

VOLUME 2

Comprehensive Plan

Town of Friendsville, Maryland

Final Draft 2008

*Recommended goals,
policies, and actions
through 2030*



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1.0 INTRODUCTION

The Comprehensive Plan for Friendsville is a two-volume report. Volume 1 is a comprehensive source for baseline information on current development and infrastructure improvement projects, demographics, natural areas, land use, zoning, transportation, and community facilities in Friendsville and the other towns in Garrett County. This report, Volume 2, provides the projections, goals, policies, and actions that will guide future growth and conservation in Friendsville through 2030.

The Plan is long-range and comprehensive. It provides the organizing framework for more detailed planning and design work. The Plan is a guide for the Town and its residents. It is a guide for land developers. It is a guide for outside agencies and units of government. The Plan is a compilation of what is most important to Friendsville as it contemplates change over the next 20 years. Notably, this Plan envisions a citizen population engaged in formulating and implementing the Plan's policies and actions. It also anticipates consistent outreach to other agencies and units of government with the resources and expertise to advance interests the Town shares with others.

The Plan implements the “visions” set forth in Article 66B of the Maryland Annotated Code:

- Development is concentrated in suitable areas;
- Sensitive (natural) areas are protected;
- Growth is directed to existing population centers and resource areas are protected;
- Stewardship of the Chesapeake Bay and the land is a universal ethic; (Although Friendsville is not in the Chesapeake Bay watershed, stewardship of the land is essential to this Plan.)
- Conservation of resources, including a reduction in resource consumption, is practiced;
- Economic growth is encouraged and regulatory mechanisms are streamlined;
- Adequate public facilities and infrastructure are available or planned in areas where growth is to occur; and
- Funding mechanisms are addressed.

It is important to note at the beginning of this volume that the Town of Friendsville generally supports the adopted 2008 Garrett County Comprehensive Plan. The Friendsville Plan addresses most of the same subject areas addressed in the County Plan—land use, water resources, etc. While Friendsville's Plan does not contain a separate section on Housing, the Town supports the County's findings and policies, especially related to workforce housing. In 2000, the U.S. Census showed that 24 percent of owner-occupied households in Friendsville had monthly housing costs at or exceeding 35 percent of household incomes, meaning these households are particularly overburdened with housing costs. Eighteen percent of the Town's renter-occupied householders faced the same challenge. The Town accepts the finding that roughly 1,400 affordable housing units will be needed countywide by 2030 and 300 to 400 of these units should be developed in the towns of the County while the bulk of the remaining affordable/workforce housing need should be met in the Deep Creek Lake area. Friendsville will work with County, State, and Federal agencies and local non-profit corporations to encourage workforce housing.

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This report contains two maps: the Friendsville Comprehensive Plan Map and the Friendsville Sensitive Areas Plan Map. They illustrate the principal goals, policies, and recommendations. The Comprehensive Plan Map shows the proposed land use pattern for the Town. It designates all land area within the Town as one of nine land use types described below.

- Suburban Residential – individual houses on large lots along local and regional roads
- Town Residential – individual houses, located close to one another with small yards (This reflects the traditional pattern of development in Friendsville.)
- Multi-family residential – senior and workforce housing
- Commercial – retail and other business establishments
- Institutional – community services, churches, government buildings (schools, town hall, fire & rescue)
- Industrial – employment: light industrial or industry-related office uses
- Town Center – a mix of retail, office, and residential uses
- Riverfront – a mix of retail and tourism-related
- Natural Resource Conservation – areas that are currently wooded and proposed to remain in woodland and open-space uses

The Comprehensive Plan Map also shows a Sensitive Areas Overlay. This designation covers the floodplains of the Youghiogheny River and Bear Creek and all steeply sloping terrain with inclines over 25 percent. It is “overlaid” onto the land use plan and has special significance for future development and redevelopment in the Town. The purpose of the Overlay is to identify where special care must be taken to protect the health and safety of households and businesses from flooding and to minimize the negative impacts of development activities in the floodplain and on steep slopes¹. Much of the existing developed Town is within floodplains. For these areas, this Plan recommends that development intensity as measured in impervious surface area (parking lots, driveways, and roof tops, for example) be reduced over time and that the overall density of population in these areas be reduced.

The Plan further recommends that the Town study zoning and building codes to determine what types of additional building standards should be required in high-hazard areas of the floodplain. In other words, this Plan seeks to gradually reverse the impacts of past development in the floodplain, reduce the potential severity of flooding and flood hazard, and minimize hazard exposure for residents and property. This Plan recommends that those sensitive areas still undeveloped should remain in natural and open space uses. Because of their role in storing, filtering, and naturally conveying stormwater, their preservation in a natural use is vital to the long-term health and safety of the community. The Sensitive Areas Plan Map shows natural features, including wetlands, and the Overlay in more detail.

¹ These impacts are discussed in Volume 1 of this Comprehensive Plan. Development in the floodplain accelerates the flow and velocity of floodwaters, increases the run-off of pollutants into streams and rivers, and leads to property damage and hazard. Development on steep slopes can lead to foundation erosion, sediment and erosion of hillsides, increased flooding in downstream areas, and increased loadings of non-point source pollution and sediment into the streams and rivers.

