

DRAFT Garrett County Development Capacity Analysis

November 1, 2006

MDP has been working on a development capacity analysis with Garrett County for the last several months. This involved collecting, integrating and interpreting data to make it 'fit' MDP's growth simulation model. We also worked with Garrett County planning staff to build the base set of information and assumptions that shape the analysis.

Maryland's local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July, 2004 report (the full report is available at: http://www.mdp.state.md.us/develop_cap.htm)

See the report mentioned above for a full description of the analysis' methodology and its caveats. MDP's analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units built by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. In Garrett County, the Land Classification System was used as a substitute for zoning in the rural areas. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

Background and Trend Data

Based on the Census, in 2005, Garrett County had a population of 30,150. There were 18,326 existing housing units as of 2005. MDP's total year-round household projection for Garrett County is approximately 2,225 from 2005 to 2030. Because of the nature of the Deep Creek Lake area and the fact that there are many second homes located there and elsewhere in the County, we use housing unit projections. For the purposes of this analysis, we are using an MDP housing unit projection, which projects approximately 4,228 new housing units between 2005 and 2030. ERM has developed higher moderate and rapid growth scenarios for the County for the year 2030. In the moderate growth scenario, it shows a growth of 6,750 additional housing units and in the rapid growth scenario 8,750 housing units.

Capacity Analysis

Traditionally, MDP's growth model does not account for steep slopes in its development capacity analysis. This is a bigger issue in Garrett County than in most areas in the state. For this reason, parcels that had **30% or higher** slope were taken out of the capacity analysis as being unbuildable.

In addition to running the model for current zoning and land use classifications, MDP ran the model for two different scenarios that have varying densities. Both scenarios show different levels of decreased densities in the agricultural and rural areas to protect open space and farming. Both scenarios have decreased densities for the AR, RR, LR, and R land use classifications. The densities used are shown below. Note that the AR and RR “zones” were changed for both scenarios, while the LR and R “zones” were only changed for Scenario 1 and were held constant for Scenario 2.

Land Use Classification	Current Conditions	Scenario 1	Scenario 2
AR	1 du per 3 acres	1 du per 6 acres	1 du per 20 acres
RR	1 du per 3 acres	1 du per 6 acres	1 du per 20 acres
LR	0.87 du per 1 acre	1 du per 2 acres	1 du per 2 acres
R	1 du per 1 acre	1 du per 2 acres	1 du per 2 acres

The results of the development capacity analysis for each of the scenarios are shown in the tables and graphs below.

Table 1 – Development Capacity in Garrett County for the Three Scenarios

PFA	Current New Housing Unit Capacity	Scenario 1 New Housing Unit Capacity	Scenario 2 New Housing Unit Capacity
Inside PFA	6,792	6,672	6,672
Outside PFA	119,589	62,961	55,771
Total	126,381	69,633	62,443

The table above shows that under current land use regulations, there is a total capacity of 126,381 housing units in the County. Scenario 1 reduces this capacity in the rural areas outside the PFAs by 43% and Scenario 2 reduces the capacity by 50%.

Table 2 below illustrates development capacity in Garrett County by Zoning District or Land Classification. The Zoning District (Land Classification) with the most capacity is the R, or Rural, area. This achieves a density of 1 du/acre on sewer service areas and areas planned for sewer service and 0.5 du/acre (2 acre lots) on areas not planned for sewer service. There is also significant capacity in the LR zoning district, which is the main zoning district surrounding Deep Creek Lake. It is important to note the reductions in capacity for the AR, RR, R, and LR zones/land classifications for Scenarios 1 and 2.

Table 2 – Shows Zoning Districts (Land Use Classifications) for Garrett County

Zoning District	Current New Household Capacity	Scenario 1 New Housing Unit Capacity	Scenario 2 New Housing Unit Capacity
AR	19,521	9,515	2,769
CR1	0	0	0
CR2	87	87	87
EC	0	0	0
GC	0	0	0
LR	19,378	10,390	10,390
R	72,949	35,905	35,905
RD	2,948	2,948	2,948
RR	1,421	711	267
SR	2,993	2,993	2,993
TC	651	651	651
TR	3,043	3,043	3,043
Towns	3,390	3,390	3,390
Total	126,381	69,633	62,443

The above tables show that there is a large decrease in total capacity from the Current Capacity to Scenario 1 and a much smaller decrease from Scenario 1 to Scenario 2. There are several reasons for these results. The first reason is that in Scenario 1, all four land use classifications were changed (AR, RR, LR, R), while in Scenario 2, only AR and RR were changed and LR and R were held constant from Scenario 1. This is important because a large part of the capacity reduction (more than half) in Scenario 1 is due to the downzoning of LR and R. In addition, the RR zone does not have much capacity to begin with since most of it is protected already.

