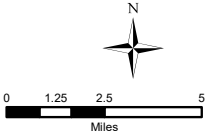




Source: United States Wind Turbine Database (USWTDB)
United States Geological Survey (USGS)

Map 2.7 Wind Turbines

- Garrett County
- Municipal Boundary
- Water Body
- Major Stream
- U.S. Wind Turbine Criterion
- U.S. Wind Turbine Fair Wind
- U.S. Wind Turbine Fourmile Ridge
- U.S. Wind Turbine Roth Rock
- Wind Resource Areas



2.3 WATER RESOURCES

The purpose of the Water Resources Element, as defined in Maryland House Bill 1141, is to establish a clear relationship between existing and proposed future development, the drinking water sources and wastewater facilities that will be necessary to serve that development, and measures to limit or control the stormwater and non-point source water pollution that will be generated by new development. This chapter identifies drinking water sources and wastewater treatment facilities needed to support the existing and future development described in the Plan's Land Use Element (Chapter 2.1). It also identifies the potential impact to receiving waters from runoff caused by new impervious surfaces and/or forest cover removal resulting from development in accordance with the Future Land Use Plan.

2.3.1 Coordination with Garrett County's Municipalities

The eight incorporated municipalities in Garrett County all include public water and sewer service to residents and businesses within their boundaries. The County owns and operates all water and wastewater systems (including transmission and collection infrastructure) in Garrett County except for those in the Towns of Accident, Grantsville, and Oakland (the County provides operator supervisory services in Accident). The Towns of Mountain Lake Park and Loch Lynn Heights own the wastewater collection lines within their boundaries, which convey the two municipalities' sewage to the County's Trout Run Wastewater Treatment Plant (WWTP). The County Department of Public Works, Public Utilities Division (DPU) operates all of the County water and wastewater facilities.

It should be noted that, while this County Water Resources Element contains information on the various water and sewer facilities serving the municipalities, whether municipally owned and/or operated, unless officially adopted by a municipality, this element only serves as the official Water Resources Element for Garrett County.

This element compiles—to the greatest degree possible—the data necessary to link water resources, growth, and land use for the County and for the towns. While this element provides a summary of goals, objectives, and strategies to achieve the purposes set forth by the State of Maryland, the 2014 Garrett County Water and

Sewerage Master Plan (2014 Water and Sewer Plan) is the authoritative plan for information pertaining to water and sewer resources and facilities.

2.3.2 Goals and Objectives

The water resources goals for Garrett County are to:

1. Work in cooperation with the County's municipalities to maintain a safe and adequate water supply and ensure adequate amounts of wastewater treatment capacity to serve projected growth.
2. Take steps to protect and restore water quality, and to meet water quality regulatory requirements in Garrett County's rivers and streams.
3. Take steps to ensure adequate water and sewer facilities are available to serve economic development initiatives as may be undertaken by the County.

Objectives to support the goals are listed below.

1. Ensure that existing and planned public water systems meet projected demand.
2. Ensure that existing and planned public wastewater collection and treatment systems meet projected demand without exceeding their permitted capacity.
3. Ensure that the County's stormwater management policies reflect the most recent state requirements.
4. Pursue land use patterns that limit adverse impacts on water quality.

2.3.3 Drinking Water Assessment

2.3.3 (i) Public Water Systems

Youghiogheny River Watershed

Crellin

Crellin is an unincorporated area that draws its water from two groundwater wells in the Allegheny/Pottsville formations. Operated by Garrett County, the Crellin water treatment plant has a design and production capacity of 28,000 gallons per day (gpd) and a groundwater appropriation permit (GAP) for an average daily withdrawal for of 30,000 gpd. The Crellin water system's average daily water use is approximately 15,000 gpd. Given modest growth projections, no increase in capacity should be

needed to meet projected demand through 2033. The 2014 Water and Sewer Plan indicates that the County plans to extend the Crellin water system to four different areas by 2017. According to DPU, no recent expansions of the Crellin system have occurred. The 2014 Water and Sewer Plan recommends that the County continue to monitor usage of the Crellin water system in that the expansion to the four different areas could bring usage to within 80% of the water treatment plant's production capacity. The 80% threshold is based on MDE's capacity management planning methodology. The Crellin water system serves areas designated as Suburban Residential and Town Residential Land Use Districts as shown on the Future Land Use Plan (See Chapter 2, Map 2.3i).

Friendsville

The Town of Friendsville draws water directly from the Youghiogheny River. The Town's water system, which is owned and operated by the County, includes a treatment plant with a design and production capacity of 120,000 gpd and is permitted to withdraw an average of 73,000 gpd. Friendsville's average daily water use is approximately 65,000 gpd. The Town includes a significant amount of undeveloped land within its incorporated limits and is also bordered by Town Residential and Suburban Residential Land Use Districts as shown on the Future Land Use Plan (See Chapter 2, Map 2.3i). According to the 2014 Water and Sewer Plan, projected demand through 2033 will slightly exceed Friendsville's current appropriation, which would necessitate an increased appropriation from the Youghiogheny River or from additional groundwater sources. In addition, MDE has notified the County that improvements to the existing river intake are necessary to provide additional screening with air diffusers. The County will be preparing a Preliminary Engineering Report to evaluate other alternatives to the river intake upgrades such as river bank wells or groundwater wells.

Keyser's Ridge

The Keyser's Ridge area receives its water from Grantsville's Green water system. The County is seeking to re-allocate 50,000 gpd of annual water appropriation from the Grantsville system to develop a new public water supply using wells on DNR-owned land near Puzzley Run. The Town of Grantsville has tentatively agreed to decommission three of its wells within

the Savage River State Forest to make this possible. The County has purchased 6.7 acres along US 40 for the construction of a water treatment plant. The water treatment plant has been constructed. The water treatment, new wells and a water storage tank began operation in 2021. The Keyser's Ridge area is designated as Employment Center and General Commercial Land Use Districts on the Future Land Use Plan (See Chapter 2, Map 2.3i).

Bear Creek Watershed

Accient

The Town of Accident draws its water from two groundwater wells in the Hampshire formation. Its two water treatment plants have a combined design capacity of 110,000 gpd and permitted appropriation of 55,000 gpd. The Town's average daily water use is approximately 30,000 gpd. Given modest growth projections, no increase in capacity should be needed to meet projected demand through 2033. There are no planned system upgrades or service area expansions.

Little Youghiogheny River Watershed

Deer Park

The Town of Deer Park water system, which is owned and operated by the County, consists of two groundwater wells in the Greenbrier formation. The Deer Park water treatment plant has a production capacity of 96,000 gpd and a GAP for 47,000 gpd. The current water demand is approximately 35,000 gpd. The County plans to expand the Deer Park water system to several infill areas within the Town, as well as other adjacent areas. The Future Land Use Plan (Chapter 2, Map 2.3e) designates the corridor along MD Route 135 between Deer Park and Mountain Lake Park as a growth area with proposed land use districts of Town Residential, Employment Center and General Commercial. While the aforementioned growth corridor is already served by the Oakland water system, the Future Land Use Plan also indicates a Municipal Growth Area associated with the Town of Deer Park. Projected increases in demand would exceed Deer Park's current water appropriation; however, the Deer Park water system has elevated iron levels and loses approximately 35% of its treated water through pinhole leaks in copper service lines.

Mountain Lake Park/Loch Lynn Heights

The water system for the Towns of Mountain Lake Park and Loch Lynn Heights is a combined water system owned and operated by the County that draws water from four production wells in the Hampshire, Rockwell, and Mauch Chunk formations and two springs. The water treatment plant has a production capacity of 238,000 gpd with a GAP for 250,000 gpd. Current water demand is approximately 201,000 gpd. Given modest growth projections, no increase in capacity should be needed to meet projected demand through 2033; however, the County plans to replace the entire distribution system over the next 10 to 12 years as funding becomes available. In addition, over the next ten years, the County plans to expand the system east along MD Route 135 to the County office complex as well as several other infill areas.

Oakland

The Town of Oakland draws its water from Broadford Lake and the Youghiogheny River. Oakland's two treatment plants have a combined permit appropriation of 590,000 gpd, which includes 420,000 gpd from Broadford Lake and 170,000 gpd from the Youghiogheny River. Current water demand is approximately 377,000 gpd at Broadford and 45,000 gpd at Oakland. While the system capacity appears adequate to meet current and projected growth through 2033, the Town will monitor the average daily withdrawal to ensure the current appropriation limit does not need to be increased as new growth occurs. The Town has plans for several service area expansions over the next ten years, including areas around West Liberty Street, Dennett Road, Memorial Drive, Southern Garrett High School, east of Broadford Lake, the MD 39/Rosedale area, and areas around US 219 south of Burger King and US 219 North 4th Street. The Oakland water system interconnects with the Mountain Lake/Loch Lynn water system, which allows the County to purchase water for the Mountain Lake/Loch Lynn system during low flow periods or for emergencies. As indicated in the 2014 Water and Sewer Plan, the Oakland system serves not only the incorporated Town but also significant areas outside of Town limits designated as Future Growth Areas and designated as Employment Center, Suburban Residential, Town Residential and General Commercial Land Use Districts on the Future Land Use Plan (see Chapter 2, Map 2.3e).

The Town has made significant improvements to the Oakland and Broadford Plants and the distribution system over the past two years. There are still deficiencies with the water plants as well as the distribution system such as aging equipment, aging valves, aging water lines, and a lack of back-up power sources at the Oakland Plant and intake. The Town plans to continue to expand and make improvements to the system to ensure that permit requirements are met and to ensure that the quality and quantity of water serving those in the Oakland System meets necessary requirements.

Casselman River Watershed

Grantsville

The Town of Grantsville draws water from two wells and four natural springs in Savage River State Forest and two additional groundwater wells. The Town is served by two public water systems, the Grantsville system and the Green system, which also supply water to the Northern Garrett Industrial Park, the Keyser's Ridge area, and Northern Garrett High School and Middle School. The Grantsville system has a permitted appropriation of 111,000 gpd, treatment capacity of 120,000 gpd, and current demand of 60,000 gpd. Projected change in water demand due to growth through 2033 exceeds both the current withdrawal limit and production capacity. As a result, serving future demands on the Grantsville system would necessitate an expanded water treatment plant and/or withdrawal permit, or another solution.

The Green system has a permitted appropriation of 112,000 gpd, treatment capacity of 100,000 gpd, and current water demand of 50,000 gpd. The County plans to serve the Keyser's Ridge area by reallocating 50,000 gpd of annual water appropriation from the Grantsville system to the new Puzzley Run water supply. This would reduce demand from the Green supply by approximately 15,000 gpd. As part of an agreement with DNR concerning the maximum amount of water that can be taken off of State land; the Town plans to decommission unused wells within the State Forest in the near future.

While no service area expansions are currently planned, future expansions are being considered for areas along Route 669 north to Pea Vine Road, 100 acres west of Town north of I-68, and along Route 40 to the Chestnut Ridge area.

North Branch Potomac River Watershed

Bloomington

The community of Bloomington is an unincorporated area that draws water directly from the Savage River upstream of Aaron Run. The water system, which is owned and operated by the County, consists of a water treatment plant with a production capacity of 38,000 gpd, a surface withdrawal permit for 43,000 gpd, and a current water demand of 28,000 gpd. The existing community is designated as Town Residential on the Future Land Use Plan (Chapter 2, Map 2.3f) and no growth is projected except for modest infill. As such, no increase in capacity should be needed to meet projected demand through 2033.

Bloomington's water system has been in need of significant upgrade/replacement due to deterioration. As such, the County replaced two deteriorated 60,000 gallon storage tanks with one 150,000 gallon tank in 2018. In addition, a water treatment plant was completed in 2020.

Gorman

The community of Gorman is an unincorporated area that draws its water from two wells in the Greenbrier and Mauch Chunk formations. The water system, which is owned and operated by the County, consists of a water treatment plant with a production capacity of 58,000 gpd, a GAP for 40,500 gpd, and a current demand of 35,000 gpd. Projected demand is expected to rise slightly (1,300 gpd) through 2023 and then escalate substantially (17,000 gpd) through 2033. Per the 2014 Water and Sewer Plan, the sharp increase in demand from 2023 to 2033 is due to a planned expansion of the service area to include infill areas within and south of the existing service area boundaries. The existing and proposed water service areas are geographically large given the proposed demand and are comprised of mostly Rural Resource and Agricultural Resource with small areas of Town Residential and Town Center (see Chapter 2, Map 2.3f). While Gorman has sufficient production and treatment capacity to meet demand until 2023, demand beyond 2023 would exceed Gorman's current water appropriation and require an increase in appropriation, alternate water supply, or a large reduction in water use after 2023. There are no plans for service area expansion beyond those described in the 2014 Water and Sewer Plan.

Kitzmillers/Shallmar

The Town of Kitzmillers water system also serves the neighboring unincorporated communities of Shallmar and Pee Wee Hill. The Kitzmillers water system draws its water from one groundwater well in the Allegheny and Pottsville formations.

Its water treatment plant has a design and production capacity of 104,000 gpd, a GAP for 42,000 gpd, and a current water demand of 25,500 gpd. The Pee Wee Hill area is designated as Rural on the Future Land Use Plan and the community of Shallmar is designated as Town Residential (See Chapter 2, Map 2.3f). Given modest growth projections, no increase in capacity should be needed to meet projected demand through 2033. Per the 2014 Water and Sewer Plan, the County plans to expand water service to a small area south along MD 38.

Deep Creek Watershed

Deep Creek Lake Service Area

This section briefly describes the public water system in Deep Creek Lake area, and its ability to support future growth. The Deep Creek Lake Water System now consists of the McHenry Water System and the Thayerville Water System. Currently the County is in the construction phase of interconnecting the two separate water systems with a water main along Route 219 that will traverse the Lake. The interconnection of the two systems is the County's top water system priority and once design and permitting are complete, the County will proceed with construction.

McHenry Water System

The McHenry water system, which is owned and operated by the County, provides drinking water for residential, resort, and commercial properties on the west side of US 219 in the vicinity of McHenry, along Marsh Hill Road, and for the Wisp Resort. Groundwater wells provide the source for McHenry's water. The McHenry water system, (which itself is a combination of three separate but interconnected systems) is comprised of:

- Five groundwater wells with a combined GAP capacity of 346,000 gpd;
- Three water treatment plants with a combined designed capacity of 640,000 gpd;
- Four storage tanks; and
- Approximately 30 linear miles of water distribution lines

Current usage in the McHenry water system is approximately 231,000 gpd.

Thayerville Water System

The Thayerville water system, which is owned and operated by the County, serves Deep Creek Lake's second largest business and commercial center (after McHenry), which is the residential and commercial areas south of the Route 219 Lake Bridge to approximately Laurel Brook Drive. The Thayerville water system is comprised of groundwater wells with a GAP capacity of 188,000 gpd and a water treatment plant with a design capacity of 432,000 gpd. Current usage in the Thayerville water system is approximately 100,000 gpd.

Combined McHenry and Thayerville Water System

The overall capacity of the combined system is a GAP capacity of 534,000 gpd and a treatment plant design capacity of 1,072,000 gpd. Average daily use is approximately 350,000 gpd.

As indicated in the 2014 Water and Sewer Plan, existing and future service areas for the combined water systems are generally consistent with the Future Land Use Plan in Chapter 2. That is, the service areas consist of growth areas such as Town Center, Town Residential, Suburban Residential, General Commercial, Commercial Resort, Employment Center and Lake Residential 1 and Lake Residential 2 land use districts (see Chapter 2, Map 2.3c).

The County is expecting a deficit in capacity of the combined systems to serve projected needs. The County is currently exploring additional groundwater wells at Hoyes Run but is need of funding to develop said wells to supplement the water supply.

2.3.3 (iii) Identification of Issues / Strategies: Drinking Water

Recommended Improvements to Public Water Systems

The previous sections describe existing capacities of the various public water systems and their ability to meet future demand in the year 2033 as defined in the 2014 County Water and Sewer Plan. The following describes the systems with potential deficiencies with recommendations for addressing the same:

Friendsville: The County should prepare the Preliminary Engineering Report (PER) as

described above and seek funding to implement the selected alternative as described in the PER.

Deer Park: The Town and the County should continue to monitor flows and proposed development and ensure that capacity in the system is not over-committed.

Grantsville: The Town and the County should continue to monitor flows and proposed development and ensure that capacity in the system is not over-committed.

Gorman: As described above, the deficit is projected to occur after 2023 due to an expansion of the service area. The County should not extend service until need improvements are identified to increase system capacity and funding is in place to implement said improvements.

Combined McHenry and Thayerville Water System: The County should continue to seek funding for the development of additional groundwater wells at Hoyes Run.

For the purposes of this Comprehensive Plan, the 2014 County Water and Sewer Plan will be used to identify future need relative to existing or planned capacities of the various water systems (see Table 3-3 of the Garrett County Water and Sewerage Master Plan).

2.3.4 Wastewater Assessment

2.3.4 (i) Existing Conditions by Watershed

Youghiogheny River Watershed

Crellin

The Town of Crellin and the nearby community of Hutton are served by a single wastewater treatment plant (WWTP). The WWTP, which is owned and operated by the County, has a permitted treatment capacity of 27,000 gpd and an average daily flow (ADF) in 2018 of 14,000 gpd. The plant uses a recirculating tank, open air sand filters, UV disinfection, and post step aeration to treat its sewage. Sludge from septic tanks is transported to the Deep Creek Lake WWTP for treatment. The Crellin WWTP discharges to the Youghiogheny River. Because the Youghiogheny River is designated as a Use III-P water, discharges from Crellin WWTP are subject to temperature and dissolved oxygen water quality criteria. The 2014 Water and Sewer Plan states that the County intends to extend service along MD 39 to properties south of Hutton and at the southern end of Crellin within

the short term (S-2) and to areas north of Crellin, mostly on the east side of MD 39 in the vicinity of Gank Road.

Factoring in projected growth levels through 2033, Crellin's WWTP may likely exceed its current permit effluent limitations. However, these projections use average flows per ERU (262.5 gpd), which is significantly higher than Crellin's actual average flow per ERU (85 gpd). If low flow is maintained for additional service areas, the total flow could stay under 80% of the effluent limitations. The sand filter walls at the WWTP are deteriorating and will be rehabilitated or the filtration system will be replaced with modular filters. The existing and future service areas of the Crellin sewer system includes areas designated as Suburban Residential and Town Residential on the Future Land Use Plan (see Chapter 2, Map 2.3i).

Friendsville

The Town of Friendsville WWTP, which is owned and operated by the County, consists of an activated sludge process and chlorine disinfection before discharge into the Youghiogheny River just north of the WWTP. The WWTP also includes a newly replaced (2019) equalization tank to mitigate the impacts of infiltration and inflow (I/I) in the Town's aging vitrified clay collection system. The plant has a permitted capacity of 125,000 gpd and an ADF in 2018 of 80,000 gpd. The WWTP serves the Town of Friendsville, an I-68 scenic overlook rest stop approximately 3 miles east of Town and a service station west of Town.

Service was also extended to approximately seven residences and a mobile home park on the east side of Town. This area is designated as Rural on the Future Land Use Plan (see Chapter 2, Map 2.3i). The 2014 Water and Sewer Plan indicates projected flows in the year 2033 to be within the permitted flow of the WWTP.

Keysers Ridge

As of the writing of this Plan in 2019, the Keysers Ridge WWTP is currently under construction. The WWTP will be a membrane bioreactor (MBR) with a permitted flow of 50,000 gpd, which will discharge into an unnamed tributary of Puzzley Run. The WWTP will meet Enhanced Nutrient Removal (ENR) standards. Once the Keysers Run WWTP is completed, the existing Bruceton Farm Services, Inc. WWTP, which is permitted for 14,000 gpd, will be

decommissioned with any existing flow diverted to, and any unused flow/capacity reserved in, the new WWTP. The Keysers Ridge WWTP will serve the Keysers Ridge Business Park, which is designated as Employment Center on the Future Land Use Plan (See Chapter 2, Map 2.3i).

Oakland

The Town of Oakland operates its own wastewater system and WWTP located on the Little Youghiogheny River. The plant treats effluent through a combination grit chamber/solids removal followed by a series of four aerated lagoons. The WWTP has a permitted capacity of 900,000 gpd and an ADF of 423,000 gpd in 2019.

Effluent from the Oakland WWTP is conveyed one mile north to discharge into the Youghiogheny River at the confluence with the Little Youghiogheny. Both the Youghiogheny and Little Youghiogheny rivers are designated as Use III-P waters, which are subject to temperature and dissolved oxygen water quality criteria.

The Town and the County have been in discussion for several years regarding the combination of the Oakland WWTP with the Trout Run WWTP (see section below on the Trout Run WWTP), which is also permitted for 900,000 gpd. An agreement between the two parties has been reached and design is expected to be underway in 2020 for new 1,800,000 gpd WWTP at the site of the existing Oakland WWTP. The County would own and operate the new SBR WWTP and the Town would maintain ownership and operation of the existing collection and conveyance system serving the Town (see section below on Trout Run for a description of the five collection and conveyance systems served by the Trout Run WWTP). In order to combine the two systems, a new sewer line will be extended from the Trout Run system, which will be routed in such a way as to serve the Rosedale and residences along Shaffer Hill Road, West of Route 39 that are currently experiencing failing septic systems. A tentative agreement has been reached with MDE regarding the use of Bay Restoration Funds to fund approximately 76% of the new combined WWTP; however, a \$12m funding gap still exists. The County is working with USDA, the Maryland Department of Housing and Community Development for Community Development Block Grants (CDBG) to close the funding gap. The project to combine the two systems consists

of multiple phases with construction expected to start in 2022 and end in 2026. The Oakland collection and conveyance system predominantly serves only areas within the corporate limits of the Town.

Bear Creek Watershed

Accident

The Town of Accident operates its own wastewater system and WWTP, with operator supervisory service from the Maryland Environmental Service and maintenance provided by the Garrett County Department of Public Utilities. Wastewater from Accident and the Central Garrett Industrial Park is treated using activated sludge units, sand filtration, post-aeration chamber, flow equalization basin, and UV disinfection system. Effluent is then discharged to the South Branch of Bear Creek, a Tier II stream subject to anti-degradation policy. The WWTP is permitted for a flow of 50,000 gpd; however, the Town's collection and conveyance system experiences significant I/I and the plant routinely exceeds the permitted flow. The Town hopes to resolve these I/I issues by 2033 and is currently working with the Maryland Rural Water Association to have some of the manholes and lines inspected to identify some of the heavy flow areas. The Town is also building a new plant scheduled to go online in 2020 that will be permitted for a flow of 120,000 GPD. The area served by the Accident WWTP includes the Town and a small area outside of Town, which is occupied by the Accident Elementary School and is designated Suburban Residential on the Future Land Use Plan (See Chapter 2, Map 2.3a)

Little Youghiogheny River Watershed

Trout Run

The Trout Run WWTP serves the Towns of Mountain Lake Park, Loch Lynn Heights, and Deer Park, in addition to the areas around Weber Road and Shady Acres. Five collection systems convey sewerage from these areas to the plant on Norris Welch Road. The WWTP treats wastewater using an aerated lagoon, UV disinfection, and three intermittent sand filters. Trout Run has a permitted capacity of 900,000 gpd and an ADF of approximately 450,000 gpd in 2017. Treated water is discharged to the Little Youghiogheny River 3.84 miles upstream of its confluence with the Youghiogheny River. As mentioned above regarding the Oakland WWTP, the Trout Run WWTP will be decommissioned

and flow diverted to a new ENR WWTP in the Town of Oakland.

The combined service area of the Trout Run WWTP and the Oakland WWTP is indicated in the 2014 Water and Sewer Plan. The combined service area includes the Towns of Oakland, Mountain Lake, Loch Lynn and Deer Park. Except for the Deer Park system, which is owned and operated by the County the other collection and conveyance systems are owned and operated by the respective Towns. Unincorporated areas served by the combined system include the Southern Garrett Industrial Park, the Southern Garrett Business and Technology Park. As indicated in the 2014 Master Water and Sewer Plan, the existing and future service areas of the combined system include the respective Towns mentioned above and areas designated as Employment Center, Commercial Resort, General Commercial, Town Residential, and Suburban Residential Land Use Districts as shown on the Future Land Use Plan (See Chapter 2, Map 2.3e).

Casselman River Watershed

Grantsville

The Town of Grantsville owns and operates the Grantsville WWTP, which serves the incorporated Town as well as the Northern Garrett Industrial Park, the Goodwill Mennonite Home, Chestnut Ridge, and Jennings. Wastewater is treated using the submerged biological contactor variant of the biological nutrient removal (BNR) process including clarifiers, submerged biological contactors, final clarifiers, UV disinfection, and cascade post aeration. The WWTP has a permitted capacity of 600,000 gpd and an ADF of 249,000 gpd in 2019. Treated effluent is discharged into the Casselman River. The Town owns and operates the collection and conveyance system serving the Town, and the County owns and operates the collection and conveyance systems serving the other service areas mentioned above. The Town's collection and conveyance system experiences significant I/I, and the WWTP is in need of significant upgrades and/or replacement due to its age and on-going compliances issues. The Town is seeking funding from various sources to evaluate and effect the necessary changes at the WWTP. As indicated in the 2014 Water and Sewer Plan, the existing and future service areas of the Grantsville WWTP include the Town of Grantsville and areas designated as Employment

Center, General Commercial, Town Residential and Suburban Residential (See Chapter 2, Map 2.3b).

North Branch Potomac River Watershed

Bloomington

Bloomington's wastewater is treated using a bar screen, flow equalization, activated sludge, post aeration, and UV disinfection. The Bloomington WWTP has permitted capacity of 50,000 gpd and an ADF of 13,000 gpd in 2017. Treated effluent is discharged into the North Branch of the Potomac River. Sludge is transported to the Deep Creek Lake WWTP for processing. The County anticipates providing service to some unserved properties on the west side of the community within the next ten years. As indicated in the 2014 Water and Sewer Plan the existing service area includes areas designated as Town Residential and Rural and the future service area includes areas designated as Rural, all as shown on the Future Land Use Plan (See Chapter 2, Map 2.3f).

Gorman

Wastewater for Gorman and nearby communities is treated through a septic holding tank, open air sand filters, and UV disinfection before being discharged into the North Branch of the Potomac River. The Gorman WWTP has a permitted capacity of 8,500 gpd and an ADF of 1,300 gpd in 2018.

Within 10 years, the County plans to expand service south 0.5 miles along US 50 to serve the Althouse Hill Road area. According the 2014 Water and Sewer Plan, the existing service area for the Gorman WWTP consists of areas designated as Town Center and Rural and the future service area (Althouse Hill Road area) is designated as Rural, all as shown on the Future Land Use Plan (See Chapter 2, Map 2.3f). The WWTP is in need of upgrades to rebuild the sand filter walls with concrete and to install a roof structure over the filters.

Kitzmilller

The Town of Kitzmilller's WWTP, which is owned and operated by the County consists of an activated sludge process, aeration, clarification, UV disinfection, and cascade post aeration before being discharged into the North Branch of the Potomac River. The Kitzmilller WWTP has a permitted capacity of 40,000 gpd and an ADF of 8,100 gpd in 2012. According to the 2014 Water and Sewer Plan, the County has no plans

to extend service outside the corporate limits of Kitzmilller. Upgrades to the WWTP are needed to enclose the rear portion of the plant where the sand filters were previously located.

Deep Creek Watershed

Deep Creek Lake

The Deep Creek Lake WWTP, which is owned and operated by the County, consists of an activated sludge treatment process by oxidation ditches, secondary clarification, chemical addition for phosphorus removal, UV disinfection and cascade post aeration with discharge into the Deep Creek Stream approximately one mile east of its confluence with the Youghiogheny River. The WWTP is permitted for a flow of 2,200,000 gpd with an ADF in 2012 of 335,000 gpd. The Deep Creek Lake service area and collection and conveyance system is the largest in Garrett County. The sewer service area extends around most of the west, north, and east sides of Deep Creek Lake.

As indicated in the 2014 Water and Sewer Plan, existing and future sewer service areas for the Deep Creek Lake WWTP are generally consistent with the Future Land Use Plan in Chapter 2. That is, the service areas consist of growth areas such as Town Center, Town Residential, General Commercial, Commercial Resort, Employment Center and Lake Residential 1 land use districts. The 2014 Water and Sewer Plan also references the Western Conveyance System, which has recently been completed and the intent to construct the Southern Conveyance System. As of the writing of this Comprehensive Plan, the County has no plans to implement the Southern Conveyance System.

The primary need in the Deep Creek Lake sewer service area is the need to upgrade the WWTP for compliance issues primarily due to high nitrates emanating from the County Landfill leachate system, which is connected to the sewer system. The County is pursuing pretreatment of the leachate at the landfill. In addition, the County has been in contact and will be pursuing funding to upgrade the WWTP to ENR standards. As indicated in the 2014 Water and Sewer Plan, future capacity needs are within the permitted flow of the WWTP and there are no plans to increase capacity.

The County is also aware of issues with odors emanating from sewer pump stations. The odors are naturally formed when anaerobic (septic) conditions occur in the pumping system. The County is currently monitoring Hydrogen Sulfide levels and investigating other solutions to alleviate the problem. Additional odor control units are being installed throughout the sewer system in problematic areas.

2.3.4 (ii) Identification of Issues – Public Sewer Systems

Recommended Improvements to Public Wastewater Systems

The previous sections describe existing capacities of the various public wastewater systems and their ability to meet future demand in the year 2033 as defined in the 2014 County Water and Sewer Plan. The following describes the systems with potential deficiencies with recommendations for addressing the same:

Crelin: The sand filter walls at the WWTP are deteriorating and will be rehabilitated or the filtration system will be replaced with modular filters.

Oakland-Trout Run WWTP: The County should continue to seek to secure funding from USDA and the Maryland Department of Housing and Community Development to close the \$12m funding gap to design and construct a new 1,800,000 gpd WWTP that would be owned and operated by the County and that would serve the Town of Oakland as well as the Towns of Mountain Lake, Loch Lynn Heights and Deer Park in addition to areas around Weber Road and Shady Acres.

Accident: The Town should continue to actively investigate and pursue improvements to their collection and conveyance system to reduce infiltration and inflow.

Trout Run WWTP: See Oakland-Trout Run WWTP description above.

Grantsville: The Town should continue to seek funding to address I/I and upgrades to the WWTP.

Gorman: The County should pursue funding to rebuild the sand filter walls and to install a roof over the sand filters.

Kitzmilller: The County should pursue funding to enclose the rear portion of the WWTP where the sand filters were previously located.

Deep Creek Lake WWTP: The County should continue to pursue pretreatment of the landfill leachate to lessen the impacts on the WWTP and also continue to pursue funding from MDE to upgrade the WWTP to ENR standards.

For the purposes of this Comprehensive Plan, the 2014 County Water and Sewer Plan will be used to identify future need relative to existing or planned capacities of the various wastewater systems (see Table 4-1 of the Garrett County Water and Sewerage Master Plan).

Other Wastewater Needs

The community of Finzel straddles the Casselman and Savage River watersheds and does not have public sewer service. Some homes have marginal or failing septic systems that the Garrett County Health Department Environmental Health Services addresses on an ongoing basis. While there is no current evidence of failing septic systems in this area, a Finzel sewer system may eventually be needed to protect water quality and sensitive habitats.

Sanitary surveys should be completed for:

- At Kempton to see if community collection system needs to be replaced
- At Swanton houses are located on a narrow level bank close to Crab Tree Creek stream; effluent from septic systems flows quickly into stream. (Septic systems are not necessarily failing – concern is the discharge into stream and close proximity of septic systems and wells). A sanitary survey needs to be conducted in this area in order to identify failing or marginal systems.

2.3.4 (iii) Point Source Discharge Limits

This section describes the key limits on point source discharges of nitrogen and phosphorus (more generally referred to as “nutrients”) as they apply to the County’s WWTPs.

Point Source Caps

To address nutrient loads from point sources such as WWTPs, the state has established Chesapeake Bay Tributary Strategy point source caps, which are used to bring point sources into compliance with the Total Maximum Daily Load (TMDL) for the Chesapeake Bay. These caps are numerical limits on the amount of nitrogen and phosphorus that WWTPs can discharge to the Bay and its tributaries (loading and caps are expressed as pounds per year of nitrogen

and phosphorus). The nutrient caps are applied to WWTP's via the NPDES permitting process administered by MDE. The Bloomington, Gorman, and Kitzmiller WWTPs, all of which discharge to the North Branch Potomac River or its tributaries, are the only WWTPs in Garrett County that discharge to the Chesapeake Bay basin, and are therefore the only County facilities subject to point source caps.

Expansion of treatment capacity is possible at these facilities, but due to nutrient caps, must be accompanied by improved treatment technology. In theory, upgrading these WWTPs to Enhanced Nutrient Removal (ENR) facilities is possible to treat a larger volume of wastewater without violating nutrient load caps. ENR treatment standards equate to 3.0 mg/l of Total Nitrogen (TN) and 0.3 mg/l of Total Phosphorus (TP). However, if the Bay Restoration Fund (BRF) is used to fund upgrades to ENR standards, MDE will "recapture" any nutrient credits created and will, most likely, require the hydraulic capacity of the WWTP to remain unchanged. Modest increases in hydraulic capacity may be permitted if the permittee can demonstrate the increase is necessary to implement the Comprehensive Plan. WWTP's may be permitted to expand beyond the assigned point source caps through the use of "nutrient trading" and if the expansion is completed to ENR standards. In July 2018, MDE promulgated nutrient trading regulations, which set forth the requirements for nutrient trading between non-point (stormwater), agriculture, septic systems and point source sectors. The most commonly used nutrient credit strategy used for WWTP upgrades is to use credits generated by serving failing septic system areas with an ENR WWTP.

TMDL

Another measure of "assimilative capacity" is the Total Maximum Daily Load (TMDL) concept. A TMDL is the maximum amount of a pollutant that a water body, such as a river or a lake, can receive without causing a water quality impairment. In essence it quantifies an upper threshold on pollutants or stressors. The TMDL accounts for all sources of the given pollutant; for example, for nutrients the sources could be point sources such as WWTPs, or nonpoint sources such as stormwater or agricultural runoff. A TMDL typically establishes separate caps for point source and nonpoint source discharges of the impairing pollutant. As mentioned above,

the point source caps are assigned to the three WWTP's that discharge to the Chesapeake Bay to implement the Bay's TMDL, however, TMDLs are assigned to any "impaired" waterbody as listed under Section 303(d) of the Clean Water Act. Several of Garrett County's waterbodies are impaired by nutrients and other contaminants, such as bacteria, biological contaminants, metals, and sediments (notably in the Youghiogheny River watershed). The same waterbody may be impaired by different impairing substances and therefore be subject to multiple TMDLs.

Antidegradation

Maryland's antidegradation policy significantly limits new discharge permits that would degrade water quality. Discharged wastes that exceed a waterbody's assimilative capacity violate this policy and will result in listing a water body as being impaired—possibly requiring determination of a TMDL. Of particular concern are Tier II (high quality) waters, as defined by MDE. Garrett County's Tier II waters are shown in Figure 2.1. In most cases, Tier II waters in Garrett County are in areas where development is already limited by state land ownership or agricultural land preservation. The exception is Puzzley Run, which is the receiving body for the proposed WWTP serving the Keyzers Ridge area. As stated above, the Keyzers Ridge WWTP is currently under construction and will treat wastewater to enhanced nutrient removal standards. In addition, an existing 14,000 gpd point discharge associated with the Bruceton WWTP, which uses lesser treatment technology, will be taken off-line and flow diverted to the new Keyzers Ridge ENR WWTP.

2.3.5 Stormwater Assessment

As described earlier, each municipality is responsible for their own Water Resources Element and, as such, this County Element only addresses water and wastewater facilities and issues within the unincorporated areas of the County. The same is true for the stormwater component of this Element. That is, it is intended to address only those stormwater issues outside the incorporated limits of the municipalities. More specifically, this portion of the Water Resources Element will address the stormwater impacts of runoff from new development in accordance with the Future Land Use Plan.

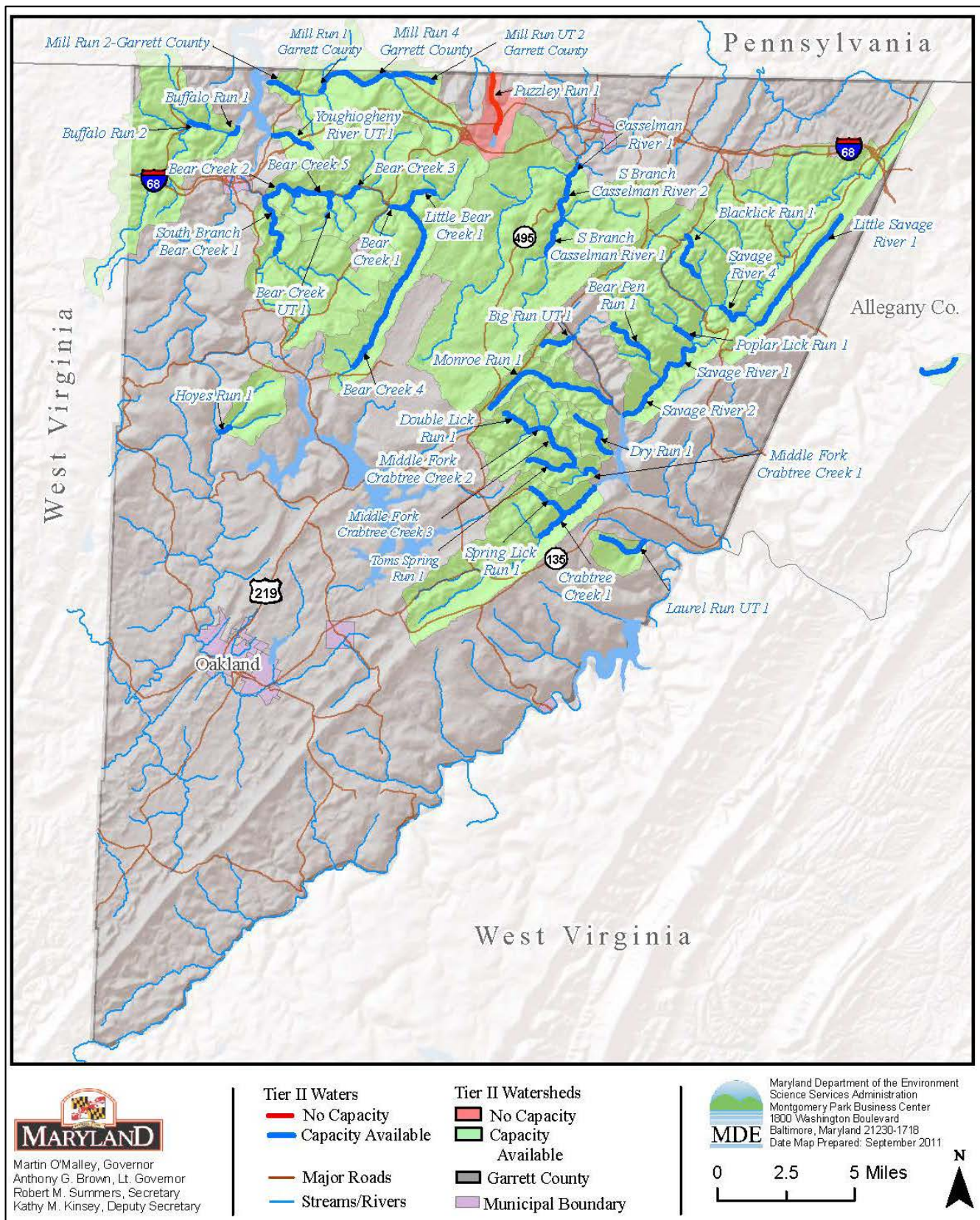
Typically, a Water Resources Element would evaluate various future land use scenarios and consider stormwater impacts to receiving waters as one criteria, if not the main criteria, for selecting the most suitable scenario. For example, the land use scenario with the least negative impact to water quality of the receiving waters would be selected over other scenarios. For the purposes of this Water Resources Element, various land use alternatives were not evaluated. As described in Chapter 2, the vast majority of the County (approximately 91%) is designated as either Rural Resource, Agricultural Resource or Rural on the Future Land Use Plan. All of these land use designations envision very low-density developments and as such, it is not envisioned that future development in these areas will have any appreciable impact from additional stormwater runoff caused by additional impervious surfaces.

According to the Center for Watershed Protection's Impervious Cover Model, most stream quality indicators decline when watershed impervious cover exceeds 10% with severe degradation expected beyond 25% impervious cover. As of the writing of this Plan, no comprehensive analysis or calculations of existing impervious surface coverage has been conducted in Garrett County. In addition, a threshold beyond 10% is not a sharp breakpoint, but instead reflects the expected transition of a composite of individual indicators in that range of impervious surfaces contributing to a waterbody. Thus, it is virtually impossible to distinguish real differences in stream quality indicators within a few percentage points of a watershed. It seems likely that the only watershed that would remotely approach the impervious surface percentages that could lead to degradation would be the Deep Creek Watershed. As described in Chapter 3.4, the County has adopted the Deep Creek Lake Watershed Management Plan (WMP) and this Plan furthers the strategies that are most in control of, or influenced by, the County. It is recommended that the County conduct a Geographical Information Systems (GIS) analysis to calculate existing impervious coverage in the Deep Creek Lake watershed to determine where said coverage falls with potential degradation limits. Since the WMP strategies are revisited each year as part of the Administrative Council's annual report, the strategies could be refined based on the impervious surface analysis.

The analysis should include estimated impervious surface coverage projections based on the Future Land Use Plan.

The WMP also recognize the value of maintaining forest cover within the watershed. Table 2.8 of this Plan indicates that 51% of the watershed is in forest cover (2010 existing land use). The County should continue to monitor forest loss within the watershed and adjust the strategies regarding forest preservation accordingly.

Figure 2.1. Tier II Waters in Garrett County



Source: Garrett County Water and Sewerage Master Plan, 2014 Revision, Adopted December 9, 2014

2.4 MINERAL RESOURCES

Mining has played a strong role in the economic and employment history of Garrett County. The County’s two main mineral resources are coal and natural gas, each produced for fuel. Non-coal mineral resources such as limestone and sandstone are also mined. Mining jobs remain a small, but not insignificant, portion of Garrett County’s economy (see Section 3.1.2 (iii) for the economic impact of mining in Garrett County). This Chapter serves as the Mineral Resources Element required by state law. In accordance with the Annotated Code of Maryland, Land Use Article, § 3-107, a Mineral Resources Element shall incorporate land use policies and recommendations for regulations:

1. Balance mineral resource extraction with other land uses.
2. To the extent feasible, prevent the preemption of mineral resources extraction by other uses.

In addition, the Mineral Resources Element shall identify appropriate post-excavation uses for the land that are consistent with the county’s land planning process.

2.4.1 Goals

1. Explore that mechanisms are in place that allow for the protection of mineral resources (from preemptive development) for their eventual use.
2. Promote responsible surface and underground mining of Garrett County’s mineral resources in compliance with strict standards for preventing environmental pollution and reclaiming the mined land to productive reuse.

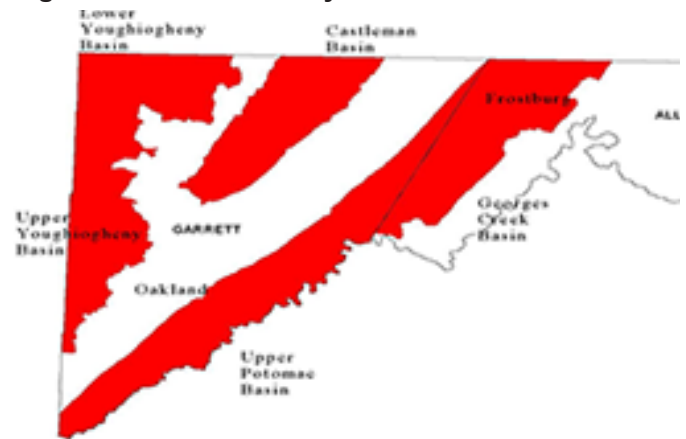
2.4.2 Description of Mineral Resources

2.4.2 (i) Coal Production

Coal is mined in both Garrett and Allegany Counties in western Maryland (see Figure 2.2). The state’s coal production peaked around 1905 with about 5.5 million tons of coal mined. Statewide coal production decreased sharply in the 1920s, when slightly over one million tons were mined, but has leveled off. The Ninety-Sixth Annual Report of the Maryland Bureau of Mines (2017) reports that, during calendar year 2016, Maryland operators produced two million tons of coal. Strip coal mining production was 0.62 million tons in Allegany County and 0.29

million tons in Garrett County. Deep coal mining production was 1.10 million tons, all in Garrett County. As of 2016, there were two deep mines and 17 active strip mines in Garrett County. Coal production in tons is reflected in Table 2.10. The production by coal seam in Garrett County in 2017 can be found in Table 2.11.

Figure 2.2. Western Maryland Coal Fields



Source: Maryland Department of the Environment

Table 2.10. Coal Production (tons), 2017

Mining Method	Allegany County	Garrett County	Total
Strip	779,609.05	290,484.17	1,070,093.22
Deep	0	1,091,916.40	1,091,916.40
Auger	0	0	0
Total	779,609.05	1,382,400.57	2,162,009.62

Table 2.11. Coal Seam Production (tons), 2017

Mining Method	Total
Sewickly	1,846.66
Pittsburgh	64,588.64
Morgantown	12,788.51
L. Pittsburgh	44,688.13
Franklin	11,157.71
Baron	259,280.86
Harlem	18,378.16
Bakerstown	84,775.25
Freeport	875,132.00
Upper Kittanning	0.00
Lower Kittanning	0.00
Redstone	9,783.65
Tyson	0.00
Waynesburg	0.00
Total	1,382,400.57

Source: Maryland Department of the Environment, Ninety-Sixth Annual Report of the Maryland Bureau of Mines, 2017

2.4.2 (i) Natural Gas Production

Maryland has very few economically recoverable natural gas reserves, and as such, the state produces very little natural gas. Most of the natural gas wells in the state are storage wells, but the few low-production wells in western Maryland collectively produce less than 50 million cubic feet of natural gas annually. Garrett County, as well as Allegany County and Washington County, overlie part of the natural gas-rich Marcellus Shale¹ (see Figure 2.3).

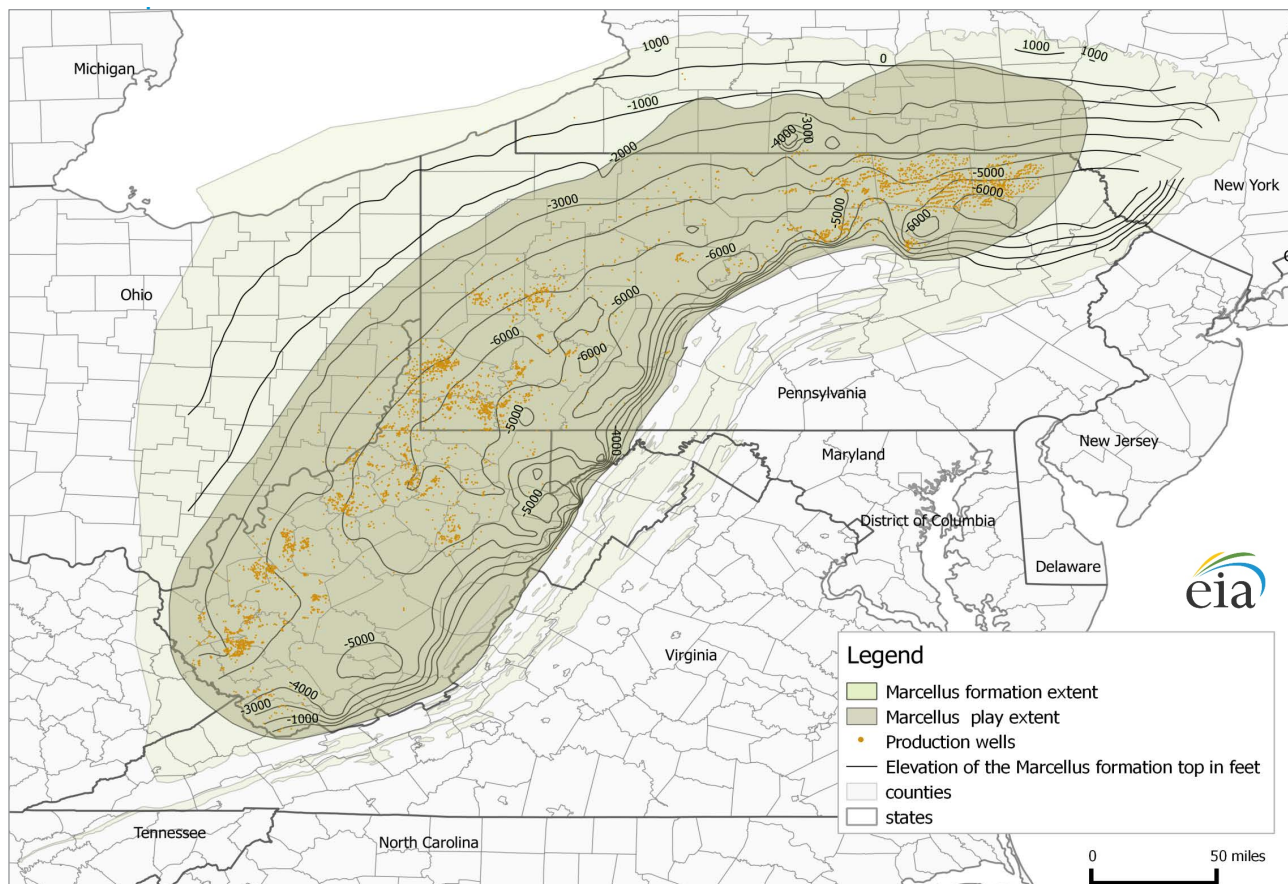
The locations of natural gas production wells and storage wells are indicated in Figure 2.4. In 2015, the state placed a moratorium on the extraction of natural gas by hydraulic fracturing, also known as “fracking” while MDE promulgated regulations. Fracking is the process of injecting liquid at high pressure into subterranean rocks, boreholes, etc. to force open new and existing fissures and extract oil or gas. In April 2017, the Governor signed HB 1325, which bans the

practice of fracking in Maryland. As such, the recovery of natural gas from the Marcellus Shale formation in Maryland is not permitted at this time. The County acknowledges that extractive technologies are constantly advancing and that a less controversial extraction procedure may be invented in the future. In the event that such a technology is introduced, the County will evaluate its feasibility for use at that time.

2.4.2 (ii) Non-Coal Mineral Production

Non-coal mineral deposits in Garrett County include limestone, dimension stone, sandstone, industrial sand, and clay. Approximately 254,000 tons of non-coal minerals were mined in Garrett County in 2018 (Table 2.12), which is a significant decrease from 520,000 tons in 2008. While quarrying non-fuel minerals produces only a small portion of the state’s overall product, it still provides the county with both economic and employment benefits.

Figure 2.3. Marcellus Shale Deposits



Source: U.S. Energy Information Administration, based on DrillingInfo Inc., New York State Geological Survey, Ohio State Geological Survey, Pennsylvania Bureau of Topographic & Geologic Survey, West Virginia Geological & Economic Survey, and U.S. Geological Survey.

Note: Map includes production wells from January 2003 through December 2014.

¹ U.S. Energy Information Administration, Maryland Profile, August 16, 2018

Figure 2.4. Natural Gas Wells in Maryland

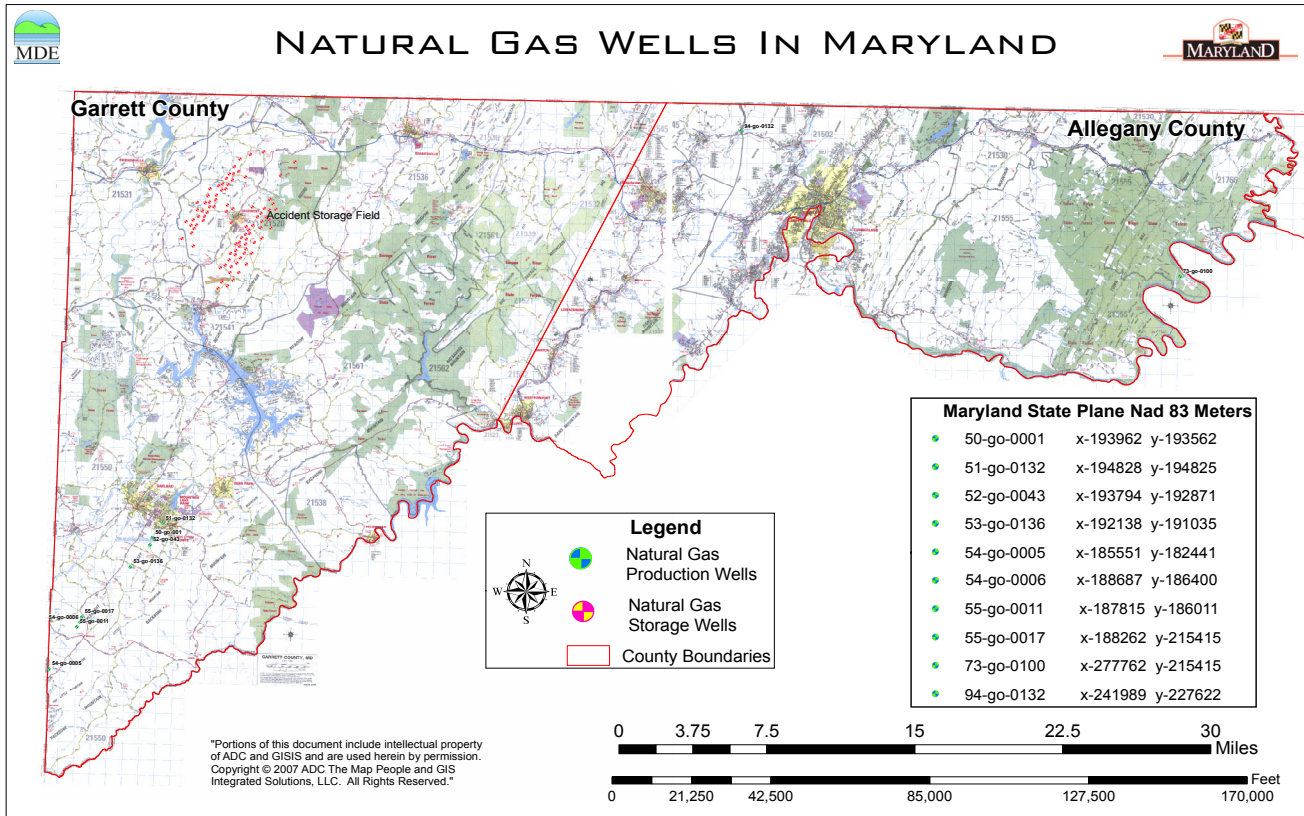


Table 2.12. Non-Coal mineral Production, 2018

Type of Stone	Maryland	Garrett County	% of State Total
Dimension Stone	14,022	1,803	13%
Crushed and Broken Limestone	15,132,032	197,299	1%
Crushed and Broken Granite	7,507,241	54,533	1%
Crushed and Broken Stone (other)	3,998,368	-	0%
Clay	76,703	-	0%
Total	26,728,366	253,635	1%

Source: Maryland Department of the Environment

2.4.3 Statement of Issues

2.4.3 (i) Abandoned Mine Land Reclamation

While mining in Garrett County provides economic and employment benefits, it has also left the County with environmental and aesthetic issues to address. Acid water discharge, gob piles (waste coal and rock), dangerous highwalls, erosion, and other environmental disruptions were frequent byproducts of surface mining. The 1977 Federal Surface Mining

Control and Reclamation Act established new standards for surface mining and has led to the reclamation of many acres of abandoned strip mines. In order to address the environmental and aesthetic damages caused by mining, the State of Maryland enacted its Abandoned Mine Land (AML) Reclamation Program in 1982 (supplanting the federal program based on the 1977 legislation). The state program's main purpose is to address environmental problems from pre-1977 mining activities that were not adequately reclaimed and which have damaged land and water, with the overall goal of returning unused and environmentally unstable land to some form of passive use.

In particular, the AML Reclamation Program addresses abandoned mine drainage upstream of water supply intakes, highwalls and pits near roads, and potential landslides. Since 1975, the AML Reclamation Program has reclaimed 1047 acres of previously unusable mine land in Garrett County.² Land uses on reclaimed land typically include hunting, fishing, recreation, timber production, and agriculture; reclamation can also be associated with an increase in nearby land value.

² Maryland Department of the Environment

2.4.3 (ii) On-Going Reclamation

For post-1977 mining activities, reclamation is regulated by the Land and Materials Administration, Mining Program in MDE. As a condition of the issuance of a mining permit, an applicant must submit a reclamation plan and post a bond guaranteeing proper reclamation of the site. The Land Reclamation Committee is responsible for the approval of all reclamation activities including reclamation plan approval and bond releases on all surface coal mining operations in Maryland. Reclamation bonds are considered in three phases. Table 2.12 indicates Reclamation Bond phases and activity in 2016 for the state. In Garrett County, 42 acres of land were subject to full Phase 3 bond release.³

Mineral Resource Policies and Actions

1. Support responsible mining of Garrett County’s mineral resources.
2. Support and implement land use policies for the Rural Resource (RR), Agricultural Resource (AR) and Rural (R) land use districts as described in Chapter 2, which prioritize land preservation and which generally prevent widespread residential development. Said policies are consistent with the intent of this Mineral Resources Element, which is to prevent the preemption of mineral resources extraction by other uses.
3. Support the reclamation activities of the Maryland Abandoned Mine Reclamation Program to bring environmentally problematic land back to a usable state.

4. If technological advances in natural gas extraction are found acceptable to the state and county, this Comprehensive Plan may be amended to address the socioeconomic benefits and impacts of natural gas extraction, and to ensure the safety and adequacy of infrastructure to accommodate natural gas extraction activities.

Table 2.13. Reclamation Results, 2016

Bond Release Phase	Applicable Performance Standard	Acreage Released
Phase 1	<ul style="list-style-type: none"> • Area restored to Approximate Original Contour • Topsoil replaced • Area seeded and mulched • Completion of all reclamation work on the permit or the open acre limit is reduced 	0
Phase 2	<ul style="list-style-type: none"> • Re-vegetation established in accordance with approved reclamation plan and standards for success of re-vegetation met • The lands are not contributing suspended solids to stream flow or runoff outside the permit area • Temporary drainage control structures are removed or all permanent structures are inspected and approved • Land Reclamation Committee has inspected and approved the re-vegetation on the area 	96
Total	<ul style="list-style-type: none"> • Post-mining land use/productivity restored • Successful permanent vegetation established • Groundwater recharge, quality and quantity restored • Surface water quality and quantity restored • Applicable bond liability period has expired 	74



Active Surface Coal Mining Site (left); Abandoned Coal Mining Site (right)
 Source: Maryland Department of the Environment

³ Ninety-Fifth Annual Report of Maryland Bureau of Mines, 2016

3 VIBRANT ECONOMY



Chapter 3 – Vibrant Economy outlines economic conditions and goals in the County with emphasis on how infrastructure, transportation and management of resource-based industries, as well as growth management of the Deep Creek Lake area, are critical in supporting a vibrant economy.

3.1 ECONOMIC DEVELOPMENT

Many of the other the Comprehensive Plan chapters relate to economic development. This chapter describes the County’s current economic conditions and issues, identifies economic trends, and outlines goals, policies, and strategies for economic development and promoting a vibrant and diversified economy.

The Garrett County Economic Development Department (GCED) is responsible for economic development planning and implementing strategies towards achieving this vision. GCED’s primary mission is to attract and retain jobs and employers in the County, and to diversify the County’s economic base. GCED guides entrepreneurs and business owners to find necessary resources and assistance as well as to meet all local, state, regional and federal requirements for their enterprises.

3.1.1 Goals and Objectives

In order to fulfill this vision, the Comprehensive Plan’s economic development goal is:

1. Encourage and promote economic development and capital investment in Garrett County in order to create and retain attractive jobs, enhance the County’s tax base, and facilitate positive sustainable economic growth.

The objectives for achieving this goal are:

1. Become nationally recognized as a place that continually seeks to maximize its economic development competitiveness by utilizing land use policies, with particular emphasis in the development of:
 - Nature-based tourism that emphasizes the natural beauty of the forests, lakes, rivers, man-made whitewater park, state parks, trails, quaint small towns and a recently renovated ski resort.
 - A Regional destination market for second homeowners and retirees that desire an area with a slower pace.
 - Expanded and continued growth in health services.
 - Effective business-education-government collaboration that provides a desirable and adaptable workforce that meets the needs of today’s and tomorrow’s businesses and workers in the areas of training and services.
 - An adequate supply of attractive functional commercial and industrial

buildings and sites.

