



The Comprehensive Plan

for the Towns of:

Accident, Deer Park, Friendsville, Kitzmiller, and Mountain Lake Park

Volume 1



Garret County Municipalities, Inc.



Jakubiak & Associates, Inc. * Town & City Planning
Annapolis, Maryland



VOLUME 1

Garrett County Municipalities, Inc.

Comprehensive Plans for the Towns of:

Accident

Deer Park

Friendsville

Kitzmilller

Mountain Lake Park

The Comprehensive Plans for the Towns of Accident, Deer Park, Friendsville, Kitzmilller, and Mountain Lake Park are comprised of two volumes. Volume 1 outlines the existing conditions, shared values, and future growth; while, Volume 2 provides the individual goals, objectives, and policies of these Towns. This Volume 1 report was developed in the spirit of regional cooperation embodied by Garrett County Municipalities, Inc. and therefore includes background information on the existing conditions of all eight Towns in Garrett County.

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1.0 INTRODUCTION

State Law Authorizing Planning (Article 66 B)

Article 66B of the Annotated Code of Maryland gives local municipalities the authority to guide their growth and development. The law enables municipalities to establish a planning commission and board of appeals, adopt a comprehensive plan, and adopt and enforce zoning and land subdivision regulations.

Planning Commission

A Planning Commission is established to guide local planning, to review and approve land development plans, and otherwise implement zoning and subdivision regulations established by the municipality. The Planning Commission is made up of town residents who are appointed for five-year terms by the town council. Membership may include a representative of the elected town council. Meetings must be held at least once per month.

Meetings of the Planning Commission are required to be open to the public unless the subject is related to certain matters as outlined in the Maryland Open Meetings Act.¹ Roberts Rules of Order are used to guide fair and open deliberations.² These rules outline the procedures for the meetings of public bodies.

Board of Appeals

The Board of Appeals is an independent board that hears appeals related to the interpretation and enforcement of a zoning ordinance. The Board also hears and decides cases where a special exception or variance to the zoning ordinance is requested. The structure, powers, and regulations of the Board are typically set in the town's zoning ordinance.

¹ Further information on the Maryland Open Meetings Act or a print version of the manual can be found at the Maryland Attorney Generals office at [www. Oag.state.md.us/Opengov/Openmeetings/index.htm](http://www.Oag.state.md.us/Opengov/Openmeetings/index.htm).

² Robert, Henry M., Sarah Corbin Robert, William J. Evans, Daniel H. Honemann, and Thomas J. Balch. *Roberts Rules of Order*. Perseus Books Group: 2000.

Comprehensive Plan

A comprehensive plan is long-range plan with an approximate 20-year planning horizon that sets forth policies governing growth, development, and conservation. A comprehensive plan is general. It should not focus on matters of detail, which could distract from important policies and proposals. To the extent possible, it focuses on the broad arrangements of land use, transportation, sensitive environmental areas, community facilities, water resources, and municipal growth. A comprehensive plan uncovers relationships between local and regional factors that impact development and conservation. It addresses major elements of the natural and built environments.

A comprehensive plan allows towns to make day-to-day development decisions on the basis of reasoned and adopted policies rather than on the merits of individual proposals. It also provides the basis for making changes to zoning, subdivision, and other regulations that govern land use and infrastructure development in towns.

Article 66B requires that a comprehensive plan be consistent with the eight visions of the State of Maryland, Economic Growth, Resource Protection, and Planning Act of 1992:

1. Development is concentrated in suitable areas.
2. Sensitive areas are protected.
3. In rural areas, growth is directed to existing population centers, and resource areas are protected.
4. Stewardship of the Chesapeake Bay and the land is a universal ethic.
5. Conservation of resources, including a reduction in resource consumption, is practiced.
6. Economic growth is encouraged, and regulatory mechanisms are streamlined.
7. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur.
8. Funding mechanisms are addressed to achieve these visions.

Zoning Ordinance

The zoning ordinance sets standards and requirements for the use and development of land within a municipality. A zoning ordinance is accompanied by a zoning map that delineates zoning districts to which the standards apply. Zoning districts can be established to meet a town's objectives for all types of land use: residential, commercial, employment, institutional, agricultural, natural resources, open space, etc.

Zoning is a valuable tool that local governments use to implement comprehensive plans. Zoning ordinances can encourage the appropriate use of land, prevent overcrowding, conserve land values, reduce traffic congestion, provide for adequate light and air around buildings, protect public safety, ensure that public facilities and services are adequate, and protect a town's character and aesthetics, among other goals.

Zoning regulations can help to ensure that all residents and businesses enjoy the full benefits of their location. Compatible land uses, such as small shops, schools, and housing benefit from location near one another; reducing travel times and increasing the market for businesses. Other land use combinations can have negative impacts on one another. For example, industrial uses may have noise and air pollution impacts on nearby residential uses, while finding the traffic created by nearby residents disruptive to their access and transportation needs.

The Towns of Accident, Friendsville, Grantsville, Loch Lynn Heights, Mountain Lake Park, and Oakland have zoning ordinances. In each case, with the exception of Mountain Lake Park, Garrett County administers the zoning ordinance. The Towns of Deer Park and Kitzmiller have not adopted zoning ordinances.

Land Use Plan

A land use plan is a town's long term strategy for the development and conservation of land within and adjoining its borders. It is typically illustrated on a map. Land use plan maps show the preferred use of every parcel in a town based on the town's unique situation, goals, and policies. For example, some land use plan maps designate areas that are wooded, contain wetlands, and surround water or streams as "resource conservation". In so doing, these maps signify a town's policy that these natural areas not be developed for housing, but instead be put into uses that protect the values that the underlying resources provide. By designating a natural area as "resource conservation", a town seeks to protect water quality and achieve other environmental and growth related goals.

By contrast, a zoning map divides a town into distinct zones for the purpose of regulating development and/or restricting the types of uses permitted in each zone. So for example, a town might adopt a zoning district for "resource conservation" areas that limits the amount, type, or density of future development. The zoning ordinance is required to be consistent with the land use plan. It is one of the main ways that the land use plan is implemented. The land use plan is a guide. Zoning is the law.

The Partners in Comprehensive Planning

Garrett County Municipalities, Inc.

Garrett County Municipalities is a non-profit organization made up of the eight towns in Garrett County. This group meets monthly to discuss municipal issues and coordinate service provision and funding efforts. The mayors of each town are the representatives to this group.

Garrett County Community Action Committee, Inc.

The Garrett County Community Action Committee (CAC) is a non-profit corporation that provides a variety of services to residents of Garrett County. This organization assists Garrett County's municipalities in realizing their plans. Programs the CAC administers include emergency food and energy services, services for older adults, early childhood development, housing, transit service, community revitalization, micro-business support, and community facilities development.

Maryland Department of Planning and other State agencies

Maryland's state agencies provide guidance, technical information, and planning support.

- Maryland's Department of Planning (MDP) is the state agency that deals with statewide planning and implementation. MDP has traditionally provided grant funding and technical assistance in support of local comprehensive planning.
- The Maryland Department of the Environment (MDE) is the state organization that regulates and studies environmental matters. MDE provides drinking water and wastewater permits; regulates development to protect air, land, and water quality; and is required by law to provide guidance to municipalities in support of comprehensive water resources planning. MDE has a number of programs that provide funding assistance for projects related to water resources.

- The Maryland State Highway Administration (SHA), which is a division of the Maryland Department of Transportation, manages the State’s highway network in cooperation with local jurisdictions. SHA provides technical and funding assistance for transportation improvements to state roads.
- The Maryland Department of Housing and Community Development (DHCD) provides housing support including purchase and improvement assistance and rental support. DHCD also administers community development programs such as block grants, tax credits, historic preservation, small business assistance, and programs such as Community Legacy and Main Street Maryland.

Garrett County

Garrett County provides county-wide planning that encompasses Garrett County’s municipalities as well as unincorporated areas of the County. The County has a Department of Planning. While Garrett County has not adopted countywide zoning, they do administer local zoning ordinances for Accident, Friendsville, Grantsville, and Loch Lynn Heights. The County provides other community facilities and services that municipalities rely on, such as drinking water, wastewater treatment, libraries, schools, emergency services, etc. These are discussed further in Section 2.7, “Community Facilities”.

Appalachian Regional Commission

The Appalachian Regional Commission (ARC) provides planning support and information with a regional perspective. The ARC oversees the 200,000 square mile area that runs along the Appalachian Mountains, encompassing 13 states.





The Study Area

Garrett County is located in western Maryland, in the Appalachian Plateau. Most of Garrett County is within the Youghiogheny River Watershed. Garrett County is abundant with natural resources including the Youghiogheny River corridor, state forests, and scenic views of the Appalachian Mountains. These natural resources provide recreational opportunities. The area is also rich in mineral resources.

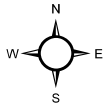
Accident, Friendsville, and Grantsville are located in the northern part of Garrett County. Deer Park, Kitzmiller, Loch Lynn Heights, Mountain Lake Park, and Oakland are located in the southern portion of the County. Accident and Friendsville are close neighbors and are about six miles apart in the northwestern part of Garrett County. Grantsville is about 16 miles east of Accident and Friendsville. Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland are all located within a five mile area about 25 miles south of the northern municipalities. Kitzmiller is situated along the north branch of the Potomac River; along the Maryland - West Virginia border, about 15 miles further southeast of the other southern Garrett County towns.



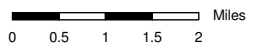
The Towns of Garrett County

-  Town Boundary
-  Highway
-  Streams
-  Floodplains

Date: April 7, 2008
 Projection: NAD 1983 StatePlane
 Maryland FIPS 1900 (Feet)



1 inch equals 1 mile



Jakubiak & Associates, Inc.
 Town Planning

Map Prepared By:



2.0 EXISTING CONDITIONS

The following section provides information on existing conditions in the Towns of Accident, Deer Park, Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights, Mountain Lake Park, and Oakland. The features that are described include:

- 2.1 Recent and Ongoing Plans and Projects
- 2.2 Demographics and Economics
- 2.3 Sensitive Areas
- 2.4 Land Use and Zoning
- 2.5 Transportation and Circulation
- 2.6 Historic and Cultural Resources
- 2.7 Community Facilities

The following five pages are exhibits showing the eight municipalities in Garrett County. Each exhibit shows the general area around the Towns, the main transportation routes, and streams along with their associated floodplains. The exhibits provide context for the description of existing conditions in the remainder of this volume.

Exhibit 2.1: Accident Vicinity



Exhibit 2.2: Friendsville Vicinity



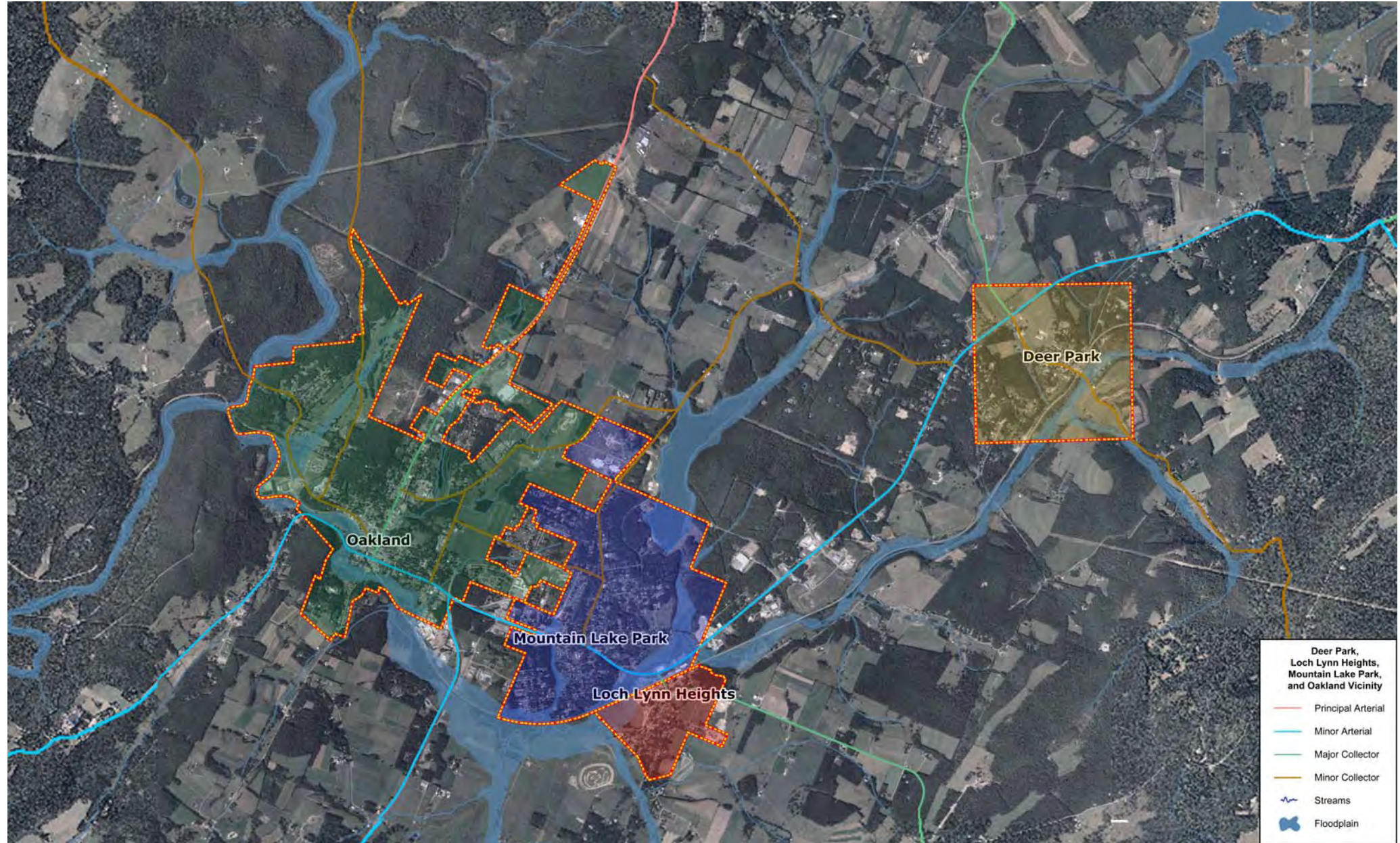
Exhibit 2.3: Grantsville Vicinity



Exhibit 2.4: Kitzmiller Vicinity



Exhibit 2.5: Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland Vicinity



2.1 RECENT AND ONGOING PLANS AND PROJECTS

Table 2.1a shows ongoing private development projects in the planning or construction phase in the eight municipalities of Garrett County.

Table 2.1a: Private Development Projects

	Project	Status	Dwelling Units
Accident	West Town	Underway	3
	East Town	Underway	50
Deer Park	No ongoing Private Development Projects at this time		
Friendsville	Project 1	Study Phase	-
	Water Street	Pending	-
	Morris Avenue	Pending	-
Grantsville	Project 1	Underway	10
Kitzmilller	Center Street	Underway	5
Loch Lynn Heights	No ongoing Private Development Projects at this time		
Mountain Lake Park	Bishop Subdivision	Approved	11
Oakland	Project 1	Underway	30
	Liberty Street	Underway	290
	Oak Street	Underway	6
	Memorial Drive	Underway	-
	Mount Laurel Medical Center	Underway	-
	Tom Bernard Property	Underway	-
	Lowes Store*	Underway	50
Clear Mountain Bank	Underway	-	

*includes commercial space

Table 2.1b shows ongoing public infrastructure projects that are in the planning or construction phase in the eight municipalities of Garrett County.

Table 2.1b: Public Infrastructure Projects

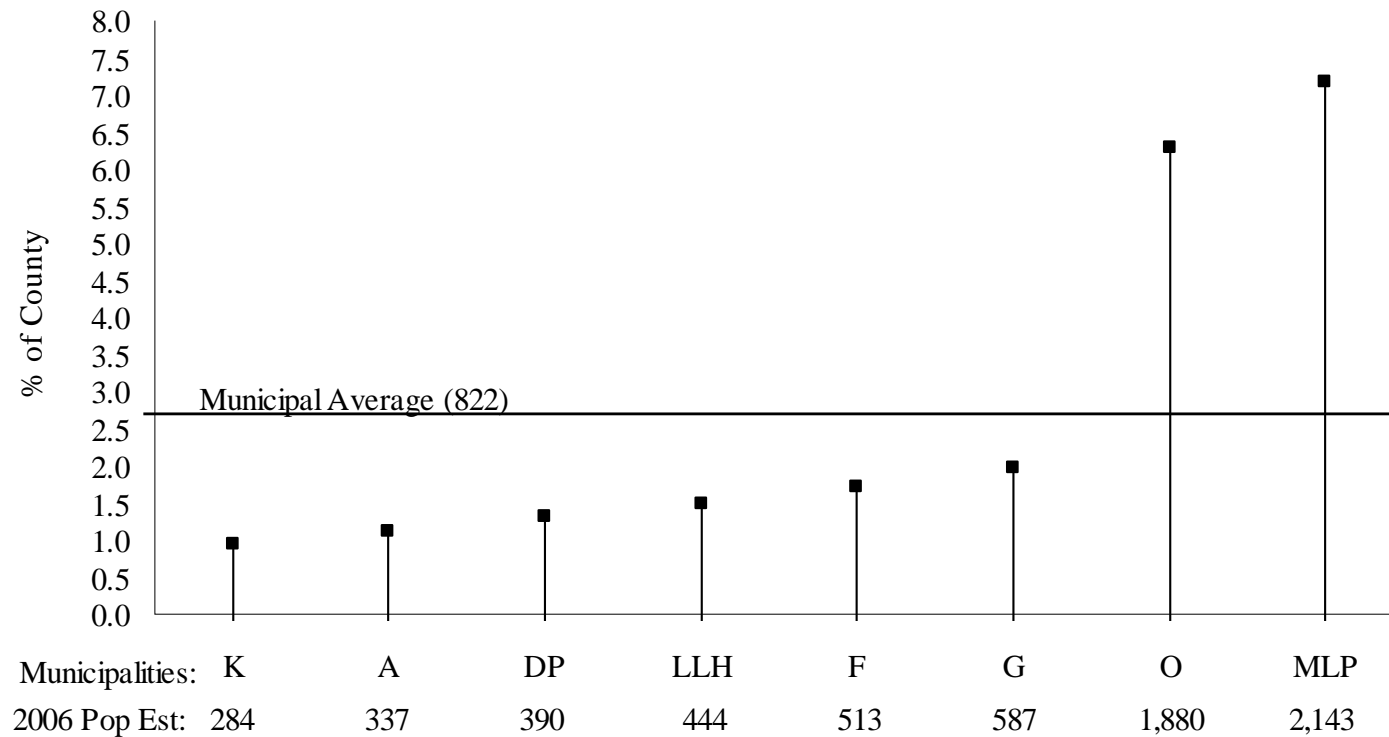
	Project	Status	Begun	Expected Completion
Accident	Sewer Line Upgrade	Underway	2003	2013
	Sewer Lateral Upgrade	Planning Phase	-	-
	Sewer Treatment Plant	Planning Phase	-	2013
	Water Storage Tank	Underway	-	Summer 2008
Deer Park	No ongoing Public Infrastructure Projects at this time			
Friendsville	Septic System Upgrade	Pending	-	-
Grantsville	Road Improvements	Pending	July 2008	-
	New Fire Dept. Water Line	Pending	-	-
Kitzmilller	No ongoing Public Infrastructure Projects at this time			
Loch Lynn Heights	Rehabilitation of Sewer System	Ongoing	-	2008
	Street Improvements	Ongoing	-	2008
Mountain Lake Park	Replace Old Sewer Lines	Ongoing	-	-
	Replace Walking Trails	Ongoing	-	-
	Lake Restoration	Ongoing	-	-
	Maintenance Building Expansion	Ongoing	-	-
	Road Improvements	Ongoing	-	-
Oakland	No ongoing Public Infrastructure Projects at this time			

2.2 DEMOGRAPHICS AND ECONOMICS

Population

Exhibit 2.6 compares the 2006 estimated population of each town to its fellow towns and to the County population, estimated at 29,869 persons. Mountain Lake Park has the highest population and comprises 7.2 percent of the County. Combined, the municipal population comprises 22 percent of the total County’s population. Historic changes in population are shown in Table 2.2.

Exhibit 2.6: Population (2006)



Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Table 2.2: Population Growth

	1980		2000		1980-2000	
	Total	% of County	Total	% of County	Total Change	% Change
Accident	246	0.9	353	1.2	107	43.5
Deer Park	486	1.8	405	1.4	-81	-16.7
Friendsville	511	1.9	539	1.8	28	5.5
Grantsville	498	1.9	619	2.1	121	24.3
Kitzmilller	387	1.5	302	1.0	-85	-22.0
Loch Lynn Heights	503	1.9	469	1.6	-34	-6.8
Mountain Lake Park	1,597	6.0	2,248	7.5	651	40.8
Oakland	1,994	7.5	1,930	6.5	-64	-3.2

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Age

The median age in Garrett County compared to the towns of Garrett County is shown in Table 2.3. Most of the towns in Garrett County have a population close to this median age. However, Oakland has a much older population—5.1 years higher than the County’s median age. Nearly 25 percent of Oakland’s population is over the age of 65, while only about 18 percent are under 18 years of age.

Table 2.3: Population by Age Group (2000)

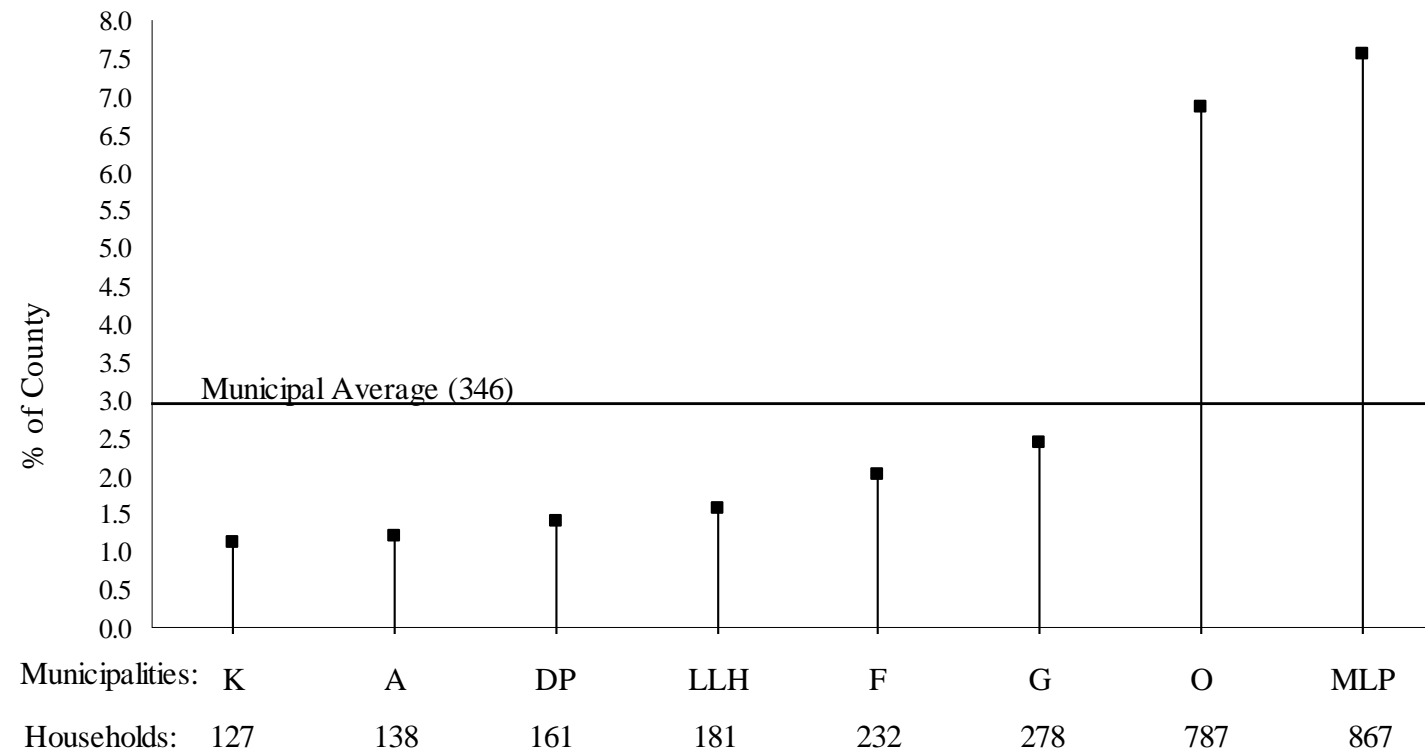
	Median Age	Years of Age	
		% Under 18	% 65 and Over
Garrett County	38.3	25.1	14.9
All Municipalities	-	24.5	19.6
Accident	38.5	29.2	22.9
Deer Park	35.2	26.2	13.3
Friendsville	39.7	25.4	16.7
Grantsville	36.9	24.4	14.4
Kitzmilller	39.2	25.2	20.2
Loch Lynn Heights	36.3	28.6	14.3
Mountain Lake Park	38.9	27.4	19.0
Oakland	43.4	18.5	24.9

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Households

A household is an occupied housing unit (a single-family home, apartment, etc.). According to the 2000 Census, the total number of households in Garrett County was 11,476. The eight municipalities in Garrett County combined are home to 24 percent the County's total households. As shown in Exhibit 2.2, Mountain Lake Park had the highest number of households followed by Oakland. Mountain Lake Park is a predominately residential town adjacent to Oakland. Accident, Deer Park, Kitzmiller, and Loch Lynn Heights each have less than 200 households. These towns are similar in geographic size, are more rural in nature, and contain a mix of uses in addition to residential.

