

ACKNOWLEDGEMENTS

The Friendsville's Mayor and Town Council and the Maryland Department of Planning express their appreciation to the many people, agencies and organizations who provided information, ideas and input for this report. The historic postcard depicted on the cover was donated courtesy of Albert L. Feldstein.

FRIENDSVILLE MAYOR AND TOWN COUNCIL

Jane G. Fox
Francis M. Friend
Wayne A. Friend
James W. Lininger
Spencer R. Schlosnagle, Mayor
Roger G. Sines
Philip E. Smith
Terry E. Spear, President

Sara J. Sines, Town Clerk/Treasurer

FRIENDSVILLE PLANNING COMMISSION

Margaret Demaroe
Leslie Halapy
Leah Huber
Philip E. Smith, Member-at-Large
Alice Spear
Scott Stough

RECEIVED

NOV 13 2006

MARYLAND DEPARTMENT OF
PLANNING LIBRARY

CONTENTS

Page

FOREWORD	1
-----------------------	---

CONDITIONS AND TRENDS

Summary of Major Findings.....	5
Location and History.....	10
Natural Features.....	10
Sensitive Areas.....	13
Population and Housing.....	17
Existing Land Use.....	23
Economy.....	25
Transportation.....	26
Community Facilities and Services.....	28

COMPREHENSIVE PLAN

Challenges and Opportunities.....	35
The Plan's Overall Goal and Policies for Development & Conservation.....	36
Sensitive Areas Plan.....	38
Downtown Revitalization.....	40
Land Use Plan.....	43
Community Facilities and Services Plan.....	48
Circulation Plan.....	51
Mineral Resources Plan.....	53
Property Maintenance Code.....	54
Funding Resources.....	56
Carrying Out The Plan.....	61

MAPS

Sensitive Areas.....	16
Existing Land Use--1993.....	24
Comprehensive Plan.....	47
Zoning Districts.....	64

TABLES/CHARTS

I	Population Trends 1910-2000.....	18
II	Age Composition 1990 & 2000.....	19
III	Selected 1999 Income Data.....	21
III	Selected Housing Characteristics 1980 & 1990.....	22
IV	Public School Facilities - 2002.....	31
V	Street Design Standards By Functional Classification.....	52

Mayor and Town Council of Friendsville
P.O. Box 9
Friendsville, MD 21531

RESOLUTION 2003-01

WHEREAS, Article 66B of the Code of Public General Laws of Maryland authorizes and empowers the Town of Friendsville to make and adopt a Plan for the general purpose of guiding and accomplishing the coordinated, adjusted and harmonious development of the Town; and

WHEREAS, Friendsville has, by duly adopted Resolution of the Mayor and Town Council, appointed a Planning Commission to exercise the powers and duties conferred by said Article 66B; and

WHEREAS, Said Friendsville Planning Commission, acting with the advice and assistance of the citizens of the Town has caused to be prepared an update to the Town's Comprehensive Plan, entitled "A Comprehensive Development Plan for Friendsville"; and

WHEREAS, Said Development Plan is designed and intended to promote the health, safety, morals, order, convenience, prosperity and general welfare of the present and future residents of Friendsville; and

WHEREAS, Said Development Plan has been subject to public review and to public hearings pursuant to said Article 66B; and

WHEREAS, The Friendsville Planning Commission has thereafter approved said Plan and has recommended that it be adopted by the Mayor and Town Council; and

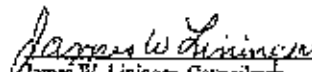
WHEREAS, The Mayor and Town Council have carefully considered said Plan together with the comments and suggestions regarding said Plan and find that said Plan constitutes a suitable rational and timely plan to guide the future development of Friendsville into the next century.

NOW, THEREFORE, BE IT RESOLVED that the document dated August 2003 consisting of the text and maps entitled "A Comprehensive Development Plan for Friendsville" is hereby adopted as the Plan for Friendsville pursuant to said Article 66B; and

BE IT FURTHER RESOLVED that the Friendsville Planning Commission shall cause said Plan to be published and a copy thereof to be certified to the Clerk of the Circuit Court of Garrett County.

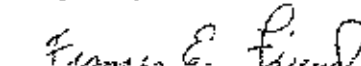
DULY ADOPTED BY A UNANIMOUS VOTE OF THE MAYOR AND TOWN COUNCIL OF FRIENDSVILLE MARYLAND THIS 21st DAY OF AUGUST, 2003.