- Flexible, effective business assistance and incentive programs that have a demonstrated significant return on investment
2. Develop a more diversified economy that encourages retention and expansion of businesses and business sectors already in the County and supports recruitment and creation of new businesses and business types that can be successful in the future such as:
 - Light manufacturing
 - Technology start-ups
 - Manufacturing of outdoor equipment, i.e. “proving ground”
 - Expand medical services industry
 - Agritourism and local farm/food expansion
 3. Continually improve the “quality of place” for Garrett County and its towns to encourage businesses that will not only benefit businesses, but also residents, particularly new generations, to reside and work in the County. Ideas may include:
 - A Welcome Back Home program to attract retirees and business investments
 - Programming and funding for small businesses
 - A strategic plan for capital improvements of public facilities and amenities
 - Strengthening the downtowns by encouraging commercial and mixed-use developments

3.1.2 Issues, Opportunities and Trends

3.1.2 (i) Overview

Like other parts of Western Maryland, Garrett County has been transitioning from an economy based primarily on manufacturing, agriculture, and other resource-based industries. This trend was evident in 2008 (date of previous Comprehensive Plan) and continues today. While these industries will continue to play an important role in the County’s economy, the County’s overall economic development goal is to move toward a more diverse, modern economy that takes advantage of the County’s transportation system – access to Route 68, its natural resources, its year-round beauty, and its workforce.

Garrett County is the westernmost county in Maryland and the epicenter of outdoor recreation in the Interstate 68 region.¹ See Figure 3.1. The County is home to Deep Creek Lake, Wisp Resort, numerous state forests and state parks, and the Adventure Sports Center International — the world’s only mountaintop whitewater recirculating course.

Garrett County is centrally located to many major markets by way of I-68 and US 219, which allows for easy transportation of goods to a large portion of the U.S. The County boasts outstanding healthcare facilities, one of the best K-12 school systems in Maryland, and a higher education scholarship program that allows students graduating or earning their GED from a Garrett County high school to attend Garrett College.

Garrett County’s infrastructure can accommodate many types of industries, which can be housed at one of the many County-owned business parks or tracts of available land. The County also offers a low cost of living and a progressive business environment to top off its list of amenities.

The expansion of broadband is needed throughout the County to further assist economic development.

3.1.2 (ii) Employment

As shown on Figure 3.2, the four largest job sectors make up over half of employment in the County, which are: education, health care and social assistance; construction; retail trade; and arts, entertainment, recreation, accommodation and food services.²

Garrett County’s unemployment rate (5.2%) is higher than State of Maryland’s as well as the I-68 corridor. See Table 3.1 in Appendix 1.

Of the 10 surrounding counties in the area, only about 12,771 people are unemployed, some of which may not be employable for various economic and social issues. Some issues associated with the local workforce may include inadequate wages, provisions for affordable health care, drug issues, business operating costs, the aging workforce and lack of workforce housing. Some members of the Garrett County Planning Commission believe that the County’s socio-economic issues are creating challenges for businesses to employ and retain trained workers.

With a shortage in a trained, skilled workforce to occupy jobs, there is a challenge in the County to support large new business. There is an opportunity to diversify the County’s economy and strengthen the job market by attracting small business growth and further retain and support existing businesses, especially ones with a trained workforce.

There appears to be a need to stabilize the economy with more high-paying jobs for business leaders, teachers, education administrators, and healthcare professionals. The Garrett Regional Medical Center needs to hire more medical professionals. There is a need to attract qualified teachers; however, middle and upper level school administration salaries are below state average. There is also an opportunity for college programs and partnerships with medical programs to offer more training opportunities and preparedness for the Garrett County workforce. More coordination and long-range planning between education and workforce training entities and employment sectors is needed.

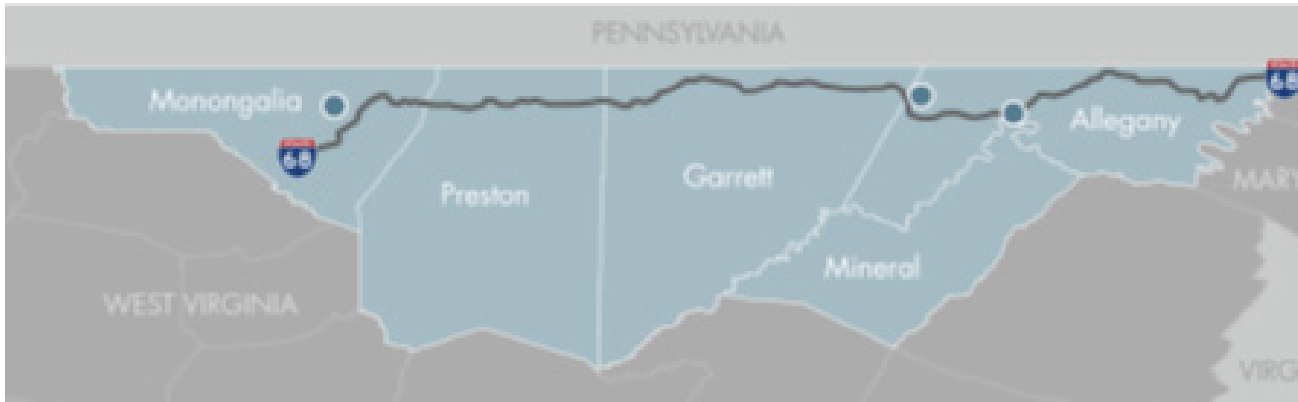
The GCED is aware of the challenges described above. A key goal of GCED is to have a highly competent and well-educated workforce with the skills required by the business community. Objectives to achieve this goal could be to offer certification programs and targeted courses for potential employees in targeted business sectors. The County should also strive to increase educational attainment rates and enhance coordination of career coaching and training/education planning for “at-risk” young people. Other key objectives would be to increase the number of local businesses that invest in ongoing training and staff development, continue to provide educational or training events for local agri-businesses, and reduce barriers to employment and/or maintaining employment such as lack of public transportation and childcare.³

¹ I-68 Regional Economic Partnership Report (Garrett County Profile, 2018).

² 2018 Annual Labor Force Statistics (Bureau of Labor Statistics)

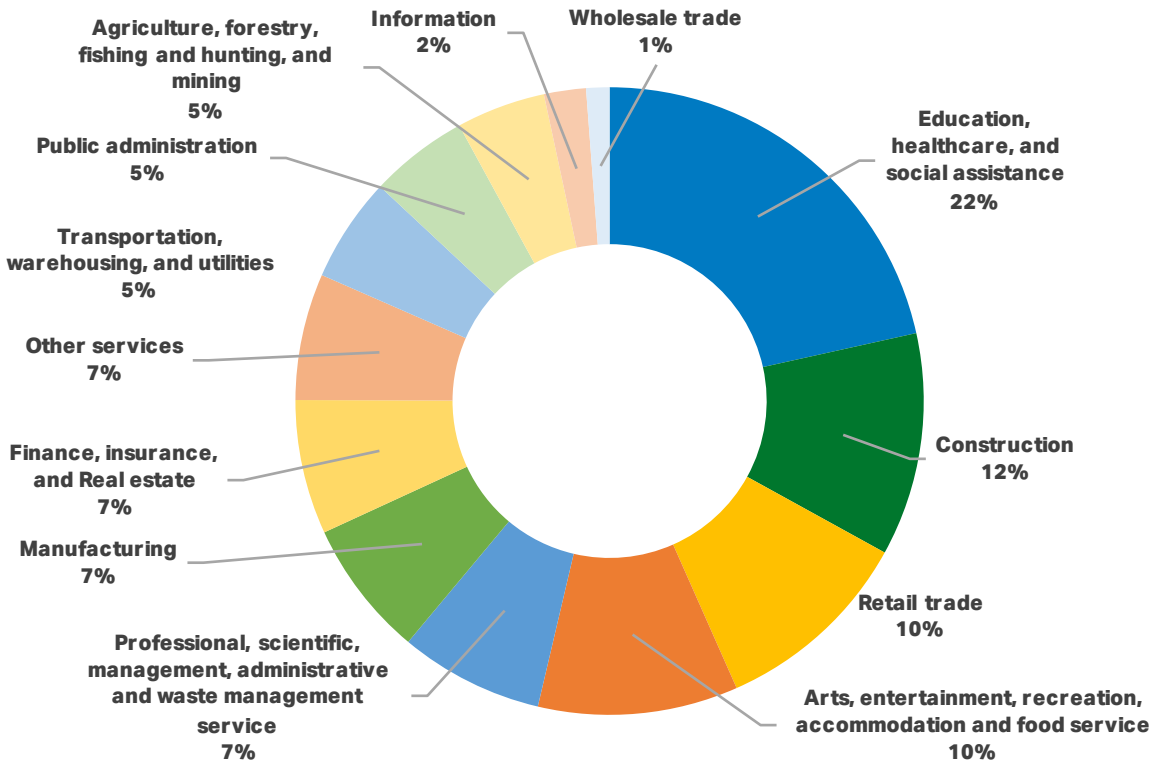
³ Economic Development Strategic Plan 2013 Refresh Process, GCED

Figure 3.1. I-68 Region



The I-68 Region is Comprised of Allegany County and Garrett County in Maryland and Mineral County, Preston County and Monongalia County in West Virginia.

Figure 3.2 - Employment by Industry Sector, 2017



3.1.2 (iii) Key Industry Sectors

Real Estate

Real estate is a major contributor to the County's fiscal health. In 2016, the County received more than \$41 million in taxes from residential real estate, approximately 53% of the \$77.2 million in overall revenue that the County received that year.⁴ Garrett County's real estate growth, like the rest of the country, will be influenced by demographics, interest rates, the economy and congressional legislation as it relates to government policies and subsidies. Opportunities in second and vacation homes will continue for Garrett County as the national economy continues to strengthen. Garrett County, already a popular vacation area, could become Maryland's premier "mountain" retirement community.

The growth in the housing market will impact other industries such as construction, transportation, sale of materials and services, infrastructure, and labor. Once individuals and families are established in their new homes, the economy for services in relation to the upkeep and social activities that homeowners seek will then be impacted. As stated previously, much of Garrett County's residential growth is tied to its tourism. As the demand for new and vacation homes increases, Garrett County must be aware of the need to keep its tourism attractions current as well as to develop businesses to support such growth. Many of the businesses that are part of tourism provide lower wages for their employees increasing the need for more affordable workforce housing. See Chapter 4.1 Housing.

Tourism

Tourism in Garrett County is an economic engine that is founded in its nature-based assets such as: Deep Creek Lake (Maryland's largest freshwater lake); Wisp Resort (the state's only ski resort); State Forests & Parks; and renowned trout fishing. The County also has numerous whitewater rafting locations and is home to one of the only two recirculating whitewater courses in the western hemisphere. Also, the County's historic small towns are important elements to the tourism industry. Garrett County, which is less than a three-hour drive from the metropolitan areas of Washington, DC and Baltimore; two hours from Pittsburgh, PA, Winchester, VA and Hagerstown, MD; and a 45-minute drive from Morgantown, WV, Uniontown, PA and

Cumberland, MD, provides a tremendous tourism market opportunity.

Per the Maryland Office of Tourism, revenue from Garrett County's tourism industry outpaced the same for Maryland as a whole. For Fiscal Year 2019 (July 1, 2018 – June 30, 2019), Maryland tourism sales tax revenues grew 4.0%, while Garrett County tourism sales tax revenues grew 9.4%. Maryland lodging revenue grew 0.8%, while Garrett County lodging revenue grew 5.1%. Maryland restaurant revenue grew 4.0% while Garrett County restaurant revenue grew 24.6%. Other tourism-related indicators have shown positive increases as well. In the first six months of 2019, the Deep Creek Lake area and Garrett County saw a 9.0% increase in accommodations sales, a 13.4% increase in visitors to visitdeepcreek.com and a 3.0% increase in guests to the Chamber Visitors Center in McHenry.

One issue identified in the public and stakeholder outreach process for this Plan update was the need to improve community relations and public perception on economic development and tourism in the County. Opportunities include having a more focused public relations campaign, empowering the County's economic development stakeholders by giving them a voice in helping to shape the community, and by providing an education/training program for employees in the tourism industry, such as restaurant wait staff or hotel employees. An education/training program would help foster a mutual respect between visitors and tourism service providers and demonstrate how important the visitors are to Garrett County and how important the hospitality, recreation and leisure businesses are to the tourism market.

Resource-Based Industries

As mentioned above, while Garrett County's economy has been in a state of transition to a more diverse and modern economy, resource-based industries still play an important role in the economic well-being of the County, western Maryland and the State as a whole. Resource based industries are considered to be: agriculture, forestry, mining, natural gas, seafood and aquaculture as well as the support industries associated with each sector. The following sections address the state of the agriculture, forestry and mining industries within the County and the economic impact of each industry.

⁴ Garrett County Fiscal Year 2018 Budget

Agriculture

While the County's land use is dominated by forests, agriculture continues to play an important role in shaping the County's culture as well as being a significant contributor to the County's economy. According to the 2017 Census of Agriculture (Ag Census) published by the USDA in 2017, there were 707 farms utilizing 90,357 acres of land in the County (approximately 42,000 in crops, 30,000 in woodland and 18,000 in pasture). The number of farms and the amount of land in farms rank 10th and 5th highest, respectively, amongst counties in the state. Perhaps a key indicator of the future of agriculture in the County is the number of young principal producers. The Ag Census defines a principal producer as an individual who identifies themselves as the principal operator of the farm (there may be more than one principal producer on a farm, but every farm has at least one principal producer). A young principal producer is defined as being 35 years of age or younger. Garrett County has 90 young principal producers, which is the fourth highest amount of all counties in the state. As a percentage of the number of farms, 13% of the farms in Garrett County have at least one young principal producer, which is the second highest (tied with Cecil County) in the state. It should be noted that the Ag Census defines primary producer but does not distinguish by age. All farms have one primary producer. Generally, a primary producer, is defined as the one who is identified as making the most decisions on the farm.

The Ag Census also includes data comparisons to the year 2012. Interestingly, in 2012, there were 667 farms utilizing 95,197 acres (see Table 3.2 in Appendix 1). This increase in the number of farms between 2012 and 2017, along with the decrease in farmland during the same time period, has reduced the average farm size over this time period from 143 acres per farm to 128 acres per farm.

The number of young producers and the reduction in the average farm size could be an indicator of a trend in the Garrett County agricultural community to recognize such opportunities as the production of specialty products for farmers' markets, buy local initiatives and farm to table restaurants. In addition, the changes in state laws with regard to hemp over the last 6-7 years provides a potential opportunity

for additional growing and processing facilities in the County. In 2019, at least six hemp licenses have been issued in the County.

In 2018, Governor Hogan signed MDA's departmental bill to define agritourism into law. The law defines "agritourism" as an activity conducted on a farm that is offered to a member of the general public or to invited guests for the purpose of education, recreation, or active involvement in the farm operations. This includes farm tours, hayrides, corn mazes, seasonal petting farms, farm museums, guest farms, pumpkin patches, "pick your own" or "cut your own" produce, classes related to agricultural products or skills, and picnic and party facilities offered in conjunction with any agritourism activity.

The market for agricultural and on-farm nature tourism has increased with growing popularity across the country, in both supply (farmers), and demand (tourists and consumers of agricultural products and services). An increasing number of residents and tourists are looking for opportunities to purchase fresh/homemade products, purchase directly from farmers, and experience nature. Promotion of agritourism can capitalize on this growing economic sector, as well as serve to:

- Preserve Garrett County's agricultural heritage and rural life
- Promote the diversification of farm-related activities
- Expand business with "value-added" products, uses, and services on working farms
- Increase direct farm sales opportunities, including access to affordable local, healthy foods
- Deepen public understanding of the role of agriculture
- Expand recreational opportunities

Garrett County already has many such activities in existence and sees the benefits of continuing to allow and promote farmers to integrate such uses into their operations, as well as to control the potential negative impacts to rural character and agricultural practices that may result.

See Figure 3.3 at the end of this section for the contribution to the state's economy from agriculture in Garrett County.

Forestry

Per the Maryland Department of Natural Resources, 279,251 acres of land, or 65.7%, was forest in the County in 2018. Practically no virgin forests remain in the County, and most forests have been harvested several times. Some existing forested areas were once cleared for agriculture but have reverted to forests.

Of the many commercial products that a forest in Garrett County can generate, the most valuable is hardwood veneer and sawtimber.⁵ There is typically a strong market for these because of the many local sawmills engaged in the production of dimensional lumber for the cabinet and furniture industries. There are some secondary wood industries that also provide employment to a number of regional workers. There is also a hardwood pulpwood market in nearby Allegany County and to a lesser extent, softwood pulpwood market. Unfortunately, the closing of the Verso papermill in Allegany County and other global factors are adversely affecting the contribution of the forestry sector to the economic portfolio of the County. The impacts of the closure have caused unemployment in the region to not only workers in the mill but all industries supplying the wood and the ancillary businesses that also benefited.

The loss of the market for pulp wood also affects the markets for higher quality wood. In any harvesting operation, utilizing all parts of the trees makes profitability increase. When only the high-quality logs have a market and the limbs, tree-tops and smaller, less desirable trees are left behind, the operator loses efficiencies. In addition, extra tree waste left in the woods can increase the likelihood of the spread of diseases, forest fires, and other undesirable outcomes in the ensuing years.

Development of markets for waste wood is vital to both the management of the forests in the County as well as the continuing of the industry. Some opportunities to be explored and encouraged include woody biomass energy production and the development of specialty wood product manufacturing. There are several specialty markets for items like fence railing, fence posts, mine posts, railroad cross-ties, pallets, and firewood. These markets, plus the ones mentioned earlier, have been around for decades, but the last few years the markets have

been weak. Several mills have reduced their utilization (going from three shifts to one shift) or closing all together.

Approximately 73,000 acres of forest in Garrett County is State Forest and managed by the Maryland Department of Natural Resources. Potomac State Forest is 9,915 acres in southeastern Garrett County, off MD Route 135. The Potomac River has its headwaters in this rugged mountain forest. Garrett State Forest is 8,042 acres in Garrett County, five miles northwest of Oakland, off U.S. Route 219. In 1906, this forest was given to the State of Maryland and was the beginning of the current Maryland Public Lands system and the Forest Service. These forests contain a diversity of trees, abundant wildlife, beautiful scenery, and excellent trout fishing.

The Maryland Forest Service prepares an Annual Work Plan for each State Forest that dictates the operations and management program as well as the programmed capital improvements. It is noted that the closure of the Verso papermill could negatively impact the state parks and forests as the state's management practices involved controlled timbering and the selling of that wood into the market.

See Figure 3.3 for the contribution to the state's economy from forestry in Garrett County.

Mining

See Section 2.3 Mineral Resources, for more information on mining.

See Figure 3.3 for the contribution to the state's economy from mining and natural gas in Garrett County. All natural gas extraction is conducted via vertical wells and not horizontal wells using hydraulic fracturing, which was banned in Maryland in 2017.

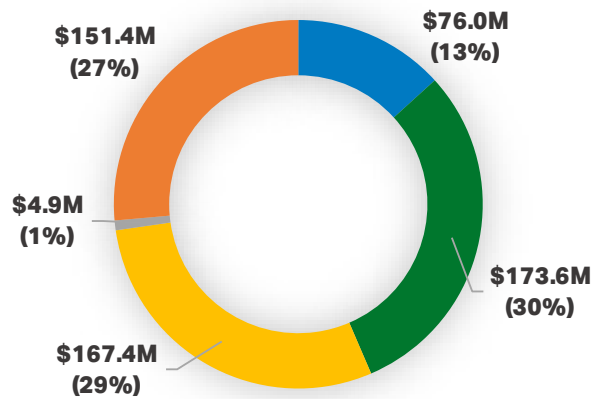
⁵ Potomac-Garrett State Forest Sustainable Management Plan, 2018

Economic Impact of Resource Based Industries

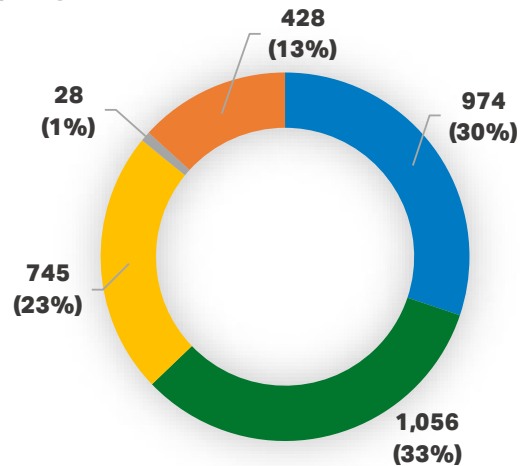
The following information was obtained from a report entitled "*The Impact of Resource Based Industries on the Maryland Economy*", dated January 30, 2018, prepared by the Business Economic and Community Outreach Network (BEACON), at Salisbury University. The economic impact of resource-based industries in Garrett County on the State's economy is displayed in Figure 3.3.

Figure 3.3. Economic Impacts

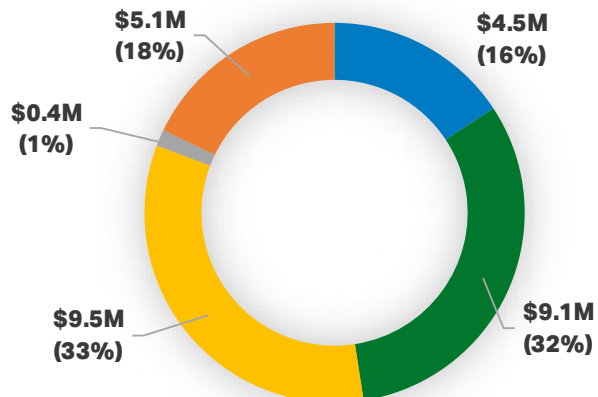
Total Output ¹



Employment ²



Tax Revenue ³



■ Agriculture ■ Forestry ■ Mining ■ Natural Gas ■ Support Industries

1. Dollar value (in millions) contributed to the state economy by an industry sector. Total output includes direct output as well as indirect and induced economic effects, or "ripple effects."
 2. Employment values include the number jobs directly supported by an industry sector as well jobs indirectly supported and induced by the industry sector, or "ripple effects."
 3. Total tax revenue (in millions) by industry sectors received from employee compensation, household expenditures, corporations, and taxes on productions and imports.

Emerging Markets

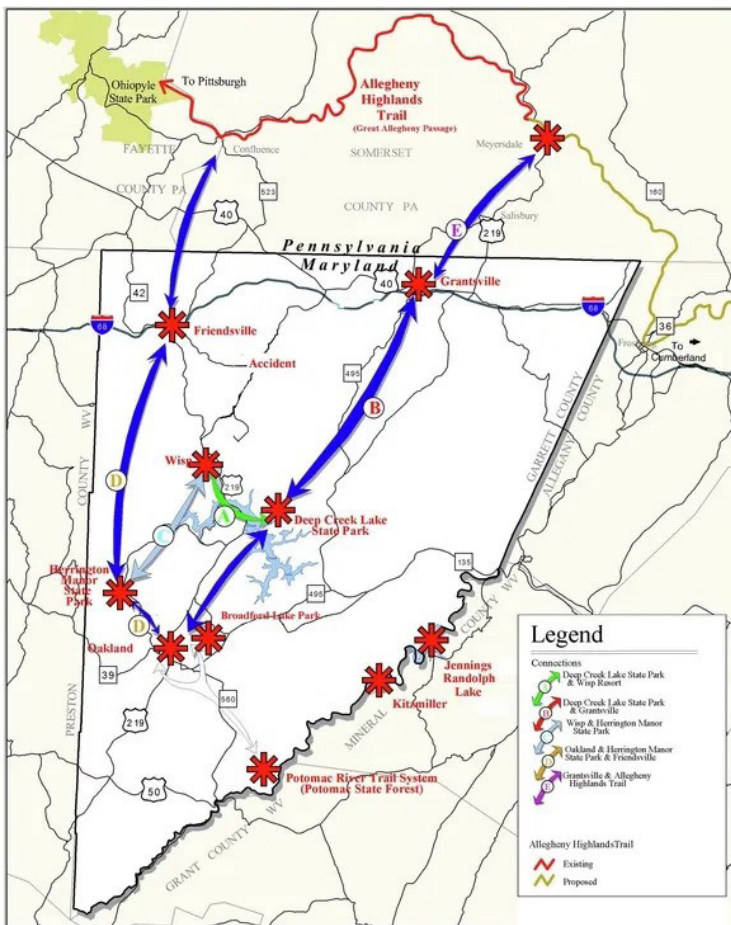
An emerging market in Garrett County is biking and hiking tourism through an extensive trail network. An opportunity is the anticipated Eastern Continental Divide Loop Trail, which has formally been recognized as part of the Potomac Heritage National Scenic Trail network, and which would connect residents and visitors to the County's state parks, forests, and population centers, including the Deep Creek Lake area. The trail would also connect to the Great Allegheny Passage (GAP), which draws thousands of hikers and bikers each year. An economic impact study of the GAP found that over \$40 million in annual direct spending and another \$7.5 million in wages is directly attributable to the trail market. Job creation and financial impact stems from hikers and bikers stopping for lunch, picking up spare gear, and staying the night at any number of businesses located near these trails. A comprehensive trail system in Garrett County will become

an indispensable asset by recruiting new businesses to the county, providing better quality of life for both residents and visitors, while increasing exercise opportunities, providing new employment and bringing in additional tax revenue.⁶

As identified during the public and stakeholder outreach process for this Plan update, growing the arts and culture business sector would help to revitalize towns. A decades-long vision for a Community Education and Performing Arts Center (CEPAC) on the Garrett College campus in McHenry is moving forward as a contract has been awarded for architectural and engineering services.

Another emerging market that could help drive economic development is healthcare. It was noted in the public and stakeholder outreach process that more medical specialties are developing in the areas that are employing workers and improving the health and well-being of residents. It was noted that an expanded medical community with quality healthcare will be helpful in business recruitment and retention.

Figure 3.4 - Eastern Continental Divide Loop Proposed Potomac Heritage National Scenic Trail



Source: www.garretttrails.org

⁶ <http://www.garretttrails.org>

3.1.2 (iv) Existing Economic Activity

Employment Centers

Garrett County owns six business/industrial parks, strategically located throughout the County, which are the location for many of the County’s large and medium-sized employers. See Map 3.1 - Employment Areas. The Central Garrett, Northern Garrett, and Southern Garrett Industrial Parks are at capacity.⁷ Keyser’s Ridge Business Park, McHenry Business Park, and Southern Garrett Business and Technology Park all have space available. Garrett County also hosts a business incubator, the Garrett Information Enterprise Center, while Garrett College is home to the Garrett College Center for Entrepreneurship and Innovation. The Keyser’s Ridge Business Park will be improved with the construction of a new road, stormwater control and other infrastructure. The McHenry business park has no tenants at this time, but a shell building was built in the fall 2019. Subsurface rock has been encountered at the site, which may be a cost factor for development of some pad sites. Electrical power at the site is more than adequate and the airport is set to expand in conjunction with the construction of new access roads. The County Roads Department may be able to aid with some construction and installation of infrastructure at the site.

The County should investigate the need for additional industrial parks since some of the existing parks are fully occupied. The Moran site west of US219 North has been planned for development for some time. A preliminary plat for that development has been approved. The County is also considering land to the south of I68 and east of Chestnut Ridge Road as a potential site for economic development. It is noted that the infrastructure for such industrial parks are costly and some private/public partnership to help with these costs is encouraged.

Commercial Areas

Commercial activity in Garrett County is concentrated in the Towns of Accident, Grantsville, Mountain Lake Park, and Oakland, as well as the areas shown on Map 3.1 Employment Areas.

New Employment Areas

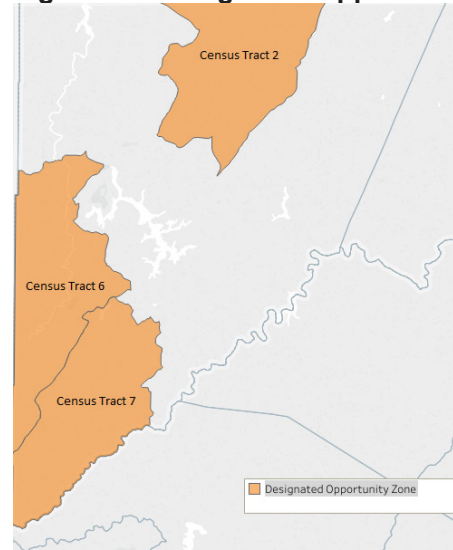
The Land Use element and Deep Creek Lake Influence Area Master Plan assign Employment Center land classifications to the sites of

future business and technology parks, and by designating additional areas of General Commercial land classification (particularly along US 219 at Sand Flat Road and Mayhew Inn Road).

An additional potential future economic development area has been identified south and east of the I-68/US 219 North interchange. The creation of this additional economic development area would be consistent with this Plan’s land use and economic development objectives but would depend on the resolution of several issues, including support from property owners and the State, and final selection of the US 219 North alignment. Because these issues are not fully resolved, the area is not designated as an Employment Center on the Land Use map.

The US Department of Small Businesses Administration has deemed all of Garrett County as a Historically Underused Business Zone (HUBzone). This certification qualifies businesses for preferential status in competition for federal government contracts. An SBA decision gives HUB-zone based businesses equal standing with minority-owned businesses. Another federal program assisting the economy of Garrett County is the US Department of Treasury’s designation of Census Tracts 2, 6, and 7 as Federal Opportunity Zones. Figure 3.5 outlines their placement within the County.

Figure 3.5. Designated Opportunity Zones



Source: www.gcedonline.com/strategic-advantages/opportunity-zones

⁷ Garrett County Economic Development, 2018

3.1.2 (v) Internet Access (Broadband)

Broadband is essential for existing County businesses to become and remain competitive and also for the County to attract new businesses and industries. In addition, broadband strengthens the County's workforce by providing access to education, training and the ability to apply for and prepare job applications. While broadband has become a necessity, market conditions have made it such that internet providers are unable to offer services to areas where costs are high and incomes are low, such as some rural parts of Garrett County.⁸ Private internet service providers generally do not offer strong coverage to rural low-income areas or charge high installation fees to begin service in unserved communities. Usually, these private companies have already deployed lines where it is profitable for them, and "it's just not profitable to extend broadband to extremely rural areas."⁹

There are many broadband providers in Maryland; however, because of the expense required to reach low density areas, many areas lack service completely or lack any competition. Often rural residents have no real choice of providers due to limitations of geographic location. Many cable franchise agreements between local governments for access to public rights-of-way often specify which areas will be served with cable TV although most generally cover areas that have at least 20 homes per linear mile, some agreements go down as far as 15. (While these franchise agreements do not mandate that the cable company provide broadband, once a home is provided cable TV, the home is more likely to also request internet service from the same company.) In those areas below the prescribed density per linear mile, homeowners are often required to cover installation costs for broadband or cable services.¹⁰ Garrett County Government has no franchise agreements in place, though some of the municipalities do.

In order to meet the goal of universal service by 2022 as stated in the Governor's Executive Order, additional resources will be needed to expand broadband build-out. There exist several State funding options for broadband expansion: The Office of Rural Broadband, the Rural Maryland Prosperity Investment Fund and the Rural Broadband Assistance Fund.

Economic Impacts and Benefits

Accessibility to broadband is a necessity for economic and community development. Students need broadband to access the internet to do homework and apply to colleges. Working families need it to apply to jobs and to access various government services, and seniors are increasingly reliant on broadband accessibility to connect to the growing world of telehealth.¹¹

There is a strong correlation between household income and access to broadband internet. In 2016, Only 48% of households that earned less than \$20,000 had broadband in their home, while 74% of households that earned between \$20,000 and \$75,000 income had broadband.¹²

When people in low-income communities have accessibility to broadband at home, incomes begin to rise for these households. In addition, the availability of broadband services added as much as 1.4% to the U.S. employment growth rate.¹³ Access to the internet provides access to education, the ability to work from home, and the opportunity to find, apply to, and prepare for job openings. Studies have shown that communities in which broadband was widely available had significant advantages in overall employment rates, growth in the number of businesses, and increases in income and property values.¹⁴ Expanding broadband to underserved areas and to low-income individuals would help reduce economic inequality and overall economic wellbeing.

⁸ Why accessibility to broadband matters in reducing economic inequality in the United States, Washington Center for Equitable Growth, August 21, 2018.

⁹ <http://www.ruralhome.org/storage/documents/rural-voices/rv-fall-2018.pdf>

¹⁰ https://rural.maryland.gov/wp-content/uploads/sites/4/2019/01/2018_MSAR11544_Task-Force-for-Rural-Internet-Broadband-Wireless-and-Cellular-Service-Report-1.pdf

¹¹ Why accessibility to broadband matters in reducing economic inequality in the United States, Washington Center for Equitable Growth, August 21, 2018.

¹² Housing Assistance Council tabulations of American Community Survey 2016; Rural Voices, Housing Assistance Council, Fall 2018, Volume 22, No.2; www.ruralhome.org/storage/documents/rural-voices/rv-fall-2018.pdf

¹³ Why accessibility to broadband matters in reducing economic inequality in the United States, Washington Center for Equitable Growth, August 21, 2018.

¹⁴ Planning and Broadband: Infrastructure, Policy, and Sustainability, Planning Advisory Service Report Number 569.

County Efforts

Garrett County Government is committed to expanding broadband connectivity to its citizens and businesses throughout the County.¹⁵ The County has worked for years with the state to expand internet services to critical infrastructure such as schools, the hospital, and county facilities, as well as targeting business, organizations and residential areas.¹⁶ In addition, County leaders recognize that rural constituents deserve to have the same amenities offered in urban areas and how connectivity is linked to economic and community development. While most of the larger municipalities in the county have access to broadband and major expansions have been made in recent years, there are still vast rural swaths that do not have access. The County has made it a priority to expand to unserved rural areas. This is being accomplished by assisting and enabling internet service providers to expand their service areas, using both fixed wireless technology and cable/fiber.

A feasibility study, funded by Appalachian Regional Commission (ARC) was completed in 2012 to determine how to increase internet access in the most rural areas of Garrett County. The study recommended a public-private partnership using fixed wireless technology, specifically TV white space (TVWS).¹⁷ TVWS was deemed the best solution for the rugged, remote areas of Garrett County because it propagates over long distances and penetrates environmental barriers.¹⁸

Six areas were identified in the feasibility study to be covered in three phases of the broadband expansion project, based on criteria such as the number of potential customers, likelihood of other private broadband providers extending service to the areas, and potential cost to reach the areas. The expansion was funded through three phases of Appalachian Regional Commission (ARC) grants matched with county funds. The County's Private Partner, Declaration Networks Group (DNG) finalized the deployment of the fixed

wireless broadband network in all three targeted areas, as shown in Figure 3.6. Over 700 homes and businesses in the County receive broadband service through the project, with over 1,000 able to be connected if the residents or businesses chose to do so.¹⁹

In June 2017, Garrett County was one of two pilot programs established by the governor's Office of Rural Broadband to improve connectivity for economic and public safety purposes, with a focus on communities that have been under served. It enabled Garrett County officials to use state fiber assets at no charge, through an agreement with Maryland Public Television. This portion of the project brought county residents significantly closer to broadband accessibility.²⁰

In April 2018, DNG and Microsoft entered into a 3-year agreement to cooperate on delivering broadband services to unserved residents and businesses in specific markets. The agreement is expanding broadband internet access to unserved and underserved areas in Garrett County as part of Microsoft's Rural Airband Initiative. DNG has secured additional funding through both a grant and loan the USDA Rural Utilities Service as well as private investment to build out some of the ARC areas more fully and to expand beyond the ARC project target areas. This includes installing wooden poles in strategic locations to transmit wireless signals to homes and businesses.²¹ DNG identified 2,454 Garrett County addresses to serve through this funding award.²² Figure 3.7 shows the two areas (yellow and blue) to be covered with those funds. This FCC funding requires that DNG serve 40% of the identified locations by the end of the third year and an additional 20% of the locations in each subsequent year until completion in year six.

The County also assists the cable and fiber-optic providers to facilitate expansion of their service areas. In addition to a pilot project in the Chestnut Ridge Road area where the County installed conduit, the County assists the

¹⁵ Internet qualifies as broadband if the internet speed is at least 25 Mbps downstream and 3 Mbps upstream, according to the FCC

¹⁶ <https://www.garrettcounty.org/broadband>

¹⁷ TVWS is the unused bandwidth between TV broadcast channels that can be converted to wireless broadband internet.

¹⁸ Article by Cheryl DeBerry of Garrett County Department of Economic Development; Rural Voices, Housing Assistance Council, Fall 2018, Volume 22, No.2;

www.ruralhome.org/storage/documents/rural-voices/rv-fall-2018.pdf

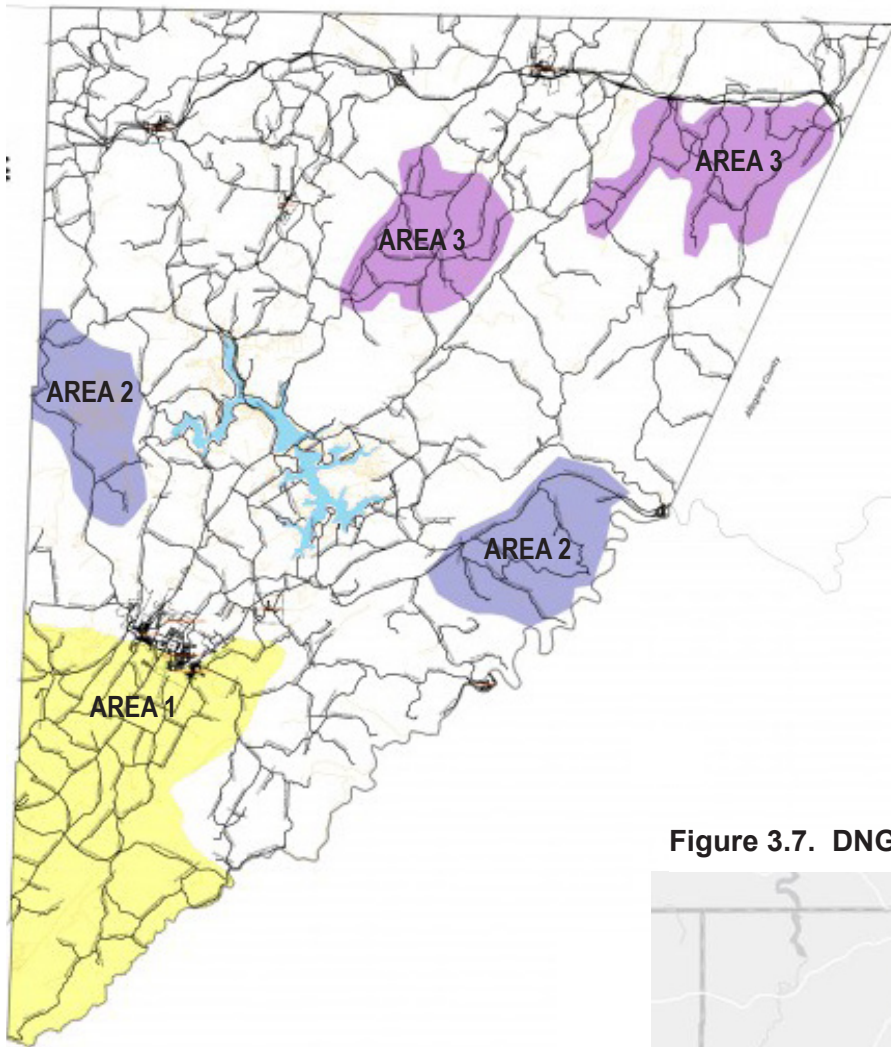
¹⁹ DNG's NeuBeam™ is the local provider of service for the fixed wireless project.

²⁰ <https://www.wvnews.com/garrettrepublican/news/partnership-will-expand-high-speed-internet-in-garrett-county>

²¹ <https://www.garrettcounty.org/broadband>

²² <https://www.garrettcounty.org/communications/news/-federal-and-state-funding-awards-won-for-local-broadband-expansion>

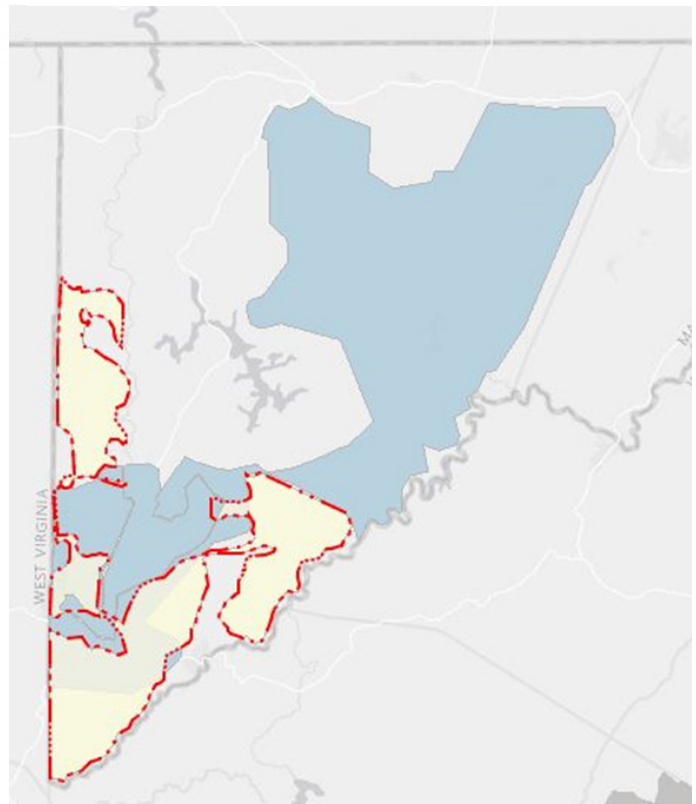
Figure 3.6. Targeted Broadband Service Areas



Source: www.garrettcountry.org/broadband

Source: www.garrettcountry.org/broadband/targeted-areas

Figure 3.7. DNG Targeted Areas



providers by facilitating communications with the Maryland State Highway Administration, identifying unserved areas in proximity of existing service and by determining the extent of County road rights-of-way to determine if conduit installation is feasible.

In August 20, 2019 Governor Hogan's Office of Rural Broadband has recently awarded Garrett County a \$60,000 grant, matched with local funds, to determine address-level broadband availability data to be gathered through a custom-designed web-based software solution. Once collected, this information will be used to help create a plan to expand services to the remaining unserved areas. Currently, the infrastructure in Garrett County has been developed to deliver broadband internet access to approximately 75-80% of County occupied-addresses. The feasibility study will further refine this estimate.²³

Because of these economic ramifications, it is imperative for the economic and community well-being for the County to continue to prioritize policies and strategies that expand high-quality broadband. A national broadband map has been compiled that indicates the availability of broadband services at the census block level. Each state has received grants to maintain and update the map.²⁴

3.1.3 Policies and Actions

Administrative

1. Focus on goals and initiatives that link economic development to land use and infrastructure, such as designating new or expanded Employment Center and General Commercial land classifications to support business and technology parks, commercial areas, and other employment uses.
2. Evaluate the efficiency and effectiveness of establishing a single, county-wide economic development program with divisions for municipalities.

Agri-Business

3. Promote agricultural tourism within the County as one means of supporting the local farmers, preserving agricultural farmland, and diversifying the local economy.
4. Develop a county business plan to increase all agricultural opportunities including agritourism.

5. Continue to promote Buy Local initiatives, such as promoting farm-to-table restaurants, farm stands, and farmers markets.
6. Support the growing hemp production industry.
7. Conserve natural resource lands and maintain the strength of the agriculture and timber industries through the continued support land preservation programs.
8. Continue to research and apply for funding that supports the unique needs of the agriculture industry.

Forestry

9. Develop a county assistance program whose goal it is to promote forestry markets, encouraging the retention and management of healthy forests.
10. Continue efforts to encourage the development of new markets such as the woody biomass energy production facilities, to support the use of local wood waste for affordable, clean energy for institutions and businesses in the County.

Nature-based Tourism

11. Implement a nature-based tourism program that will enhance the nature-based and small-town tourism. This needs to be funded with staff and programming funds.
12. Use natural, outdoor recreational resources, the recreational activities associated with those resources, and the potential economic impact of those activities on the communities involved. Nature-Based Placemaking is the next generation of an outdoor recreation-based revitalization strategy. It is the intersection of a community's natural assets, the economic activity associated with those assets, and the culture or attitude of the community towards both the assets and the associated activities. This needs to be funded with staff and programming funds.

Business and Employment Growth

13. Establish a program to assist landowners or developers with creating new business parks.
14. Develop incentives and a supportive program to assist and encourage more small businesses and entrepreneurship. One focus may be remote technology based businesses.

²³ <https://www.garrettcountry.org/communications/news/-federal-and-state-funding-awards-won-for-local-broadband-expansion>

²⁴ State Broadband Data and Development Program (SBDD), administered by the National Telecommunications Information Administration (NTIA).

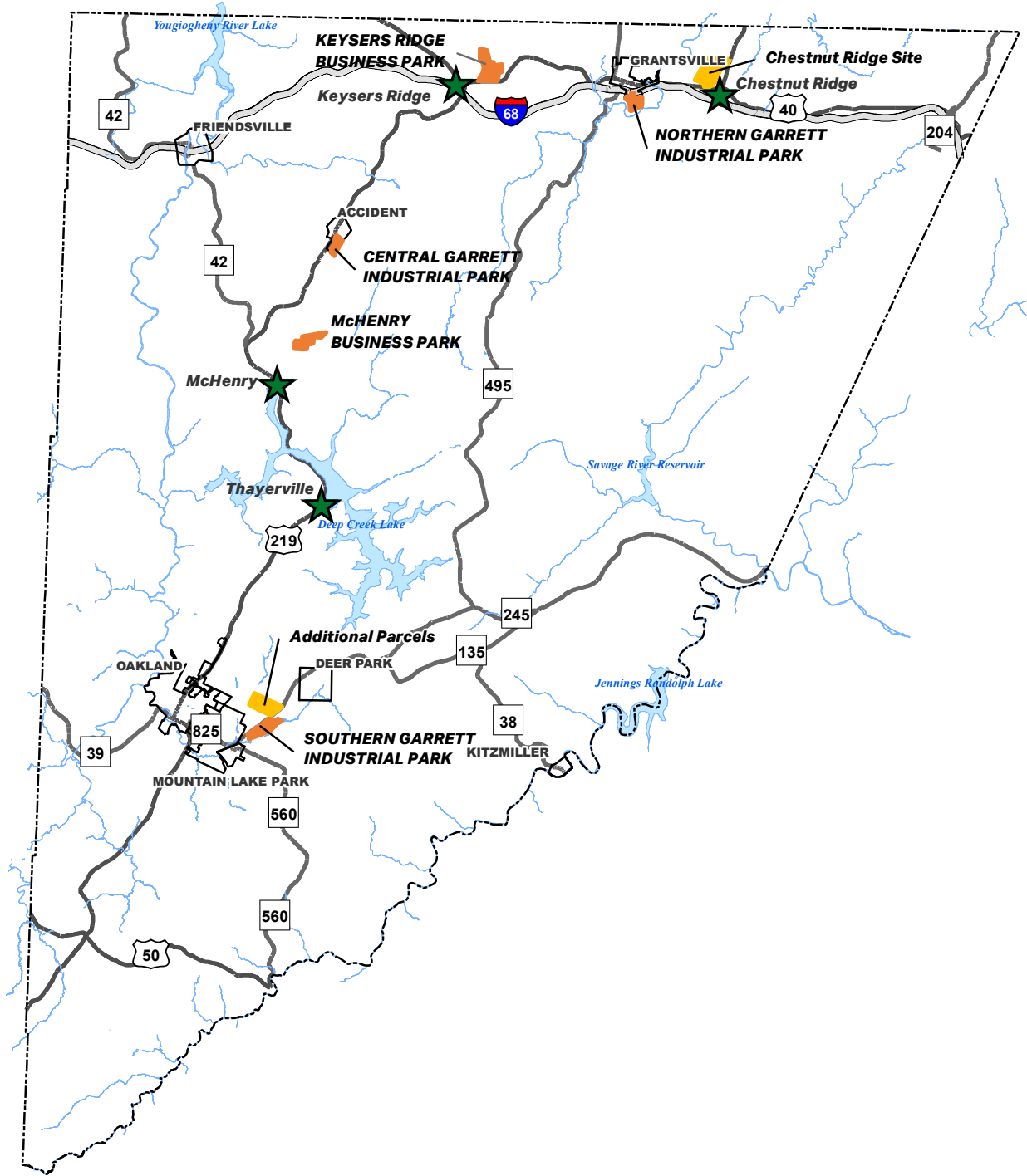
15. Prepare, broadly disseminate, promote and maintain a Programs/Services for Small Businesses (a.k.a. Business Services) .
16. Continue to use Garrett College, the Small Business Development Center and/or other available resources in the development in the development of a workforce program. Develop a plan to provide to the community support the college has in relation to new businesses in the area.
17. Continue to use the existing Opportunity Zone designation to develop business and employment opportunities.
18. Continue to market the incentives associated with the designation of HUBzones to individuals throughout the region.

Infrastructure

19. Continue to invest in new water and sewer infrastructure while upgrading existing infrastructure. Continue to reserve water and sewer capacity in existing infrastructure, as well as new and expanded employment and commercial areas.
20. Ensure that infrastructure is adequate to support employment and commercial activities in the County's business parks and major commercial centers.
21. Review broadband service areas and meet with providers with a commitment to identify ways to expand access. Continue to explore funding options to implement expanded broadband access.

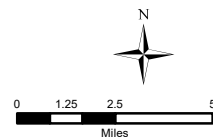
Broadband

22. Continue to endorse broadband plans that express support of the countywide broadband vision and expansion to unserved and underserved areas.
23. Continue to support public-private partnerships in applying for grants and other funding to implement the broadband plan.
24. Continue to partner with federal (FCC, USDA, ARC), state (Governor's Office of Rural Broadband, Rural Maryland Council, Maryland Broadband Cooperative), and local governing agencies, as well as private entities (Comcast, Microsoft, DNG, ProCom, QCOL, and others) to implement the broadband plan.
25. Support education of citizens about the benefits of broadband in their homes, how to purchase the items needed, and how to use the technology.



Map 3.1. Employment Areas

-  Garrett County
-  Major Commercial Areas
-  Municipal Boundary
-  Business Parks
-  Major Stream
-  Potential Employment Area



3.2 TRANSPORTATION

This Transportation Element identifies the components comprising the countywide transportation system. It identifies transportation improvements and policies that are needed to support planned land uses and improve the function and safety of the transportation system. The Plan recommends improvements that will also accommodate bicycle and pedestrian circulation as components of the transportation network and as part of the County's overall plan for recreation. Goals and objectives have been outlined that link directly to the County's transportation vision:

Our transportation vision is to link municipal revitalization to pedestrian and biking opportunities through an enhanced transportation system thereby stimulating economic development, increasing alternative transportation options, encouraging healthy lifestyles, decreasing traffic pollution and highlighting the region's natural resources.

This element was prepared by reviewing the County's transportation system components, including highways, pedestrian facilities, bicycle routes, bus system and the airport. Existing conditions were identified using the most recent available data. Development of this element included a functional assessment of the highway network, a review of transportation trends, and identification of additional issues for consideration for each transportation system component. Recommendations to address these issues and support the County's transportation goals and objectives are listed at the end of this element.

3.2.1 Goals and Objectives

In order to fulfill this vision, the Comprehensive Plan's transportation goal is:

1. To Plan and build a balanced, efficient transportation system to meet the mobility needs of residents and businesses and to support the County's growth as a vacation destination.

The objectives for achieving this goal are:

1. Ensure consistency between the county land use plan, zoning and subdivision ordinances, and other regulations, and the requirements of the transportation system.
2. Preserve roadway capacity and improve safety.

3. Improve coordination between county and state agencies in the review and approval of road projects and development projects that impact roads.
4. Establish on-going funding and improvement mechanisms for roadway system preservation to address system deficiencies and for transportation system capital improvements.
5. Support planned growth of the Garrett County Airport as a component of the County's multi-modal transportation system and a focus for related economic development.
6. Protect scenic qualities of the rural roads.
7. Promote mobility for all by encouraging transit use.
8. Provide accommodation for bicycling and walking as a means of local travel and for recreational purposes.
9. Develop an inter-connected Countywide trails network to serve different uses including, but not limited to, walking, hiking, bicycling, skiing, snowmobiling, off-road vehicles, and horseback riding.

3.2.2 Roads

3.2.2 (i) Existing Conditions

Roads within Garrett County are owned and maintained primarily by the Maryland State Highway Administration (SHA), the County, and the eight municipalities. Private entities including developers and property owners' associations have responsibility for maintaining some local roads.

State

The Maryland State Highway Administration (SHA) owns and maintains 194 miles of roadway in Garrett County. For funding purposes, SHA categorizes roadways into a primary highway system and a secondary system. The basis for categorizing roadways according to the function that they serve is referred to as a "functional classification system" (see box on page 3-18). The classification system is used for federal, state and local highway programs and can be used for a variety of other planning purposes, such as prioritizing capital improvements, maintenance, and snow removal.

SHA uses only three functional roadway categories for Garrett County, reflecting its rural nature: Rural Interstate, Rural Principal Arterial and Rural Minor Arterial. Map 3.2 shows the

roads within Garrett County that hold a Federal Functional Classification. I-68 is classified as a Rural Interstate. The entire length of US 219 through Garrett County is classified as a Rural Principal Arterial. The National Pike (US 40) is classified as a Rural Principal Arterial and a Rural Major Collector. MD 42, MD 495, MD 135, MD 39 and US 50 are all classified as Rural Minor Arterials. These facilities are considered the primary regional routes in Garrett County and have the highest priorities for funding and planning.

SHA identifies highway improvement needs in the five-year Consolidated Transportation Program (CTP), which is part of the Maryland Transportation Plan. SHA also maintains a Highway Needs Inventory (HNI), which is a long-range list of deficiencies on state-maintained highways in each county. The HNI is updated by SHA every two years and it serves as the technical basis for projects to be added into the state transportation capital budget or the CTP.

Garrett County is within SHA's District 6, headquartered in LaVale (near Cumberland), one of seven districts in the state. SHA staff consult with the County each year to discuss the County's transportation priorities and the projects to be proposed for funding in the CTP. Since the overall state needs for transportation exceed the state funding available there are often needs identified (from the HNI or newly arising needs) that cannot be funded in the CTP.

Functional Classification

In the 1960s, the Federal Highway Administration (FHWA) developed a system to classify the nation's roadways according to function. This "Functional Classification System" is the nationwide standard for categorizing roadways, and is used to plan, budget, program, and fiscally manage highway infrastructure improvements.

Functional classification groups roadways into a hierarchy based upon the type of service they are intended to provide to a community. Roads work together as a system to provide for travel in a region, striving to simultaneously provide access to property and travel mobility. Local roads primarily provide land access, arterials primarily provide mobility for through traffic, and collectors bridge the gap between the functions of land access and mobility.

County

The Department of Public Works – Roads Division maintains approximately 680 miles of roadway and 127 bridges and operates three maintenance facilities in Oakland, Accident and Grantsville. Most County Roads are two lanes wide and only some roadways have shoulders. Each year the County allocates funding to pave, tar and chip and convert its roadways. As of 2019, only 8 miles of unpaved roads were left in the County Roads system.

Towns

The eight incorporated Towns within the County are responsible for operation and maintenance of their local roads. There are 64 miles of roadway maintained by municipalities in Garrett County.

3.2.2 (ii) County Traffic Trends

SHA monitors traffic at a number of locations throughout Garrett County. Average Annual Daily Traffic (AADT) counts for these locations for the year 2019 are shown in Map 3.3. The data show that the largest traffic volumes in the County typically occur on I-68 and US 219. Oakland's role as the County seat also results in higher traffic volumes. The highest AADT in the County is just over 20,000 vehicles per day (vpd), along I-68 near US 219. This volume is indicative of the rural nature of the County (for example, AADT on I-68 in Cumberland is more than 51,000.) Map 3.4 shows annual percentage change in AADT since 2008, when the last Comprehensive Plan was prepared. The table in Appendix 7 indicates the actual data associated with the AADT change per route segment. In reviewing this table and Map 3.4, there are several trends worth noting:

- A considerable number of road segments showed significant percent decreases in traffic however, many of these road segments had relatively low AADT in 2008, and as such, slight decreases in traffic are represented as a high percentage.
- The largest increase in traffic occurred in the northern part of the County along I-68, Route 40/National Pike from I-68 to the Pennsylvania border and on Route 42 north and south of I-68.

The primary routes serving the County are I-68, US 219 and MD 135. I-68 is the primary east-west corridor serving through travel and the northern portion of the County. MD 135 is the primary east-west corridor serving the southern

part of the County. US 219 is the primary north-south corridor, which also directly serves the Deep Creek Lake area. Several Priority Funding Areas and the County's Enterprise Zones are also located along these corridors. The Towns of Oakland, Accident, Friendsville, Grantsville, Deer Park, and Loch Lynn Heights are all accessed via these primary corridors, making them primary areas for growth in the County.

3.2.2 (iii) Planned Road Improvements

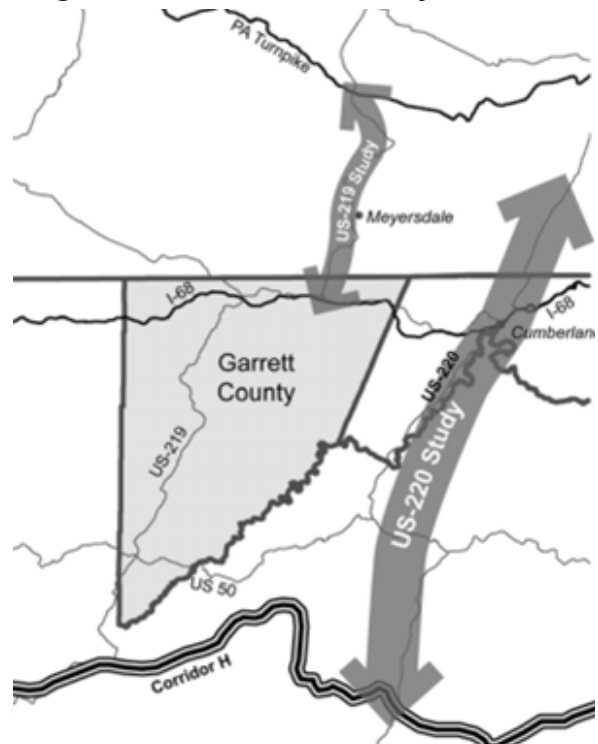
State Roads

The following projects have funding and are included in the MDOT CTP under the Primary and Secondary Construction Programs for FY 2019 – FY 2024.

- US 219 North Study. A joint planning study between the states of Maryland and Pennsylvania, investigating options to improve US 219 to provide better access from I-68 in Maryland to the Pennsylvania Turnpike via Meyersdale, Pennsylvania (see Figure 3.8). Most of the corridor is in Pennsylvania; the Maryland portion of the project from I-68 north to the state line is 2.54 miles long. This project is part of a broader effort to improve the highway links between Pennsylvania and points north and Appalachian Development Highway System Corridor H; upgrade north-south access for residents, businesses, and visitors; and provide opportunities for improving economic development in this region of Appalachia.²⁵ The main link between I-68 and Corridor H would follow the US-220 corridor south of Cumberland. The County supports the effort to improve the US 220 corridor and the US 219 north corridor (north of I-68 only) as the primary link between Pennsylvania and Corridor H. The County does not support the US 219 right-of-way south of I-68 as the primary link between Pennsylvania and Corridor H as this right-of-way is physically constrained in many locations, particularly around Deep Creek Lake. The segment of US 219 near the Lake is also the heart of the County's tourism-related economy. The segments of US 219 in the Bear Creek (north of McHenry) and Southern Youghiogheny (south of Oakland) watersheds also traverse areas rich in scenic, agricultural, and sensitive natural resources.

A major roadway and its associated traffic, as would necessarily occur on the primary link to Corridor H, are incompatible with these economic, environmental, and scenic resources.