Natural Resource Conservation

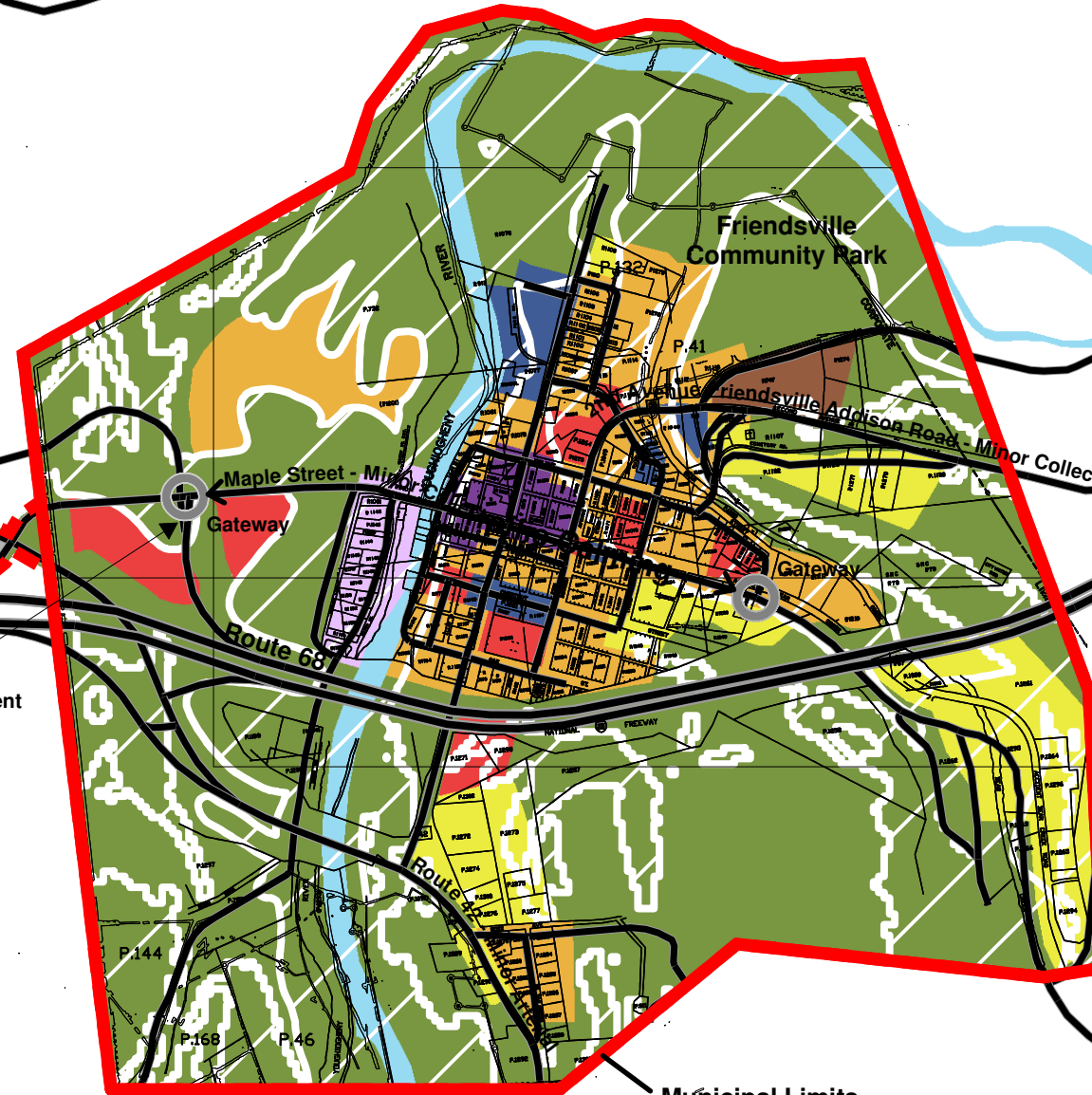
Natural Resource Conservation

Route 42 - Major Collector

Town Growth Area










Road Re-alignment

Natural Resource Conservation

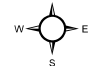


Municipal Limits

Friendsville Comprehensive Plan

-  Suburban Residential
-  Town Residential
-  Multi-Family Residential
-  Commercial
-  Institutional
-  Industrial
-  Town Center
-  Riverfront
-  Natural Resource Conservation
-  Sensitive Areas Overlay

Date: November 24, 2008
 Projection: NAD 1983 StatePlane
 Maryland FIPS 1900 (Feet)