Spencer R. Schlosnagle, Mayor


James W. Linniger, Councilman


Jane G. Fox, Councilwoman

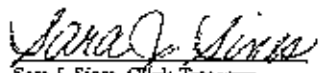

Philip E. Smith, Councilman


Frances M. Friend, Councilwoman


Terry E. Spear, Councilman


Wayne A. Friend, Councilman

I certify the foregoing Resolution was duly passed and adopted by the Mayor and Town Council at a regular meeting held August 21, 2003; I further certify this reproduction is an accurate facsimile of said Resolution; and I further certify I am the Clerk-Treasurer of said Mayor and Town Council charged with the responsibility of keeping and recording all minutes, records and acts of the Mayor and Town Council; and I further certify Spencer R. Schlosnagle, Jane G. Fox, Frances M. Friend, Wayne A. Friend, James W. Linniger, Philip E. Smith and Terry E. Spear to be the appropriate officials to sign said Resolution.


Sara J. Sines, Clerk-Treasurer
Friendsville Mayor and Town Council

(

(

(

FOREWORD

The Town of Friendsville recognizes that planning is the way to achieve a better tomorrow. Planning for Friendsville as well as for the rest of Garrett County reaches back to the early 1970s when Garrett County and many of its municipalities including Friendsville adopted their first Comprehensive Plans. These forward thinking governments could foresee that change was going to occur. Rather than merely waiting passively for the future to happen, they chose to plan for the future. Friendsville updated its Comprehensive Plan in 1995 in response to the many changes that had occurred since the Plan's adoption in 1990.

This Comprehensive Plan represents Friendsville's commitment to guide the future development and preservation of the town and to enhance the current and future quality of life. Its value to Friendsville will be in evaluating each proposed change in the community. For every proposed change, there should be an affirmative answer to the question: 'Does it conform to our Comprehensive Plan', or 'Does it carry out the objective of the Plan'.

THE NEW PLANNING ACT

The need for more up-to-date information and the desirability of reevaluating the ideas in a previous Comprehensive Plan are not the only reasons why Friendsville is embarking in this effort to update the Comprehensive Plan. Friendsville is now required to review and if necessary update its Comprehensive Plan to comply with the provisions of the Economic Growth, Resource Protection and Planning Act of 1992.

New and updated information was obtained and examined in order to address the following seven visions in the Maryland Planning Act of 1992.

- **Concentrate development in suitable areas.**

Providing development opportunities near existing and planned population centers where existing and/or planned water and sewer service exist is important.

- **Protect sensitive areas.**

Providing open space to protect streams and stream buffers, steep slopes, 100-year floodplains and habitats of endangered and threatened species is important.

- **In rural areas, direct growth to existing population centers and protect resource areas.**

Providing development opportunities within and around Garrett County's towns and other concentrations of development such as Friendsville, protecting unique natural resources and retaining rural areas are important.

- **Demonstrate stewardship of the Bay and the land.**

Identifying and protecting environmentally sensitive areas that residential or nonresidential development could damage while educating government officials and local residents to the issues and concerns of the Chesapeake Bay are important.

- **Conserve and reduce the consumption of natural resources.**

Protecting key parcels of land can help protect larger sections of resource areas.

- **Encourage economic growth and streamline land use regulatory measures to encourage the achievement of the preceding five visions.**

Providing economic development opportunities to existing businesses, seeking new businesses and enhancing other activities such as tourism are important as well as amending existing land use regulations and providing new provisions that will assist Friendsville to achieve this vision in the State Planning Act.

- **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.**

Insuring that public water and sewer facilities are either in place or proposed in conjunction with new development in compliance with the 1997 Smart Growth and Neighborhood Conservation Initiatives.

- **Address funding mechanisms to achieve the previous policies.**

Appropriating funds, continuing public and private cooperative ventures, seeking creative financing techniques and promoting volunteerism and cooperation are important.

1997 Smart Growth and Neighborhood Conservation Initiatives

The 1997 General Assembly adopted several specific programs, which together form the Smart Growth initiatives. Collectively, these initiatives aim to direct State resources to revitalize older developed areas, preserve some of Maryland's valuable resource and open space lands, and discourage the continuation of sprawling development into our rural areas.

The Smart Growth legislation allows the State to direct its programs and funding to support locally designated growth areas and protect rural areas. This landmark legislation's passage is a significant accomplishment, which will play a major role in Maryland's efforts to better manage land use and growth.

The centerpiece of this new legislative package is the "Priority Funding Areas" legislation, which limits most State infrastructure funding and economic development, housing and other program monies to Smart Growth Areas, which local governments designate for growth. The other bills in the 1997 legislative package also support locally

identified development areas. They facilitate the reuse of brownfields and provide tax credits to businesses creating jobs in a Priority Funding Area. A new Live Near Your Work pilot program supports this effort by providing cash contributions to workers buying homes in certain older neighborhoods. And, to spur more preservation of undeveloped land, the new Rural Legacy Program provides financial resources for the protection of farm and forestlands and the conservation of these essential rural resources from development.