Figure 3.8. US 219 North Study



- US 219 Oakland Bypass (US 219 Relocated). A 2.4 mile roadway that will relocate US 219 to the east from north of Oakland to MD 135. This project was identified in the 1995 and 2008 Garrett County Comprehensive Plans and is supported by Garrett County. The intent of the project is to divert through traffic and truck traffic from downtown Oakland. Design is currently underway, however, no funding for construction has been allocated in the CTP.
- US 219 Chestnut Ridge Road. A 1.5 mile roadway that will upgrade and relocate US 219, from I-68/US 40 to Old Salisbury Road. This project is being broken out from a larger study to upgrade and/or relocate US 219 from I-68/US 40 to the Pennsylvania State Line (see US 219 North Study above). US 219 corridor improvements will enhance accessibility and promote economic development. Construction is currently underway and expected to be completed in 2022. Construction and right-of-way phases were funded with Appalachian Development Highway System funds.

²⁵ Corridor H is a new road that will run roughly parallel to I-68, linking Elkins to Wardensville, near the Virginia/West Virginia line. www.wvcorridorh.com/.

- MD 39, Hutton Road. This project involves the replacement of Bridge 11002 over the Youghiogheny River. Originally constructed in 1923, the bridge is safe for the traveling public, but is nearing the end of its useful service life. Should the deterioration continue, weight restrictions (reduced loads for trucks, school buses, and emergency vehicles) would need to be posted to ensure safety. This would have a significant impact on the area since it serves as a primary route between Oakland, Maryland and rural communities to the west in both Maryland and West Virginia. The new bridge will be widened to provide for wider shoulders to improve safety. Replacing the bridge will save money on future maintenance spending, and support safety and mobility as a part of SHA's bridge preservation program. This project is funded for construction under Governor Larry Hogan's Investment in Highways and Bridges program aimed at addressing Maryland's structurally deficient bridges. Construction is expected to begin in 2020, the project is currently in engineering.

County Roads

Garrett County's 2019 Capital Budget includes funds for realignment of Glendale Road. The County has also indicated that the following intersections are candidates for improvements:

- MD 495 at New Germany Road
- US 219 at Pysell Road
- US 219 at Mayhew Inn Road

The capital budget also includes line items for improvements to several bridges. Funding needs for bridge maintenance and repair are significant and can comprise the majority of the County Roads Division projects in a budget year.

Highway Needs Inventory

The Highway Needs Inventory (HNI) is a technical reference and planning document of the MD SHA, which identifies highway improvements to serve existing and projected population and economic activity in the State as well as address safety and structural problems that warrant major construction or reconstruction. The projects identified in the HNI represent only an acknowledgment of need based on technical analysis and adopted local and regional transportation plans. The HNI is not a construction program, and inclusion of

a project does not represent a commitment to implementation. Table 3.3 lists the projects included in the 2015 Highway Needs Inventory (HNI) for Garrett County.

Table 3.3. 2015 Highway Needs Inventory

Location	Type of Improvement
US 219 <ul style="list-style-type: none"> All of US 219 North of Oakland Oakland Bypass Accident Bypass WV State Line to US 50 Ben Dewitt Road to Mason School Road I-68 to PA State Line 	Reconstruction for all segments except the Oakland Bypass and the Accident Bypass, which are new construction.
MD 42 <ul style="list-style-type: none"> US 219 to MD 742 	Reconstruct
MD 135 <ul style="list-style-type: none"> US 219 RE to MD 560 MD 495 to West of MD 38 	Reconstruct
MD 495 <ul style="list-style-type: none"> MD 135 to North Glad Road Dung Hill Road to South of I-68 	Reconstruct
MD 560 <ul style="list-style-type: none"> US 50 to White Church Steyer Road 	Reconstruct

3.2.2 (iv) County Priorities

Each year the Maryland Department of Transportation (MDOT) solicits priority letters, from counties across the state, that identify a limited number of priority projects to reflect realistic funding availability. While Garrett County's top priorities continue to be the extension of US 219 N to the Pennsylvania Stateline and the Oakland bypass, respectively, other priorities have emerged that reflect the County's renewed focus on operational improvements and complete streets improvements to safely accommodate pedestrians and bicyclists. The letter from the Garrett County Board of County Commissioners to the MD Secretary of Transportation dated May 2, 2022 detailing the County's transportation priorities can be found in Appendix 8. The priority projects include:

- US 219 N Extension to Pennsylvania Stateline.** Garrett County and the Town of Grantsville requests continued funding for preliminary engineering and right-of-way acquisition for the for the last mile of US 219 North connecting Chestnut Ridge Road to the Pennsylvania Line. This project will improve access, reduce travel time, and for

freight and passenger vehicles, and promote economic development in Western Maryland. The County and the Town of Grantsville look forward to the continued collaboration with MDOT and PennDOT to see this connection from Garrett County to Meyersdale, PA to completion in 2026.

2. US 219 Relocated, Oakland Bypass.

Garrett County and the Town of Oakland request funding for final engineering to relocate US 219 from north of Oakland to MD 135 (2.4 miles). This project will divert through traffic, including trucks, from downtown Oakland, improving safety and operations. Constructing this corridor will relieve several issues that exist the current system. Since have the extension of Corridor H there has been an increase in freight and truck traffic through the Town of Oakland, causing congestion on the narrow main street. This truck traffic causes, local drivers to detour through residential areas to avoid traffic on Oak and Third Streets (US 219) creating dangerous situations for the residents in the neighborhoods. Rerouting through traffic will lessen the freight traffic in the Town making it more attractive for new business and increase the livability of the Town of Oakland.

3. MD 135 Road Diet and Complete Streets Design from Loch Lynn Heights to Oakland (New).

Garrett County, the Town of Loch Lynn Heights, Mountain Lake Park, and the Town of Oakland request funding for planning to improve safety and to better accommodate motorized and nonmotorized users along a 1.5 mile section of MD 135 from at the intersection of Gorman Street, in Loch Lynn Heights, to Third Street in Oakland. This section of roadway sees traffic with speeds in excess of the posted 50 MPH. The results of planning should provide a concept plan to re-utilizing the right-of-way, create a two-way left-turn lane(s), provide dedicated space for bicyclist and pedestrians to access the schools, neighborhoods, and parks in this area. In this study, please address the three-foot-wide sidewalk on the bridge over the Little Youghiogheny River between on MD 135.

4. US 219 Pedestrian Crossings at UNO's and Trader's Landing for safety. Garrett County requests preliminary engineering funding for safety improvements along US

219 in McHenry along Deep Creek Lake from Traders Landing to the pedestrian crossing at UNO's. Improvements should include clearly marked pedestrian median refuge island to cross at Traders Landing, a center left turn lane through the extent of the area, consider closing two entrances to reduce redundancy and change parking at Traders Landing too one-way. Consideration should be made to narrow lanes to reduce speeds and provide a wider shoulder for bike and pedestrians on the east side of the road.

5. US 219 Bicycle and Pedestrian Facilities Evaluation from Mosser Road to Glendale Road.

Garrett County requests planning funding to evaluate adding safe bicycle and pedestrian facilities to US 219 from Mosser Road to Glendale Road in McHenry, MD. Some of this route has wide shoulders and can accommodate a marked bike lane, creation of a separate path for non-motorized transportation. Other sections of this roadway are more narrow and present dangers to the non-motorized users. The County would like to provide a safe option along this route.

6. MD 135 to Sand Flat Road to MD 219 Operational and Intersection Improvements.

MDOT SHA conducted a US 219 Truck Corridor Study for Oakland, Maryland in February 2022. Recommendations from this study include improvements to Sand Flat Road, from MD 135 to US 219; specifically upgrading shoulders to ten feet and improve geometry and improving Sand Flat Road's intersections to US 219 and MD 135. Garrett County requests MDOT SHA program preliminary engineering funding to follow up on these recommendations.

7. Grantsville Sidewalk Extension on Alt US 40 to River Road.

Garrett County and the Town of Grantsville request \$400,000 for Preliminary Engineering to pursue the Grantsville sidewalk extension on US 40, from the eastern limit of the Town of Grantsville to River Road. In May 2020 MDOT SHA completed a US 40 ALT (Main Street) Sidewalk Feasibility Study for this project showing a new sidewalk within the study limits is feasible. The developed concept plans avoid major structural impacts and provides for minimal increase in imperious area while provide a safe and compliant pedestrian pathway for connectivity

from the Town of Grantsville, the State Park, and the Arts and Entrainment District. The concept design proposes approximately 1450 LF to 1875 LF of 5' wide pedestrian pathway along the north side of US 40 Alt and well as request ramps and crossings. The plan's cost estimated to be \$3.9 million dollars.

- 8. Oak Street and Third Street (US 219) Sidewalk Reconstruction for Pedestrian Access in Oakland, MD.** Garrett County and the Town of Oakland requests Sidewalk Reconstruction for Pedestrian Access (Fund 33) for final design and construction to upgrade existing pedestrian facilities along US 219 via Oak and Third Streets. A detailed plan for this project was developed in 2016, by MDOT SHA. The project calls for traffic calming features, upgrading of existing sidewalks, installation of sidewalks and lighting along Oak Street and Third Street between the intersection of Third Street and Starlite Plaza and close to the intersection of Oak Street and MD 135. This project is a sister project to the County's #2 Priority US 219 Oakland Bypass to enhance the Main Streets of the Town. The Town of Oakland experiences excessive truck traffic on Oak Street and Third Street; creating safety concerns for the town.
- 9. Garrett County Transit Operating & Capital Funding.** Transit Service provides Demand Response public transportation serving Garrett County. The Transit's mission is to provide Garrett Transit Service is to provide safe, reliable, and affordable transportation to all residents of Garrett County. Continued increased funding for operations is requested to achieve our mission, especially in times of increased fuel costs, and to provide competitive wages to retain and attract drivers and dispatchers. Capital Funding request for FY 2023 includes preventative maintenance which is used to repair and maintain the agency's vehicles and facility.
- 10. MD 495 and Glendale Road Intersection Evaluation.** Garrett County requests planning funding to evaluate potential treatments improving the MD 495 and Glendale Road intersection. This road seen increased truck traffic, and is a route is used by second homeowners and vacationers to access the southern end of Deep Creek Lake. This intersection has seen numerous serious accidents. An analysis of AADT

results at the traffic counter located just north of this intersection indicate traffic is growing. The County suggests three possible solutions: (1) re-alignment at this location to bring the intersection closer to a 90-degree angle; (2) installing a warning light prior to this intersection in both directions, and/or other road awareness indicator; (3) install fog lighting.

3.2.2 (v) Identification of Issues – Road Network

In general, the existing roadway system outside of the Deep Creek Lake area will adequately serve future anticipated traffic needs, based on the plan projections. The Comprehensive Plan recommends no new roads beyond those identified in current plans (see Section 3.2.2). Broader considerations about mobility are noted in later sections of this chapter. Since most of the County's growth will occur in the Deep Creek Lake area, most impacts to the County's roadway network are in the Lake area.

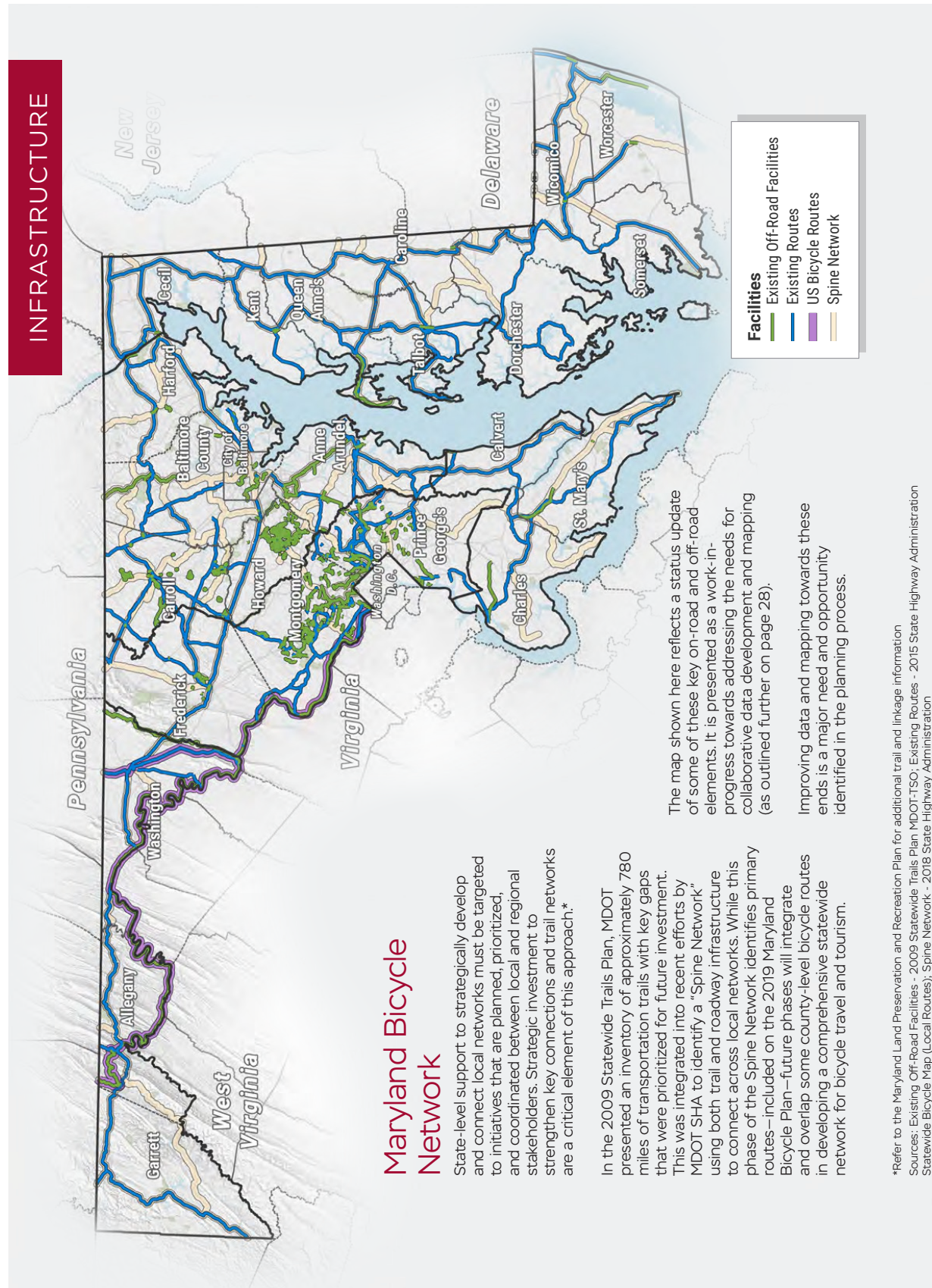
MD 495

As development reaches projected levels, the County should consider an alternative access route to serve the Lake area and the municipalities in the Little Youghiogheny River watershed. Thayerville, the two lane Deep Creek Bridge, and the segment of US 219 between those two points, act as traffic bottlenecks. Topography and concerns about community character also limit the County's ability to widen US 219 in areas where it might be warranted after traffic volumes pass projected levels.

With an existing interchange at I-68, MD 495 would be a logical eastern gateway to the Lake area and (with its connection to MD 135) the municipalities of Oakland, Mountain Lake Park, Loch Lynn Heights, and Deer Park. Reconfiguration of MD 495 as a major collector with wider shoulders could also promote economic development and increase the safety and redundancy of the transportation network—providing increased road capacity and alternative egress in case US 219 were to become disabled by weather, traffic accident, or other emergency.

Such a concept would require improving MD 495's geometry, as well as paving and signage improvements (more extensive than those listed in the HNI). MD 495 is a designated Scenic Byway as designated by the Garrett County Heritage Area Management Plan (see Section

Figure 3.9. Maryland Bicycle Network



Source: 2040 Maryland, Bicycle and Pedestrian Master Plan 2019 Update

3.2.6 (i)), and future improvements to increase capacity would have to respect this status. The direct and secondary land use impacts of upgrading MD 495 would also need to be carefully assessed, particularly in rural portions of the County where there is no zoning.

This issue is directly related to one of the County's previously mentioned priorities. The County is asking that a feasibility study be done to determine the amount of truck traffic currently passing through downtown Oakland, MD 135, MD 495 and Sand Flat Road and investigate detouring that traffic to MD 135, MD 495 and/or a new Oakland alternative truck route.

Assessing Traffic Impacts

Outside of the Lake area, the County's road system is primarily rural in character, and much of the land it serves is targeted for resource conservation. However, there are some locations—such as near I-68—where development will nonetheless occur. The Subdivision Ordinance allows the County to require road improvements along property frontages (such as acceleration/deceleration lanes). Furthermore, the Subdivision Ordinance, amended in 2010, also gives the Planning Commission the right to require a traffic impact study, if one is not already required by SHA.

3.2.3 Bicycle Facilities

3.2.3 (i) Existing Conditions

SHA's 2019 Maryland Bicycle Network Map identifies US 219 (from US 40 to the West Virginia line and US 40A and US 40 from Allegany County to the Pennsylvania Line) and MD 135 as part of its statewide network of on-road bicycle routes. See Figure 3.9. These segments function as part of the "Baltimore City to Western Maryland" SHA Bike Spine. Maryland's unique history, diverse people, and mix of geographies provide a great opportunity for connecting pedestrians and cyclists with the state's rich historical and cultural heritage areas.

SHA is working with communities to increase awareness and sensitivity to the importance of pedestrian and bicycle infrastructure as key components to the broader strategy for revitalization and economic development. While continuing to support local strategic planning to advance these ends, MDOT has launched an initiative with the Maryland Office of Tourism to ensure that connectivity between major

destination areas is identified and mapped. The primary intent is to support activity-based tourism to connect people to "points of interest" across our state. Part of this process included the development of MDOT's "Spine Network" - a collection of bicycle routes with two key components: The first is the promotion of state efforts to ensure regional connectivity (with accommodation across regions being addressed by emphasizing key corridors). The second involves creating maps and atlases that support the needs of those who seek to explore Maryland by walking or biking.

SHA's 2040 Bicycle and Pedestrian Master Plan analyses existing conditions based on regions. Garrett County is part of the 'Western Maryland' region. In this region, recent program investments focused largely on improvements and connectivity for the Great Allegheny Passage and the Chesapeake and Ohio (C&O) Canal Towpath trails. Although there is momentum to support biking and walking in the region, the current access to planning resources is unevenly distributed. Local capacity to leverage programs and assets could be improved by enhanced access to data and strategic planning resources.

3.2.4 Pedestrian Facilities

3.2.4 (i) Existing Conditions

Pedestrian facilities can include multi-use paths, sidewalks, crosswalks, pedestrian crossing signals, or signage and pedestrian-level street lighting. Since most of Garrett County is rural, pedestrian facilities are limited, particularly outside of the Deep Creek Lake area.

3.2.4 (ii) Discussion of Issues

It is desirable to promote walking as a means of transportation for overall personal health and environmental reasons. Additionally, federal transportation policies support pedestrian travel as a viable option to driving where the land uses make it feasible. Sidewalks are not generally warranted along rural roads, where there are relatively low traffic volumes, little walking, and few destinations for pedestrian trips. In these cases, pedestrian travel along shoulders is generally acceptable. However, as areas begin to develop and change from rural to suburban in nature, and as the level of vehicular and pedestrian traffic increases, the need for pedestrian facilities should be considered.

The 2040 Maryland Bicycle and Pedestrian Mater Plan identifies Oakland, MD as a ‘high’ pedestrian crash hotspot based on statistics from 2012 to 2016. As new County facilities with high levels of activity are planned, and existing facilities (schools, college, libraries, parks, etc.) are improved, an assessment of pedestrian access should be completed to ensure safe pedestrian access within and to these sites. Consideration should be given to pedestrian access along and across roads in developed and developing areas (including villages), particularly the need for marked crosswalks or pedestrian crossing signs to assure safety.

3.2.5 Transit

3.2.5 (i) Existing Conditions

Garrett Transit Service (GTS) is the public transportation provider for Garrett County. This is an on-demand response transit system operated by the Garrett County Community Action Committee, Inc (CAC). The service operates Monday through Friday between 7:00 am and 6:00 pm, as requested. As of fiscal year 2018, GTS had a fleet of 33 vehicles and carried 110,000 total passengers. This was a 26% decrease in ridership from 2008. GTS carries County residents to medical facilities, employment, shopping, senior centers, adult day programs, appointments, early child development centers, and after school programs. GTS also delivers meals to the homebound elderly.

GTS plays a role in supporting economic development. During busy ski season weekends, the Wisp Resort contracts with GTS to provide shuttle service for customers and employees between the parking lots at Garrett Community College and the resort. GTS also has plans to provide shuttle services for activities at the Adventure Sports Center. The Wisp Resort also has one or

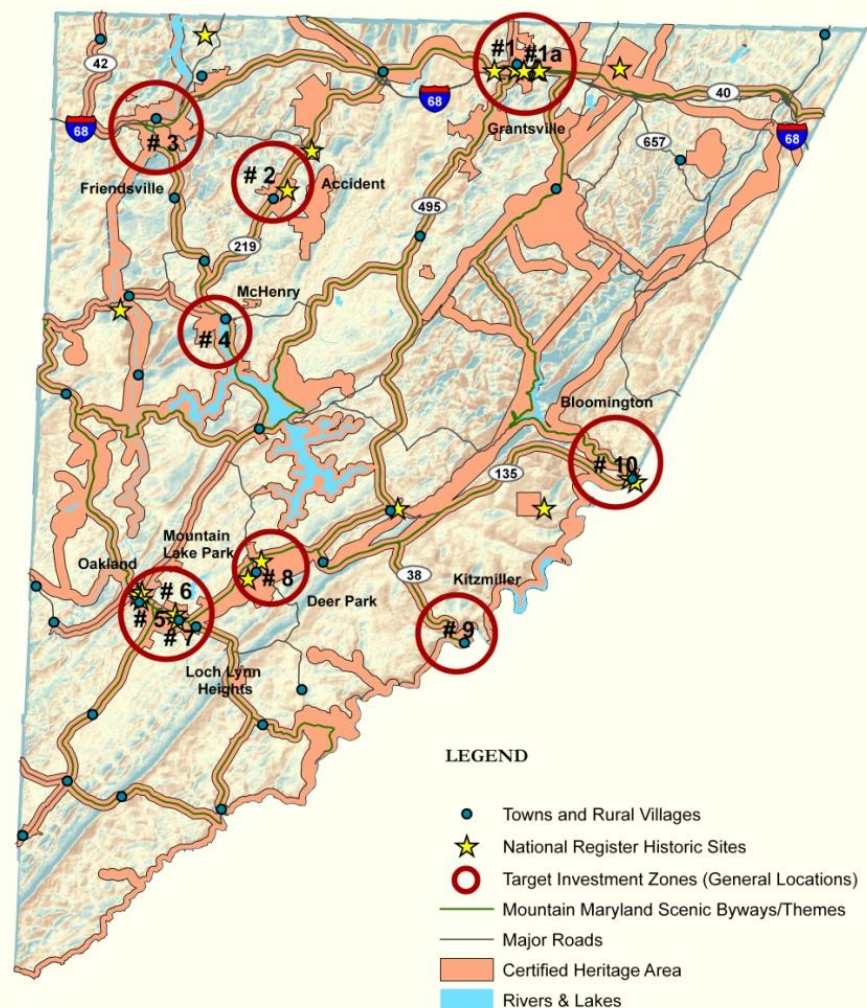
more vehicles used for shuttle services as a precursor to an expanded on-site Resort shuttle service. The Wisp Resort owns and operates shuttle vehicles for travel within the Resort, and expects to expand this on-site shuttle service in the future.

3.2.5 (ii) Discussion of Issues

Transit and economic development are directly linked. Public transportation in Garrett County continues to be a barrier for employers and workers. A lack of fixed-route service in the downtown areas provides no incentive for businesses to locate within a municipality, stifling possible revitalization. Furthermore, tourists are not likely to find the service and know how to use it without prior experience.

There are funding challenges associated with an on-demand service; because GTS’s service

Figure 3.10. Heritage Area Boundaries



Source: Garrett County Heritage Area Management Plan, 2011

is not considered fixed-route, state funding opportunities are limited. As a result, service is maintained under a constrained budget and employee wages suffer as a result.

Special events and seasonal activities that occur in the County create periodic congestion. Seasonally, fixed-route service within the highest activity areas could alleviate congestion issues. The County should continue to evaluate the broader role of GTS in providing mobility options for other areas of the County, particularly in light of future employment opportunities and the needs of older residents. As the activity in the Lake Area and County business parks expands, employment opportunities will also grow. New GTS service to industrial parks would be a way to increase access to those employment opportunities, particularly for residents without cars. There may be more opportunities for the business community to coordinate with GTS on transit services, to help bring employees to businesses with jobs to fill. Moreover, GTS service to Garrett College could serve another portion of the population. As the County population ages, there will also be an increase in the number of residents who no longer drive. After retirement, many people prefer to live in their homes as long as possible (a phenomenon referred to as “aging in place”). For this to be possible, transit options must be available to help elderly residents conduct their daily business. GTS currently provides a number of services geared towards older adults, such as visits to hospitals in places as far away as Baltimore, but there are barriers to finding and using the service for older adults.

3.2.6 Other Transportation

3.2.6 (i) Scenic Roads

Existing Conditions

The Maryland Scenic Byways Program, established by SHA, has designated the following scenic byways in Garrett County.

- I-68: Entire length in Garrett County
- MD 495 (Bittering Road): Entire length from I-68 to MD 135
- MD 135 (Maryland Highway): Entire length from Bloomington to Oakland
- MD 38 (Kitzmilller Road): Entire length from MD 135 to Kitzmilller

- Rock Lodge Road: From MD 495 to State Park Road, then through Deep Creek Lake State Park to Glendale Road.
- Oakland to Bittering, via Herrington Manor Road, Swallow Falls Road, Mayhew Inn Road, US 219, Glendale Road, and Rock Lodge Road
- Grantsville to Bloomington, via New Germany Road, Big Run Road, and Savage River Road

Each segment is part of the greater ‘Mountain Maryland Scenic Byway.’ The mission of the Maryland Scenic Byways Program is to enhance the quality of life and pride in, and the visitor appeal of the local community. The Program promotes responsible management and preservation of the state’s most scenic cultural and historic roads and surrounding resources. The Program provides funds for community based corridor management plans, which makes them eligible for additional grant funds.

The Garrett County Heritage Area Management Plan was completed in October 2011 in order to identify and prioritize heritage resources and work toward developing heritage tourism. The document developed a thematic framework to “tap-into” the economic benefits of heritage preservation and tourism by linking resources to historic themes and a network of businesses, sites, structures, routes, trails, natural areas, and recreation sites. As depicted in Figure 3.10, many of Garrett’s historical resources are connected via the Scenic Byways.

Discussion of Issues

The loss of scenic views would reduce the beauty of the County’s landscape, as viewed from roads, which would detract from its overall character. Tools such as the open space and clustering requirements for development in AR and RR areas will help protect scenic qualities. The County’s Subdivision Ordinance currently discusses scenic character in § 159.027 (single family cluster option), which is rarely used. Since the last Comprehensive Plan the Subdivision Code has been amended so that subdivision that about Scenic Byways shall, to the greatest extent possible, preserve scenic views and the rural character of a development by adhering to design guidelines.

3.2.6 (ii) Recreational Trails

The County's 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) identifies approximately 100 miles of trails in the County's state lands, managed by the Maryland Department of Natural Resources (DNR). Private property owners or trail advocacy organizations are also involved in making connections to state lands and between activity centers. The County and the Appalachian Regional Commission have proposed a Meadow Mountain Trail to be created on property owned by the 4H Education Center. Many miles of trails have been developed under the direction of Garrett Trails since the 2012 Recreation Plan. Garrett Trails is a nonprofit, volunteer organization dedicated to the development of a well-used network of high-quality, sustainable trails that provide access to Garrett County's historic, municipal and environmental treasures, which link to trails outside the County. Garrett Trails is overseeing the completion of a 125-mile loop that ties into the Great Allegany Passage known as the Eastern Continental Divide Loop Trail System. This project would provide a safe pathway for hikers, runners, mountain bikers, road bikers, and cross-country skiers. In the Priority Capital Projects list, the Meadow Mountain section of this project is one of the priority projects that has been presented to MDOT. In addition to their work on the Continental Trail Loop, they have also been working with the Department of Planning & Land Management and Garrett College in developing a vision of a trail network in McHenry that has its initial focus on providing a safe walking path for students from Garrett College to various points in the McHenry area, including Route 219.

Discussion of issues

There are currently a number of entities involved in the identification, funding and implementation of recreational trails in the County. The County is considering the establishment of a Department of Recreation and Parks, which would centralize responsibility for trail planning. Such a department could better coordinate the various interests, identify overall needs, and establish County priorities for trail facilities. Such an entity could also focus on the availability of special grant funding or programs to assist the County with trail project implementation. Looking to future needs, providing recreation to an aging population may present additional challenges to ensure that the County has trails that cater to all skill levels.

3.2.6 (iv) Rail

There are two existing CSX freight rail lines in Garrett County. Both lines pass through Bloomington, and connect in Luke (in Allegany County) where the New Page paper mill is located. One rail line extends from Luke along the North Branch Potomac River, alternately traversing Garrett County and Grant County, WV, before exiting Maryland at Kempton, the County's southwestern most point. The other rail line extends from Luke, along the Savage River into Deer Park, Loch Lynn Heights and Oakland, before leaving the County near Hutton. This freight rail line serves one wood-products business in Oakland.

Discussion of Issues

As the nation's highways become more congested, there is greater interest in cargo movement via freight rail. However, freight rail lines all over the country are facing challenges. Most rail lines need to be upgraded to allow trains to operate at efficient speeds, but there is a shortage of funds available for such improvements. The freight rail lines in Garrett County would likely need similar improvements to support significantly increased use. The County should support the retention of these rail lines for potential future use.

3.2.6 (iii) Airport

Garrett County Airport is an essential element in the national and statewide transportation network and plays a large role in the economic development of Garrett County. Garrett County Airport generates business revenue because of air passenger service, freight service and ground support services for commercial and general aviation. Garrett County Government owns and operates the airport. The Garrett County Airport, located off of Bumble Bee Road north of McHenry, is a general aviation airport serving private aircraft. The airport has no scheduled commercial air service. Federal funds have been used to make a number of improvements on site including: the extension of the runway to 5,000 feet with a parallel taxiway, the construction of a new terminal building, as well as twelve new T-Hangars. Plans are being made to construct additional hangars in the future.

The McHenry Business Park is located along Bumble Bee Road adjacent to the Garrett County Airport. Approximately 125 acres are

available for development. In addition to the available acreage within the park, the county has entered into an agreement with the Maryland Economic Development Corporation to construct a 20,000-square foot spec building on Lot 1 in the park. Upon completion, the building will be available for lease to one or more tenants.

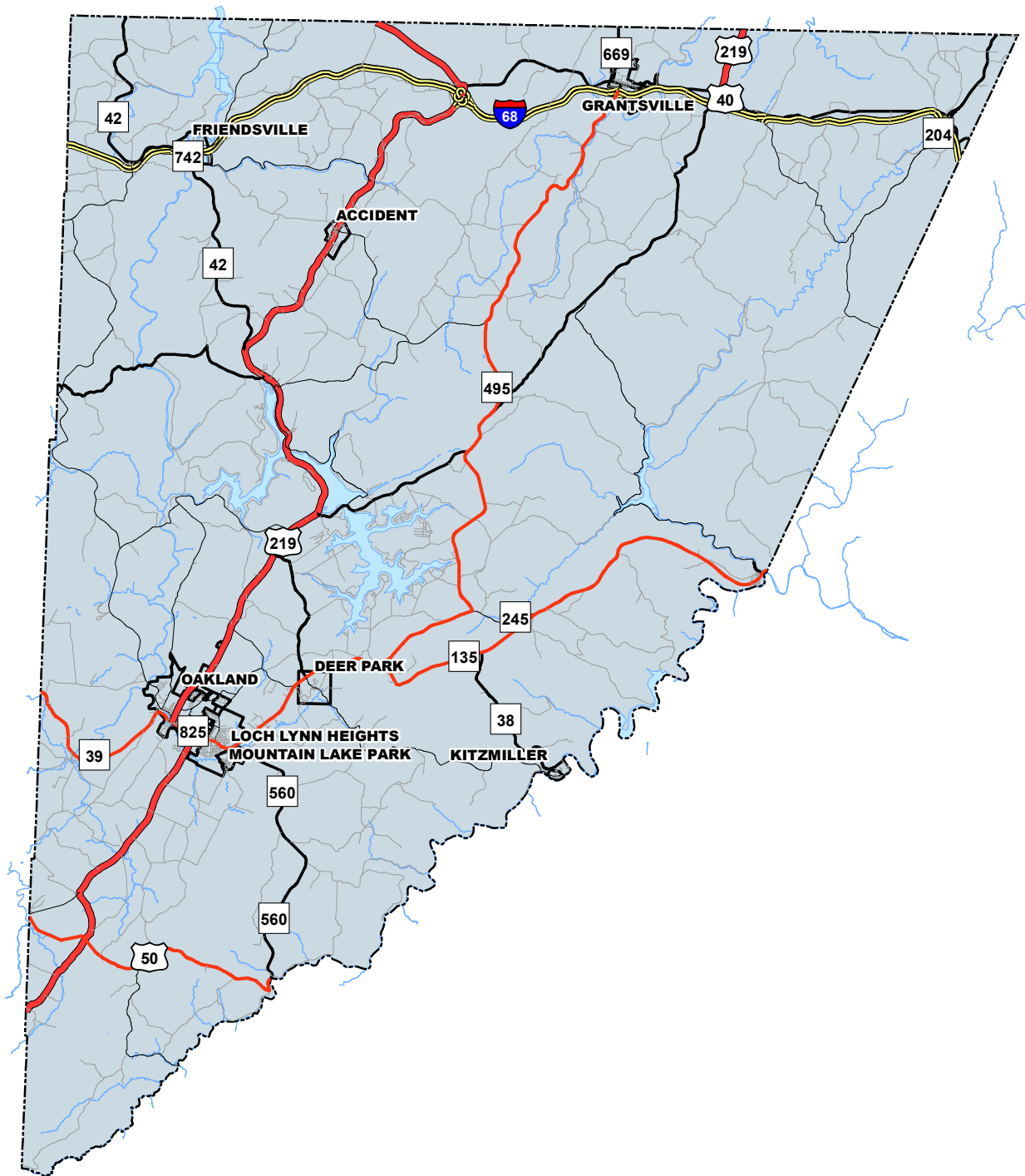
3.2.7 Policies and Actions

1. Coordinate with SHA to assess the feasibility of identifying an alternative north-south truck route through the County.
2. Develop an inter-connected Countywide trails Master Plan to prioritize off-road projects serving different uses including, but not limited to, walking, hiking, bicycling, skiing, snowmobiling, off-road vehicles, and horseback riding.
3. Continue to support and encourage the completion of the Oakland Bypass, as designed by SHA.
4. Continue to support the regional effort to link the Pennsylvania Turnpike with Corridor H in West Virginia, via an improved or relocated US 220.
5. Continue to support tplans to upgrade US 219 north of I-68, as a supplemental improvement to the region's highway network. However, the County opposes the use of US 219 south of I-68 as the primary link to Corridor H.
6. Continue to support Garrett Trails in its effort to develop a well-used network of high-quality, sustainable trails that provide access to Garrett County's historic, municipal, and environmental resources.
7. Ensure collaboration between the Department of Public Works – Road Division, the Department of Planning and Land Management, the proposed Parks and Recreation Advisory Board, SHA and trail advocates including the Chamber of Commerce to address bicycling issues, such as route designations, assessing bicycling safety issues, and identify needs for future improvements. Identify pedestrian needs in areas where pedestrian activity is high or increasing, such as the County's designated villages, and around schools and other institutional uses.
8. Support increased GTS service, particularly

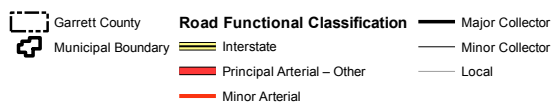
to serve tourists, college students, and the needs of elderly residents. Consider building on existing shuttle bus service in the Deep Creek. Explore the feasibility of implementing a fixed-route service, even seasonally.

9. Promote private air charter use and economic development associated with the Airport.
10. Host a Garrett County Transportation Summit to discuss multi-modal regional planning solutions and solicit out of the box ideas. This Summit could be combined with a regional transportation group that would shepherd regional conversations about multi-modal transportation needs and strategies.
11. Continue to collaborate with the Maryland Department of Transportation to discuss and implement the transportation improvement priorities identified in the "Priority Capital Projects - Secretary's 2018 Annual Tour MD Department of Transportation." See Appendix 9.

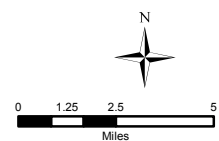


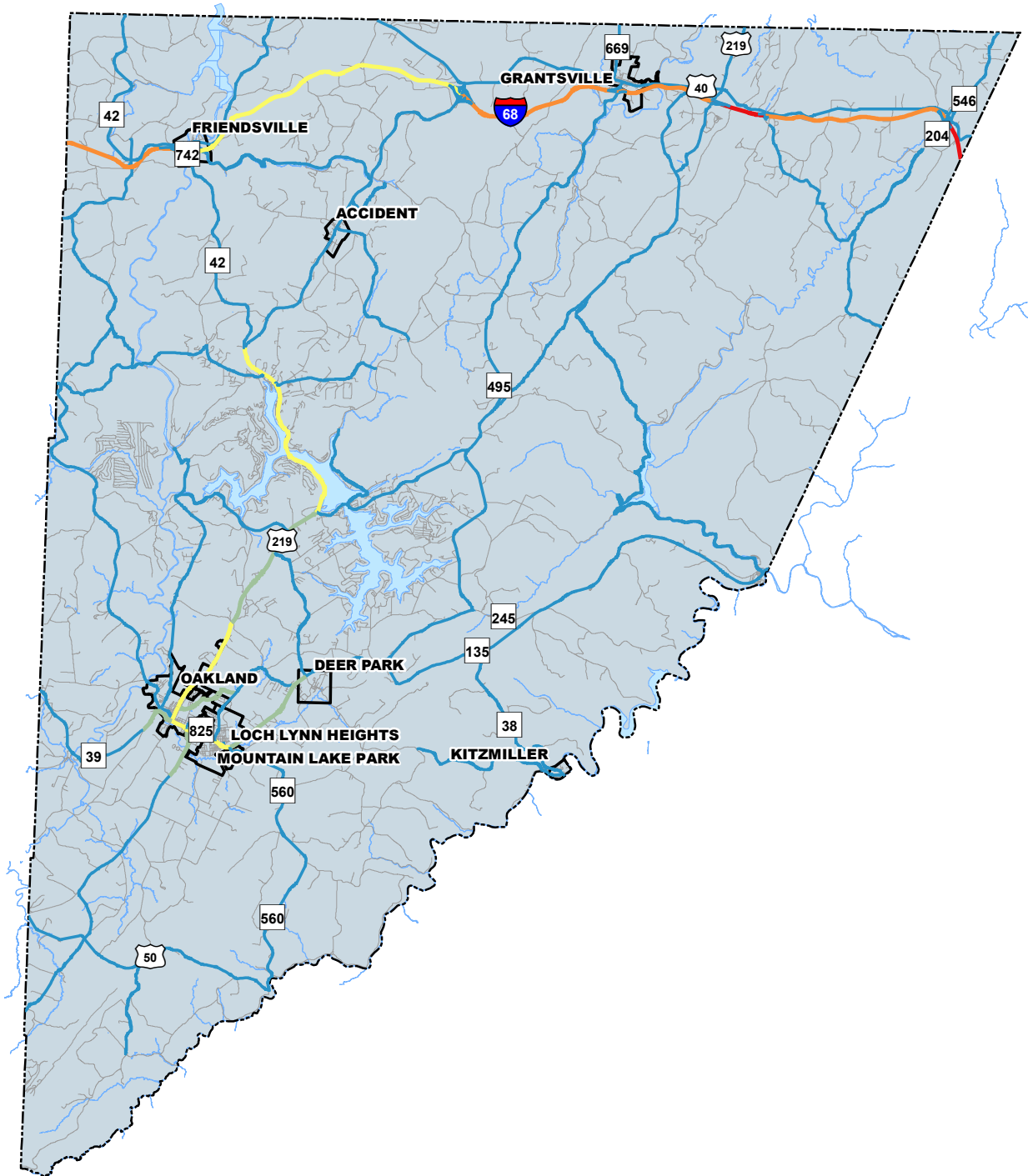


Map 3.2. Functional Classification of Roads

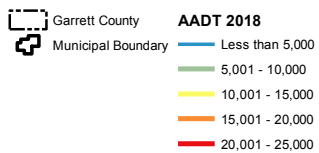


Source: Maryland Highway Performance Monitoring System, MDOT SHA

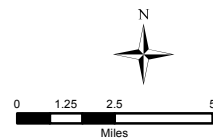


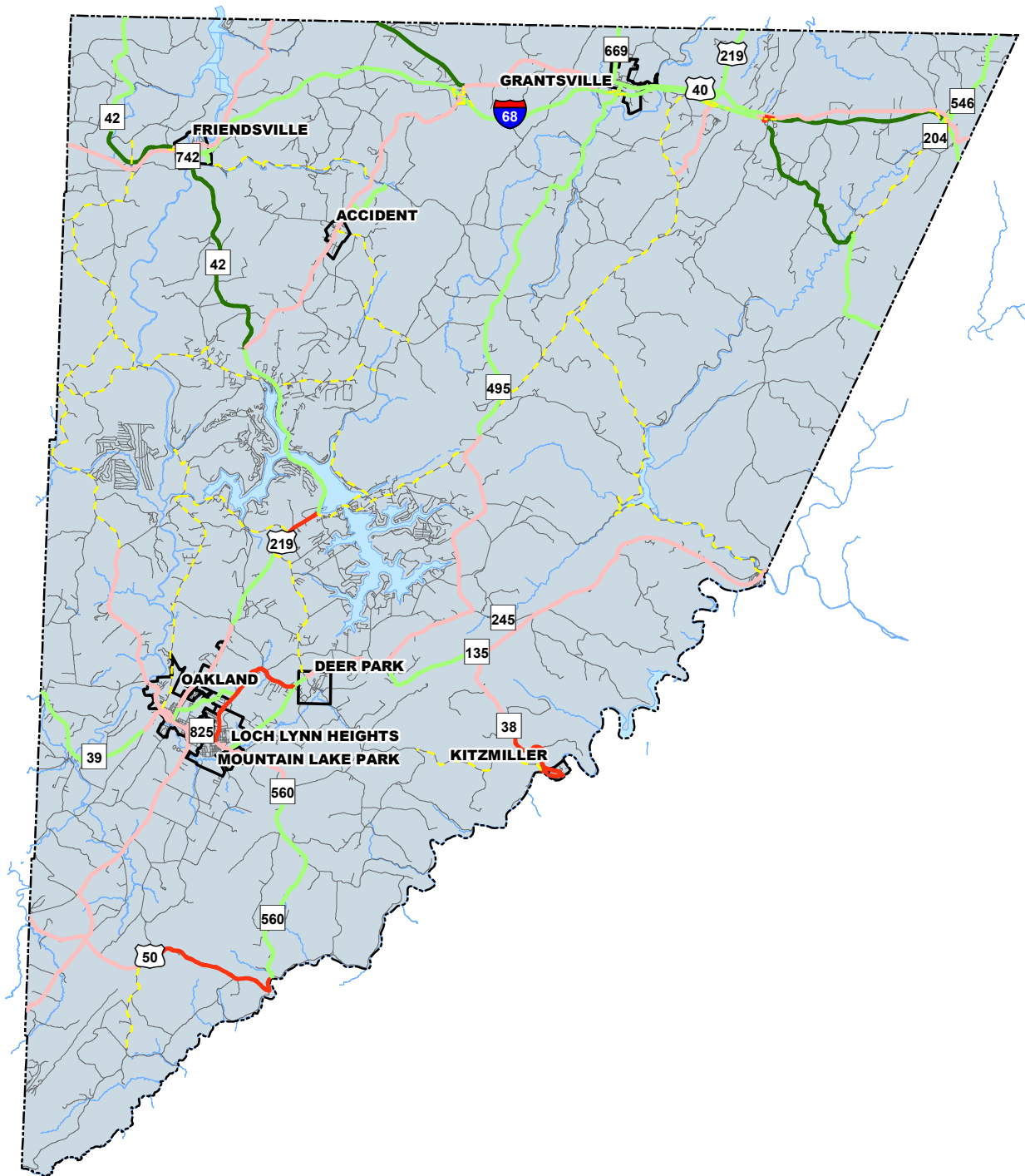


Map 3.3. Average Annual Daily Traffic



Source: MDOT SHA Statewide AADT, 2019

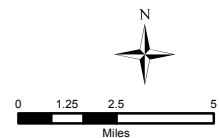




Map 3.4. Average Annual Daily Traffic Change 2009 - 2018

- Garrett County
- Municipal Boundary
- AADT Change 2009 - 2018**
- 40% to -20%
- 20% to 0%
- 0% to 20%
- 20% to 55%
- 2009 ADT Count Not Available

Source: MDOT SHA Statewide AADT, 2019



3.3 INFRASTRUCTURE

Well-planned infrastructure projects strengthen communities, boost the economy, and expand opportunity. They also promote a return on the public investment when they are adequately planned for and well-managed. The American Planning Association outlines eight principles to shape smarter infrastructure policy and investment:

- Serve multiple modes and types of infrastructure
- Driven by local visions and strong regional planning
- Address long-term funding sustainability
- Harness private sector investment and creativity to advance and protect the public interest
- Consider key factors of location and leverage
- Promote access
- Advance opportunity for all
- Embrace and support innovation
- Make communities safer and more resilient

Garrett County recognizes that the lack of adequate infrastructure poses the largest obstacle to the successful implementation of this Comprehensive Plan. Inadequate water and/

or sewer infrastructure prevents concentrated growth from occurring in municipalities and/or County growth areas, which in turn, prevents the ability to provide a range of housing types, which impacts housing affordability. The lack of water and sewer infrastructure also has a direct impact on County employment centers thus hindering economic growth. Inadequate roads and transportation facilities cause congestion and decrease mobility, which could impact the economic potential of the tourism industry associated with Deep Creek Lake. Also, as described in the Community Facilities Chapter, the lack of broadband services within the County has a direct impact on economic development opportunities, which in turn directly correlates to the economic well-being of County residents.

The infrastructure needs described above, and others, are expressed throughout the various chapters of this Plan. Table 3.4 provides a summary of all of the needs described herein. The needs summary can be updated and used regularly as a capital improvement planning tool. The projects currently listed (January 2020) are not intended to describe all of the various capital project needs of the County but just those that are most important to the implementation of the Comprehensive Plan goals, objectives and strategies.

Relevant Acronyms

The following acronyms are commonly used to identify different state, local, and regional organizations that may be involved in needed infrastructure improvements.

ARC	-	Appalachian Regional Commission
MDDOC	-	Maryland Department of Commerce
MDE	-	Maryland Department of the Environment
EDA	-	Economic Development Administration
CEF	-	County Enterprise Fund
BRF	-	Maryland Bay Restoration Fund
USDA	-	U.S. Department of Agriculture
CDBG	-	MD Department of Housing & Community Development, Community Development Block Grants
DWRLF	-	Maryland Drinking Water Revolving Loan Fund
WQRLF	-	Maryland Water Quality Revolving Loan Program
MDOT	-	Maryland Department of Transportation

Table 3.4. 2015 Infrastructure Needs

Water/Sanitary Sewer				
Strategy	Priority	Partnering Agencies	Potential Funding Source	Comprehensive Plan - Comment
Oakland-Trout Run Regional Wastewater Treatment Plant		Maryland Department of Housing and Community Development, Town of Oakland	USDA, BRF, CDBG	The Town and the County have been in discussion for several years regarding the combination of the Oakland WWTP with the Trout Run WWTP (see section below on the Trout Run WWTP) which is also permitted for 900,000 gpd. An agreement between the two parties has been reached and design is expected to be underway in 2020 for new 1,800,000 gpd WWTP at the site of the existing Oakland WWTP. The County would own and operate the new SBR WWTP and the Town would maintain ownership and operation of the existing collection and conveyance system serving the Town (see section below on Trout Run for a description of the five collection and conveyance systems served by the Trout Run WWTP). In order to combine the two systems, a new sewer line will be extended from the Trout Run system which will be routed in such a way as to serve the Rosedale and residences along Shaffer Hill Road, West of Route 39 that are currently experiencing failing septic systems. A tentative agreement has been reached with MDE regarding the use of Bay Restoration Funds to fund approximately 76% of the new combined WWTP, however a \$12m funding gap still exists. The County is working with USDA, the Maryland Department of Housing and Community Development for Community Development Block Grants (CDBG) to close the funding gap. The project to combine the two systems consists of multiple phases with construction expected to start in 2022 and end in 2026.
Crellin Wastewater Treatment Plant		MDE	DWRLF	Factoring in projected growth levels through 2033, Crellin's WWTP may likely exceed its current permit effluent limitations. However, these projections use average flows per ERU (262.5 gpd), which is significantly higher than Crellin's actual average flow per ERU (85 gpd). If low flow is maintained for additional service areas, the total flow could stay under 80% of the effluent limitations. The sand filter walls at the WWTP are deteriorating and will be rehabilitated or the filtration system will be replaced with modular filters.
Keyser's Ridge Wastewater Treatment Plant				As of the writing of this Plan in 2019, the Keyser's Ridge WWTP is currently under construction.
Accident Wastewater Treatment Plant		Town of Accident, MDE, MD Rural Water Assoc.	WQRLF	The Town of Accident's WWTP is permitted for a flow of 50,000 gpd however the Town's collection and conveyance system experiences significant I/I and the plant routinely exceeds the permitted flow. The Town hopes to resolve these I/I issues by 2033 and is currently working with the Maryland Rural Water Association to have some of the manholes and lines inspected to identify some of the heavy flow areas. The Town is also building a new plant scheduled to go online in 2020 that will be permitted for a flow of 120,000 GPD.
Grantsville Wastewater Treatment Plant		Town of Grantsville, MDE	BRF, WQRLF, CDBG	The Grantsville WWTP has a permitted capacity of 600,000 gpd and an ADF of 249,000 gpd in 2019. Treated effluent is discharged into the Casselman River. The Town owns and operates the collection and conveyance system serving the Town, and the County owns and operates the collection and conveyance systems serving the other service areas mentioned above. The Town's collection and conveyance system experiences significant I/I and the WWTP is in need of significant upgrades and/or replacement due to its age and on-going compliance issues. The Town is seeking funding from various sources to evaluate and effect the necessary changes at the WWTP.
Gorman Wastewater Treatment Plant			WQRLF, CEF	The Gorman-area WWTP is in need of upgrades to rebuild the sand filter walls with concrete and to install a roof structure over the filters.
Kitzmiller Wastewater Treatment Plant		Town of Kitzmiller, MDE	WQRLF, CEF	Upgrades to the WWTP are needed to enclose the rear portion of the plant where the sand filters were previously located.
Deep Creek Lake Wastewater Treatment Plant		MDE	BRF, WQRLF, CEF	The primary need in the Deep Creek Lake sewer service area is the need to upgrade the WWTP for compliance issues primarily due to high nitrates emanating from the County Landfill leachate system which is connected to the sewer system. The County is pursuing pretreatment of the leachate at the landfill. In addition, the County has been in contact and will be pursuing funding to upgrade the WWTP to ENR standards. As indicated in the 2014 Water and Sewer Plan, future capacity needs are within the permitted flow of the WWTP and there are no plans to increase capacity.
Friendsville Public Water System		Town of Friendsville, MDE	DWRLF	According to the 2014 Water and Sewer Plan, projected demand through 2033 will slightly exceed Friendsville's current appropriation, which would necessitate an increased appropriation from the Youghiogheny River or from additional groundwater sources. In addition, MDE has notified the County that improvements to the existing river intake are necessary to provide additional screening with air diffusers. The County will be preparing a Preliminary Engineering Report to evaluate other alternatives to the river intake upgrades such as river bank wells or groundwater wells.

Table 3.4. Infrastructure Needs (continued)

Water/Sanitary Sewer (continued)				
Strategy	Priority	Partnering Agencies	Potential Funding Source	Comprehensive Plan - Comment
Keyser's Ridge Public Water System	High	Town of Granville, EDA, MDE, ARC	ARC, EDA, DWRLF	The County is seeking to re-allocate 50,000 gpd of annual water appropriation from the Grantsville system to develop a new public water supply using wells on DNR-owned land near Puzzley Run. The Town of Grantsville has tentatively agreed to decommission three of its wells within the Savage River State Forest to make this possible. The County has purchased 6.7 acres along US 40 for the construction of a proposed water treatment plant and to secure access to the well field. The total estimated development cost is \$1.44 million. This new system represents the County's highest-priority public water system project .
Deer Park Public Water System		Town of Deer Park, MDE	DWRLF, CEF	The Deer Park water treatment plant has a production capacity of 96,000 gpd and a GAP for 47,000 gpd. The current water demand is approximately 35,000 gpd. The County plans to expand the Deer Park water system to several infill areas within the Town, as well as other adjacent areas. Projected increases in demand would exceed Deer Park's current water appropriation; however, the Deer Park water system has elevated iron levels and loses approximately 35% of its treated water through pinhole leaks in copper service lines.
Oakland Public Water System		Town of Oakland, MDE	DWRLF	The Town has worked hard to make various significant and major improvements to the Oakland and Broadford Plants as well as the distribution system over the past two years. There are still deficiencies with the water plants as well as the distribution system such as aging equipment, aging valves, aging water lines and a lack of back-up power sources at the Oakland Plant and intake. The Town plans to continue to expand and make improvements to the system to ensure that permit requirements are met and to ensure that the quality and quantity of water serving those in the Oakland System meets necessary requirements.
Gorman Area Public Water System		MDE	DWRLF	Projected demand is expected to rise slightly (1,300 gpd) through 2023 and then escalate substantially (17,000 gpd) through 2033. Per the 2014 Water and Sewer Plan, the sharp increase in demand from 2023 to 2033 is due to a planned expansion of the service area to include infill areas within and south of the existing service area boundaries. The existing and proposed water service areas are geographically large given the proposed demand and are comprised of mostly Rural Resource and Agricultural Resource with small areas of Town Residential and Town Center (See Chapter 2, Map 2.9). While Gorman has sufficient production and treatment capacity to meet demand until 2023, demand beyond 2023 would exceed Gorman's current water appropriation and require an increase in appropriation, alternate water supply, or a large reduction in water use after 2023.
Deep Creek Lake Public Water System		MDE	DWRLF, CEF	The McHenry water system, which is owned and operated by the County, provides drinking water for residential, resort, and commercial properties on the west side of US 219 in the vicinity of McHenry, along Marsh Hill Road, and for the Wisp Resort. Groundwater wells provide the source for McHenry's water. The Thayerville water system, which is owned and operated by the County, serves Deep Creek Lake's second largest business and commercial center (after McHenry) which is the residential and commercial areas south of the Route 219 Lake Bridge to approximately Sand Flat Road. The County is expecting a deficit in capacity of the combined systems to serve projected needs. The County is currently exploring additional groundwater wells at Hoyes Run but is in need of funding to develop said wells to supplement the water supply. The interconnection of the two water systems with a water line along Route 219 that traverses the Lake is currently in the design and permitting phase and represents the top water system priority for the County.

Table 3.4. 2015 Infrastructure Needs (continued)

Transportation				
Strategy	Priority	Partnering Agencies	Potential Funding Source	Comprehensive Plan - Comment
US 219 North Study		State of Pennsylvania, Pennsylvania Department of Transportation (PennDOT), MDOT	ARC, MDOT	This project is part of a broader effort to improve the highway links between Pennsylvania and points north and Appalachian Development Highway System Corridor H; upgrade north-south access for residents, businesses, and visitors; and provide opportunities for improving economic development in this region of Appalachia.
US 219 Oakland Bypass		MDOT	MDOT	A 2.4 mile roadway that will relocate US 219 to the east from north of Oakland to MD 135. This project was identified in the 1995 and 2008 Garrett County Comprehensive Plans and is supported by Garrett County. The intent of the project is to divert through traffic and truck traffic from downtown Oakland. Engineering is currently underway, however, no funding for construction has been allocated in the CTP.
US 219 Chestnut Ridge Road		MDOT	EDA, MDOT	US 219 N Reconstruction/Relocation - Garrett County ranks the US 219 North, Chestnut Ridge Road project as the highest regional priority and requests (a) the completion of the planned breakout project and (b) the acquisition of right-of-way from the breakout project to the Pennsylvania line.
MD 39, Hutton Road		MDOT		This project involves the replacement of Bridge 11002 over the Youghiogheny River. Originally constructed in 1923, the bridge is safe for the traveling public, but is nearing the end of its useful service life.
MD 495		MDOT	MDOT	As development reaches projected levels, the County should consider an alternative access route to serve the Lake area and the municipalities in the Little Youghiogheny River watershed. Thayerville, the two lane Deep Creek Bridge, and the segment of US 219 between those two points, act as traffic bottlenecks. With an existing interchange at I-68, MD 495 would be a logical eastern gateway to the Lake area and (with its connection to MD 135) the municipalities of Oakland, Mountain Lake Park, Loch Lynn Heights, and Deer Park. Reconfiguration of MD 495 as a major collector with wider shoulders could also promote economic development and increase the safety and redundancy of the transportation network—providing increased road capacity and alternative egress in case US 219 were to become disabled by weather, traffic accident, or other emergency.
Eastern Continental Divide Loop		National Park Service, Garrett Trails	Recreational Trails Program, Maryland Bikeways Program	An emerging market in Garrett County is biking and hiking tourism through an extensive trail network. An opportunity is the anticipated Eastern Continental Divide Loop Trail, which has formally been recognized as part of the Potomac Heritage National Scenic Trail network, and which would connect residents and visitors to the County's state parks, forests and population centers, including the Deep Creek Lake area.
Communication				
Strategy	Priority	Partnering Agencies	Potential Funding Source	Comprehensive Plan - Comment
Expand broadband service		Federal Communications Commission, Maryland Economic Development Commission		Garrett County's infrastructure can accommodate many types of industries, which can be housed at one of the many County-owned business parks or tracts of available land. The County also offers a low cost of living and a progressive business environment, however, the expansion of broadband is needed throughout the County to further assist economic development. The County should: Continue to endorse broadband plans that express support of the countywide broadband vision and expansion to unserved and underserved areas; Continue to support public-private partnerships in applying for grants and other funding to implement the broadband plan; Continue to partner with federal (FCC), state (Maryland Broadband Cooperative), and local governing agencies, as well as private entities (Comcast, Microsoft, Declaration Networks Group) to implement the broadband plan.

3.4 DEEP CREEK LAKE AREA

3.4.1 Overview

The Deep Creek Lake area is a unique and special place. The 3,900-acre freshwater lake is the largest in Maryland and is set amid scenic mountains and stream valleys. The combination of water, mountains, and forests in the Lake area offers year-round recreation opportunities but is most popular during the summer months. The Deep Creek Lake area has become the County's most important economic engine and is an increasingly popular place for new year-round and seasonal housing. Owned by the state of Maryland, the Department of Natural Resources (DNR) is responsible for managing the lake and the buffer zone. However, many concerns extend beyond the authority of the state-owned property. The Lake area faces significant issues related to land use, impacts from growth, water quality, forest cover, and lake access. The Deep Creek community, the County, and DNR have shown sustained interest in ensuring that the quality and recreational value of the Lake is maintained.

Given the Lake's environmental and economic significance to the County, as well as the growth projections at the time, the 2008 Comprehensive Plan included a chapter entitled Deep Creek Influence Area Master Plan (herein referred to as the DCIA Master Plan). The DCIA Master Plan focused on the Lake area's capacity to accommodate the significant amount of growth that was projected in the County and in the DCIA in particular. As discussed in Section 3.4.2, said growth did not materialize as projected. In addition, as discussed in Chapter 1 of this Plan, the future growth projections to the year 2040 continue a modest growth pattern. While the previous growth projections from the 2008 Plan, and future growth projections contained in this Comprehensive Plan, somewhat negate the concerns over impacts to facilities and services within the DCIA, concerns still remain over the water quality of the Lake relative to sedimentation, changing submerged aquatic vegetation populations, water level fluctuations and other issues. As a result, the County and DNR, along with other stakeholders prepared the Deep Creek Lake Watershed Management Plan (WMP), which was adopted in 2016. As of the writing of this Comprehensive Plan, the WMP remains the most significant plan relative to the future water quality and economic vitality

of the Lake. As such, much of this Chapter will concentrate on those Goals within the WMP that are within the County's control, provide the status of achieving said goals and make further recommendations for their attainment. It should be noted that concerns over impacts to facilities and services within the DCIA are not without merit, but that said concerns are addressed in the appropriate chapters of this Plan such as transportation, community facilities and mineral resources. It should also be noted that the 2008 DCIA Master Plan within the 2008 Comprehensive Plan extended beyond the Lake's watershed geography. Since the primary focus of the WMP is to improve the environmental stability and economic viability of the Lake itself, the planning area is restricted to the Lake's watershed area. See Map 2.6 for the watershed boundary.