There is sufficient supply of land in the Priority Funding Areas to accommodate the 2030 projected growth of approximately 4,228 housing units. Graph 1 below illustrates this finding. It also shows that ERM growth projections come very close to using all available capacity in the PFAs under the moderate growth scenario and would exceed the capacity under the rapid growth scenario. There is also a very high amount of development capacity outside of PFAs. Most of this is in the rural area, although a significant portion of it is in the Deep Creek Lake Watershed.

Graph 1 – Comparison of Supply and Demand of Housing Units within the PFAs

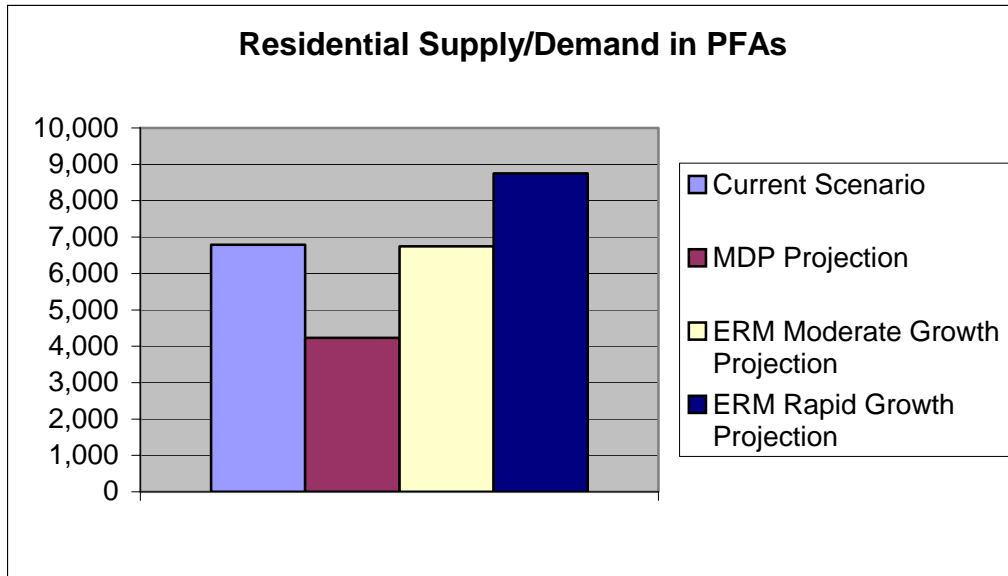


Table 3 shows development capacity in Garrett County by PFA sub-areas for each scenario. The scenarios only reduced the densities for the Deep Creek South and Oakland areas. A map of PFAs in Garrett County has been included at the end of this document.

Table 3

PFA Sub-Areas	Current New Housing Unit Capacity	Scenario 1 New Housing Unit Capacity	Scenario 2 New Housing Unit Capacity
Accident	166	166	166
Bittinger	0	0	0
Crellin	367	367	367
Deep Creek North	665	665	665
Deep Creek South	1340	1304	1304
Deer Park	1088	1088	1088
Finzel	38	38	38
Friendsville	61	61	61
Gorman	9	9	9
Grantsville Area	528	528	528
Hoye's Run	8	8	8
Hutton	12	12	12
Jennings	37	37	37
Keyser's Ridge	0	0	0
Kitzmilller/Shalmar	115	115	115
Lock Lynn Heights	108	108	108
Moutain Lake Park	377	377	377
Oakland Area	1807	1723	1723
Potomac River	51	51	51
Sang Run	5	5	5
Swanton	10	10	10
Total Capacity	6,792	6,672	6,672

Additional subsets of interest are attached in Table 7, "Development Capacity Summary Report, Garrett County".