The Priority Funding Areas legislation builds on the foundation created by Visions adopted as State policy in the 1992 Growth Act. Beginning October 1, 1998 Smart Growth establishes a policy for the use of State funds, which support communities, and influences the location of development. State funding for projects in Maryland municipalities, other existing communities, industrial areas, and planned growth areas designated by counties will receive priority funding over other projects. Priority Funding Areas are locations where the State and local governments want to target their efforts to encourage and support economic development and new growth.

Rural Legacy Program

The Rural Legacy Program will redirect existing State funds into a focused and dedicated land preservation program specifically designed to limit the adverse impacts of sprawl on our agricultural lands and natural resources. The Program will reallocate State funds to purchase conservation easements for large contiguous tracts of agricultural, forest and natural areas subject to development pressure, and fee interests in open space where public access and use is needed. Local governments and private land trusts will be encouraged to identify Rural Legacy Areas and to competitively apply for funds to complement existing land conservation efforts or create new ones.

Brownfields Legislation

Maryland's new Brownfields law limits liability for those redeveloping unused or abandoned properties that are contaminated, or even perceived to be contaminated, unless they exacerbate contamination or create new pollution. The law creates a voluntary clean-up program through which an eligible developer supplies the State information about environmental conditions, including contamination of the site and proposed clean-up procedures. If approved, the applicant prepares a detailed Response Action Plan that explains all tasks necessary to clean up the site and demonstrates that the project meets applicable public health and environmental protection criteria. This process also provides an opportunity for public participation.

Live Near Your Work Program

The Live Near Your Work Program encourages employees of Maryland's businesses and institutions to buy homes near their workplace. This initiative will help stabilize the neighborhoods surrounding the State's major employers by stimulating home ownership in targeted communities. In addition to providing resources for programs sponsored by public and private institutions, the State is participating as a major employer.

Job Creation Tax Credit Program

The Job Creation Tax Credit Program encourages mid-sized and smaller businesses to invest in Smart Growth areas around the State. Small businesses comprise almost 80 percent of Maryland businesses, and small businesses in particular generate the majority

of new job growth in the State. This proposal will encourage small business development and job growth in areas accessible to available labor pools, and will encourage more efficient use of the State's existing infrastructure.

The Plan

This Plan represents Friendsville's commitment to planning for its future. The Plan is visionary, provides foresight, and is practical. It emphasizes community oriented goals and recommendations and provides a framework from which they can be carried out. The Plan, when adopted by the Mayor and Town Council, will represent the official local policy on the future development and conservation of the Town of Friendsville.

This Comprehensive Plan includes two major chapters:



- Conditions and Trends - Natural features, demographics, existing land use, economic conditions, transportation, community facilities and services and other important topics are closely examined in this chapter. The findings and conclusions provide the basis for establishing goals and formulating recommendations in the Comprehensive Plan.
- Comprehensive Plan-The Comprehensive Plan contains goals recommendations on land use, community facilities and services, transportation, mineral resources and sensitive natural areas. The Plan also describes short and long-term actions to implement these recommendations.

CONDITIONS AND TRENDS

This chapter explains how the existing physical characteristics of the Town came about and what social, economic and physical factors influence the possibilities for future development. The eight subjects are discussed following a summary of major findings:

- Location and History
- Natural Features
- Sensitive Areas
- Population and Housing
- Existing Land Use
- Economy
- Transportation
- Community Facilities and Services

The information and insights gained from carefully evaluating these subject areas guided Friendsville's Mayor and Town Council in preparing this Plan.

SUMMARY OF MAJOR FINDINGS

This section summarizes the significant conditions and trends from studying and evaluating eight subject areas

LOCATION AND HISTORY

• **Location-** Friendsville is located in the extreme northwest corner of both the State of Maryland and Garrett County, the State's westernmost subdivision.

• **History-** Friendsville is considered to be the first settlement in Garrett County. Originally a Shawnee Indian Tribe village, John Friend purchased this land from the Native Americans in 1765. It is from this family that Friendsville derives its name. Its growth during the early to mid-nineteenth century onward, blended the region's rich natural resources of iron, lumber, coal and agricultural products such as tobacco, with the development of local industry, transportation and self-reliant "home occupations," such as foundries, tanneries and the manufacturing of weaving looms and spinning wheels. The advent of the railroad in 1889 and the opening of Route 48 provided the access for movement of goods/materials, which stimulated the economy. Locally based industry and manufacturing still provide an employment based with potential for new growth.

NATURAL FEATURES

• **Hydrology-** Friendsville is located in the north section of the Youghiogheny River drainage basin. The Youghiogheny River, Bear Creek, Minnow Creek and an unnamed tributary of the Youghiogheny River flow through Friendsville. The Youghiogheny River was designated a Maryland State Scenic and Wild River in 1971. The Youghiogheny River Reservoir, just north of Friendsville, was constructed primarily for flow regulation and flood control.