1 inch = 1,000 feet

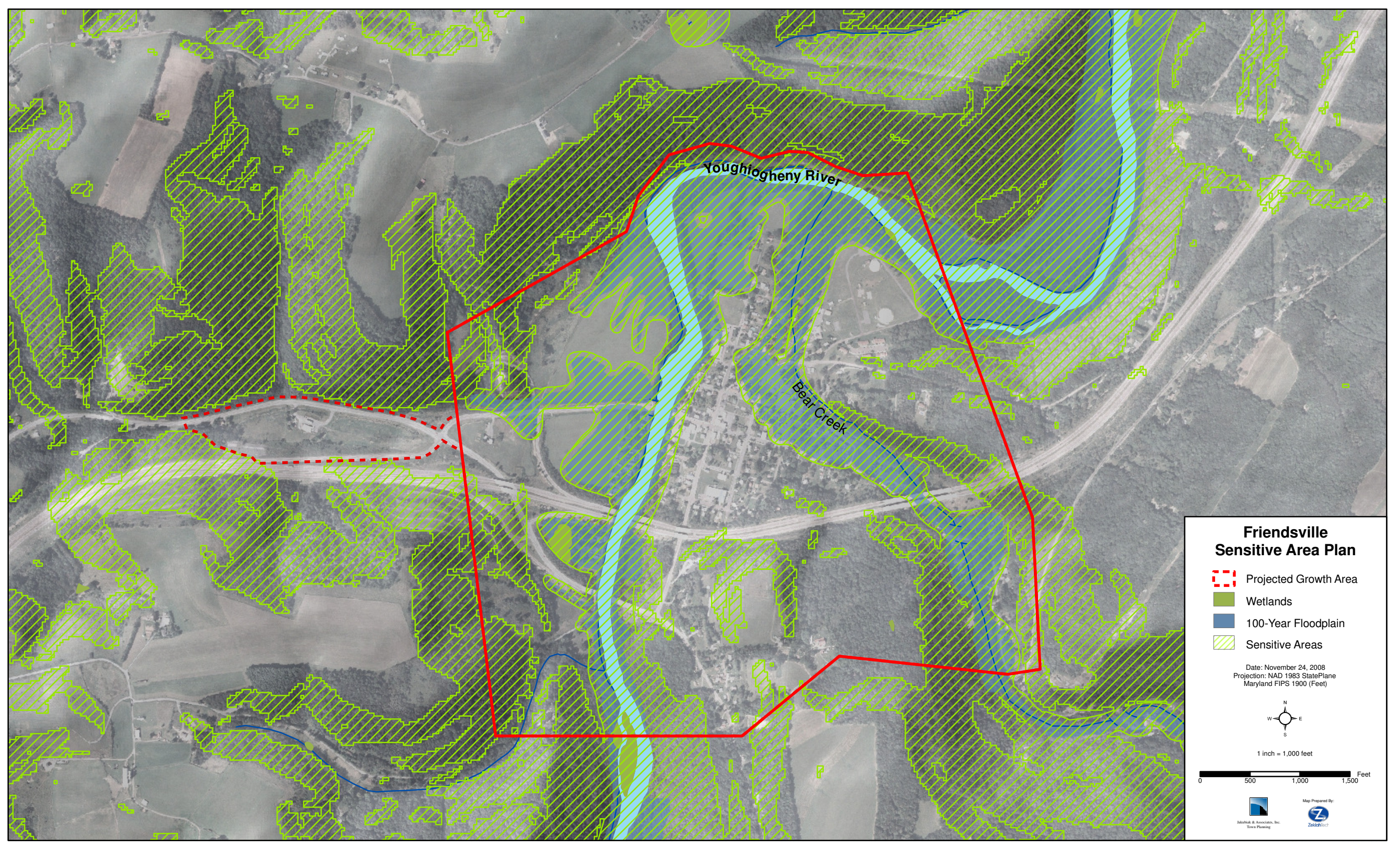


Jakubiak & Associates, Inc.
 Town Planning

Map Prepared By:



ZekichTech



Youghiogheny River

Bear Creek

Friendsville Sensitive Area Plan

-  Projected Growth Area
-  Wetlands
-  100-Year Floodplain
-  Sensitive Areas

Date: November 24, 2008
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch = 1,000 feet



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2.0 FUTURE CONDITIONS

Section 2 of this report discusses the growth that Friendsville may expect through 2030 and the likely impacts of this growth on public facilities, services, and water resources.

2.1 PROJECTIONS OF FUTURE GROWTH

The physical expansion of Friendsville is somewhat limited by its location within a valley. Growth on all sides is constrained by the surrounding mountains and the Youghiogheny River and Bear Creek floodplains. However, the principal determinant of growth in the long-term is the capacity of water and sewer systems. Until substantive infrastructure expansion, residential and non-residential growth can not exceed 64 Equivalent Residential Units (ERU). This Plan expects that Friendsville will grow, but will grow modestly through 2030.

Between 1990 and 2000, Friendsville grew from 222 households to 232 households, which is an average growth rate of 0.44 percent per year. Since 2000, the Town issued three building permits for new houses resulting in an estimated 235 households in 2007. Historic trends indicate a slow rate of growth for Friendsville and the County's Comprehensive Plan projects that the 20-year growth of the entire Youghiogheny River will be largely concentrated in the Deep Creek Lake area. Friendsville's location is somewhat removed from the residential and employment growth that is occurring both in the Deep Creek Lake area and in the southern region of the County, so a modest rate of growth is reasonable to plan for.

This plan projects a residential growth rate of 0.6 percent per year from 2008 through 2030. This is a somewhat higher rate of growth than recorded in previous recent decades. At this rate of growth, the Town would add 33 new housing units by 2030, bringing the total to 268 units. This level of growth is well within the limits of the Town's expected water and sewer capacity and allows the Town to pro-actively reserve capacity for commercial and light industrial development. More detailed discussion of land use and infrastructure policy is presented later in this report.

In preparing this Plan, Garrett County's development capacity analysis for Friendsville was reviewed. The land available within the Town's current boundaries and the existing zoning were used to estimate the number of housing units that could potentially be built. A certain amount of "infill" development is typically allowed in towns. "Infill" refers to the new housing units that could reasonably be expected to be built under current zoning. Sometimes infill can come about when an existing lot is subdivided to create another buildable lot. Sometimes infill can come about when single-family lots are converted into multifamily development projects. However, for the most part, infill happens when vacant lots are developed and/or large lots are subdivided into residential lots. The County's development analysis estimated that Friendsville has room for about 60 additional housing units within its boundaries under current zoning. The net effect of the land use changes recommended in this Plan would reduce this "capacity" somewhat, primarily by reducing allowable density in environmentally sensitive and woodland areas of Town.

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2.2 IMPACTS OF FUTURE GROWTH – GENERAL PUBLIC FACILITIES

Understanding the impacts of future growth on community facilities and services help ensure that adequate facilities are in place to meet current and future needs. The following table outlines the projections and impacts of future growth in Friendsville. The community facilities assessed are schools, library, parks, police, and fire and emergency services. Impacts to public drinking water and sanitary sewer facilities are discussed in Section 2.3.

Schools	The Garrett County Board of Education does not project that growth will result in overcrowding of the school system. In general, graduation rates are expected to be higher than birth rates. A projection of new students from the anticipated growth in Friendsville is provided below. There is adequate capacity to accommodate projected population growth.		
Impact to Schools			
Schools	2007 Enrollment (pupils)	Pupil Generation in Friendsville¹	Capacity (pupils)
Friendsville Elementary ²	128	6	226
Northern Middle	394	3	570
Northern High	605	5	701
¹ The following pupil generation rates were used to project enrollment by new households: 0.19 Elementary; 0.10 Middle, 0.14 High.			
² Does not include Pre-K students.			