3.4.2 Growth Trends and Projections

The 2008 Comprehensive Plan projected significant growth for the watershed and the DCIA and set forth substantial analysis and specific recommendations to mitigate the impacts on infrastructure, facilities and sensitive areas due to the projected growth. Since the 2008 Plan the projected growth did not materialize as anticipated and the growth scenarios used in this Comprehensive Plan project significantly less growth than previously projected.

The 2008 Comprehensive Plan estimated 5,559 existing housing units in the watershed in the year 2005 and projected a total of 8,422 units by the year 2030 for a total of 2,863 new housing units over that 25-year time period. As described in Chapter 1 of this Comprehensive Plan, there were an estimated 5,977 existing housing units in the watershed in 2015 and a projected total of 6,927 units by the year 2040 for a total of 950 new housing units over that respective 25-year time period. As such, instead of 8,422 housing units in the watershed in 2030 per the 2008 Comprehensive Plan, this Comprehensive Plan projects of total of 6,927 housing units by the year 2040.

3.4.3 Previous Plans

3.4.3 (i) Deep Creek Watershed Economic Growth and Planning Analysis Study, 2004

The 2004 Deep Creek Watershed Economic Growth and Planning Analysis Study (the “Watershed Study”), recommended that a Deep Creek Master Plan be developed to guide the type, location, and design of future growth and development in the Deep Creek Lake area and provide a long-term guide for public and private decisions affecting development and conservation. The recommendations of the Watershed Study were incorporated by reference into the 2008 Comprehensive Plan and included in its appendix.

3.4.3 (ii) Deep Creek Influence Area Master Plan, 2008

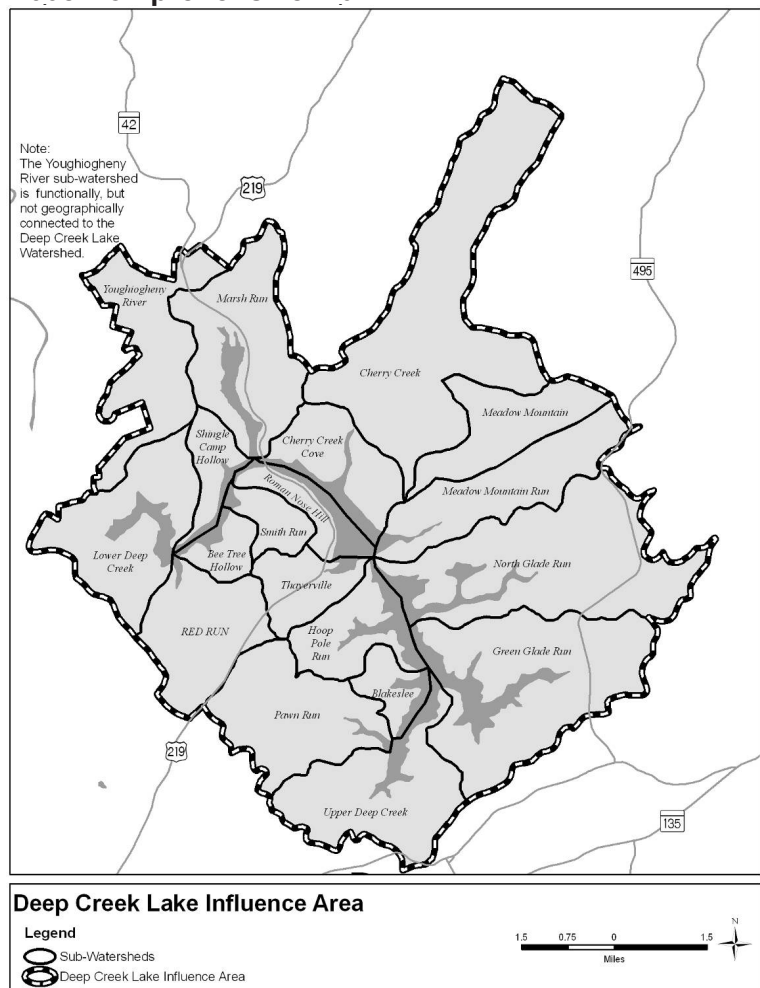
The 2008 Garrett County Comprehensive Plan responded to the 2004 Watershed Study recommendation by evaluating the capacity to accommodate new growth, in terms of available land, water resources (drinking water, wastewater treatment capacity, and stormwater management), traffic, and community services within the Deep Creek Lake Influence Area (DCIA).

The DCIA is the portion of Garrett County that has a direct impact on the environmental and visual resources of Deep Creek Lake and on the Lake Area’s infrastructure and services. This 43,407 acre area includes the entirety of the Deep Creek watershed (40,937 acres), plus some areas outside the Watershed that directly impact the roads and community services in the Lake area: a portion of the Youghiogheny River watershed on the western slope of Marsh Mountain—encompassing the Wisp Resort Planned Residential Development (PRD) and other major subdivisions—and a very small portion of the Bear Creek watershed north of McHenry.

The County has made significant progress in implementing some of the key land use recommendations of the DCIA Master Plan within the 2008 Comprehensive Plan, which were to amend the Deep Creek Watershed Zoning Ordinance. These include, but are not limited to, the following:

- **Established a Scenic Protection Overlay District**, which is intended to preserve ridges and crests surrounding Deep Creek Lake that create a series of scenic views from the lake and shoreline and thereby protect the natural beauty of the area.
- **Created the AR – Agricultural Resource and RR – Rural Resource Zoning Districts**. The purposes of these districts are to protect rural character and conserve natural resources, primarily agricultural land, forests and sensitive environmental areas by limiting residential development to a low density and providing a cluster subdivision option, and to allow selected commercial and recreational uses that do not conflict with the preservation of agricultural and forest resources.

Figure 3.11. Deep Creek Lake Influence Area, 2008 Comprehensive Plan



3.4.4 Deep Creek Watershed Management Plan, 2014, Amended 2016

The Deep Creek Watershed Management Plan (WMP) serves as a comprehensive assessment of community issues about land use, water quality, recreation, stormwater, septic and sewerage, and impacts from growth within the Deep Creek Lake Watershed. It proposes recommendations for policy changes, restoration actions, best management practices, and public outreach to address these concerns. Even with the modest growth, over the years, the Deep Creek Lake community, the county and DNR have shown a growing interest in ensuring that the quality and recreational value of the lake is maintained.

Administrative Council

The WMP provides a course for protecting, enhancing, and restoring the resources of the Deep Creek watershed. The plan sets forth strategic goals along with the needed actions and a timeframe for addressing them. Some actions are already completed and underway through state or county management. Most importantly perhaps, has been the progress in establishing the organizational infrastructure to advance and implement the goals, objectives and strategies of the WMP. First and foremost was the establishment of the Administrative Council (AC), which is comprised of representatives of the three main governmental agencies with regulatory control within the watershed – Garrett County, the Maryland Department of the Environment (MDE) and the Maryland Department of Natural Resources (DNR). The AC was formalized via the signing of an initial Memorandum of Understanding in 2016 and a signing of a second Memorandum of Understanding in 2018, which continued the agency collaboration. A new Memorandum of Understanding was signed in 2022 and expires September 30, 2022. The primary charge of the AC is to oversee the implementation of the WMP by ensuring project design, funding, and oversight is provided and administered by the appropriate individuals in every agency. In addition, AC representatives attend meetings of other local organizations to educate others on the environmental and economic importance of the Lake and its watershed, to provide information on resources to advance the WMP and to coordinate activities as needed. The AC

meets monthly and provides an Annual Report to the Garrett County Commissioners. In 2016, Garrett County hired a Watershed Coordinator to serve as staff to the AC and to also act as the liaison between the AC and local stakeholders.

Educational Advisory Committee

The WMP recognized the importance of engaging private property owners to encourage voluntary best management practices within the watershed rather than relying on a top-down regulatory approach. The AC also recognized the importance of receiving advisory input from citizens regarding the opportunities to improve communication through public education, information exchange and citizen engagement. As such, in 2017 the Educational Advisory Committee (EAC) was formed to continually assess the community's communication and outreach needs and to report those needs to the AC. The EAC is comprised of 8-10 volunteers representing agriculture, business, education, forestry, marketing, recreation and property owners within the watershed.

Deep Creek Lake Watershed Foundation

During the development of the WMP, it became apparent to the Steering Committee formulating the plan that the County, DNR and/or MDE would not be able to provide or sustain the funding necessary to implement the efforts, programs and projects recommended in the WMP. To address this need, the Deep Creek Watershed Foundation (the Foundation) was formed in 2016. The Foundation is a 501(c)(3) organization whose goal is to engage in fundraising activities to sponsor educational programs, to support scientific initiatives and to apply for grants in furtherance of implementing the goals of the WMP. To this end, the Foundation has raised funds for several projects that advance the WMP such as:

- **Water Budget Model** – A new method for predicting water levels in the Lake to be used by MDE and the Brookfield Renewable Power Company (the company that operates the dam on Deep Creek Lake) to time water releases from the dam in a fashion that balances the needs of the various users of the Lake including the power company, Youghiogheny River whitewater users, trout fishermen, homeowners and recreational users. The Power Company has informed

the Foundation that it looks forward to incorporating the model into its future planning.

- **Neutralizing Acid Mine Drainage** – Cherry Creek is a major tributary to the Lake, and carries acid mine drainage from nearby mines (previous studies also indicate acid contributions into Cherry Creek from natural sources). The high acidity in Cherry Creek contributes to a low pH in the Lake, which is a major impairment to water quality. The Foundation is contributing to the ongoing operation of an acid-neutralizing limestone doser adjacent to Cherry Creek. The doser is managed by MDE’s Abandoned Mines Land Division, the U.S. Department of the Interior, Office of Surface Mining and the Environmental Protection Agency.
- **Managing Stormwater Runoff** – The Foundation is partnering with the Garrett College Continuing Education and Workforce Department to sponsor the University of Maryland Extension Service’s public presentations on managing stormwater runoff. The presentations, which are targeted to homeowners and business owners, provide guidance on the use and installation of rain barrels, cisterns, rain gardens and riparian buffer plantings and how such practices reduce pollutants from runoff entering the Lake.
- **Monitoring for Zebra Mussels** – The Foundation is partnering with Brookfield Renewable Power, and is also providing financial assistance, to assist DNR in testing and monitoring the Lake for indicators of the destructive and invasive zebra mussel. The mussels can clog hydroelectric dam piping, injure swimmers who may step on their sharp shells, can overtake other native species and can cause avian botulism, which has killed thousands of birds in the Great Lakes region. To date, there have been no signs of the zebra mussel in Deep Creek Lake.

Again, this Chapter reiterates, reinforces and advances the goals and strategies in the WMP that are most relevant and applicable to this Comprehensive Plan and within the County’s authority, responsibility and capacity to influence. These topics pertain to water quality, septic and sewerage, forest cover, and impacts from growth.

There are five specific goals of the WMP that are deemed most applicable and relevant to this Comprehensive Plan: Goals 4, 7, 8, 9 and 11.

- **Goal 4: Manage existing land uses to achieve the desired condition of the Deep Creek Lake and watershed.**
- **Goal 7: Promote policies that balance environmental sustainability and economic viability.**
- **Goal 8: Manage stormwater infrastructure to decrease pollution from both existing and proposed development to ensure healthy watershed conditions.**
- **Goal 9: Protect the watershed from the adverse effects of impaired septic systems and ensure adequate capacity and management of public sewerage systems.**
- **Goal 11: Maximize the retention of forest cover to protect high-value aquatic and terrestrial natural resources.**

3.4.5 Deep Creek Watershed Management Plan, Strategies Update

The following sections of this Chapter reiterate verbatim the subject Goals, Objectives, Strategies and Timing from the WMP and adds a new section relative to the current status of each Strategy. Additional recommendations regarding the Strategies are made where appropriate.

Lake and Stream Water Quality

Goal 4: Manage existing land uses to achieve the desired condition of the Deep Creek Lake and watershed.

Objective 1		
Maximize the water quality, air quality, habitat and economic services provided by forests through conservation, restoration and management efforts.		
Strategy	Timing	Comprehensive Plan - Comment
1. Manage the forested public lands as a model of sound forestry practices and stewardship.	ongoing	<i>Continue to ensure collaboration between the County Planning Department, DNR and the Forestry Board to implement the recommended strategies.</i>
2. Encourage the retention of forests by engaging landowners in forest stewardship management plans through the Garrett County Forestry Board.	ongoing	<i>Forestry Board provides educational material to homeowners.</i>
3. Identify landowner incentive programs, conduct outreach and education, and enforce and implement buffer management to increase tree canopy, promote lakeshore and stream buffer reforestation, and discourage mowing grass in the buffer.	0 to 3 years	<i>The Educational Advisory Committee can evaluate potential incentive programs and help to promote sound buffer management.</i>
4. Develop conservation priorities for forests and for other lands that provide exceptional water quality protection and support high-quality aquatic and terrestrial habitats.	ongoing	<i>See Goal 11, below.</i>
5. Develop a plan to protect priority conservation areas based on existing zoning; future growth impacts; and private, local, and state conservation assistance programs.	3 to 5 years	<i>Continue to use the Land Use Map (Map # in section #) as the basis for revisions to the Deep Creek Watershed Zoning Ordinance and zoning map. Once identified, encourage the use of private land trusts to accept easements on the priority conservation areas.</i>
6. Develop a strategy, including cost-share programs, to aggressively treat hemlocks being attacked by the wooly adelgid, especially on private lands.	0 to 3 years/ asap	<i>The Maryland Department of Agriculture has developed a Maryland Hemlock Woolly Adelgid Management and Suppression Plan: https://dnr.maryland.gov/forests/Documents/savage%20river/Hemlock_WoolyAdelgidManagementPlan.pdf</i>

Objective 2

Maintain agricultural land use within the watershed and ensure that best practices are deployed to minimize, mitigate, and reduce the impacts of nutrient and sediment inputs to the lake.

Strategy	Timing	Comprehensive Plan - Comment
1. Educate and encourage landowners to keep land in agriculture through state and county conservation and agricultural land retention programs.	ongoing	<p><i>Continue to promote BMPs/ cost-share programs offered through the Garrett Soil Conservation District and the County's agricultural land preservation programs coordinated through the Garrett County Department of Planning & Land Management</i></p> <p><i>Continue to coordinate with the University of Maryland Extension Service, DNR, Garrett Soil Conservation District, MD Department of Agriculture and USDA Natural Resources Conservation Service to implement the recommended strategies.</i></p> <p><i>Continue to coordinate with the Maryland Department of Agriculture (regulatory authority) and continued monitoring of properties enrolled in Garrett County Land Preservation Programs</i></p> <p><i>See Agri-Business Policies and Actions in Section 3.1.3 of this Plan.</i></p> <p><i>The Watershed Coordinator in coordination with the EAC can help to facilitate coordination regarding mutual objectives.</i></p>
2. Identify and prioritize opportunities to implement agricultural best management practices, such as cover crops, stream protection, stream buffers, wetland restoration, etc.	0 to 3 years	
3. Encourage compliance with nutrient management, and target outreach and monitoring efforts to maximize compliance.	ongoing	
4. Promote farm and forest sustainability through alternative incomes sources that maintain the rural character of the watershed and through the use of locally produced farm and forest products.	ongoing	
5. Coordinate efforts of the Forestry Board, Soil Conservation District, and Farm Bureau to achieve mutual objectives.	0 to 3 years	

Addressing Impacts from Growth

Goal 7: Promote policies that balance environmental sustainability and economic viability.

Objective 1		
The county's planning commission should strengthen the current site design and architectural review standards applied to commercial development within the watershed.		
Strategy	Timing	Comprehensive Plan - Comment
1. The county should include this topic as part of its comprehensive plan cycle, scheduled to begin in fiscal year 2016.	0 to 3 years	Complete as part of this Comprehensive Plan Update.
2. If, after public review, this objective is included in the comprehensive plan, the county should formulate regulatory language to be included in the <i>Deep Creek Zoning Ordinance</i> as part of the update for that ordinance.	3 to 5 years	Clarify the current site design and architectural review standards applied to commercial development within the watershed. Standards should provide an array of options and be flexible rather than be overly prescriptive.
3. Should the regulation be included in the Deep Creek zoning ordinance, the staff of the Office of Planning & Land Management is the responsible entity for enforcement at the time of permit application.	ongoing	To the extent Planning Commission approval is necessary for a particular application, their input would also be necessary.

Objective 2		
Promote new and retain viable waterfront businesses.		
Strategy	Timing	Comprehensive Plan - Comment
1. The county's Office of Economic Development and the Garrett County Chamber of Commerce should form a "think tank" to determine ways in which waterfront businesses can be supported and encouraged.	0 to 3 years	Should be considered a priority given the on-going conversions of lakefront businesses (which provided lake access) to private residences and TVRUs.
2. The think tank should revisit the two recommendations from the 2008 comprehensive plan to 1) work one-on-one with individual waterfront businesses at risk of being lost and 2) explore with the local tax assessor the potential for changes in the way that property assessment values are prepared for waterfront businesses.	0 to 3 years	The County Commissioners should work with the County's Economic Development Department, Economic Development Corporation and Chamber of Commerce to form a task force to explore strategies to strengthen & retain waterfront businesses.

Objective 3

No shale gas drilling wellheads should be allowed within the Deep Creek watershed.

Strategy	Timing	<i>Comprehensive Plan - Comment</i>
1. If shale gas drilling is permitted in Maryland, Garrett County should prohibit gas wellheads in the watershed in order to protect the unique quality of the Deep Creek watershed.	0 to 3 years	<i>Shale gas drilling is not permitted in Maryland. Nevertheless, should gas drilling in the state ever be reconsidered, Garrett County should remain vigilant to prioritize the unique quality of the Deep Creek watershed and take the necessary measures to ensure gas wellheads are not permitted in the watershed.</i> <i>See Mineral Resources Policies and Actions #4.</i>
2. As part of the Comprehensive Plan process, the Planning Commission should include this recommendation for inclusion within the document.	0 to 3 years	
3. Should this recommendation be included in the Comprehensive Plan, a regulatory mechanism should be included in the Deep Creek Watershed Ordinance at the time of its review.	0 to 3 years	

Addressing Impacts from Growth

Goal 8: Manage stormwater infrastructure to decrease pollution from both existing and proposed development to ensure healthy watershed conditions.

Objective 1		
Develop an incremental plan to identify existing stormwater problems at a sub-watershed level and create an action plan for addressing issues and educating residents on best management practices.		
Strategy	Timing	Comprehensive Plan - Comment
1. The county's Office of Permits and Inspection Services and Department of Engineering will provide a list of known areas of concern. This list will be used to rank sub-watersheds with regard to highest need, severity, accessibility, and other factors.	first year	<i>The County conducted a priority ranking of sub-watersheds of the Deep Creek Watershed. The ranking criteria was based on known areas of concern as observed by staff or reported by citizens and number of existing subdivisions developed prior to the requirement to install stormwater features. The North Glade Run subwatershed was ranked as the subwatershed with the most potential concerns.</i>
2. Conduct an on-site survey of the highest-ranking sub-watersheds to determine the stormwater issues and their source.	0 to 3 years	<i>A stormwater assessment was initiated to identify locations of excessive erosion, identify their sources, and formulate remediation strategies.</i>
3. Convene a meeting of appropriate agencies and interested parties within the Deep Creek watershed to devise an action plan for addressing concerns in the highest-ranking sub-watershed.	0 to 3 years	<i>A list of projects was generated, and one has been completed. A second project is under consideration by the AC, while the rest have private property concerns that need to be addressed and therefore will be more complex to complete.</i>
4. Create an implementation plan and timeline to implement the technical aspects of the action plan. This becomes the pilot project.	0 to 3 years	<i>The project included an action plan that prioritizes the strategies, and provides a timeline for implementation, as well as project partners and funding sources needed to implement the strategies.</i>
5. Work with citizens in the sub-watershed to educate land owners on stormwater best management practices that can be established on their land. Promote a stormwater best management practice incentive program as per Goal 8, Objective 2.	ongoing	<i>Administrative Council, Educational Advisory Committee and Deep Creek Lake Watershed Foundation are all working with landowners to implement this strategy.</i> <i>Encourage participation in the Water-Wise Garrett County Program.</i>
6. Assess the effectiveness of the sub-watershed pilot area plan implementation. If it is found to be successful, select the next sub-watershed that will be designated for action.	3 to 5 years or more	<i>Coordinate with project partners to prepare the next sub-watershed that will be designated for action, using the methodology deployed for the pilot project. Refine the steps based on assessment of the project's methodology and effectiveness and the lessons learned in the process.</i>

Objective 2

Design and implement a stormwater best management practices incentive program.

Strategy	Timing	Comprehensive Plan - Comment
1. Review the Bay-Wise Yardstick Program and propose a similar program to be used in the Deep Creek watershed. A list of possible incentives for participation will be included as well as an implementation schedule and approach. The University of Maryland Extension Service will serve as the support agency for the program.	first year	<i>Continue Water-Wise Garrett County Program to educate homeowners on benefits of rain barrels and rain gardens.</i>

Objective 3

The use of stormwater best management practices for both state and county roads operations will be made a priority for maintenance and legacy infrastructure whenever practicable.

Strategy	Timing	Comprehensive Plan - Comment
1. Work through the proposed governing entity to engage the appropriate agencies to devise and/or compile educational materials pertinent to best stormwater management practices. Include educational opportunities or trainings for roads workers and create a plan to incorporate best management practices into their workflow.	0 to 3 years	<i>Continue to receive advisory input from the EAC regarding potential educational materials/opportunities.</i>
2. Work with the State Highway Administration to determine the best approach for reducing impacts from state roads. Identify potential opportunities for stormwater retrofits.	ongoing	<i>On-going as part of SHA's NPDES Permit requirements.</i>

Septic and Sewage

Goal 9: Protect the watershed from the adverse effects of impaired septic systems and ensure adequate capacity and management of public sewerage systems.

Objective 1		
Encourage the use of Best Available Technology (BAT) septic systems within Deep Creek watershed.		
Strategy	Timing	Comprehensive Plan - Comment
1. Devise and/or compile educational materials for distribution to homeowners regarding the benefits of BAT systems.	first year	<i>AC and EAC are currently working with the Health Department on this initiative. Materials should include information on the importance of septic tank pump-out.</i>
2. Distribute the materials to homeowners in prioritized phases, starting with structures older than 50 years, structures aged 40 to 50 years, and structures aged 30 to 40 years.	0 to 3 years	<i>The AC should work with the Health Department to devise a phased in distribution plan based on septic age and last known date of maintenance.</i>
3. The Environmental Health Department will distribute information regarding BAT systems to every new home applicant.	ongoing	<i>AC and EAC will work with the Health Department to ensure plan is carried out to the best benefit of the watershed and its citizens.</i>

Objective 2		
Expand public sewer consistent with the 2014 Garrett County Water & Sewer Master Plan, as well as upgrades to the existing sewer system so that it complies with BAT or best management practices as appropriate, to include relevant training.		
Strategy	Timing	Comprehensive Plan - Comment
1. Devise a marketing campaign to be targeted at residents of areas planned for public sewer to increase awareness of the need for services in order to decrease the impacts of failing septic.	ongoing	<i>Residents acceptance of public sewer will be highly dependent on costs. Coordinate with MDE regarding potential funding and preliminary engineering report, so approximate costs of sewer alternatives can be made available to residents.</i>
2. Develop creative alternatives to debt repayment on public systems to address current deterrents to the cost of the system.	3 to 5 years	<i>County should investigate Bay Restoration Funding now available for sewer extensions to failing septic areas if connected to ENR WWTP.</i>
3. Work with county agencies to identify training and best management practices for sewer system management.	ongoing	

Retention of Forest Cover

Goal 11: Maximize the retention of forest cover to protect high-value aquatic and terrestrial natural resources.

Objective		
The county and state will work together on planning for conservation of high value and sensitive resource acres in development areas.		
Strategy	Timing	Comprehensive Plan - Comment
1. Assess how current development regulations and policies at the state and county level impact high-value and sensitive resources areas.	0 to 3 years	<i>Consider implementation of regulations akin to Maryland Forest Conservation Regulations within watershed even though County is exempt from Forest Conservation Act.</i>
2. Garrett County and DNR work together to identify opportunities for forest retention in development areas.	0 to 3 years	

4 THRIVING POPULATION



Chapter 4 –
Thriving Population provides plans for quality housing and community facilities and services that are consistent with the land use plan and growth projections, which are critical to produce and maintain a thriving population.

4.1 HOUSING

Housing is a basic need and plays an important role in developing and maintaining successful, sustainable living environments. Quality and affordable housing opportunities are important to the long-term economic and social vitality of the County. Access to decent housing is the foundation that allows families and individuals to stabilize, acquire assets and succeed. It is connected with better student school performance and improved health outcomes for residents. It encourages residents to take pride and ownership in the well-being of their properties and their neighborhoods, which helps to build a stable community of long-term residents and helps to create a stronger sense of place, community identity, and civic pride. Housing opportunities for both owner-occupied and rental units can be positively affected by effective community development policy, and actions, which should stress the provision of a wide variety of housing opportunities for all ages, incomes, and abilities.

The Housing section is a critical component for sound growth management and economic development. This section establishes the housing policies and land use recommendations for locations and types of housing development; as well as housing cost, conditions, and availability. Goals and objectives have been outlined that link directly to the County’s housing vision:

All County residents will be able to live in comfortable, safe and affordable housing.

4.1.1 Goals and Objectives

The County’s housing goals and objectives are:

1. Ensure an adequate supply of affordable decent housing available in the County to meet the needs of people of all income levels, age groups, household sizes, and those with disabilities.
2. Direct housing development to the Towns and to designated growth areas.
3. Ensure a broad variety and diversity of housing in the County.
4. Encourage rehabilitation and renovation of existing older substandard housing units.

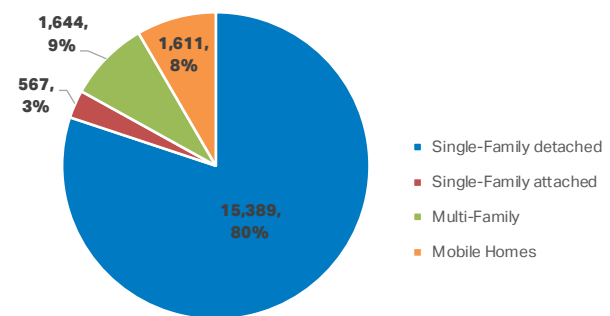
4.1.2 Existing conditions

Between 2000 and 2017, the number of housing units in Garrett County increased by 15%, from 16,761 to 19,211 units. See Table 1.2 in Appendix 1. Approximately 16,000 of these units (82%) are in the unincorporated areas of the County, including the Deep Creek Lake area. The Moderate Growth Scenario, as discussed in Appendix 2 Growth Scenario, assumes that development will increase with an average of 100 new housing units per year. Based on this growth scenario it is projected that there will be 2,300 new housing units between 2017 and 2040, totaling 21,511 housing units, which is a 12% increase. See Table 4.1 in Appendix 1.

4.1.2 (i) Housing Type

Of the 19,211 units in 2017, the majority (15,389 units or 80%) were single-family detached homes. Between 2000 and 2017, the mix of housing units in the County changed slightly. The share of single family detached units increased by 5% to 80% of the total units in the County. The share of single family attached units decreased by 1% to 3% of the total units in the County. The share of multi-family housing units (apartments and townhomes) increased by 1% to 9% in 2017. The share of mobile homes, trailers and similar units continues to decline, which decreased by 5% to 8% of total units in the County. See Figure 4.1 and Table 4.2 in Appendix 1.

Figure 4.1. Housing Type

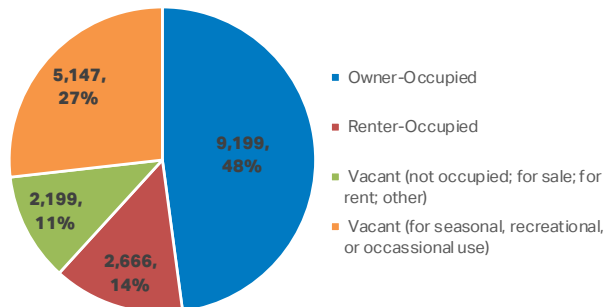


4.1.2 (ii) Housing Tenure

Figure 4.2 and Table 4.2 in Appendix 1. The number of owner-occupied units increased by 3% since 2000, but overall there was a decrease in the share of housing that was owner-occupied from 53% to 48%. Renter-occupied housing accounted for 14% (2,666 units) of the housing units in 2017, which is 1% lower than the share in 2000. Only 135 new renter occupied units were added between 2000 and 2017, which

was a 5% increase in the total number of new housing units from the year 2000 but a slight 1% decrease in the overall share of new housing units over the same period.

Figure 4.2 – Housing Tenure



Of the total 7,346 vacant units in the County in 2017, 5,147 (70%) were for seasonal, recreational, or occasional use. The vacant units used for seasonal, recreational, or occasional use comprised of 27% of the total housing units, which is 2% higher than the share in 2000. The number of vacant units used for seasonal, recreational, or occasional use increased by approximately 1,000 units, which was a 23% increase. All other vacant units also increased by approximately 1,000 units since 2000, which was a 101% increase. The share of these vacant units of the total units in the County increased 2%, from 25% in 2000 to 27% in 2017.

It is noted that owner-occupied, renter-occupied and seasonal/occasional use units all decreased between 2010 and 2017 after increasing between 2000 and 2010. However, the total number of housing units and the number of vacant units (that are not for seasonal/occasional use) have continued to increase since 2000. These seasonal/occasional use units are likely a combination of second homes for vacationers and retirees and Transient Vacation Rental Units.

4.1.3 Discussion of Issues

As housing increases over the next 25 years the major housing issues facing Garrett County are:

- The need to provide affordable workforce housing;
- The age and condition of portions of the existing housing stock;

- The predominance of single-family detached units and the lack of other housing unit types;
- The need to meet the growing demand for senior and transitional housing.

4.1.3 (i) Housing Affordability

The need for affordable, quality housing is the main housing issue facing the County. In addition to being a basic need for many residents, affordable housing is also an economic development issue in Garrett County, influencing ongoing economic growth and the recruitment of businesses and workers. Affordable housing is typically defined as a function of income and housing costs. In general, housing costs¹ that are more than 30% of the household's annual income are defined as unaffordable. Somewhat related to the need for affordable housing, the County has also identified a considerable need for workforce housing. Workforce housing is typically intended to address those in employment sectors such as teachers, first-responders, etc. While no one quantitative definition of workforce housing exists, workforce housing can address the needs of households making somewhat less than the Area Median Income (AMI) or somewhat more than the Area Median Income. For example, workforce housing could address a household making somewhere between 60% to 120% of the AMI. It should be noted that the previous statement does not imply that those households earning below 60% of the AMI are not employed, but that several programs are in place to subsidize housing costs to address their specific needs. Such programs generally do not exist for those earning in the range of 60% to 120% of the AMI and, given the lack of affordable land outside the Deep Creek Lake Area and the rising cost of development, the private market is not meeting the workforce housing demand. As such, the workforce housing needs of Garrett County are being met in the adjacent states of West Virginia and Pennsylvania, thus causing longer commute times and depriving Garrett County employers of a stable local workforce that are able to live and grow in one place over time.

¹ Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail. When combined with income, a new item is created -- Selected Monthly Owner Costs as a Percentage of Household Income. This item is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30% of household income.

Although Garrett County is perhaps best known outside the County for the luxury vacation homes around Deep Creek Lake, average incomes of County residents are low compared to most other counties in the state. The median household income in Garrett County in 2017 was \$48,200, \$30,800 less than the median household income for the State of Maryland (\$79,000).² In addition, except for Accident, the median household income for the Towns was lower than that of the County as a whole. See Table 4.3 in Appendix 1 and Figure 4.1. In addition, as shown in Figure 4.2, Garrett County has the third lowest median household income of all counties in the State.

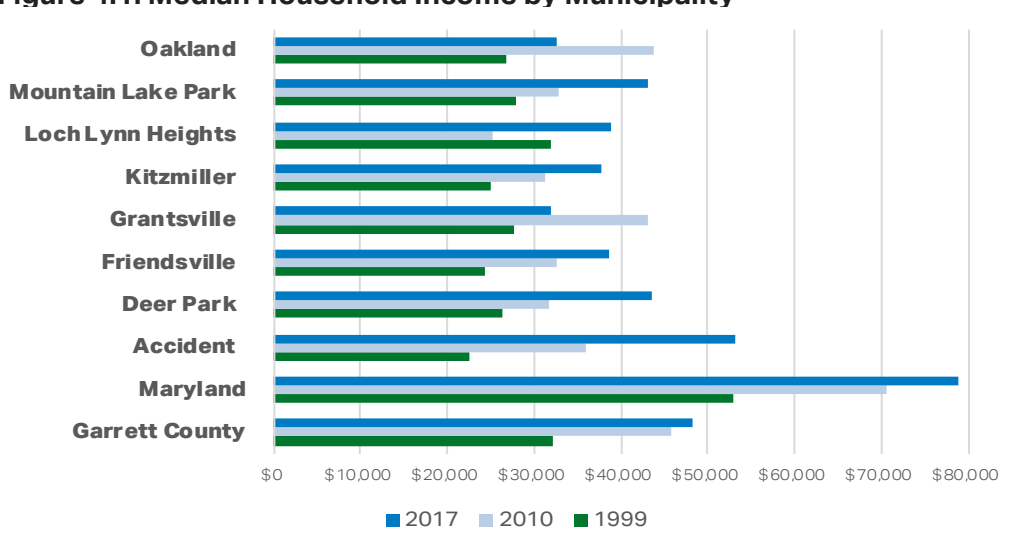
As mentioned above, the primary measure of housing affordability is the share of the household’s income spent on housing with below or above 30% spent being the difference between affordable or unaffordable, respectively. In 2017, approximately 2,132 owner-occupied housing units (23%) spent more than 30% of their household income on housing and over 1,638 households (18%) spent over 35% of household income on housing (Table 4.4 in Appendix 1 and Figure 4.3). This percentage of households is low compared to other Maryland counties. The share of income spent on housing is a greater concern for the County’s senior population, many of whom live on fixed incomes and thus have less ability to afford increasing housing costs.

Garrett County renter households also experienced affordability issues with respect to the amount of household income spent on

monthly housing costs. In 2017, 886 renter households (42%) spent 30% or more of their household income on monthly housing costs (Table 4.4 in Appendix 1). Over 729 renter households (34%) spent 35% or more of their household income on monthly housing costs.

In 2017 and 2018, the Maryland Department of Housing and Community Development (DHCD) published a report entitled Maryland Housing Beat that provided a myriad of housing statistics and indices. To assess housing affordability, the publications used the Single-Family Housing Affordability (HA) Index that predicts the financial ability of a typical family residing in a Maryland jurisdiction to qualify for a mortgage loan on a typical home, given that month’s mortgage rate and the jurisdiction’s median home price and median income.³ An index above 100 indicates that a median income household has more than enough income to qualify for a mortgage loan on a median-priced home. As of March 2017 and September 2018 (the dates of the respective publications), Garrett County ranked last in the HA Index for both first-time home-buyers and repeat buyers. In 2018 all Counties in the State exceeded an HA Index of 100 except for Garrett County. Also, in 2018 Garrett County’s HA Index for first time home buyers was 48.3 as compared to adjacent Allegany County with an HA Index of 138.5. There is no doubt that the “lake effect” negatively amplifies Garrett County’s HA Index however, clearly there is a shortage of affordable homes for typical Garrett County families.

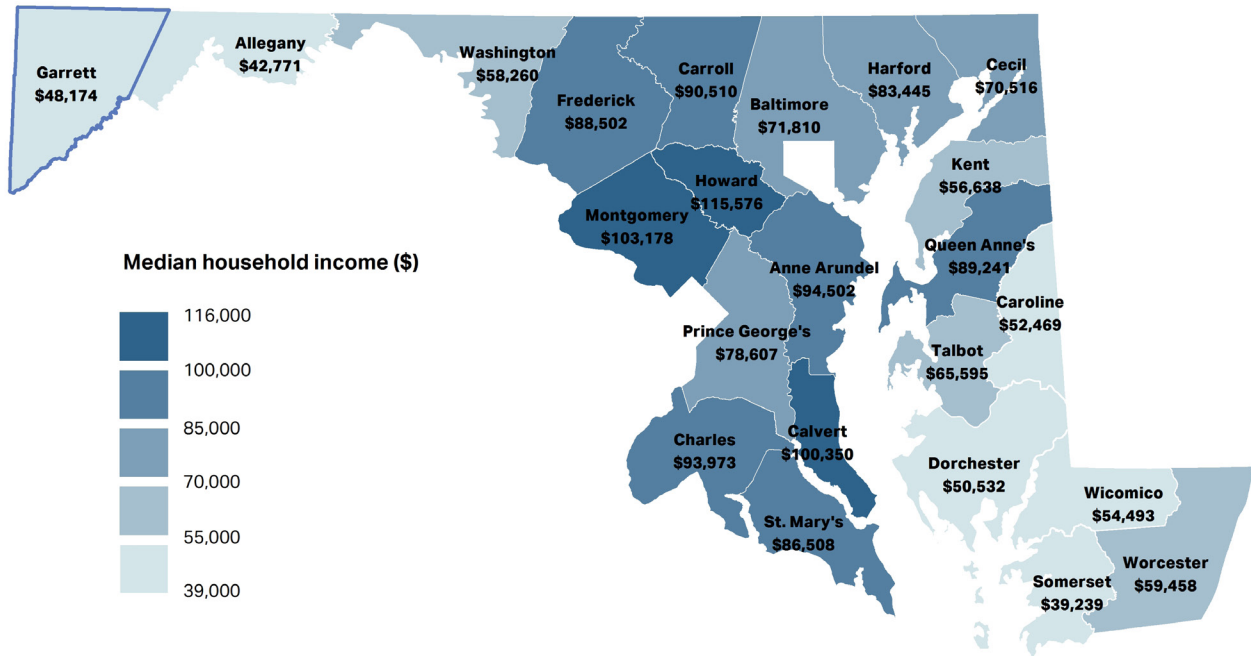
Figure 4.1. Median Household Income by Municipality



² 2013-2017 American Community Survey 5-Year Estimates

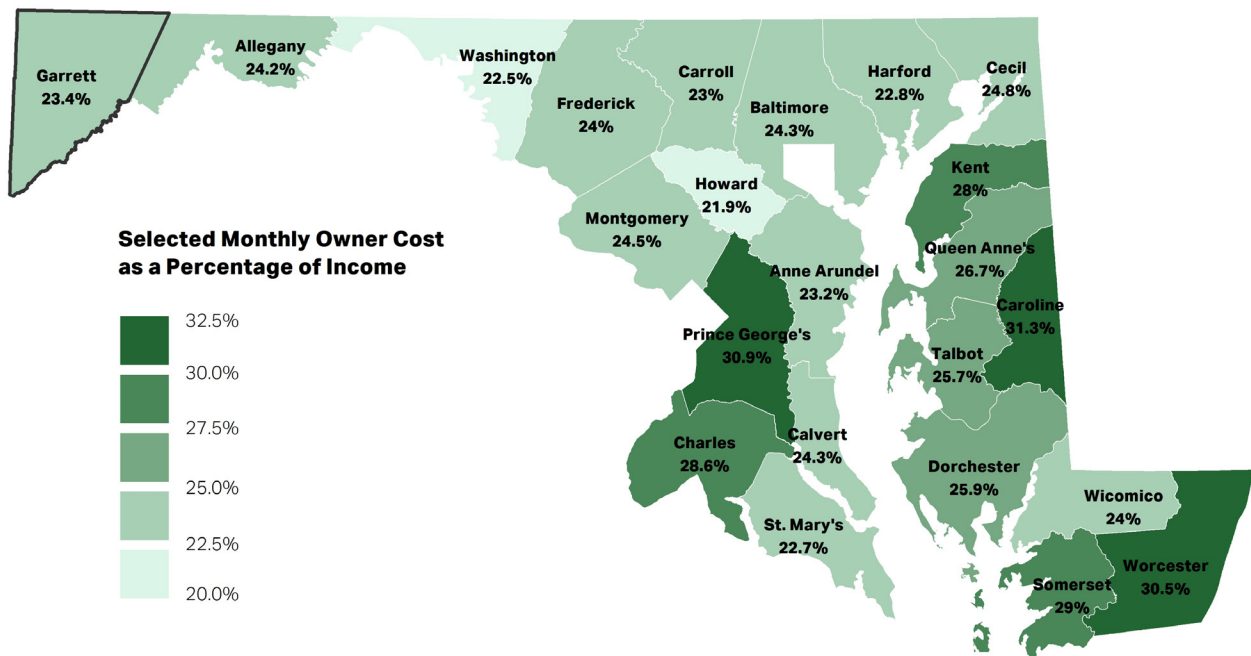
³ Maryland Housing Beat, Maryland Department of Housing and Community Development, 2018

Figure 4.2. Median Household Income by County



Source: 2013-2017 American Community Survey 5-Year Estimates, DP03

Figure 4.3. Selected Monthly Owner Cost as a Percentage of Income, by County



Source: 2013-2017 American Community Survey 5-Year Estimates, DP04

Cost of Land

Housing affordability in Garrett County is further complicated by the high cost of land. According to a 2005 study, the cost of residential lots in Garrett County has, “doubled from approximately \$10,000 to \$15,000 per acre just a few years ago to at least \$20,000 to \$30,000 per acre.” This increase in land value is largely attributable to the strong demand for development (particularly second and vacation homes) in the Deep Creek Lake area.

The Garrett County Board of Realtors® reports a wide range of values in rural building lots, with some showing little appreciation over the past ten years and some with appreciation consistent with the general increase in property values seen in the state and region.

While land costs have accelerated particularly rapidly in the Deep Creek area, there is general consensus that the “lake effect” has affected overall land costs in the County. The rising cost of land adds to the cost of new housing making it harder to produce workforce housing.

Cost of Development

Another factor that contributes to the lack of affordable and workforce housing in Garrett County is the cost that State imposed regulations have on new development. While Maryland jurisdictions generally must impose the same State mandated regulations, Garrett County is particularly vulnerable given its proximity to Pennsylvania to the north and West Virginia to the west where the regulatory environment is considerably less onerous than in Maryland. Regulations pertaining to stormwater management, sprinkler systems and septic systems, just to name a few, do not exist in the adjacent states to the extent required in Maryland. In addition, this geographic vulnerability is magnified by Garrett County’s low MHI. The cost of a state mandated sprinkler system in Maryland, for example, could be the difference between a Garrett County family earning approximately the County MHI not being able to afford a new house in the County. The regulatory environment in Maryland was borne out of the need to manage growth. Given Garrett County’s geographic location and MHI, this growth management culture makes it difficult for the County to realize its growth nurturing culture.

4.1.3 (ii) Condition/Age of Housing Stock

In most communities the existing housing stock is an important source of affordable housing, especially for renters and first-time home buyers. Garrett County’s housing stock is unable to fully meet these needs because of its age and condition.

Condition

Garrett County has some substandard housing units (Table 4.5 in Appendix 1). In 2017, 51 units (0.4%) of the 11,865 occupied housing units in Garrett County lacked complete kitchen facilities and 66 units (0.6%) of the total number of housing units in the County lacked complete plumbing facilities, which are similar to the percentages of units lacking similar facilities in the State as a whole.

While the census count of the number of substandard units is 117, housing providers that work with substandard housing believe that the number of substandard housing units in a community is usually greater than shown in the Census data, based on factors not considered by the Census such as the condition of roofs and other structural components. Rehabilitating and upgrading existing housing stock would provide a greater inventory of available housing for workforce families.

Identifying the number of substandard units is a difficult but much needed task. The lack of indoor plumbing has almost been extinguished in the past 35 years and therefore is not a reliable data source to measure the number of units with health and safety defects. Tax assessments provide the most recent data source, but only provide an assessment of condition for the exterior of a structure. There is an opportunity to obtain data by aggregating information from surveys being conducted by different social service agencies who conduct home visits.

It is noted that over the past 30 years, Garrett County Community Action Committee (CAC) has funded about 450 health and safety related home repairs for low income home owners. The average repair is approximately \$10,000. There is a constant waiting list of 25-35 households, which is an indicator of the need for health and safety home related home repairs.

While are not directly related to health and safety of housing conditions, there is also a need for energy conservation improvements for both rental and owner-occupied households.

The CAC administers a weatherization program but has had difficulty engaging qualified local contractors and therefore needs to rely on out of area contractors. The CAC estimates that between 500 and 600 units would qualify for additional energy conservation under the current rules.

Age

The median year that housing structures are built is another indicator of the condition and livability of the housing stock in a place. In 2019, the median year that owner-occupied housing in the County was built was 1981, which is four years younger than the median year of housing in the State (1977). (Figure 4.4). The younger median age is driven by the number of homes built in the Deep Creek Lake area between 1990 and 2000.

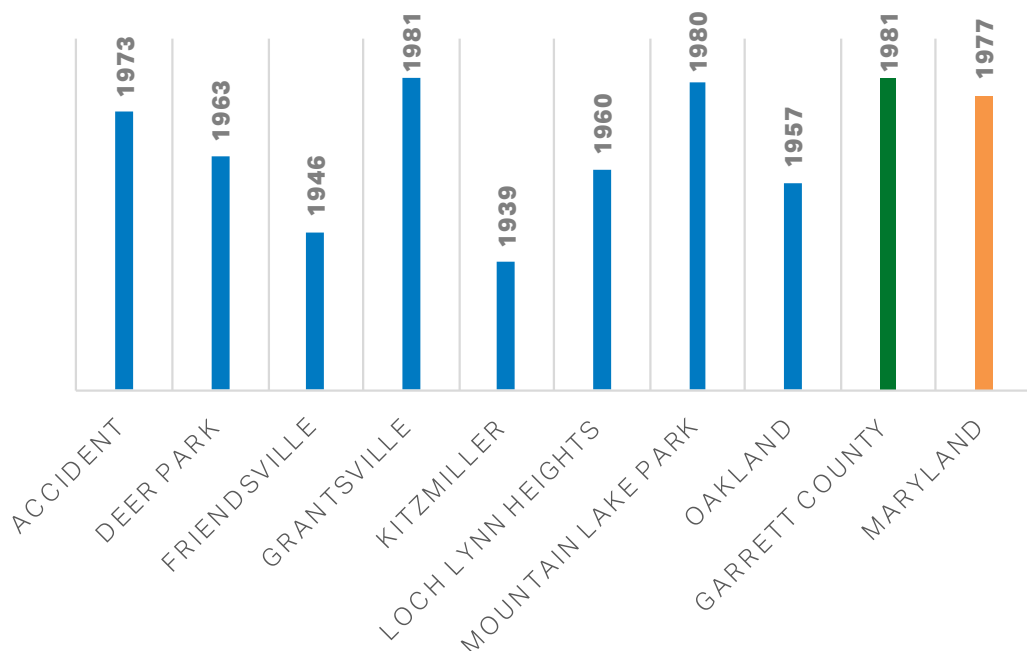
The housing in most of the County’s towns are significantly older than the State. Only in the Town of Grantsville was the housing stock younger than the State’s with a median year built in 1981. Some older housing is structurally sound and can be attractively renovated to meet today’s needs. However, much of Garrett County’s older housing is small, energy inefficient with older plumbing, electric and heating service. The cost of renovating such housing units to meet today’s needs often exceeds their total value.

4.1.4 Need Estimate

The 2008 Comprehensive Plan included three (3) reports that quantified the number of affordable housing units that would be needed over the next 10 years from 2008. No such reports exist for the purposes of this Plan Update. It should be noted however, that the CAC, which will be described in more detail below, conduct market feasibility analyses for projects utilizing USDA funding to demonstrate, among other factors, the proposed mix of units is appropriate for the targeted market, the units will be absorbed within an appropriate period of time given funding constraints and generally, that a market exists for the proposed project(s). The CAC contracted to have one such analysis done in 2018, which assessed the market feasibility of a proposed development of an affordable multi-family rental community and renovation of two deeply subsidized multi-family rental communities, collectively known as Chautauqua Park West, in Oakland and Mountain Lake Park. The analyses performed by Real Property Research Group, Effective Date: May 1, 2018, found:

Current rental market conditions and affordability/ penetration rates all indicate sufficient demand, income-qualified renter households, and market depth will exist in the Chautauqua Market Area over the next three years to support additional affordable rental housing.

Figure 4.4. Median Year Owner Occupied Structure Built



Source: 2006-2010 American Community Survey 5-Year Estimates, Table B25035

The subject market analysis was specific to the proposed project and the income restrictions placed on the future residents from the funding sources. It is germane here only in that such findings are typical of other market analyses prepared on behalf of the CAC for their various affordable housing projects.

4.1.5 Affordable and Workforce Housing Providers

This section discusses the work of agencies and organizations that provide affordable and workforce housing in Garrett County.

Garrett County Community Action Committee

Garrett County Community Action Committee (CAC) is a private, non-profit corporation that works with partners to build a stronger community and to provide services that improve the quality of life in Garrett County. One of CAC's main focuses is to provide affordable housing to low income and workforce families. The CAC provides various programs to assist homeowners, homebuyers, renters, and those who are homeless or facing a housing crisis. A summary of these programs is as follows:

- A Home Repair Loan Program provides loan assistance to low income homeowners to help them maintain a safe, affordable and healthy home. For the elderly, repairs to their home could mean the difference between aging in place or moving to a nursing home.
- The Pathways to Homeownership Program provides counseling, training and down payment assistance through a partnership with local banks and the U.S. Department of Agriculture Rural Housing Service. This program targets households making between 80% to 120% of the Area Median

Income and therefore could be considered a workforce housing program. Recognizing that affording the down payment can be the biggest obstacle to affording a new home, the program provides up to \$15,000 for a down payment on a new home or a 0.25% discount on the interest rate for eligible participants. The financial assistance is provided by way of a loan, which is "forgiven" if the recipient resides in the home for 5 years. The program has been very successful and has assisted approximately 400 households to date. The program has received up to \$250,000 in funding assistance from the County in the past. Due to recent budgetary limitations, the County's current contribution is approximately \$50,000. It is noted that the Pathway Program is oversubscribed as evidenced by the over 100 applicants that were on the Program's waiting list as of September 2019.

- A Section 8 Tenant-based and Project Unit-based Assistance Program provides long-term rental leasing assistance based on income (typically targeted at families making 40 to 60% of County median income, with an additional subsidy for families making less than 40% of the median), family size, and other requirements to as many as 200 participants each year.
- The CAC provides both homeless prevention and homeless crisis programs. Homeless prevention programs can take the form of providing rental assistance and on-going support services. Homeless crisis situations can arise from such situations as those fleeing domestic violence or those facing utility terminations. The CAC can provide temporary shelters (motel stays), help with security deposits, rental assistance as well



The Meadows at Mountain Lake groundbreaking (left); and apartments (right). Source: GCCAC

as on-going support services until more permanent housing can be provided. The CAC manages a 9-bed shelter that provides temporary lodging for homeless people in cold weather or during a crisis. The 9 beds are generally in use, and the demand sometimes exceeds capacity. The CAC also administers a weatherization program that provides energy conservation improvements for low income persons in both owner-occupied and rental units.

In addition to these programs, the CAC is the developer and owner of over 700 rental housing units in Garrett County. The County provides a 3-year tax abatement for all rental properties developed or purchased by the CAC.

The CAC partners with multiple private and public agencies to provide housing for low- and moderate-income households and senior citizens. For example, the Meadows at Mountain Lake, which is a senior housing development completed in 2017, was made possible by an award of federal housing tax credits from the Maryland DHCD. The Meadows joined existing housing developments (Meadows East and Meadows Woods East) to create a single cohesive housing campus with a senior center and access to services for seniors and disabled persons.⁴

CAC is also building out the River Hill development, which is a 220-unit planned residential development in Oakland that incorporates mixed housing types, mixed tenure, and mixed income market rate housing. CAC has built out 66 affordable rental units and started construction on 21 additional units in 2019 that includes market rate rentals. CA is looking for investors to finish the development.

CAC also plans to develop Chautauqua Park West, which would provide 90 units of workforce housing. It is noted that funding for these types of projects are becoming increasingly competitive, as state programs frequently prioritize funding for communities that have transportation hubs and transit-orientated development.

USDA Rural Development

The USDA Rural Development's Rural Housing Service offers assistance to first-time low-income homebuyers through various loan programs:

- **Single-Family Home Loan Program (Section 502):** Also known as the Section 502 Direct Loan Program, this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income. The CAC would like to see greater use of this program. Recently USDA created household income bands, which had the effect of enlarging the window of eligibility, and the CAC is interested in being certified as a loan originator or at minimum packaging applications.
- **Guaranteed Single-Family Home Loan Program:** This program assists approved lenders in providing low- and moderate-income households the opportunity to own adequate, modest, decent, safe and sanitary dwellings as their primary residence in eligible rural areas. Eligible applicants may build, rehabilitate, improve or relocate a dwelling in an eligible rural area. The program provides a 90% loan note guarantee to approved lenders to reduce the risk of extending 100% loans to eligible rural homebuyers.

Maryland Department of Housing and Community Development

The Maryland Department of Housing and Community Development's homeownership and rental housing programs help families in Maryland find, maintain and keep affordable and livable housing in communities throughout the state, including Garrett County. The homebuyer assistance programs offer mortgage loans as well as down payment and closing cost assistance to eligible homebuyers with low-to moderate-income. The programs seek to improve and rehabilitate single family housing to improve basic livability, to meet unique housing needs:

- **Maryland Mortgage Purchase Program:** Home mortgages provides 30-year fixed-rate home loans to eligible homebuyers purchasing in Maryland. Loan terms are competitive with other home loan products on the market, and the program provides a range

⁴ GCACC; <https://www.garrettcac.org/index.php/community-and-economic-development/housing-development/under-construction>

of associated financial incentives and other assistance, such as with discounted interest rates and limited down payment assistance for moderate income households.

- Special Loans Program: Home improvement loans for low- and moderate-income home owners.
- Low Income Housing Tax Credit Program: Awarded to qualified developers of low-income rental to invest in the construction and rehabilitation of rental housing for low- and moderate-income families.
- Independent Living Tax Credit. State income tax credit applied against home improvements to increase accessibility for home owners, family members, or a rental property.
- Rental Housing Works. Designed to create jobs and strengthen the state economy by providing gap financing for the creation and preservation of affordable rental housing financed through the DCHD's Multifamily Bond Program and Low-Income Housing Tax Credit.
- Partnership Rental Housing Program. Deferred loan program to local governments and qualified nonprofits to develop affordable rental housing for low income households.

Habitat for Humanity

Habitat for Humanity is a non-profit, volunteer organization that builds approximately two to three houses a year in Garrett County. Habitat houses are sold to low income families in need of shelter. These homes are built at no profit and families receive affordable loans and monthly mortgage payments. All mortgage payments are used to build future Habitat homes.

4.1.6 Policies and Actions

The previous sections of this Chapter provided information to demonstrate the continued need for affordable and/or workforce housing. While the CAC and other organizations provide a myriad of services and programs to address this issue, given the County's geographic location and low MHI, this need is expected to continue. The following policies and actions are recommended:

1. Encourage opportunities for higher density development that could provide for a variety of housing types, which could facilitate the provision of affordable and workforce housing.

2. Continue to support any affordable housing development efforts and programs. Identifying land and facilitating the development of infrastructure (water, sewer, electricity, and roads) are particularly effective means to reduce the cost of housing development.
3. Continue to provide funding assistance to the CAC for the Pathways to Homeownership Program.
4. The County and Community Action should forge a stronger partnership to create a robust initiative that accelerates and increases the use of USDA and Maryland home purchase funds and mortgages through loan origination and packaging application. The USDA and State programs have been underused in the County, and greater use would better leverage County funded programs
5. Continue programs to rehabilitate existing housing in the County. This action will increase the number of affordable housing units available to workforce families.
6. Consider incentives for developers that build affordable housing.
7. Provide incentives to encourage development of long-term rentals.
8. Continue to support the Community Action developments, such as River Hill in Oakland and the development of the Springs Road site in Grantsville for market rate rental and owner-occupied housing that target AMIs between 80% and 150%.
9. Continue to explore and initiate potential public/private partnerships and funding sources for development of mixed income market rate and workforce housing.
10. Review the cost of housing associated with mean income of the County full-time residents and that of second-home owners.

4.2 COMMUNITY FACILITIES

This chapter describes community facilities and services in Garrett County, including educational facilities, public safety (fire, police, and EMS), health care, solid waste and libraries. Parks and recreation facilities are covered in the Garrett County 2017 Land Preservation, Parks and Recreation Plan (LPPRP), which is hereby incorporated by reference into this Comprehensive Plan.

4.2.1 Goals and Objectives

Garrett County's goals and objectives for community facilities and services are to:

1. Provide a system of community facilities and services that is consistent with projected growth and development and the land use plan.
2. Maintain and upgrade school facilities as necessary, appropriate and feasible while being fiscally responsible.
3. Continue to provide higher educational and work force opportunities in the County.
4. Provide adequate police, fire, and emergency medical services for residents and visitors.
5. Provide high quality medical and health care facilities and services.
6. Ensure all county residents have access to library facilities and services

4.2.2 Primary and Secondary Education

4.2.2 (i) Organization and Planning

Garrett County's public schools are operated by Garrett County Public Schools (GCPS), with oversight by the Garrett County Board of Education, which consists of five elected members and a student member. The Board is responsible for the establishment of public schools, the delineation of geographical attendance areas, the reception and administration of funds, the acquisition of sites and the construction of school buildings, the appointment and compensation of school employees, the prescription of curriculum guides and programs of instruction, and the establishment of local school policy.

4.2.2 (ii) Facilities

There are seven public elementary schools (grades K-5), two public middle schools (grades 6-8), and two public high schools (grades 9-12) in Garrett County (see Table 4.2.1 and Map

4.1). Another public school is the Swan Meadow School, south of Oakland (grades 1-8), largely serving the Amish and Mennonite population in the Pleasant Valley area. All County elementary schools, with the exception of Crellin and Swan Meadow, provide pre-kindergarten programs, while four elementary schools house Head Start programs along with the Dennett Road Center Head Start school in Mountain Lake Park. Special education services are found at all schools. Career and technical education programs, along with a Leadership Academy (Junior ROTC) are provided at both high schools. The Hickory Environmental Education Center and a Planetarium program both complement the school-based instructional programs in science. Garrett County's school attendance feeder system determines which school students will attend (see Table 4.2.1).

4.2.2 (iii) Enrollment Projections and Facility Needs

Enrollment Projections

According to the Maryland Department of Education enrollment numbers, public school enrollment in Garrett County continues to decline. In 2017, 3,650 students were enrolled, which is a 17% decline since 2007 when there were 4,400 students. This 17% decrease is the highest percent decrease of all Maryland counties during this time period. Per MDP, this trend is projected to continue through 2028, but at a slower rate of 3.6% to 3,650 students. The trend is projected to reverse by 2027, with a total of 3,710 students by 2027, with a total of only 28 students added.

Enrollment in non-public schools in Garrett County has also declined in recent years. As of September 2007, 99 students were enrolled in non-public schools, and as of September 2017, this number decreased to 66 students.⁵

Facility Needs

Garrett County is the second largest county in the state but has one of the smallest populations. The transportation of students—and especially travel time—to schools is therefore a major concern. The County strives to keep ride time to school under one hour.

⁵ Maryland Department of Education, Non-Public School Enrollment (2007 and 2017), 9-30-2018. Projections (2018-2027) from the Maryland Department of Planning.

Each year, GCPS prepares an Educational Facilities Master Plan. This Plan identifies facilities and renovations needed to support projected enrollment and upgrade outdated facilities over the next ten years. Many of the educational facilities in the County need renovation.

The GCPS Strategic Facilities Committee prepared a report to the Board of Education of Garrett County, dated September 3, 2019, with preliminary recommendations for capital projects and other actions. The Strategic Facilities Committee recommended to request County and State funds for the following capital projects for fiscal year 2022:

- Security Vestibules: Up to five schools
- Disruptive Behavior Space: One or two schools
- Head Start: One or two schools
- Building Systems: Southern High School Building Envelope
- Open Space Pod Enclosure: Two 2-classroom pods at Grantsville ES
- Relocate Board Office to Dennett Road Facility

It was recommended that the priority order and funding amounts to be determined by the Superintendent for approval by the Board of Education.