Deep Creek Lake Influence Area

A subset of the County that is of interest is the Deep Creek Lake Influence Area. It is a portion of Garrett County that has established zoning categories (the Deep Creek Lake Watershed) plus the area around the Adventure Sports development that is in the Youghiogheny watershed (see Figure). There are a total of 5,055 improved residential parcels in the area, just over a quarter of which were developed within the last 10 years (Maryland Property View Data 2006).

Based on MDP's analysis, there is significant development capacity within the Deep Creek Lake Influence Area, mostly in areas outside of Priority Funding Areas. Scenarios 1 and 2 produced the same results as each other because the Deep Creek Lake Area only contains the LR zoning category, which was reduced to 1 dwelling unit per 2 acres and

then held constant for both scenarios. By reducing the LR zoning in this way, the Scenarios show that the capacity in this area is reduced by about 42% outside the PFAs.

Table 4 – Development Capacity Inside and Outside PFA’s Deep Creek Lake Watershed for Each Scenario

PFA	Current New Housing Unit Capacity	Scenario 1 New Housing Unit Capacity	Scenario 2 New Housing Unit Capacity
Inside PFA	2,001	1,965	1,965
Outside PFA	22,159	12,705	12,705
Total	24,160	14,670	14,670

Table 5 – Breaks the Deep Creek Lake Watershed’s capacity down by Zoning District.

Zoning District	Current New Housing Unit Capacity	Scenario 1 & 2 New Housing Unit Capacity
AR	6	5
CR2	81	81
LR	18,859	10,732
R	1,549	800
RD	1,625	1,012
SR	10	10
TC	318	318
TR	1,712	1,712
Total	24,160	14,670

(Note: In the LR zoning district and R land category, a combined total number of 2,500 housing units have been conceptually approved by the Planning Commission for the Wisp Resort PRD and that the 2,500 unit density would prevail in the PRD area.)

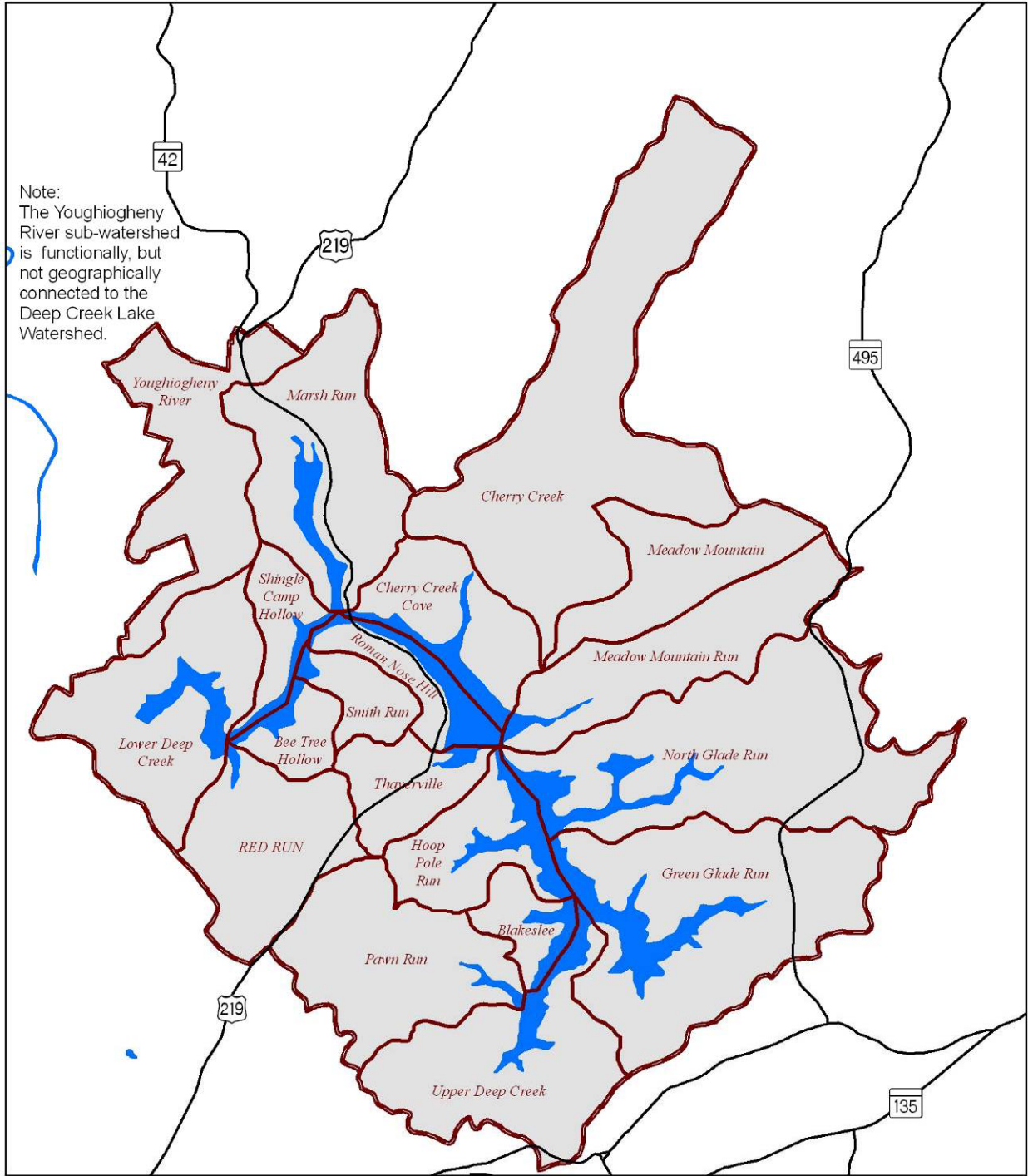
Table 6 - Shows the development capacity in the Deep Creek Lake Influence area by ERM sub-watershed.