Library	The current library has a number of deficiencies. The draft Ruth Enlow Library 2008-2012 Facilities Plan proposes building a new library in Friendsville.
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Parks	Current parks are sufficient for current and future needs. Improvements to new park resources will occur as an amenity and tourism attraction.
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Police	Current police services are sufficient for current and future needs.
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Fire/EMS	Current fire and EMS services are sufficient for current and future needs.
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2.3 IMPACTS OF FUTURE GROWTH – WATER RESOURCES

The following summarizes background information relevant to the water resources of Friendsville. Additional information can be found in Volume 1, specifically in the Natural Resources and Community Facilities sections. The Garrett County Comprehensive Plan Water Resources Element contains a map of the water service areas on page 5-3 and a map of the planned sewer service areas on page 5-14 which the reader may wish to review for added context and supporting information. This section refers to the term “Equivalent Residential Unit” (ERU). An ERU is equal to the water use or water discharge of a typical household—262.5 gallons of water per day.

Drinking Water

The Garrett County Department of Public Utilities (DPU) provides drinking water to the Town of Friendsville from the Youghioghney River. There are no water quality concerns with this water source. The current system has the ability to produce 100,000 gallons per day (gpd) of water—enough to serve 380 ERUs. It currently serves 316 ERUs; 235 housing units and 81 non-residential ERU’s. Therefore, the system has the capacity to serve 64 more ERU’s. This Plan recommends that the allocation of remaining capacity be guided by the following general formula: 33 ERU’s for the projected residential growth, 10 ERU’s for planned commercial/industrial (and other non-residential) development, and 21 ERU’s as a reserve capacity for future growth or unanticipated needs. In future years, as the capacity of the system approaches a level where only 20 ERU’s remain, the Town and Garrett County should begin a feasibility study to determine whether and how to expand the municipal drinking water supply.

Wastewater Treatment

Garrett County DPU and the Town of Friendsville have secured funding to reduce “inflow” and “infiltration” (I & I) and upgrade the sanitary sewer system². Inflow is stormwater that enters the system as a result of insufficient stormwater management on individual lots—for example, private downspouts that direct water into storm drains. Infiltration is flow from groundwater that enters the system through cracks in pipes, for example. I & I add to the amount of wastewater that needs to be treated and discharged which reduces the effective capacity of the system to accommodate additional households and businesses.

Once the I & I issues are resolved, the Town’s first priority will be to connect 13 houses that are in Town, but are on private septic systems, to the public sewer system. Then connections to new development will be made available as needed. Garrett County has set point source loading limits on nitrogen and phosphorus for the Friendsville Wastewater Treatment Plant, which discharges into the Youghioghney River. These limits--2,207 lbs per day for nitrogen and 552 lbs per day for phosphorus--would be achieved through the programmed upgrades to BNR treatment of wastewater.³

The WWTP has a 125,000 gallon per day (gpd) capacity which can serve 476 ERUs. With I & I, it is currently operating at 123,000 gpd; comparable to 469 ERUs. The Town anticipates that the programmed repairs will return more than enough capacity to serve the Plan’s projected growth through 2030—that is, at least 44 ERU’s or just under 11,550 gpd. Connections should be allocated as indicated above under the heading Drinking Water.

Stormwater

The Garrett County Comprehensive Plan (pages 5-26 and 5-27) assesses impacts of non-point source loading under two land-use scenarios. The first scenario is to maintain a low-density and agricultural land-use pattern. The second considers clustering development around towns and developed areas. As stormwater run-off and nutrient loading are only assessed at a county-wide watershed level, this Plan does not include an analysis of Town land-use plans. The Friendsville Plan is most similar to the second scenario considered by Garrett County; however, it actually retains open space and forests in and around Town and recommends expanded stream and floodplain buffers. As (non-farming) open space and forests have lower contributions to nutrient loading than urban development and can absorb stormwater run-off and remove nutrients before they enter the stream system, this Plan would result in a lower impact than either of the County’s assumed land-use scenarios.

² Including from the Appalachian Regional Commission, Maryland Department of the Environment, and the Community Development Block Grant program.

³ Garrett County Comprehensive Plan, Water Resources Element, page 5-23 Table 5.5.

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3.0 GOALS, POLICIES, AND IMPLEMENTING ACTIONS

The Planning Commission prepared this Comprehensive Plan as called for by Article 66B of the Annotated Code of Maryland. Article 66B requires that municipal comprehensive plans contain elements addressing the following: goals, sensitive (environmental) areas, land use, municipal growth, transportation, water resources, community facilities, mineral resources, and recommendations for land development regulations. Additionally, this Plan includes recommendations on economic development.

Each of the following sections presents goals, policies, and actions as described below.

- Goals** - Statements that describe Friendsville’s intentions for the future.
- Policies** - The recommended courses of action to be pursued by Friendsville in achievement of each goal.
- Implementing Actions** - Specific tasks to be undertaken to implement the policies over the next six years. Consistent with State law, the Planning Commission should review the Plan in six years. At that time, progress should be assessed and a new set of actions to further the goals and policies should be developed as needed.

The goals and policies are drawn in part from research and analyses presented in Volume 1 of this report. The inventory and mapping of existing conditions in the areas of land use, zoning, community facilities, and natural resources is especially important. From time to time, it may be helpful for the reader desiring more detail to turn to Volume 1 for background information.

Volume 1 also presents and describes three town planning principles for the towns of Garrett County. These are three statements of universal values that have guided the preparation of this Plan. In summary they are:

1. Natural areas play significant roles in the quality and health of human settlements.
2. Development and redevelopment can occur in ways that respect the size, scale, and use of existing historic development patterns.
3. Stewardship of municipal facilities requires that a town’s growth be balanced with infrastructure and service capacities.