4.2.3 Higher Education

Garrett College is the County's only higher education facility and is located in McHenry. The College offers two-year Associate degrees in various fields and focuses on students wishing to transfer to four-year universities. Approximately 675 students were enrolled at the College in 2019. Garrett College has a number of signature programs, and has gained national reputation for its Adventure Sports Program, the first of its kind in the United States. Garrett College's Natural Resources and Wildlife Technology program has also built a strong regional reputation. Garrett College also offers a variety of noncredit educational opportunities through its Continuing Education and Workforce Development Division. Garrett County offers full scholarships to Garrett College for any resident who receives a diploma from one of the County's high schools. By encouraging a better educated workforce, this is one of the unique ways the County is supporting its economic development program.

Since the 2008 Comprehensive Plan, many new facilities have been added to the Garrett College campus, most notably the extensive renovation and expansion of the STEM Building and the Community Athletic Aquatic and Recreation Center (CARC).

The STEM Building is a state-of-the-art facility that includes classrooms, student spaces, faculty offices and laboratories for physics, biology, chemistry, engineering, and robotics. The CARC is a state-of-the-art fitness and wellness complex housed on the Garrett College campus with a full-size competition pool full fitness center for all ages and fitness levels. The CARC is a community facility offering memberships to everyone including students, faculty and staff and all of Garrett County including visitors to our area. Programs include group courses, personal training, wellness coaching, summer camps and intramural sports.⁶

The College has started constructing a Career Education and Performing Arts Center (CEPAC) in the former gymnasium facility. Garrett County is the only county in the state of Maryland without a dedicated Performing Arts facility. The facility will be used not only by the College but also the Board of Education, Garrett Lakes Arts Festival (GLAF) and community groups.

Garrett College has three outreach centers in Accident, Grantsville and Oakland, as well as a Career Technology Training Center, in Accident. The Career Technology Center is in a former manufacturing facility that has been renovated to offer courses that are occupational in nature, many leading to industry-recognized certification.

4.2.4 Fire and Emergency Management

4.2.4 (i) Existing Service

The County is served by 15 fire and/or EMS stations located throughout the County (Map 4.2.1). Eight of these stations provide both fire and medical first response, while three of the stations provide fire services only. There are three EMS-only stations located in Mountain Lake Park, Grantsville and Friendsville. The County created a station, staffed by career staff in McHenry, currently located with the Deep Creek Volunteer Fire Department. Neighboring counties in Maryland and West Virginia provide second-responder service.

⁶ www.gccarc.com

4.2.4 (ii) Staffing and Service

While the number, size, and general geographical distribution of fire and EMS stations in the County is adequate to meet projected population growth and seasonal activity, a major issue faced by Garrett County's fire and EMS service is the decline in volunteerism. The County's fire services are staffed primarily by volunteers, and the County is concerned that the lack of staff is making the services inadequate for current and projected needs. Emergency Medical Services are provided by two volunteer departments and a career station. The County also provides and supplements the volunteer stations with career staff.

The Emergency Services Board has been created since the 2008 Comprehensive Plan. The Board is actively involved in volunteer recruitment and retention, employee initiatives, and addressing personnel and equipment standards. The Planning Commission has acknowledged 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.

Another challenge for Garrett County emergency services is the effect of vacation homes in the County. Development of vacation homes, especially around Deep Creek Lake, creates additional demand for services without offering a population base from which new volunteers can be recruited.

4.2.5 Public Safety

4.2.5 (i) Emergency Operations Plan

The Department of Emergency Management Services is responsible for disaster planning, response, evacuation, sheltering, and hazard mitigation. The Department coordinates with other public safety response entities to ensure a timely and appropriate response to any and all emergencies. The Director of Emergency Management Services serves as County Local Emergency Planning Committee Coordinator and serves on the EMS Advisory Council, Traffic Advisory Council, and Fire and Rescue Association.

The Department develops and maintains plans for emergency response, including the County Emergency Operations Plan (EOP), Hazard Mitigation Plan, and the Hazardous Materials Response Plan.

The purpose of the EOP is to, "prescribe those activities to be taken by County government and officials to coordinate activities, provide support to the municipalities, and interface with the Maryland Emergency Management Agency (MEMA) for the purpose of protecting the lives and property of the citizens in the event of a natural, technological emergency, terrorism event or disaster." The Department last updated the EOP in July 2004. The County's EOP outlines how the County Government complies with and implements the specific aspects of the Maryland Emergency Operations Plan. The EOP serves as a bridge between the municipal emergency management agencies and Maryland Emergency Management Agency (MEMA).

4.2.5 (ii) Multi-Hazard Mitigation Plan

In 2018, the County staff and the Hazard Mitigation Planning Committee completed the most recent Hazard Mitigation Plan, as required of all states and local jurisdictions by the Federal Disaster Mitigation Act of 2000. This plan assesses the County's vulnerability to natural hazards and contains a long-term strategy for addressing these hazards and preventing future damage and loss of life. The Hazard Mitigation Plan lists potential mitigation projects to be considered by the Department. All hazards identified and assessed in the 2012 Plan remained, however "cyber-threat" was added as a new hazard, and the opioid crisis was added to the epidemic hazard profile. The County's vulnerability to specific hazards as presented in the HMP is shown in Table 4.2.3.

The Hazard Mitigation Plan assesses the County's vulnerability to each of these hazards and gives a full risk assessment followed by the County's capabilities to handle each of the hazards. The plan presents a mitigation strategy with a set of goals and objectives, which serve as the basis for implementing action items for mitigating the hazards described in the plan. The plan also lists twenty-four mitigation actions that were developed and prioritized as part of the planning process for the plan's update. Action items rated as "high priority" were developed into projects, five of which would achieve the nine action items ranked as having a high priority for Garrett County.

4.2.6 Police

4.2.6 (i) Responsibilities and Facilities

The Garrett County Sheriff's Office is the primary law enforcement provider in Garrett County. Maryland State Police Barracks W also provides police service. The Sheriff's office is located in Oakland and has a satellite office in Grantsville that opened in 2006. There is also satellite office space available in Friendsville and Accident for emergency use. The Sheriff's Office staffs the Garrett County Detention Center, which is also located in Oakland. Maryland State Police Barracks W is part of the Garrett County Public Safety complex at the intersection of Friendsville Road and US 219 north of McHenry. The state fire marshal and Natural Resources Police are also housed at this complex. Adequate staffing is in place for both current and projected population needs.

4.2.7 Health Care

4.2.7 (i) Hospitals

Garrett Regional Medical Center (GRMC), formerly Garrett County Memorial Hospital, is located in Oakland and is the county's only hospital. The hospital serves a population of 46,000 within Garrett County and the surrounding communities in Maryland, Pennsylvania, and West Virginia. As an affiliate of West Virginia University Medicine, the hospital has continuously evolved to advance the health and wellness needs of the region. The hospital offers comprehensive health care service, such as specialty care, heart and vascular, cancer care, and orthopedics, among others.

The hospital includes 55 inpatient beds, a 4-bed Intensive Care Unit (ICU), a 10-bed Subacute Rehabilitation Unit, Family-Centered Maternity Suite, a 13-bed Outpatient Surgical Unit with a 4-bed Surgical Suite, and 24/7 Emergency Services. The hospital expanded health care services with the 2019 launch of the regional behavioral health clinic located in Oakland and the establishment of the Grantsville Medical Center in 2017, offering primary, urgent, and specialty care in northern Garrett County. The hospital is one of the largest employers in Garrett County with more than 500 team members.⁵ The hospital recently completed a large expansion project and is now site-constrained. The hospital is in the process of trying to acquire land for future needs.

4.2.7 (ii) Nursing Homes

Three nursing homes are located in the county: Goodwill Retirement Community in Grantsville, Dennett Road Manor, and Oakland Nursing and Rehabilitation Center in Oakland.

4.2.7 (iii) Public Health

The nationally-accredited Garrett County Health Department provides a wide range of public health services through eleven units: Administration, Adult and Geriatric Services, Behavioral Health, Dental Health, Environmental Health, Health Education and Outreach, Early Care Programs and Healthy Families, Home Health, Personal Health, Population, Innovation, and Informatics, and WIC (Women, Infants, and Children). The Garrett County Local Management Board and Garrett County Behavioral Health Authority are also housed within the health department and work closely with integrated staff to ensure synergistic systems. While programming at the Garrett County Health Department changes on a semi-frequent basis to remain responsive to the needs of Garrett County stakeholders, a sampling of programming currently offered includes:

- Administrative Care Coordination
- Adult & Geriatric Evaluations
- After School Programs
- Air Quality Control (Burning) Permits
- Assistance w/ Medication, Groceries, Utilities, Housing, and Employment (Last Resort Services)
- Birth and Death Certificates
- Cancer Screening
- Car Seat Assistance
- Childbirth Classes
- Communicable Disease Surveillance
- Community Health Planning and Assessment
- Community Planning Groups and Outreach
- Coordination of Hospital Intake/Discharge for In-Home Care
- Dental Health Clinics
- Disease Control
- Drug and Alcohol Prevention and Education
- Drug-Free Communities Coalition and Action Teams
- Family and Marital Therapy
- Family Planning Programs
- Fitness and Nutrition Education
- Flu Shots

- Food Safety and Food Service Inspection Programs
- Health Insurance Assistance
- Healthy Families Programs
- HIV Counseling and Testing
- Home Health
- Immunizations
- Individual Therapy and Group Therapy
- Jail Behavioral Health Services
- Lactation Consultation Services
- Lead Evaluations
- MedBank
- Medicaid Personal Care
- Medical Assistance Transportation
- Medical Social Worker Services
- Mental Health Counseling and Evaluation
- Nurse Case Management
- Nursing Home Referrals
- Occupational Therapy
- Oral Health Education
- Percolation Tests
- Planning and Oversight
- Pre-Court Evaluations
- Pregnancy Testing
- Public Health Emergency Preparedness
- Recreational Sanitation Permits
- Respite
- RN Monitoring
- School-Based Counseling Programs
- School-Based Oral Health Education
- Septic System Permits
- Skilled Nursing Care
- Smoking Prevention and Cessation
- STD Screening Services
- Speech Therapy
- Substance Abuse/Misuse Counseling and Evaluation
- Transition Housing Referrals
- Urinalysis
- Water Testing and Well Permits
- WIC
- Worksite Health Promotion

The Garrett County Health Department provides leadership in several vital processes and convenes numerous groups to address public health issues in the county, including the Garrett County Health Planning Council, Board of Health, Garrett County Community Health Assessment, Garrett County Community Health Improvement Plan, among many others.

In 2016, the Garrett County Health Department launched mygarrettcountry.com in collaboration with community agencies to unify public and population health efforts across the county and region to reduce duplication, increase efficiency, and improve hyper local tracking of vital measures and health indicators. This effort is spearheaded by the Garrett County Health Department's Population Health, Innovation, and Informatics Unit.

"In order to best understand the status of health in our communities, it's critical we gather, analyze, and seek to understand the issues in our communities and how people perceive them. An extensive Regional Health Assessment championed by the Population Health, Innovation & Informatics Unit at the Garrett County Health Department in collaboration with Garrett Regional Medical Center, Mountain Laurel Medical Center, Behavioral Health Authority, and the Local Management Board was published in December of 2019. With a statistically significant sample size for Garrett County with 2,102 people participating in primary data collection, this outstanding turnout of community engagement enables us to develop robust and culturally informed improvement strategies based on accurate prioritization. As we balance these primary data sources with the most up-to-date secondary data sources we begin to illustrate the most complete picture of our community, and it's ever evolving people, resources, and needs."⁶

The top five Garrett County prioritization survey results are:

1. Jobs, Wages, and Economic Development
2. Substance Abuse (opioids, prescription medications, alcohol, tobacco, and other drugs)
3. Health Insurance
4. Education
5. Mental Health

Many collaborative community efforts that address these priorities and many others can be found on mygarrettcountry.com within the action groups. The Health Planning Council is also an action group on mygarrettcountry.com and has a monthly meeting open to the public that uses assessment data and community efforts to report and continue to be responsive to the identified needs. To access the entire community health assessment follow this link www.mygarrettcountry.com/cha2022/ or you can find a hard copy in the Garrett County Health Department Resource Library.

The Garrett County Health Department currently holds a NACCHO (National Association of County and City Health Officials) Promising Practice and Model Practice for its open source population health framework, found locally on mygarrettcountry.com, and another Model Practice for its Oral Health programming model. In 2017, Garrett County was named the first Robert Wood Johnson Foundation Culture of Health Prize community in Maryland, and one of the first in the Appalachian region.

4.2.8 Solid Waste

The existing Garrett County solid waste management system includes one sanitary landfill, six refuse & recycling sites, a combination of public and private collectors of solid waste and recyclables materials, and source reduction and recycling programs. In compliance with Maryland regulations, the County has a Solid Waste Management Plan that describes the existing Garrett County solid waste management and recycling system and practices and a plan to meet future capacity needs to have an integrated solid waste management program.

4.2.8 (i) Waste Stream

The Garrett County Solid Waste Disposal and Recycling Facility, also known as the County Landfill is located on Oakland Sang Run Road north of Oakland (see Map 4.2.1). The facility is operated by the Solid Waste and Recycling Division of the County's Department of General Services. The facility is available for use by all county residents, businesses, municipalities, visitors and private haulers collecting waste generated within the County. In 2019, 46,843 tons of waste were received at the landfill. Of the total, approximately 27% was household waste, 22% was commercial waste (including industrial), 15% was construction and demolition debris, 2%

was tree stumps and land clearing debris, and less than 1% was composted yard waste. The County landfill has five permitted disposal cells and has an expected life of approximately 15 years, through 2035.

4.2.8 (ii) Recycling

Under the Maryland Recycling Act (MRA) of 1989, Garrett County must recycle a minimum of 15% of the municipal solid waste generated within the County. The state recommends a recycling rate of 40%. In 2019, the County documented nearly 23,803 tons of recyclable materials collected from both residential and commercial sources. These materials are reported on the MRA Report submitted to MDE and counted toward the County's overall recycling rate of 51%. This represents a 4% increase in the waste diversion rate that was reported in the 2008 Comprehensive Plan. There are seven recycling site locations in Garrett County: Garrett County Landfill; Kings Run/Mt. Nebo; Garrett Highway; the Backbone Mountain site located on Route 135 west of Swanton Hill Road; Bumble Bee Road; Friendsville; and Grantsville.

In 2012, approximately 6,320 tons of waste was disposed through the six Refuse & Recycling Sites. Since 2004, there has not been any remarkable increasing or decreasing trends in the waste quantities delivered to the individual Refuse & Recycling Sites.

4.2.8 (iii) Future Needs

The County Solid Waste Management Plan projected that the County Landfill has over 616,000 tons of capacity remaining, which is about 45% of the total disposal capacity. It was estimated that the landfill has capacity through 2035. It was also estimated that the total quantity of waste that will require landfilling between 2020 and 2035 is approximately 450,000 tons. The Plan therefore recommends evaluating possibilities for developing additional waste disposal capacity at the current Landfill facility, transportation of waste to locations outside of Garrett County as well as contemplation of alternate waste disposal methods, designs or strategies such as Waste-to-Energy (WTE) facilities, anaerobic digestion, or consider new acceptance facilities altogether in the near future.

4.2.9 Public Libraries

4.2.9 (i) Library Facilities

The Ruth Enlow Library system, the public library system for Garrett County, consists of five branches: Oakland (branch and headquarters), Friendsville, Accident, Grantsville, and Kitzmiller. These five branches have a combined total floor area of approximately 24,000 square feet. The combined collection of the five branches is approximately 121,548 items, approximately four items per capita (based on the 2019 population estimates). The library collection also includes other materials such as books on CD/, DVD/Blu-Ray movies, music CDs, and access to online subscription databases on a variety of topics.

The Ruth Enlow Library is a participant in the Western Maryland Public Libraries regional cooperative. In addition, all Maryland libraries share resources through a statewide inter-library loan program, allowing Garrett County to provide a combined catalog that offers access to a significantly wider variety of materials than would be possible as a totally separate county library system.

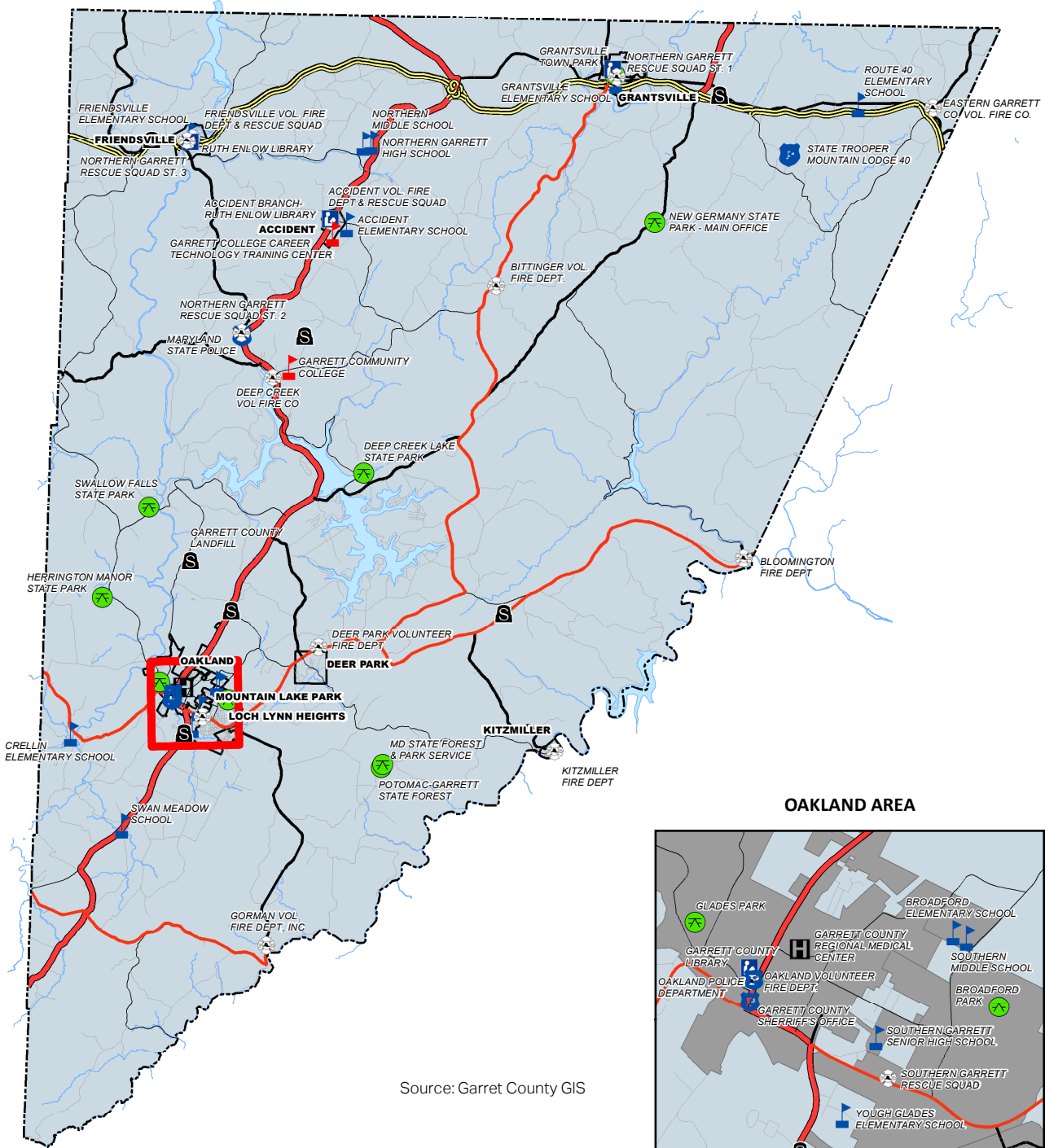
4.2.9 (ii) Future Needs

The Library has a new Strategic Plan for 2018-2023. The Plan sets forth Values Statements that are guiding principles for making policy decisions and making recommendations for library programs and services. The Plan also sets forth specific recommendations for each of the five library facilities.⁷

4.2.10 Policies and Actions

1. Work with Garrett County Public Schools and the Garrett County Board of Education to address on-going and future facility needs.
2. Work with Garrett College to address future land use needs for expansion based on future growth.
3. Support efforts to recruit and retain volunteer fire and EMS staff, augmented by paid providers where appropriate.
4. Implement the high-priority mitigation projects in the Hazard Mitigation Plan:
 - Create a “Speakers Bureau” consisting of various stakeholders and partners including medical, prevention, treatment, recovery, legal, affected family members, etc. Speakers Bureau members will receive consistent training and informational resources in order to present a uniform messaging in the community.
 - Deliver “mini” Screening, Brief Intervention, and Referral to Treatment (SBIRT) training to medical offices on local and regional treatment and recovery resources. (HMP Strategy #17)
 - Mitigate and upgrade flood prone roadways when funding is available. Specifically, roads that were identified as “High” by the HMPC in Table 19 in Chapter 6: Riverine Flooding includes Towns of Accident, Friendsville, Mountain Lake Park, and Oakland. (HMP Strategy #23)
5. As part of the next Solid Waste Master Plan update, evaluate the need for a new or expanded County landfill.

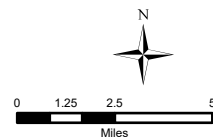
⁷ The Ruth Enlow Library of Garrett County Strategic Plan 2018 – 2023



Source: Garret County GIS

Map 4. Community Facilities

- | | | | |
|--|--------------------|--|----------------------|
| | Garrett County | | Public Library |
| | Municipal Boundary | | Solid Waste |
| | Water Body | | Fire or Rescue Squad |
| | Major Stream | | School |
| | Park | | College |
| | Hospital | | Police |



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5 ACTION PLAN



Chapter 5 – The purpose of the Action Plan is to recommend methods and resources to successfully accomplish the proposals set forth in the Comprehensive Plan and ensure the continued growth and management of assets in Garrett County as required for local governments through the Land Use Article of the Maryland Annotated Code.

5.1 INTRODUCTION

To accomplish the Goals and Objectives of this Comprehensive Plan, a wide range of policies and actions, including legislative, administrative, and funding proposals related to land development, economic development, environmental protection, transportation, and infrastructure are recommended. These policies and actions should be considered the implementation measures of this Comprehensive Plan and should be viewed as positive instruments that will guide the future growth and development of Garrett County.

The recommended implementation measures involve agencies at all levels of government, private organizations, developers, and the public. However, the final responsibility for implementing the Comprehensive Plan lies with the County citizenry and their elected officials.

Throughout this Comprehensive Plan, each Chapter has presented the future goals for individual topics and suggested strategies that should be implemented to meet those goals. This element compiles the strategies from each of those individual elements and organizes them into the areas they need to be implemented. A more detailed work program needs to be developed for the strategies in this section. The County Department of Planning and Land Management will take the lead in developing this supplemental implementation work and distribute it to those in the best position to carry them forward. The County should develop a report to examine and group the strategies into categories for further evaluation, including:

- Identification of best implementation lead agency and support agency per topic: public or private;
- Estimated resources and timeframe for implementation;
- Distribution of synopsis of information from the plan;
- Action needed (e.g. legislation, codes, programs, funding, etc.); and
- Follow up measures.

The action items as described in this plan are summarized below.

5.2 SUSTAINABLE ENVIRONMENT

5.2.1 Land Use

The County Department of Planning and Land Management will be the agency primarily responsible for advancing these action items.

- Continue to encourage reasonable and responsible growth and development around Deep Creek Lake and within the County's municipalities.
- Consider amending the Deep Creek Watershed Zoning Ordinance to accommodate more agri-businesses such as, but not limited to, "wedding barns." For areas not subject to the zoning ordinance, coordinate with other regulatory agencies to ensure that all safety requirements are adequately addressed prior to the issuance of permits.
- Consider simplifying the Subdivision Ordinance to eliminate the cluster options for the C, EC, TR, TC, and SR Areas since these areas are meant to accommodate medium to high-density residential development and other non-residential development and place less emphasis on open space and resource protection.
- Consider amending the AR and RR Districts of the Deep Creek Watershed Zoning Ordinance to reduce the minimum lot width to 150 feet.
- Consider amending the LR2 District of the Deep Creek Watershed Zoning Ordinance by reducing the minimum lot area to 1 acre.
- Resolve issues concerning development of old platted lots that were of legal size when created but do not meet current health requirements for on-site water and/or wastewater systems. The largest number of such lots is in the Youghiogheny River Watershed. If public sewer extension to these areas is ever evaluated, lot consolidation ordinances will need to be strongly considered.
- Investigate the creation of increased design standards for non-residential developments within the Deep Creek Watershed to improve building and site design, such as discouraging blank walls visible for public roadways, building orientation, building massing and articulation, and landscaping.

5.2.2 Development Regulations

Although not specifically addressed, the above-described Land Use Action Items are associated with Development Regulations, e.g., the County Zoning Ordinance and Map and the County Subdivision Regulations. These Action Items intend to promote innovative and cost-saving site design while protecting the environment. Also, for the Deep Creek Lake Watershed (the only area subject to zoning) and the General Commercial and Employment Center Land Use Districts as identified in Chapter 2.1, the intent of these action items as may be implemented in the Development Regulations is to promote economic development through the use of innovative techniques and to streamline the review of development applications where and when appropriate.

5.2.3 Sensitive Areas

The County Department of Planning and Land Management will be the agency primarily responsible for advancing these action items.

- Continue to use the Sensitive Areas Ordinance and the Deep Creek Lake Watershed Zoning Ordinance to limit development on steep slopes, near rivers and streams, and near the habitat of rare, threatened, or endangered species.
- Consider updating steep slope requirements in the Sensitive Areas Ordinance and Subdivision Ordinance if issues arise related to development on slopes 20% or greater. Current Ordinance limits development on slopes 30% or greater.
- Amend the Sensitive Areas Ordinance and Map to include the additional Source Water Protection Areas identified in the 2013 County Water and Sewer Plan which include those areas associated with the McHenry, Mountain Lake Park, Frostburg and Midland/Lonaconing water systems.
- Continue to work with MALPF, the Maryland Department of Agriculture, DNR (particularly the Rural Legacy program), and other public and private preservation interests to achieve the County's goal of preserving 20,000 acres of farmland by the year 2040.
- Support increased state inspection and enforcement of sediment and erosion controls for new development and redevelopment. See Goal Objective 2 in Section 3.4 Deep Creek Lake Area

- Consider stormwater management retrofits targeted to areas where runoff impacts sensitive environmental features.
- Continue to encourage innovative stormwater management practices to reduce runoff and increase groundwater recharge, particularly those that use ESD techniques.

5.2.4 Water Resources

The Issues/Strategies Sections of the Water Resources Element relating to Drinking Water and Wastewater and as repeated in the Infrastructure Chapter of this Plan constitute the Water Resources Element implementation measures.

5.2.5 Mineral Resources

The County Department of Planning and Land Management will be the agency primarily responsible for advancing these action items.

- Support responsible mining of Garrett County's mineral resources.
- Support and implement land use policies for the Rural Resource (RR), Agricultural Resource (AR) and Rural (R) land use districts as described in Chapter 2, which prioritize land preservation and which generally prevent widespread residential development. Said policies are consistent with the intent of this Mineral Resources Element, which is to prevent the preemption of mineral resources extraction by other uses.
- Support the reclamation activities of the Maryland Abandoned Mine Reclamation Program to bring environmentally problematic land back to a useable state.
- If technological advances in natural gas extraction are found acceptable to the state and county, this Comprehensive Plan may be amended to address the socioeconomic benefits and impacts of natural gas extraction, and to ensure the safety and adequacy of infrastructure to accommodate natural gas extraction activities.

5.3 VIBRANT ECONOMY

5.3.1 Economic Development

The Garrett County Economic Development Department will be the agency primarily responsible for advancing these action items.

5.3.1 (i) Administrative

- Focus on goals and initiatives that link economic development to land use and infrastructure, such as designating new or expanded Employment Center and General Commercial land classifications to support business and technology parks, commercial areas, and other employment uses.
- Evaluate the efficiency and effectiveness of establishing a single, county-wide economic development program with divisions for municipalities.

5.3.1 (ii) Agri-Business

- Promote agricultural tourism within the County as one means of supporting the local farmers, preserving agricultural farmland, and diversifying the local economy.
- Develop a county business plan to increase all agricultural opportunities including agritourism.
- Continue to promote Buy Local initiatives, such as promoting farm-to-table restaurants, farm stands, and farmers markets.
- Support the growing hemp production industry.
- Conserve natural resource lands and maintain the strength of the agriculture and timber industries through the continued support land preservation programs.
- Continue to research and apply for funding that supports the unique needs of the agriculture industry.

5.3.1 (iii) Forestry

- Develop a county assistance program whose goal it is to promote forestry markets, encouraging the retention and management of healthy forests.
- Continue efforts to encourage the development of new markets such as the woody biomass energy production facilities, to support the use of local wood waste for affordable, clean energy for institutions and businesses in the County.

5.3.1 (iv) Nature-based Tourism

- Implement a nature-based tourism program that will enhance the nature-based and small-town tourism. This needs to be funded with staff and programming funds.
- Use natural, outdoor recreational resources, the recreational activities associated with those resources, and the potential economic impact of those activities on the communities involved. Nature-Based Placemaking is the next generation of an outdoor recreation-based revitalization strategy. It is the intersection of a community's natural assets, the economic activity associated with those assets, and the culture or attitude of the community towards both the assets and the associated activities. This needs to be funded with staff and programming funds.

5.3.1 (v) Business and Employment Growth

- Establish a program to assist landowners or developers with creating new business parks.
- Develop incentives and a supportive program to assist and encourage more small businesses and entrepreneurship. One focus may be remote technology based businesses.
- Prepare, broadly disseminate, promote and maintain a Programs/Services for Small Businesses (a.k.a. Business Services).
- Continue to use Garrett College, the Small Business Development Center, and/or other available resources in the development in the development of a workforce program. Develop a plan to provide to the community support the college has in relation to new businesses in the area.
- Continue to use the existing Opportunity Zone designation to develop business and employment opportunities.
- Continue to market the incentives associated with the designation of HUBzones to individuals throughout the region.

5.3.1 (vi) Infrastructure

- Continue to invest in new water and sewer infrastructure while upgrading existing infrastructure. Continue to reserve water and sewer capacity in existing infrastructure, as well as new and expanded employment and commercial areas.

- Ensure that infrastructure is adequate to support employment and commercial activities in the County's business parks and major commercial centers.
- Review Broadband service areas and meet with providers with a commitment to identify ways to expand access. Continue to explore funding options to implement expanded Broadband access.

5.3.1 (vii) Broadband

- Continue to endorse broadband plans that express support of the countywide broadband vision and expansion to unserved and underserved areas.
- Continue to support public-private partnerships in applying for grants and other funding to implement the broadband plan.
- Continue to partner with federal (FCC, USDA, ARC), state (Governor's Office of Rural Broadband, Rural Maryland Council, Maryland Broadband Cooperative), and local governing agencies, as well as private entities (Comcast, Microsoft, DNG, ProCom, QCOL, and others) to implement the broadband plan.
- Support education of citizens about the benefits of broadband in their homes as well as how to purchase the items needed, how to use the technology, etc.

5.3.2 Transportation

The County Department of Planning and Land Management, the County Economic Development Department and the County Department of Public Works will be the agencies primarily responsible for advancing these action items.

- Coordinate with SHA to assess the feasibility of identifying an alternative north-south truck route through the County.
- Develop an inter-connected Countywide trails Master Plan to prioritize off-road projects serving different uses including, but not limited to, walking, hiking, bicycling, skiing, snowmobiling, off-road vehicles, and horseback riding.
- Continue to support and encourage the completion of the Oakland Bypass, as designed by SHA.
- Continue to support the regional effort to link the Pennsylvania Turnpike with Corridor H in West Virginia, via an improved or relocated US 220.
- The County also supports plans to upgrade US 219 north of I-68, as a supplemental improvement to the region's highway network. However, the County opposes the use of US 219 south of I-68 as the primary link to Corridor H.
- Continue to support Garrett Trails in its effort to develop a well-used network of high-quality, sustainable trails that provide access to Garrett County's historic, municipal, and environmental resources.
- Ensure collaboration between the Department of Public Works – Road Division, the Department of Planning and Land Management, the proposed Parks and Recreation Advisory Board, SHA and trail advocates including the Chamber of Commerce to address bicycling issues, such as route designations, assessing bicycling safety issues, and identify needs for future improvements. Identify pedestrian needs in areas where pedestrian activity is high or increasing, such as the County's designated villages, and around schools and other institutional uses.
- Support increased GTS service, particularly to serve tourists, college students, and the needs of elderly residents. Consider building on existing shuttle bus service in the Deep Creek. Explore the feasibility of implementing a fixed-route service, even seasonally.
- Promote private air charter use and economic development associated with the Airport.
- Host a Garrett County Transportation Summit to discuss multi-modal regional planning solutions and solicit out of the box ideas. This Summit could be combined with a regional transportation group that would shepherd regional conversations about multi-modal transportation needs and strategies.
- Continue to collaborate with the Maryland Department of Transportation to discuss and implement the transportation improvement priorities identified in the "Priority Capital Projects - Secretary's 2018 Annual Tour MD Department of Transportation." See Appendix 8.

5.3.3 Infrastructure

See Chapter 3.3, Table 3.4 for a summary of the County's infrastructure needs as identified in this plan. The various agencies and organizations responsible for the strategies are identified in the aforementioned Chapter.

5.3.4 Deep Creek Lake Area

See Chapter 3.4.5 for a summary of the relevant strategies of the Deep Creek Watershed Management Plan as updated per this Plan. The various agencies and organizations responsible for the strategies are identified in the aforementioned Chapter.

5.4 THRIVING POPULATION

5.4.1 Housing

The County Department of Planning and Land Management working with the Garrett County Action Committee will be the entities primarily responsible for advancing these actions items.

- Encourage opportunities for higher density development that could provide for a variety of housing types which could facilitate the provision of affordable and workforce housing.
- Continue to support any affordable housing development efforts and programs. Identifying land and facilitating the development of infrastructure (water, sewer, electricity, and roads) are particularly effective means to reduce the cost of housing development.
- Continue to provide funding assistance to the CAC for the Pathways to Homeownership Program.
- The County and Community Action should forge a stronger partnership to create a robust initiative that accelerates and increases the use of USDA and Maryland home purchase funds and mortgages through loan origination and packaging application. The USDA and State programs have been underused in the County, and greater use would better leverage County funded programs
- Continue programs to rehabilitate existing housing in the County. This action will increase the number of affordable housing units available to workforce families.

- Consider incentives for developers that build affordable housing.
- Provide incentives to encourage development of long-term rentals.
- Continue to support the Community Action developments, such as River Hill in Oakland and the development of the Springs Road site in Grantsville for market rate rental and owner-occupied housing that target AMIs between 80% and 150%.
- Continue to explore and initiate potential public/private partnerships and funding sources for development of mixed income market rate and workforce housing.
- Review the cost of housing associated with mean income of the County full-time residents and that of second-home owners.

5.4.2 Community Facilities

The Garrett County Board of Education, working in conjunction with the Board of County Commissioners, will be the entities responsible for advancing the public schools' actions items associated. The County Department of Emergency Management will be the agency primarily responsible for advancing the action items associated with emergency services and hazard mitigation. The County Department of Public Works will be the agency responsible for advancing the action item associated with the landfill.

- Work with Garrett County Public Schools and the Garrett County Board of Education to address on-going and future facility needs.
- Work with Garrett College to address future land use needs for expansion based on future growth.
- Support efforts to recruit and retain volunteer fire and EMS staff, augmented by paid providers where appropriate.
- Implement the high-priority mitigation projects in the Hazard Mitigation Plan:
 - Create a "Speakers Bureau" consisting of various stakeholders and partners including medical, prevention, treatment, recovery, legal, affected family members, etc. Speakers Bureau members will receive consistent training and informational resources in order to present a uniform messaging in the community.

- Deliver “mini” Screening, Brief Intervention, and Referral to Treatment (SBIRT) training to medical offices on local and regional treatment and recovery resources. (HMP Strategy #17)
- Mitigate and upgrade flood prone roadways when funding is available. Specifically, roads that were identified as “High” by the HMPC in Table 19 in Chapter 6: Riverine Flooding includes Towns of Accident, Friendsville, Mountain Lake Park, and Oakland. (HMP Strategy #23)
- As part of the next Solid Waste Master Plan update, evaluate the need for a new or expanded County landfill.



APPENDIX

1

TABLES

Table 1.1 Population Change (2010 - 2017)

Jurisdiction	2000 Census		2010 Census		2017 ACS Estimate			Change 2000-2010		Change 2000-2010		Change 2000-2017	
	#	% of County Total	#	% of County Total	#	% of County Total	% of Town Total	#	% Change	#	% Change	#	% Change
Accident	353	1%	325	1%	280	1%	4%	-28	-8%	-45	-14%	-73	-21%
Deer Park	405	1%	399	1%	513	2%	7%	-6	-1%	114	29%	108	27%
Friendsville	539	2%	491	2%	577	2%	8%	-48	-9%	86	18%	38	7%
Grantsville	619	2%	766	3%	786	3%	11%	147	24%	20	3%	167	27%
Kitzmilller	302	1%	321	1%	243	1%	4%	19	6%	-78	-24%	-59	-20%
Loch Lynn Heights	469	2%	552	2%	506	2%	7%	83	18%	-46	-8%	37	8%
Mountain Lake Park	2,248	8%	2,092	7%	2,242	8%	33%	-156	-7%	150	7%	-6	0%
Oakland	1,930	6%	1,925	6%	1,744	6%	25%	-5	0%	-181	-9%	-186	-10%
Total Towns	6,865	23%	6,871	23%	6,891	23%	100%	6	0%	20	0%	26	0%
Rest of County	22,981	77%	23,226	77%	22,625	77%	-	245	1%	(601)	-3%	-356	-2%
Total County	29,846	100%	30,097	100%	29,516	100%	-	251	1%	(581)	-2%	-330	-1%

Source: U.S. Census 2000 and 2010; American Community Survey 5-Year Estimates, 2013-2017

Table 1.2 Housing Unit Change (2010 - 2017)

Jurisdiction	2000 Census		2010 Census		2017 ACS Estimate			Change 2000-2010		Change 2010-2017		Change 2000-2017	
	#	% of County Total	#	% of County Total	#	% of County Total	% of Town Total	#	% Change	#	% Change	#	% Change
Accident	162	1%	173	1%	146	1%	4%	11	7%	-27	-16%	-16	-10%
Deer Park	181	1%	175	1%	245	1%	7%	-6	-3%	70	40%	64	35%
Friendsville	266	2%	272	1%	267	1%	8%	6	2%	-5	-2%	1	0%
Grantsville	298	2%	397	2%	406	2%	12%	99	33%	9	2%	108	36%
Kitzmilller	155	1%	158	1%	132	1%	4%	3	2%	-26	-16%	-23	-15%
Loch Lynn Heights	202	1%	228	1%	213	1%	6%	26	13%	-15	-7%	11	5%
Mountain Lake Park	948	6%	954	5%	976	5%	29%	6	1%	22	2%	28	3%
Oakland	918	5%	1009	5%	1011	5%	30%	91	10%	2	0%	93	10%
Total Towns	3,130	19%	3,366	18%	3,396	18%	100%	236	8%	30	1%	266	8%
Rest of County	13,631	81%	15,488	82%	15,815	82%	-	1,857	14%	327	2%	2,184	16%
Total County	16,761	100%	18,854	100%	19,211	100%	-	2,093	12%	357	2%	2,450	15%

Source: U.S. Census 2000 and 2010; American Community Survey 5-Year Estimates, 2013-2017

Table 1.3 Commercial and Employment Development Summary (2007-2018)

	Towns		Deep Creek Watershed		Rest of County		Total
	Amount	Percent	Amount	Percent	Amount	Percent	
Total Square Feet	635,497	35%	417,569	23%	745,953	41%	1,799,019
Total Declared Value (\$M)	\$68.2	16%	\$53.2	13%	\$29.5	71%	\$416.8

Table 2.1 Garrett County Existing Land Use

Land Use	1973 1		2002 1		2010 2	
	Acres	Percent	Acres	Percent	Acres	Percent
Low Density Residential	3,703	0.9%	20,638	4.9%	29,438	7.0%
Medium/High Density Residential	1,364	0.3%	3,240	0.8%	2,832	0.7%
Other Categories 3	941	0.2%	1,814	0.4%	2,441	.6%
Commercial	8,088	1.9%	10,498	2.5%	7,503	1.8%
Total Developed Lands	14,096		36,190		42,215	
Agriculture	102,859	24%	89,766	1%	89,141	21.2%
Forest	295,858	70.4%	286,402	68.1%	281,010	66.8%
Wetland	2,116	0.5%	2,673	0.6%	2,649	0.6%
Water	5,603	1.3%	5,799	1.4%	5,747	1.4%
Total Resource Lands	406,436		384,640		378,548	
Total Land	420,532	100%	420,830	100%	420,763	100%

Notes:

1. MDP created the first Land Use/Land Cover map in 1973, however new land use categories were added in 2010 and associated adjustments were made to 2002 data. Similar adjustments were not made to 1973 data, making it impossible to know how much change from 1973 is due to new development since then, versus misclassified land uses at that time. For these reasons, this Plan Update does not analyze changes since 1973 for each land use classification. See Table #2.1.A for the change statistics for the aggregate land use categories, Total Developed and Total Resource Lands.

2. Updates/modifications to the 2010 land use/land cover layers used the 2007 NAIP aerial imagery and parcel information from Maryland Property View 2008.

3. Other Categories includes Institutional, Barren Land, and Other Developed Land.

Sources: Land Use based on Maryland Department of Planning Land Use Dataset summary for Garrett County.

Table 2.2 Garrett County Population and Land Use Change (1973-2010)

	1973	2002	2010	Land Use Change		
				1973-2002	2002-2010	1973-2010
Population	21,476	29,846	30,097	39%	1%	40%
<i>All Residential</i>	5,067	23,878	32,271	371%	35%	537%
<i>All Non-Residential</i>	9,029	12,313	9,944	36%	-19%	10%
Total Developed Lands	14,096	36,190	42,215	157%	17%	199%
Total Resource Lands	400,833	378,841	372,801	-5%	-2%	-7%
Total Land	414,929	415,032	415,015	-	-	-
Water	5,603	5,799	5,747	-	-	-

Sources: Population based on 1970, 2000, and 2010 U.S. Census. Land Use based on Maryland Department of Planning Land Use Dataset summary for Garrett County.

Table 2.3 Population and Housing Units (1990-2017)

	2000	2010	2017	Change 2010-2017	
				Number	Percent
Population	29,846	30,097	29,516	-330	-1%
Incorporated Towns	6,865	6,871	6,891	26	6%
Total Housing Units	16,761	18,854	19,211	2,450	15%

Source: U.S. Census 2000 and 2010; American Community Survey 5-Year Estimates, 2013-2017

Table 2.4 Subdivision Summary (2007-2018)

Subdivision Type	Deep Creek Watershed		Rest of County		Total	
	Acres	Lots	Acres	Lots	Acres	Lots
Major Subdivisions	195	96	795	156	990	252
Planned Residential Development	275	242	57	118	332	360
Minor Subdivisions	374	89	3,293	460	3,667	549
Total	844	427	4,144	734	4,988	1,161

Source: Garrett County Department of Planning & Land Management

Table 2.5 Subdivision Activity in Rural Areas (2007-2018)

Subdivision Type	Land Use Classification						Total Rural Areas	
	Agricultural Resource		Rural		Rural Resource		Acres	Lots
	Acres	Lots	Acres	Lots	Acres	Lots		
Major Subdivisions	326	43	74	10	312	82	712	135
Planned Residential Development	0	0	0	0	57	118	57	118
Minor Subdivisions	1,359	190	527	58	1,304	181	3,190	429
Total	1,685	233	601	68	1,673	381	3,959	682
Average Acres per Lot	7	-	9	-	4	-	6	-

Source: Garrett County Department of Planning & Land Management

Table 3.1. Employment by Geography, 2018

Geography	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
Garrett County	15,534	14,734	800	5.2%
I-68	126,672	120,769	5,904	4.7%
Maryland	3,219,455	3,086,246	133,209	4.1%

Source: I-68 Regional Economic Partnership Report (Garrett County Profile, 2018).

Table 3.2. Garrett County Farms

Years	Farms	Land in Farms (acres)	Average Land in Farms
2012	667	95,197	143
2017	707	90,357	128

Source: 2017 Census of Agriculture (Ag Census), USDA

Table 4.1 Housing Unit Projections (2017-2040)

Jurisdiction	Projected Change 2017-2040	2040 Projection	
	Number	Number	Percent of County
Accident	10	156	0.7%
Deer Park	17	262	1.2%
Friendsville	18	285	1.3%
Grantsville	27	433	2.0%
Kitzmilller	9	141	0.7%
Loch Lynn Heights	14	227	1.1%
Mountain Lake Park	66	1,042	4.8%
Oakland	68	1,079	5.0%
Total Towns	230	3,626	16.9%
Population	2,070	17,885	83.1%
Total County	2,300	21,511	100%

Source: Garrett County Department of Planning & Land Management

Table 4.2 Housing Type and Tenure (2000 to 2017)

Jurisdiction	2000 Census		2010 Census		2017 ACS Estimate		Change 2000- 2010		Change 2010- 2017		Change 2000- 2017	
	#	% of County Total	#	% of County Total	#	% of County Total	#	% Change	#	% Change	#	% Change
Units in Structure (DP-01; B25024)												
Single-Family detached	12,624	75%	14,393	77%	15,389	80%	1,769	14%	996	7%	2,765	22%
Single-Family attached	589	4%	849	5%	567	3%	260	44%	-282	-33%	-22	-4%
Multi-Family	1,400	8%	1,635	9%	1,644	9%	235	17%	9	1%	244	17%
Mobile Homes	2,148	13%	1,789	10%	1,611	8%	-359	-17%	-178	-10%	-537	-25%
Total Housing Units	16,761	100%	18,666	100%	19,211	100%	1,905	11%	545	3%	2,450	15%
Occupancy Status / Tenure												
Owner-Occupied	8,945	53%	9,291	50%	9,199	48%	346	4%	-92	-1%	254	3%
Renter-Occupied	2,531	15%	2,766	15%	2,666	14%	235	9%	-100	-4%	135	5%
Vacant (not occupied; for sale; for rent; other)	1,094	7%	1,357	7%	2,199	11%	263	24%	842	62%	1,105	101%
Vacant (for seasonal, recreational, or occasional use)	4,191	25%	5,440	29%	5,147	27%	1,249	30%	-293	-5%	956	23%
Total Housing Units	16,761	100%	18,854	101%	19,211	100%	2,093	12%	357	2%	2,450	15%

Source: U.S. Census 2000 and 2010; American Community Survey 5-Year Estimates, 2013-2017

Table 4.3 Median Household Income (2000, 2005, 2017)

	1999	2010	2017
Garrett County	\$32,238	\$45,760	\$48,174
Maryland	\$52,868	\$70,647	\$78,916
Accident	\$22,500	\$35,938	\$53,250
Deer Park	\$26,339	\$31,607	\$43,516
Friendsville	\$24,286	\$32,679	\$38,750
Grantsville	\$27,778	\$43,125	\$31,938
Kitzmilller	\$25,000	\$31,250	\$37,813
Loch Lynn Heights	\$31,875	\$25,234	\$38,889
Mountain Lake Park	\$27,917	\$32,813	\$43,125
Oakland	\$26,728	\$43,672	\$32,600

Source: U.S. Census 2000 and 2010; American Community Survey 5-Year Estimates, 2013-2017

Table 4.4 Monthly Housing Costs as a Percentage of Household Income, 2017

	Owner Households				Renter Households			
	30% or more		35% or more		30% or more		35% or more	
Garrett County	2,132	23%	1,638	18%	886	42%	729	34%
Maryland	367,736	25%	273,904	19%	345,456	50%	282,545	41%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017

Table 4.5 Units Lacking Complete Kitchen and Plumbing Facilities, 2017

	Units Lacking Complete Plumbing Facilities		Units Lacking Complete Kitchen Facilities	
Garrett County	66	0.56%	51	0.43%
Maryland	6,769	0.31%	11,751	0.54%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017

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APPENDIX

2

**OUTREACH MATERIALS,
SUMMARY AND RESULTS**

List of Sources

Source Name	Agency	Title	Interview Date
Willie Lantz	Agricultural Extension	Senior Agent	04/30/18
Nicole Christian	CVB & Chamber of Commerce	President & CEO	04/27/18
Ashlee Boyd	Garrett Trails	Executive Director	04/30/18
Gregan Crawford	GC Community Action Committee	Vice President of Strategic Initiatives	04/02/18
Duane Yoder	GC Community Action Committee	President	04/02/18
Shelley Argabrite	GC Department of Health and Human Resources	Strategic Health Planner	04/02/18
Kim Durst	GC Economic Development	Economic Development Specialist / Business Tax Credit Administrator	04/30/18
Steve Sherrard	GC Environmental Health	Director	04/20/18
Jim Hinebaugh	GC Planning Commission	County Commissioner, Member of Planning Commission	04/30/18
Tom Vose	GC Public Library	Director	04/28/18
Virginia Smith	GC Emergency Management	Emergency Preparedness Planner	04/10/18
Barbara Baker	GC Public Schools	Superintendent	04/29/18
Shaun Sanders	GC Soil Conservation District	District Manager	05/01/18
Debbie Carpenter	GC Dept of Transportation, GC Dept of Planning & Land Management	Director, AICP	04/02/18
Peggy Jamison	Mayor's Council	Mayor, Oakland	04/30/18
Don Sincell	Mayor's Council	Mayor, Mountain Lake Park	04/30/18
Paul Edwards	Mayor's Council	Mayor, Grantsville	04/30/18
Carolyn Corley	Mayor's Council	Mayor, Loch Lynn	04/30/18
Spencer Schlosnagle	Mayor's Council	Mayor, Friendsville	04/30/18
(tbd)	Mayor's Council	Mayor,	04/30/18
Debbie Carpenter	Watershed Administrative Council	Representative, County	04/02/18
Ken Fisher	Watershed Administrative Council	Representative, County	04/03/18
Julie (tbd)	Watershed Administrative Council	Representative, DNR	04/04/18
Gary Aronhalt	Watershed Administrative Council	Watershed Coordinator, County; Land Preservation	04/05/18

Garrett County Comprehensive Plan Stakeholder Interview

Date: _____

Stakeholder(s): _____

1. What is your vision for Garrett County in 10 years?
2. How does your organization/agency/interest fit into that vision?
3. As you think about your vision for the county in 2028, what barriers currently exists that would prevent that vision becoming a reality?
4. List three (3) specific planning concepts or policies that currently work well and should be retained as we revise the comprehensive plan.
5. Identify the three (3) most critical problems with the current planning policies and implementation procedures.
6. What are areas of conflict that occur in Garrett County?
7. Identify one (1) development you would like to see added to Garrett County?
8. What do you envision for the future of Garrett County and do you have any suggestions on how to accomplish this vision?
9. List current and potential issues facing the community and how these may be addressed through the comprehensive plan.
10. List current and potential opportunities for the community and how to plan accordingly.

- **Population**

Comments	Source Name	Source Agency	Planning Area
*consultants' comments in red Public school enrollment is declining as there are less and less young families living in Garrett County due to employment challenges.	Nicole Christian	CVB & Chamber of Commerce	Community Facilities
Two priority safety projects that are the focus are the Emergency Operations Center (EOC) and also a 911 back-up system. Garrett County is the only county in Maryland that does not have a dedicated permanent EOC. In their 2018 Hazard Mitigation Plan is Project B/Action 19, to build a permanent E-911 Back-up Facility and Emergency Operations Center (EOC) within the county. The center is currently in the county's budget and will be constructed adjacent to the county roads garage. A current challenge is funding due to the volunteer EMS program changing over to a program that has paid employees, (50-60). Fire services are still continuing to be performed by volunteers.	Virginia Smith	GC Emergency Management	Community Facilities
Maryland First, which is a Statewide interoperability radio system should be implemented in Garrett County and the purchase of subscriber radios will need to be purchased for all their responders. Also, trained radio technicians will need to be located in Garrett County and not be contractors off-site due to the importance of keeping the system operational. Also, a programmer is needed for the radios and equipment.	Virginia Smith	GC Emergency Management	Community Facilities
Amy and Terri discussed the economic impact of Garrett County having a volunteer fire department in a county with municipalities that are linked together with county roads - businesses concerned about fire protection with volunteers and the same thing in attracting residents to make investment in their homes.	Terri & Amy	Consultants, TRC & Associates	Community Facilities
Yoder discussed the effect of declining population on the county's schools i.e. further closures due to lack of school aged children living in the county. The school system is already feeling the effects in their declining budgets i.e. robotic program eliminated in the grade schools. Provide a PR campaign to encourage people to come back to the county to raise their families.	Duane Yoder	GC Community Action Committee	Community Facilities
GC Public Schools working on an update of their strategic plan.	Barbara Baker	GC Public Schools	Community Facilities
Fire safety is switching from volunteer to paid workers, cost of fire services is increasing.	Shelley Argabrite	GC Public Health Department	Community Facilities
More collaboration with the schools is desired to engage the youth.	Shelley Argabrite	GC Public Health Department	Community Facilities
GC Public Library is working on its strategic plan.	Tom Vose	GC Public Libraries	Community Facilities
There is a lack of childcare which affects workforce opportunities.	Tom Vose	GC Public Libraries	Community Facilities
GC Public Library desires more partnerships and would like to be included as a partner in the GC Comprehensive Plan. The library pursues an active, vibrant, and creative community that develops civic engagement.	Tom Vose	GC Public Libraries	Community Facilities
The GC Public Library branches are: Accident, Friendsville, Grantsville, Kitzmiller, Oakland's Ruth Enlow Library is the main branch.	Tom Vose	GC Public Libraries	Community Facilities
Tourism is going to grow in the next 10 years. Mentioned was the development that can occur with the North/South highway expansion and that Garrett County needs to direct the economic development through vision planning. As of July 2018, a new law will be put in place that requires 1-year residence before an alcohol license is eligible for review (AB Article-Section 21-1405-1) which will discourage entrepreneurship in restaurant/pub/hospitality ventures. Aging population is having a negative effect on economic development. Also, businesses are not meeting the needs of the tourism market. Feels that there is an opportunity for light manufacturing especially near the North-South highway expansion. A workforce shortage due to the aging population is occurring and also attention needs to be given in regards to workforce development that considers new trends in technology such as AI and dependence on broadband. Promote the ED benefits of the lake to the permanent residents. There is no leadership in regards to Garrett County using TIF to assist with economic development i.e. encouraging developers and employers. If education would be needed if leadership chose to lead that activity. Leadership needs to embrace sales tax abatement for major and destination retail businesses to capture tourist dollars such as a Bass Pro Store with a sunset clause in place. Also, tax abatement for employers that would then lead to increased numbers of employees within businesses. Encourage to embrace the college community. Through collaboration and supporting of the college by implementing workforce development training there would possibly be more talent retention out of county students. The county could do a much better job of welcoming students that then might lead to graduates becoming employees for county businesses. Public transportation is a barrier for employers and workers and needs to be improved. (More of an orientation and talent retention plan for the out-of-county students).	Nicole Christian Terri & Amy	CVB & Chamber of Commerce Consultants, TRC & Associates	Economic Development Economic Development
A recent economic development opportunity in Garrett County is agritourism which involves corn mazes, wedding barns, farm stands, retail greenhouses and farm tours. Willie noted that this needs to be defined as there are questions regarding what really is agritourism, such as questions being asked by the community about wedding barn venues and do they really meet the definition of agritourism? The absence of a definition creates a conflict with the land preservation program (The Maryland Land Preservation & Sustainability Act). He discussed the issue of the dairy farmers in Garrett County being pushed out of the industry due to federal regulations and therefore, there will be flat available land for development. A desire of Extension is to have more support from local government and private individuals to support a thriving agriculture economy in Garrett County. Also, there was discussion about providing food to the local schools, but there are not enough incentives to support that initiative. Explore privatization of food hubs to help farmers get their products to market. Have the county promote Eat Local and if consumption increased even by 1% or 2% huge strides can be achieved. Also, it would help increase local food buying if a health & wellness focus was implemented by the County. The hope is that the county will again have a staff person out of the development office focusing back on agriculture as an economy in Garrett County. As new policies are adopted they should be sensitive to the fact that more there is going to be more part-time farmers as opposed to full-time farmers. College programs and partnership including medical programs needed to offer more opportunities and preparedness for the Garrett County workforce. The Garrett Regional Medical Center is in need of hiring more medical professionals. With the addition of the new State Park in Kitzmiller there could be opportunity to create more economic development close to the park. There was mention of Goodwill Retirement Community and currently the facility is only half full. According to the Council there is a need for single story 1-bedroom market-rate elderly independent people thus capturing aging retirees. It was noted that the restaurants close early and there are limited choices at dinner-time, later hours and off-season dining are desired.	Willie Lantz	GC Extension Services	Economic Development
Boyd compared the anticipated Eastern Continental Divide Loop Trail System's ability to improve the economy similar to Ohio's. She has made the suggestion that a County Board of Parks & Recreation needs to be created with a focus that will allow local residents and visitors to maximize their knowledge of all the parks & recreation assets in Garrett County.	Ashlee Boyd	Mayor's Council Garrett Trails	Economic Development Economic Development