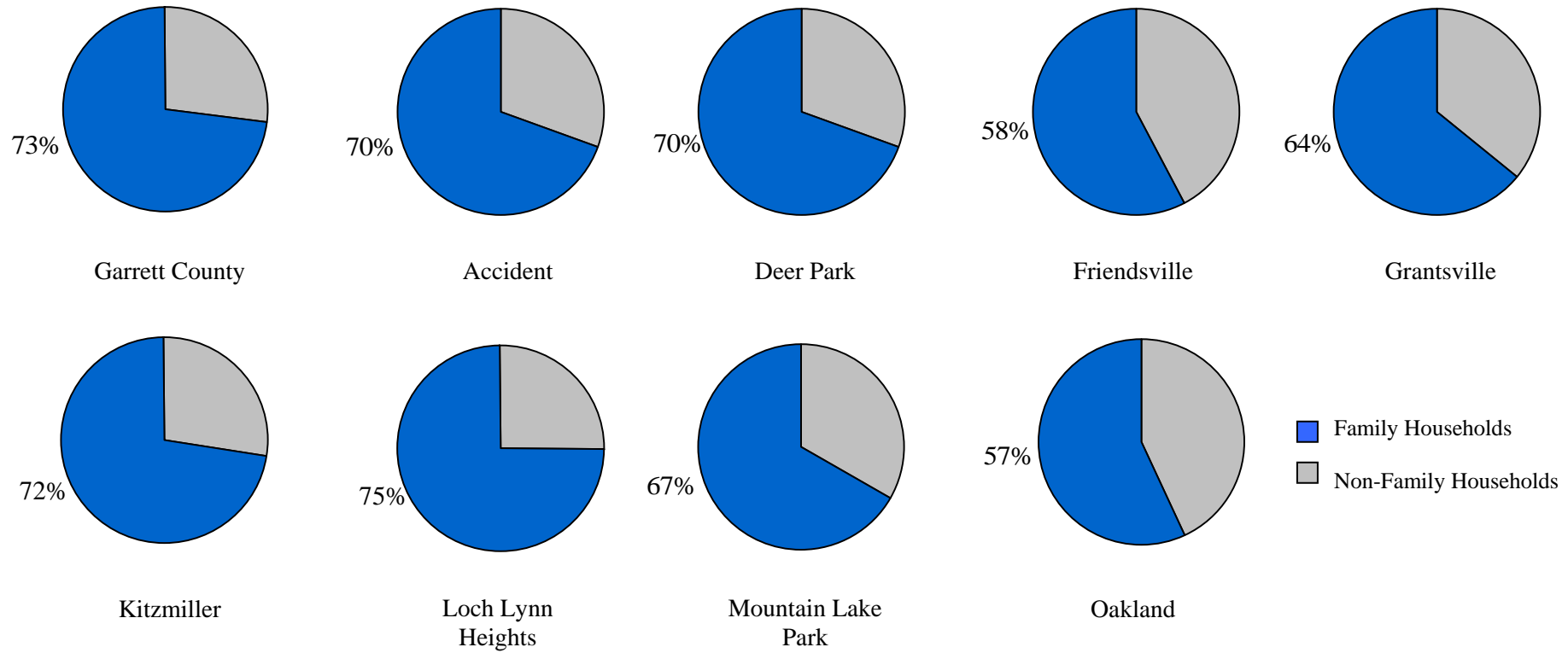
Exhibit 2.7: Households (2000)



Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Exhibit 2.8 shows the share of the total households that are family households in each town and in the County. At 75 percent, Loch Lynn Heights has a higher percentage of family households than any other municipality. A family household is composed of persons related to the householder by birth, marriage, or adoption. Non-family households are households with single-persons or un-related occupants.

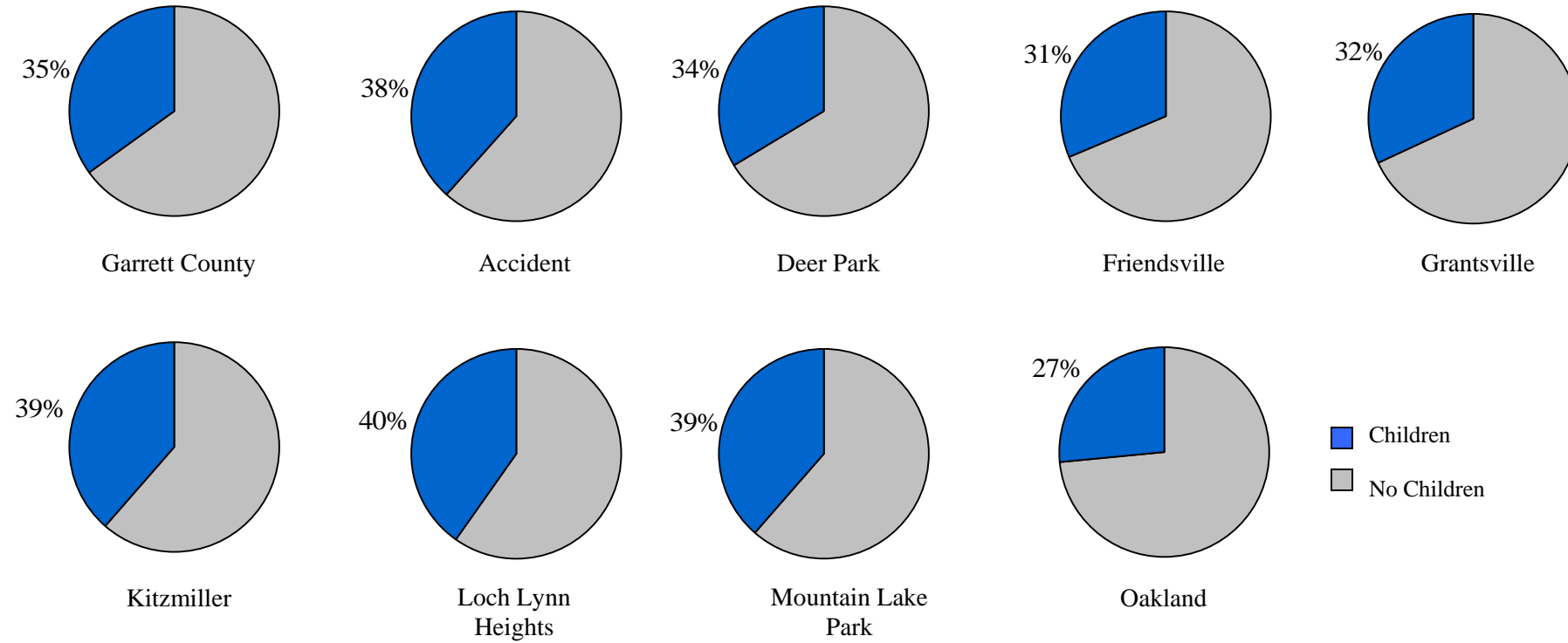
Exhibit 2.8: Percentage of Total Households that are Family Households



Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Exhibit 2.9 compares the total number of households to those that have children present. At 40 percent, Loch Lynn Heights has a higher percentage of households with children present than the other municipalities and the County.

Exhibit 2.9: Percentage of Total Households that have Children Present



Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Housing

Housing units differ from households in that housing units represent the number of housing structures that exist, regardless of whether they are vacant or occupied. The number of households represents only those housing units that are occupied. Table 2.4 describes the occupancy status of housing units in Garrett County and its eight municipalities.

Table 2.4 Housing Occupancy (2000)

	Total Housing Units	Occupied Housing Units	Owner-occupied	Renter-occupied
Garrett County	16,761	11,476	8,945	2,531
All Municipalities	3,130	2,771	1,659	1,112
Accident	162	138	90	48
(% of Total Occupied Housing Units)			65.2	34.8
Deer Park	181	161	114	47
(% of Total Occupied Housing Units)			70.8	29.2
Friendsville	266	232	132	100
(% of Total Occupied Housing Units)			56.9	43.1
Grantsville	298	278	138	140
(% of Total Occupied Housing Units)			49.6	50.4
Kitzmiller	155	127	93	34
(% of Total Occupied Housing Units)			73.2	26.8
Loch Lynn Heights	202	181	131	50
(% of Total Occupied Housing Units)			72.4	27.6
Mountain Lake Park	948	867	533	334
(% of Total Occupied Housing Units)			61.5	38.5
Oakland	918	787	428	359
(% of Total Occupied Housing Units)			54.4	45.6

Source: U.S. Census Bureau & Jakubiak & Associates, Inc.

Income and Employment

Employment in Garrett County grew during the seven-year period between 1998 and 2005. Table 2.5 shows the number of employees by the zip code corresponding to each town in 1998, 2000, and 2005 as well as the percent change in growth over that period of time. The most significant growth (38 percent) occurred in the area encompassing the Town of Accident. The Friendsville and Grantsville areas both experienced employment decreases. As shown in Table 2.6, according to the 2000 Census, Garrett County had an average household income of \$32,238. Each of the municipalities had a lower household income than the County.

Table 2.5: Number of Employees

	1998	2000	2005	% Change	
Garrett County	8,323	9,133	10,405	25%	
*All Municipalities	1,448	1,572	1,789	24%	
Accident	405	441	559	38%	
Friendsville	236	279	204	-14%	
Grantsville	1,613	1,631	1,512	-6%	
Kitzmiller	20-99	20-99	24	-	
Deer Park	} **	4,925	5,449	6,645	35%
Loch Lynn Heights					
Mountain Lake Park					
Oakland					

Source: U.S. Census Bureau County Business Patterns and Jakubiak & Associates

* This average includes Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland as one entity.

** The Towns of Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland are all located within the same zip code area. As employment data is available at the zip code level, individual employment information cannot be broken down by Town.

Table 2.6: Median Household Income

Area	Annual Income
Maryland	\$52,868
Garrett County	\$32,238
All Municipalities	\$26,553
Accident	\$22,500
Deer Park	\$26,339
Friendsville	\$24,286
Grantsville	\$27,778
Kitzmiller	\$25,000
Loch Lynn Heights	\$31,875
Mountain Lake Park	\$27,917
Oakland	\$26,728

Source: U.S. Census Bureau and Jakubiak & Associates

Table 2.7 shows where the workforce in Garrett County and in Accident, Deer Park, Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights, Mountain Lake Park, and Oakland were employed in 2000. Most of the municipalities have a similar percentage of residents employed in their hometowns. Oakland has a relatively high percentage of residents remaining in Town for their jobs, 46 percent. This is likely related to the concentration of public sector and retail jobs in Oakland. Overall, with the exception of Grantsville, large percentages of the workforces in the towns commute to jobs located within Garrett County. Grantsville is geographically close to Allegany County and the City of Cumberland. Most of the municipalities in Garrett County have similar percentages, between 82 percent and 96 percent, of residents who work in Maryland.

Table 2.7: Place of Work (2000)

	Total Workers	Worked in Maryland (%)	Worked in Garrett County (%)	Worked in Place of Residence (%)
Garrett County	12,943	88.5	72.8	-
All Municipalities	2,708	91.7	82.8	26.0
Accident	137	87.6	73.7	25.5
Deer Park	151	93.4	88.1	19.9
Friendsville	223	82.1	77.1	26.0
Grantsville	316	88.0	54.4	24.1
Kitzmiller	102	82.4	75.5	13.7
Loch Lynn Heights	209	94.7	88.0	18.2
Mountain Lake Park	839	92.6	89.5	13.7
Oakland	731	95.9	89.2	46.1

Source: U.S. Census Bureau and Jakubiak & Associates

2.3 SENSITIVE AREAS

This section begins with a primer of sorts on the main sensitive areas found in the eight towns of Garrett County—water and water-related resources, geology, soils, steep slopes, and forests. Following this discussion, the sensitive natural areas found in each town is discussed and mapped for reference. This inventory of natural features was a major factor in the design of each town plan presented in the individual Volume 2 reports.

Certain areas are considered “sensitive” because they are susceptible to permanent damage if developed or impacted by development and/or misuse. An individual element (a wetland, for example) or a larger ecological system (a wetland in a wooded stream and floodplain buffer) may have difficulty recovering from serious disturbances. If disturbed or destroyed, the value derived from the resource, (water quality, flood mitigation, wildlife habitat, etc.) is impaired, if not lost.

Water Resources

Surface Water and Streams

Natural vegetation (particularly forests) along streams, lakes, and ponds provide environmental and water quality benefits by reducing surface run-off, preventing erosion and sediment movement, moderating temperature, providing organic material in streams, and promoting diversity of aquatic life. For a stream/riparian buffer to be effective, it must be a certain width on either side of the stream. Table 2.8 indicates the recommended buffer size to provide various benefits.

Table 2.8: Stream Buffer Size by Function

Function	Buffer
Habitat for wildlife	300 - 1,600 feet
Flood Mitigation	70 - 200 feet
Sediment Control and Stream Stability	50 - 100 feet
Nitrogen / Phosphorous Removal	50 - 100 feet
Pesticide Reduction	45 feet
Bank Stabilization/Food Production	25 feet

Source: USDA Forest Service-Northeastern Area State and Private Forestry

The first 75 to 100 feet of forested riparian buffer from the water's edge is critical to preserve and/or restore as it provides the largest range of ecological services that include stream bank protection, water quality treatment, thermal protection (shade), and habitat. Buffers that extend beyond this inner zone, for example 200-300 feet and wider or 100 feet beyond the 100-year floodplain are also important. These outer zones serve as conservation corridors for the movement and use of a wider range of animals and plants and protect biological diversity and ecosystem functions to a greater degree. Even if not forested, wider shrub or meadow habitat provides increased water quality and habitat functions when extended beyond the first 75-100 feet of riparian forested buffer.

Unlike other parts of Maryland, in which precipitation drains into the Chesapeake Bay and the Atlantic Ocean, precipitation over most of Garrett County (including Accident, Deer Park, Friendsville, Grantville, Loch Lynn Heights, Mountain Lake Park, and Oakland) flows to the Youghiogheny River. The Youghiogheny River Basin Watershed contains the Casselman River, the Little Youghiogheny River, the Youghiogheny River, and the Deep Creek Lake watersheds. Kitzmiller is the only incorporated Town in Garrett County located in the Upper Potomac River Watershed. Precipitation over Kitzmiller drains to the Potomac River and the Chesapeake Bay. Table 2.9 provides information on the size and character of the each of these watersheds.

Table 2.9: Watershed Characteristics

Watershed	Town(s)	Total Acres (non-water)	Urban	Agriculture	Forest	Wetland	Barren	Impervious Surface	Unforested Stream Buffer
Caselman River	Grantville	58,322	3.8%	27.2%	68.0%	1.0%	0.0%	2.2%	28.0%
Little Youghiogheny River	Deer Park, Loch Lynn Heights, Mountain Lake Park, Oakland	12,936	7.1%	38.5%	53.9%	0.2%	0.2%	2.6%	64.0%
Potomac River Upper North Branch	Kitzmiller	67,036	8.9%	16.2%	74.5%	0.0%	0.4%	6.2%	20.0%
Youghiogheny River	Accident, Friendsville	153,459	4.4%	30.7%	64.4%	0.4%	0.0%	1.9%	33.0%

Source: Maryland Department of Natural Resources Watershed Profiles

Urban areas, with their high levels of impervious surfaces (surfaces which water cannot seep through into the groundwater) contribute to run-off into streams and rivers. Run-off can negatively impact water quality as it collects and conveys chemicals, oils, and other pollutants to streams and rivers. Agricultural lands have sizable negative impacts on water quality. The run-off of fertilizers used in farming can lead to increased nutrients in streams and rivers. Nutrient loading can result in excessive aquatic plant growth which can have negative consequences for other plants and fish in rivers and streams. Forests and wetlands provide water quality benefits in a watershed by capturing and filtering run-off from agricultural and urban areas. Wetlands and forested areas help to remove nutrients and other contaminants from water before they enter the groundwater and stream network.

Casselman River

The North and South Branches of the Casselman River originate about eight to ten miles south southwest of Grantsville. Major tributaries of the Casselman are Spiker Run to the west of Grantsville and Big Shade Run to the southwest. Just north of its juncture with Big Shade Run, the Casselman turns east and then north. Another tributary, Schoolhouse Run, flows into the Casselman just after the river turns north again to pass Grantsville on the east. Slaubaugh Run and Crab Run are tributaries that join the Casselman northeast of Grantsville. An unnamed tributary of the Casselman River originates in a field north of Grantsville Park. The only protected stream buffer in the vicinity of Grantsville is Casselman River Bridge State Park, along a small area of the Casselman River. Forested areas are found along Big Shade Run, southern portions of the Casselman River and on the east side of the Casselman River as it heads north past Grantsville.

Youghiogheny River

The Youghiogheny River begins in southern Garrett County, near Crellin. The river flows northward into Pennsylvania, where it joins with the Monongahela River. The Youghiogheny flows to the west of Oakland and through Friendsville. Its tributaries flow through Accident, Deer Park, Loch Lynn Heights, and Mountain Lake Park.

The Youghiogheny is designated a Maryland State Scenic and Wild River. The portion of this river south of Friendsville and all lands that can be viewed from the river are protected. Uses permitted within this area are regulated by the State.

One tributary, the Little Youghiogheny River, flows around and within Oakland, Mountain Lake Park, Loch Lynn Heights, and Deer Park. This tributary is described in more detail below. Bear Creek and Minnow Creek, tributaries of the Youghiogheny, run through Friendsville, along with an unnamed tributary. Bear Creek, the South Branch of Bear Creek, and its many tributaries flow in and around Accident. Bear Creek continues on and flows into Friendsville from the east, continuing north to connect with the Youghiogheny on the north side of the Town. Bear Creek is considered a Tier II, or high quality, water around Accident and southeast of Friendsville. Minnow Creek and a smaller tributary flow into the Youghiogheny River on the west side of Friendsville.

Little Youghiogheny River

The Little Youghiogheny River is a tributary of the Youghiogheny that follows the B&O Railroad from the east side to the center of Deer Park, and heads south along the southeast boundary of Mountain Lake Park and northwest boundary of Loch Lynn Heights. The River then runs along the southern and western boundaries of Oakland before meeting up with the Youghiogheny.

Block Run originates from Backbone Mountain and flows through Deer Park along with two other tributaries of the Little Youghiogheny River. Several of the river's tributaries including Cherry Glade Run, Wilson Run, and Bradley Run flow in and around Oakland. Cherry Glade Run and Wilson Run are buried while they run under Oakland's business district. One unnamed tributary flows through Mountain Lake Park.

The Little Youghiogheny is stocked with trout by the Maryland Department of Natural Resources (DNR) and is a State designated "native trout stream". A native trout stream is a designation Use III water, which requires that a certain characteristics of the water be maintained and protected: temperature, chemical balance, and turbidity. This designation is accompanied by strict regulations on the water quality of this stream.

Historically, sewage has been a major source of pollution in the Little Youghiogheny River, partly due to the somewhat impermeable and/or shallow soils that are present throughout Garrett County. Sewage treatment facilities were constructed in the Oakland, Mountain Lake Park, and Loch Lynn Heights areas over the past 40 years and have resulted in improved water quality in the Little Youghiogheny River.

Potomac River

The upper branch of the Potomac River forms the southern boundary of Garrett County and Kitzmiller. This river flows along Maryland’s border with both West Virginia and Virginia and eventually flows into the Chesapeake Bay. The headwaters of the Potomac River are in Kempton, in the southwest corner of Garrett County. The Potomac River separates Kitzmiller from Blaine, West Virginia and forms a natural southern boundary to the Town. The Town has established a river walk along a levee that serves to protect the Town in times of flooding.

Stream Water Quality – Total Maximum Daily Loads (TMDLs)

Under the Clean Water Act, states are required to identify and list waters that are too polluted or otherwise degraded to meet water quality standards. These waters are considered “impaired”. Waters that are listed as impaired must then have a Total Maximum Daily Load evaluation, or TMDL, developed for them. A TMDL is a calculation of the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards. TMDLs consider the amount of nutrients that enter a stream from both point and non-point sources. Table 2.10 shows which watersheds in and around the towns of Garrett County are impaired and what impairment is present. The table also indicates if a TMDL has been completed.

Table 2.10: Watershed Impairments and TMDLs

	Bacteria	Biological	Metal	Nutrient	Sediment	Toxic
Casselman River	Not Impaired	Impaired	Impaired (TMDL)	Not Impaired	Not Impaired	Not Impaired
Potomac River Upper North Branch	Not Impaired	Impaired	Impaired	Not Impaired	Impaired (TMDL)	Not Impaired
Little Youghiogheny River	Not Impaired	Impaired	Not Impaired	Impaired (TMDL)	Impaired (TMDL)	Not Impaired
Youghiogheny River	Impaired	Impaired	Impaired (TMDL)	Not Impaired	Impaired (TMDL)	Not Impaired

Source: Maryland Department of the Environment (MDE) Water Quality Maps

100-year Floodplains

Floodplains are low, flat areas adjacent to streams and rivers that fill with water during and after periods of high precipitation. Due to the high probability for floodplains to inundate with water, development in floodplains is a mistake. Not only do floodplains absorb and slow stormwater, they also often include stream buffers and wetlands. When floodplains are filled with development and encroached upon and/or when upland areas are developed and generate greater volumes and rates of stormwater runoff, floodwater surfaces will typically rise and spread out, impacting a larger area.

The 100-year floodplain limits, shown on Exhibits 2.1 through 2.5, at the beginning of Section 2.0, were delineated by the Federal Emergency Management Agency (FEMA) as areas that have a one percent annual chance of being flooded. The limit of floodplain inundation is generally determined by the size of the watershed, local geology, and pattern of surrounding land uses. Limiting development in floodplains and restoring the natural environment helps to reduce the impacts of flooding on businesses and residents. Garrett County has adopted, with slight modifications, the State's model ordinance for floodplain protection. The presence of floodplains was a major factor in the design of each land use plan presented in the individual Volume 2 reports. Within the towns of Garrett County, 100-year floodplains are found along:

- Casselman River
- Spiker Run
- Big Shade Run
- Little Shade Run
- Youghiogheny River
- Little Youghiogheny River
- Block Run
- Bear Creek and its southern branch
- Minnow Creek
- Bradley Run
- Wilson Run
- Unnamed tributaries of the Little Youghiogheny River through Mountain Lake Park and the eastern part of Oakland

Wetlands

Wetlands play a pivotal role in regulating the interchange of water within watersheds. By definition, they are characterized by water saturation at or above the soil surface for a certain amount of time during the year. Precipitation and surface water are stored and released slowly into water resources and the atmosphere. Acting as a sink for nutrients, wetlands provide organic compounds, nutrients, and other components necessary for plant and aquatic life.

Wetlands in the towns of Garrett County occur mainly along rivers and streams. Loch Lynn Heights, Mountain Lake Park, and Oakland have the largest concentration of wetlands in or around their borders. The wetlands in these areas and in Deer Park are associated with the Little Youghiogheny River and its tributaries. Both Friendsville and Accident have very few wetlands in Town. Accident has a number of wetlands to the east of Town. There are no wetlands in Kitzmiller.

Groundwater

Seven aquifers are found in and around the towns of Garrett County these aquifers are listed in Table 2.10. More information regarding water resources such as wells and springs in individual towns can be found at the end of this section on the individual pages pertaining to each town.

Table 2.11: Aquifers

		Yields (gpm)		Depth	Location
		Average	High		
Pennsylvanian	Allegheny	14	40	46-90 feet	Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights
	Pottsville	38	200	46-90 feet	Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights
	Conemaugh	15	75	43-250 feet	Friendsville, Grantsville, Kitzmiller
Mississippian	Mach Chunk	14	20	50-200 feet	Accident, Deer Park, Friendsville, Loch Lynn Heights, Oakland
	Pocono Group	13	130	85 feet	Accident, Deer Park, Friendsville, Loch Lynn Heights, Oakland
Denovian	Hampshire	14	57	94 feet	Accident, Deer Park, Friendsville, Loch Lynn Heights, Mountain Lake Park, Oakland
	Jennings	10	40	35-41 feet	Deer Park, Loch Lynn Heights, Mountain Lake Park, Oakland
				185-218 feet	

Source: Maryland Geological Survey and Garrett County Water and Sewer Master Plan

Geology - Mineral Resources

Development and environmental constraints limit the extraction of mineral resources from lands in and around the towns of Garrett County.

Subsurface natural gas fields and natural gas wells are present in Accident, Grantsville, Loch Lynn Heights, and Mountain Lake Park. Coal deposits can be found in and around all of the towns. The Accident area contains a natural gas field which is used to temporarily store natural gas from other regions. There are no active coal or natural gas mines in or around the towns. However, mining is present near the Towns of Deer Park, Grantsville, and Kitzmiller. Sandstone is the only mineral resource currently being mined in the Grantsville area. Clay and peat moss are also available resources in and around Grantsville.

The County participates with Maryland’s Abandoned Mine Land Reclamation program to reclaim abandoned mines, restore the functions of the natural environment, and help repair the negative environmental impacts past mining has had on the region’s water quality.

Soils

Most of the municipalities and their surrounding areas contain gently to steeply sloping, mostly non-stony, well-drained soils that were formed over red to gray acid shale and sandstone rocks. These types of soils are ideal for crop farming. While these soils are good for agricultural and building site uses, they have low permeability, which presents challenges for both stormwater and wastewater management.³

³ Garrett County Water and Sewer Master Plan.

Mountains and Steep Slopes

The Appalachian Mountain Range runs through Garrett County. Land throughout the County is mountainous. Scenic views of the surrounding mountains are found in all eight Towns. These mountainous areas and the streambeds that travel through the towns often include steep slopes (slopes that have a vertical incline greater than 25 to 30 percent). Slopes of this degree have sufficient steepness to cause erosion or increased downstream flooding when disturbed for land development or agriculture.

Forested Areas

The extensive forested areas in and around the towns enhance water quality and provide habitat for plants and animals, contributing to the conservation of the region's biodiversity. Other benefits of preserving and expanding woodlands include stabilization of steep slopes, slowing of stormwater run-off, and cleaning of the air during photosynthesis. Major stands of forests, on a large-scale, act as natural buffers to harsh weather conditions and help to moderate temperatures.

Garrett County has an abundant supply of forested areas. Kitzmiller is surrounded by forested areas both in Garrett County and in West Virginia. There are also wooded areas throughout the Town. Deer Park and Friendsville contain and are surrounded by forested areas. Forested areas are found to the west, south, and east of Grantsville. Loch Lynn Heights and Mountain Lake Park have forested areas to the northeast. There is a large forested area to the west of Loch Lynn Heights. Smaller forest stands are found between Mountain Lake Park and Oakland. Oakland has large forested areas to the west of its borders.

The Forest Conservation Act of 1991 (Natural Resources Article Sections 5-1601-51613) was enacted to protect the forests of Maryland by making forest conditions and character an integral part of the development site planning process. It is regulated by the Maryland Department of Natural Resources, but implemented and administered by local governments. The Forest Conservation Act seeks to maximize the benefits of forest and slow the loss of forested land in Maryland while allowing development to take place. Existing forests contain native species, which may be rare or endangered. Expanding existing stands of forest (rather than creating new ones) helps protect these elements by reducing interaction between the older growth sections and the forest edges.

Sensitive Areas in the towns

The following pages provide information about the sensitive areas that are found in each of the eight Towns. This includes information regarding rivers, streams, wetlands, forested areas, mountains, steep slopes, and mineral resources where relevant. Mineral resources are discussed here because mineral resources are a part of the natural environment and because extraction of mineral resources can cause disturbance to sensitive areas in and around the extraction site.

A C C I D E N T

The sensitive environmental areas in Accident can be seen on the Accident Sensitive Areas Map on the following page.

Water Resources

Bear Creek, the South Branch of Bear Creek, and its many tributaries flow in and around Accident. Bear Creek and its tributaries have associated floodplains and wetlands. These are tributaries of the Youghiogheny River, which runs through the western part of Garrett County.