The Friendsville Comprehensive Plan Map illustrates the key goals, policies, and actions of the Friendsville Comprehensive Plan and should be used as a guide to implement the zoning changes proposed herein. The Planning Commission should also use the Map when determining whether a proposed development project, land use change, or infrastructure improvement is compatible and consistent with the Comprehensive Plan.

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3.1 LAND USE

This section outlines the main goals, policies, and actions for Friendsville's future land use. The Comprehensive Plan Map shows the 2030 land use plan. The land use table on the following page outlines the land uses supported by this Plan. The chart following the land use table lists priority zoning district recommendations. Recommendations in Sections 3.2 (Municipal Growth), 3.3 (Sensitive Areas) and 3.7 (Economic Development) also address future land use in Friendsville.

Goals	1	2	3	4
	The integrity of the historic character and fabric of Friendsville is protected for future generations.	The natural environment provides form to the built environment helping to guide the location of future development.	New development is similar in scale and layout to the existing Town, creating a unified Town plan.	Growth of the Town occurs within or adjacent to the existing Town boundary.
Policies	<ul style="list-style-type: none"> The historic character and structures in Friendsville are preserved for future generations. Historic properties in Friendsville are well-maintained. 	<ul style="list-style-type: none"> Sensitive environmental areas are preserved for open space and recreational use. The scenic resources of Friendsville are protected from development. 	<ul style="list-style-type: none"> Areas where new development occurs are modeled on the Town's traditional pattern of streets and lots. 	<ul style="list-style-type: none"> New development will occur within the Town's current boundaries and in the Town's growth area. Growth and development in and around Friendsville will be consistent with the Comprehensive Plan Map.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> Update the zoning ordinance to address property maintenance concerns. Adopt design standards based on the National Park Service standards for the rehabilitation of historic structures to help property owners protect the long term integrity of historic buildings. Work with the Maryland Historic Trust to determine eligibility for listing of structures on the National Register of Historic Places and apply for historic district status. 	<ul style="list-style-type: none"> Create a Sensitive Areas Overlay zoning district to protect wetlands, steep slopes and floodplains. Document scenic resources. Calculate impervious surface area in floodplains and establish a strategy for long-term reduction. Create a Riverfront zoning district as shown on the Plan Map; require low levels of impervious surface area. (Also see Goal 2 of the Economic Development Section.) 	<ul style="list-style-type: none"> Include infill development standards in the zoning ordinance consistent with the size, scale, and character of the Town. Add subdivision regulations and incorporate guidelines for street and lot layout modeled on the traditional patterns in Friendsville. Continue to require that all new development be connected to public water and sewer systems, with the exception of very low impact uses in the Natural Resource Conservation areas shown on the Comp. Plan Map. 	<ul style="list-style-type: none"> The zoning ordinance and map are amended to bring about the land use pattern shown on the Comprehensive Plan Map. The Town works with Garrett County to ensure that areas outside of Town are maintained in a rural or natural state. Permit annexations of land only in those areas designated on the Comprehensive Plan Map as Town Growth Areas.

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The Comprehensive Plan Map shows the recommend land use for each parcel in Town. This table describes the land use designations shown on the Map.

Land Use

Commercial	Industrial	Town Center	Riverfront Planning District	Multi-family Residential	Town Residential	Suburban Residential	Institutional	Natural Resource Conservation
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Purpose

To provide for essential services and employment opportunities.	To provide added area for employment uses, which may not be compatible with residential areas.	To provide for a mix of uses that support local business and tourism.	To support river-related commercial and tourism activities in environmentally sensitive ways.	To support appropriate densities for specialized types of housing.	To conserve and support the traditional residential pattern of development.	To provide for residential development at a lower density outside of the Town's center.	To provide room for and protect community services and institutions.	To protect the underlying natural resource base. Preserve woodlands.
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Uses/ Intensity

<ul style="list-style-type: none"> • Retail and service business • Offices 	<ul style="list-style-type: none"> • Light Industrial • Offices 	<ul style="list-style-type: none"> • Local shops • Residences • Recreational support business • Institutions 	<ul style="list-style-type: none"> • Visitor's center • Recreation-related amenities & businesses 	<ul style="list-style-type: none"> • Senior housing • Apartments and other multiple-family buildings 	<ul style="list-style-type: none"> • Single family units on min. 10,000 sf lots • Duplexes 	<ul style="list-style-type: none"> • Single family units on min. 10,000 sf lots 	<ul style="list-style-type: none"> • Government offices • Schools • Churches • Other community facilities 	<ul style="list-style-type: none"> • Trails • Parks • Woodlands • Low Density Residential • Organic farming and farm product sales. • Recreational facilities, visitor parking
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The Town Zoning Ordinance should be amended to implement the land use plan. The Town should consider the following priorities when updating the Zoning Ordinance and Zoning Map:

1. Create a Riverfront zoning district and apply it as shown on the Comprehensive Plan Map.
2. Create a Sensitive Areas Overlay district and apply it as shown on the Comprehensive Plan Map.
3. Apply the Employment Center district to the lands designated Industrial on the Comprehensive Plan Map.
4. Continue to allow duplexes, townhouses, and multiple-family housing in the Town Residential District, except within the Sensitive Areas Overlay district.
5. Continue to allow institutional uses and other low-intensity non-residential uses in the Town Residential district.
6. Change the zoning of the lands west of the River and north of Route 42 from Employment Center to Town Residential as shown on the Comprehensive Plan Map.
7. Change the Rural Development District to a new Natural Resource Conservation district and apply it, guided by the Comprehensive Plan Map.