<p>To assist with the County ED (outbound messaging) there needs to be more of a focused public relations effort to control the message of the County's economic development and public perception. This will improve community relations with county stakeholders and giving them a voice in helping to shape the community. Also, she suggested fostering a mutual respect between visitors and tourism service providers such restaurant wait staff or hotel employees. An education program needs to be implemented to show how important the visitors are to Garrett County and how important the service workers, businesses and full-time residents are to the tourism market. It was noted that more and more medical specialties are emerging in the area that could employ more workers and also add to the residents' health and well-being. An expanded medical community will be helpful in business recruitment and retention, i.e. a community with great health care.</p>	<p>Kim Durst</p>	<p>GC Economic Development</p>	<p>Economic Development</p>
<p>To assist with the County ED (outbound messaging) there needs to be more of a focused public relations effort to control the message of the County's economic development and public perception. This will improve community relations with county stakeholders and giving them a voice in helping to shape the community. Also, she suggested fostering a mutual respect between visitors and tourism service providers such restaurant wait staff or hotel employees. An education program needs to be implemented to show how important the visitors are to Garrett County and how important the service workers, businesses and full-time residents are to the tourism market. It was noted that more and more medical specialties are emerging in the area that could employ more workers and also add to the residents' health and well-being. An expanded medical community will be helpful in business recruitment and retention, i.e. a community with great health care.</p> <p>(Amy & Terri discovered that there is \$2mil in funding in place to building a 20,000 sq-ft pole building in the McHenry Business Park. The goal is to attract a new business and an attempt to get some business started in McHenry. Source: https://www.garrettcountry.org/news/2018/06/commissioners-approve-construction-of-mchenry-business-park-spec-building</p> <p>Arts & Culture can be an emerging new industry in Garrett County.</p> <p>The county is not attracting teachers, with middle and upper level school administration salaries below state average. There is a need to stabilize the economy with more high-paying jobs for businesses, leaders, teachers, and education administrators. More correlation between education and economic development is desired, as well as long-range planning for industry. Garrett County would benefit from active arts and entertainment sector and a revitalized downtown.</p> <p>Based on an article we found, it looks like the County is not able to match funds for the planned \$15M Garrett College Community Arts Center</p> <p>The Farm to Table movement is an economic opportunity. Cheryl deBerry's work is documented in MyGarrettCounty.com and the Food Resource Workgroup. The group is working to understand how Economic Development ties into the movement, and how to solve the problem of food insecurity and access to and affordability of local foods</p> <p>There are good paying jobs here.</p> <p>The population is aging.</p> <p>There is economic disparity.</p> <p>Businesses cater to tourist needs, but not locals.</p> <p>Lack of Economic Development Director</p> <p>Provide incentives to encourage development of long-term rentals that are market rate. These units could be built in Kitzmiller, Mosser, Bumblebee and McHenry business park (instead of commercial developments). Cost of living is going up due to the tourism market.</p> <p>The sweet spot for rentals is \$600- \$750 a month, professionals are looking for quality rentals and mid-income senior living is \$85,000 - \$175,000.</p>	<p>Jim Hinebaugh</p>	<p>GC Planning Commission</p>	<p>Economic Development</p>
<p>Arts & Culture can be an emerging new industry in Garrett County.</p>	<p>Terri & Amy</p>	<p>Consultants, TRC & Associates</p>	<p>Economic Development</p>
<p>The county is not attracting teachers, with middle and upper level school administration salaries below state average. There is a need to stabilize the economy with more high-paying jobs for businesses, leaders, teachers, and education administrators. More correlation between education and economic development is desired, as well as long-range planning for industry. Garrett County would benefit from active arts and entertainment sector and a revitalized downtown.</p>	<p>Duane Yoder</p>	<p>GC Community Action Committee</p>	<p>Economic Development</p>
<p>Based on an article we found, it looks like the County is not able to match funds for the planned \$15M Garrett College Community Arts Center</p>	<p>Barbara Baker</p>	<p>GC Public Schools</p>	<p>Economic Development</p>
<p>The Farm to Table movement is an economic opportunity. Cheryl deBerry's work is documented in MyGarrettCounty.com and the Food Resource Workgroup. The group is working to understand how Economic Development ties into the movement, and how to solve the problem of food insecurity and access to and affordability of local foods</p>	<p>Terri & Amy</p>	<p>Consultants, TRC & Associates</p>	<p>Economic Development</p>
<p>There are good paying jobs here.</p>	<p>Shelley Argabrite</p>	<p>GC Public Health Department</p>	<p>Economic Development</p>
<p>The population is aging.</p>	<p>Shelley Argabrite</p>	<p>GC Public Health Department</p>	<p>Economic Development</p>
<p>There is economic disparity.</p>	<p>Tom Vose</p>	<p>GC Public Libraries</p>	<p>Economic Development</p>
<p>Businesses cater to tourist needs, but not locals.</p>	<p>Tom Vose</p>	<p>GC Public Libraries</p>	<p>Economic Development</p>
<p>Lack of Economic Development Director</p>	<p>Tom Vose</p>	<p>GC Public Libraries</p>	<p>Economic Development</p>
<p>Provide incentives to encourage development of long-term rentals that are market rate. These units could be built in Kitzmiller, Mosser, Bumblebee and McHenry business park (instead of commercial developments). Cost of living is going up due to the tourism market.</p>	<p>Nicole Christian</p>	<p>CVB & Chamber of Commerce</p>	<p>Housing</p>
<p>The sweet spot for rentals is \$600- \$750 a month, professionals are looking for quality rentals and mid-income senior living is \$85,000 - \$175,000.</p>	<p>Nicole Christian</p>	<p>Mayor's Council</p>	<p>Housing</p>
<p>Discussed the need for affordable and market rate housing – If funding is made available either through County Commission via TIF/budget item etc...or private investors CAC is able to build out River Hill development which would provide Garrett County's mixed income market rate housing. Another workforce housing project that CAC would like to undertake is the Chautauqua Park West which would be 90 units of workforce housing. Funding for this type of project is available through the State of Maryland, but funding usually goes to communities that can demonstrate that they have transit-orientated development i.e. transportation hubs. Also, CAC is involved in senior housing for example, The Meadows at Mountain Lake. CAC also has several housing assistance programs available such as a down payment assistance program for first time home buyers and the Section 8 Tenant-based and project unit-based assistance program providing long-term rental leasing assistance based on income. Also, they offer energy assistance and homelessness prevention programs that help to stabilize households and families. Property tax base has stagnated and there needs to be diversification in the tax base.</p>	<p>Duane Yoder</p>	<p>GC Community Action Committee</p>	<p>Housing</p>
<p>Homelessness is increasing and there is a pattern of eviction among rentals at the border. Families are known to perpetually cross the state border after eviction to stay in the school system. Programs exist but do not serve all families. There is a gap in market-rate housing, between fixer-uppers and \$250,000 lake homes. It is difficult for first-time homebuyers to own, particularly young couples and young families.</p>	<p>Barbara Baker</p>	<p>GC Public Schools</p>	<p>Housing</p>
<p>There is no homeless shelter.</p>	<p>Shelley Argabrite</p>	<p>GC Public Health Department</p>	<p>Housing</p>
<p>There is a lack of affordable housing and worker housing is needed. Perhaps Public-Private Partnerships can address this.</p>	<p>Tom Vose</p>	<p>GC Public Libraries</p>	<p>Housing</p>
<p>Sewage system is old and needs updated. Broadband needs expanded and if the current expansion plan is derailed that will create barriers for economic development.</p>	<p>Nicole Christian</p>	<p>CVB & Chamber of Commerce</p>	<p>Infrastructure</p>
<p>GC Emergency Management would like to have engineering studies completed to determine the most effective mitigation measures to ensure the prevention of future roadway flooding (identified as high priority, Project C/Action Item 3).</p>	<p>Virginia Smith</p>	<p>GC Emergency Management</p>	<p>Infrastructure</p>
<p>First Net is a federal frequency (cell, data, voip) and Garrett should plan for more communication towers to be installed due to the steep topography.</p>	<p>Virginia Smith</p>	<p>GC Emergency Management</p>	<p>Infrastructure</p>
<p>Water, Sewer, and broadband are needed in all of the municipalities.</p>	<p>Barbara Baker</p>	<p>Mayor's Council</p>	<p>Infrastructure</p>
<p>There are many families still without internet. County-wide broadband is needed to increase access and support of tech books and online courses. This addition will result in cost-savings.</p>	<p>Barbara Baker</p>	<p>GC Public Schools</p>	<p>Infrastructure</p>
<p>Infrastructure for growth is needed. The highway is the first introduction to Maryland. Infrastructure should attract economic development such as light manufacture.</p>	<p>Tom Vose</p>	<p>GC Public Libraries</p>	<p>Infrastructure</p>
<p>Zoning is an issue as people don't want to be told what to do with their property. Look at zoning tools that would encourage more walkability and interconnectivity especially around the lake and McHenry</p>	<p>Nicole Christian</p>	<p>CVB & Chamber of Commerce</p>	<p>Land Use</p>

Consider placing development restrictions on land use for vacant parcels within hazard areas; this is action item number 3. Project D of the Hazard Mitigation Plan is to adopt new 2018 International Building Codes and Floodplain Management ordinance (per FEMA's recommendation).	Virginia Smith	GC Emergency Management	Land Use
All soil conservation, erosion issues, and water run-offs are voluntary programs in which GC Soil Conservation District offers suggestions for improvements.	Shaun Sanders	GC Soil Conservation District	Land Use
Subdivision ordinances and cluster development seem to make sense in terms of directing smart growth.	Willie Lantz	GC Extension Services	Land Use
Maryland is a Right-to-Farm State and therefore farmers are protected from nuisance lawsuits. There are no requirements or regulations in place for conflicts related to land use, noise, and odor.	Steve Sherrard	GC Environmental Health	Land Use
Maryland has passed a No Fracking legislation. Willie and Steve commented that even though the fracking ban limits the opportunities for Maryland, Garrett County still receives some of the economic development advantages with the gas & oil traffic from WV & PA going through County and also that county businesses are doing work for out-of-state gas & oil companies	Willie Lantz, Steve Sherrard Nicole Christian	GC Extension Services, GC Environmental CVB & Chamber of Commerce	Mineral Resources Other
GC Emergency management has requested that the 2018 Hazard Mitigation Plan (HMP) be reviewed and integrated into the updated Garrett County Comprehensive Plan, action item number 2. (Attachment 2 – Chapter 11 of the HMP)	Virginia Smith	GC Emergency Management	Other
The county needs to determine their priority projects as soon as possible and solicit state representative's assistance. Over the next 4 years the County will lose several senior representatives (Hogan, Edwards and Beitzel) due to changing leaders in positions of power and influence.	Jim Hinabaugh Terri & Amy	Planning Commission Consultants, TRC & Associates	Other Other
(Amy & Terri heard from several stakeholders there needed to be more diversity in the county.	Duane Yoder	GC Community Action Committee	Other
Communication is a barrier and multi-generational problem.			
DHHR's new digital platform involves over 1,800 active participants/partners in discussion modules, including community engagement, health planning council, family health, behavior health, substance abuse, mental illness, tobacco use, obesity, heart disease. Strategies and data and performance management are derived from the content. The new digital Resource Guide allows people to upload and update their own information within the directory. CHP, MyGarrettCounty.com	Shelley Argabrite	GC Public Health Department	Other
Existing cultural issues in Garrett County, such as insider/outsider division, contribute to a population resistant to change. People feel that the planning process is "closed" and there is not a feeling of consensus as the process could be more transparent and equitable. Increased youth engagement is desired. ASCI ball-out was seen to benefit vacationers but not locals, resulting in blame.	Shelley Argabrite	GC Public Health Department	Other
Due to the tourism-based economy, there is a pressure for local leadership to maintain a public image void of social issues such as homelessness, substance abuse, and mental illness. Children in the education system don't have access to needed services like therapies, and teachers need aid such as access to a child therapist/psychologist.	Shelley Argabrite	GC Public Health Department	Other
Historically, planning has had a lack of state-level support, however the current governor is pro-Western Maryland and pro-Garrett County. Generally, people need to remember that government is there to help people.	Tom Yose	GC Library	Other
The Sensitive Area's ordinance for development on slopes should be reduced to 20-25%, currently it is at 30%, due to soil types and flooding issues. This is an action item from the Garrett County 2018 Hazard Mitigation Plan and it is action item number 1. (See Attachment 2)	Virginia Smith Nicole Christian	GC Emergency Management CVB & Chamber of Commerce	Sensitive Areas Transportation
Public transportation is a barrier for employers and workers and needs to be improved.	Nicole Christian	CVB & Chamber of Commerce	Transportation
There is a lack of connectivity between business centers and therefore a coordinated multi-modal connectivity plan would encourage walking & biking. Garrett County has been receiving less and less road funding.	Nicole Christian	CVB & Chamber of Commerce	Transportation
GC Emergency Management would like to have engineering studies completed to determine the most effective mitigation measures to ensure the prevention of future roadway flooding identified as high priority. Project C/Action Item 3. See Attachment 2	Virginia Smith	GC Emergency Management	Transportation
Carpenter writes an annual letter to MDOT with the County's wish list (attachment 1) top 3 where the			
1. Interchange upgrade/US 219N Reconstruction/Relocation			
2. Oakland Alternative Truck Route			
3. Truck Alternative Study			
Garrett Trail's current challenges are: DNR due to the land being considered wildland territory, the necessity of crossing the Yough River with a pedestrian/bike bridge in Friendsville.	Debbie Carpenter	GC Dept of Transportation	Transportation
Public Transit and their challenges with a on-demand service that can not be classified as fixed route service, therefore limiting funding opportunities as well as no usage allowed for tourism. Also, with no fixed routes in the downtown area they are missing out on downtown revitalization via parking incentives and encourage businesses to locate downtown. I.e. park & ride and other economic growth that occurs near transit stops. The current fleet is aging and replacement will be needed on some of the buses and there is also the issue of low wages for bus drivers.	Debbie Carpenter	GC Dept of Transportation	Transportation
There needs to be a Transportation Summit to assist in coming up with transportation ideas that are unique for Garrett County (Out of the Box Solutions).	Debbie Carpenter	GC Dept of Transportation	Transportation
Oakland Train Feasibility Study is challenged due to CSX ownership. Train service would be limited but could go between Oakland to Myersdale. – There is no Uber service in Garrett County.	Debbie Carpenter	GC Dept of Transportation	Transportation
There is a new process via MDOT – If a project is over \$5 million a community it must be framed on a statewide basis.	Debbie Carpenter	Mayor's Council	Transportation
No taxi in Garrett County and possible 1 Uber driver.			
Garrett Trails is over-seeing the completion of 125 mile loop that ties into the Great Allegheny Passage known as the Eastern Continental Divide Loop Trail System. This project would provide a safe pathway for hikers, runners, mountain bikers, road bikers, and cross-country skiers. In the Priority Capital Projects list, the Meadow Mountain section of this project is one of the priority projects that has been presented to MD Department of Transportation.	Ashlee Boyd	Garrett Trails	Transportation
CAC provides on-demand service via 21 white buses, 29 yellow buses and 3 mini vans (total of 33 vehicles). Last year, 110,000 rides were provided.	Duane Yoder	GC Community Action Committee	Transportation
Lack of air transportation. Ground transportation is sometimes difficult due to weather-affected travel. It is difficult to get around if you do not own a car.	Tom Yose	GC Public Libraries	Transportation

<p>The 2014 Water & Sewage Plan has the most updated information and should be used as a resource for the Garrett County Comprehensive Plan – The 2014 Plan discusses the potential of combining water treatment facilities in the county and upgrading to a nitrogen nutrient removal system. Environmental Health needs funding to be able to complete these projects.</p> <p>The WAC is comprised of representative from Maryland Department of Environment, Maryland Department of National Resources and Garrett County Government. More public education needed on watershed management. With better education people would understand the balancing issues in regards to water conservation/management that would then lead to stewardship. Support and increase communication between the public and agencies. Policies to retain in the updated comprehensive plan: zoning, administrative council and insure that the watershed management plan is maintained, updated the watershed management plan and maintain the Western MD field office in Frostburg. Zoning works and there should be resources dedicated to enforcement. Enforcement only occurs if a violation is reported and hiring an enforcement officer(s) would require money. The previous plan made the recommendation to have enforcement staff to enforce zoning, subdivision and other ordinances. (2008 Plan Section 4.11). If no funding is available then another possible solution is to have a parks & recreation officer do the enforcement. (Check State Code to see if this is even possible, refer to Garrett County LPPRP Recreation Plan). Best practices would be Tahoe Lake Discovery Center that collaborates with a local college, Lake George that communicates and engages with the public regarding aquatic invasive species protection, Hickory Ridge and possible other areas that have environmental discovery centers. (Recommendation for Terr & Amy is to work with MD State Parks to expand watershed management education into the current Deep Creek Lake State Park Discovery Center). Find ways to make the Deep Creek Lake Policy Review Board more accessible to the public which might be via through their existing website and other modes of education and communication. (Upon looking for the DCL Policy Review Board's website it is buried and needs to be more visible and that could be possible by including it on the Garrett County website and the CVB website.) Develop a marketing campaign about the County's water resources and particularly about the lake since it is important to everyone that either lives or visits Garrett County. A possible collaborator on this project might be the Deep Creek Watershed Foundation. Another new tool that was discovered is DNR's "Eyes on Deep Creek/Lake" website and should be have better linkage to the County and others websites.</p>	<p>Steve Sherrard</p>	<p>GC Environmental Health</p>	<p>Water Resources</p>
<p>See Attachments:</p>		<p>Watershed Administrative Council</p>	<p>Water Resources, DCL Watershed Influence Area</p>
<p>Attachment 1: MDOT Letter, Priority Funding Projects, GC Transportation Department (Debbie Carpenter)</p>			
<p>Attachment 2: GC Emergency County Hazard Mitigation Plan 2018</p>			



Garrett County is updating its Comprehensive Plan, which lays out a long-term vision for the future of the County. A Visioning Workshop is scheduled that will give you an opportunity to be part of this process.

Help plan for the future!

For more information on the Comprehensive Plan:

- Questions can be directed to:

Chet Parsons (304)381-9261
(chet.parsons@aecom.com)

Debbie Carpenter (301)334-1924
(dcarpenter@garrettcountry.org)

- Check us out on the web:

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Garrett County Board of County Commissioners, Garrett County Planning Commission

Garrett County has initiated the 2018 Comprehensive Plan. The purpose of the study is to prepare a blueprint to address the county's future development.

The Visioning Workshop will provide an overview of the purpose and scope of the study and give the public an opportunity to share in the planning process and the way you see the county growing. The information that the County gathers through this meeting will be critical to setting the direction of the comprehensive plan.

Public Visioning Open House

Friday, May 18, 2018

Garrett College Special Events Center

7-9 pm

See you there!



Vision Statement Voting

Garrett County Visioning Open House

18-May-18

	Votes	Percentage	Comments
Vision One	1	7%	N/A
Vision Two	0	0%	N/A
Vision Three	1	7%	N/A
Vision Four	2	14%	N/A
			Partnering with other counties to share assets and wealth
Vision Five	10	71%	

Vision 1:

The people of Garrett County will lead the region and the State of Maryland in working together to encourage a vibrant and prosperous quality of life for people of all ages. We will serve as an example of responsible and sustainable use of land and natural resources. With this as our foundation, we will create a climate that promotes economic diversity and emphasizes education while celebrating our agricultural character, outdoor lifestyle and scenic beauty.

Vision 2:

Ensure the quality of life of all Garrett County citizens by learning from the past and planning for the future through natural resource management, economic development, and a vibrant tourism industry.

Vision 3:

Envision a community where Garrett County residents attain higher educational and economic goals; enjoy a quality of life marked by safety and security, environmental protection, quality business and residential development, and a variety of tourism, recreational and cultural opportunities; and satisfaction with the value and quality of government services.

Vision 4:

Garrett County will be a place where family and community are valued, where you can live, work and play with neighbors and visitors alike.

Garrett County will be safe for all; young and old; welcoming and gracious to each visitor; while promoting a healthy, vibrant community focused on a high quality of life through dedicated parks, trails and outdoor recreational opportunities.

Leadership in our community will strive to act with integrity, honesty, teamwork, and a commitment to public service.

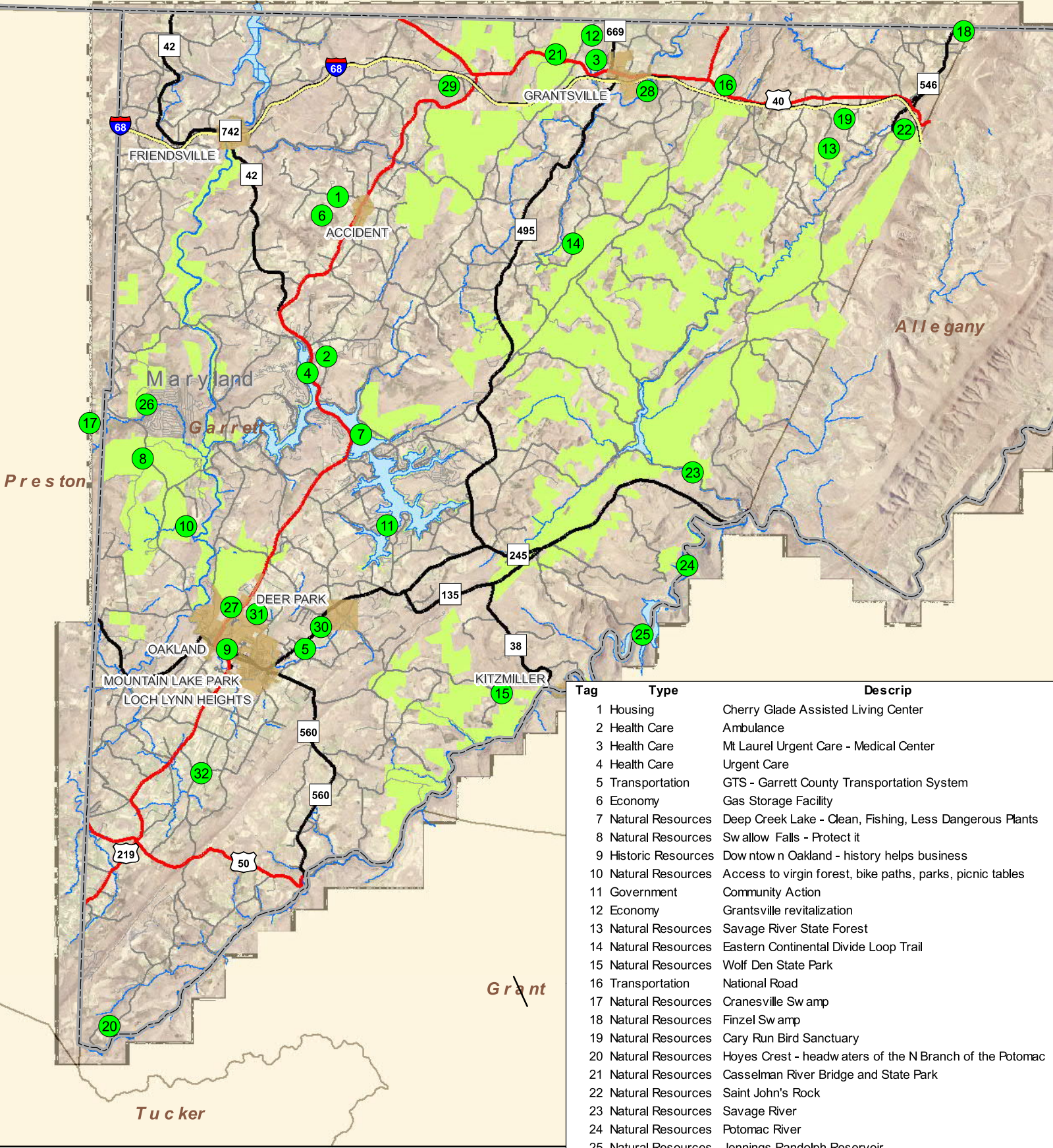
Community leaders will work with educators and businesses to develop a work force that has significant knowledge, skills, and training. Employment opportunities will be improved by providing enhanced county services, infrastructure, educational offerings, and community facilities.

Garrett County will emphasize growth that is near our town centers, while preserving our agricultural rural character and abundant open spaces, water, and other natural resources.

Vision 5:

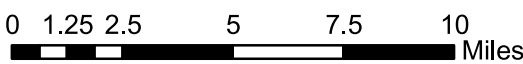
Garrett County will enhance the quality of life enjoyed by its residents by preserving the County's rural character and natural beauty and by guiding growth and development. Garrett County will achieve this vision by:

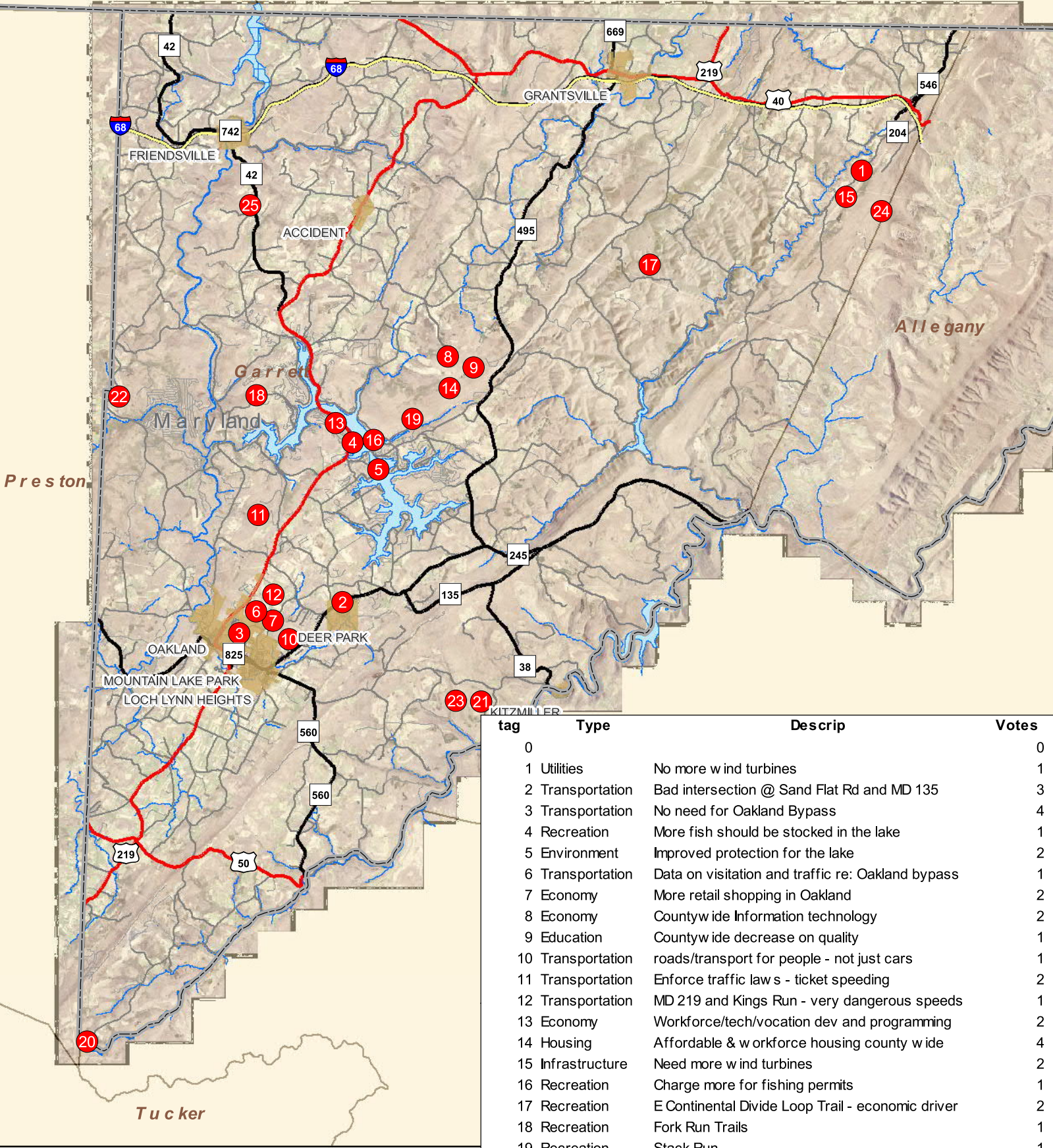
- Conserving farmland
- Providing a framework for diverse housing needs
- Planning for infrastructure that meets the future needs of residents and businesses
- Supporting the business community
- Encouraging tourism
- Creating employment opportunities for its citizens
- Providing quality schools
- Continuing to support quality outdoor recreational areas and conservation of natural resources, and
- Providing a safe, welcoming, involved community for everyone.



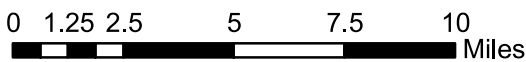
Tag	Type	Descrip
1	Housing	Cherry Glade Assisted Living Center
2	Health Care	Ambulance
3	Health Care	Mt Laurel Urgent Care - Medical Center
4	Health Care	Urgent Care
5	Transportation	GTS - Garrett County Transportation System
6	Economy	Gas Storage Facility
7	Natural Resources	Deep Creek Lake - Clean, Fishing, Less Dangerous Plants
8	Natural Resources	Sw allow Falls - Protect it
9	Historic Resources	Dow ntow n Oakland - history helps business
10	Natural Resources	Access to virgin forest, bike paths, parks, picnic tables
11	Government	Community Action
12	Economy	Grantsville revitalization
13	Natural Resources	Savage River State Forest
14	Natural Resources	Eastern Continental Divide Loop Trail
15	Natural Resources	Wolf Den State Park
16	Transportation	National Road
17	Natural Resources	Cranesville Sw amp
18	Natural Resources	Finzel Sw amp
19	Natural Resources	Cary Run Bird Sanctuary
20	Natural Resources	Hoyes Crest - headwaters of the N Branch of the Potomac
21	Natural Resources	Casselman River Bridge and State Park
22	Natural Resources	Saint John's Rock
23	Natural Resources	Savage River
24	Natural Resources	Potomac River
25	Natural Resources	Jennings Randolph Reservoir
26	Natural Resources	Hiking & General Beauty
27	Government	Digital Community Planning Tool @ Health Dept
28	Economy	Industrial Park @ Grantsville
29	Economy	Industrial Park @ Kaisers Ridge
30	Economy	Industrial Park @ Oakland
31	Economy	Mountain Fresh Pavilion - Farmers Market
32	Economy	Organic Farms with organic zoning

Assets to Preserve





Issues & Opportunities



tag	Type	Descrip	Votes
0			0
1	Utilities	No more wind turbines	1
2	Transportation	Bad intersection @ Sand Flat Rd and MD 135	3
3	Transportation	No need for Oakland Bypass	4
4	Recreation	More fish should be stocked in the lake	1
5	Environment	Improved protection for the lake	2
6	Transportation	Data on visitation and traffic re: Oakland bypass	1
7	Economy	More retail shopping in Oakland	2
8	Economy	Countywide Information technology	2
9	Education	Countywide decrease on quality	1
10	Transportation	roads/transport for people - not just cars	1
11	Transportation	Enforce traffic laws - ticket speeding	2
12	Transportation	MD 219 and Kings Run - very dangerous speeds	1
13	Economy	Workforce/tech/vocation dev and programming	2
14	Housing	Affordable & workforce housing county wide	4
15	Infrastructure	Need more wind turbines	2
16	Recreation	Charge more for fishing permits	1
17	Recreation	E Continental Divide Loop Trail - economic driver	2
18	Recreation	Fork Run Trails	1
19	Recreation	Stack Run	1
20	Recreation	Hoyes Crest - Start of N branch of Potomac	1
21	Recreation	Wolf Den State Park - Opp for development	1
22	Recreation	Cranesville Sw amp	1
23	Government	Need DNR held accountable to residents	1
24	Recreation	St John Rock Trail - Built for ATVs, unused	1
25	Recreation	Kendall Trail - Beginning of the Yough	1



Garrett County is updating its Comprehensive Plan, which lays out a long-term vision for the future of the County. An open house is scheduled that will give you an opportunity to be part of this process.

Help plan for the future!

Sustainable Environment

For more information on the Comprehensive Plan:

- Questions can be directed to:

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(chet.parsons@aecom.com)

Debbie Carpenter (301)334-1924
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- Check us out on the web:

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Garrett County has initiated the 2018 Comprehensive Plan. The purpose of the study is to prepare a blueprint to address the county's future development.

The Sustainable Environment open house will focus on land use, water resources, sensitive areas, and energy and give the public an opportunity to share in the planning process and the way you see the county growing. The information that the County gathers through this meeting will be influential in development of the comprehensive plan.

Sustainable Environment Open House

Monday, July 16, 2018

Garrett College Continuing Education Building, Room 111, 3-6 pm

See you there!

Public Meeting: Environment Session

Monday, July 16, 2018 from 3-6pm

Garrett College

5 stations:

1. Sign-in table

- a. Station leader: Terri Cutright
- b. Materials: sign-in sheets similar to last meeting (Chet)

2. Land use

- a. Station leader: Chet Parsons
- b. Proposed topics for the plan:
 - i. Existing land use
 - ii. Growth areas
 - iii. Minimum lot sizes / sewer
- c. Station activity
 - i. Mapping exercise – Using 2008 map and updated information, have participants react to the maps and add/revise areas with explanation
- d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. Updated land use maps (EF)
 - iii. Flip chart for comments
 - iv. Dot stickers and sticky notes

3. Water

- a. Station leader: Sara Cottingham
- b. Proposed topics for the plan:
 - i. Drinking water assessment: supplies, demand, capacity, and projected impacts
 - 1. (Note: this will include an update of all systems with special focus on the new Deep Creek Water Service Area.)
 - ii. Wastewater assessment: demand, capacity, and projected impacts
 - iii. Stormwater and nonpoint source assessment
 - iv. Total nutrient loads and impacts from proposed land use
- c. Station activity:
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.
- d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. Updated water/sewer maps
 - iii. Flip chart for comments
 - iv. Dot stickers and sticky notes

4. Energy/minerals

- a. Station leader: Evan Fedorko
- b. Proposed topics for the plan:
 - i. Coal and other minerals
 - ii. Wind
 - iii. Solar

- iv. Other potential renewable energy sources (biofuels, biomass, geothermal)
 - c. Station activity:
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.
 - d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. Map of renewable energy
 - iii. Flip chart for comments
 - iv. Dot stickers and sticky notes
- 5. Sensitive areas:**
- a. Station leader:
 - b. Proposed topics for the plan:
 - i. (Required by the state:) steep slopes, streams/buffers, wetlands, floodplains, rare habitats/threatened species, agricultural land, protected forests
 - ii. Deep Creek Lake
 - iii. Ridgelines
 - c. Station activity:
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.
 - d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. Map of sensitive areas
 - iii. Flip chart for comments
 - iv. Dot stickers and sticky notes

Goals and Objectives from 2008 Plan

Land Use:

Goals and objectives:

1. Conserve forest resource land.
2. Conserve agricultural resource land.
3. Encourage growth in designated growth areas, including the County's incorporated towns, and especially where development can be served by public water and sewerage systems.
4. Provide land in appropriate locations for growth and expansion of economic development opportunities.
5. Continue to encourage growth and development around Deep Creek Lake and its associated resort activities.
6. Provide land in appropriate locations and densities for a variety of housing types and choices.
7. Provide land in appropriate locations to allow for the development of affordable housing.
8. Improve the layout and design of residential subdivisions to conserve resource land and rural character.

9. Discourage strip commercial development.
10. Encourage high quality building and site design.

Water Resources Element:

Goals:

1. Work in cooperation with the County's municipalities to maintain a safe and adequate water supply and ensure adequate amounts of wastewater treatment capacity to serve projected growth.
2. Take steps to protect and restore water quality, and to meet water quality regulatory requirements in Garrett County's rivers and streams.

Objectives:

1. Assure that existing and planned public water systems meet projected demand.
2. Assure that existing and planned public wastewater collection and treatment systems meet projected demand without exceeding their permitted capacity.
3. Assure that the County's stormwater management policies reflect the most recent state requirements.
4. Pursue land use patterns that limit adverse impacts on water quality.

Minerals/Energy:

Goal:

1. Promote responsible surface and underground mining of Garrett County's resources in compliance with strict standards for preventing environmental pollution and reclaiming the mined land to productive reuse.
2. Possible addition: Promote responsible development of Garrett County's renewable energy resources in compliance with strict standards for preventing environmental pollution and preserving sensitive areas.

Sensitive Areas:

Goal:

1. Continue to protect Garrett County's sensitive environmental resources and natural features.

Objectives:

1. Limit development in and near sensitive environmental areas, including steep slopes, streams, wetlands, 100-year floodplains, and the habitats of threatened or endangered species.
2. Conserve agricultural and forest resource land.
3. Protect scenic resources.
4. Support increased use of soil and water conservation practices.
5. Preserve 20,000 acres of farmland by 2020.
6. Protect public wellhead resource areas.

Land Use

Goals and objectives: Objectives (2008 Comprehensive Plan)

1. Conserve forest resource land.
2. Conserve agricultural resource land.
3. Encourage growth in designated growth areas, including the County's incorporated towns, and especially where development can be served by public water and sewerage systems.
4. Provide land in appropriate locations for growth and expansion of economic development opportunities.
5. Continue to encourage growth and development around Deep Creek Lake and its associated resort activities.
6. Provide land in appropriate locations and densities for a variety of housing types and choices.
7. Provide land in appropriate locations to allow for the development of affordable housing.
8. Improve the layout and design of residential subdivisions to conserve resource land and rural character.
9. Discourage strip commercial development.
10. Encourage high quality building and site design.

Proposed topics for the 2018 plan:

- Existing land use
- Growth areas
- Minimum lot sizes / sewer



Sensitive Areas

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goal:

1. Continue to protect Garrett County's sensitive environmental resources and natural features.

Objectives:

1. Limit development in and near sensitive environmental areas, including steep slopes, streams, wetlands, 100-year floodplains, and the habitats of threatened or endangered species.
2. Conserve agricultural and forest resource land.
3. Protect scenic resources.
4. Support increased use of soil and water conservation practices.
5. Preserve 20,000 acres of farmland by 2020.
6. Protect public wellhead resource areas.

Proposed topics for the 2018 plan:

- Required elements: steep slopes, streams/buffers, wetlands, floodplains, rare habitats/threatened species, agricultural land, protected forests
- Deep Creek Lake
- Ridgelines



Water Resources Element

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goals:

1. Work in cooperation with the County's municipalities to maintain a safe and adequate water supply and ensure adequate amounts of wastewater treatment capacity to serve projected growth.
2. Take steps to protect and restore water quality, and to meet water quality regulatory requirements in Garrett County's rivers and streams.

Objectives:

1. Assure that existing and planned public water systems meet projected demand.
2. Assure that existing and planned public wastewater collection and treatment systems meet projected demand without exceeding their permitted capacity.
3. Assure that the County's stormwater management policies reflect the most recent state requirements.
4. Pursue land use patterns that limit adverse impacts on water quality.

Proposed topics for the 2018 plan:

- Drinking water assessment: supplies, demand, capacity, and projected impacts
 - (Note: this will include an update of all systems with special focus on the new Deep Creek Water Service Area.)
- Wastewater assessment: demand, capacity, and projected impacts
- Stormwater and nonpoint source assessment
- Total nutrient loads and impacts from proposed land use



Minerals / Energy

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goals:

1. Promote responsible surface and underground mining of Garrett County's resources in compliance with strict standards for preventing environmental pollution and reclaiming the mined land to productive reuse.

Proposed topics for the 2018 plan:

- Coal and other minerals
- Wind
- Solar
- Other potential renewable energy sources (biofuels, biomass, geothermal)





Sensitive Areas

- 1) Enforce sediment control measures per state requirements (E&S: Environmental and Sediment Control (Erosion))
 - a.) Hire someone to make this their cause
 - b.) Silt fence (super silt fence around the lake) access roads/ controlled access

- 2) Verify data on water quality at Deep Creek Lake and assumptions about impact of future development (in 2008 Plan)

- 3) Incorporate Watershed Management Plan for Deep Creek Lake
 - a.) Need to report on progress and make the process transparent (to public including mtgs.)



Water Resources

1. Concern about sensitive springs and impact from new water system.
2. SKY Valley show as "Planned" sewer area. How far in the future is this? Not interested in public sewer- higher cost burden on home owners.
3. Western Conveyance- Status?
4. What happens to private wells when properties are added to public water? - Can private wells be used for non-drinking uses?
5. WASTEWATER!
6. Should include "and lakes"! Should be consistent.
7. Do the county's storm water practices meet state standards? And who is enforcing? (not consistent)
8. Need to be prepared/ built to handle increasing major storm events.
9. Water supply must be adequate to supply fire departments- Major Issue. (should be separate goal)
10. Does the county sell any water outside the area? – Preventative
11. Pursue further academic studies of groundwater.
12. Wisp/Hoyes Run Expansion- Balancing economic development with natural resources (Special Trout Stream!)
13. Dead-zone in Deep Creek Lake from storm water runoff and overall impacts from storm water culverts. (Huge issue in the county.) (County storm water policies must be addressed!!!!)
14. Impervious Cover to non-point impacts. Huge expansion in parking lots and other impervious cover. (Need to plan to mitigate and to meet state standards.) (Silt fences as BMP's – no enforcement)
15. Major concerns about growth related impacts on the lakes water quality. (Need better data.)
16. Tie into 2014 Deep Creek Lake Watershed Management Plan and its implementation.
17. Waste water expansion does not necessarily improve water quality. Properly maintained is better than leaking/faulty sewer.
18. Waste water collection around sensitive areas.
19. Other say leaks in sewer system are not that bad.
20. Concern over recent sewer leaks. Any plans to upgrade sewer infrastructure.



Energy/Minerals

1. Has solar on school buildings been pursued further since MMEAC project circa 2016?
2. A concern is: Windmills is an ancillary impact of construction associated with transmission lines. (Map mark #2 is an example)
3. Despite moratorium on fracking, natural gas and Marcellus Shale. Should be discussed in the plan.
4. A frank discussion about the split treatment of land use vs. mineral rights should be include; surface management and surface regulations and right can be "undone" by adjacent mineral rights.
5. Include a discussion about including wind turbines on state property; due in large part to the most potential wind beg on state property.
6. Our laws/ regulations should be more consistent with state laws. (Ex. Fracking is still a permitted activity in Deep Creek)
7. In general, the public input process for this plan has been lackluster; consider John Nelson's process from 2007-2008.
8. A detailed discussion on pipeline development should be included.
9. Discussion of proposed tapizs (wind, solar) should include recommendations for detailed studies of environment, economic, and health impacts- especially extraction issues.
10. What is the feasibility of county wide roof top solar support? Or median strip solar on state highways?
11. I think it would be very disappointing if fracking is included/ discussed in the plan as it goes against the grain of onion in the county.
12. How might the increased market for MET coal impact Garrett County?



Garrett County is updating its Comprehensive Plan, which lays out a long-term vision for the future of the County. An open house is scheduled that will give you an opportunity to be part of this process.

Help plan for the future!

Thriving Population

For more information on the Comprehensive Plan:

- Questions can be directed to:

Chet Parsons (304)381-9261
(chet.parsons@aecom.com)

Debbie Carpenter (301)334-1924
(dcarpenter@garrettcounty.org)

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The Thriving Population open house will focus on **population trends, housing, and facilities & services**, and give the public an opportunity to share in the planning process and the way you see the county growing. The information that the County gathers through this meeting will be influential in development of the comprehensive plan.

Thriving Population Open House

Monday, September 10, 2018

Garrett College Continuing Education
Building, Room 111, 4-7 pm

See you there!

Public Open House: Thriving Population
Monday, September 10, 2018 from 4-7pm
Garrett College

4 stations:

Sign-in table

- a. Station leader: Terri Cutright
- b. Materials: sign-in sheets similar to last meeting

1. Why plan?

- a. Station leader: Debbie Carpenter
- b. Background:
 - i. Plan requirements
 - ii. Existing plan history – Adopted plan and coordination with other efforts
- c. Station activity
 - i. Attendees can learn about what the county is required to do and how previous planning efforts have met community needs
- d. Materials to prepare for station:
 - i. Copies of the 2008 plan for review

2. Population

- a. Station leader: Chet Parsons
- b. Proposed topics for the plan:
 - i. Past to Present – population statistics
 - ii. Where we want to be – population projections, including the growth scenario developed by the Dept. of Planning and Land Management
- c. Station activity
 - i. Have attendees share comments/feedback on growth scenario. Comments will be written on flip chart.
- d. Materials to prepare for station:
 - i. Flip chart for comments

3. Housing

- a. Station leader: Lee Shields
- b. Proposed topics for the plan:
 - i. Affordable housing
 - ii. Elderly housing
 - iii. Accommodations for disabilities
 - iv. Housing variety / mix
 - v. Homelessness
- c. Station activity:
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.
 - ii. Attendees will identify areas on the map where housing is a priority.
- d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. County map for housing location ID
 - iii. Flip chart for comments
 - iv. Dot stickers and sticky notes

4. Facilities & Services

- a. Station leader: Jessica Bladow
- b. Proposed topics for the plan:
 - i. Education

1. Declining school age population
 2. Long term funding
 3. Workforce development
 - ii. Fire & emergency services
 - iii. Public safety
 - iv. Health care
 - v. Solid waste & recycling
 - vi. Libraries
 - vii. Aging in Place
 - viii. Community Lands
 1. Parks
 2. Trails
 3. Lake access
- c. Station activity:
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.
 - ii. Attendees will review and confirm areas on the map where facilities are located.
- d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. County map for facilities location ID
 - iii. Flip chart for comments
 - iv. Dot stickers and sticky notes

Housing

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goals and Objectives:

1. Increase the amount of housing in Garrett County that is affordable to residents at all income levels.
2. Direct housing development to the Towns and to designated growth areas.
3. Ensure a broad variety and diversity of housing in the County.
4. Encourage rehabilitation and renovation of existing older substandard housing units.

Proposed topics for the 2018 plan:

- Pathway to Homeownership Program
- Addressing issues such as cost, condition of housing stock, and available land
- Availability of "starter homes" that would appeal to middle income, elderly, and early career residents
- Better defined location of new housing starts
- Accommodations for individuals with disabilities
- Homelessness

Community Facilities

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goal:

1. Provide a system of community facilities and services that is consistent with projected growth and development and the land use plan.

Objectives:

1. Maintain and upgrade school facilities to high standards, regardless of projected system-wide declines in enrollment.
2. Expand higher educational opportunities in the County and facilities and services for community use at Garrett College.
3. Provide adequate police, fire, and emergency medical services for residents and visitors.
4. Provide high quality medical and health care facilities and services.
5. Upgrade library facilities to meet space and service needs.

Proposed topics for the 2018 plan:

- Education
- Libraries
- Public safety – long term staffing and service
- Solid waste
- Recycling
- Parks and trails



Population

(*#-indicates number of dots)

1. Transportation Capacity would help growth (I-495) (*6)
2. Stop exports of younger generation. (*3)
3. Corridor H (South of Oakland) (*3)
4. Quality of Life (*3)
5. Job Opportunities Needed(*3)
6. Plan for Boomer decline (*2)
7. Future Growth- Retirees, US-219 Expansion (*2)
8. Small Business Growth/ Diversity (*2)
9. Mixed-Use/ Walkable (*2)
10. Climate In-Migration Helps Growth (*2)
11. Diversity, Inclusivity Value, Open Dialogue (*2)
12. Housing keys population growth (*1)
13. Diverse Skilled Workforce (*1)
14. Welcome International Immigrants (*1)
15. Lake/Vacation Influx Seasonal Conversions
16. Level Population Unless new Industry
17. Journey to work data
18. Bring Unique Tech to Garrett College



Housing Goals

(*#- indicates number of dots)

1. Increase affordable housing. (*6)
2. Encourage rehab & renovation of existing older substandard housing units (*5)
3. Direct Housing development to town & designated housing areas (*2)
4. Variety & Diversity of Housing (*1)

Housing Issues/ Ideas

(*#- indicates number of dots)

1. More housing for diverse groups, especially younger folks (i.e. Income, Age, Etc.) (*4)
2. Lower- mid income housing provisions, affordable housing for this group, "Starter" Homes (*4)
3. Less Visible housing along tree line & lake to preserve the beauty (*2)
4. Housing support for those getting back on their feet (rehab, domestic violence, etc) (*2)
5. Tax Credit for Rehab/ Renovation for 1st Time home owners especially for abandoned homes (*2)
6. Non-Assisted Elderly/ retired Housing (> 55 years old), Gated community or Mixed Use, Single story (No Steps) & smaller (less space easier to maintain) (*1)
7. Increase housing for locals, so they can live close to where they work (Condos, Apartments, Town Homes, Etc.) (Long term Rentals) (*1)
8. Too much subsidized housing and crime, need affordable housing for seniors (*1)
9. Tiny Houses- Keyser's Ridge Industrial Park (collaborate with Alleghany County) (*1)
10. Tie affordable housing to tax abatement/ enterprise zone (See letter from Eric R.)
11. Affordable vs. Subsidized (Oakland has Stigma), Want Financing available (Help by housing that is already there & available)
12. Seasonal housing (for summer/winter part time work (seasonal/ temp labor)) – Community Housing (like dormitories)
13. Three Tiered Senior Housing (1. Apartment/House, 2. Assisted, 3. Nursing)

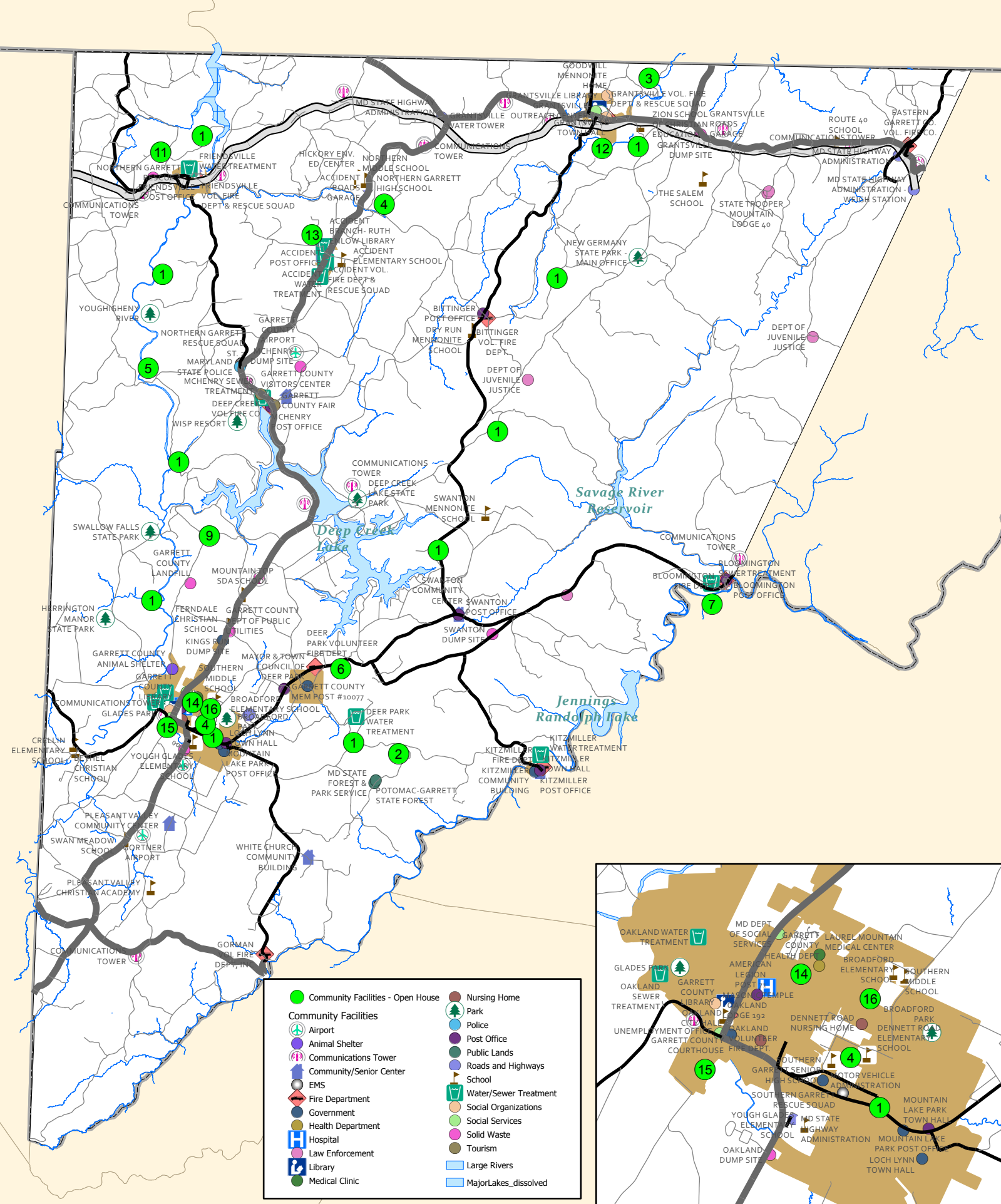


Facilities & Services

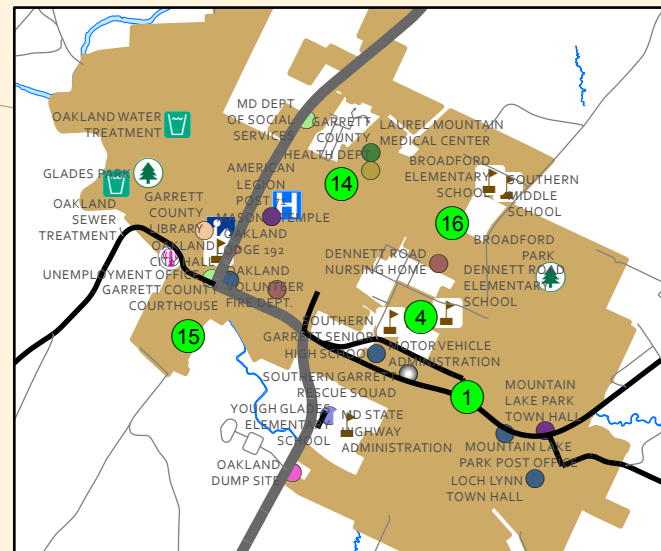
(*#-indicates number of dots)

1. Do Not Consolidate the High Schools (*7)
2. Create Community Schools – Keep open current schools with multi-use (*3)
3. Farmers Market, Community Supported Agriculture, Retail Co-op (*3)
4. Sewer Treatment Plant & Solar Farm (on Brownfields) (*2)
5. Eastern Continental Divide Loop (*1)
6. Grantsville Outreach Center (*1)
7. Wolf Den State Park
8. Grantsville Water/ Sewage Expansion (Housing Expansion)
9. Sang Run State Park
10. Small Community Park in Deer Park
11. Bloomington Park
12. Friendsville Senior Center
13. Accident Head Start & Senior Center
14. Oakland Community Action Center
15. Overlook Early Childhood Education Center
16. Oakland Community Center

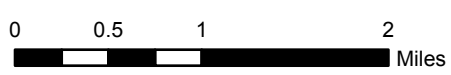
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1	Trail	Eastern Continental Divide Loop	1
2	Trail	Eastern Continental Divide Loop	1
3	Trail	Eastern Continental Divide Loop	1
4	Trail	Eastern Continental Divide Loop	1
5	Trail	Eastern Continental Divide Loop	1
6	Trail	Eastern Continental Divide Loop	1
7	Trail	Eastern Continental Divide Loop	1
8	Trail	Eastern Continental Divide Loop	1
9	Trail	Eastern Continental Divide Loop	1
10	Community Center	Friendsville Senior Center	11
11	Park	Sang Run State Park	5
12	Infrastructure	Sewer Treatment Plant & Solar Farm	9
13	Park	Deer Park Community Park	6
14	Park	Wolf Den State Park	2
15	Park	Bloomington Park	7
16	Community Center	Accident Head Start & Senior Center	13
17	School	Do not consolidate the high schools	4
18	Community Center	Grantsville Outreach Center	12
19	Infrastructure	Grantsville Water & Sewer Expansion	3
20	School	Do not consolidate the high schools	4
22	Community Center	Oakland Community Center	16
24	Community Center	Oakland Community Action Center	14
27	School	Overlook Early Childhood Education Center	15



- | | | | |
|--|-----------------------------------|--|-----------------------|
| | Community Facilities - Open House | | Nursing Home |
| | Community Facilities | | Park |
| | Airport | | Police |
| | Animal Shelter | | Post Office |
| | Communications Tower | | Public Lands |
| | Community/Senior Center | | Roads and Highways |
| | EMS | | School |
| | Fire Department | | Water/Sewer Treatment |
| | Government | | Social Organizations |
| | Health Department | | Social Services |
| | Hospital | | Solid Waste |
| | Law Enforcement | | Tourism |
| | Library | | Large Rivers |
| | Medical Clinic | | MajorLakes_dissolved |



Community Facilities





Garrett County is updating its Comprehensive Plan, which lays out a long-term vision for the future of the County. An open house is scheduled that will give you an opportunity to be part of this process.

Help plan for the future!

Vibrant Economy

For more information on the Comprehensive Plan:

- Questions can be directed to:

Chet Parsons (304)381-9261
(chet.parsons@aecom.com)

Debbie Carpenter (301)334-1924
(dcarpenter@garrettcounty.org)

- Check us out on the web:

www.garrettcounty.org

- Follow us on Facebook:

Look for the Garrett County Comprehensive Plan page

- Project Sponsors

Garrett County Board of County Commissioners, Garrett County Planning Commission

Garrett County has initiated the 2018 Comprehensive Plan. The purpose of the study is to prepare a blueprint to address the county's future development.

The Vibrant Economy open house will focus on **economic development, infrastructure, and transportation**, and give the public an opportunity to share in the planning process and the way you see the county growing. The information that the County gathers through this meeting will be influential in development of the comprehensive plan.

Vibrant Economy Open House

Monday, August 13, 2018

Garrett College Continuing Education Building, Room 111, 3-6 pm

See you there!

Public Meeting: Economic Development

Monday, August 13, 2018 from 3-6pm

Garrett College

5 stations:

1. Sign-in table

- a. Station leader: Lee Shields
- b. Materials: sign-in sheets similar to last meeting (Chet)

2. Why plan?

- a. Station leader: Debbie Carpenter
- b. Background:
 - i. Plan requirements
 - ii. Existing plan history – Adopted plan and coordination with other efforts
- c. Station activity
 - i. Attendees can learn about what the county is required to do and how previous planning efforts have met community needs
- d. Materials to prepare for station:
 - i. Copies of the 2008 plan for review (if possible)

3. Economic Development

- a. Station leader: Terri Cutright
- b. Proposed topics for the plan:
 - i. Entrepreneurship
 - ii. Tourism/Agritourism- Equity in allowable business processes and flexibility for farmers to supplement their income
 - iii. Workforce – Job and workforce availability; cost to employers for health care; aging workforce; preponderance of candidates failing drug testing; cost of housing; adequate wages vs. welfare; and employee retention and recruitment
 - iv. Agriculture
 - v. Forestry
 - vi. Mining- coal, non-coal and gas resources
 - vii. Business Occupancy
 - viii. McHenry Shell Building
- c. Station activity
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.
- d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. Flip chart for comments
 - iii. Dot stickers and sticky notes

4. Infrastructure

- a. Station leader: Amy Loomis
- b. Proposed topics for the plan:
 - i. Electric service
 - ii. Broadband service
 - iii. Hard infrastructure vs soft infrastructure
 - iv. Sewer expansion / infill
- c. Station activity:
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.

- d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. Flip chart for comments
 - iii. Dot stickers and sticky notes

5. Transportation

- a. Station leader: Chet Parsons
- b. Proposed topics for the plan:
 - i. Roads – Functional classification sorting
 - ii. Trails/Biking/Walking – Outdoor recreation, connectivity to other transportation systems, economic development
 - iii. Pedestrians – sidewalks, trail connections, outdoor public space
 - iv. Public Transit – service needs, growth opportunities
 - v. Airport – needs and opportunities
 - vi. Rail – connections, trip chaining
- c. Station activity:
 - i. Have attendees put a sticky dot next to goals/objectives and issue areas they feel are important. Comments/feedback will be written on flip chart.
- d. Materials to prepare for station:
 - i. Print out proposed goals and objectives based on the 2008 plan
 - ii. Map of highways
 - iii. Flip chart for comments
 - iv. Dot stickers and sticky notes

Economic Development

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goal:

1. Ensure that adequate land and infrastructure are available to support economic development activities.

Objectives:

1. Designate appropriate amounts of land in appropriate locations as Employment Center and Commercial land classifications.
2. Ensure that water, sewer, and transportation infrastructure support existing and projected economic development.
3. Use land use policies to maintain the strength of the County's key industries – such as real estate, tourism, agriculture, and timber- and to diversify the County's employment base.

Proposed topics for the 2018 plan:

- Entrepreneurship
- Tourism/Agritourism – Equity in allowable business processes and flexibility for farmers to supplement their income
- Workforce – Job and workforce availability; cost to employers for health care; aging workforce; preponderance of candidates failing drug testing; cost of housing; adequate wages vs. welfare; and employee retention and recruitment
- Agriculture
- Forestry
- Mining- coal, non-coal and gas resources
- Business Occupancy
- McHenry Business Park/Shell Building

Transportation

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goal:

1. Plan and build a balanced, efficient transportation system to meet the mobility needs of residents and business and to support the County's growth as a vacation destination.

Objectives:

1. Assure consistency between the county land use plan, zoning and subdivision ordinances, and other regulations and the requirements of the transportation system.
2. Preserve the roadway capacity and improve safety.
3. Improve coordination between county and state agencies in the review and approval of road projects and development projects that impact roads.
4. Establish on-going funding and improvement mechanisms for roadway system preservation to address system deficiencies and for transportation system capital improvements.
5. Support planned growth of the Garrett County Airport as a component of the County's multi-modal transportation system and a focus for related economic development.
6. Protect scenic qualities of the rural roads.
7. Promote mobility for all by encouraging transit use.
8. Provide accommodation for bicycling and walking as a means of local travel and for recreation purposes.

Proposed topics for the 2018 plan:

- Roads
- Trails/Biking/Walking
- Pedestrians
- Public Transit
- Airport
- Rail

Infrastructure

Goals and objectives: Objectives (2008 Comprehensive Plan)

Goal:

1. Continue to support existing infrastructure owned and operated by Garrett County to support growth for economic development and quality of life.