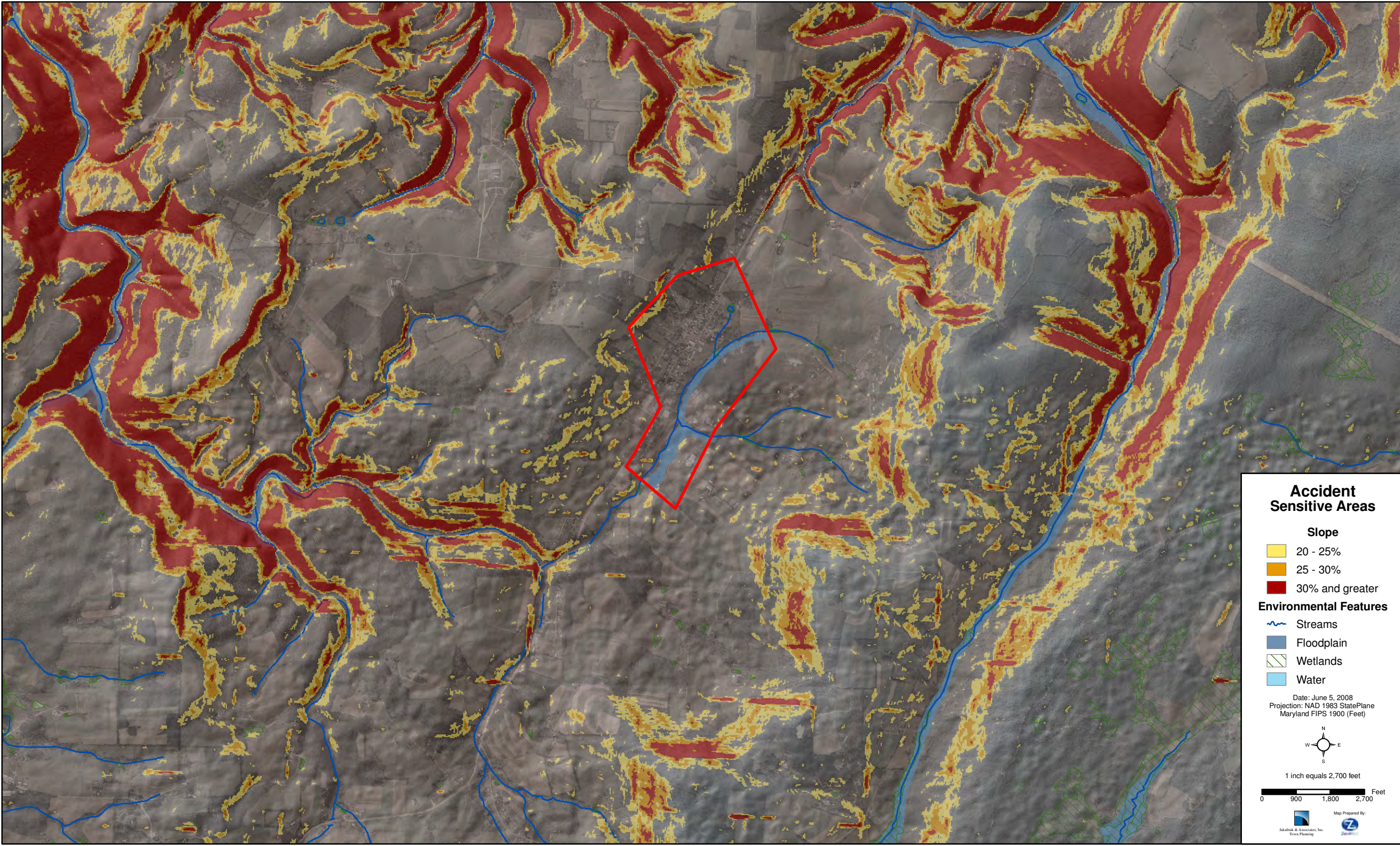
Groundwater Aquifers in Accident include the Mach Chuck, Pocono, and Hampshire formations. Further details on the yields of these formations can be found in Table 2.11. There are several springs in the Accident area.

Mineral Resources

Natural Gas storage fields are located to the south of Accident. These storage fields are used for the temporary storage of natural gas from other regions.

Mountains and Steep Slopes

The mountains within Accident are relatively lower than those that border the Town on the west. The western border of town is characterized by sloping hillside. The terrain in Accident slopes down as it moves away from the downtown area. Steep Slopes in Accident are found along the north western boundary and throughout the south portion of town, south of the industrial park.



Accident Sensitive Areas


Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

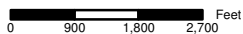
Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane Maryland FIPS 1900 (Feet)





1 inch equals 2,700 feet



0 900 1,800 2,700 Feet

Map Prepared By:



D E E R P A R K

The sensitive environmental areas in Deer Park can be seen on the Deer Park Sensitive Areas Map on the following page.

Water Resources

The Little Youghiogeny River runs along in the southeastern edge of Deer Park. Block Run is a tributary of the Little Youghiogeny River that generally runs along Boiling Spring Road. The Little Youghiogeny River and its tributaries have associated floodplains and wetlands. This stream and its tributaries are wooded in and around Deer Park. The Town also has substantial spring resources, which are used as a source of public water supply and by the Deer Park Water Company.

Groundwater Aquifers in Deer Park include the Mach Chuck, Pocono, Hampshire, and Jennings formations. Further details on the yields of these formations can be found in Table 2.11.

Mountains and Steep Slopes

Deer Park is located in a mountainous area of Garrett County. The Town is located at a high point in the region, the terrain of gently slopes downward from the Town center.



Deer Park Sensitive Areas

Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

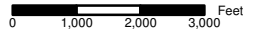
Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch equals 3,000 feet



F R I E N D S V I L L E

The sensitive environmental areas in Friendsville can be seen on the Friendsville Sensitive Areas Map on the following page.

Water Resources

The Youghiogheny River travels through and around Friendsville; much of the Town is in the River's floodplain. The river is heavily used for rafting and kayaking south of Town. The riverbank is wooded through the Town and heavily wooded outside Friendsville to the north and south. South of Friendsville the Youghiogheny River is designated a Scenic and Wild River; this protects the stream buffer, maintaining its wooded state for the area that is visible from the river.

Groundwater aquifers in Friendsville include the Allegheny, Pottsville, Conemaugh, Mach Chuck, Pocono, and Hampshire formations. Further details on the yields of these formations can be found in Table 2.11.

Mountains and Steep Slopes

Friendsville is surrounded by mountains on all sides. The steepness of the mountain slopes that surround the Town prohibits development outside of the valley in which Friendsville is located. Indeed, the slopes along the north side of Town create the appearance of a natural wall along the edge of the Youghiogheny River. Steep slopes are found surrounding the Town on all sides as shown on the Friendsville Sensitive Areas Map.

Friendsville Sensitive Areas

Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

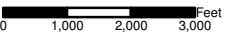
Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch equals 3,000 feet



G R A N T S V I L L E

The sensitive environmental areas in Grantsville can be seen on the Grantsville Sensitive Areas Map on the following page.

Water Resources

The Casselman River runs around the south and to the east of Grantsville. It is wooded in and around much of the Town. The River has an associated floodplain. There are very few wetlands in Grantsville. Those associated with the Casselman River are largely located to the northeast of Town. There are some small wetlands in the area of the Northern Garrett Industrial Park and in the area between the western boundary of Town and the River. Many of the River's tributaries are un-buffered or buried through Town.

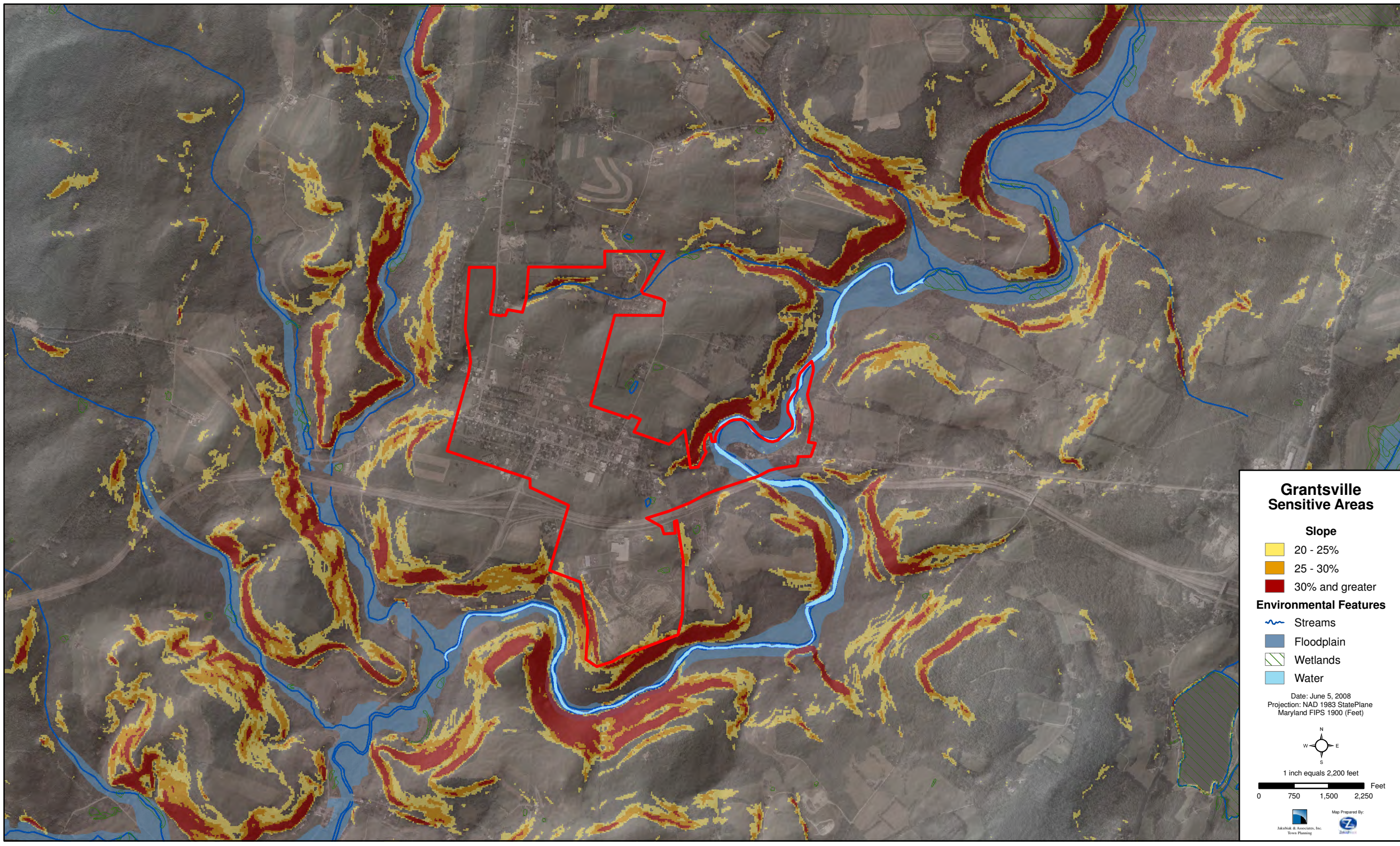
Groundwater aquifers in Grantsville include the Allegheny, Pottsville, and Conemaugh, formations. There are several springs in the Grantsville area. Further details on the yields of these formations can be found in Table 2.11.

Mineral Resources

Sandstone is currently mined in Grantsville. Clay and peat moss are abundant but are not currently being mined in the area. The mineral resources around Grantsville will likely be actively mined for the next decade.

Mountains and Steep Slopes

Grantsville is within a valley area among gently sloping mountains. While some steeper slopes can be found in these mountains, steep slopes in Grantsville are largely concentrated along the banks of the Casselman River and its many tributaries.



Grantsville Sensitive Areas

Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

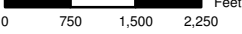
Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch equals 2,200 feet



K I T Z M I L L E R

The sensitive environmental areas in Kitzmiller can be seen on the Kitzmiller Sensitive Areas Map on the following page.

Water Resources

Kitzmiller is located along the Potomac River, which adds to the Towns' scenic beauty and provides recreation opportunities. The Town is protected from the River by a levee. This levee is not wooded in the main part of Town. The western and eastern edges of the River are wooded.

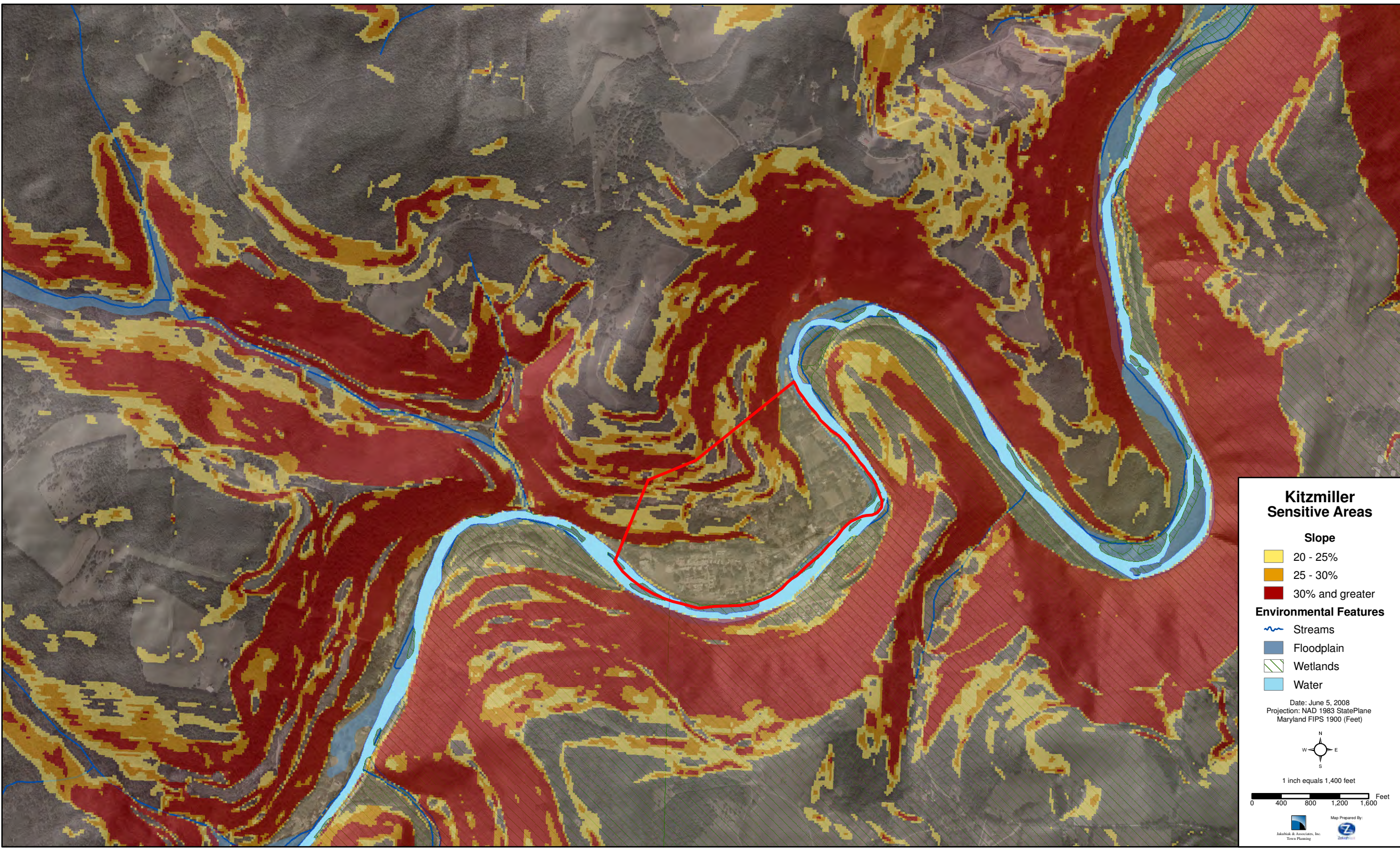
Groundwater aquifers in Kitzmiller include the Allegheny, Pottsville, and Conemaugh, formations. Further details on the yields of these formations can be found in Table 2.11.

Mineral Resources

Because of the abundance of coal in the area; Kitzmiller was once a coal mining town. Coal mining no longer occurs in the Town and a number of abandoned mines have been reclaimed with the assistance of the state Abandoned Mine Lands Reclamation Program. However, mining still occurs in close proximity to the Towns borders, and there is still the potential for coal extraction on lands within and adjacent to the Town. Additionally, many mines in the area have not been reclaimed and continue to impact the environment and water resources. Mining and its impacts are not consistent with the future plans of Kitzmiller as described in Volume 2.

Mountains and Steep Slopes

Kitzmiller is situated in the Potomac River Valley, while much of the Town is located in the flat lands of the valley; the northern portion of the Town is located on the steep mountainside. The slopes on the northern side of Town prevent extensive expansion of the Town in this direction.



Kitzmiller Sensitive Areas

Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)

1 inch equals 1,400 feet

0 400 800 1,200 1,600 Feet

Map Prepared By:
Jahnski & Associates, Inc.
Town Planning

L O C H L Y N N H E I G H T S

The sensitive environmental areas in Loch Lynn Heights can be seen on the Loch Lynn Heights Sensitive Areas Map on the following page.

Water Resources

The Little Youghiogheny River runs to the east and north of Loch Lynn Heights and a tributary of the Little Youghiogheny heads south along the eastern border of Town. The floodplain for the Little Youghiogheny is extensive and covers a large portion of the northwest corner of Loch Lynn Heights.

Groundwater aquifers in Loch Lynn Heights include the Allegheny, Pottsville, Mach Chuck, Pocono, Hampshire, and Jennings formations. Further details on the yields of these formations can be found in Table 2.11.

Mountains and Steep Slopes

Loch Lynn Heights is located atop a gently sloping hillside, the terrain of the Town slopes upward as you travel south, and the western and southern portions of Loch Lynn Heights provide scenic views of the river valley below and mountains in the distance. There are very few steep slopes in Loch Lynn Heights.



Loch Lynn Heights Sensitive Areas


Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

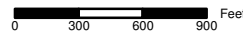
Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)





1 inch equals 900 feet



0 300 600 900 Feet

Map Prepared By:
Jaluhak & Associates, Inc.
Town Planning



M O U N T A I N L A K E P A R K

The sensitive environmental areas in Mountain Lake Park can be seen on the Mountain Lake Park Sensitive Areas Map on the following page.

Water Resources

The Little Youghiogeny River runs around the south of Town and a tributary of this river feeds Bradford Lake, located in the northeast portion of Mountain Lake Park. Most portions of the River are buffered by forested areas, though one section the river runs along Route 135, where it is susceptible to runoff from the road. There are areas of floodplain associated with the Little Youghiogeny and Block Run. These are largely in the southern and eastern parts of Town. Associated wetlands can be found along Block Run and the Little Youghiogeny River.

Groundwater aquifers in Mountain Lake Park include the Hampshire and Jennings formations. Further details on the yields of these formations can be found in Table 2.11.

Mountains and Steep Slopes

Mountain Lake Park is located within a mountainous area; this higher elevation provides views of the Mountains to the south. The Towns in located on a sloping mountain top. There are very few steep sloped in Mountain Lake Park.



Mountain Lake Park Sensitive Areas

- Slope**
- 20 - 25%
 - 25 - 30%
 - 30% and greater

- Environmental Features**
- Streams
 - Floodplain
 - Wetlands
 - Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane Maryland FIPS 1900 (Feet)



1 inch equals 1,400 feet

O A K L A N D

The sensitive environmental areas in Oakland can be seen on the Oakland Sensitive Areas Map on the following page.

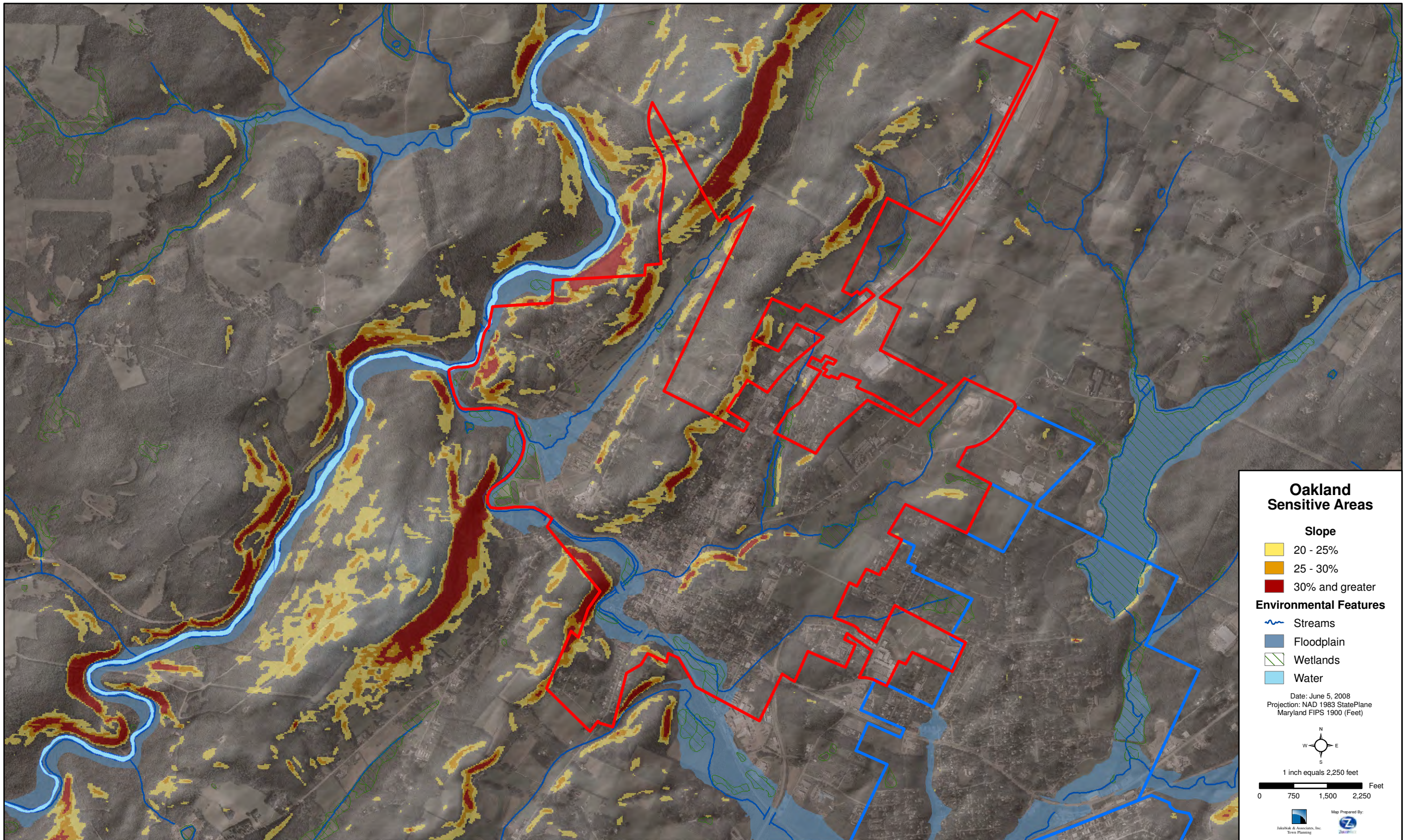
Water Resources

The Youghiogheny River travels north along the northwestern edge of Oakland. The Little Youghiogheny River enters Oakland in the southeast portion of Town along Route 135 and travels northwest to join the Youghiogheny River at the eastern edge of Oakland. The Little Youghiogheny and its tributaries have associated wetlands and floodplains throughout Oakland.

There are three reservoirs in Oakland, the Little York Reservoirs 1, 2, and 3. The Town also owns Broadford Lake, which is located in Mountain Lake Park. This is a reservoir for Oakland's water supply. Groundwater aquifers in Oakland include the Mach Chuck, Pocono, Hampshire, and Jennings formations. Further details on the yields of these formations can be found in Table 2.11.

Mountains and Steep Slopes

Much of Oakland is situated in valleys between three ridges that run north-south through the Town. Steep slopes characterize the accent along many of these ridgelines, and prohibit development in some locations of Town. Much of Oakland's development has occurred in the valleys cut from the Youghiogheny and Little Youghiogheny Rivers and their tributaries that flow through and around Town.



Oakland Sensitive Areas

Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: June 5, 2008
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch equals 2,250 feet
0 750 1,500 2,250 Feet



2.4 LAND USE AND ZONING

This section begins with a brief description of Land Use and Zoning. The land use categories are described generally on this first page. The following pages provide a description of the existing land use and zoning maps for each of the towns.

The land use categories, described here and illustrated on the individual land use maps, show the current pattern of land use in the eight towns. The land use map may differ from the zoning map. The land use map and categories are intended to indicate what the land is being used for. Zoning categories designate the permitted uses.

Land Use

The generalized land use mapping obtained from Garrett County is the main source of the land use information and mapping in this section. Throughout most of the towns, the County mapping was refined and detailed based on field reconnaissance. The land uses are classified into one of seven generalized categories:

1. Residential Residential areas vary with respect to density (measured in housing units per acre). While the type of structure may include single-family detached homes, two-family homes, townhomes, multi-family homes, etc., the land use maps categorize residential areas by density: low, medium, and high.
2. Commercial The commercial designation is applied to all manner of commercial areas and uses including downtown districts, shopping centers, highway commercial corridors, and agricultural-related enterprises.
3. Institutional The institutional designation is applied to the major stand-alone civic, governmental, religious, and community sites.
4. Industrial The industrial designation covers industrial and business parks and other sites containing warehousing, manufacturing, and similar activities.
5. Woodlands The woodlands designation is applied to both the major intact forests and the fragmented stands of woodlands within or adjacent to the towns.
6. Agricultural The agricultural designation is applied to lands that are actively farmed or areas where livestock is raised.

Zoning

Zoning regulations define areas, or districts, where certain land uses are allowed. They regulate the density and intensity of development that can occur within these districts. This helps to protect residents, businesses, institutions, and agriculture from negative impacts different uses can have on one another. Accident, Friendsville, Grantsville, Loch Lynn Heights, Mountain Lake Park, and Oakland have zoning ordinances. Mountain Lake Park administers its own zoning ordinance while all other zoning ordinances are administered by Garrett County.