• **Soils-** Most soils in the Friendsville area pose limitations to development because they are steeply sloped and pose a challenge for septic tank installation, highway and building construction and the installation of underground utilities. Soils of this nature make an almost complete ring around the Town. This is a particular constraining factor in the large, relatively flat, undeveloped landmass lying north of Maryland Route 42 and west of the river. With innovative engineering and planning techniques this challenge can be managed.

• **Topography-** Most of the land surrounding Friendsville is steep with slopes of 25 percent or greater, which can pose some limitations for the physical expansion of the Town.

• **Mineral Resources—**Coal is the principal mineral found in the Friendsville area. There are also deposits of limestone, sandstone, clays and shales in the northwestern portion of Garrett County. Natural gas deposits and gas storage fields are located just east of Friendsville in the Accident gas field.

- **Prime Agricultural Lands**—Much of the land within Friendsville (approximately 160 acres) is considered prime agricultural land. More than half of the prime agricultural land within Friendsville, particularly along the east side of the Youghiogheny River, is currently developed. The remaining prime agricultural land within Friendsville is located along the west side of the river.

SENSITIVE AREAS

- **Streams and Their Buffers**—The Youghiogheny River, its tributaries and the land adjoining them are valuable and sensitive resources warranting protection.

- **100-Year Floodplains**—100 year floodplains exist along the Youghiogheny River, Bear Creek and along Minnow Creek.

- **Habitats of Rare, Threatened and Endangered Species**—Certain areas in the vicinity of Friendsville provide desirable habitats for the maintenance, expansion and long term survival of rare, threatened and endangered species.

- **Steep Slopes**—Steeply sloped areas that surround the developed portion of Friendsville mainly follow the Youghiogheny River and Bear Creek.

- **Scenic Vistas and Corridors**—The relatively steep terrain surrounding Friendsville provides many captivating views of its surrounding area....particularly the Youghiogheny River Scenic Corridor.

POPULATION AND HOUSING

- **Population Change**—Friendsville's population was 539 in 2000 compared to a population of 577 in 1990. The population trends in Friendsville are characterized by a large influx of people in the early 1900's. Its population increased every decade between 1920 and 1950, declined the next three decades and then increased between 1980 and 1990.

- **Age and Gender**—Young adults (age 18-44) represented the largest age group in 1990 and 2000 (36% of the population). Seniors (ages 65+) represented the smallest age group during those years (17% of the population). Middle-aged adults (ages 45-64) were the only age group that increased in population between 1990 and 2000. More females resided in Friendsville in 1990 and 2000 than males, comprising approximately 51% of the population.

- **Households**—The total number of households in Friendsville increased from 222 households in 1990 to 232 in 2000...a 4% increase overall.

- **Income**—Friendsville had an annual per capita and median household income of \$13,292 and \$24,286 respectively in 1999.

• **Housing**—Friendsville had 266 total housing units in 2000, 12.8% of which were vacant. Owner occupied homes represented the most common type of housing unit in 2000, comprising 56.9% of all housing units. The median value of an owner-occupied home in Friendsville was \$73,100 in 2000, compared to \$86,400 in Garrett County.

EXISTING LAND USE

• Most of Friendsville's developed land is occupied by housing, particularly single-family homes. Commercial businesses are primarily located along Maple Street between Morris and Second Avenues. Industrial activity is confined to one boat manufacturer and to one whitewater apparel manufacturer. The boat manufacturer is located in the old school located at the intersection of Second Avenue and Oak Street. The whitewater apparel manufacturer is located at the intersection of Water Street and Maple Street. Other areas west of the river are zoned for industrial use.

ECONOMY

• The vast majority of Friendsville's residents (73.9%) who were in the labor force worked in the private sector in 2000. Boating and rafting throughout the country have contributed to the large number of manufacturing jobs in the area, employing 25% of the labor force.

TRANSPORTATION

• **Major Highways and Local Roads** The National Freeway (I-68) is the major highway that passes through Friendsville. MD 42 and MD 742 are the only state thoroughfares to impact Friendsville. The State Highway Administration's ongoing highway needs inventory indicates the need to reconstruct both lanes of MD 42 to US 219 and north of Friendsville to Pennsylvania. Local roads include those maintained by the County such as Friendsville Addison Road, Bear Creek Road and Dixon Road, as well as other roads maintained by Friendsville. The streets and roads in Town are all paved and in good condition.

• **Public Transportation**—The Garrett County Community Action Committee provides a variety of public transportation services, which are available to the residents of Friendsville.