Objectives:

1. Ensure that water, sewer, and transportation infrastructure supporting existing and projected growth for business and residential

Proposed topics for the 2018 plan:

- Electric service
- Broadband service
- Hard infrastructure vs soft infrastructure
- Sewer expansion / infill
- Highways and other modes – including Parks & Rec plan recommendations



Transportation

(*# - indicates number of dots placed on item)

1. Oakland Bypass – Do not go forward. (*18)
2. Oakland passenger exclusion – Train – Tourism Focus – Connect to Cumberland (*8)
3. Fulfill Bike/Pedestrian mandates with road construction. (*7)
4. Flex Community Action – Transit service for On-Demand – Focus on college, health services, shopping, bars/festivals, etc. (*7)
5. No improvements based solely to support mineral extraction / oil and gas. (*7)
6. Walkable Oakland – Coordinate Pedestrian/Vehicle signals – Crosswalks connected to destinations. (*6)
7. Build Oakland Bypass to help business growth – more access to town – stop bottle necking. (*5)
8. Improve 495 – Add Capacity (4 Lanes) (*5)
9. Resh Hill Safety (*0)
10. Swanton (495/135) Safety Improvements (*3)
11. 219 Safety Improvement (*2)
12. Protect New Germany S.P. from trucks at shortcuts. (*2)
13. Protected left at 219 and Mosser. (*2)
14. Corridor H connections – Recreation and E.D. access to Kitzmiller (*2)
15. Make Garrett College accessible by Bike/Pedestrian (*1)
16. I-35 Capacity Improvements (*1)
17. Backside access to Wisp (*1)
18. Safety issues at two crosswalks on 219 at the lake. (*1)
19. Improve air service connections. (*1)
20. Deep Creek West route – safety at bypass. (*0)
21. One-Way Pair – 3rd Street South and 4th Street North (Thomas, WV) (*0)
22. Parking on street flex. (*0)
23. Access at Market Square – 219 at Pysell Road (*0)
24. I-68 Improvements along with 219 Interchange. (*0)
25. Make municipalities Bike/Pedestrian friendly. (*0)
26. Consider alternative transportation when appropriate (i.e. Snow Ski, etc) (*0)
27. Make McHenry a municipality (Not Transportation) (*0)
28. Make sure the dam is safe (Not Transportation) (*0)
29. Tourism fun shuttle Deep Creek to Oakland (*0)



Infrastructure

(*# - indicates number of dots placed on item)

1. We don't need a city- we want smart growth with tourism, farming, small business, and NO FRACKING. (*21)
2. Broadband Infrastructure Fully (funded by the state – hold MD accountable). (*12)
3. Protect the environment in planning for infrastructure. (*8)
4. Political ownership over broadband to extend sufficient services – government – private partnership. (*5)
5. Plan for water services/resources: long-term growth & sustainability (let not have another Hoyes Run). (*5)
6. Add telecommunication services from Maryland (TV News, Radio) cable transmission. (*5)
7. Ambulance Service – More paid staff, revamp service areas, response, etc.). (*4)
8. Smart sewer growth for economic development. (*3)
9. Regulation for cell towers county wide (considering property values, height, community input, setbacks from 125% min potential height, moratorium on new permits until regulations adopted). (*2)
10. Complete and implement the Wolman Report on water resources and direct correlation with development. (*2)
11. Allow for innovative, self-contained water/sewer systems for small/mid-sized developments (and help extend fiber there too). (*1)
12. Adopt effective septic system with required clean-out monitoring rather than expanding sewer (cost effective). (*1)
13. Pursue existing cell and internet providers to expand services to all and ensure capacity during peak times. (*1)
14. Public safety communications in public parks (example: New Germany, no 911 service call capability). (*1)

APPENDIX

3

**DEMOGRAPHIC AND SOCIO-
ECONOMIC QUICK FACTS**

GARRETT COUNTY DATA SUMMARY



Garrett County is a progressive community that welcomes business. The westernmost county in Maryland, Garrett County offers a central location to many major markets, an interstate, available community-owned business parks, one of Maryland's best K-12 school systems, a variety of housing options, and an excellent workforce.

Work in Garrett County: The Department of Economic Development works to attract, retain, and expand businesses to our area. Our workforce, location, and affordable community-owned business parks have attracted some of the best business that Maryland has to offer. We're an attractive location for manufacturing, distribution, back office, call center, energy, agricultural, and recreation firms.

Learn in Garrett County: Our public schools consistently rank as one of Maryland's best. The STEM curriculum in both our public school system and Garrett College prepares graduates for career achievement and skilled local jobs.

We provide an opportunity to all students to achieve higher education. The Garrett County Commissioners Scholarship Program makes post-secondary education within reach of area high school students and their families. Yet educational efforts do not end there, Garrett College actively seeks private employers to partner with to provide enhanced job skills for area workers.

Play in Garrett County: With 90,000 acres of parks, trails, and lakeside amenities, Garrett County has many entertainment options. We offer year-round recreation from ski slopes to lake shores, as well as many public spaces to swim, ski, golf, and relax. Our county festivals, farmers' markets, and cultural celebrations provide year-round enjoyment.

In Garrett County, we continue to define what it means to live, work, and play. We invite you to see what we have to offer. Please visit us at www.gcedonline.com, call us at 301-334-1921, or email us at economicdevelopment@garrettcountry.org.

Quick Facts

Geography
<ul style="list-style-type: none"> – Rural; westernmost county in Maryland – Area: 657 square miles; 420,480 acres – Elevation: 900-3,360 feet – Terrain: predominately wooded/mountainous

Economy
<ul style="list-style-type: none"> – Abundant natural resources/recreational opportunities – Transitioning from agriculture and natural resource-based to tourism, service, retail, light manufacturing, and technology – Regional Economy: neighboring counties in PA, WV, MD – Historically high unemployment, underemployment and low wages

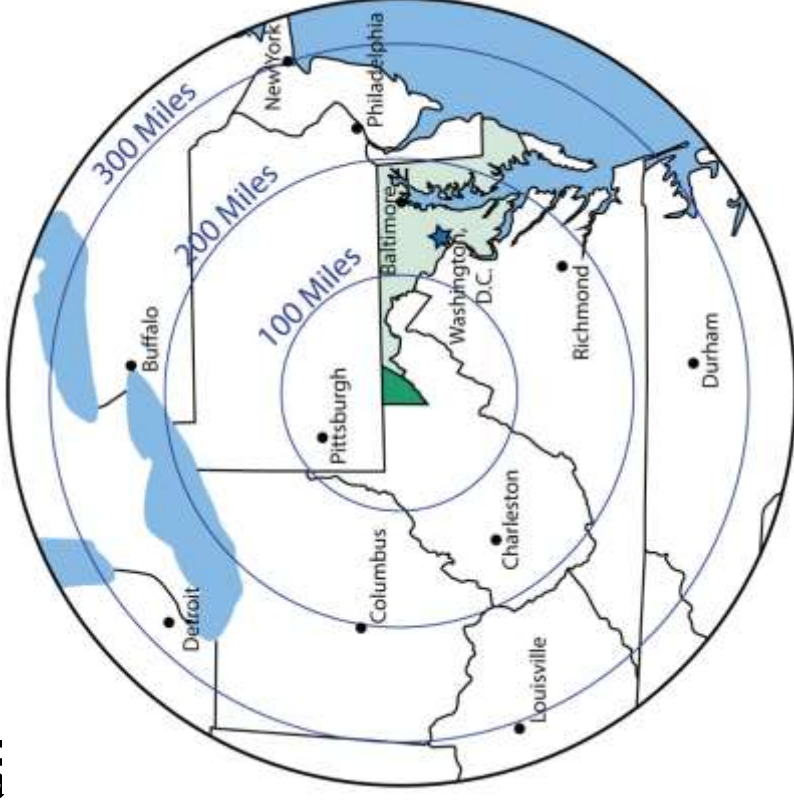
Demographics
<ul style="list-style-type: none"> – Population: 29,516 – Total Households: 11,865 – Average Household Size: 2.43 – Average Family Size: 2.93 – Median Household Income: \$48,174 – Mean Household Income: \$63,130 – Per Capita Income: \$26,303* – Approx. 32 million people reside within a 200-mile radius of Garrett County <p data-bbox="1196 1155 1225 1787"><i>Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates</i></p> <p data-bbox="1259 1091 1320 1787"><i>*Note: Per Capita Income is reported as different by the U.S. Bureau of Economic Analysis (see page 5).</i></p>

Quality of Life
<ul style="list-style-type: none"> – Great schools – Low crime rate – Abundant natural resources/recreational opportunities – Strong communities – Picturesque panoramas – Vibrant business sector

Location

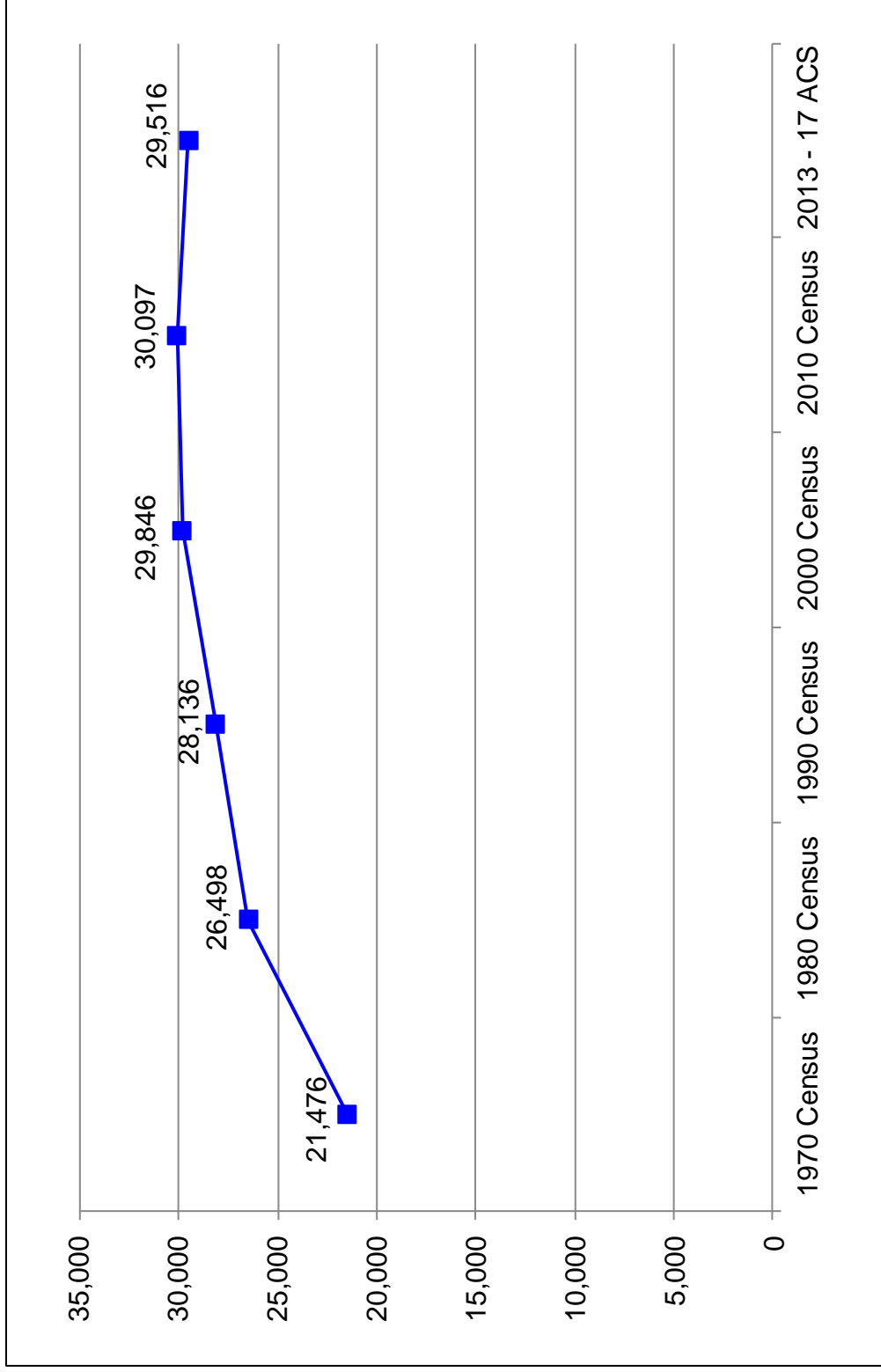
(Distance From McHenry, MD)	
– Baltimore, MD	182 miles
– Washington , DC	179 miles
– Pittsburgh, PA	122 miles
– Cleveland, OH	243 miles
– Columbus, OH	251 miles
– Charleston, WV	196 miles
– Winchester, VA	99 miles

(Distance From McHenry, MD)	
– Port	
– Port of Baltimore	
– Foreign Trade Port	
– Distance – 182 miles	
– Nearest Interstate Highway	
– Interstate 68	
– Distance – 25 miles	

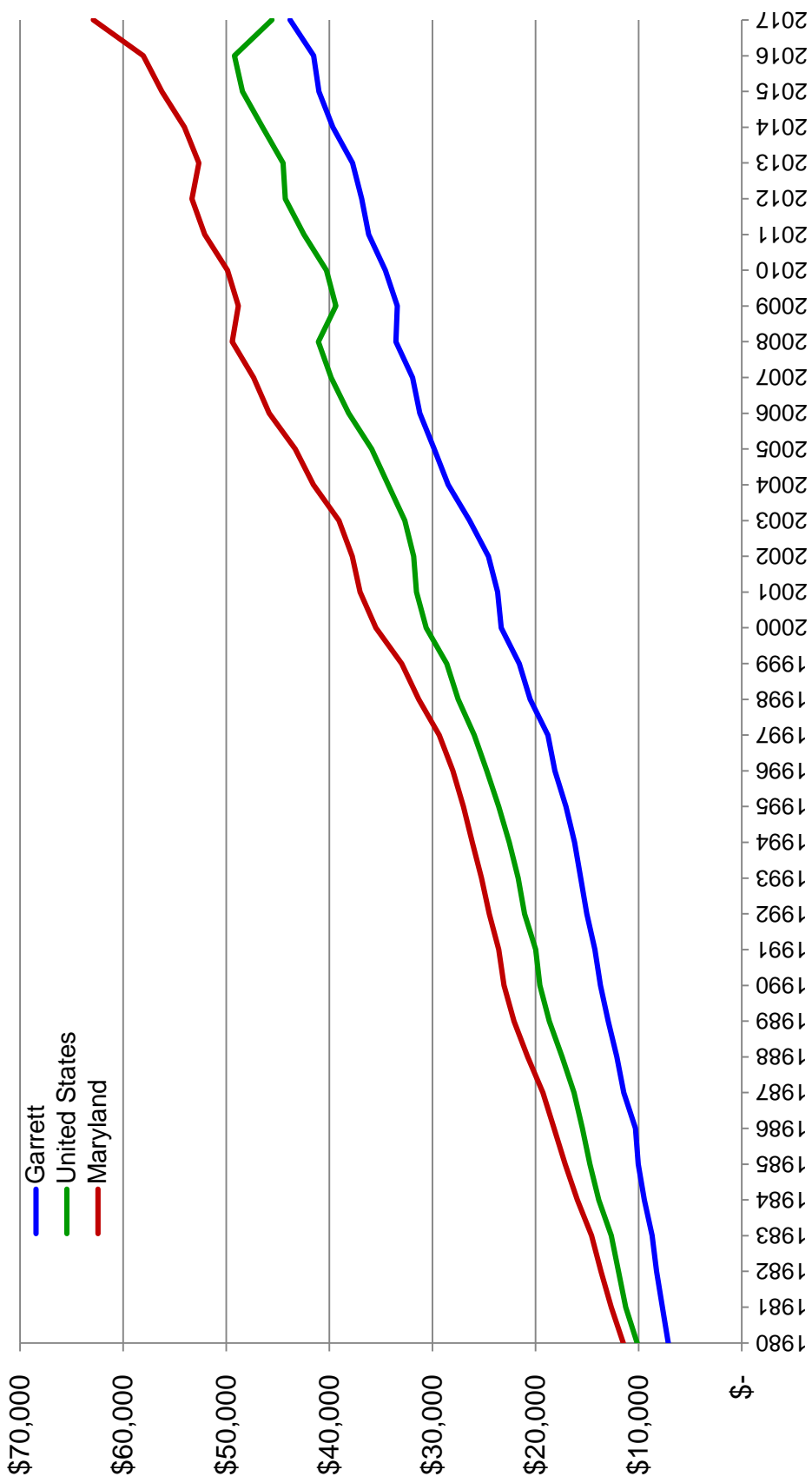


– Nearest Commercial Airports
– Pittsburgh International (PIT)
– Distance – 126 miles
– Baltimore-Washington International (BWI)
– Distance - 182 miles
– Washington-Dulles International (IAD)
– Distance – 171 miles

Population



Per Capita Personal Income



Workforce

- Historically high unemployment rates mean there is a readily available labor force.
- When evaluating workforce demographics, keep in mind that the workforce is regional in nature.
- Area residents routinely commute 50+ miles for good paying jobs.
- Manufacturing labor rates in Garrett County are very affordable compared to other jurisdictions.
- Underemployment is widespread.
- A large number of people would relocate to the area if good jobs were available.

Wage Rates

- Entry-level wages for manufacturing companies average between \$10.10 and \$11.00 per hour.
- Semi-skilled wages for manufacturing companies average between \$12.00 and \$14.00 per hour.
- Skilled/professional wages for manufacturing companies average between \$14.00 and \$17.00 per hour
- Wage rates shown do not include benefits.

Quality

- The Garrett County workforce has a reputation for having an excellent work ethic.
- Absenteeism and turnover rates are very low for employers offering good wages and benefits.
- The local skill base is well suited for light manufacturing and assembly.
- Garrett County boasts one of the top school systems in the State of Maryland

Major Private Sector Employers

Employer	Employees	Product/Services
Garrett Regional Medical Center	502	Healthcare
Beitzel Corporation/Pillar Innovations	403	Metal fabrication, excavating & mine equipment manufacture
CloseMaid Corporation	232	Storage & shelving product manufacture
Wisp Resort	200*	4-season resort
First United Corporation	192	Banking & insurance services
Goodwill Retirement Community	190	Short & long-term nursing care
Appalachian Parent Association	150	Services for the disabled
Uno Chicago Grill/Arrowhead Deli/Garrett 7 Cinema	150	Restaurant; deli/convenience store & movie theater
Dennett Road Manor, Inc.	145	Short & long-term nursing care
Total Biz Fulfillment, Inc.	134	Order fulfillment services
Railey Mt. Lake Vacations	130	Real estate management
Lowe's Home Improvement Center	118	Retail sale – building materials & supplies
Phenix Technologies, LLC	115	High-voltage test equipment manufacture
Oakland Nursing & Rehab Center	115	Short & long-term nursing care
Garrett Container Systems, Inc.	115	Aluminum shipping containers & accessories
Global Hardwoods/Wood Products, Inc.	100	Kiln-dried hardwood lumber manufacturer
Fechtheimer	75	Uniform manufacture
Morningstar, Inc.	67	IT & administrative support; software development
Rigiply Rafters	65	Roof & floor trusses
GCC Technologies	61	IT & administrative support
Hugh Umbel Companies	56	Retail; construction
Simon Pearce, Inc.	55	Hand-blown glassware

*Increases to approximately 600 during winter ski season

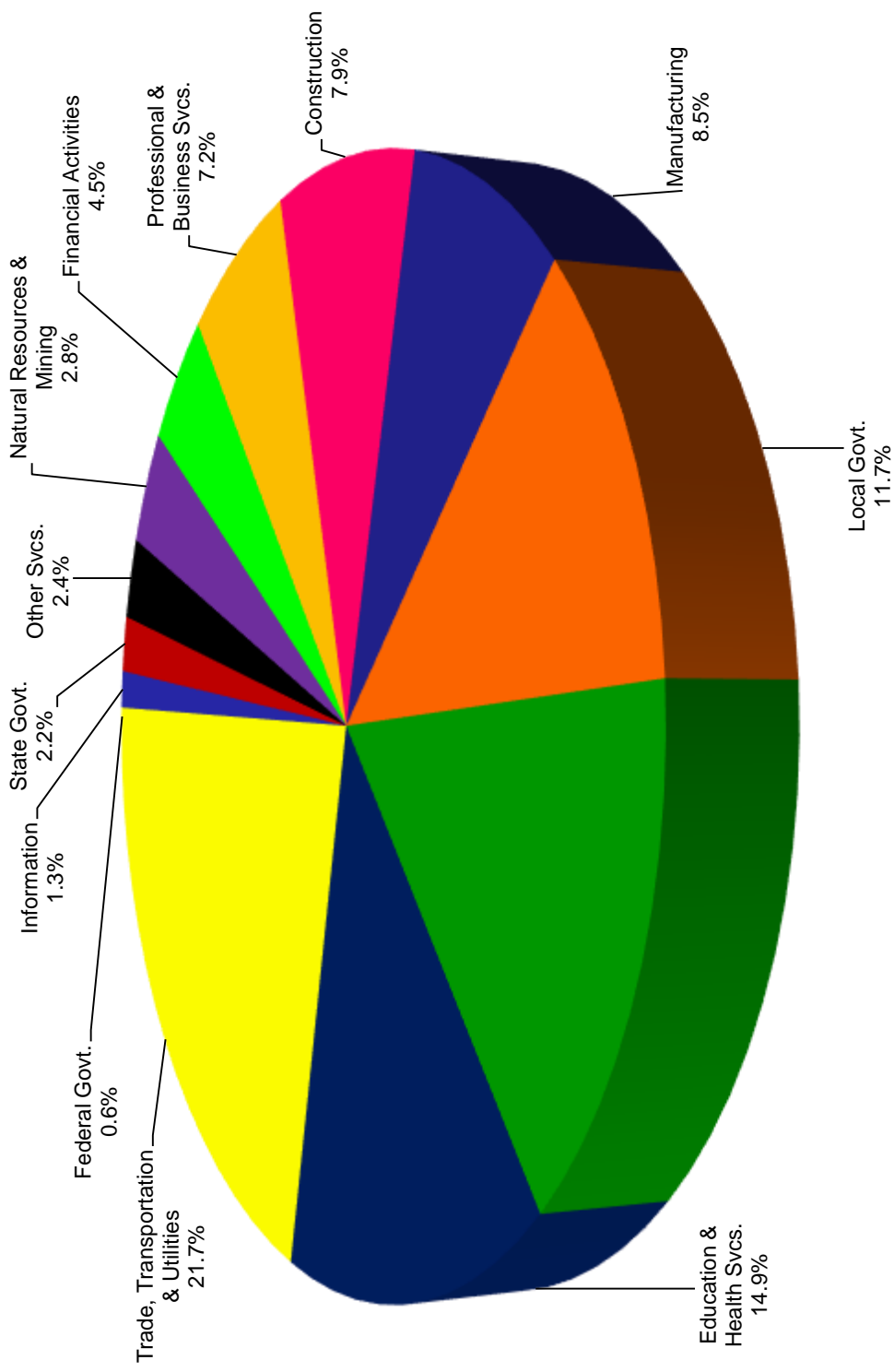
Sources: Human Resource Offices, Individual Employers, as of September 2018

Employment by Sector (2018 Annual Averages)

Industry	GARRETT COUNTY			MARYLAND	
	Average Annual Employment	Percent of Total Employment	Average Weekly Wage	Average Weekly Wage	Average Weekly Wage
Government Employment	1,713	14.5%	\$ 787	\$ 1,384	\$ 1,384
Federal	66	0.6%	\$ 1,145	\$ 2,034	\$ 2,034
State	261	2.2%	\$ 792	\$ 1,119	\$ 1,119
Local	1,385	11.7%	\$ 769	\$ 1,106	\$ 1,106
Private Employment	10,118	85.5%	\$ 663	\$ 1,131	\$ 1,131
Natural Resources/Mining	330	2.8%	\$ 1,235	\$ 829	\$ 829
Construction	935	7.9%	\$ 891	\$ 1,268	\$ 1,268
Manufacturing	1,008	8.5%	\$ 790	\$ 1,519	\$ 1,519
Trade/Transportation/Utilities	2,567	21.7%	\$ 591	\$ 897	\$ 897
Information	151	1.3%	\$ 615	\$ 1,785	\$ 1,785
Financial Activities	535	4.5%	\$ 614	\$ 1,817	\$ 1,817
Professional/Business Svcs.	851	7.2%	\$ 850	\$ 1,531	\$ 1,531
Educational/Health Svcs.	1,756	14.9%	\$ 705	\$ 1,044	\$ 1,044
Leisure/Hospitality	1,694	14.3%	\$ 337	\$ 462	\$ 462
Other Services	287	2.4%	\$ 694	\$ 831	\$ 831
Unclassified	0	0%	N/A	\$ 538	\$ 538
Total	11,830	100.0%	\$ 681	\$ 1,177	\$ 1,177

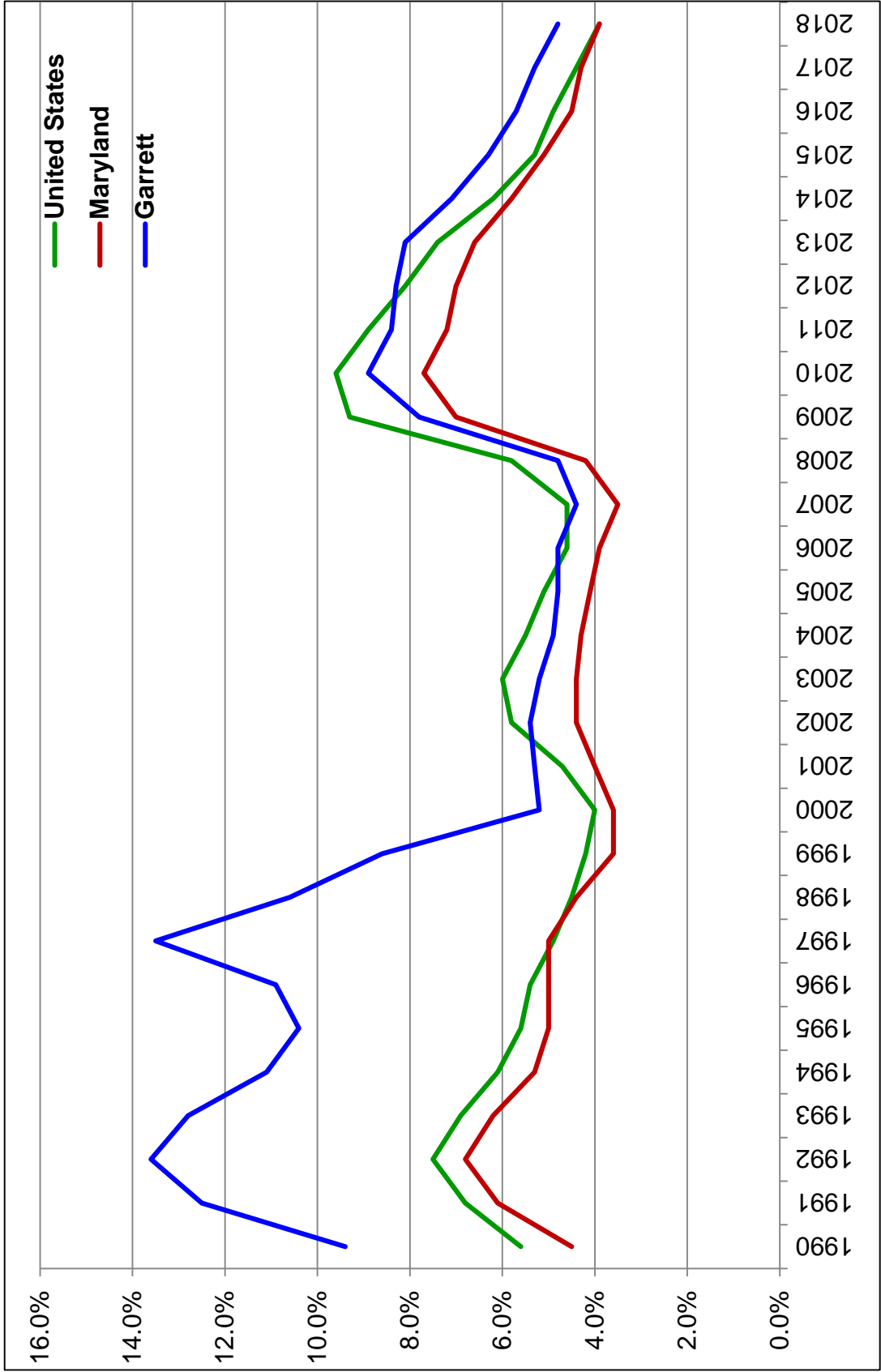
Source: Maryland Department of Labor, Licensing & Regulation, Employment & Payrolls, 2018 Annual Averages (farm wages not available)

Employment by Sector (2018 Annual Averages)

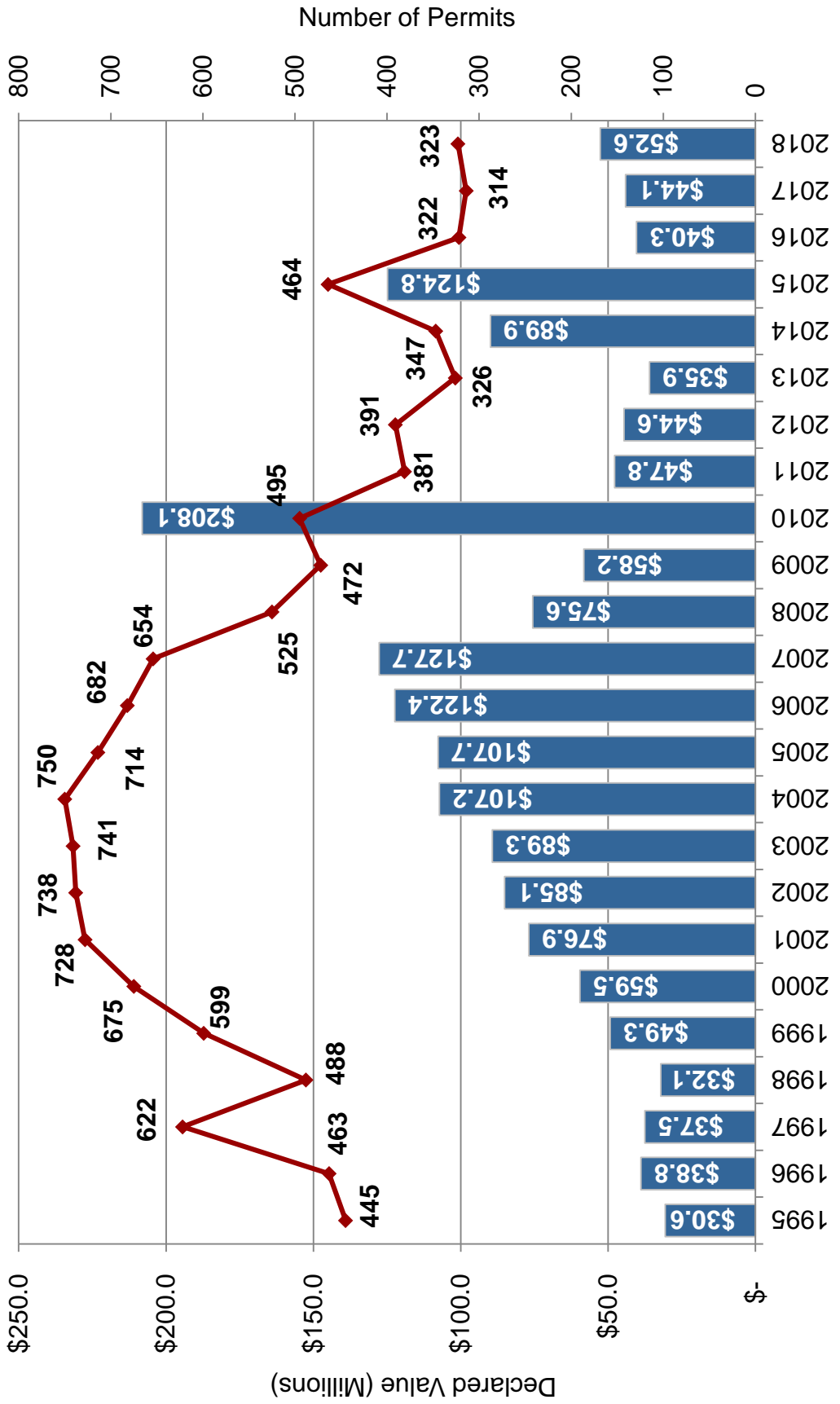


Source: Maryland Department of Labor, Licensing & Regulation, Employment & Payrolls,
2018 Annual Averages (farm wages not available)

Annual Unemployment



Building Permits (1995 – 2018)



Housing – New Home Builds (Single Family Homes)

Entire County			
	2018 Annual	2017 Annual	2016 Annual
No. of Builds	92	69	42
Builder Declared Value	\$ 37.1 mil	\$ 24.5 mil	\$ 16.6 mil
Average Declared Value	\$ 403,702	\$ 355,200	\$ 395,685

Deep Creek Lake Watershed			
	2018 Annual	2017 Annual	2016 Annual
No. of Builds	55	37	23
Builder Declared Value	\$ 27.8 mil	\$ 16.3 mil	\$ 12.6 mil
Average Declared Value	\$ 505,817	\$ 440,933	\$ 547,550

Balance of County			
	2018 Annual	2017 Annual	2016 Annual
No. of Builds	37	32	19
Builder Declared Value	\$ 10.2 mil	\$ 8.2 mil	\$ 4.0 mil
Average Declared Value	\$ 251,909	\$ 256,071	\$ 211,847

Housing – Existing Home Sales

Entire County			
	2018 Annual	2017 Annual	2016 Annual
No. of Sales	737	723	628
Total Sales Value	\$ 204.7 mil	\$ 232.2 mil	\$ 148.8 mil
Average Sales Price	\$ 277,757	\$ 321,218	\$ 236,927

District No. 18 (Deep Creek Lake)			
	2018 Annual	2017 Annual	2016 Annual
No. of Sales	277	316	226
Total Sales Value	\$ 134.9 mil	\$ 153.6 mil	\$ 96.9 mil
Average Sales Price	\$ 487,275	\$ 485,932	\$ 428,804

Balance of County			
	2018 Annual	2017 Annual	2016 Annual
No. of Sales	460	407	402
Total Sales Value	\$ 69.8 mil	\$ 78.6 mil	\$ 51.9 mil
Average Sales Price	\$ 151,590	\$ 193,331	\$ 129,057

Housing – Residential Land Sales

Entire County			
	2018 Annual	2017 Annual	2016 Annual
No. of Sales	335	444	278
Total Sales Value	\$ 25.4 mil	\$ 26.9 mil	\$ 16.3 mil

District No. 18 (Deep Creek Lake)			
	2018 Annual	2017 Annual	2016 Annual
No. of Sales	138	138	109
Total Sales Value	\$ 16.5 mil	\$ 17.0 mil	\$ 9.2 mil

Balance of County			
	2018 Annual	2017 Annual	2016 Annual
No. of Sales	197	306	135
Total Sales Value	\$ 8.9 mil	\$ 9.9 mil	\$ 7.1 mil

Education

High School Graduates & Higher
<ul style="list-style-type: none">— Garrett County: 89.1%— 10-county region: 88.5%
<i>Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates</i>
Annual regional high school graduates > 4,500
<i>Sources: Maryland, Pennsylvania & West Virginia State Boards of Education – 2018-2019 School Year</i>

Area Post-Secondary Schools
<ul style="list-style-type: none">— Garrett College— Allegany College— Frostburg State University— Potomac State College— West Virginia University— Career Technology Training Center

Bachelor's Degree & Higher
<ul style="list-style-type: none">— Garrett County: 19.6%— 10-county region: 19.8%
<i>Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates</i>

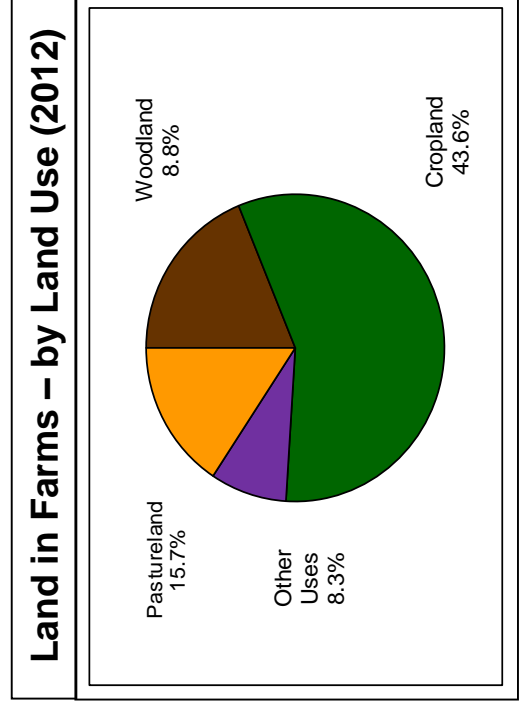
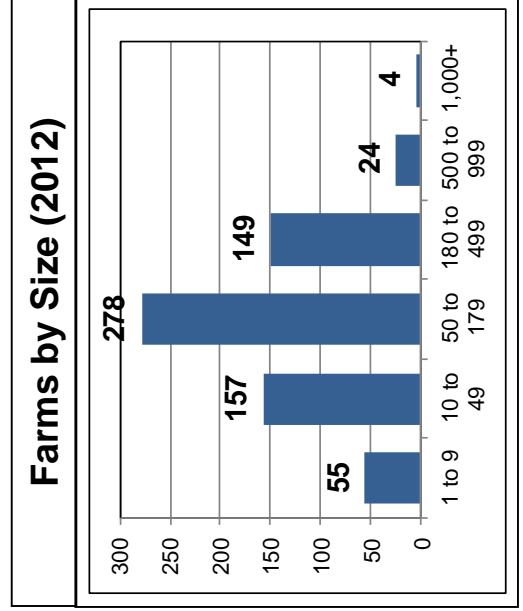
Agriculture

Number of Farms	
Year	Number
2012	667
2007	677

Average Size of Farm (Acres)	
Year	Acres
2012	143
2007	141

Land in Farms (Acres)	
Year	Acres
2012	95,197
2007	95,514

Market Value of Products Sold			
Year	Crop Sales	Livestock Sales	Average per Farm
2012	\$ 10,923,000	\$ 20,538,400	\$ 47,168
2007	\$ 6,465,000	\$ 19,261,000	\$ 38,000



Taxes and Incentives

Tax Rates
<ul style="list-style-type: none"> - Real Property Tax Rate (per \$100 assessed value) <ul style="list-style-type: none"> - County - \$1.056 - State - \$0.112 - Municipalities – Range \$0.1989 to \$0.472 - Local Income Tax Rate – 0.265% - Corporate Income Tax Rate – 8.25% - Maryland Sales & Use Tax Rate – 6% - Inventory Tax Rate – None - Business Personal Property Tax Rate (per \$100 assessed value) <ul style="list-style-type: none"> - County – None - Municipalities – Range \$0.00 to \$1.20

Major Incentives
<ul style="list-style-type: none"> - Garrett County Business Real Property Tax Credit - ONE Maryland Tax Credit - Maryland Enterprise Zone Tax Credits <ul style="list-style-type: none"> - Real Property Tax Credits - Income Tax Credits - Maryland Job Creation Tax Credit - More Jobs for Marylanders – Manufacturing Tax Credit - Training Assistance <ul style="list-style-type: none"> - Maryland Business Works - SBA HUB Zone-Designated County - Federal Opportunity Zone Tax Credits <p style="text-align: center;">The business may qualify for other local, regional, state or federal business assistance programs.</p>

For additional information, please contact:

Garrett County Department of Economic Development
Frederick A. Thayer, III Courthouse
203 South Fourth Street, Room 208
Oakland, Maryland 21550

PH: (301) 334-1921 • FX: (301) 334-7469

Email: economicdevelopment@garrettcounty.org

Website: www.gcedonline.com



APPENDIX

4 POPULATION GROWTH
SCENARIO

A POPULATION GROWTH SCENARIO FOR GARRETT COUNTY

Proper population forecasting requires the development of a plausible growth scenario that outlines the type of growth in the county and that identifies the factors that are driving population growth or decline in the community. The following presents a growth scenario for residential growth in Garrett County through the year 2040.

Dimensions of Growth in Garrett County

A key element in developing a population forecast for Garrett County lies in understanding current and emerging growth pressures. Garrett County has experienced three different types of growth pressures in the past 15 year period: 1) Historic Boom Market Trends, 2) Recessionary Trends and 3) Post-recession Leveling. These pressures are discussed further below. There is also the issue of the influence of the second home market and tourism in Garrett County, an issue that will also receive some attention below.

Historic Boom Market Trends

In the past 15 years, Garrett County has experienced growth (in the form of new residential housing starts) at annual growth rates ranging from -79% to 160%. The fluctuation is mind boggling when taken as a whole, but is easily understood when considering market trends during that time period. During the first six years of that timeframe, Garrett County, like much of the nation, was enjoying the tail end of an economic boom. Aside from a 6% drop between 2004 and 2005, the growth rates ranged from 2% to 11% every year, with housing starts between 300 and 369 every year. This growth rate is in part due to the success of Garrett County and specifically Deep Creek Lake in establishing itself as a vacation and retirement destination. The average percentage of homes built in the Deep Creek watershed during that time frame was 58% of the total homes built in the County. Population trends during the same time period remained fairly stagnant but did average a slight increase of 0.1%. The tendency for new housing start trends to show more growth than population trends is typical in a resort community and very typical for Garrett County.

Recessionary Trends

The United States as a whole was drastically affected by the collapse of the housing bubble. Housing prices peaked in early 2006 and reached new lows by 2012. Similarly, after the new housing start peak of 369 in 2006, the number of new housing starts in Garrett County plummeted, steadily decreasing to 111 in 2011. Annual growth rates during that time frame averaged -21%. During that same time period the County's population while remaining somewhat constant, also started seeing the first signs of a potential decline, going from 30,148 in 2007 to 30,100 in 2011.

This recessionary time frame was not aided by the second home market, as we've seen in other time frames. During the 2007 – 2011 time period the number of new residential starts in Deep Creek watershed as compared to the rest of the County dropped from 58% to 35%.

Post-Recession Leveling

The time period from 2011 to 2016 is the most interesting for two reasons. First, the new housing starts trend line begins to show signs of leveling off. Between 2011 and 2012 the County saw the first positive growth rate in 5 years, with new housing starts going from 111 to 146. However, the next year the number of new housing starts practically cut in half (77). While it can be debated whether or not that seesawing would have continued to bounce around a somewhat steady line, the evidence is not there to support it due to the second reason for the uniqueness of this time period. In 2015, the state of Maryland's sprinkler law became mandatory. That law required all new housing starts on private water sources to include a sprinkler system on July 1, 2015. All new housing starts on public water sources needed to include a sprinkler system after December 31, 2015. All permits issued prior to those two dates were considered grandfathered and exempt from that requirement. As a consequence of that law, any property owner that was considering starting a building project in the near future was well served to get their permits prior to the deadline dates and thus avoid the potential expense. In Garrett County the number of permits in 2015 skyrocketed to 270, a number we hadn't seen in 8 years. This number can easily be considered an outlier in the dataset, but 2016 can also be considered an outlier. After the unusual rush of permits in 2015, 2016 saw only 56 new housing starts, the smallest number in the entire 15 year timeframe. This number can also be considered an outlier, since those permits that may have been spread out over a multiple year timeframe were garnered in 2015 instead. Unusually low housing starts can be reasonably expected for at least the next couple years.

Figure 1 shows the Total Housing Units over a 15 year timeframe along with a 2 percent moving average trend line.

Figure 1

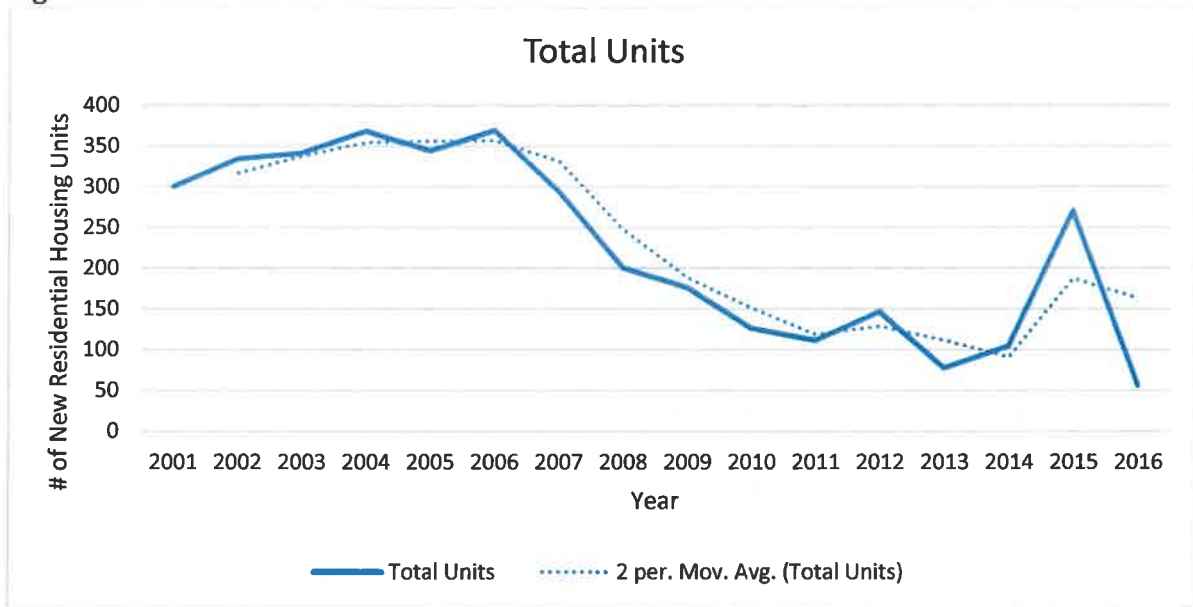
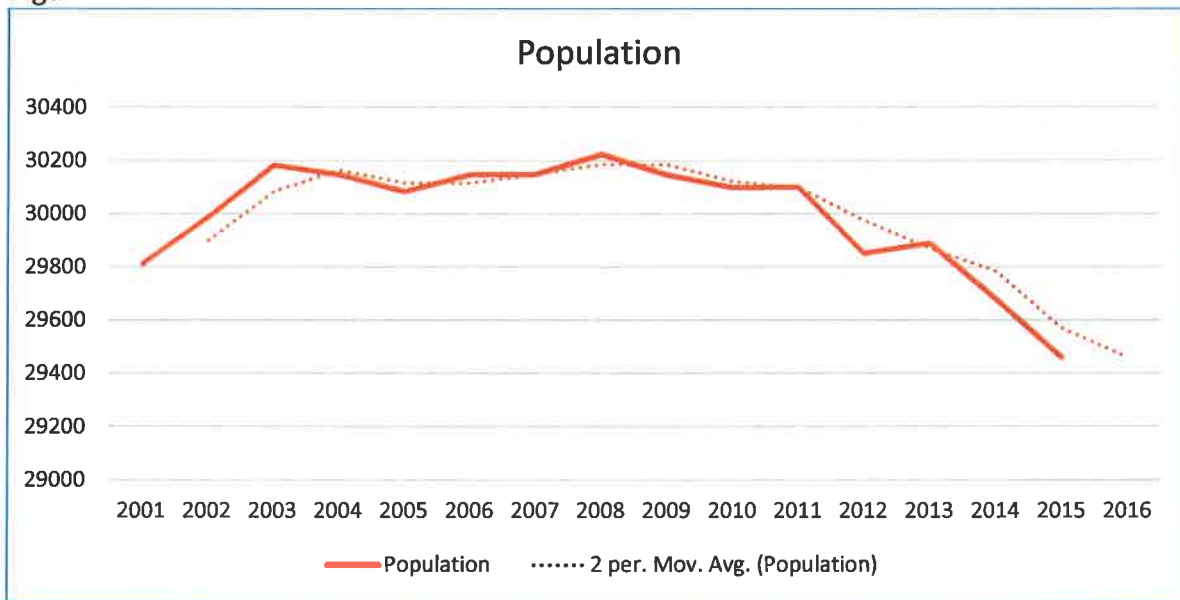


Figure 2 shows Garrett County's population changes over the same timeframe.

Figure 2



It should be noted that according to Maryland Department of Planning's (MDP) Demographic and Socio-Economic Outlook, our County's population is predicted to grow to 31,750 residents by 2040. That Outlook also did not predict the decline seen in the 2015 population estimate, so this projection may be different the next time MDP conducts the analysis.

Factors Lending to a Positive, Negative or Stagnant Growth Trend

Numerous forces currently exist that affect growth in Garrett County. In addition, other factors may emerge in the near or longer-term future that will also contribute to growth in the County.

Second Home Owners and Tourism

While Garrett County's official residential population is estimated at 29,460 people, the County experiences a large seasonal population of both second home owners and vacationers. It is estimated that the population around Deep Creek Lake doubles during the summer months. While an influx of people to the area brings dollars to the local economy, there are also substantial direct and indirect costs associated with this transient population who are not counted as part of the Census-derived County population. Services such as police, fire and rescue need to be extended, and infrastructure must be provided. Population forecasts that rely solely on population estimates and projections will underestimate the impact of this group. Using new housing starts as opposed to population numbers will allow Garrett County to include this hard to quantify population in our planning exercises.

The County's 2008 Comprehensive Plan estimated that 60% of new housing starts would occur in the Deep Creek watershed, a prediction that held true through 2006. However, since that time the percentage of new housing starts within the Deep Creek watershed has averaged between 35% and 40%. Looking long term, it is reasonable to assume that market recovery is likely to be felt first in the Deep Creek watershed area, where second home owners will have more expendable income to construct new homes than local residents will.

Continued Growth in the State and Region

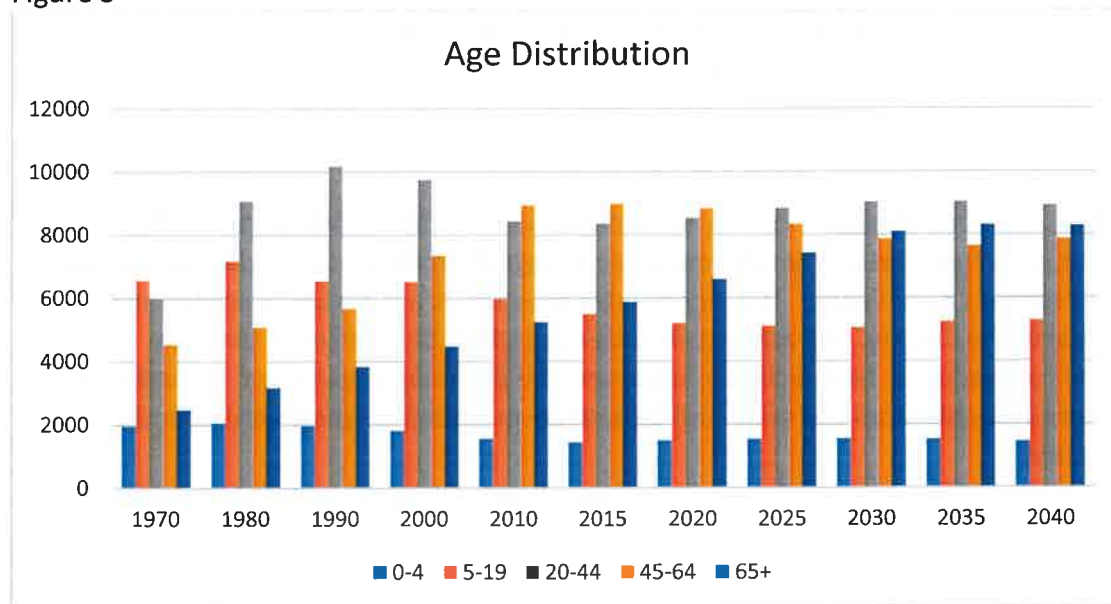
The state of Maryland has seen a steady increase in population since at least 1970 with a projected population increase through 2040 of well over one million more people than in the 2010 population. While one popular population projection technique, called the ratio technique, assumes that a county is a subset of a state and can expect a percentage of its projected growth, Garrett County's distance from the Maryland's urban centers has made this assumption invalid.

It is more reasonable to look at regional growth. Two small urban centers in the region of note are Cumberland MD and Morgantown WV. They are both within an hour and centers for employment. Cumberland has seen population decline for quite some time, but Morgantown is booming. Northern parts of the County may be able to draw some population from that location, but it is not likely to be a big contributor to growth in the County. The influence of state and regional trends will more likely have a positive influence in the second home market.

Aging Population and Retirement

According to the demographic and socio-economic outlook prepared by the Maryland Department of Planning in July of 2014, Garrett County can expect a steady rise in the 65+ age group through 2040. Figure 3 shows Garrett County's actual age distribution from 1970 through 2010 and projected age distribution through 2040.

Figure 3



In fact, Garrett County is projected to have approximately 3,000 more citizens in the 65 and over age range compared to 2010. These numbers are based on Census results, and do not count the aging population who choose to locate their second homes here and/or retire in the County.

During the same time period, the number of newborns is expected to decline by approximately 100, the number of school aged children will decline by approximately 700, the number of 20 – 44 year olds will increase by about 500, and the number of 45 – 64 year olds will decline by approximately 1000.

The age distribution of both the existing and transient population will have a significant impact on planning for emergency and health services. In addition, the school system will have to account for a declining school population in an economic environment that is already strained.

Rural Setting

While Garrett County's rural setting makes it a pleasant place to visit, it has also contributed to limiting population growth of full time residents. While centrally located to Pittsburgh, Baltimore and Washington DC, it is 2 to 3.5 hours away from these locations, making

commuting to these urban and employment centers unrealistic. In addition, Garrett County, located as it is in the Appalachian mountains, has steep elevation changes, wetlands, clay soils and rocky geology, making the availability of successful percolation tests for private septic systems a hit or miss proposition in many areas.

Large Public Land Holdings

Approximately one-fifth of Garrett County is publicly held, with most of those lands being owned by the state of Maryland in the form of state parks and state forests. While this lends itself to the beauty of the County and the success of the tourism industry, that land cannot be developed and is not included in the County's tax rolls.

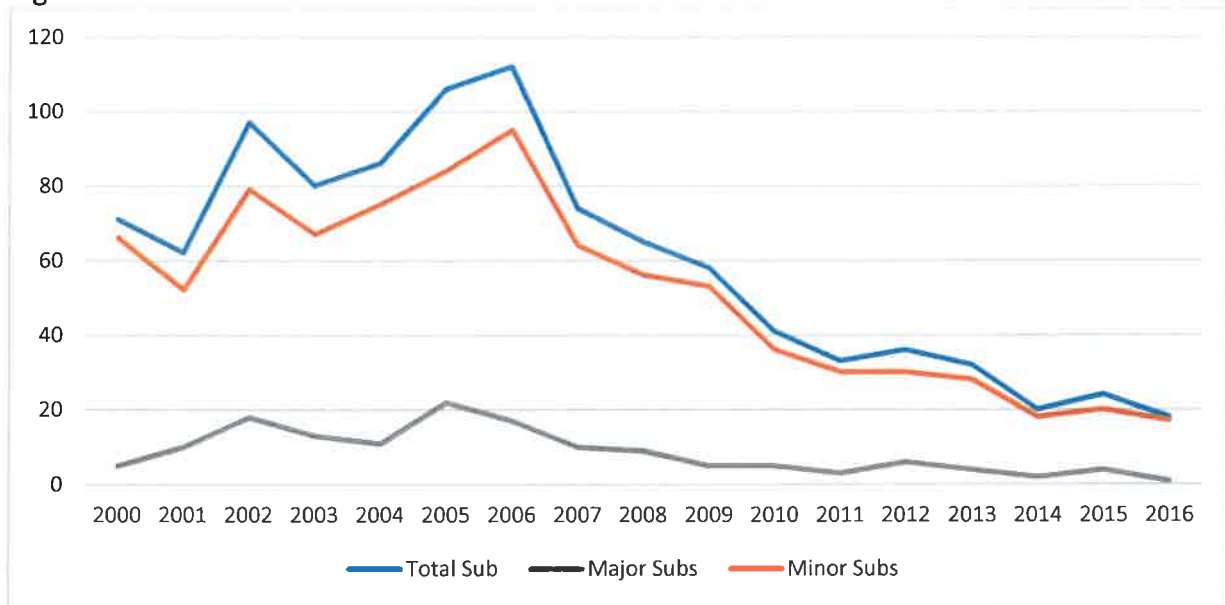
Infrastructure Issues

Garrett County is the second largest county in land area in the state of Maryland. Add that to the rural nature, small population, harsh winters and rugged terrain and providing adequate infrastructure becomes a challenge. The lack of infrastructure is a substantial limitation to growth potential in the County. Infrastructure issues can often be overcome through expenditures for upgraded or new facilities; however, the declining population, tax base and decreasing funds available from the state and federal government makes it very difficult to obtain such funding.

Future Development Activity

Development activity can often be estimated by looking at subdivision activity. The 15 year trend for subdivision activity has been influenced by the same three smaller trends noted in relation to housing units earlier. The first 6 years saw a high number of subdivisions, the middle time period saw a rapid decline and the final years seem to indicate a leveling of activity. Figure 4 shows the number of approved total subdivisions, number of approved major subdivisions and number of approved minor subdivisions.

Figure 4



Sustainable Growth & Agricultural Preservation Act of 2012

Future subdivision activity will be affected by the Sustainable Growth & Agricultural Preservation Act of 2012. The Act required all counties in Maryland to divide their land area into four tiers. The characteristics of each tier were determined by the law. The most limiting tier for subdivision activity is Tier 4, which were marked as areas planned for preservation and conservation. No major residential subdivisions (subdivisions containing more than 7 lots) are permitted in Tier 4. Because of the requirements of the legislation, Garrett County did not have much leeway in assigning this area. All agricultural and rural resource areas as designated in the County's subdivision map, as well as most areas designated as 'rural' on that map, were required to become Tier 4. As a consequence, 84% of our land area is in Tier 4 and none of that land area is available for major subdivisions.

Because of this law, in 2014 the Garrett County Department of Planning & Land Management asked the Maryland Department of Planning (MDP) to reconstruct our development analysis. MDP determined that the result of the law was that the development capacity outside of Priority Funding Areas (approximately 97% of the county) had decreased by 56%.

Development Capacity

MDP worked with Garrett County to conduct an updated capacity analysis in 2014. Below is an excerpt of their report.

A development capacity analysis, sometimes also referred to as "build-out analysis" or "buildable lot inventory," is an estimate of the total amount of residential development that may be built in an area

under a certain set of assumptions, including applicable land-use laws, policies (e.g., zoning) and environmental constraints.

MDP ran the capacity analysis for Garrett County in 2 ways. First, we ran the numbers in a “pre-septic bill” scenario. We then ran a scenario that incorporated Garrett County’s Septic Tier Map. For this analysis, MDP used the 2011 MDProperty View parcel point dataset along with county parcel polygons as the base. The analysis uses data from geographic information system (GIS) overlays. The GIS database includes information on land use, watershed and county boundaries, zoning, sewer service, portion of each parcel with environmental constraints, and protected lands (e.g., agricultural easements, parks, etc.). This database also includes Department of Assessments and Taxation parcel information in the form of point data.

MDP has incorporated parcel polygon data to estimate site constraints such as steep slopes, wetlands, and stream buffers. For Garrett County, we have applied the following rules in the analysis based on local ordinances.

Stream Buffers:

- In Growth Areas: 25 Feet*
- Outside Growth Areas: 50 Feet*

Floodplains

- In any floodplain area, lots may be subdivided only if each new lot has a buildable site outside the boundary of the 100-year floodplain.*

Wetlands

All development activity shall comply with the Maryland Non-Tidal Wetlands Act (Title 5, Subtitle 9 of the Maryland Annotated Code).

- 25 foot buffer from all non-tidal wetlands*
- 100 foot buffer from all non-tidal wetlands of special state concern*

All of this information is combined into a master parcel database. Once complete, this database includes the following data for every piece of land (i.e., parcel) in the study area.

- 1. zoning*
- 2. tier map category*
- 3. parcel size*
- 4. sewer service category*
- 5. existing land use*
- 6. number and date of improvement(s) (i.e., major structures)*
- 7. value of parcel and improvement(s)*
- 8. some site constraints*
- 9. address and owner*
- 10. capacity for development (number of new units)*

Results

As mentioned above, MDP ran 2 versions of the development capacity analysis for Garrett County. The first illustrates development capacity without restricting subdivision in the County’s Tier 4. The second reduces development capacity in Tier 4 areas to 7 lots per parcel.

Pre-Tier Map

<i>PFA</i>	<i>New Household Capacity</i>
<i>Inside</i>	<i>5,203</i>
<i>Outside</i>	<i>95,609</i>

Reflects Adopted Growth Tier Map

<i>PFA</i>	<i>New Household Capacity</i>
<i>Inside</i>	<i>5,203</i>
<i>Outside</i>	<i>42,149</i>

As stated previously this analysis shows a 56% percent decrease in development capacity outside the County's priority funding areas, which comprise 97% of our land area. Looking at total land area of the county, development capacity is 47,352 new units.

Population Growth Scenarios

The scenarios use a base year of 2015, and a horizon year of 2040. The total amount of growth for the 2015 – 2040 period was established based on past residential housing unit trends. It was reasoned that the most accurate picture of future growth would be based on the most recent leveling trend lines excluding recent anomalies. Two separate scenarios were produced:

- a. The Moderate Growth Scenario assumes that development in Garrett County will increase slightly, following the bottom half of the leveling that has been seen in the past years. An average of approximately 100 new units per year, for a total of 2500 units through 2040 is assumed.
- b. The Rapid Growth Scenario recognizes the higher end of the leveling trend that has been seen in past years. An average of approximately 200 new units per year, for a total of 5000 new units through 2040.