Land Use and Zoning in the towns

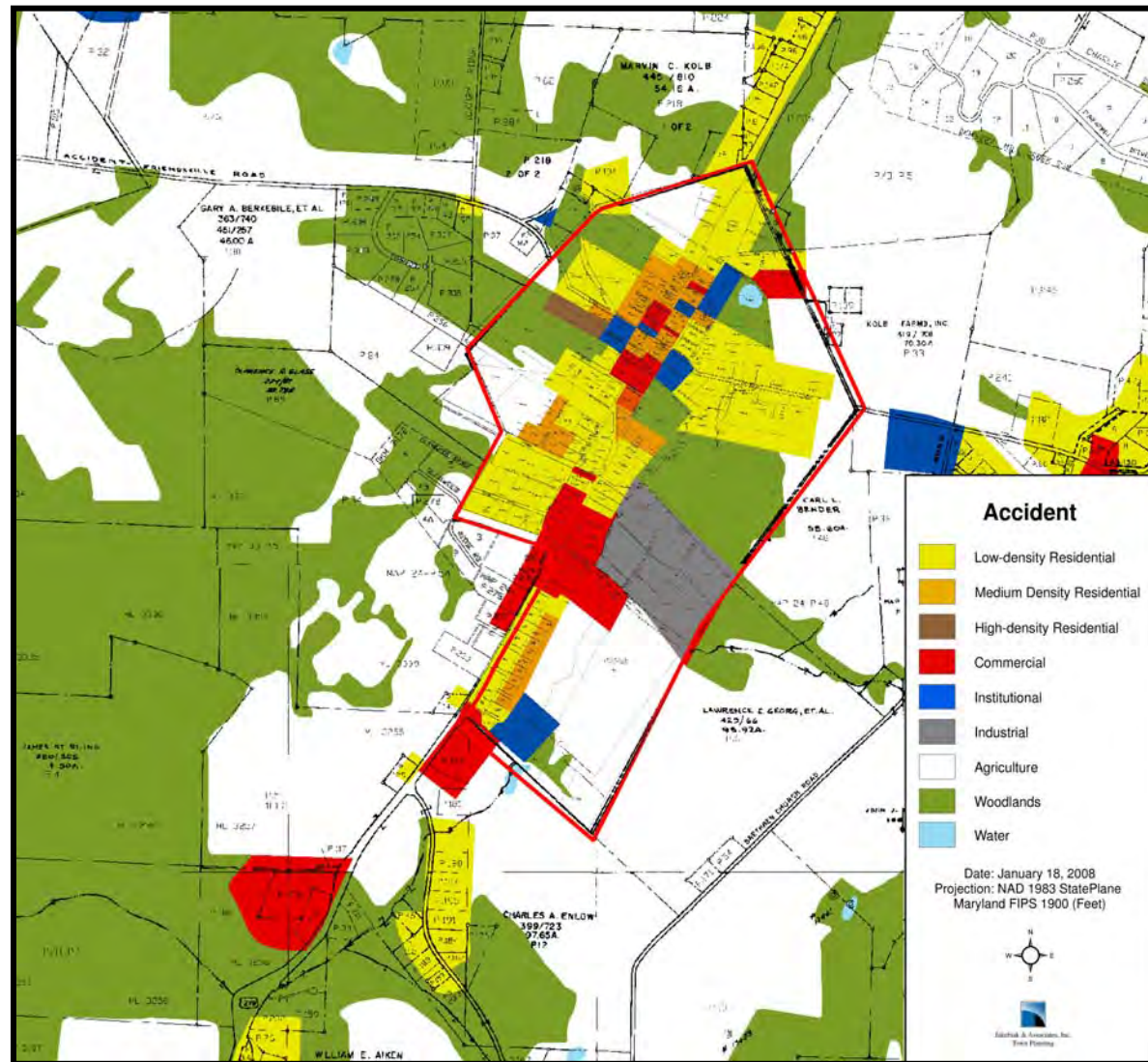
The following pages outline the land use and zoning in the eight towns of Garrett County. For Deer Park and Kitzmiller, only land use is discussed as these towns do not have zoning.

A C C I D E N T

Land Use: Accident

	Character	Acres
Low-Density Residential	Includes detached single-family homes with large yards. These are generally located outside of Town along main roads.	87.58
Medium-Density Residential	Includes single-family homes that are close to Main Street in Accident.	22.85
High-Density Residential	Include uses such as senior housing. Located in close proximity to the downtown area of Accident.	3.74
Commercial	Includes areas where businesses are located. Some commercial uses in Accident include stores such as bakeries and gift shops.	9.68
Institutional	Includes areas where public facilities are located, for examples the library, municipal building, Town owned parks, and area churches. Many of these uses are located downtown.	12.35
Industrial	Includes employment uses. Industrial areas can be found at the south end of Town in the industrial park.	43.09
Woodlands	Woodlands are found in east and west portions of Town and are extensive outside of Accident.	59.99
Agricultural	Agricultural uses, largely cropland, surround the Town.	85.11

Exhibit 2.10: Accident Land Use

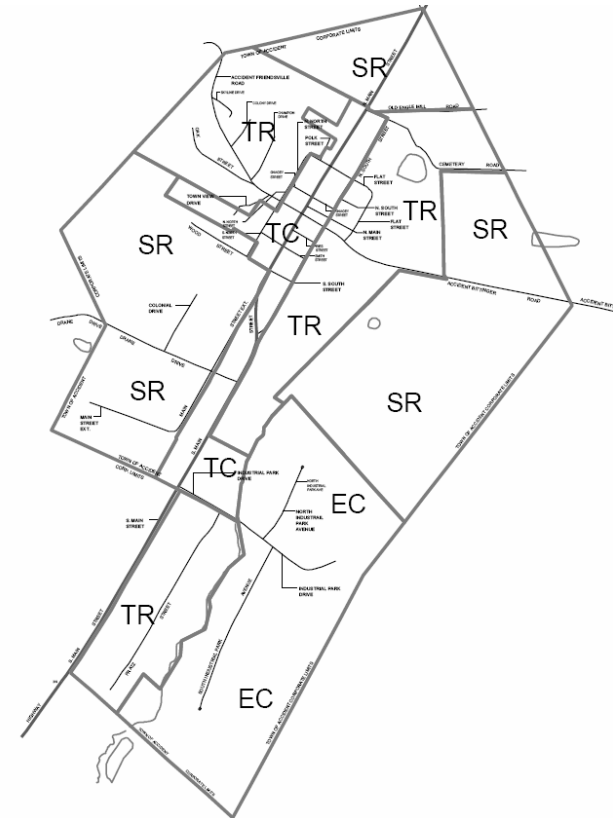


Zoning: Accident

		Permitted Uses	Minimum Lot Size (square feet)	
Rural Development District	RD	Single family homes, group homes, churches, recreation, public buildings, agriculture	40,000	
Suburban Residential District	SD	Single family homes, duplexes, two family detached, group homes, churches, recreation, public buildings, farming	Single-family detached Duplex/Two-family detached Mobile Home Other	20,000 10,000 20,000 20,000
Town Residential District	TR	Single family homes, duplexes, two family detached, multi-family, group homes, churches, schools, libraries, community centers, recreation, public buildings, medical offices, emergency facilities, farming	Single-family detached Duplex/Two-family detached Town House Multi-family Mobile/Manufactured home park Other	10,000 10,000 3,000 20,000 80,000 10,000
Town Center District	TC	Single family homes, duplexes, two family detached, multi-family, one dwelling unit in combination with a permitted commercial use, group homes, child care, private clubs, churches, schools, libraries, community centers, recreation, public buildings, office, retail stores, service businesses, lodging, auto services, emergency facilities, utilities, transit, farming	Single-family detached One dwelling / commercial Duplex Two family detached Town House Multi-family Other	7,500 10,000 7,500 10,000 3,000 20,000 7,500
Employment Center District	EC	Recreation, public buildings, wholesale, contractor offices, printing, production and processing, agriculture		40,000

Source: Town of Accident Zoning Ordinance

Exhibit 2.11: Accident Zoning

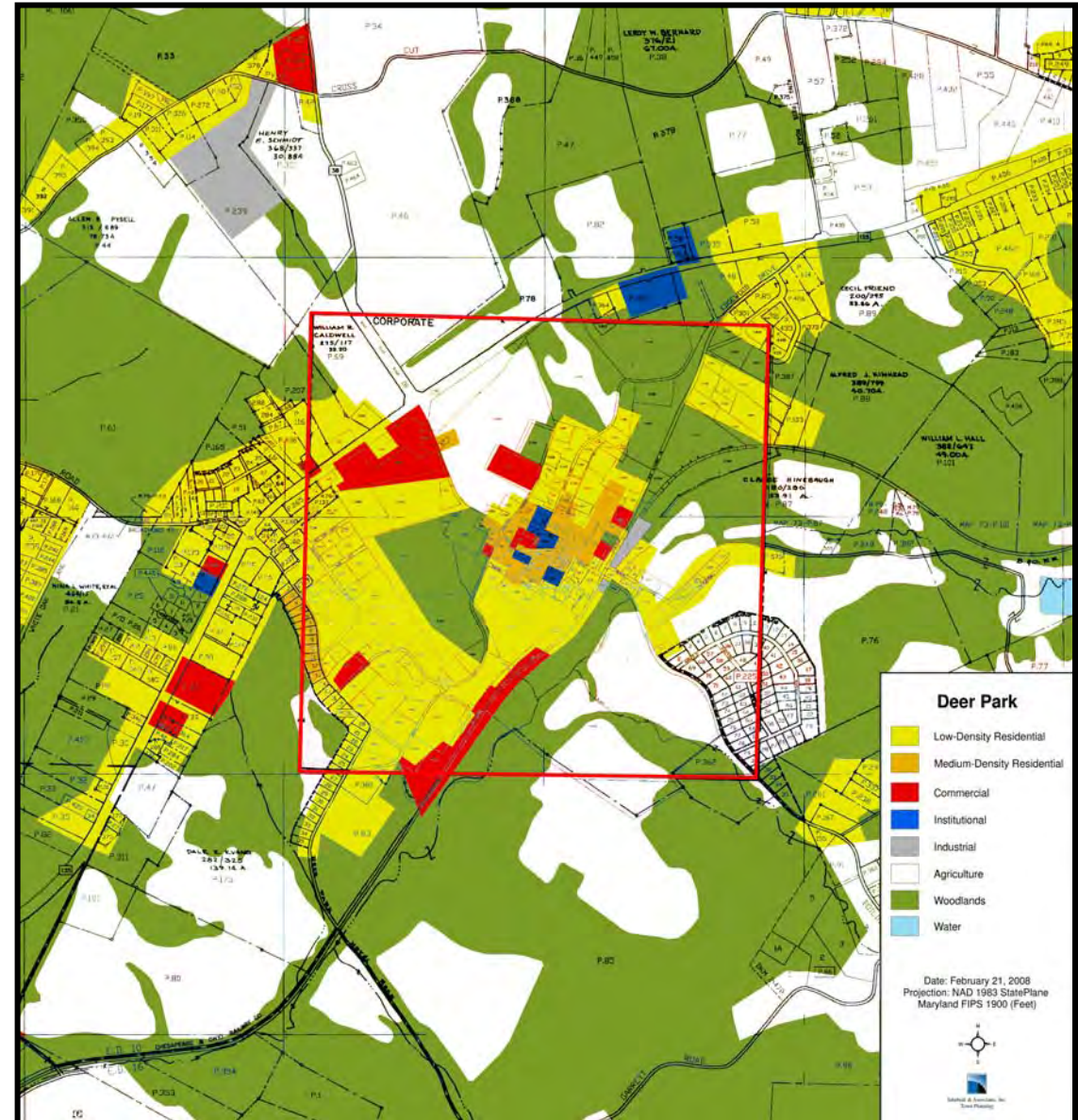


D E E R P A R K

Exhibit 2.12: Deer Park Land Use

Land Use: Deer Park		
	Character	Acres
Low-Density Residential	Includes detached single-family homes in Deer Park and along Route 135 in the Deer Park vicinity	208.52
Medium-Density Residential	Includes single-family homes located in the central part of Town.	23.50
Commercial	Includes areas where businesses are located. Much of the commercial activity in Deer Park is related to surrounding agriculture.	36.02
Institutional	Includes areas where public facilities are located, for example, the town hall, Town owned parks, and area churches. Many of these uses are located at the center of Town.	3.58
Industrial	Includes employment uses. Industrial uses can be found to the east of the Railroad tracks and outside of Town to the northwest.	2.23
Woodlands	Woodlands are found throughout and around Deer Park. They are most prevalent southeast of Town.	178.24
Agricultural	Agricultural uses are largely located to the north of Town, TEMCO is a commercial agricultural use located in the northwest corner of Deer Park.	185.77

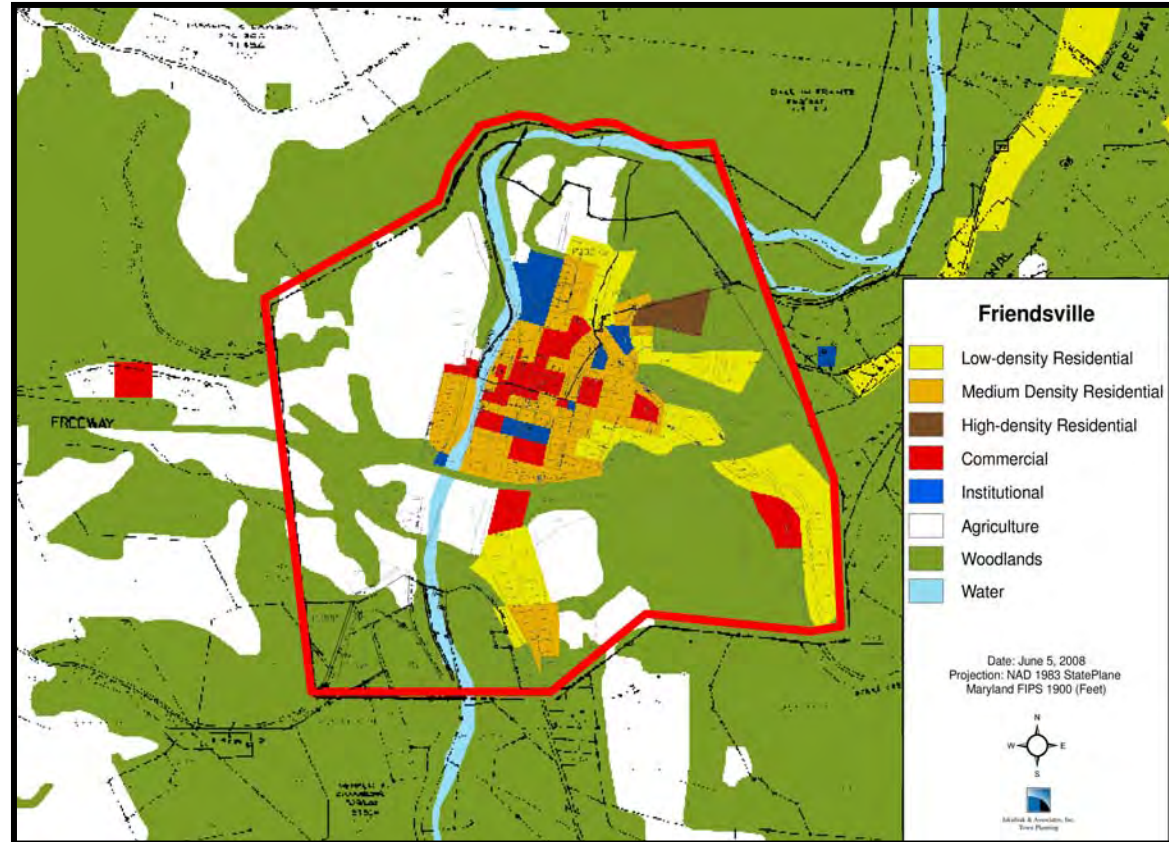
The Town of Deer Park does not have a zoning ordinance.



F R I E N D S V I L L E

Exhibit 2.13: Friendsville Land Use

Land Use: Friendsville		
	Character	Acres
Low-Density Residential	Includes detached single-family homes largely located on the outer edge of Town and in areas of the mountains surrounding Friendsville.	56.74
Medium-Density Residential	Includes much of the homes in Friendsville. These are largely single-family homes.	54.83
High-Density Residential	Guardian Senior Apartments.	5.57
Commercial	Includes areas where businesses are located. Friendsville's businesses are generally located along Friendsville Hoyes Road. Businesses that require larger amounts of land are located further from this central area of Town.	23.36
Institutional	Include areas where public facilities are located, for example, the library, town hall, fire and rescue, post office, and area churches.	10.33
Woodlands	Woodlands characterize the mountainsides that surround Friendsville and are plentiful through the area.	293.25
Agricultural	There are very few agricultural areas around Friendsville.	140.35

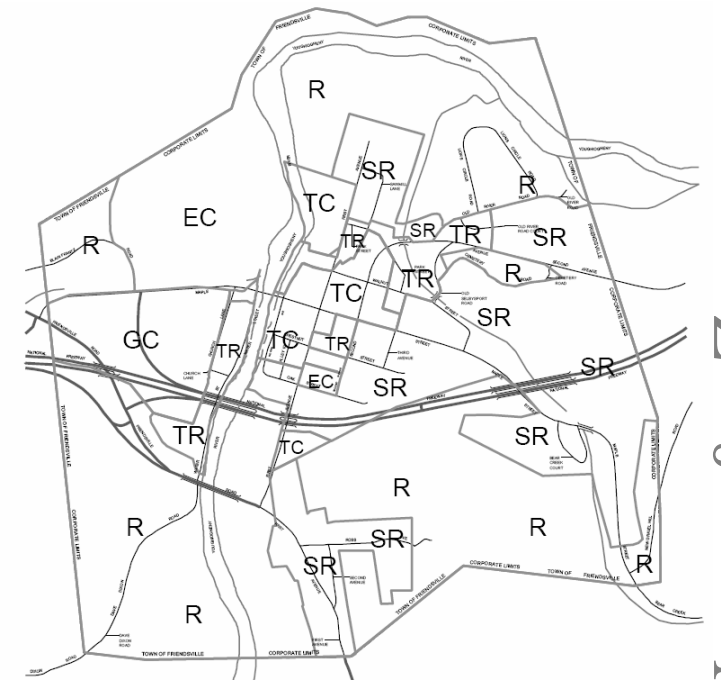


Zoning: Friendsville

	Permitted Uses	Minimum Lot Size (square feet)
Rural Development District	RD Single family homes, group homes, churches, recreation, agriculture	80,000
Suburban Residential District	SD Single family homes, group homes, churches, schools, recreation, farming	10,000
Town Residential District	TR Single family homes, duplexes, two family detached, townhouse, multi-family, group homes, churches, schools, libraries, community centers, recreation, public buildings, medical offices, emergency facilities, farming	Single-family detached 10,000 Duplex/Two-family detached per dwelling unit 15,000 Town House per dwelling unit 7,500 Multi-family per dwelling unit 20,000 Mobile/Manufactured home park per dwelling unit 4,000 One dwelling / commercial per dwelling unit* 80,000 Other 500 10,000
Town Center District	TC Duplexes, multi-family, one dwelling unit in combination with a permitted commercial use, group homes, two or more multi-family dwelling units in combination with permitted commercial use, churches, schools, child care, libraries, community centers, recreation, private clubs, public buildings, office, retail stores, service businesses, banks, restaurants, entertainment, lodging, auto services, emergency facilities, farming	Single-family detached 7,500 One dwelling / commercial per dwelling unit 5,000 two+ dwelling / commercial per dwelling unit 5,000 Multi-family per dwelling unit 18,000 Other 3,000 5,000
General Commercial	GC Recreation, public buildings, offices, retail stores, service businesses, banks, entertainment, auto services, transit,	5,000
Employment Center District	EC Recreation, wholesale, contractor offices, printing, production and processing, agriculture	40,000

Source: Town of Friendsville Zoning Ordinance

Exhibit 2.14: Friendsville Zoning

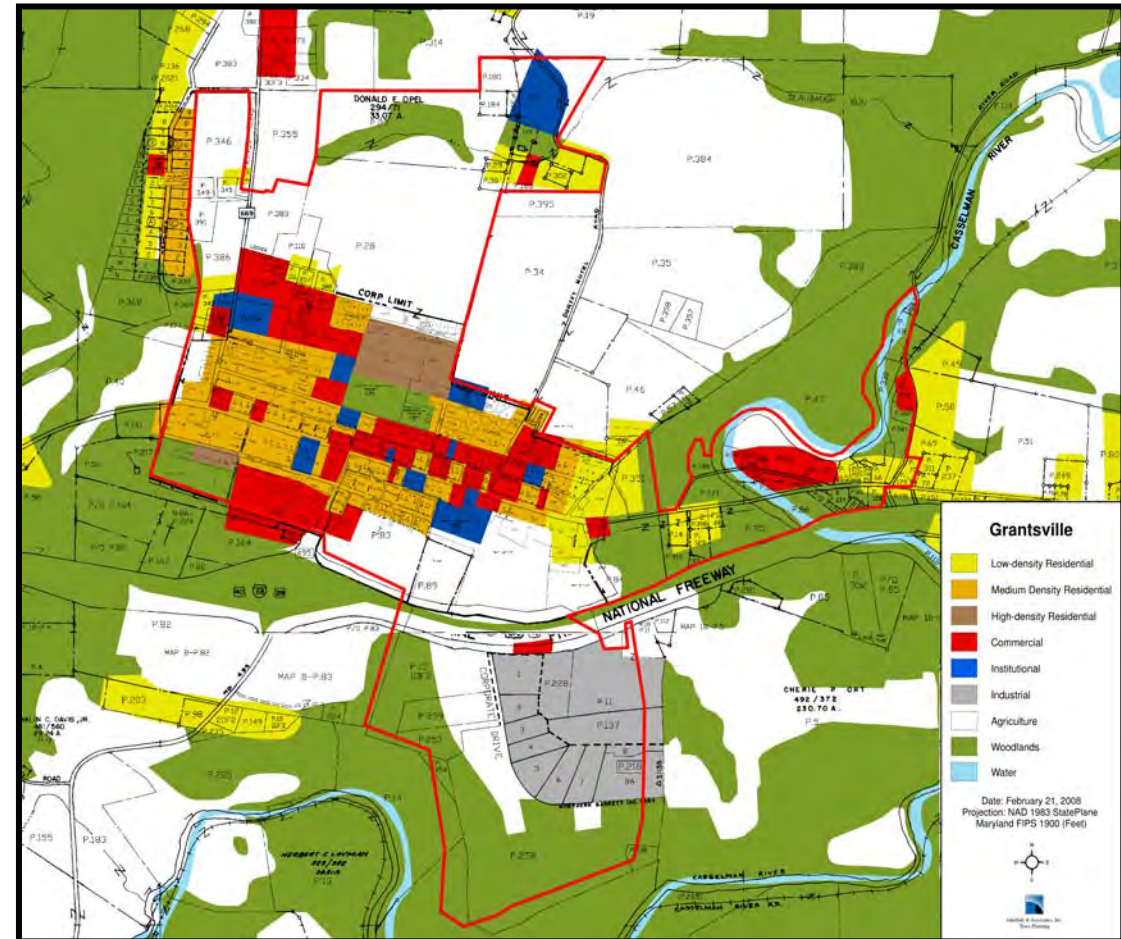


GRANTSVILLE

Land Use: Grantsville

	Character	Acres
Low-Density Residential	Includes detached single-family homes. There are very few areas of low-density residential in Town, outside of Town low-density residential uses are found along the main roadways.	41.09
Medium-Density Residential	Includes single-family houses that are close to one another. This is the most common pattern of development in Grantsville.	76.67
High-Density Residential	Includes uses such as senior housing located behind the Grantsville library branch.	15.35
Commercial	Includes areas where businesses are located. Located mainly in downtown, with larger agricultural related commercial uses north of Town and highway service commercial uses to the west.	63.12
Institutional	Include areas where public facilities are located. For example the library, Town Hall, museums, and area churches, and are generally concentrated in and to the northwest of downtown.	24.63
Industrial	Includes the industrial park on the south side of Route 68.	49.64
Woodlands	Woodlands characterize the hillsides and valleys to the west, south, and east of Grantsville.	143.98
Agricultural	Agricultural uses, such as cropland and pasture, surround the Town and are largely concentrated to the north.	215.22

Exhibit 2.15: Grantsville Land Use

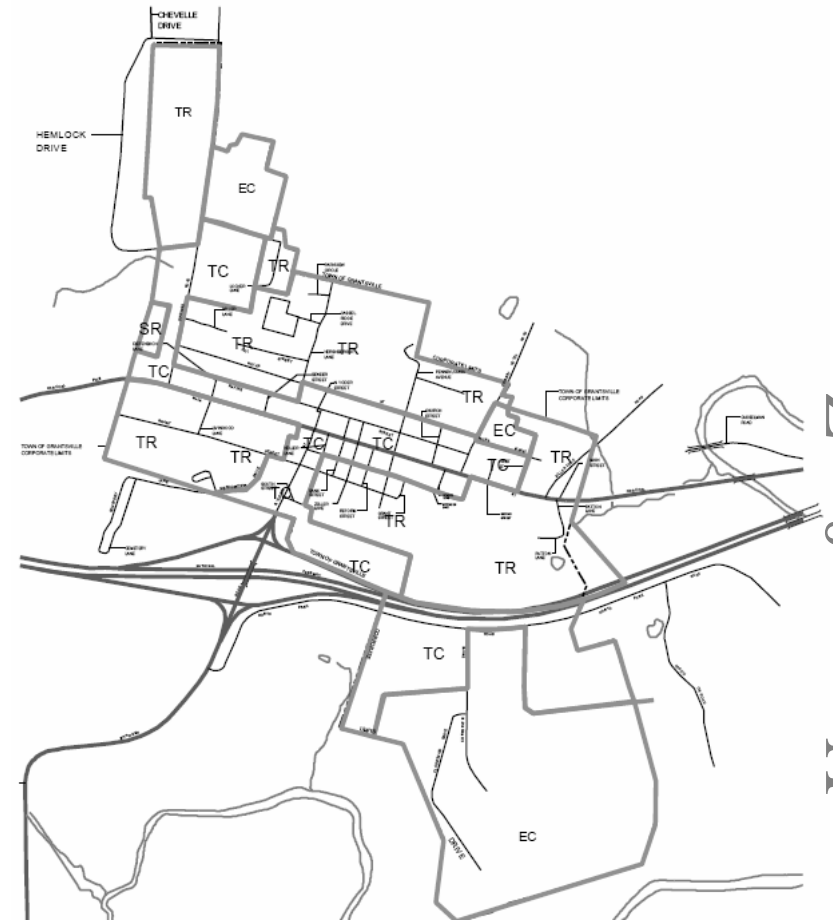


Zoning: Grantsville

		Permitted Uses	Minimum Lot Size (square feet)	
Suburban Residential District	SD	Single family homes, duplexes, two family detached, townhouse, multi-family, group homes, churches, libraries, community centers, recreation, medical offices, public buildings, emergency services	Single-family detached	18,000
			Duplex/ (9,000/unit)	18,000
			Mobile home park	5 acres
			Townhouse (2,000/unit)	15,000
			Other	18,000
Town Residential District	TR	Single family homes, duplexes, two family detached, townhouse, multi-family, group homes, churches, libraries, community centers, recreation, public buildings, emergency services	Single-family detached	10,000
			Duplex (9,000/unit)	18,000
			Townhouse (2,000/unit)	12,000
			Multi-family (4,000/unit)	22,000
			Other	10,000
Town Center District	TC	Single family homes, duplexes, two family detached, townhouse, multi-family, one dwelling in combination with permitted commercial use, group homes, churches, schools, libraries, community centers, recreation, private club or lodge, medical care facility, offices, public buildings, retail stores, service businesses, banks, restaurants, entertainment, lodging, auto services, emergency services, utilities	Single-family detached	5,000
			One dwelling/commercial	5,000
			Duplex (5,000/unit)	10,000
			Town House (2,000/unit)	12,000
			Multi-family (3,600/unit)	10,800
			Other	5,000
Employment Center District	EC	Churches, schools, libraries, community centers, recreation, private club or lodge, medical care facility, offices, public buildings, banks, restaurants, entertainment, lodging, auto services, emergency services, utilities, wholesale businesses, contractor offices, light industry	20,000	