COMMUNITY FACILITIES AND SERVICES

- **Water and Sewerage Services**—The Garrett County Sanitary District operates and maintains the public water and sewerage systems that serve the residents of Friendsville. Numerous improvements have been made over the last three years to correct defects and to replace aging components of both systems. The existing systems have the capacity to accommodate additional development.
- **Emergency Management**—The County Sheriff's Office in Oakland and the Maryland State Police in McHenry provide police protection to Friendsville. The Friendsville Volunteer Fire and Rescue Company located on Walnut and Second Streets provide fire protection. The Northern Garrett County Rescue Squad also provides emergency services to the residents of Friendsville.
- **Government Facilities**—The town of Friendsville owns and maintains the current municipal building, the former municipal building, a .68-acre parking lot, a maintenance building and the Friendsville Community Park. The Town of Friendsville has constructed a facility to accommodate a "Head Start" program and a community/senior citizen center. In addition, most or all of Friendsville's children and youth attend the Friendsville Elementary, Northern Middle and Northern High Schools.
- **Health Services**—The Garrett County Memorial Hospital in Oakland is the closest significant health facility. The Garrett County Health Department has a new facility on Memorial Drive which is close to the Hospital. The Garrett Medical Group has an office in town that is staffed by 1 full time nurse practitioner and 2 doctors who work two days a week.
- **Social Services** The Garrett County Department of Social Services administers a wide variety of social services for the residents of Friendsville as well as for Garrett County.
- **Solid Waste Management**—A private collector collects trash and hauls the material to a County landfill.

LOCATION AND HISTORY

Friendsville is located in the extreme northwest corner of both the State of Maryland and Garrett County, the State's westernmost county. Situated on the scenic Youghiogheny River, the Town is nestled in a narrow valley surrounded by the steep slopes of the Allegheny Mountains. Interstate 68, a modern replacement for U.S. Route 40, the "National Road", cuts through the center of Friendsville in an east-west direction.

REGIONAL LOCATION

Friendsville is considered to be the site of the area's first settlement in what is today known as Garrett County. The land upon which the Town now stands was originally a village of the Shawnee Indian Tribe. In 1765, this land was purchased from the Native Americans by John Friend, the first white man to settle with his family in the County. It is from this family that Friendsville derives its name. Ironically, the family of John Friend, which settled on banks of the Youghiogheny River in 1765, did so in direct violation of a proclamation from The King of England prohibiting settlement west of the Alleghenies. Therefore, one could say Friendsville's genesis stems from one of the nation's earliest recorded zoning violations. The Town of Friendsville characterizes the rich cultural, historical and frontier heritage of Western Maryland. Its growth during the early to mid-nineteenth century onward, blended the region's rich natural resources of iron, lumber, coal and agricultural products such as tobacco, with the development of local industry, transportation and self-reliant "home occupations," such as foundries, tanneries and the manufacturing of weaving looms and spinning wheels.

Friendsville or "Friend's Fortune", as it was originally known, remains defined by many of these same elements of 200 years ago. The November 1975 opening of US 48, Garrett County's first divided four-lane highway, provided the access for movement of goods and materials and economic influx in much the same way as the arrival of the railroad did in 1889. Locally based industry and manufacturing still provide an employment base with potential for new growth. Home occupations and customized services remain viable enterprises for craftsmen and self-reliant entrepreneurs within this small community. Natural resources such as the Youghiogheny River still serve as a magnet for settlement and, with selected development and guided use, the opportunities for new economic expansion.

NATURAL FEATURES

This section describes natural features in Friendsville. This includes climate, hydrology, soils, topography, mineral resources and prime agricultural lands. These unique natural areas are the foundation of Friendsville's rich natural heritage...a heritage that has significantly contributed to the quality of life in Friendsville. Conserving these unique natural areas is an important objective of this Comprehensive Plan.

Climate

Garrett County's relatively high elevation and interior continental location combine to produce both the greatest mean annual precipitation (47") and the lowest mean annual temperatures (47.9°F) in the state. Friendsville's climate is somewhat milder

than Garrett County's due to its lower elevation of approximately 1,400 feet above sea level.

Generally, the County receives 82 inches of snowfall per year and experiences between 150 to 160 rainy days each year. Overall precipitation is 46-48 inches, about 6 inches more than the eastern portion of the County receives (east of Backbone Mountain and Big Savage Mountain). Heaviest rainfall occurs in midsummer, with autumn and early winter being the driest seasons.

West and northwest winds are dominant in Garrett County throughout the year. Most of the County experiences 150 days annually with below freezing temperatures. The average winter temperature is 29 degrees and the average summer temperature is 68 degrees. The Garrett County growing season averages 122 days. The growing season may be a month longer in Friendsville due to its lower elevation and milder climate.