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3.2 MUNICIPAL GROWTH

The following goals, policies, and actions address municipal growth in Friendsville. The growth projections for the Town of Friendsville can be accommodated within the existing Town boundaries; therefore, only minimal municipal growth is planned. The planned municipal growth area is recommended for industrial-related employment uses which would be incompatible with other land uses in existing areas of Town. There are no sensitive environmental areas in the designated growth area. The growth area is expected to require several ERU's worth of water and sewer capacity; there is adequate water and sewer capacity to service this area. One presently undeveloped area is planned for new residential development. It is already in the Town and is in agricultural use. It is located west of the Youghiogheny River and north of Route 42 (see the Plan Map). This area can accommodate 30 to 35 single-family houses developed at a net density of about 3.5 units per acre. No further land is needed to accommodate future growth. Infill development is encouraged within the Town Residential land use area, outside of the Sensitive Area Overlay.

Goals	1	2	3
Policies	<ul style="list-style-type: none"> The natural edge created by the steep slopes of the surrounding mountains will provide the boundary to the Town's growth and development. New development in the floodplain is not permitted. 	<ul style="list-style-type: none"> Municipal growth occurs only if it meets with the goals and interests of Friendsville as represented in this Comprehensive Plan. Municipal services are not provided to areas not annexed into Town. 	<ul style="list-style-type: none"> The County protects the green space around the Town from development until annexation is deemed appropriate. This area is planned for Natural Resource Conservation. Only annexations consistent with this Comprehensive Plan will be approved.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> Annexations will not be permitted in areas of steep slope (greater than 25%). The Town will not allow the annexation of parcels that include lands in the floodplain unless these floodplain lands are dedicated for preservation. Future growth and development is targeted within the existing boundaries of Friendsville and the designated growth area. 	<ul style="list-style-type: none"> Annexations shall be required to provide adequate connections to the existing road and pedestrian networks (sidewalks and trails). Annexations shall not be permitted if community facilities are not adequate to serve new households or businesses. 	<ul style="list-style-type: none"> One annexation is supported by this plan as shown the Comprehensive Plan Map: the approximate 24-acre site along Route 42 to the west of Town. This annexation should only occur for the purpose of allowing light industrial or other employment-related uses.

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3.3 SENSITIVE AREAS

The sensitive areas of Friendsville are described and mapped in Volume 1 and on the Sensitive Areas Map in this volume. Natural resource areas are major defining elements of Friendsville's character and are essential resources for the future public health, safety, and quality of life. The Youghiogheny River and Bear Creek are listed as Tier II (High Quality) waters by MDE and are biologically impaired by and subject to sediment loading. This section outlines the goals, policies, and actions that Friendsville intends to implement to ensure these sensitive resources are protected. The Friendsville Sensitive Areas Plan Map illustrates most of the main ideas referenced below.

Goals	1	2	3
Policies	<p>Friendsville balances land development against natural flooding hazards present due to its location along the Youghiogheny River and Bear Creek.</p>	<p>Sensitive natural areas and the scenic resources they provide are protected from development, and water quality in the Youghiogheny River and Bear Creek is improved.</p>	<p>The resource value of natural areas such as wetlands, floodplains, streams, stream buffers, and steep slopes is acknowledged and, to the extent possible, protected.</p>
Implementing Actions Year 1-6	<ul style="list-style-type: none"> • Over time, the intensity of development and amount of impervious surfaces in the floodplain are reduced. • Development and re-development are guided by hazard mitigation planning. • Adopt Sensitive Area Overlay district regulations to prohibit intensification of development in floodplains and require reduction of impervious surfaces on sites when re-development does occur. • Amend the zoning ordinance to reduce allowable residential density in the Sensitive Areas Overlay area mainly be limiting permitted residential uses to single-family houses in the portions of the TR zone covered by the Overlay. • Adopt a Hazard Mitigation Plan that ensures new development does not create added hazard and the safety of residents and businesses are secure. 	<ul style="list-style-type: none"> • Natural features and productive farmlands are conserved and permanent open space is established in conjunction with future land development, wherever feasible. • Rare, threatened, or endangered species habitat is protected from future development. • Amend the zoning ordinance to require open space dedication with all new development. • Amend the zoning ordinance to require that new development preserve forested portions of development parcels in their natural state. • Maintain up-to-date information on rare, threatened, or endangered species and monitor development compliance with State and County regulations concerning these species. • Amend the zoning ordinance to incorporate natural buffers of 50-feet wide from the edge of the floodplain and require stream buffers of at least 100 feet outside of the TR and TC zoning districts. 	<ul style="list-style-type: none"> • The Town's zoning and regulatory authority is brought to bear to ensure long-term protection and conservation of sensitive areas. • Within the proposed Sensitive Areas Overlay district consider ways to encourage the planting of trees and the restoration of natural vegetation. • Amend the zoning ordinance to reduce the impact of development on woodlands especially in the Rural Development (RD) zoning district. Eliminate golf courses from the list of allowable uses in the RD district. Consider changing the RD district to a Natural Resource Conservation district • Work with MDE to monitor the impact of these actions on the biologic and sediment impairments in Bear Creek and the Youghiogheny River.

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3.4 TRANSPORTATION

This section outlines the goals and policies of Friendsville as they relate to transportation in the Town. Most recommendations address existing streets and roads. Traffic calming, which involves design and operating changes to the street to slow the speed of traffic, is addressed here as well. The Town will continue to support the Garrett Transit Services “People Mover” Program’s paratransit services.