Source: Town of Grantsville Zoning Ordinance

Exhibit 2.16: Grantsville Zoning

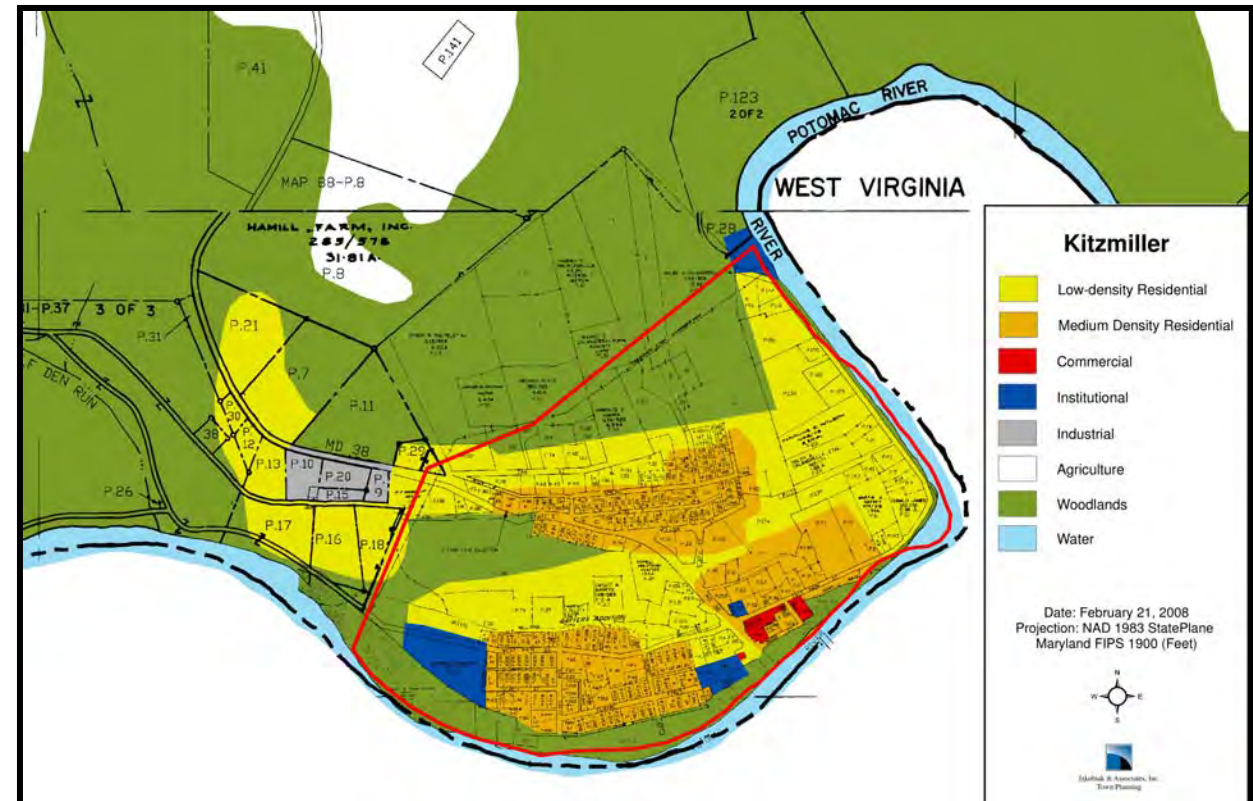


KITZMILLER

Land Use: Kitzmiller

	Character	Acres
Low-Density Residential	Includes detached single-family homes these are largely found in areas where the terrain does not permit higher densities.	63.86
Medium-Density Residential	Includes many of the single-family homes that are found in Kitzmiller. There are also areas of medium density residential in nearby Shallmar to the west.	49.36
Commercial	Includes areas where businesses are located. These areas are largely at the river crossing.	0.90
Institutional	Include areas where public facilities are located. This includes uses such as the Town Hall, post office, school, and churches.	9.48
Woodlands	Woodlands surround Kitzmiller and are abundant.	28.78

Exhibit 2.17: Kitzmiller Land Use

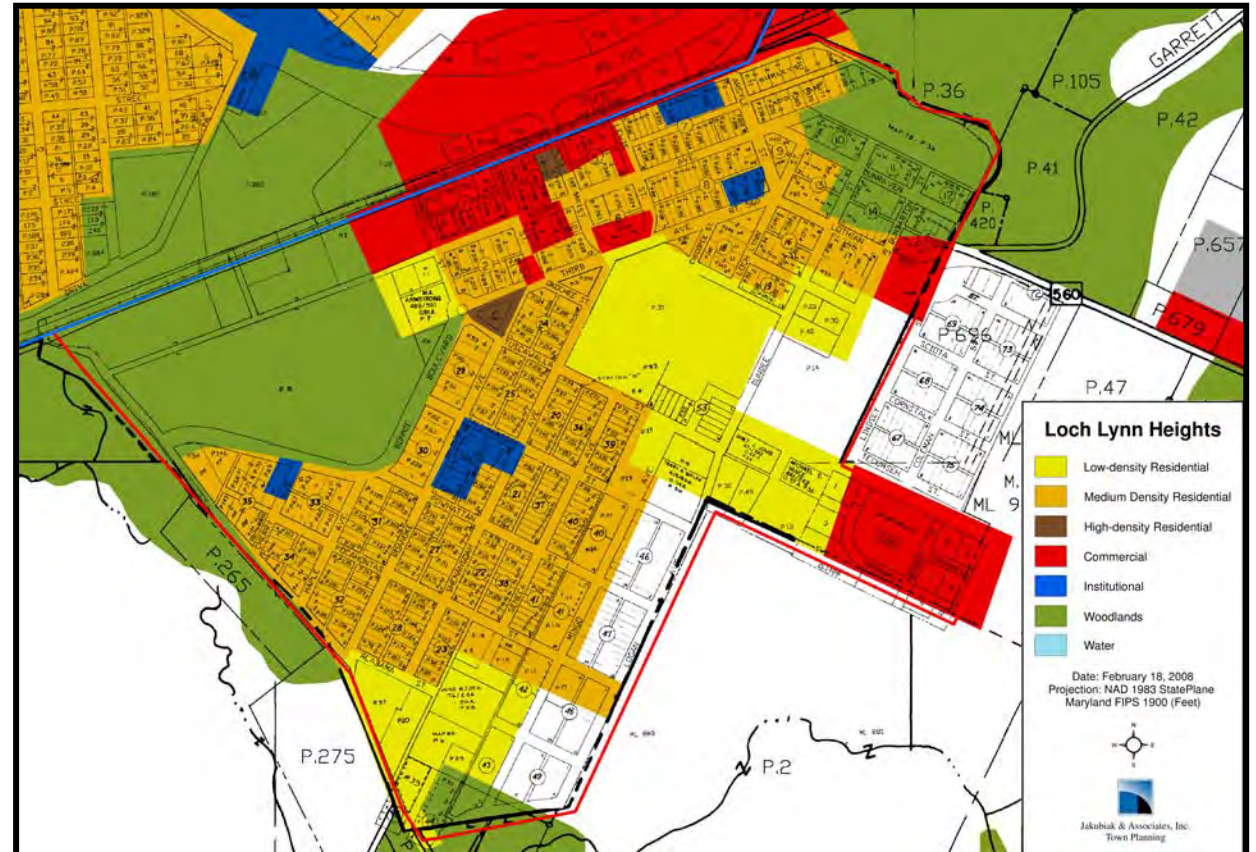


LOCH LYNN HEIGHTS

Land Use: Loch Lynn Heights

	Character	Acres
Low-Density Residential	Includes the detached single-family homes in Loch Lynn Heights.	36.65
Medium-Density Residential	Includes many of the single-family homes found in Loch Lynn Heights. Also includes newer condominium development in the southern portion of Town.	76.55
High-Density Residential	Includes areas near Third Avenue.	1.04
Commercial	Include warehouses, restaurant, automobile service and repair, storage, tin shop, real estate offices, truck rentals, shops, carpet store, and a taxidermy service. Most of the commercial establishments are located along First and Second Avenues in the northwest portion of Town.	18.38
Institutional	Institutional uses include areas where public facilities are located. This includes a church, Scout Building, a former elementary school and playground, and community building.	3.81
Woodlands	Woodlands are found to the northwest and northeast of Loch Lynn Heights.	45.73
Agricultural	Agricultural uses form the western, southern, and eastern boundaries of the Town.	19.74

Exhibit 2.18: Loch Lynn Heights Land Use

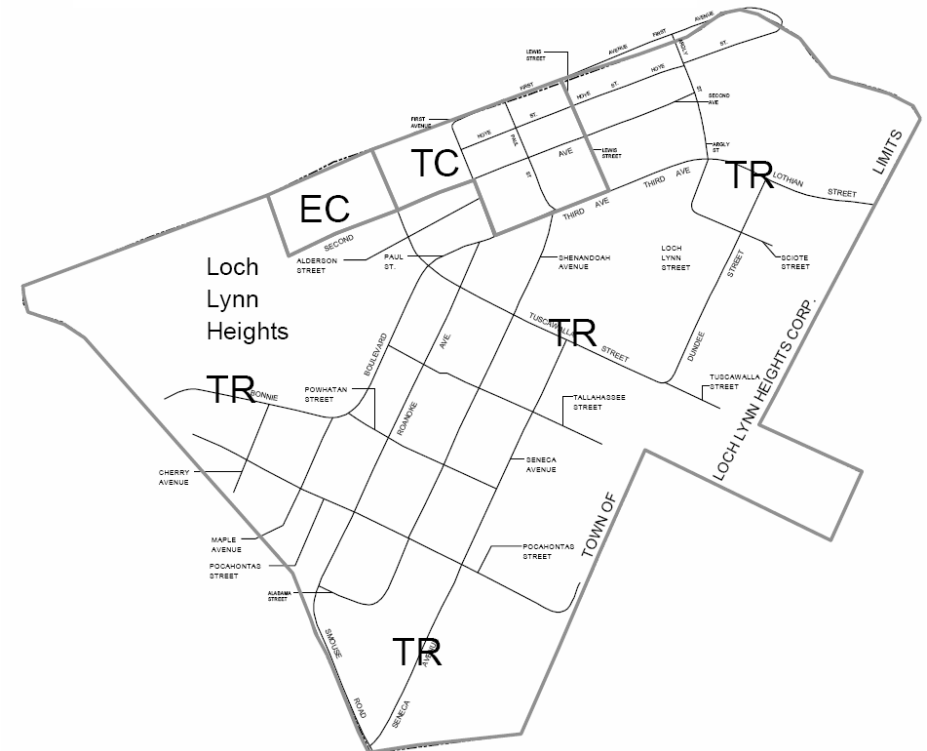


Zoning: Loch Lynn Heights

	Permitted Uses	Minimum Lot Size (square feet)	
Town Residential District	TR Single family homes, duplexes, mobile/manufactured home, two family detached, one dwelling in combination with permitted commercial use, group homes, churches, schools, child care, libraries, community centers, recreation, public buildings, emergency services	Single-family detached	10,800
		Duplex/Two-family detached	15,000
		per dwelling unit	7,500
		Town House	24,000
		per dwelling unit	2,000
Multi-family	40,000		
per dwelling unit	4,000		
Other	10,800		
Town Center District	TC Single family homes, duplexes, two family detached, one dwelling in combination with permitted commercial use, group homes, churches, schools, child care, libraries, community centers, recreation, private club, medical care facilities, public buildings, offices, retail stores, service businesses, banks, restaurants, lodging, entertainment, auto services, utilities, emergency services, transit	Single-family detached	10,800
		One dwelling / commercial	10,800
		Duplex/Two-family detached	15,000
		per dwelling unit	7,500
		Town House	15,000
		per dwelling unit	7,500
Multi-family	20,000		
per dwelling unit	4,000		
Other	10,800		
Employment Center District	EC Child care, libraries, community centers, recreation, medical care facilities, public buildings, offices, retail stores, service businesses, banks, restaurants, lodging, auto services, utilities, emergency services, wholesale, contractor offices, light industry, agriculture		20,000

Source: Town of Loch Lynn Heights Zoning Ordinance

Exhibit 2.19: Loch Lynn Heights Zoning

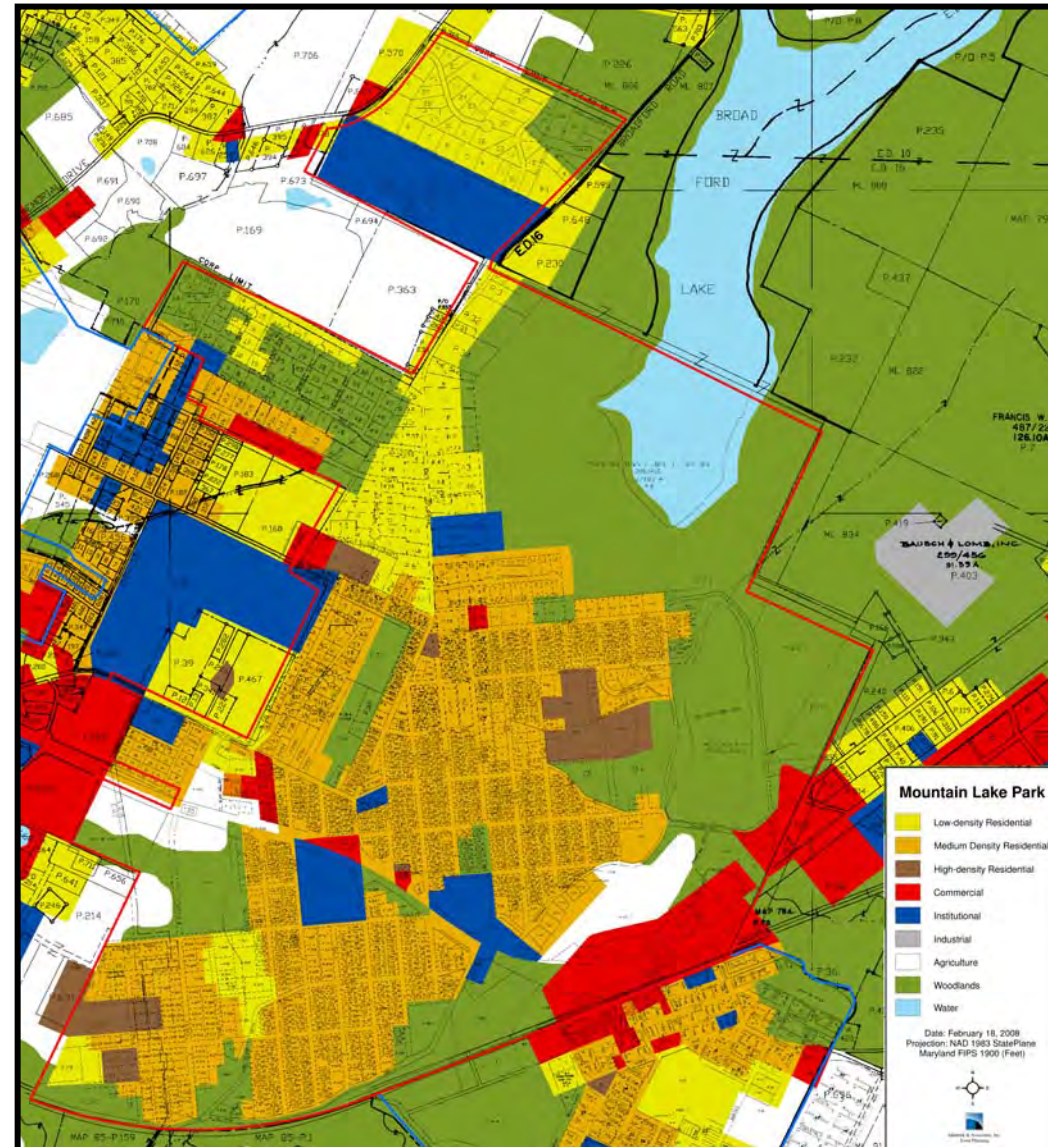


LAND USE & ZONING

MOUNTAIN LAKE PARK

Exhibit 2.20: Mountain Lake Park Land Use

Land Use: Mountain Lake Park		
	Character	Acres
Low-Density Residential	Includes detached single-family homes on large lots, found mainly at the outer edges of Mountain Lake Park	110.38
Medium-Density Residential	Includes the single family homes that make up much of Mountain Lake Park.	318.70
High-Density Residential	Include uses such as apartments and senior housing.	26.69
Commercial	Include areas where businesses are located. There are limited commercial uses in Mountain Lake Park, largely found along Route 219.	54.65
Institutional	Include areas where public facilities are located. This includes uses such as Town owned parks, Town Hall, and area churches.	63.89
Woodlands	Woodlands are found surrounding Broadford Lake and other areas to the east of Town.	332.10
Agricultural	Agricultural uses form the western, southern, and eastern boundaries of the Town.	40.89



Zoning: Mountain Lake Park

		Permitted Uses	Minimum Lot Size (square feet)	
Town Residential	TR	Single-family dwelling, modular dwelling, group homes	Duplex (7,500/unit)	15,000
			Townhouse (4,000/unit)	12,000
			Apartment (4,000/unit)	20,000
			Other	12,000
Suburban Residential	SD	Single-family dwelling, modular dwelling, group homes	Duplex (12,000/unit)	24,000
			Townhouse (5,000/unit)	12,000
			Apartment (5,000/unit)	40,000
			Other	18,000
General Commercial	C	Single-family dwelling, modular dwelling, dwelling unit in combination with commercial use, lodging, group homes, private club, medical care facilities, recreation, public building, emergency services, medical offices, offices, retail store, service business, bank, restaurant, auto service, wholesale, contractor offices, utilities, transit	One dwelling / commercial	7,500
			Other	5,000
Preservation District		Single-family dwelling, group homes	Duplex (7,500/unit)	15,000
			Townhouse (4,000/unit)	12,000
			Apartment (4,000/unit)	20,000
			Other	12,000
Agricultural Resource Area	AR	Agricultural, single-family dwelling, modular dwelling, group homes		130,680
Rural Area	R	Agricultural, single-family dwelling, modular dwelling, two-family detached dwelling, townhouse, multi-family, dwelling unit in combination with commercial use, lodging, group homes, churches, schools, child care, libraries, community centers, recreation, private club, medical care facilities, public building, medical offices, offices, retail store, service business, bank, restaurant, auto service, wholesale, contractor offices, industrial, utilities, transit		43,560
Special Water Resources	SW	No uses are permitted		43,560

Source: Town of Mountain Lake Park Zoning Ordinance

Exhibit 2.21: Mountain Lake Park Zoning

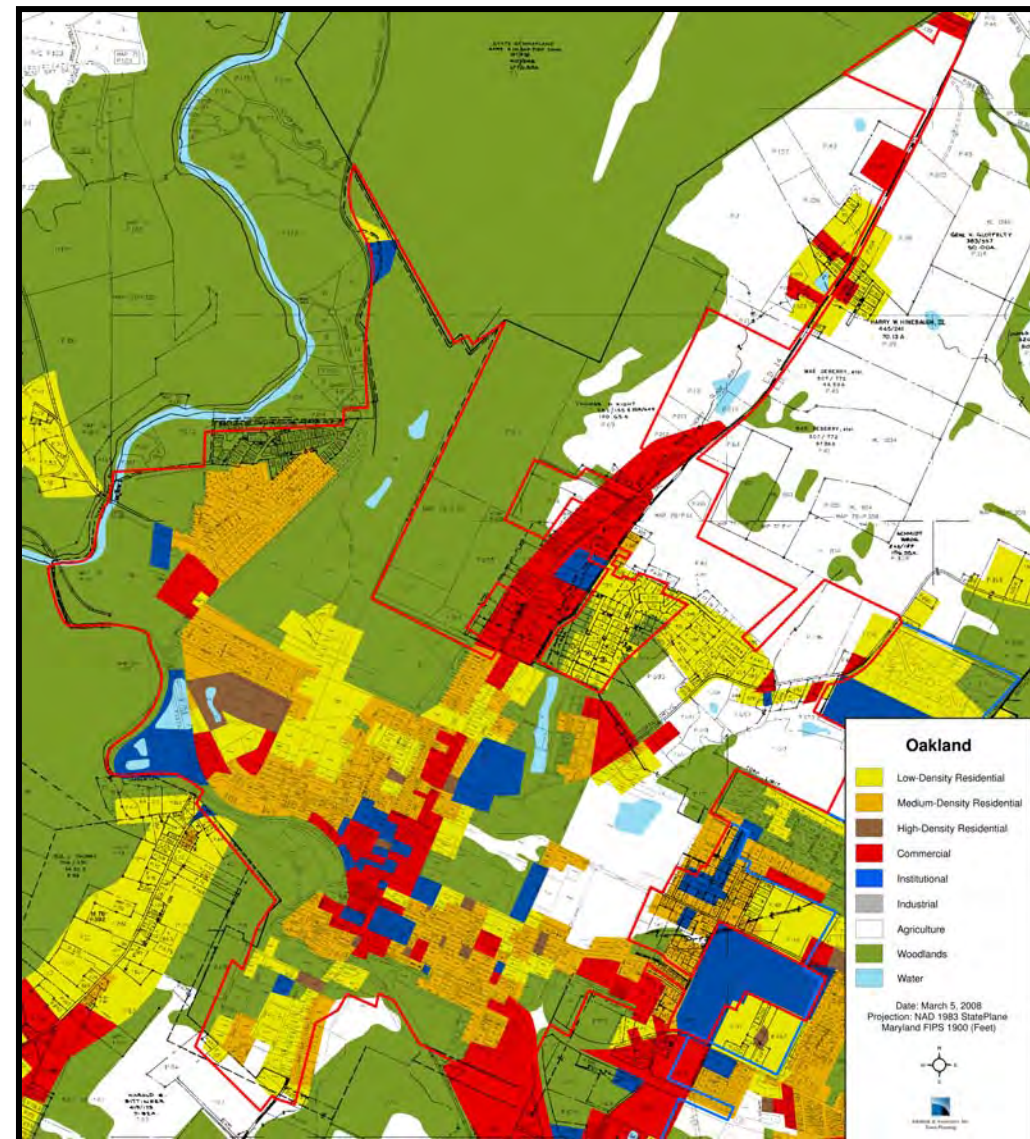


O A K L A N D

Land Use: Oakland

	Character	Acres
Low-Density Residential	Includes detached single-family homes found outside of the Town. There are some small areas of low-density residential on the outer edges of Town.	145.03
Medium-Density Residential	Includes single-family homes and town homes. Much of the housing in Oakland is medium density residential.	275.89
High-Density Residential	Include uses such as apartments and senior housing. There are some small areas of high-density housing east of downtown and one large area in the west end of Town.	26.15
Commercial	Include areas where businesses are located. Smaller-scale commercial uses largely concentrated in Oakland's historic downtown, highway-service type commercial uses are found along Route 219 as it travels through Town	155.18
Institutional	Include areas where public facilities are located. In Oakland, this is largely concentrated near downtown. As the County seat, much of the intuitional uses in Oakland are Town and County government buildings.	77.13
Woodlands	Many areas inside and around Oakland are woodlands. The golf course, while much of it is open, is a wooded area.	548.18
Agricultural	Agricultural uses are largely found to the north of Oakland.	202.19

Exhibit 2.22 Oakland Land Use



Zoning: Oakland

		Permitted Uses	Minimum Lot Size (square feet)	
Central Business Area	CBA	Single-family detached dwelling, modular dwelling, two-family dwelling, single-family attached dwelling, home conversion, group homes, multifamily dwellings, dwelling unit in combination with commercial use, rooming house, churches, cemetery, schools, daycare, library, community center, recreation, private club or lodge, medical care facilities, public buildings, government offices, retail shops, service businesses, banks, restaurants, lodging, entertainments, health club, funeral home, auto services, home occupation, utilities, emergency services, transit, contractor offices	Single-family detached	3,000
			Duplex (4,500/unit)	9,000
			Townhouse (3,000/unit)	10,000
			Apartment (2,500/unit)	9,000
			One dwelling/commercial	5,000
			Other	3,000
Commercial	C	Single-family attached dwelling, multifamily dwellings, dwelling unit in combination with commercial use, rooming house, churches, cemetery, daycare, library, community center, recreation, private club or lodge, medical care facilities, public buildings, government offices, retail shops, service businesses, banks, restaurants, lodging, entertainments, health club, funeral home, auto services, home occupation, utilities, emergency services, transit, contractor offices, light industry, agriculture	Townhouse (3,600/unit)	12,000
			Apartment (3,600/unit)	10,800
			Other	5,000
Town Center	TC	Single-family detached dwelling, modular dwelling, two-family dwelling, single-family attached dwelling, home conversion, group homes, multifamily dwellings, dwelling unit in combination with commercial use, rooming house, cluster development, churches, cemetery, schools, daycare, library, community center, recreation, private club or lodge, medical care facilities, public buildings, government offices, retail shops, service businesses, banks, restaurants, lodging, entertainments, health club, funeral home, auto services, home occupation, utilities, transit	Single-family detached	5,000
			Duplex (5,000/unit)	10,000
			Townhouse (3,600/unit)	12,000
			Apartment (3,600/unit)	10,000
			Other	5,000
Employment Center	EC	Dwelling unit in combination with commercial use, recreation, public buildings, government offices, retail shops, service businesses, banks, restaurants, lodging, entertainments, health club, funeral home, auto services, utilities, emergency services, transit, wholesale, contractor offices, light industry, agriculture		20,000
Residential Institutional-Professional	RIP	Single-family detached dwelling, modular dwelling, two-family dwelling, single-family attached dwelling, group homes, cluster development, planned residential development, churches, cemetery, schools, daycare, library, community center, recreation, private club or lodge, medical care facilities, public buildings, government offices, lodging, home occupation, agriculture	Single-family detached	18,000
			Duplex (9,000/unit)	18,000
			Townhouse (4,000/unit)	15,000
			Apartment (4,000/unit)	43,560
			Other	18,000

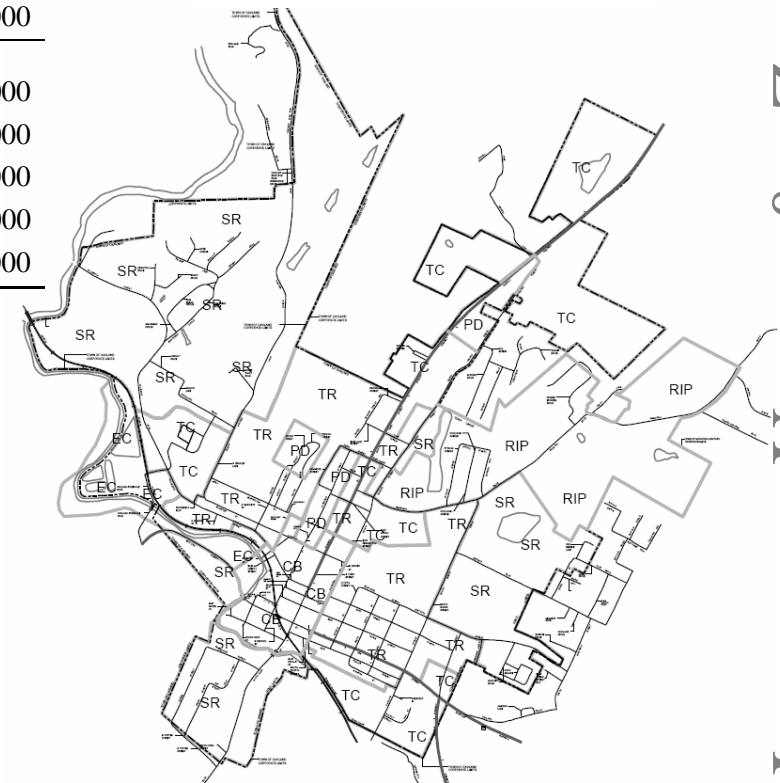
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		Permitted Uses	Minimum Lot Size (square feet)	
Town Residential	TR	Single-family detached dwelling, modular dwelling, two-family dwelling, single-family attached dwelling, group homes, cluster development, planned residential development churches, cemetery, schools, public buildings, home occupation, utilities, agriculture	Single-family detached	10,000
			Duplex (9,000/unit)	18,000
			Townhouse (4,000/unit)	12,000
			Apartment (4,000/unit)	22,000
			Other	10,000
Suburban Residential	SR	Single-family detached dwelling, modular dwelling, two-family dwelling, single-family attached dwelling, group homes, cluster development, planned residential development, churches, cemetery, schools, private club or lodge, medical care facilities, public buildings, home occupation, utilities, agriculture	Single-family detached	18,000
			Duplex (9,000/unit)	18,000
			Townhouse (4,000/unit)	15,000
			Apartment (4,000/unit)	43,560
			Mobile home (5,000/unit)	43,560
Other	18,000			
Preservation District	PD	Single-family detached dwelling, group homes, home occupation	Single-family detached	10,000
			Duplex (9,000/unit)	18,000
			Townhouse (4,000/unit)	12,000
			Apartment (4,000/unit)	22,000
			Other	10,000

Source: Town of Oakland Zoning Ordinance

Exhibit 2.23: Oakland Zoning



2.5 TRANSPORTATION AND CIRCULATION

This section begins with a description of the road network that connects the eight towns. Also discussed are transit, rail, and air transportation in the County. Following this is a description of the local circulation in each of the Towns.