Hydrology

Friendsville is located in the northern section of the Youghiogheny River Drainage Basin, which encompasses 55 square miles in the northwest corner of Garrett County. The Youghiogheny River, Bear Creek, Minnow Creek and an unnamed tributary of the Youghiogheny River are the major waterway corridors that flow through Friendsville (see Sensitive Areas Map on page 16). The Youghiogheny River flows in a northerly direction through the western part of Town and then loops eastward along Friendsville's northern Boundary. Bear Creek flows into Friendsville from the east side of Town and continues north to link with the Youghiogheny on the north side of Town. Minnow Creek and a smaller tributary flow into the Youghiogheny River on the west side of Town.

The Youghiogheny River Reservoir, located just north of Friendsville, was created as a result of the Youghiogheny River Dam in Pennsylvania. This facility was constructed early in the 1940's primarily for flow regulation and flood control. The water level in this impoundment is significantly lowered each summer and fall to provide storage for flood control during late winter and spring.

The Youghiogheny River and reservoir are valuable assets to Friendsville and to Garrett County in general. In addition to flood control the river provides recreation and excellent fishing. The reservoir provides flood control for down stream communities.

The Youghiogheny River was designated a Maryland State Scenic and Wild River in 1971 and was recommended for inclusion in the National Wild and Scenic Rivers System by the National Park Service in 1978. In 1984 the Maryland Department of Natural Resources initiated the identification of the "Scenic Corridor" of the Youghiogheny. In 1988 the State initiated acquisition of river corridor lands. The Youghiogheny Scenic and Wild River Local Advisory Board has been in the process of preparing a comprehensive management plan to protect the river and its diverse resources for future generations.

Soils

Soils in the Friendsville area pose a challenge to developers unless innovative construction techniques are used. Extension of the water and sewer infrastructure would assist in the expansion of the Town. This is a particular concern in the large, relatively flat, undeveloped landmass lying north of Maryland Route 42 and west of the river. While the soils in this area of the Town are adequate for most types of construction and are also fairly adaptable to agricultural use, they are not desirable for septic tank installation. Extension of water and sewer lines would eliminate the need for wells and septic tanks and overcome these soil constraints in many areas around Town which are relatively level.

Topography

Friendsville is surrounded by rugged terrain with steep slopes and high elevations. Elevations in the area range from 1,400 feet above sea level at the river to 2,800 feet above sea level along Winding Ridge, east of Town. Most of the land around Friendsville has slopes of 25 percent or greater.

Mineral Resources

Coal is the principal mineral found in the Friendsville area. Substantial quantities of coal can be found along the entire Youghiogheny River Basin. There are also deposits of limestone, sandstone, clays and shales in the northwestern portion of Garrett County. Natural gas deposits and gas storage fields are located just east of Friendsville in the Accident gas field.

Prime Agricultural Lands

The United States Department of Agriculture, Soil Conservation Service defines Prime Agricultural Land as land that has the best combination of physical and chemical characteristics for producing food, forage, fiber and oil seed crops and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land or other land, but not urban built up land). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity and alkalinity, acceptable salt and sodium content and few or no rocks.

Much of the land within Friendsville, especially along the Youghiogheny River and Bear Creek, can be considered prime agricultural land under the previous definition. Unfortunately, prime agricultural land, which is well suited for farming, is also well suited for development. More than half of the 160 acres of prime agricultural land within Friendsville, particularly along the east side of the Youghiogheny River, is currently developed. The remaining prime agricultural land within Friendsville is located along the west side of the river and is currently in agricultural use.

Although prime agricultural soils are limited in the nearby areas outside of Friendsville, some farms do exist along the ridges of the hills to the east of Town.

Sensitive Areas

The Maryland Economic Growth, Resource Protection and Planning Act of 1992 identifies models and guidelines for the protection of four specific natural resource sensitive areas. The intent of the act is to include/use these models and guidelines in the preparation of county and municipal Comprehensive Plans. The four types of sensitive areas are:

- Streams and their buffers
- 100 – year floodplains
- Habitats of rare, threatened and endangered species
- Steep slopes

In addition to protecting these sensitive areas, local jurisdictions may choose to protect other types of sensitive areas including natural and cultural resources such as scenic vistas, historic properties and archeological sites. The sections that follow describe sensitive areas in and around the Town of Friendsville. A map depicting these areas is shown on page 16.

Streams and Their Buffers

The Youghiogheny River, Bear Creek, Minnow Creek and unnamed tributary of the Youghiogheny River are the major waterway corridors flowing through Friendsville. These waterways and the land adjoining them are valuable and sensitive resources. They are a source of recreation and a vital habitat for aquatic and plant communities and wildlife in the area. In addition, the Youghiogheny River is a source of drinking water for the Town of Friendsville.

Equally important to protecting the waterways is to protect their associated buffer areas. Stream buffers are the blanket of vegetation along the stream banks, which help to shield the bank against erosion and collapse. Vegetative stream buffers can function to protect the biological and hydrological integrity of streams by protecting water quality, reducing peak storm discharges and providing valuable riparian habitats that can serve as greenway corridors for wildlife movement and migration. While no formal buffers have been established along these waterway corridors, most of the land along them is being farmed and therefore has deterred development.