ERM Watershed Name	Current New Housing Unit Capacity	Scenario 1 & 2 New Housing Unit Capacity
BEE TREE HOLLOW	258	159
BLAKESLEE	245	153
CHERRY CREEK	3,237	2,572
CHERRY CREEK COVE	543	330
GREEN GLADE RUN	2,456	1,491
HOOP POLE RUN	462	292
LOWER DEEP CREEK	1,615	967
MARSH RUN	1,804	104
MEADOW MOUNTAIN	1,709	981
MEADOW MOUNTAIN RUN	1,166	680
NORTH GLADE RUN	2,773	1,678
PAWN RUN	1,898	1,098
RED RUN	1,053	640
ROMAN NOSE HILL	203	185
SHINGLE CAMP HOLLOW	184	178
SMITH RUN	238	188
THAYERVILLE	1,596	1,428
UPPER DEEP CREEK	1,644	963
YOUGHIOGHENY RIVER	1,076	582
Total Capacity in Deep Creek	24,160	14,670

APPENDIX: Development Capacity Model Notes



MDP took several steps to refine this development capacity analysis so that it reflected a more realistic picture of Garrett County conditions. These steps were based on advice and suggestions of people familiar with the county.

- As mentioned previously, the development capacity model was tailored for Garrett County to disallow development on lands that had slope greater than 30%.
- MDP was informed that a large subdivision to the west of Deep Creek Lake (Youghioghny Mountain Resort) was subdivided before current well and septic laws were enacted. As a result, the large majority of the lots there are unbuildable because they do not meet the requirements of the law (such as percolation regulations). It was suggested that the development capacity be reduced by 30% for this subdivision as a result. The results show this reduction.
- Because the development capacity model uses point data for parcels, the precision as to where that point is located on the property can be very rough. This is especially true for very large properties. The point representing the Rock Lodge Trust, which is a large property with a lot of development capacity, fell inside one sub-watershed even though it extended throughout three others. To correct this, the new housing unit capacity for the property was apportioned to each of the sub-watersheds based on the percentage of area of the property that was located in that sub-watershed.
- MDP was told that the sub-watershed, Cherry Creek (as defined by ERM), is often also called the “Glades” by locals due to the large amount of presence of wetlands in the area. Again, because of imprecise parcel point location, not all of the properties in this area were accurately reflecting the amount of wetlands. To have the model reflect this, the percentage of acreage of wetlands was calculated in Cherry Creek. The new housing unit development capacity was then reduced by that percentage (which was 15.28%).