Streets and roads form a network of routes that aid the movement of goods and services. They providing access for vehicle movement from origin to destination and between adjoining properties. The functional classification of roads is determined by the Maryland State Highway Administration (SHA) based on daily traffic volume, characteristics, purpose, and location of a road. This classification provides a sense of how a road is used, they also provide a sense of the appropriate land use in an area. For example, commercial uses which depend on high visibility and traffic volumes would be best located along arterial roads.

Classification

Interstate Principal Arterials:

Interstate principal arterials are highways that move traffic between communities at high speeds.

Principal Arterials:

Principal arterials connect large population and employment centers. Intersections along principal arterials are typically limited to intersections with public streets and should be spaced at least one half mile apart.

Minor Arterials:

Minor arterials connect small population centers to the arterial system. Minor arterials are typically limited to intersections with public streets and should be spaced at least one half mile apart.

Collectors:

Collectors provide for vehicle movement within residential, commercial, industrial, or agricultural areas. Collectors allow greater access to adjoining properties and local streets than arterials.

Major Collectors:

- Route 42 (north of Friendsville)
- Route 40
- Route 495
- New Germany Road
- Route 669
- Sand Flat Road
- Third Street
- Gorman Road
- Kitzmiller Road

Minor Collectors:

- Friendsville Road
- Beer Creek Road
- Accident Bittinger Road
- Oakland Sang Run Road
- Herrington Manor Road
- Memorial Drive/Bradford Road
- North 8th Street
- Kings Run Road
- Dennett Road
- Boiling Spring Road/Upperman Road
- North Hill Road

Roads in and around Garrett County Towns

- Route 68
- Route 219 (north of Mountain Lake Park)
- Route 39/135
- Route 219 (south of Mountain Lake Park)
- Route 42 (south of Friendsville)

Source: Maryland State Highway Administration and U.S. Department of Transportation

Regional Circulation

Regional traffic through Garrett County's towns moves east/west on Route 68, a highway that connects Grantsville and Friendsville. Route 219 connects Accident to Route 68 and moves traffic south to Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland. Routes 495 and 22 connect Kitzmiller to Route 68 via Swanton Road, Route 135, and Kitzmiller Road (Route 38). Regional access to Kitzmiller is from Route 219 to Sand Flat and Boiling Spring Roads.

Current flows of traffic are within the capacity of existing roads. However, traffic through downtown Oakland is high. A bypass is planned around downtown Oakland both to alleviate some of this traffic and to address projected increases in traffic along Route 219. The increase in traffic on Route 219 would be the result of a new highway, known as Corridor H, in West Virginia. Corridor H will connect Route 81 in Virginia, creating a second east/west access road for traffic to the Deep Creek Lake/McKeldin Area of Garrett County. This road is likely to increase traffic through Oakland significantly, with the potential to have minor impacts on traffic through Deer Park, Mountain Lake Park, and Loch Lynn Heights. There may be minor decreases in traffic along Route 219 through Accident as visitors to Deep Creek Lake have the option to come from the south as well as the north.

Regional Transit Access

Transit service in the County is provided by Garrett Transit Service, which is a service of Garrett County Community Action. On-demand transit service is available for all residents to and from any destination within Garrett County.

Freight Rail Service

There are two active CSX rail routes through Garrett County. One line runs between Cumberland and Grafton, West Virginia. This route travels through the Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland areas. This line is heavily traveled by through train traffic, as well as local traffic to industrial and commercial areas in the County. The other line runs along the Potomac River and connects with the Cumberland-Grafton line in Luke. This line travels through Kitzmiller. Service along this line is lighter and largely provides local service from area coal mines.

Air Transportation

There is one airport in Garrett County; it is located off of Bumble Bee Road 13 miles north of the Oakland area and 5 miles south of Accident. This is not a commercial airport, but provides airport management, aviation fuel, aircraft parking, a passenger terminal and lounge, flight training, aerial tours, aerial photography, pilot supplies, rental cars, and a pilot's lounge.

Local Circulation

The following pages describe the local circulation patterns in each of the eight towns. Each page includes an exhibit which illustrates the Town's road network.

A C C I D E N T

Exhibit 2.24 shows the roads in Accident. Route 219 provides regional access to Accident from the north and south. It is both a rural arterial highway and the Town's Main Street. When traffic speeds are fast and traffic volumes high, Route 219 divides Accident, making circulation through Town difficult and potentially dangerous.

Traffic from the east and west accesses the Town from Accident/Friendsville/Bittering Road, which changes names at various points as it travels from Friendsville to Accident and leaves Town headed to the southeast.

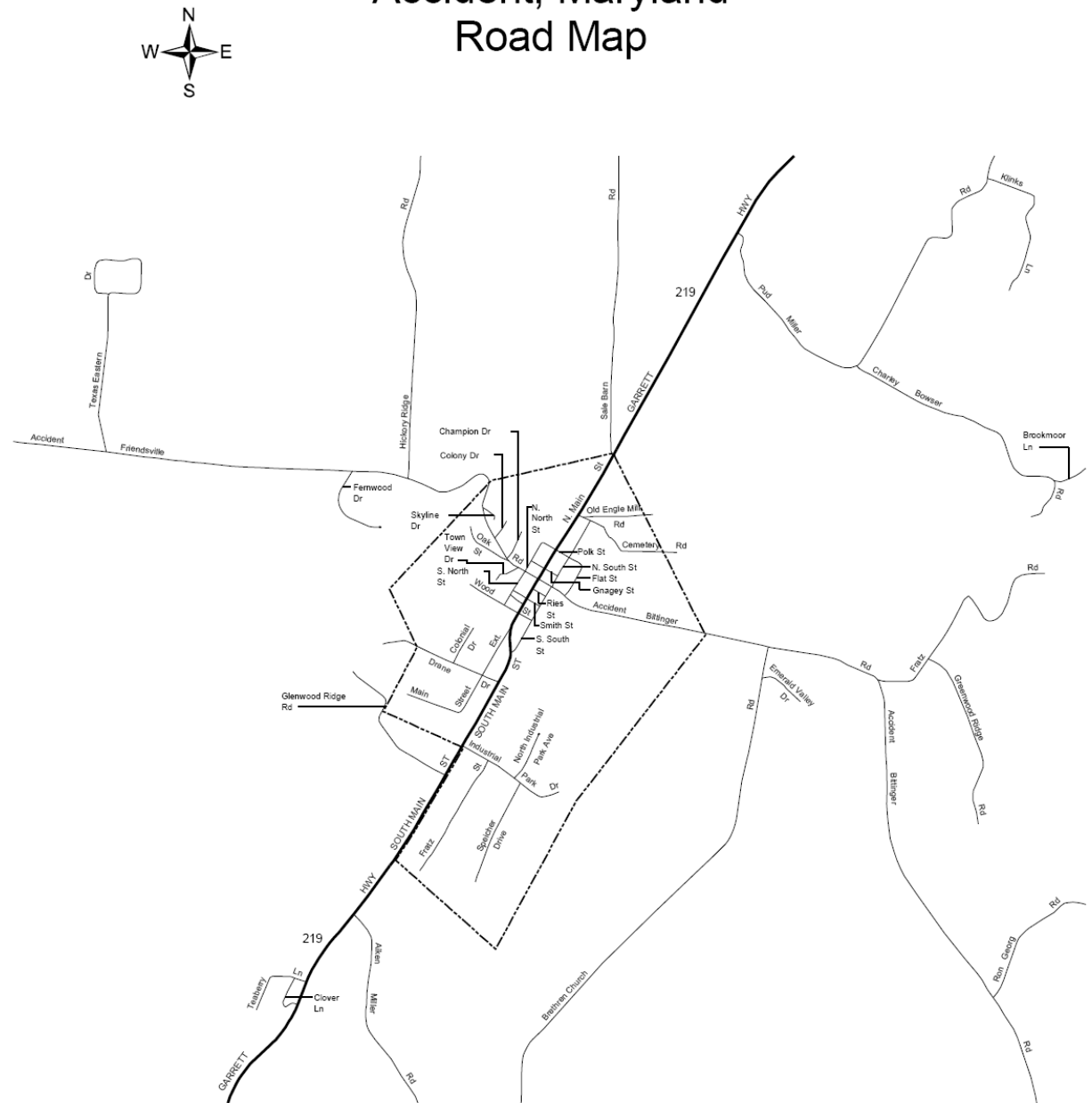
Local Circulation

Local Circulation in Accident occurs along Main Street (Route 219), a grid system of streets and alleyways branches off from this main road in Downtown. East-west traffic in the Town travels along Accident/Friendsville/Bittering Road. Outside of downtown, industrial and residential areas are accessed via small side roads.

Sidewalks and Trails

Sidewalks in Accident are found in the downtown area, they provide access to the retail locations along Main Street. Garrett County has a bike trail that runs along Route 219, however, this trail is not well marked through Accident. The County's Land Preservation, Parks, and Recreation Plan calls for upgrades to this on-road bike trail through Accident.

Exhibit 2.24



Source: Garrett County

DEER PARK

Exhibit 2.25 shows the road system in Deer Park. Route 135 provides regional access to the Town cutting through the northwest edge of Deer Park. It also carries heavy truck traffic which the Town has identified as a long term concern especially at the intersection of Sand Flat Road and Route 135. Sand Flat Road is the most direct connection between Deer Park and the resort areas of Deep Creek Lake. The Town considers the intersection a potential site for grade separation intersection (overpass or interchange) in the long term.

Local Circulation

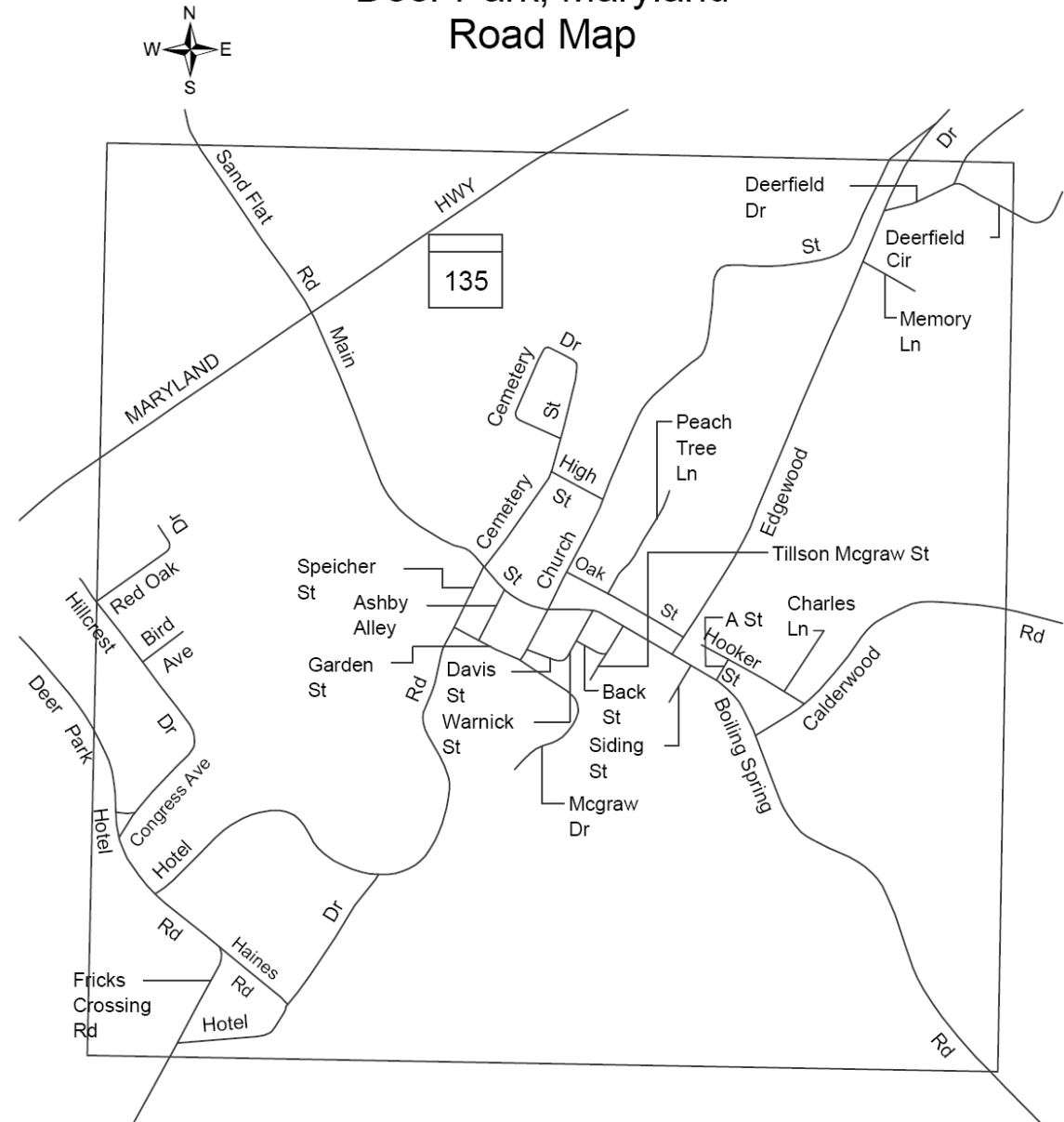
Local circulation in Deer Park occurs along Main Street, which is the access point from the northwest (as Sand Flat Road) and continues out of Town towards the southeast as Boiling Springs Road. Within the central area of Town, interconnecting residential streets provide access to neighborhoods. Church Street and Hotel Road provide access to other residential areas in Deer Park.

Sidewalks and Trails

There are very few sidewalks in Deer Park. In the center of Town near the Town Hall there are some areas with sidewalk. There are also brick pathways through the park in front of the Town Hall.

Exhibit 2.25

Deer Park, Maryland Road Map



FRIENDSVILLE

Exhibit 2.26 shows the road system in Friendsville. Regional Access to Friendsville occurs along Interstate 68. The Town can also be accessed from Friendsville Road (Route 42) to the north and southeast. Accident Friendsville Road provides a connection between the towns of Accident and Friendsville.

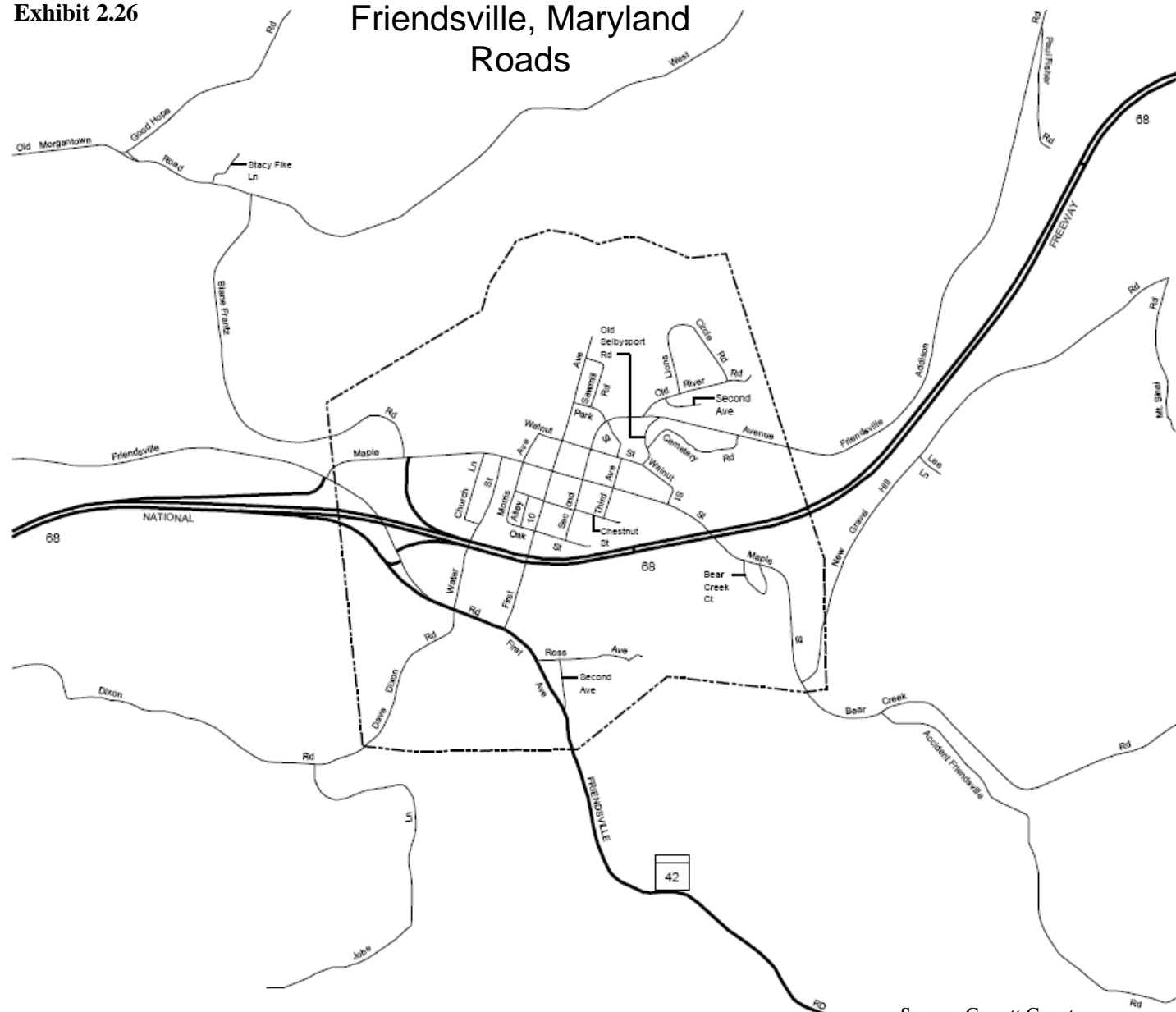
Local Circulation

Local Circulation in Friendsville occurs along Maple Street. In Town, a grid of streets branch off of Maple Street and First Avenue. This grid of streets provides access to most of the north side of Town. There are residential areas to the south which are accessed along Route 42. Although Route 68 runs through the southern portion of Town, safe access is maintained as the highway is raised over Route 42.

Sidewalks and Trails

Sidewalks are found intermittently throughout Friendsville. The Town has just completed a new trail along the Youghiogheny River in Town called the Friendsville-Kendall trail. There is also a walking trail around the perimeter of Friendsville Community Park, which provides access to whitewater rafting river trails.

Exhibit 2.26



GRANTSVILLE

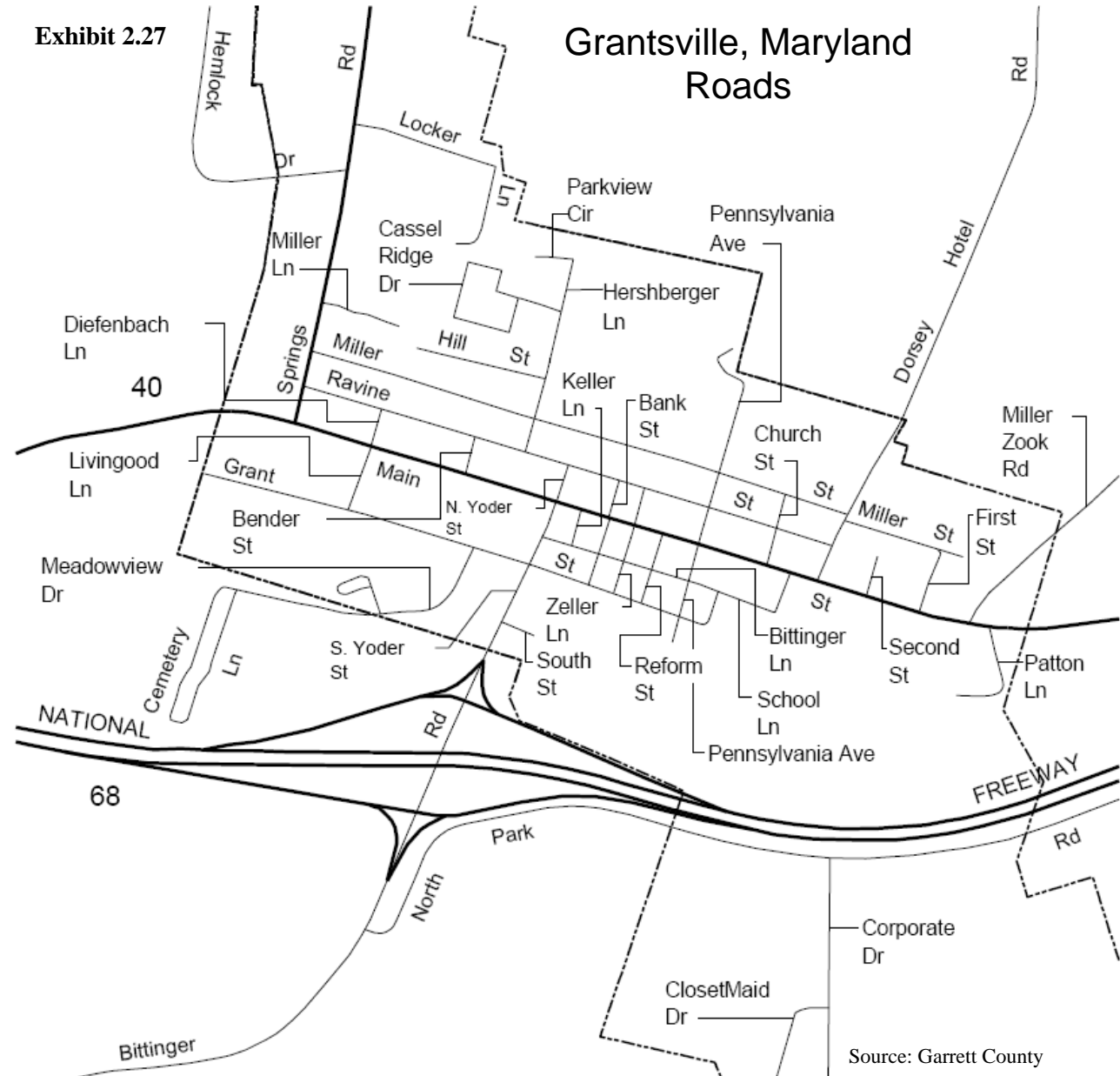
Exhibit 2.27 shows the road system in Grantsville. Grantsville is accessed by regional traffic from Interstate 68 which runs south of the Town, and separates the main part of Town from Grantsville's Industrial Park. A highway overpass on Route 495 allows traffic to travel on both sides of the highway. East-west traffic also accesses the Town via Route 40.

Local Circulation

Local circulation through Grantsville occurs along Route 40. In downtown, there is a traditional grid layout of streets that provides local access of Route 40. Springs Road provides access to the north. Bittinger Road (Route 495) provides access to the south.

Sidewalks and Trails

There are sidewalks in Grantsville as you enter Town along South Yoder Street (Route 495) these continue along Main Street and Old National Highway to the Casselman River. Sidewalks are intermittent in other areas of Town, generally found in newer residential subdivisions and around institutional building such as the Grantsville Branch of the Ruth Enlow Library.