APPENDIX

5

**HOUSING UNIT ESTIMATES
AND PROJECTIONS**

Population & Housing Existing and Projected

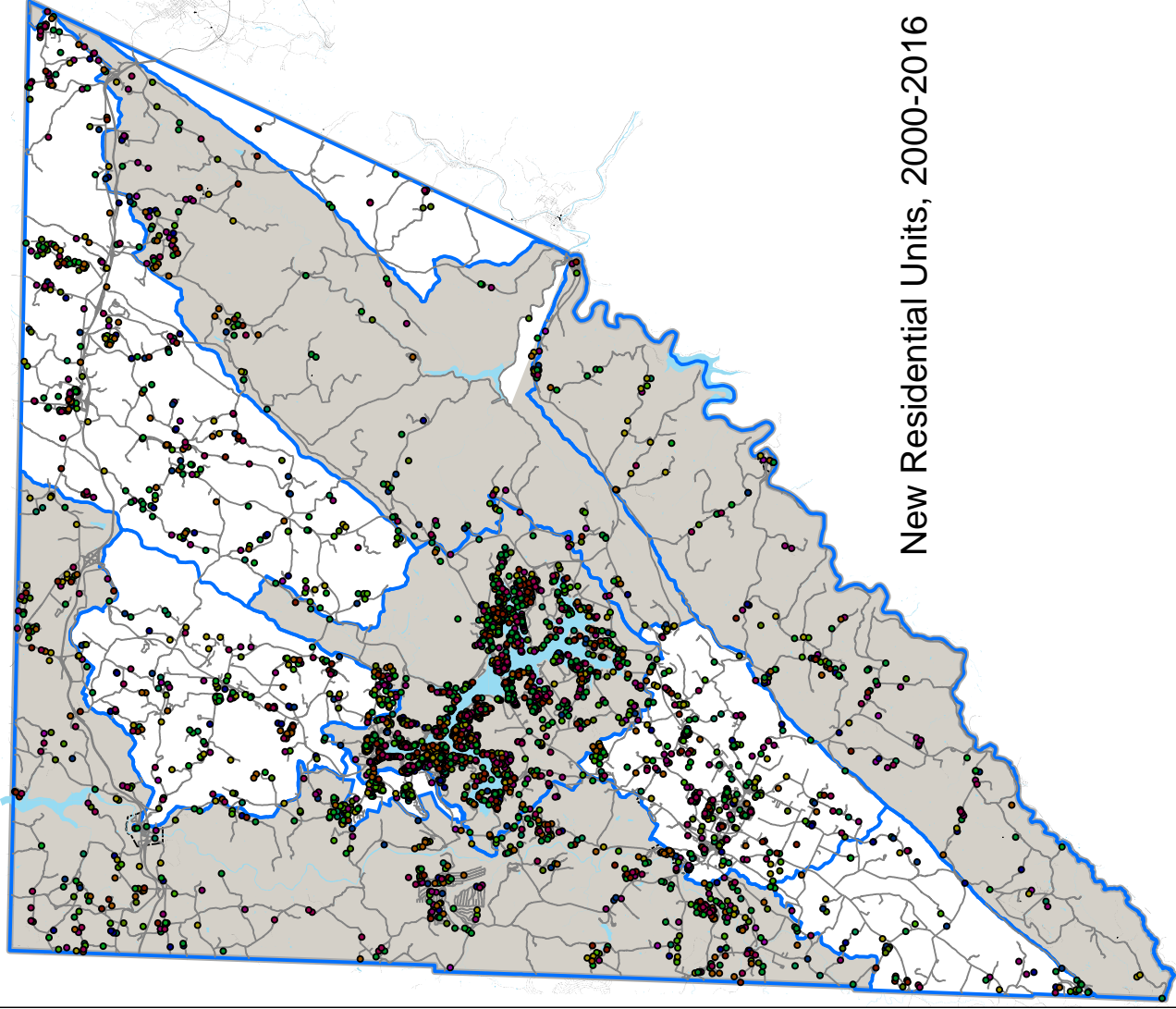
Follow Up

Planning Commission meeting 1/4/17

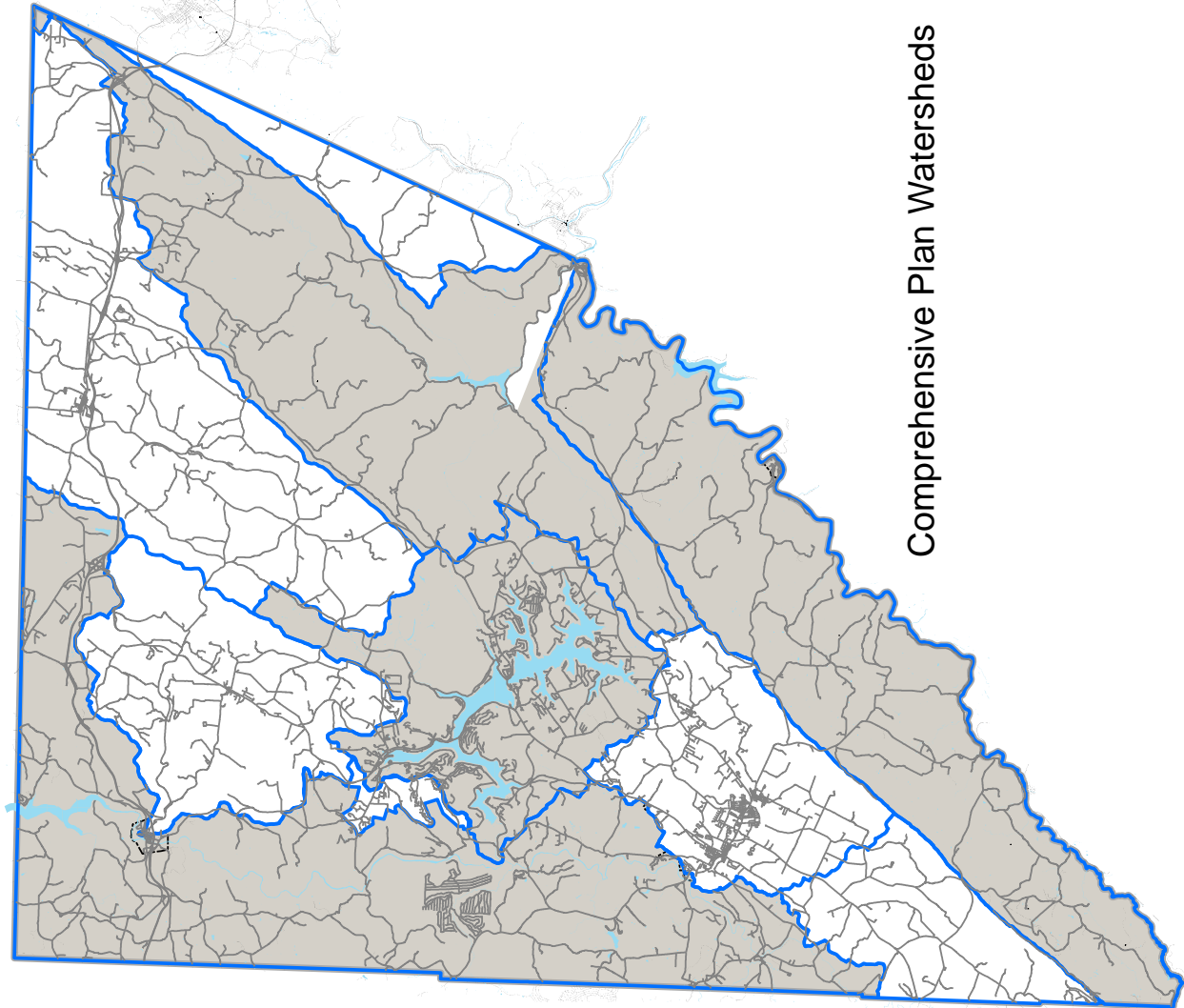
Housing Units			
Geography	2015 Existing	2040 Projection	Change, 2015 - 2040
Watersheds			
Youghiogheny River			
Deep Creek Lake Influence Area	227	277	50
Bear Creek			
Accident	139	147	8
Remainder of Bear Creek	977	1127	150
Southern Youghiogheny	485	535	50
Friendsville	266	271	5
Remainder of Youghiogheny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

Notes:
The projections for each watershed are broken down by incorporated town and by the "remainder", that is the unincorporated portion of the watershed. Three other geographic areas should be noted:

- The Deep Creek Lake Influence Area is the area around Deep Creek Lake that affects or is affected by the area's resort activities, especially with respect to traffic and water and sewer. The influence area includes the entirety of the Deep Creek Watershed, as well as a small portion of the Youghiogheny River watershed. The influence area is discussed in detail in Chapter 4.
- Bear Creek is a combination of three 12-digit watersheds within the Youghiogheny River watershed. Bear Creek is broken out separately because of its special agricultural and scenic resources. The Bear Creek watershed (as defined in this Plan) is a state designated Rural Legacy Area, eligible for special preservation funds.
- The Southern Youghiogheny is combination of two 12-digit watersheds within the Youghiogheny River watershed. It is broken out separately because its agricultural and cultural character differentiates it from other portions of the Youghiogheny River watershed.



New Residential Units, 2000-2016



Comprehensive Plan Watersheds

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

APPENDIX

6 **RARE, THREATENED AND
ENDANGERED SPECIES**

List of Rare, Threatened, and Endangered Species of Garrett County

July 2019



Maryland Wildlife and Heritage Service
Natural Heritage Program



Larry Hogan, Governor
Jeannie Haddaway-Riccio, Secretary

Wildlife & Heritage Service

Natural Heritage Program
Tawes State Office Building, E-1
580 Taylor Avenue
Annapolis, MD 21401
410-260-8540
Fax 410-260-8596
dnr.maryland.gov/wildlife

Additional Telephone Contact Information:
Toll free in Maryland: 877-620-8DNR ext. 8540 OR
Individual unit/program toll-free number
Out of state call: 410-260-8540
Text Telephone (TTY) users call via the Maryland Relay

The facilities and services of the Maryland Department of Natural Resources are available to all without regard to race, color, religion, sex, sexual orientation, age, national origin or physical or mental disability. This document is available in alternative format upon request from a qualified individual with disability.

ACKNOWLEDGMENTS

The Maryland Department of Natural Resources would like to express sincere appreciation to the many scientists and naturalists who willingly share information and provide their expertise to further our mission of conserving Maryland's natural heritage.

Publication of this list is made possible by taxpayer donations to Maryland's Chesapeake Bay and Endangered Species Fund.

IMPORTANT NOTES

This list is a subset of the main reports:

[Maryland Natural Heritage Program. 2019. List of Rare, Threatened, and Endangered Plants of Maryland](#) DNR 03-031319-135 and [Maryland Natural Heritage Program. 2019. Rare, Threatened, and Endangered Plants of Maryland](#) DNR 03-031319-136 and [Maryland Natural Heritage Program. 2016. List of Rare, Threatened, and Endangered Animals of Maryland](#) DNR 03-1272016-633

Please refer to these for important information including grant, history, purpose, governing laws and regulations, understanding state and federal conservation status ranks and legal statuses, and for additional resources.

This list is derived from an extensive data collection effort and numerous field surveys to determine distribution and abundance of plants and animals native to Maryland. Although based on a large volume of information, this list should not be viewed as complete or definitive. While much is known about some species, very little is known about others. The Maryland Natural Heritage Program welcomes additional information or recommendations regarding any of the taxa listed herein.

HOW YOU CAN HELP

You can take an active part in conserving Maryland's rare species by contacting the Wildlife and Heritage Service with the following types of information:

1. Location details should be included (exact mapped location using GPS is preferred, but not required). Online applications such as Google Earth are invaluable but precise, written directions including driving and walking are acceptable.
2. Documentation that includes a photograph, description of the species, identification source, and habitat description should accompany the report.
3. Information on the ecology and or biology of the species including observed and/or identified pollinators should accompany the report.

**Additional information, including a downloadable PDF of our rare plant reporting form can be found at: dnr.maryland.gov/wildlife/Pages/plants_wildlife/rte_reportinginst.aspx

Definitions of qualifiers used in the county distribution of species.

Distributional Qualifier	Definition
{species} [?]	Record for the county is reported but unverified or may indicate that the record occurs outside of the known range or in atypical habitat.
{species} ^h	Record for the county is based upon a historical collection but no extant population is known.
{species} ^l	Record for the county is the result of an introduction.

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
Animals				
<i>Accipiter gentilis</i>	Northern Goshawk	S1B	E*	
<i>Accipiter striatus</i>	Sharp-shinned Hawk	S2S3B		
<i>Aegolius acadicus</i>	Northern Saw-whet Owl	S1B		
<i>Aeshna canadensis</i>	Canada Darner	S2		
<i>Aeshna tuberculifera</i>	Black-tipped Darner	S2		
<i>Aeshna verticalis</i>	Green-striped Darner	S2		
<i>Amblyscirtes hegon</i>	Pepper and Salt Skipper	S2	I	
<i>Ammodramus henslowii</i>	Henslow's Sparrow	S2B	I	
<i>Aneides aeneus</i>	Green Salamander	S2	E	
<i>Apalone spinifera</i>	Eastern Spiny Softshell	S1	I	
<i>Arrhopalites sp. 1</i>	Crabtree Cave Springtail	SU		
<i>Bartramia longicauda</i>	Upland Sandpiper	S1B	E	
<i>Boyeria grafiana</i>	Ocellated Darner	S1		
<i>Caecidotea alleghenyensis</i>	Allegheny Spring Isopod	S1	E	
<i>Caecidotea franzi</i>	Franz's Cave Isopod	S1	E	
<i>Caecidotea nordeni</i>	Norden's Groundwater Isopod	SH	X	
<i>Callophrys irus</i>	Frosted Elfin	S1	E	
<i>Calopteryx amata</i>	Superb Jewelwing	S1S2	T	
<i>Catostomus catostomus</i>	Longnose Sucker	SH	X	
<i>Chlosyne harrisii</i>	Harris's Checkerspot	S2	T	
<i>Cicindela patruela</i>	Northern Barrens Tiger Beetle	S1	E	
<i>Circus cyaneus</i>	Northern Harrier	S2B	I	
<i>Cistothorus platensis</i>	Sedge Wren	S1B	E	
<i>Clinostomus elongatus</i>	Redside Dace	SX		
<i>Colias interior</i>	Pink-edged Sulphur	S1		
<i>Contopus cooperi</i>	Olive-sided Flycatcher	SHB	X	
<i>Cordulegaster erronea</i>	Tiger Spiketail	S3		
<i>Cordulegaster obliqua</i>	Arrowhead Spiketail	S2		
<i>Cryptobranchus alleganiensis</i>	Eastern Hellbender	S1	E	
<i>Dactylocythere scotos</i>	An Entocytherid Ostracod	S1		
<i>Discus catskillensis</i>	Angular Disc	S1		
<i>Empidonax alnorum</i>	Alder Flycatcher	S2B	I	
<i>Enallagma annexum</i>	Northern Bluet	S1		
<i>Enallagma antennatum</i>	Rainbow Bluet	S1		
<i>Erethizon dorsatum</i>	North American Porcupine	S3S4		
<i>Erora laeta</i>	Early Hairstreak	S1	E	
<i>Euchloe olympia</i>	Olympia Marble	S2	I	
<i>Euphyes bimacula</i>	Two-spotted Skipper	S1	E	
<i>Fontigens bottimeri</i>	Appalachian Spring Snail	S2		
<i>Geothlypis philadelphia</i>	Mourning Warbler	S1B	E	
<i>Gomphus rogersi</i>	Sable Clubtail	S2	I	
<i>Haliaeetus leucocephalus</i>	Bald Eagle	S3S4		
<i>Ixobrychus exilis</i>	Least Bittern	S2S3B	I	

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
<i>Junco hyemalis</i>	Dark-eyed Junco	S3B		
<i>Ladona julia</i>	Chalk-fronted Skimmer	S3		
<i>Lanthus parvulus</i>	Northern Pygmy Clubtail	S2		
<i>Lanthus vernalis</i>	Southern Pygmy Clubtail	S2		
<i>Lepus americanus</i>	Snowshoe Hare	SH	X	
<i>Leucorrhinia glacialis</i>	Crimson-ringed Whiteface	S1		
<i>Leucorrhinia hudsonica</i>	Hudsonian Whiteface	S1		
<i>Lophodytes cucullatus</i>	Hooded Merganser	S3B		
<i>Lycaena epixanthe</i>	Bog Copper	S1	E	
<i>Melanapamea mixta</i>	A Noctuid Moth	S1		
<i>Microtus chrotorrhinus carolinensis</i>	Southern Rock Vole	S1	E	
<i>Mustela nivalis</i>	Least Weasel	S2S3	I	
<i>Myotis leibii</i>	Eastern Small-footed Myotis	S1	E	
<i>Myotis lucifugus</i>	Little Brown Bat	S1		
<i>Myotis septentrionalis</i>	Northern Long-eared Bat	S1	T	LT
<i>Myotis sodalis</i>	Indiana Bat	S1	E	LE
<i>Necturus maculosus</i>	Common Mudpuppy	S1	X	
<i>Neotoma magister</i>	Allegheny Woodrat	S1	E	
<i>Noturus flavus</i>	Stonecat	S1	E	
<i>Nymphalis vaualbum</i>	Compton Tortoiseshell	S1	E	
<i>Oreothlypis ruficapilla</i>	Nashville Warbler	S1B	T	
<i>Paraplanaria dactyligera</i>	A Planarian	S2		
<i>Pararhinichthys bowersi</i>	Cheat Minnow	SX	X	
<i>Perimyotis subflavus</i>	Tricolored Bat	S1		
<i>Peucaea aestivalis</i>	Bachman's Sparrow	SHB	X	
<i>Pieris virginianensis</i>	West Virginia White	S1S2		
<i>Plestiodon anthracinus</i>	Northern Coal Skink	S1	E	
<i>Plethodon wehrlei</i>	Wehrle's Salamander	S2	I	
<i>Porzana carolina</i>	Sora	S2B		
<i>Procotyla typhlops</i>	A Planarian	S1	E	
<i>Pseudacris brachyphona</i>	Mountain Chorus Frog	S1	E	
<i>Pseudanophthalmus sp. 15</i>	Maryland Cave Beetle	S1		
<i>Regulus satrapa</i>	Golden-crowned Kinglet	S3B		
<i>Rhionaeschna mutata</i>	Spring Blue Darner	S1	E	
<i>Setophaga fusca</i>	Blackburnian Warbler	S3B		
<i>Sitta canadensis</i>	Red-breasted Nuthatch	S3B		
<i>Somatochlora elongata</i>	Ski-tailed Emerald	S2		
<i>Sorex dispar</i>	Long-tailed Shrew	S2	I	
<i>Sorex fumeus</i>	Smoky Shrew	S2S3	I	
<i>Sorex palustris punctulatus</i>	Southern Water Shrew	S1	E	
<i>Speyeria atlantis</i>	Atlantis Fritillary	S1	T	
<i>Sphyrapicus varius</i>	Yellow-bellied Sapsucker	S1B		
<i>Spilogale putorius</i>	Eastern Spotted Skunk	S1		

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
<i>Strophitus undulatus</i>	Creeper	S2	I	
<i>Stygobromus allegheniensis</i>	Allegheny Cave Amphipod	S2S3	I	
<i>Stygobromus emarginatus</i>	Greenbrier Cave Amphipod	S1	E	
<i>Stygobromus franzi</i>	Franz's Cave Amphipod	S2S3	I	
<i>Stygobromus sp. 5</i>	Barrelville Amphipod	S1		
<i>Stylurus scudderii</i>	Zebra Clubtail	S1		
<i>Sylvilagus obscurus</i>	Appalachian Cottontail	S1	I	
<i>Thryomanes bewickii altus</i>	Appalachian Bewick's Wren	SXB	X	
<i>Triodopsis picea</i>	Spruce Knob Threetooth	S1		
<i>Troglodytes hiemalis</i>	Winter Wren	S2B		
<i>Ursus americanus</i>	American Black Bear	S3S4		
<i>Virginia valeriae pulchra</i>	Mountain Earthsnake	S1S2	E	
<i>Webbhelix multilineata</i>	Striped Whitelip	S1		

Plants

<i>Abies balsamea</i>	Balsam Fir	S1		
<i>Aconitum uncinatum</i>	Blue Monkshood	S1	E	
<i>Actaea podocarpa</i>	American Bugbane	S2		
<i>Adlumia fungosa</i>	Climbing Fumitory	S2	T	
<i>Amelanchier sanguinea</i>	Roundleaf Shadbush	S1	E	
<i>Amianthium muscitoxicum</i> ^h	Fly-poison	S2		
<i>Anaphalis margaritacea</i>	Pearly Everlasting	S3		
<i>Angelica triquinata</i>	Filmy Angelica	S1	E	
<i>Arabis patens</i>	Spreading Rockcress	S3		
<i>Aralia hispida</i>	Bristly Sarsaparilla	S1	E	
<i>Aralia racemosa</i>	American Spikenard	S2S4		
<i>Aronia x prunifolia</i>	Purple Chokeberry	S3		
<i>Asclepias purpurascens</i>	Purple Milkweed	S2		
<i>Asplenium ruta-muraria</i>	Wallrue Spleenwort	S3		
<i>Astragalus canadensis</i>	Canadian Milkvetch	S1	E	
<i>Aureolaria flava</i>	Smooth Yellow False Foxglove	S3		
<i>Aureolaria laevigata</i>	Downy Yellow Foxglove	SU		
<i>Bartonia paniculata</i>	Twining Screwstem	S3		
<i>Botrychium lanceolatum</i> var. <i>angustisegmentum</i>	Lanceleaf Grapefern	S1	X	
<i>Botrychium matricariifolium</i>	Chamomile Grapefern	S1?		
<i>Bromus ciliatus</i> ^h	Fringed Brome	SH		
<i>Bromus kalmii</i> ^h	Wild Chess	SH	X	
<i>Bromus nottowayanus</i>	Nottoway Brome	S3S4		
<i>Calla palustris</i>	Wild Calla	S1	E	
<i>Calystegia spithamea</i> ssp. <i>spithamea</i> ^h	Low Bindweed	S2		
<i>Campanula divaricata</i> ^h	Southern Harebell	SH	X	
<i>Capnoides sempervirens</i>	Pale Corydalis	S3		

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
<i>Cardamine rotundifolia</i>	American Bittercress	S3		
<i>Carex aestivalis</i>	Summer Sedge	S1	E	
<i>Carex albursina</i>	White Bear Sedge	S3		
<i>Carex appalachica</i>	Appalachian Sedge	S1?		
<i>Carex argyrantha</i>	Hay Sedge	S3		
<i>Carex brunnescens</i>	Brownish Sedge	S3		
<i>Carex buxbaumii</i>	Buxbaum's Sedge	S2	T	
<i>Carex careyana</i>	Carey's Sedge	S1	E	
<i>Carex conoidea</i>	Field Sedge	S1	E	
<i>Carex diandra</i>	Lesser Panicked Sedge	S1	E	
<i>Carex echinata</i>	Prickly Sedge	S3		
<i>Carex fraseriana</i>	Fraser's Sedge	S1	E	
<i>Carex haydenii</i>	Cloud Sedge	S1	E	
<i>Carex hirtifolia</i>	Pubescent Sedge	S3		
<i>Carex lacustris</i>	Lake-bank Sedge	S2		
<i>Carex lasiocarpa</i>	Slender Sedge	S1	E	
<i>Carex michauxiana</i> ^h	Michaux's Sedge	SH		
<i>Carex pedunculata</i>	Long-stalked Sedge	S1	E	
<i>Carex pellita</i>	Wooly Sedge	S2?		
<i>Carex plantaginea</i>	Plantain-leaved Sedge	S1?		
<i>Carex projecta</i>	Necklace Sedge	S2		
<i>Carex sparganioides</i>	Bur-reed Sedge	S3		
<i>Carex tuckermanii</i>	Tuckerman's Sedge	S1	E	
<i>Carex vesicaria</i>	Inflated Sedge	S1	T	
<i>Castanea dentata</i>	American Chestnut	S2S3		
<i>Castilleja coccinea</i>	Scarlet Indian-paintbrush	S1	E	
<i>Ceratophyllum echinatum</i>	Prickly Hornwort	S2?	E	
<i>Chamaelirium luteum</i>	Devil's-bit	S2		
<i>Chenopodium simplex</i>	Giant-seed Goosefoot	S2	E	
<i>Chenopodium standleyanum</i>	Standley's Goosefoot	S2S3	E	
<i>Chrysogonum virginianum</i>	Green-and-gold	S3		
<i>Cinna latifolia</i>	Slender Wood Reedgrass	S3		
<i>Cirsium muticum</i>	Swamp Thistle	S3		
<i>Claytonia caroliniana</i>	Carolina Springbeauty	S3		
<i>Clematis occidentalis</i>	Purple Clematis	S1	E	
<i>Clematis viorna</i>	Vase-vine Leatherflower	S3		
<i>Clintonia alleghaniensis</i>	Harned's Clintonia	S1		
<i>Clintonia borealis</i>	Clinton Lily	S2	T	
<i>Coptis trifolia</i>	Goldthread	S1	E	
<i>Corallorhiza trifida</i>	Early Coralroot	S1	E	
<i>Cornus canadensis</i>	Dwarf Dogwood	S1	E	
<i>Cornus rugosa</i>	Roundleaf Dogwood	S1	E	
<i>Corylus cornuta</i>	Beaked Hazelnut	S3		
<i>Cuscuta coryli</i> ^h	Hazel Dodder	S1	X	

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
<i>Cuscuta rostrata</i>	Beaked Dodder	S1	E	
<i>Cypripedium parviflorum</i> var. <i>pubescens</i>	Large Yellow Lady's-slipper	S3		
<i>Cypripedium reginae</i> ^h	Showy Lady's-slipper	SH	X	
<i>Dactylorhiza viridis</i>	Long-bract Green Orchis	S1	E	
<i>Dicentra eximia</i>	Wild Bleedinghearts	S2	T	
<i>Diphasiastrum tristachyum</i>	Deep-root Clubmoss	S3		
<i>Dirca palustris</i>	Eastern Leatherwood	S2	T	
<i>Doellingeria infirma</i>	Cornel-leaf Aster	S3		
<i>Drosera rotundifolia</i>	Roundleaf Sundew	S3		
<i>Dryopteris campyloptera</i>	Mountain Woodfern	S1	E	
<i>Dryopteris goldiana</i>	Goldie's Fern	S2		
<i>Elatine americana</i>	American Waterwort	SU		
<i>Elatine minima</i>	Small Waterwort	S1?	E	
<i>Epilobium ciliatum</i>	Hairy Willowherb	S3S4	E	
<i>Epilobium leptophyllum</i>	Linear-leaf Willowherb	S2S3		
<i>Epilobium strictum</i>	Downy Willowherb	S1	E	
<i>Equisetum sylvaticum</i>	Woodland Horsetail	S1	E	
<i>Erigeron pulchellus</i> var. <i>brauniae</i>	Braun's Robin's-plantain	S1		
<i>Eriophorum gracile</i>	Slender Cottongrass	S1	E	
<i>Eriophorum virginicum</i>	Tawny Cottongrass	S3		
<i>Eurybia radula</i>	Rough Wood Aster	S1	E	
<i>Eutrochium maculatum</i> ^h	Spotted Joe-pye Weed	SU	X	
<i>Fallopia cilinodis</i>	Fringed Black-bindweed	S3		
<i>Festuca paradoxa</i> [?]	Cluster Fescue	S1?		
<i>Fraxinus nigra</i>	Black Ash	S3		
<i>Galium boreale</i> ^h	Northern Bedstraw	S1	E	
<i>Gaultheria hispidula</i>	Creeping Snowberry	S1	E	
<i>Gentiana andrewsii</i> ^h	Fringe-top Bottle Gentian	S2	T	
<i>Gentiana linearis</i>	Narrowleaf Gentian	S3		
<i>Gentiana puberulenta</i> ^h	Downy Gentian	SH	X	
<i>Gentianella quinquefolia</i>	Stiff Gentian	S1	E	
<i>Gentianopsis crinita</i> ^h	Fringed Gentian	S1	E	
<i>Geum aleppicum</i>	Yellow Avens	S1	E	
<i>Geum rivale</i> ^h	Purple Avens	SH		
<i>Glyceria grandis</i>	American Mannagrass	S1	E	
<i>Goodyera repens</i> ^h	Dwarf Rattlesnake-plantain	SH	X	
<i>Gymnocarpium dryopteris</i>	Northern Oak Fern	S1	E	
<i>Heracleum maximum</i>	Cow-parsnip	S3		
<i>Heuchera pubescens</i>	Downy Alumroot	S3		
<i>Homalosorus pycnocarpus</i>	Glade Fern	S2	T	
<i>Houstonia serpyllifolia</i>	Michaux's Bluet	S3		
<i>Huperzia porophila</i> ^h	Rock Clubmoss	SX		
<i>Hydrastis canadensis</i>	Golden-seal	S2	T	

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
<i>Hypericum adpressum</i> ^h	Creeping St. John's-wort	S1	E	
<i>Hypericum ellipticum</i> [?]	Pale St. John's-wort	SU		
<i>Ilex mucronata</i>	Mountain Holly	S3		
<i>Isotrema macrophyllum</i>	Pipevine	S2	T	
<i>Juglans cinerea</i>	Butternut	S2S3		
<i>Juncus articulatus</i>	Jointed Rush	S1		
<i>Juncus brevicaudatus</i>	Narrow-panicle Rush	S2		
<i>Larix laricina</i>	American Larch	S1	E	
<i>Ligusticum canadense</i> ^h	American Lovage	SH	X	
<i>Lilium philadelphicum</i> ^h	Wood Lily	SH	X	
<i>Liparis liliifolia</i>	Large Twayblade	S2S3		
<i>Liparis loeselii</i>	Loesel's Twayblade	S1S2		
<i>Listera cordata</i> ^h	Heartleaf Twayblade	SH	X	
<i>Listera smallii</i>	Kidneyleaf Twayblade	S1	E	
<i>Lonicera canadensis</i>	American Fly Honeysuckle	S1	E	
<i>Lupinus perennis</i> ^h	Sundial Lupine	S2	T	
<i>Lycopodiella inundata</i>	Bog Clubmoss	S2		
<i>Lythrum alatum</i>	Winged Loosestrife	S1	E	
<i>Magnolia tripetala</i>	Umbrella Magnolia	S3		
<i>Malaxis unifolia</i>	Green Adder's-mouth Orchid	S2		
<i>Malus angustifolia</i>	Southern Crabapple	S3		
<i>Matteuccia struthiopteris</i>	Ostrich Fern	S2S3		
<i>Melica nitens</i>	Three-flower Melicgrass	S2	T	
<i>Menyanthes trifoliata</i>	Bog Buckbean	S1	E	
<i>Micranthes micranthidifolia</i>	Lettuceleaf Saxifrage	S3		
<i>Moehringia lateriflora</i>	Grove Sandwort	S1	E	
<i>Monarda clinopodia</i>	Basil Beebalm	S3S4		
<i>Monarda media</i> ^h	Purple Bergamot	SH		
<i>Muhlenbergia glomerata</i> ^h	Marsh Muhly	SH		
<i>Muhlenbergia sylvatica</i>	Woodland Muhly	S3		
<i>Myriophyllum heterophyllum</i> [?]	Broadleaf Water-milfoil	S1		
<i>Oryzopsis asperifolia</i>	Mountain-ricegrass	S2	T	
<i>Oxydendrum arboreum</i>	Sourwood	S1	E	
<i>Panax quinquefolius</i>	American Ginseng	S2S3		
<i>Panicum philadelphicum</i> ^h	Philadelphia Panicgrass	SU		
<i>Patis racemosa</i>	Black-fruit Mountain-ricegrass	S2S3	T	
<i>Pedicularis lanceolata</i>	Swamp Lousewort	S1	E	
<i>Phacelia purshii</i>	Miami-mist	S3		
<i>Phegopteris connectilis</i>	Northern Beechfern	S2		
<i>Picea rubens</i>	Red Spruce	S3		
<i>Platanthera ciliaris</i> ^h	Yellow Fringed Orchid	S2	T	
<i>Platanthera flava</i>	Pale Green Orchid	S2S3		
<i>Platanthera grandiflora</i>	Large Purple Fringed Orchid	S2	T	
<i>Platanthera peramoena</i>	Purple Fringeless Orchid	S1S2	T	

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
<i>Platanthera psycodes</i> ^h	Small Purple Fringed Orchid	SH	X	
<i>Poa palustris</i>	Fowl Bluegrass	S1		
<i>Poa saltuensis</i>	Drooping Bluegrass	S1	E	
<i>Podostemum ceratophyllum</i>	Threadfoot	S3		
<i>Pogonia ophioglossoides</i>	Rose Pogonia	S3		
<i>Polemonium vanbruntiae</i>	Bog Jacob's Ladder	S2	T	
<i>Polygala senega</i>	Seneca Snakeroot	S2	T	
<i>Potamogeton amplifolius</i>	Large-leaved Pondweed	S1S2		
<i>Potamogeton pusillus</i>	Slender Pondweed	S2S4		
<i>Pycnanthemum verticillatum</i> ^h	Whorled Mountainmint	S1	E	
<i>Pycnanthemum virginianum</i>	Virginia Mountainmint	S2		
<i>Ranunculus allegheniensis</i>	Allegheny Mountains Buttercup	S3		
<i>Ranunculus carolinianus</i>	Carolina Buttercup	S1S3	X	
<i>Ranunculus fascicularis</i> [?]	Early Buttercup	S1	E	
<i>Rhamnus alnifolia</i>	Alderleaf Buckthorn	S1		
<i>Rhododendron arborescens</i>	Smooth Azalea	S3		
<i>Ribes cynosbati</i>	Prickly Gooseberry	S3		
<i>Ribes glandulosum</i>	Skunk Currant	S3		
<i>Rosa blanda</i>	Smooth Rose	S1	E	
<i>Rudbeckia fulgida</i>	Orange Coneflower	S3		
<i>Rudbeckia triloba</i>	Brown-eyed Susan	S3		
<i>Sagittaria engelmanniana</i>	Engelmann's Arrowhead	S2	T	
<i>Sagittaria graminea</i>	Grassleaf Arrowhead	SU		
<i>Salix discolor</i> ^h	Pussy Willow	SH		
<i>Salix exigua</i> [?]	Narrowleaf Willow	S1	E	
<i>Salix lucida</i> ^h	Shining Willow	SH	X	
<i>Salix occidentalis</i> [?]	Dwarf Prairie Willow	S2		
<i>Sanguisorba canadensis</i>	Canada Burnet	S2	T	
<i>Sanicula marilandica</i>	Maryland Black-snakeroot	S3		
<i>Sarracenia purpurea</i> ¹	Northern Pitcherplant	S2	T	
<i>Sceptridium oneidense</i>	Blunt-lobe Grapefern	S1	E	
<i>Schizachne purpurascens</i>	Purple Oat	S1	E	
<i>Schoenoplectus torreyi</i>	Torrey's Bulrush	S1		
<i>Scirpus expansus</i>	Woodland Bulrush	S3		
<i>Scirpus hattorianus</i>	Mosquito Bulrush	SU		
<i>Scrophularia lanceolata</i>	Hare Figwort	S3		
<i>Scutellaria galericulata</i>	Hooded Skullcap	S2		
<i>Scutellaria incana</i>	Hoary Skullcap	S3		
<i>Scutellaria saxatilis</i>	Rock Skullcap	S1	E	
<i>Scutellaria serrata</i>	Showy Skullcap	S3		
<i>Sedum glaucophyllum</i>	Cliff Stonecrop	S2	T	
<i>Senecio suaveolens</i> ^h	Sweet-scented Indian-plantain	S1	E	
<i>Solidago arguta var. arguta</i> ^h	Late Goldenrod	S1?		

SCIENTIFIC NAME	COMMON NAME	STATE RANK	STATE STATUS	FEDERAL STATUS
<i>Solidago rigida</i> ^h	Prairie Goldenrod	S1	X	
<i>Solidago roanensis</i>	Roan Mountain Goldenrod	S3	E	
<i>Solidago rupestris</i> ^h	Rock Goldenrod	S1	X	
<i>Solidago uliginosa</i>	Bog Goldenrod	S3		
<i>Sorbus americana</i>	American Mountain-ash	S3		
<i>Sparganium emersum</i>	Greenfruit Bur-reed	S3		
<i>Sparganium eurycarpum</i>	Giant Bur-reed	S3		
<i>Sphenopholis pensylvanica</i>	Swamp Wedgescale	S2	T	
<i>Spiranthes lucida</i> [?]	Shining Ladies'-tresses	S1	E	
<i>Spiranthes ochroleuca</i> ^h	Yellow Nodding Ladies'-tresses	S1	E	
<i>Stachys eplingii</i> ^h	Epling's Hedge-nettle	S1		
<i>Streptopus lanceolatus</i>	Rosy Twisted-stalk	S1S2	T	
<i>Symphyotrichum drummondii</i>	Drummond's Aster	S1		
<i>Symphyotrichum laeve</i> var. <i>concinnum</i>	Smooth Blue Aster	S1?	X	
<i>Symphyotrichum praealtum</i>	Willow Aster	S1		
<i>Taxus canadensis</i>	Canada Yew	S2	T	
<i>Thaspium trifoliatum</i> ^h	Purple Meadow Parsnip	S1	E	
<i>Thelypteris simulata</i>	Bog Fern	S2	T	
<i>Torreyochloa pallida</i> var. <i>fernaldii</i>	Fernald's Mannagrass	S1		
<i>Trautvetteria caroliniensis</i>	Tassel-rue	S3		
<i>Trillium nivale</i> [?]	Snow Trillium	S1	E	
<i>Triosteum angustifolium</i> ^h	Yellowleaf Tinker's-weed	S1	E	
<i>Utricularia cornuta</i>	Horned Bladderwort	S1		
<i>Uvularia grandiflora</i>	Large-flower Bellwort	S1		
<i>Vaccinium macrocarpon</i>	Large Cranberry	S3		
<i>Vaccinium myrtilloides</i>	Velvetleaf Blueberry	S3		
<i>Vaccinium oxycoccos</i>	Small Cranberry	S2	T	
<i>Valerianella chenopodiifolia</i>	Goosefoot Corn-salad	S1	E	
<i>Valerianella umbilicata</i>	Navel-shaped Corn-salad	SH	X	
<i>Viburnum lentago</i>	Nannyberry	S1		
<i>Viola appalachensis</i>	Appalachian Blue Violet	S3		
<i>Viola rostrata</i>	Long-spur Violet	S3		
<i>Zizia aurea</i>	Golden Alexanders	S3		

APPENDIX

7

**ANNUAL AVERAGE DAILY
TRAFFIC (AADT) CHANGE
2009 - 2018**

Route #	Road Section	AADT 2009	AADT 2018	AADT 2009 - 2018 Numeric Change	AADT 2009- 2018 Percent Change
28	Second Ave (back) To Pennsylvania St/I	364	334	-30	-8%
30	Second Ave To Md 742	2074	2315	241	12%
38	West Virginia St/I To Vindex Rd	971	651	-320	-33%
38	Vindex Rd To Md 135	981	794	-187	-19%
39	West Virginia St/I To Old Crellin Rd	3151	3554	403	13%
39	Old Crellin Rd To Us 219	5671	5151	-520	-9%
40	Us 40 To Md 669	1783	1435	-348	-20%
40	Md 669 To Us 219	3603	3755	152	4%
40	Meyersdale Rd To Allegany Co/I	2301	2071	-230	-10%
40	Pennsylvania St/I To Us 40aI	2843	3982	1139	40%
40	Us 219 To Meyersdale Rd	1633	1815	182	11%
40	Us 40aI To Is 68	5243	4582	-661	-13%
42	Us 219 To Hoyes Rd	2551	3464	913	36%
42	Hoyes Rd To Is 68	2791	3674	883	32%
42	Fearer Rd To Pennsylvania St/I	691	821	130	19%
42	Is 68 To Fearer Rd	2071	2530	459	22%
50	Table Rock Rd To West Virginia St/I	1231	801	-430	-35%
50	Us 219 To Table Rock Rd	1591	1325	-266	-17%
50	West Virginia St/I To Us 219	711	651	-60	-8%

Route #	Road Section	AADT 2009	AADT 2018	AADT 2009 -	AADT 2009-
60	Shallmar Rd To Md 38	554	355	-199	-36%
64	Baltimore Ave To Dennett Rd	2274	1664	-610	-27%
68	Us 219/us 219j To Lower New Germany Rd	19470	21430	1960	10%
68	Exit 19 Ramp 04 Bittering Rd To Ramp 5 Fr Md 495 Sb To Ramp 4 (to ls 68)	544	841	297	55%
68	Md 495 To Us 219/us 219j	17770	19800	2030	11%
68	Exit 24 Ramp 08 Lower New Germany Rd To National Freeway	544	461	-83	-15%
68	Md 546 To Allegany Co/I	18945	22361	3416	18%
68	West Virginia St/I To Md 42	15710	15590	-120	-1%
68	Exit 24 Ramp 02 National Freeway To Lower New Germany Rd	454	361	-93	-20%
68	Lower New Germany Rd To Md 546	15440	19700	4260	28%
68	Exit 24 Ramp 04 Lower New Germany Rd To Ramp 5 Fr L New Germany Rd To Ramp 4	234	141	-93	-40%
68	Us 219/us 40 To Md 495	17530	18190	660	4%
68	Md 42 To Us 219/us 40	12240	13260	1020	8%
68	Exit 24 Ramp 06 Ramp 3 Fr Ramp 6 To L New Germany Rd To Lower New Germany Rd	324	251	-73	-23%
82	E. Memorial Dr (back) To Broadford Rd	5684	6125	441	8%
84	Dennett Rd To Md 135	2274	1664	-610	-27%
100	Morris Ave To Maple St	140	133	-7	-5%
135	Md 560 To Boiling Springs Rd	6712	6892	180	3%
135	Boiling Springs Rd To Md 495	4242	3945	-297	-7%
135	Us 219 To Md 560	10972	10612	-360	-3%
135	Md 38 To Allegany Co/I	3592	3292	-300	-8%

Route #	Road Section	AADT 2009	AADT 2018	AADT 2009 -	AADT 2009 -
135	Md 495 To Md 38	2152	2242	90	4%
178	Us 219 To Fish Hatchery Rd	102	115	13	13%
204	Old Frostburg Rd To Md 546 (ahead)	1551	1694	143	9%
211	Lower New Germany Rd To Frostburg Rd	790	1003	213	27%
211	Frostburg Rd To Allegany Co/I	352	385	33	9%
216	Is 68/us 219 To New Germany Rd	2711	2612	-99	-4%
219	Md 42 To Bear Creek Rd	4562	4412	-150	-3%
219	Md 135 To Md 39	14202	12782	-1420	-10%
219	Sand Flat Rd To Glen Dale Rd	8842	6852	-1990	-23%
219	Chestnut Ridge Rd (back) To Is 68/us 219	2711	2612	-99	-4%
219	Is 68 To Pennsylvania St/I	3652	4172	520	14%
219	Monte Vista Rd To Md 135	6372	5652	-720	-11%
219	Kings Run Rd To Sand Flat Rd	7602	8732	1130	15%
219	West Virginia St/I To Us 50	2042	1642	-400	-20%
219	E Memorial Dr To Kings Run Rd	15602	14051	-1551	-10%
219	Bear Creek Rd To Is 68	4402	3742	-660	-15%
219	Us 50 To Monte Vista Rd	2912	2362	-550	-19%
219	Md 39 To E Memorial Dr	10524	11582	1058	10%
219	Glen Dale Rd To Md 42	10016	11560	1544	15%
219	Us 219/md 135 To High St	1071	921	-150	-14%
220	Third St To To Second St	2364	2285	-79	-3%

Route #	Road Section	AADT 2009	AADT 2018	AADT 2009 -	AADT 2009 -
242	Church La To Oakhall Dr	40	33	-7	-18%
254	North Hill Rd To Main St E&w (ahead)	554	355	-199	-36%
260	Second St To To Herrington Manor Rd	2364	2285	-79	-3%
280	Us 219 To Memorial Dr (ahead)	5684	6125	441	8%
356	Maple St To Friendsville Addison Rd (ahead)	364	334	-30	-8%
363	Liberty Rd (back) To Cranesville Rd	2364	2285	-79	-3%
446	New Gravel Hill Rd To Second Ave	2074	2315	241	12%
495	Legear Rd To Us 40a1	2581	2985	404	16%
495	Dry Run Rd To Legear Rd	2591	2904	313	12%
495	Md 135 To Dry Run Rd	1711	1651	-60	-4%
546	Beall School Rd (back) To Misty La	1551	1694	143	9%
546	Misty La To Pennsylvania St/I	991	1094	103	10%
560	Bethlehem Rd To Md 135	3540	3334	-206	-6%
560	Us 50 To Bethlehem Rd	1930	2033	103	5%
669	Us 40a1 To Pennsylvania St/I	1631	1731	100	6%
742	Md 42 To Md 42	1100	1043	-57	-5%
825	Md 135 To Md 135	1271	854	-417	-33%
946	Us 40a1 To Md 546	760	813	53	7%
8160	M St To Philadelphia Ave #1	40	33	-7	-18%

APPENDIX

8

**GARRETT COUNTY
2022 TRANSPORTATION
PRIORITIES**

THE BOARD OF GARRETT COUNTY COMMISSIONERS

203 South Fourth Street – Courthouse –Room 207, Oakland, Maryland 21550

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Board of Commissioners

Paul C. Edwards
James C. Hinebaugh, Jr
S. Larry Tichnell

County Administrator

Kevin G. Null

County Attorney

Gorman E. Getty III

May 2, 2022

James F Ports Jr., Secretary
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover, Maryland 21076

RE: GARRETT COUNTY 2022 TRANSPORTATION PRIORITIES

Dear Secretary Ports:

Garrett County Government has compiled the following priority transportation projects for MDOT's consideration when developing the Fiscal Year 2023 – 2028 Consolidated Transportation Plan (CTP.) The Board of Garrett County Commissioners would like to thank MDOT for its outstanding working partnership with Garrett County to address our transportation issues. We look forward to future cooperation as we strive to meet the needs of our citizens.

As per the Chapter 725 Priority Letter Guidance, the following list of projects and studies are requests from Garrett County, its Municipalities, Garrett Trails, and other community partners for the State's consideration in developing the CTP. On April 6, 2022, the Garrett County Planning Commission Approve the draft Priority Letter.

Attached is supporting project information. Thank you for the opportunity to collaborate in the development of the CTP. Garrett County will continue to partner with the Maryland Department of Transportation to move transportation projects forward efficiently to serve the needs of our constituents.

1. US 219 N Extension to Pennsylvania Stateline

Garrett County and the Town of Grantsville requests continued funding for preliminary engineering and right-of-way acquisition for the for the last mile of US 219 North connecting Chestnut Ridge Road to the Pennsylvania Line. This project will improve access, reduce travel time, and for freight and passenger vehicles, and promote economic development in Western Maryland. The County and the Town of Grantsville look forward to the continued collaboration with MDOT and PennDOT to see this connection from Garrett County to Meyersdale, PA to completion in 2026.

2. US 219 Relocated, Oakland Bypass

Garrett County and the Town of Oakland request funding for final engineering to relocate US 219 from north of Oakland to MD 135 (2.4 miles). This project will divert through traffic, including trucks, from downtown Oakland, improving safety and operations. Constructing this corridor will relive several issues that exist the current system. Since have the extension of Corridor H there has been an increase in freight and truck traffic through the Town of Oakland, causing congestion on the narrow main street. This truck traffic causes, local drivers to detour through residential areas to avoid traffic on Oak and Third Streets (US 219) creating dangerous situations for the residents in the neighborhoods. Rerouting through traffic will lessen the freight traffic in the Town making it more attractive for new business and increase the livability of the Town of Oakland.

3. **MD 135 Road Diet and Complete Streets Design from Loch Lynn Heights to Oakland (New)**
Garrett County, the Town of Loch Lynn Heights, Mountain Lake Park, and the Town of Oakland request funding for planning to improve safety and to better accommodate motorized and nonmotorized users along a 1.5 mile section of MD 135 from at the intersection of Gorman Street, in Loch Lynn Heights, to Third Street in Oakland. This section of roadway sees traffic with speeds in excess of the posted 50 MPH. The results of planning should provide a concept plan to re-utilizing the right-of-way, create a two-way left-turn lane(s), provide dedicated space for bicyclist and pedestrians to access the schools, neighborhoods, and parks in this area. In this study, please address the three-foot-wide sidewalk on the bridge over the Little Youghiogheny River between on MD 135.
4. **US 219 Pedestrian Crossings at UNO's and Trader's Landing for safety**
Garrett County requests preliminary engineering funding for safety improvements along US 219 in McHenry along Deep Creek Lake from Traders Landing to the pedestrian crossing at UNO's. Improvements should include clearly marked pedestrian median refuge island to cross at Traders Landing, a center left turn lane through the extent of the area, consider closing two entrances to reduce redundancy and change parking at Traders Landing too one-way. Consideration should be made to narrow lanes to reduce speeds and provide a wider shoulder for bike and pedestrians on the east side of the road.
5. **US 219 Bicycle and Pedestrian Facilities Evaluation from Mosser Road to Glendale Road**
Garrett County requests planning funding to evaluate adding safe bicycle and pedestrian facilities to US 219 from Mosser Road to Glendale Road in McHenry, MD. Some of this route has wide shoulders and can accommodate a marked bike lane, creation of a separate path for non-motorized transportation. Other sections of this roadway are more narrow and present dangers to the non-motorized users. The County would like to provide a safe option along this route.
6. **MD 135 to Sand Flat Road to MD 219 Operational and Intersection Improvements**
MDOT SHA conducted a US 219 Truck Corridor Study for Oakland, Maryland in February 2021. Recommendations from this study include improvements to Sand Flat Road, from MD 135 to US 219; specifically upgrading shoulders to ten feet and improve geometry and improving Sand Flat Road's intersections to US 219 and MD 135. Garrett County requests MDOT SHA program preliminary engineering funding to follow up on these recommendations.
7. **Grantsville Sidewalk Extension on Alt US 40 to River Road**
Garrett County and the Town of Grantsville request \$400,000 for Preliminary Engineering to pursue the Grantsville sidewalk extension on US 40, from the eastern limit of the Town of Grantsville to River Road. In May 2020 MDOT SHA completed a US 40 ALT (Main Street) Sidewalk Feasibility Study for this project showing a new sidewalk withing the study limits is feasible. The developed concept plans avoid major structural impacts and provides for minimal increase in imperious area while provide a safe and compliant pedestrian pathway for connectivity from the Town of Grantsville, the State Park, and the Arts and Entrainment District. The concept design proposes approximately 1450 LF to 1875 LF of 5' wide pedestrian pathway along the north side of US 40 Alt and well as request ramps and crossings. The plan's cost estimated to be \$3.9 million dollars.
8. **Oak Street and Third Street (US 219) Sidewalk Reconstruction for Pedestrian Access in Oakland, MD**
Garrett County and the Town of Oakland requests Sidewalk Reconstruction for Pedestrian Access (Fund 33) for final design and construction to upgrade existing pedestrian facilities along US 219 via Oak and Third Streets. A detailed plan for this project was developed in 2016, by MDOT SHA. The project calls for traffic calming features, upgrading of existing sidewalks, installation of sidewalks and lighting along Oak Street and Third Street between the intersection of Third Street and Starlite Plaza and close to the intersection of Oak Street and MD 135. This project is a sister project to the County's #2 Priority US 219 Oakland Bypass to enhance the Main Streets of the Town. The Town of Oakland experiences excessive truck traffic on Oak Street and Third Street; creating safety concerns for the town.

9. Garrett County Transit Operating & Capital Funding

Transit Service provides Demand Response public transportation serving Garrett County. The Transit's mission is to provide Garrett Transit Service is to provide safe, reliable, and affordable transportation to all residents of Garrett County. Continued increased funding for operations is requested to achieve our mission, especially in times of increased fuel costs, and to provide competitive wages to retain and attract drivers and dispatchers. Capital Funding request for FY 2023 includes preventative maintenance which is used to repair and maintain the agency's vehicles and facility.

10. MD 495 and Glendale Road Intersection Evaluation

Garrett County requests planning funding to evaluate potential treatments improving the MD 495 and Glendale Road intersection. This road seen increased truck traffic, and is a route is used by second homeowners and vacationers to access the southern end of Deep Creek Lake. This intersection has seen numerous serious accidents. An analysis of AADT results at the traffic counter located just north of this intersection indicate traffic is growing. The County suggests three possible solutions: (1) re-alignment at this location to bring the intersection closer to a 90-degree angle; (2) installing a warning light prior to this intersection in both directions, and/or other road awareness indicator; (3) install fog lighting.


Please contact us for clarifications about our recommendations.

Respectfully,

THE BOARD OF COUNTY COMMISSIONERS
OF GARRETT COUNTY, MARYLAND



Paul C. Edwards, Chairman



James C. Hinebaugh, Commissioner



S. Larry Tichnell, Commissioner

Enclosures:

Maps

cc:

George C. Edwards, Maryland Senate
Wendell R. Beitzel, Maryland House of Delegates
Richard W. Carlson, Mayor, Town of Accident
Donald E. Dawson, Mayor, Town of Deer Park
Spencer R. Schlosnagle, Mayor, Town of Friendsville
Mark C. Diehl, Mayor, Town of Grantsville
Robert L. Reckart, Mayor, Town of Kitzmiller
Carolyn S. Corley, Mayor, Town of Loch Lynn Heights
Donald W. Sincell, Mayor, Town of Mountain Lake Park
Kathy B. Shaffer, Mayor, Mayor, Town of Oakland
Duane Yoder, President Garrett County Community Action
Peggy Jamison, Circuit Rider
Linda Lindsey, Circuit Rider
Meg Ellis, Circuit Rider

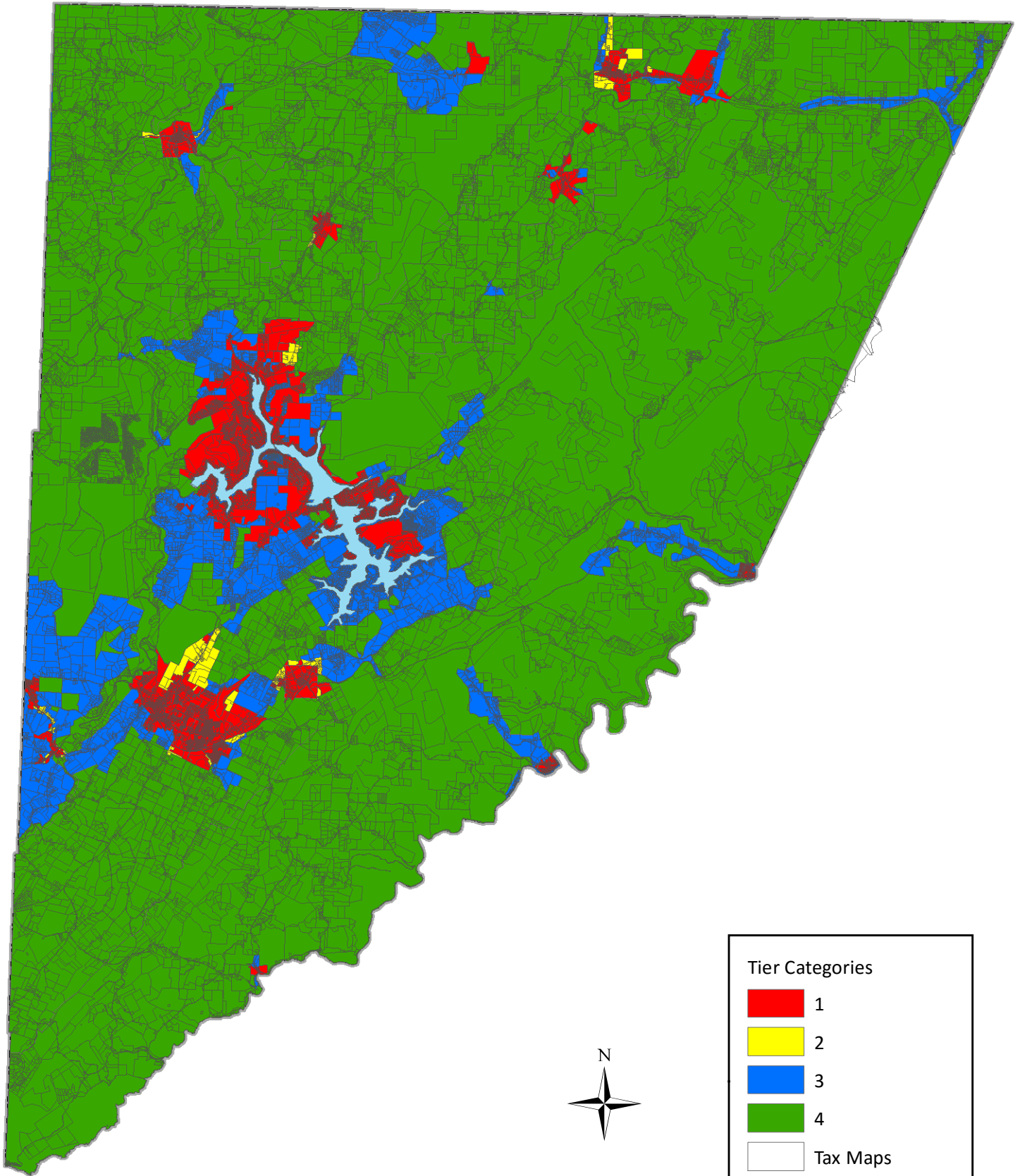
2022 Garrett County Priority	Project Name	Jurisdiction	Anticipated Cost \$(,000's)	Funding Source	% Funding Source	Local Land Use Plan Consistency	Safe, Secure, & Resilient System	Facilitate Economic Opportunity & Reduce Congestion	Maintain and Modernize Multimodal System	Improve Quality & Efficiency to Enhance Customer Experience	Environmental Protection & Sensitivity	Fiscal Responsibility	Better Transportation Choices and Connections	Priority Funding Area	Opportunity Zone	Sustainable Community	Contact Name	Contact email
1	US 219 N Extension to Pennsylvania Stateline	Garrett County	\$ 15,000	No Portion		Yes	X	X	X	X	X	X	X	X	X		Siera Wigfield	swigfield@garrettcountry.org
2	US 219 Relocated, Oakland Bypass	Garrett County, Town of Oakland	\$ 60,000	No Portion		Yes	X	X	X	X	X	X	X	X	X	X	Siera Wigfield	swigfield@garrettcountry.org
3	MD 135 Road Diet and Complete Streets Design from Loch Lynn Heights to Oakland (New)	Garrett County, Town of Oakland, Town of Mountain Lake Park, Town of Loch Lynn Heights	\$ 25	No Portion		Yes	X	X	X	X	X	X	X	X	X	X	Siera Wigfield	swigfield@garrettcountry.org
4	US 219 Pedestrian Crossings at UNO's and Trader's Landing for safety	Garrett County	TBD	No Portion		Yes	X	X	X	X	X	X	X	X			Siera Wigfield	swigfield@garrettcountry.org
5	US 219 Bicycle and Pedestrian Facilities Evaluation from Mosser Road to Glendale Road	Garrett County	TBD	No Portion		Yes	X	X	X	X	X	X	X	X			Siera Wigfield	swigfield@garrettcountry.org
6	MD 135 to Sand Flat Road to MD 219 Operational and Intersection Improvements	Garrett County, Town of Deer Park	\$ 6,000	No Portion		Yes	X	X	X	X	X	X	X	X	X		Siera Wigfield	swigfield@garrettcountry.org
7	Grantsville Sidewalk Extension on Alt US 40 to River Road	Garrett County, Town of Grantsville	\$ 400	No Portion		Yes	X	X	X	X	X	X	X	X	X	X	Siera Wigfield	swigfield@garrettcountry.org
8	Oak Street and Third Street (US 219) Sidewalk Reconstruction for Pedestrian Access in Oakland, MD	Town of Oakland	\$ 4,500	No Portion		Yes	X	X	X	X	X	X	X	X	X		Siera Wigfield	swigfield@garrettcountry.org
9	Garrett County Transit Operating & Capital Funding	Garrett County, Garrett County Community Action	\$ 1,500	No Portion		Yes	X	X	X	X	X	X	X	X	X	X	Siera Wigfield	swigfield@garrettcountry.org
10	MD 495 and Glendale Road Intersection Evaluation	Garrett County	TBD	No Portion		Yes	X	X									Siera Wigfield	swigfield@garrettcountry.org

APPENDIX







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**GARRETT COUNTY
TIER MAP**

Garrett County Tier Map 2016



Tier Categories

	1
	2
	3
	4
	Tax Maps
	Deep Creek Lake

1 in = 4 miles