The Youghiogheny River corridor is currently protected south of Friendsville due to its designation as a Maryland Scenic and Wild River. While the entire river is considered scenic, a segment of the river from Millers Run to the southern corporate limits of Friendsville has been designated by the General Assembly as a “wild” river. This designation has prompted the Maryland Department of Natural Resources to formulate and implement a series of programs that will help to manage the river’s resources and conserve its scenic and wild qualities. Among these programs include development of a 10-year master plan for the river corridor, and the State has begun acquiring land holding along the river.

100-Year Floodplains

100 year floodplains, which are subject to catastrophic flooding and the potential loss of life and property, often support important natural resources such as wetlands and riparian forests—resources which provide vital habitats, protect water quality and reduce flooding. These floodplains also provide marvelous, natural open space areas, recreation and scenic beauty which, when linked and managed properly, can create greenway corridors which provide the same benefits as stream buffers. 100-year floodplains are extensively located along the Youghiogheny River, Bear Creek and along Minnow Creek as shown on the Sensitive Areas Map (page 16).

Friendsville has adopted with slight modification, the State's model ordinance for floodplains protection. Hence this element of the Maryland Economic Growth, Resource Protection and Planning Act has already been met.

Habitats of Rare, Threatened and Endangered Species

Breeding, feeding, resting, migratory, or over wintering areas are examples of places that have physical and biological features, which are desirable for the long term survival of rare, threatened and endangered species. Physical or biological features include, but are not limited to: structure and composition of the vegetation; faunal community; soils, water chemistry and quality; geologic, hydrologic and micro-climatic factors. These habitats may need special management or protection because of their importance to the conservation of rare, threatened or endangered species.

The exact locations of habitats for rare, threatened and endangered species are not shown or described because of the sensitive nature of these sites. The Maryland Natural Heritage Program is responsible for monitoring and documenting the well-being of rare, threatened and endangered species.

Steep Slopes

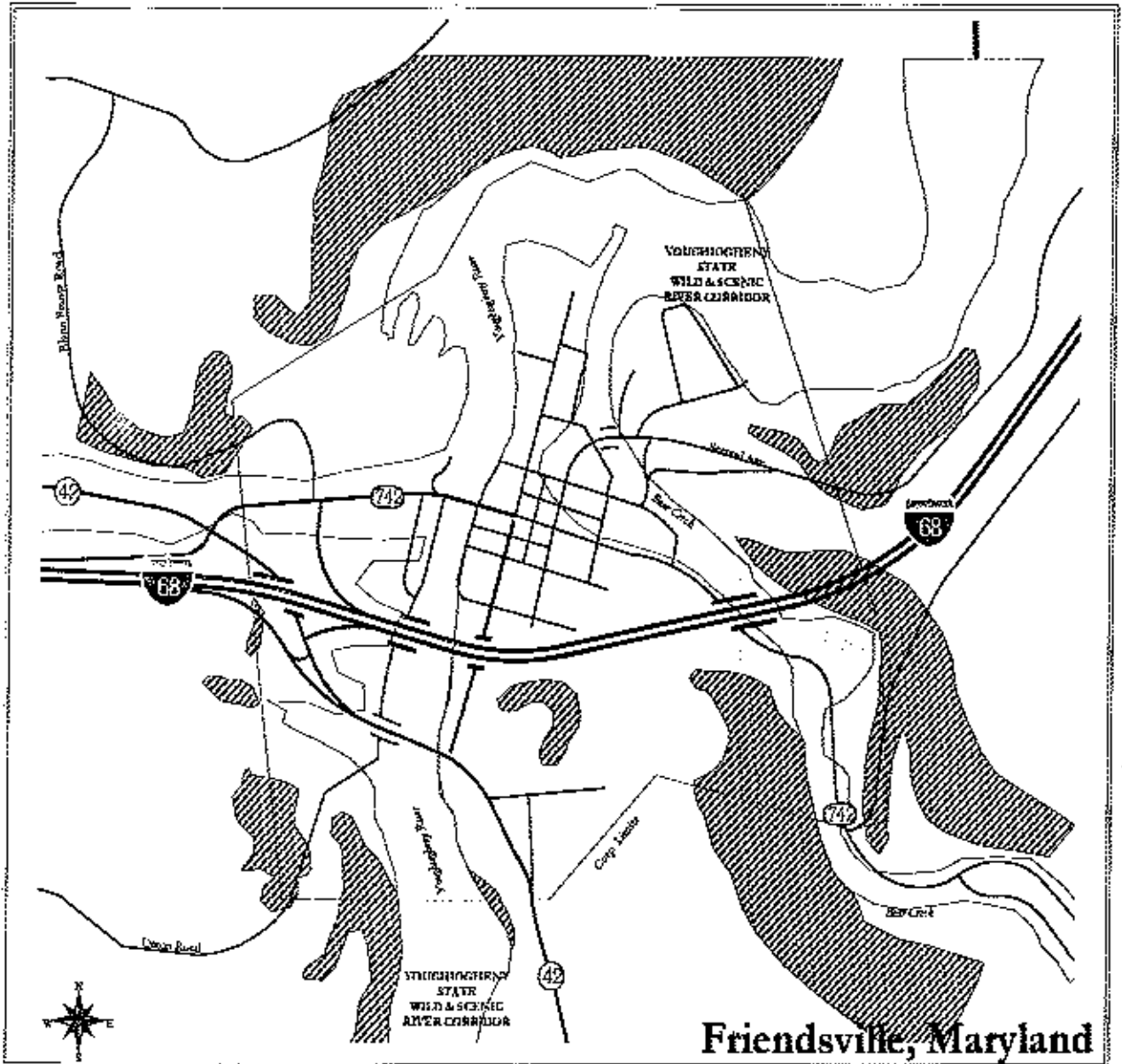
Steep slopes are inherently unstable natural landforms. When disturbed, they are highly susceptible to accelerated soil erosion—a characteristic that underscores the importance of protecting these slopes. The sediment from erosion can be destructive: it can degrade the water quality, stream flow and the width of a stream channel. This is especially true when steep slopes are disturbed next to streams. Even the water quality of distant lakes and the storage capacity at reservoirs can be adversely affected.