K I T Z M I L L E R

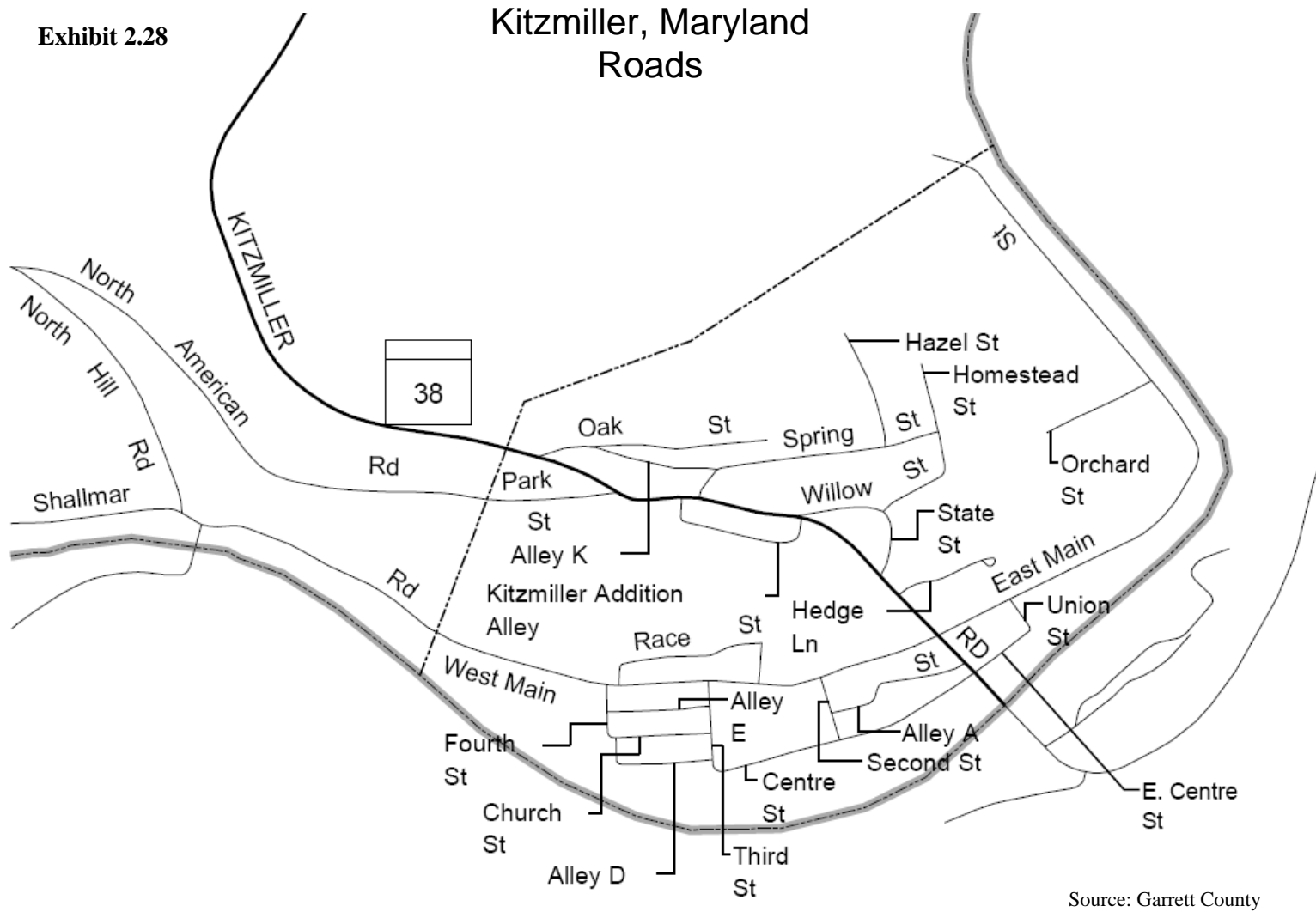
Exhibit 2.28 shows roads in Kitzmiller. Kitzmiller has one main access point, Kitzmiller Road (Route 38). This provides access from the north in Garrett County and from West Virginia to the south.

Local Circulation

Main Street runs east-west in Kitzmiller; in the valley area along the Potomac River, Main and Center Streets provide local access to residential areas. In the residential area near the elementary school on the west side of Town a grid system of alleyways makes up the road network through a. In the northern part of Town the terrain is much steeper; the roads here provide access to residential areas via Kitzmiller Road.

Sidewalks and Trails

Sidewalks in Kitzmiller are largely concentrated in the southern section of Town, near the Potomac River. Kitzmiller also has two trails, the Kitzmiller River Walk, a paved pathway along the Potomac River, and the Botanical Gardens pond, a wooded park with a paved walkway including physical activity stations. Both trails in Kitzmiller are accessible from the elementary school. Kitzmiller is also nearby to the Potomac-Garrett State Forest which has a number of multi-use outdoor trails.



LOCH LYNN HEIGHTS

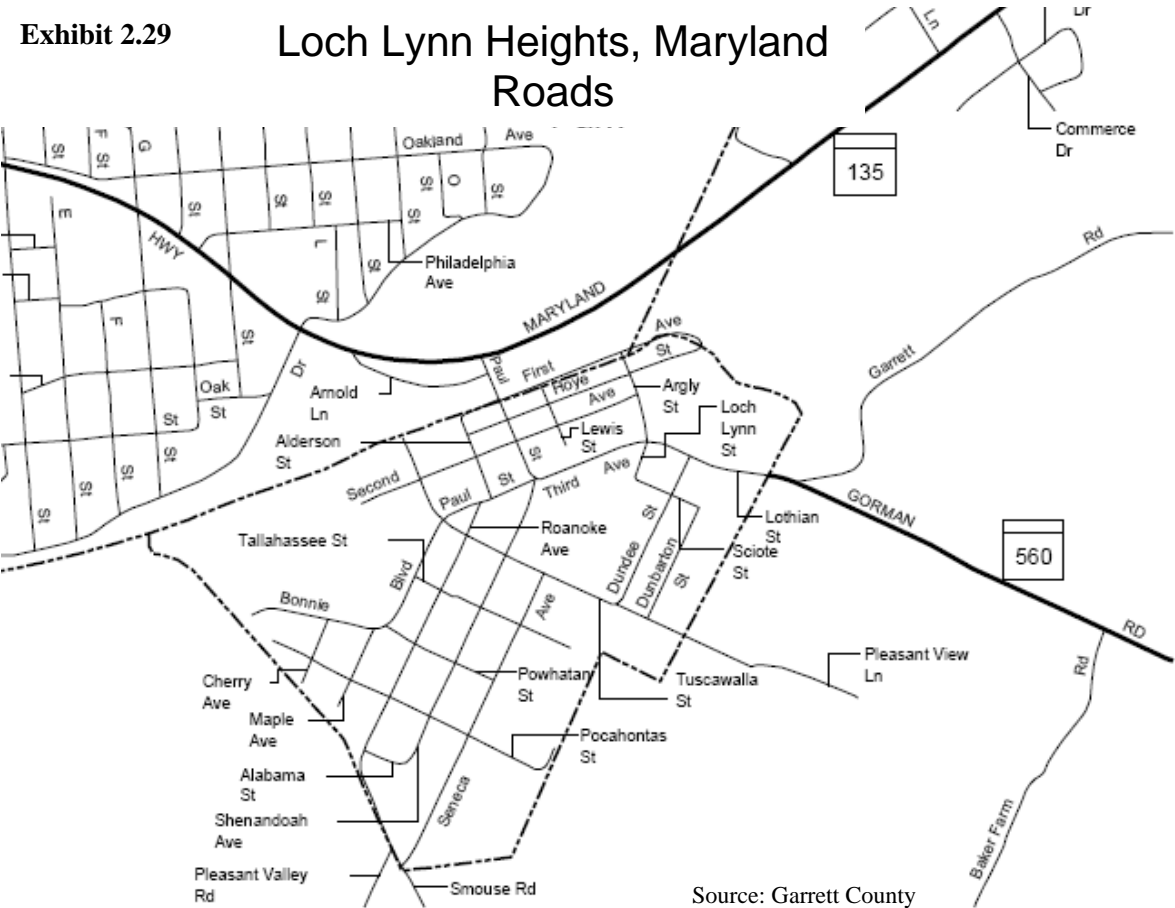
Exhibit 2.29 shows the road network in Loch Lynn Heights. Loch Lynn Heights is accessed from the north and west along Route 135, and from the south along Gorman Road (Route 516).

Local Circulation

The Town is located to the south of Route 135, and consists of two grids of streets; the grid closest to Route 135 contains commercial, residential, and industrial properties. A more internal grid provides access to and throughout the residential area of Loch Lynn Heights.

Sidewalks and Trails

Very few areas in Loch Lynn Heights have sidewalks. The commercial area along West First Avenue has brick walkways in front of the shops. There are also walkways along the northern portion of Alderson Street connecting to Third Avenue and Roanoke Avenue. The Pleasant View South subdivision contains sidewalks.



MOUNTAIN LAKE PARK

Exhibit 2.30 shows the road system in Mountain Lake Park. Mountain Lake Park is accessed via Route 135. Dennett Road connects Mountain Lake Park to neighboring Oakland.

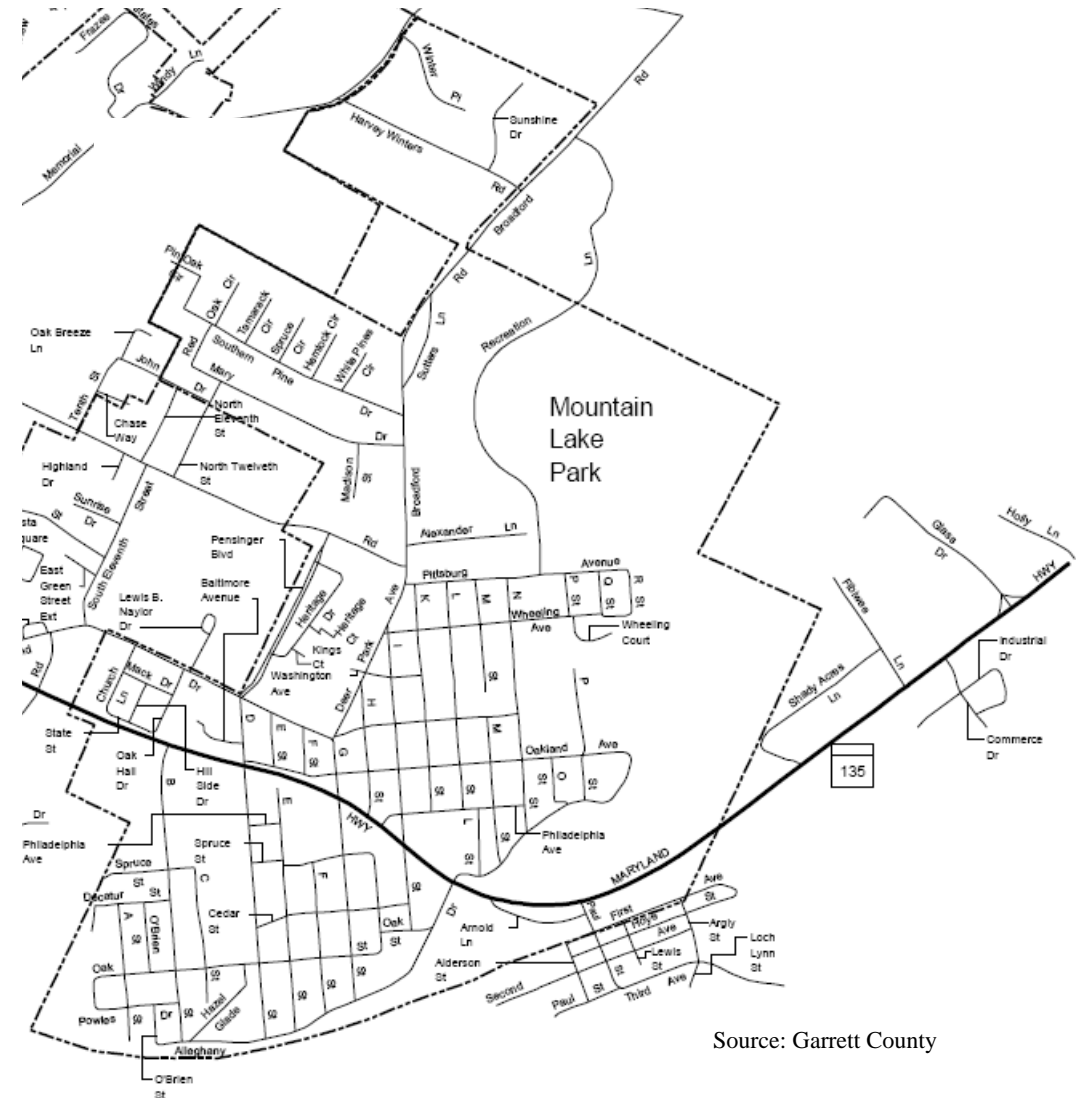
Local Circulation

Mountain Lake Park is located along the north and south sides of Route 135. The mainly residential town has a grid system of lettered north-south streets with connecting east-west streets.

Sidewalks and Trails

There are no sidewalks in residential areas of Town with the exception of newer developments such as Parkwood Village East. Mountain Lake Park has a paved walking trail in Broadford Lake Park.

Exhibit 2.30 Mountain Lake Park, Maryland Roads



O A K L A N D

Exhibit 2.31 shows the road system in Oakland. Oakland is accessed via Route 219 from the north and south. Access from the east is along Route 135 and access from the rural area to the west is along West Liberty Street/Herrington Manor Road.

Local Circulation

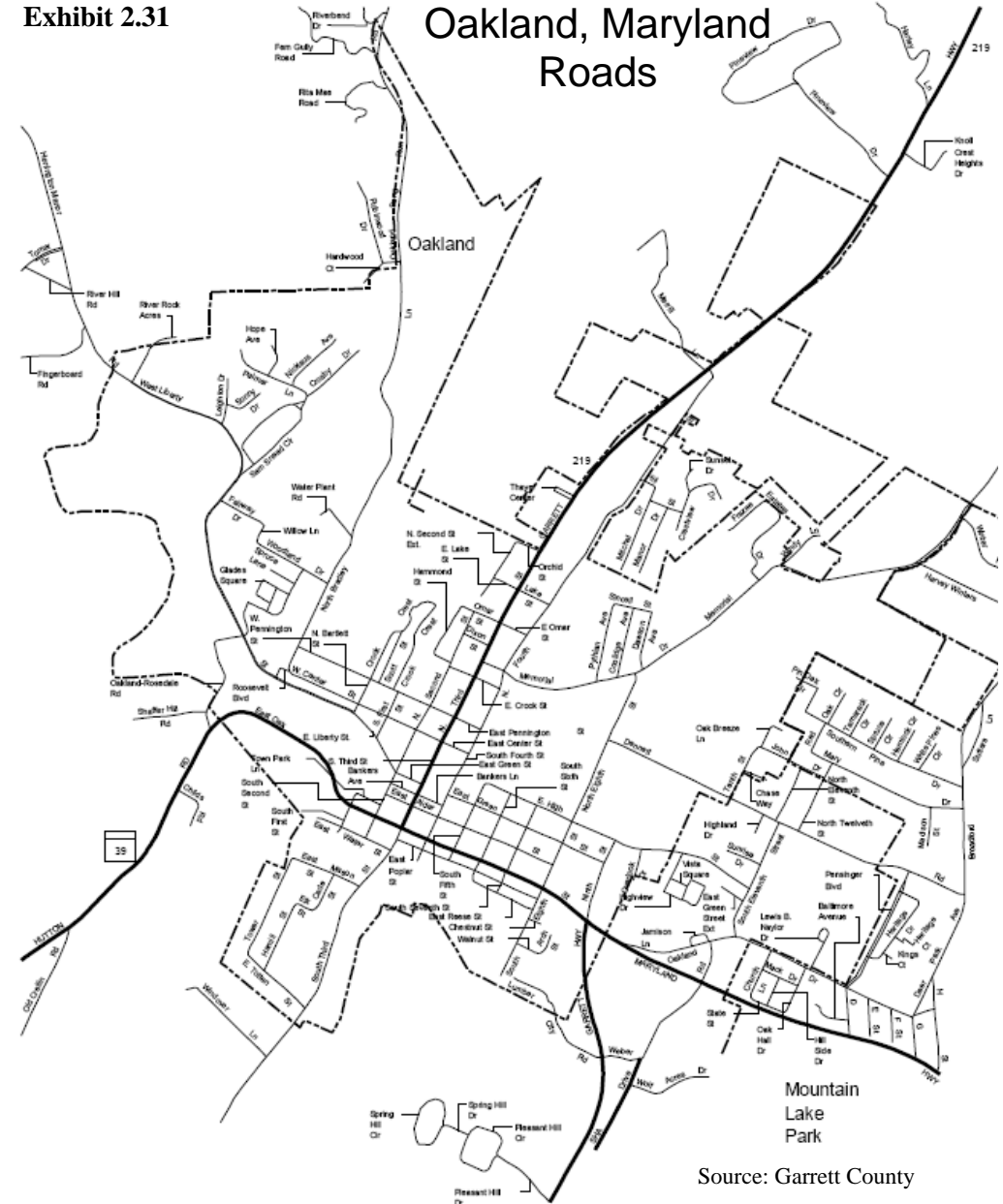
Traffic travels through Oakland along Route 219. This road directs both local and regional traffic through Oakland's historic downtown; because of increased regional traffic, plans are underway for the construction of a bypass. The planned bypass would intersect with Route 219 as it enters Town from the south and carry traffic north around downtown and reconnect with Route 219 in the northern part of Oakland.

Local traffic in Oakland travels along Route 219, accessing residential areas at the edges of Town via West Liberty Street and a series of residential streets that connect with Route 219. Oakland's downtown is composed of two traditional grid street systems that used Route 219 as the central street.

Sidewalks and Trails

Sidewalks are present in the central part of Oakland, in the downtown, and areas surrounding government buildings. Sidewalks are also found in residential areas in the central part of Town. The sidewalks in downtown Oakland are made of a mix of brick, concrete, and asphalt. There are nearly four miles of walking/biking pathways in Oakland that connect landmarks throughout Town and in the Main Street area. The trail system connects Glades Park to downtown and residential areas.

Exhibit 2.31



Source: Garrett County

2.6 HISTORIC AND CULTURAL RESOURCES

This section describes the historic and cultural resources in the towns of Garrett County. The historic resources in and around the towns that are listed on the national register of historic places are listed in Table 2.12 below. The following pages describe the history and historic resources of each town in more detail.

Table 2.12: Historical Resources

Resource Name	Address	City	Listed
Drane, James, House	Accident-Bittinger Rd.	Accident	1/11/1985
Kaese Mill	N of Accident	Accident	9/13/1984
Glamorgan	MD 135	Deer Park	9/13/1984
Pennington Cottage	Deer Park Hotel Rd.	Deer Park	5/17/1976
Casselman's Bridge, National Road	E of Grantsville on U.S. 40	Grantsville	10/15/1966
Fuller-Baker Log House	0.5 mi. W of Grantsville on U.S. 40	Grantsville	2/12/1971
Inns on the National Road	Flintstone to Grantsville (also in Garrett County)	Grantsville	12/22/1976
Stanton's Mill	E of Grantsville on MD 40	Grantsville	1/17/1983
Tomlinson Inn and the Little Meadows	3 mi. E of Grantsville on U.S. 40	Grantsville	9/20/1973
Creedmore	510 G St.	Mountain Lake Park	12/27/1984
Mountain Lake Park Historic District	Roughly bounded by Alleghany Dr., Oakland Ave., D and N Sts.	Mountain Lake Park	9/1/1983
Baltimore and Ohio Railroad Station, Oakland	Liberty St.	Oakland	2/5/1974
Garrett County Courthouse	3rd and Alder Sts.	Oakland	11/12/1975
Hoye Site	Address Restricted	Oakland	5/12/1975
Oakland Historic District	Roughly bounded by Oak, 8th, High, 3rd, Omaha, and Bartlet Sts.	Oakland	1/26/1984

Source: National Register for Historic Trust

A C C I D E N T

Accident is said to have received its name when, in the late 1700s, two speculators, William Deakins and Brooke Beall, were both surveying the same 683 acre tract of land. The two friends amicably settled any dispute, saying they had both chosen the same tract of land “by accident”. Beall took the land, he later signed it over to Deakins, who sold it to Captain David Lynn.

Accident was settled in the 1830s, when German and other European immigrants settled the area. During this time the Town was an agricultural village surrounded by family farms. Today, Accident is a residential community with some commercial and industrial development surrounded by single-family homes. The Town is one of the leading areas in agricultural productivity in Maryland.

The Drane House

Colonel William Lamar purchased the land that is now Accident from Captain David Lynn in 1798. Lamar settled his sister and brother-in-law (Priscilla and James Drane) in Accident. The Dranes were the first permanent residents of Accident. Their frontier home is just east of the Town limits and is the oldest standing residence in Garrett County. The residence is now owned by the Town and is being restored.

Kaese Mill

Kaese Mill is located north of the Town on Bear Creek-Fish Hatchery Road. It was constructed by Henry Kease in 1868.

D E E R P A R K

The Town of Deer Park traces its history back to the 1770s. During the mid to late 1880s, the Town experienced significant growth, primarily because of the Baltimore and Ohio (B & O) Railroad line. Deer Park became a vacation spot for visitors seeking a scenic recreation destination. Constructed in 1872, the Deer Park Hotel served as the main destination for these vacation seekers. Deer Park is home to the Deer Park Spring Water Company, which provides quality bottled water from Boiling Springs. The famous Flying Scot sailboats are manufactured within the Town’s corporate limits.

Glamorgan

Glamorgan is one of the largest Queen Anne style residences in Garrett County. Its elaborate architecture is typical of this style built by wealthy summer visitors, who vacationed in Deer Park. Glamorgan is an important reminder of this period of great economic prosperity as many of these style homes are no longer standing.

Pennington Cottage

Pennington Cottage was built as a part of the Baltimore and Ohio Railroad's Deer Park Hotel complex around 1879. It was the summer home of Josias Pennington, whose firm worked for B & O Railroad. Pennington Cottage is the only one of the few remaining hotel cottages, located around the Deer Park Hotel, to be restored.

F R I E N D S V I L L E

Friendsville is considered the first settlement Garrett County. Originally a Shawnee Indian Tribe village, John Friend purchased the land from the Native Americans in 1765. It is from the Friend family that the Town gets its name. The Town grew in the early to mid-nineteenth century onward, with growth in natural resource extraction, agriculture, local industry, foundries, tanneries, and home manufacturing. The railroad in 1889 and then Route 48 assisted with movement of goods and materials through the region.

There are no structures listed on the National Register of Historic Places in or around Friendsville.

G R A N T S V I L L E

Grantsville was incorporated between 1864 and 1865 and re-chartered in 1878. The Town is located along an east-west travel corridor that dates back to the American Indian trail known as Nemacolin's Path. During the French and Indian War the Nemacolin Path was upgraded by General Edward Braddock, and became known as Braddock Road.

In 1785, Daniel Grant developed a 1,100 acre tract on Braddock Road, which became known as old Grantsville. During the alignment of the National (Cumberland) Road in the 1820s, the Town was moved to its current location. Before the Baltimore and Ohio Railroad was completed, Grantsville was the center of social and political life in Garrett County. When the County was formed in 1872, Grantsville received 590 votes as the preferred location of the county seat, second to Oakland's 653 votes.

In the early 1900s coal mining was a significant activity in the area. In the mid-1900s, a shirt manufacturing plant, a refractory, a meat smoking and packing operation, a dairy cooperative, and quarry all began operations in or near Grantsville. Coal mining has ceased operation near the Town and the dairy cooperative has closed.

Casselman's Bridge

In 1813, the Casselman River Bridge was built to carry the Cumberland Road across the Casselman River at Little Crossings. At the time of construction it was the longest single-span stone arch bridge in the country. Traffic was carried on the bridge for 120 years until a steep through-truss bridge downstream replaced it in 1933. The original bridge has been preserved and is surrounded by a five-acre park popular with fly-fisherman.

Fuller-Baker Log House

This log house was likely an inn or tavern during the nineteenth century.

Inns on the National Road

Joseph Tomlison was the first permanent settler in the Grantsville area. He built the Red House Inn at “Good Will”, which encompassed Little Meadows. Little Meadows was a major campsite for Braddock and Washington’s forces during the French and Indian War. Tomlison’s son, Jesse, built the Stone House Inn near the Red House Inn; the Stone house Inn is still standing. Several hotels joined Tomlison’s Inn and the Stone House Inn in serving travelers along the Cumberland Road. These include the Casselman Hotel built in 1824 (originally the Drovers Inn), the National Hotel built by Henry Fuller in 1843, and the Schultz tavern constructed by Adam Schultz in the 1840s (later incorporated as part of the Town school). The Casselman Hotel is still in operation today. It is the oldest hotel in continuous operation in Garrett County. It contains some of the original furnishings used in the 1840s and the original brick fireplaces.

Stanton’s Mill

Little Crossings is the site of a grist mill built by Jesse Tomlison in 1797 and re-built by Perry Shultz in 1856. This is now known as Stanton’s Mill. The mill has been operated since 1797, through five generations of the Stanton family.

Penn Alps and Spruce Forest Artisan Village

Penn Alps and the Spruce Forest Artisan Village are nonprofit organizations established by Dr. Alta Schrock to preserve and promote local history. Penn Alps includes a market for handiwork of local artisans and a German restaurant; both are housed in the Little Crossing Inn. A number of original log cabins now serve as work and display locations for local artisans.

K I T Z M I L L E R

Kitzmiller was originally settled by Thomas Wilson in 1801. Wilson built a gristmill and ground grain for many in both Garrett and Allegheny Counties. In 1853, a wooden mill, which produced wool, was built by Ebenezer Kitzmiller. Wilson’s daughter, Emily, married Kitzmiller in 1877. This same year, a post office in the Town was built and the Town was named after Ebenezer Kitzmiller.

The town logging industry was active in the late 1800s and early 1900s. With the discovery of coal, mining soon became widespread. During this time, the town had a bank, high school, two doctors, a dentist, a movie theater, three barber shops, a gas station, and numerous other shops and activities. No saloons were allowed within the town limits (a law still in effect today). Before the Great Depression, Kitzmiller had a population of around 1,500.

There are no structures listed on the National Register of Historic Places in or around Kitzmiller.

L O C H L Y N N H E I G H T S

J.C. Alderson, a Major in the confederate army, owned the farmland on which Loch Lynn Heights is presently located. Major Alderson formed an organization called the Lake View Land and Banking Company. Gradually, lots across from the Mountain Lake Park Railroad Station were sold, with a brick plant and planing mill being the first industries to locate in Loch Lynn Heights. Later the J.C. Aldersons farm was laid out as a future Town. The Town was planned by Frank J. Burley, an engineer.

Mrs. Alderson was Scottish, and gave the Town the name of Loch Lynn Heights. The name came from the owner of the nearby Lynn Pastures, Captain David Lynn. Many of north-south running streets were given Scottish names, while east-west streets were given Indian names.