Goals	1	2	3	4
Policies	Friendsville's transportation network is well-maintained; safety is paramount; congestion is not present along streets.	All residents of Friendsville are able to access activity centers by walking or biking.	As transportation enhancements occur they improve evacuation routes needed during a flooding event.	Friendsville is connected to other outdoor recreation areas in Garrett County.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> • Maintain a well-functioning street system with special attention to the collector and arterial roads shown on the Comprehensive Plan Map. • Monitor speeds on local roads and address safety concerns. • Arrange parking at heavily used locations to limit use of neighborhoods for visitor parking. 	<ul style="list-style-type: none"> • It is possible to walk or bike to activity centers (parks, school, churches, downtown) from any area of Friendsville. • New development will provide connections to trails and sidewalks. 	<ul style="list-style-type: none"> • Evacuation routes are available for emergency vehicles and residents during flooding. 	<ul style="list-style-type: none"> • Friendsville's trails are well-marked; signage provides information about in- and out-of-Town destinations. • It is possible to walk or bike to all recreation areas in Town and to connect to recreation areas outside of Town.
	<ul style="list-style-type: none"> • Identify locations to increase off-street parking facilities near downtown and at the river. • Continue to work with MD SHA on improvements to Route 42. • Develop a gateway feature which will announce arrival in Friendsville and slow traffic speeds. • Work with SHA to study and implement traffic calming along Maple Street as shown on the Comprehensive Plan Map. 	<ul style="list-style-type: none"> • Connections are made between Friendsville's trails through the combined use of sidewalks, bike lanes, and off-road trails. • Consider a program to build missing sidewalk links between residential areas and town hall, the elementary school, the library, and downtown. • Construct the foot trail bridge over Little Bear Creek and over the trestle on the River at the Friendsville Community Park. 	<ul style="list-style-type: none"> • Improvements to major access roads elevate the road surface above flood hazard elevations. • Development of new residential uses, especially subsidized and multiple-family housing is contingent on availability of safe access routes elevated above flood elevations. • A Hazard Mitigation Plan is adopted, which incorporates recommendations with regard to emergency access in all areas of Town. 	<ul style="list-style-type: none"> • Connections are made between Friendsville's trails and the County's trails through a cooperative Town/County effort. • A comprehensive trail map is developed for all trails in the Friendsville area. • Consistent signage is developed for all trails in the Friendsville area.

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3.5 WATER RESOURCES

The Town of Friendsville receives water and sewer services from the Garrett County Department of Public Utilities. In addition to the goals, policies, and actions set forth in this Comprehensive Plan, the Town accepts the analysis provided in the Garrett County 2008 Comprehensive Plan Water Resources Element and commits to its recommendations. The growth projections described in the introduction of this report are well within the capacity of existing water resources and planned system upgrades. No changes in the location of the WWTP or receiving waters are planned.

Goals

	1	2	3	4
	All residents of Friendsville have access to safe drinking water and sanitary sewer facilities.	Stormwater is managed, treated, and dispersed slowly and any stormwater conveyed without treatment to the Youghiogheny River and Bear Creek is minimized.	Source water, including ground and surface water resources, is protected.	Steps are taken to ensure the water quality of all water resources is maintained and improved for future generations.

Policies

<ul style="list-style-type: none"> Public water and sewerage facilities remain adequate to meet demand. Water consumption is reduced. The first priority for new sewer capacity is to provide service to Town housing units now served by septic systems. 	<ul style="list-style-type: none"> New construction in the floodplain reduces the amount of impervious surface area over existing conditions. Friendsville and Garrett County innovatively administer the State stormwater management manual and its updates. 	<ul style="list-style-type: none"> Buffers of forested areas where development is not permitted are established around water sources. Development near the River is held to a higher environmental standard. 	<ul style="list-style-type: none"> Future upgrades to the Wastewater Treatment Plant (WWTP) reduce discharge nutrient loads. Stormwater does not enter the Youghiogheny directly but travels through stormwater management systems and over forested buffers.
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Implementing Actions Year 1-6

<ul style="list-style-type: none"> Work with Garrett County to complete water and sewer capacity management plans. Work with Federal, State, and County agencies in upgrading the sewer system to fix Inflow and Infiltration (I & I). Support Garrett County's incentives for water conservation with Town incentives and educational materials. No new building permits are issued until capacity is available in the sewer system. 	<ul style="list-style-type: none"> Amend the zoning ordinance to reduce impervious surfaces permitted in floodplain areas. Introduce an educational program on low cost methods to reduce and slow stormwater flows (for example: rain barrels, tree planting, and rain gardens). 	<ul style="list-style-type: none"> Update Town ordinances to support County updates to the sensitive areas ordinance as it related to buffers surrounding water sources. Update the Town zoning ordinance to comply with the Comprehensive Plan Map, targeting specific areas for development while other areas are maintained in their natural state. Implement stream and floodplain buffer policies and actions. (Section 3.3) 	<ul style="list-style-type: none"> Work with Garrett County to ensure that upgrades to the WWTP include improvements in treatment technology. Implement zoning changes with regard to stormwater management outlined in Goal 2 of this section. Work with the County to establish combined point and non-point source loading caps for nitrogen and phosphorus.
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3.6 COMMUNITY FACILITIES & RESOURCES

The following goals, policies, and actions address maintaining and expanding Friendsville’s community facilities. Section 2.2 of this volume addressed the impact of growth on schools and other community facilities. With the exception of the library, expansions are not necessary because of the modest level of housing growth anticipated. Regardless, protection of historic resources and expansion of facilities associated with tourism are necessary to serve the Town’s economic interests.