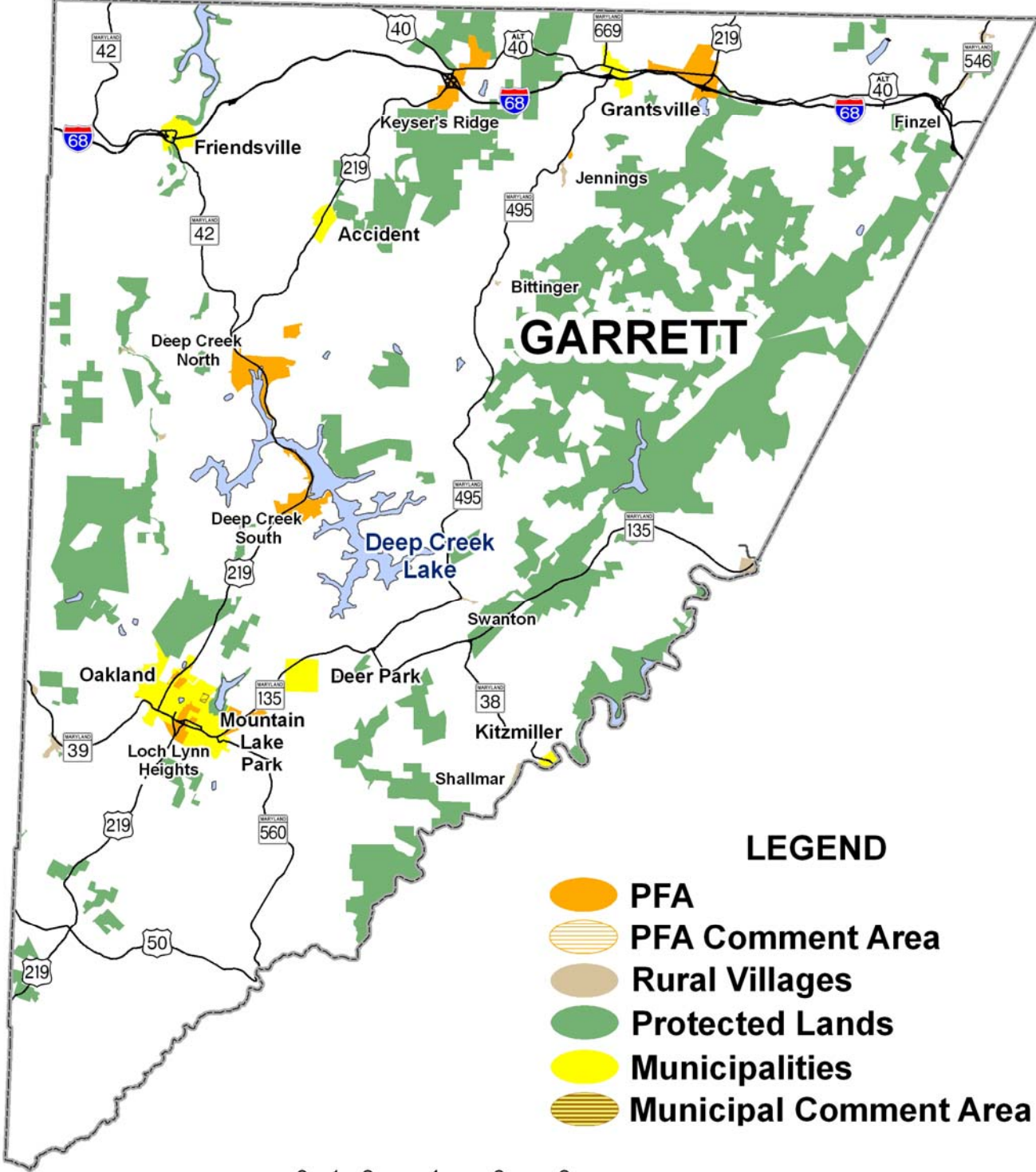
Deep Creek Lake Sub-Watersheds

Legend

-  Sub-Watersheds
-  Deep Creek Lake Influence Area



Garrett County PFAs and Municipalities



LEGEND

- PFA
- PFA Comment Area
- Rural Villages
- Protected Lands
- Municipalities
- Municipal Comment Area