After much controversy, incorporation of Loch Lynn Heights (based on the new survey) was passed by act of the Maryland Legislature on April 4, 1896. Several hotels were constructed, and Loch Lynn Heights became a resort. The hotels included the Stately Hotel, the Loch Lynn Hotel, and the Casino Hotel. Loch Lynn Heights declined as a resort town during the early 1900's as the importance of the railroad for travel was surpassed by the rapidly growing popularity of automobile travel. The next major event of Loch Lynn's history was the natural gas rush which occurred primarily between 1950 and 1953.

There are no structures listed on the National Register of Historic Places in or around Loch Lynn Heights.

M O U N T A I N L A K E P A R K

Mountain Lake Park was organized in 1881 by the Mountain Lake Park Association, an organization of businessmen and Methodist ministers. The goal was to establish a resort area that would be strictly based on Christian principles; covenants prohibited gambling, card playing, dancing, and the use or sale of alcoholic beverages in the Town. The 800-acre tract purchased by the association bordered the Baltimore and Ohio Railroad to the north and was intended to be a summer resort. Many houses and hotels were constructed including the Mountain Lake Park Hotel. By 1947, many of the original buildings had fallen into disrepair. However, some of the original cottages have been carefully maintained and restored. The Town has preserved the historic ticker booth built in the 1900s and used in conjunction with the Bashford Amphitheater. The ticket booth is now a museum.

Creedmore

Built during 1903 and 1904, Creedmore was a summer residence. It had an extensive wrap-around porch for visitors to take advantage of the view. When the resort at Mountain Lake began to decline in the 1920s, many of the old summer houses were pulled down, but Creedmore remained.

Mountain Lake Park Historic District

The Mountain Lake Park Historic District is roughly bounded by Allegheny Drive, Oakland, Avenue, and D and N Streets. The Historic District was listed in 1983, and includes historic homes, several of which are listed on that National Register of Historic Places.

O A K L A N D

Settlement in the Oakland area dates from the early 1800s, when the land was first named “The Wilderness Shall Smile”. When the Baltimore and Ohio Railroad was surveyed along the Little Youghiogheny River in 1847, the land upon which the community has grown was owned by Isaac McCarty. A grist mill was built in 1830 by McCarthy and Murray Thayer, and the small settlement was variously known as McCarty’s Mill or Slab Town. McCarty’s daughter selected Oakland as the name for the new community, although the post office designation was not officially changed from Yough Glades until 1854. Growth of the Town led to another subdivision in 1860, before Oakland was formally incorporated by the Maryland Legislature in 1862. Ten years later, the Town was selected to become the seat of government for Garrett County.

Baltimore and Ohio Railroad Station

The Oakland Railroad Station was important to the development of Oakland and Garrett County as a resort area. In 1878, the B&O Railroad Company erected a resort hotel in Oakland and constructed this station in 1884 to welcome visitors to the resort town. The station has a great deal of dignity and a monumentality which reflects its importance in the rise of the County.

Garrett County Courthouse

For the first five years after Garrett County was formed in 1872, court was held at the Glades Hotel. The first Garrett County Courthouse was built in 1877 at the corner of Fourth and Green Streets. In 1907, a second building was built after the first courthouse became overcrowded.

Oakland Historic District

As the Garrett County seat, Oakland was the administrative, economic, commercial, educational, and cultural center of Garrett County well into the mid-twentieth century. Because of this, the district has a high sense of historical integrity and continuity.

2.7 COMMUNITY FACILITIES

This section begins with a discussion of the community facilities in the eight towns of Garrett County—water and sewer, schools, libraries, parks and recreation, government, police, Fire and emergency services, health and social services, and solid waste removal. Following this discussion, the community facilities that serve each town are discussed. The impact of growth and adequacy of these facilities is addressed in each town plan presented in the individual Volume 2 reports.

Water Resources

Public Water

Table 2.13 shows public water supply and demand for municipalities in Garrett County. Accident, Grantsville, and Oakland provide their own water supply. Deer Park, Friendsville, Kitzmiller, Loch Lynn Heights, and Mountain Lake Park receive water from the Garrett County Sanitary Sewer District. In Table 2.13 the number in **bold font** is the limiting factor on water supply. For example, although Grantsville’s treatment capacity is 269,000 gpd, the Town is permitted to withdraw only 223,000 gallons per day (gpd) from its water sources.

Table 2.13: Drinking Water Use and Capacity

	System operated by	Aquifer	Permitted Capacity (gpd)	Treatment Capacity (gpd)	Storage Capacity (gpd)	Demand 2007 (gpd)
Accident	Town	Hampshire	70,000	108,000	270,000	60,000
Deer Park	County	Greenbrier	72,000	-	-	37,000
Friendsville	County	Youghiogheny River	150,000	100,000	300,000	83,000
Grantsville	Town		223,000	269,000	500,000	95,000
Kitzmiller	County		63,000	86,000	140,000	20,000
Loch Lynn Heights & Mountain Lake Park	County	Pocono & Greenbrier	343,000	343,000	360,000	252,000
Oakland	Town					400,000
Youghiogheny River		-	420,000	500,000	680,000	
Broadford Lake		-	170,000	1,500,000	100,000	
TOTAL			590,000	2,000,000	1,455,000	400,000

Source: Garrett County Water and Sewer Master Plan, Maryland Department of Environment, and 2008 Garrett County Comprehensive Plan-Water Resources

Sewer

Table 2.14 shows the wastewater capacity and demand for the municipalities in Garrett County. Accident, Grantsville, and Oakland provide their own wastewater treatment. Deer Park, Friendsville, Kitzmiller, Loch Lynn Heights, and Mountain Lake Park receive wastewater services from the Garrett County Sanitary Sewer District. The table also provides information regarding the watershed and discharge point of these sewer facilities.

Table 2.14: Wastewater Discharge and Capacity

	Watershed	Drainage Basin	Discharge Point	Plant operated by	Treatment	Treatment Capacity (gpd)	2007 Daily Flow
Accident	Youghiogheny	Bear Creek	Bear Creek South Branch	Town	Activated Sludge	50,000	160,000
Friendsville	Youghiogheny	Youghiogheny River (Northern Section)	Youghiogheny River	County	Activated Sludge	125,000	123,000
Grantsville	Casselman	Casselman	Casselman River	Town	Biologic Nutrient Removal	600,000	440,000
Kitzmiller	Upper Potomac	North Branch Potomac River (Northeast)	Potomac River	County	Activated Sludge	40,000	18,000
Oakland	Little Youghiogheny	Youghiogheny River (Southern Portion)	Youghiogheny River		Aerated Lagoons	900,000	490,000
Trout Run	Little Youghiogheny	Youghiogheny River (Southern Portion)	Little Youghiogheny River	County	Aerated Lagoons	900,000	701,000
Deer Park							
Loch Lynn Heights							
Mountain Lake Park							

Source: Garrett County Water and Sewer Master Plan, Maryland Department of Environment, and 2008 Garrett County Comprehensive Plan-Water Resources

Schools

The public schools in Garrett County are largely under capacity. Southern High School is an exception. It’s current (2007) enrollment of 910 students exceeds its capacity of 819. It is not projected that the schools will need expansions or increases in capacity in the near future. The rate of new entrants to the school system is lower than the graduation rate. There is little impact expected on schools from future development. Table 2.15 shows the schools attended by residents of the towns and indicates the enrollment and capacity of each school.

Table 2.15: School Enrollment Capacity (October 2007)

	School	Town(s)	Enrollment	Capacity	% Capacity
Elementary	Accident (PK-5)	Accident	239	314	76%
	Broad Ford (KG-5)	Deer Park, Mountain Lake Park	390	499	78%
	Dennett Road (PK-5)	Mountain Lake Park, Oakland	287	438	66%
	Friendsville (PK-5)	Friendsville	148	226	65%
	Grantsville (KG-5)	Grantsville	230	274	84%
	Kitzmilller (KG-5)	Kitzmilller	55	181	30%
	Yough Glades (PK-5)	Loch Lynn Heights	264	340	78%
	Swan Meadow (1-8)		48	69	70%
Middle	Northern Middle	Accident, Friendsville, Grantsville	392	570	69%
	Southern Middle	Deer Park, Kitzmilller, Loch Lynn Heights, Mountain Lake Park, Oakland	617	760	81%
High	Northern High	Accident, Friendsville, Grantsville	607	701	87%
	Southern High	Deer Park, Kitzmilller, Loch Lynn Heights, Mountain Lake Park, Oakland	910	819	111%

Source: Garrett County Board of Education and Jakubiak & Associates, Inc.

Libraries

The Ruth Enlow Library of Garrett County has branches in Accident, Friendsville, Grantville, Kitzmilller, and Oakland. The Oakland Branch also serves the towns of Deer Park and Mountain Lake Park.

Parks and Recreation

Eastern Garrett County Recreation Area (Finzel Park), Crellin Park, Casselman Valley Soccer Complex, and McHenry Park are all county-owned park sites found in Garrett County. Other recreational facilities within the County include Garrett College, Northern High School-Middle School complex, Southern High School, Southern Middle School, and eleven County elementary schools. All of these schools are located on County-owned property and are operated by the Garrett County Board of Education. Generally, they include baseball fields, basketball courts, tot lots, and picnic tables.

Each of the eight towns located in Garrett County contains at least one park. Broadford Lake Recreation Area, located in Mountain Lake Park, is the largest and encompasses 399 acres of land owned by the Town of Oakland. It contains a volleyball court, picnic pavilions, tot lots, bath houses, a concession stand, baseball fields, picnic tables, a small boat ramp, and fishing access. The remainder of the parks in the County vary in size from two acres to over 20 acres, and offer a variety of recreational opportunities, including baseball fields, picnic areas, trails, and playgrounds.⁴

Government

Oakland serves as the County seat and is home to the County offices and circuit and district courts. Each Town in Garrett County has its own Town Hall.

- Accident's Town Hall is located along Accident/Friendsville Road just north and west of Main Street.
- Deer Park's Town Hall is located on Charles Lane.
- Friendsville's Town Hall is located on Chestnut Street.
- Grantsville's Town Hall is located on Hill Street.
- Kitzmiller's Town Hall is located on West Center Street.
- Loch Lynn Height's Town Hall is located on Bonnie Boulevard.
- Mountain Lake Park's Town Hall is located on Allegheny Drive at MD Route 135.
- Oakland's City Hall is located on Third Street.

Police

Garrett County's municipalities rely on the Maryland State Police and the County Sheriff's Office based in Oakland for police protection. The State Police have 32 officers assigned to Barrack "W" at McHenry, who are largely responsible for patrolling traffic. The Sheriff's Office has a full-time staff of 28—including 15 deputies, 10 correctional officers, two civilians, and a sheriff. They handle all police matters with the exception of traffic.

Oakland has the only municipal police department in Garrett County. The Oakland Police Department has five State certified, full-time patrolmen who provide police protection and traffic control for the Town's residents.

⁴ 2005 Land Preservation (Garrett County, MD), *Parks and Recreation Plan*. "County and Municipal Parks and Recreation Land. pg 3-9.

Fire and Emergency Services

Volunteer fire departments throughout the County are supported through their own fundraising efforts and County taxes. There are seven fire departments and two rescue squads in the Towns of Garrett County. These include:

- Accident Fire Company: located along South Street (Town of Accident)
- Deer Park Volunteer Fire Company: located on Route 135 (Town of Deer Park)
- Friendsville Volunteer Fire and Rescue Company: located at Walnut Street and Park Avenue (Town of Friendsville)
- Grantsville Volunteer Fire Department: relocating from the lower level of the Fecheimer Shirt Company to Springs Road (Town of Grantsville)—the company has about 50 members, two engines, a brush truck, two tankers, and a heavy-duty rescue vehicle.
- Kitzmiller Volunteer Fire Department: located on East Main Street—the company has about 30 members, one engine, one tanker, one brush truck, and one BLS rescue vehicle.
- Oakland Volunteer Fire Department: located on Third Street (Town of Oakland)—the company has one engine, one tanker, and one ladder truck.

Garrett County also has 11 stations that are not located in the Towns of Garrett County, these stations are:

- | | |
|-------------------------------|----------------------------|
| • Aurora: Station 200 | • Elk Garden: Station 140 |
| • Bayard: Station 130 | • Gorman: Station 120 |
| • Bittinger: Station 90 | • Mount Storm: Station 150 |
| • Bloomington: Station 100 | • Salisbury: Station 170 |
| • Deep Creek: Station 30 | • Terra Alta: Station 160 |
| • Eastern Garrett: Station 80 | |

In addition to the fire and rescue squads in Garrett County, there are four West Virginia fire departments, one Pennsylvania fire department, and one West Virginia rescue squad that have mutual aid agreements and are members of the Garrett County Fire and Rescue Association.

The volunteer fire companies in Oakland and Deer Park work together to provide fire protection for the Town of Mountain Lake Park.

The Northern Garrett County Rescue Squad has a base of operations in Friendsville, Grantsville, and McHenry. The Southern Garrett County Rescue Squad is located in the Oakland area. These Rescue Squads provide emergency services at the scene of medical emergencies and transport patients who need medical care to hospitals in LaVale, Cumberland, or Oakland, Maryland as well as to Meyersdale, Pennsylvania.

Health and Social Services

The County Health Department, headquartered in Oakland, has a satellite office at the Grantsville Area Health Center. The satellite office operates an addiction recovery program and offers psychiatric services. The Garrett County Memorial Hospital in Oakland is the closest health facility to the southern municipalities. The Garrett County Health Department provides services in three major areas: environmental health, mental health, and nursing.

Western Maryland Health System (WMHS) is headquartered in Cumberland, with Braddock and Memorial Campuses also located in Cumberland. While, WMHS offers most services in Cumberland, additional services can be found in Frostburg, Maryland and Short Gap, West Virginia. WMHS provides general and specialty services for medical, surgical, pediatric, and obstetrical patients; this includes emergency services, critical care services, surgical services, and a full range of both cardiac and cancer services.

The Ruby Memorial Hospital is a part of the West Virginia University Hospitals in Morgantown, West Virginia. Garrett County Memorial Hospital maintains a working relationship with Ruby Memorial. Facilities include Ruby Day Surgery Center, comprehensive cardiac care, and a current medical imaging system.

The Mon General Hospital and its staff are known for their cardiac, surgical, orthopedic, prenatal, pediatric, primary care, and internal medicine services. Recently, The Sleep Center, The Wound Healing Center, and The Center for Complementary Medicine were added to further assist the surrounding communities.

The Garrett County Department of Social Services, has its main office in Oakland, administers a wide range of social service programs. These include child and adult protective services, foster care, adoption, purchase of child day care, services to the elderly, in home aid services, child support enforcement, public welfare grants, food stamps, and medical assistance.

The Doctors Urgent Care and Family Practice, located in McHenry, is a new free medical clinic that provides state of the art digital x-ray technology on site. They attend to non-life threatening injuries and family practice needs.

The Mountain Laurel Medical Center is a Federally-Qualified Health Center located in Oakland. It provides primary care services to anyone in the community.

Solid Waste

In Accident, Friendsville, Grantsville, Loch Lynn Heights, Mountain Lake Park, and Oakland trash collection is handled by a private collector who hauls the material to a County landfill. There are six refuse and recycling sites in Garrett County; Kings Run Road, Weber Road Crossing, Backbone Mountain, Bumble Bee Road, Friendsville, and Grantsville.

Garrett County has consistently recycled significantly more than Maryland's required 15 percent recycling rate. In 2007, Garrett County's recycling rate was over 52 percent, this is an increase over the 2005 recycling rate which was nearly 46 percent. In addition to a high rate of recycling Garrett County encourages residents to practice source reduction by making purchases that will create less waste.

Community Facilities in the towns

The following pages discuss the community facilities that are found in the eight towns in further detail. Volume 2 reports discuss the impact of growth on community facilities and the recommended actions to address these impacts and maintain adequacy.

A C C I D E N T

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	60,000 gpd	70,000 gpd	Town
Sanitary Sewer (WWTP)	160,000 gpd	50,000 gpd	Town
Schools			County
Accident Elementary	239	314	
Northern Middle	392	570	
Northern High	607	701	
Ruth Enlow Library		Accident Branch	County
Police			
State Police	McHenry region - traffic	32 officers	State
County Sherrif	service area: Garrett County	28 staff	County

Drinking Water

The Town is studying area wells and springs for future expansions of the water system.

Sewer Service

The Town plans to repair main sewer lines to remove inflow and infiltration (I&I) problems in the system. After I&I repairs, upgrades to the Wastewater Treatment Plant (WWTP) will add an additional 90,000 gpd.

Parks

There are about 20 acres of parks in Accident. The 14-acre Community Park West, located behind the municipal building along Wood Street, contains sled riding trails, picnic tables, barbecue grills, a playground area, a pavilion with two fire places, an arboretum, restrooms, and a volleyball court. The four-acre Community Park East, located along South Street, includes basketball, tennis, and horseshoe courts, a little league/softball field, restrooms, play equipment, and a parking area. Accident owns a two-acre site north of the community fishing pond. Accident Elementary School provides a little league/softball field and a playground area on approximately four acres.

D E E R P A R K

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	37,000 gpd	72,000 gpd	County
Sanitary Sewer (WWTP)	701,000 gpd*	900,000 gpd*	County
Schools			County
Broad Ford Elementary	390	499	
Southern Middle	617	760	
Southern High	910	819	
Ruth Enlow Library		Oakland Branch	County
Police			
State Police	McHenry region - traffic	32 officers	State
County Sheriff	service area: Garrett County	28 staff	County

* Sanitary Sewer Service provided at Trout Run Treatment Facility which also provides service to Loch Lynn Heights and Mountain Lake Park.

Parks

The Town Hall Park in Deer Park is comprised of the landscaped open space, known as the Town Square, that surrounds the Town Hall as well as brick pathways through the Park in front of the Town Hall. Opposite this Town Square area on the west side of Church Street there is a Town park and playground.

F R I E N D S V I L L E

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	83,000 gpd	100,000 gpd	County
Sanitary Sewer (WWTP)	123,000 gpd	125,000 gpd	County
Schools			County
Friendsville Elementary	128	226	
Northern Middle	394	570	
Northern High	605	701	
Ruth Enlow Library	Friendsville Branch		County
Police			County
State Police	McHenry region - traffic	32 officers	State
County Sherrif	service area: Garrett County	28 staff	County

Sewer Service

Friendsville plans to repair the main sewer lines to remove inflow and infiltration (I&I) problems in the sewer system. This will allow the Town to connect houses that are currently on septic systems to the public system.

Parks and Trails

Friendsville Community Park, located along the Youghiogheny River, is an 18-acre park with ball fields, a volleyball court, a covered stage, restrooms/changing stations, river access, boat ramps a covered picnic area, amphitheater pavilion, basketball courts, arboretum, soccer fields, and a hiking trail. The Youghiogheny River provides opportunities for boating, fishing, swimming, hiking, and sight seeing. A seven-acre recreation area, once the Town Park, with a playground and outdoor stage, adjoins Friendsville Elementary School. The Kendall Trail, a hiking trail along the Youghiogheny River, begins in Friendsville along the Youghiogheny River.

GRANTSVILLE

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	95,000 gpd	223,000 gpd	Town
Sanitary Sewer (WWTP)	440,000 gpd	600,000 gpd	Town
Schools			County
Grantsville Elementary	230	274	
Northern Middle	392	570	
Northern High	607	701	
Ruth Enlow Library		Grantsville Branch	County
Police			County
State Police	McHenry region - traffic	32 officers	State
County Sherrif	service area: Garrett County	28 staff	County

Water Supply

Grantsville gets its water from four springs and five wells located to the west of Town, these springs and wells are largely located to the north of Route 40. Grantsville provides water service to other areas including Keyzers Ridge, Chestnut Ridge, area Schools, and the Pea Vine Road extension.

Parks

The Grantsville Park is a 14.5-acre site that contains a picnic pavilion; playground; restrooms; volleyball, basketball, and tennis courts; and softball and little league fields. Casselman River Bridge Park is a four-acre park that offers fishing and picnic facilities.

K I T Z M I L L E R

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	20,000 gpd	63,000 gpd	County
Sanitary Sewer (WWTP)	18,000 gpd	40,000 gpd	County
Schools			County
Kitzmiller Elementary	55	181	
Southern Middle	617	760	
Southern High	910	819	
Ruth Enlow Library		Kitzmiller Branch	County
Police			County
State Police	McHenry region - traffic	32 officers	State
County Sherrif	service area: Garrett County	28 staff	County

Water & Sewer

Kitzmiller’s water and sewer service is provided by Garrett County. The system that serves Kitzmiller also serves nearby Shallmar, Water supply comes from one well and the Wolf Den Run impoundment, there are plans to replace this impoundment with an additional second well due to siltation concerns.

Parks

The Kitzmiller River Walk, located along the Potomac River, and the Botanical Gardens Pond, a wooded park are two recreational areas found in Kitzmiller. Both trails are accessible from the elementary school. Kitzmiller is also nearby to the Potomac-Garrett State Forest, which has a number of multi-use outdoor trails. The Town also includes Harrison Hanlen Children’s Park and the sports fields and playgrounds at Kitzmiller Elementary School.

L O C H L Y N N H E I G H T S

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	252,000*	343,000*	County
Sanitary Sewer (WWTP)	701,000**	900,000**	County
Schools			County
Yough Glades Elementary	264	340	
Southern Middle	617	760	
Southern High	910	819	
Ruth Enlow Library		Oakland Branch	County
Police			County
State Police	McHenry region - traffic	32 officers	State
County Sherrif	service area: Garrett County	28 staff	County

* Drinking water provided by Garrett County system which also provides service to Mountain Lake Park.

** Sanitary Sewer Service provided at Trout Run Treatment Facility which also provides service to Deer Park and Mountain Lake Park.

Drinking Water

There are plans to bring additional water supply online from wells in the Landon’s Dam area. These wells will improve the quality of the drinking water provided to Loch Lynn Heights.

Sewer Service

There are plans to repair the main sewer lines and interceptors at the Trout Run Treatment Plant to remove inflow and infiltration (I&I) problems in the sewer system.

Parks

Loch Lynn Heights Community Park is a small park located in Loch Lynn Heights. It provides the community with a playground area as well as a covered picnic area.

M O U N T A I N L A K E P A R K

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	252,000*	343,000*	County
Sanitary Sewer (WWTP)	701,000**	900,000**	County
Schools			County
Broad Ford Elementary	390	499	
Dennett Road Elementary	287	438	
Southern Middle	617	760	
Southern High	910	819	
Ruth Enlow Library	Oakland Branch		County
Police			County
State Police	McHenry region - traffic	32 officers	State
County Sherrif	service area: Garrett County	28 staff	County

* Drinking water provided by Garrett County system which also provides service to Mountain Lake Park.

** Sanitary Sewer Service provided at Trout Run Treatment Facility which also provides service to Deer Park and Loch Lynn Heights.

Drinking Water

There are plans to bring additional water supply online from wells in the Landon’s Dam area. These wells will improve the quality of the drinking water provided to Mountain Lake Park.

Sewer Service

There are plans to repair the main sewer lines and interceptors at the Trout Run Treatment Plant to remove inflow and infiltration (I&I) problems in the sewer system.

Parks

Mountain Lake Park residents have access to one community park, one small neighborhood park, the recreation facilities located at the Broadford Reservoir (including a paved walking trail), and the Town’s Meeting Hall.

O A K L A N D

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	400,000 gpd	590,000 gpd	Town
Sanitary Sewer (WWTP)	490,000 gpd	900,000 gpd	Town
Schools			County
Dennett Road Elementary	287	438	
Southern Middle	617	760	
Southern High	910	819	
Ruth Enlow Library		Oakland Branch	County
Police			Town
State Police	McHenry region - traffic	32 officers	State
County Sherrif	service area: Garrett County	28 staff	County

Water and Sewer

Oakland provides its own water and sewer services to Town residents. Water is also provided to the Southern Garrett Industrial park. The Town’s main water sources include the Youghiogheny River and Broadford Lake, a reservoir fed by Broadford Run. The Town’s reservoir is surrounded by Town-owned land, but is located in Garrett County and in the Town of Mountain Lake Park.

Parks

Deep Creek Lake, the recreation facilities at the Broadford Reservoir, the Mountain Lake Tennis Club, Swallow Falls State Park, and Herrington Manor State Park are often visited by Oakland residents. The Oakland Golf Club, located on property leased to the Oakland Golf Club, Inc. by the Town, offers a high quality golf course at relatively low membership prices.

A small playground is offered at the Center Street School. The basketball courts at Center Street and the Oakland Country Club are the other recreation areas within Town. Also available is the Glades Park Complex, which includes both volleyball and basketball courts, playground facilities, community building, and restrooms.

3.0 TOWN PLANNING PRINCIPLES

Town planning principles are universal values that can guide responsible long term town planning. They are fundamental tenets that can shape the policies of Garrett County’s municipalities. These principles, while universal, address the basic physical planning issues present in each of the eight towns. The Towns of Accident, Deer Park, Friendsville, Kitzmiller, and Mountain Lake Park have adopted these town planning principles and have incorporated them into the policies and recommendations of their respective comprehensive plans which are set forth in their Volume 2 reports.

1. Sensitive **NATURAL AREAS PLAY SIGNIFICANT ROLES IN THE QUALITY AND HEALTH OF HUMAN SETTLEMENTS** and in the happiness and well being of persons. Floodplains and wetlands in their natural state help control flooding, improve water quality, and provide protective habitat for native plants and wildlife. Vegetation on steep slopes helps prevent erosion. Well-connected and forested corridors provide plant and animal habitat and the necessary means of migration for wildlife. The underlying qualities of the land help determine which uses are viable. To the extent possible, the natural capability and characteristics of the land should guide land use development and conservation. Certain uses of land are incompatible with the underlying natural conditions. Development in sensitive areas can cause irreparable harm for future generations. Natural areas provide form to urban development. They define the edges of intensely developed areas, they provide wide, open spaces, and add to scenic beauty. Natural areas can connect various parts of a town and, in so doing, can become useful elements in town planning; they become environmental corridors—areas for natural stormwater management, flood control, and recreation.
2. Infill development and/or redevelopment can occur in a manner that **RESPECTS THE SIZE, SCALE, AND USE OF EXISTING AND HISTORIC DEVELOPMENT PATTERNS**. Successful infill maintains and/or restores spatial continuity to streetscapes; strengthens neighborhoods; respects historic resources, existing vistas, and natural resources; and introduces compatible uses that complement existing community attributes and needs.
3. Proper stewardship over essential public services and community facilities and a town’s investments require that a **TOWN GROWS IN BALANCE WITH ITS INFRASTRUCTURE AND SERVICE CAPACITIES** while expanding capacity as necessary. Existing town residents should not bear the quality of service or financial burden for new development.