Goals	1	2	3	4
Policies	<ul style="list-style-type: none"> Friendsville cooperates in sharing resources with neighboring localities to improve the cost effectiveness of public services wherever feasible. Municipal-related functions such as police, fire, library, and park services remain adequate. 	<ul style="list-style-type: none"> Ensure a high quality of education for Friendsville residents. Promote and support good local health care. 	<ul style="list-style-type: none"> Historic structures in Friendsville such as the historic mill building are preserved and restored if feasible. Future development in and around Friendsville does not disturb the scenic vistas that are a part of Friendsville's character. 	<ul style="list-style-type: none"> A trailhead facility is developed near downtown Friendsville. Public takeouts and related amenities are available in the most heavily used areas of the Youghiogheny River. Public fishing sites are available.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> All policies and actions of Section 3.5, Water Resources are implemented. Coordinate with nearby localities to share in service provision. Coordinate with Garrett County agencies to ensure that the police, fire, emergency service, library, and school needs in Friendsville continue to be met. Emergency service providers should review development plans for consistency with the recommended Hazard Mitigation Plan. 	<ul style="list-style-type: none"> Continue to meet with the County Board of Education to discuss the enrollment and educational needs of families in Friendsville. Maintain communication with health care providers to ensure their ability to continue providing services to Friendsville. Work with the County and the Ruth Enlow Library of Garrett County to implement plans for a new Friendsville library within the Town. 	<ul style="list-style-type: none"> Annual events and celebrations such as the Annual Fiddle & Banjo Content, Upper Yough Race & Yough River Festival, Friend Family Museum, and the Annual Friendsville Days are continued. The zoning ordinance is amended to ensure scenic areas are protected. Survey and prepare a National Register nomination for Historic District status for the town center. 	<ul style="list-style-type: none"> Facilities (parking, restrooms, changing areas, etc.) for rafters are developed at take out points identified in the Community Legacy Plan. Public access to the River is developed along Water Street as described in the Community Legacy Plan. Signage to promote the Community Park for river access is developed. Improvements are made to the entrance to Kendall Trail.

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3.7 ECONOMIC DEVELOPMENT

The Town will support and seek to expand its existing businesses and seek to attract new businesses related to its strengths in tourism. The following goals, policies, and actions support economic development in Friendsville. More detailed recommendations in the area of economic development, heritage and recreational tourism, business retention, and commercial revitalization are set forth in the adopted Friendsville Community Legacy Plan. This Comprehensive Plan endorses those recommendations. It is not the purpose of this section to duplicate those recommendations, but instead to address land use, infrastructure, and organizational policies and actions the Town can implement to promote and sustain economic development over the long term.

Goals	1	2	3	4
	Local businesses are the backbone of Friendsville's economic and social life.	Friendsville's Town center is an active commercial hub.	Friendsville is a Town known for tourism and hospitality to visitors.	Entrances into Friendsville are unique and create a pleasant first impression of Town.
Policies	<ul style="list-style-type: none"> • Ensure land area for commercial and light industrial expansion. • Ensure a reserve of water and sewer capacity for commercial/light industrial development. 	<ul style="list-style-type: none"> • Work to revitalize the town center and its commercial base. <p>The Town Center zoning district will continue to allow business expansion and new development to fill gaps in the retail and service sectors.</p>	<ul style="list-style-type: none"> • Friendsville is actively promoted as a location rich in tourism opportunities. • Friendsville capitalizes on opportunities provided by proximity to the Youghiogheny River, Deep Creek Lake, and other attractions. 	<ul style="list-style-type: none"> • Gateways are created at the entrances to Friendsville as shown on the Comprehensive Plan Map.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> • Work to develop the planned growth area and/or property along Route 42 in light industrial and commercial uses. Consider acquiring land in this area for a business park. • Maintain a reserve of at least 10 Equivalent Residential Units (ERU) of water and sewer capacity for future industrial-related development. This would allow for about 50,000 square feet of building space. • Maintain the Employment Center zoning district and apply it to the growth area. 	<ul style="list-style-type: none"> • Organize a Town-wide business organization to engage in coordinated efforts in revitalization, joint advertising, and other shared resources. • Work with existing businesses and Garrett County Department of Economic Development on business recruitment in support of tourism. • Explore transition of existing farmland to organic farming. 	<ul style="list-style-type: none"> • Work with the Garrett County Tourism office to promote local activities and amenities. • Create printed materials providing information about Friendsville's history. Make these available at the County visitor's centers and in-Town locations. • Create a Friendsville website to provide information on the recreational opportunities, events, and businesses in Town. 	<ul style="list-style-type: none"> • Develop a design and begin to implement streetscape improvements on Maple Avenue. • Engage a group of citizens and business owners to design and implement gateway concepts at the Maple Street and Route 42 entrances as shown on the Comprehensive Plan Map.

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3.8 MINERAL RESOURCES

The Garrett County Comprehensive Plan shows the distribution of mineral resources throughout the County. While mineral resources are present in the Friendsville area, the development of these resources is compatible with neither the residential nature nor tourism industry of the Town. In addition, the mining of mineral resources is contrary to the environmental goals of the Town. The following goal, policy, and actions support this statement. With the exception of natural gas in nearby Accident, mineral extraction is unlikely to impact future growth and conservation in Friendsville.

Goal

The mining of mineral resources does not occur in or near Friendsville.

Policy

- The mining of mineral resources is not permitted in or near Friendsville.

Implementing

Actions

Year 1-6

- No mining activities will be undertaken in or around Friendsville.
- Work with Garrett County and the Town of Accident to ensure that nearby mining activities do not have environmental impacts on Friendsville.

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4.0 CONCLUSION

This Comprehensive Plan has set forth Friendsville's long term development policies. It envisions a small tight-knit community known for its hospitality to visitors and stewardship of the environment and historic and cultural resources. Through the year 2030, Friendsville anticipates modest population growth, economic development through tourism and outdoor recreation amenities, the use of zoning and infrastructure strategies to help encourage employment expansion, and town center revitalization. The Town also seeks to protect the integrity of its historic character, preserve remaining sensitive environmental areas, and reduce potential hazards and exposure to flooding.

The implementation of this Plan requires a long term commitment to cooperative efforts with local, County, State, regional and federal agencies and units of government and non-profit organizations. The implementing actions set forth in this Plan are achievable in a six year time frame. Adoption of this Plan sets the Town on a course of work toward their accomplishment.