Steep slopes that have trees and other vegetation are especially important to protect since this vegetation will typically minimize erosion. Experience proves that once removed from steep slopes, trees are often difficult to re-establish. Building on/disturbing steep slopes has other drawbacks: they are more costly to build on than flatter lands and they are typically unsuitable for septic systems because of their shallow soils. Maryland regulations prohibit septic systems on slopes greater than 25%.





Other Important Sensitive Areas

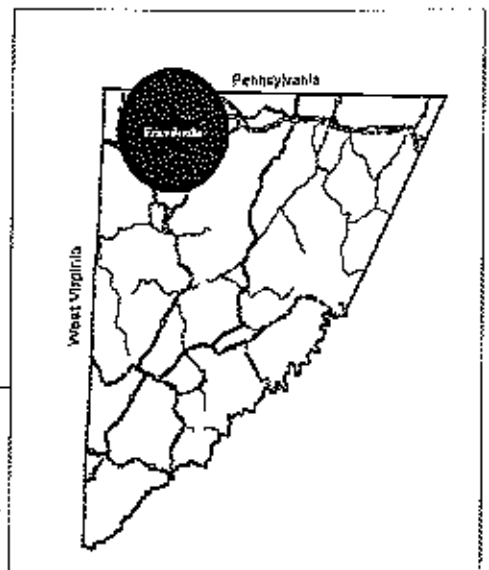
Scenic Vistas & Corridors – The relatively steep terrain surrounding Friendsville provides many captivating views of the Town's surrounding areas. The Youghiogheny State Designated Wild & Scenic River Corridor provides breathtaking vistas and more self-contained views within this scenic corridor. The Maryland Overlook located along Interstate 68 approximately 1.5 miles east of Friendsville provides an excellent view of the Youghiogheny River reservoir and the adjoining rolling hills.

Sensitive Areas



Friendsville, Maryland

-  Streams
-  100 Year Flood Plain
-  Steep Slopes
-  Town of Friendsville



This map was prepared by the Maryland Department of Planning in conjunction with Tri-County Council for Western Maryland.

POPULATION AND HOUSING

Understanding Friendsville's population and housing characteristics and how they have changed over time will determine planning and zoning policies to help guide the Town's growth. These characteristics include total population, age and gender, the number and size of households, income and the type value and concentration of housing.

Population Change

Table I depicts population change for Friendsville and Garrett County between 1900 and 2000. The population trend in Friendsville is characterized by a large influx of people in the early 1900's. Its population increased every decade between 1920 to 1950, declined the next three decades and then increased between 1980 and 1990.

Friendsville's -6.6% population decrease between 1990 and 2000 is the opposite of Garrett County's 5.7 percent increase during the same time period.

<u>Year</u>	<u>Total Friendsville Population</u>	<u>PERCENT CHANGE</u>	
		<u>Friendsville</u>	<u>Garrett County</u>
1910	446	-----	13.6%
1920	408	-8.5%	-2.1
1930	494	21.1	1.2
1940	569	15.1	10.4
1950	607	6.7	3.3
1960	580	-4.4	-3.9
1970	566	-2.4	5.2
1980	511	-9.7	23.4
1990	577	12.9	6.2
2000	539	-6.6	5.7

SOURCE: U.S. CENSUS

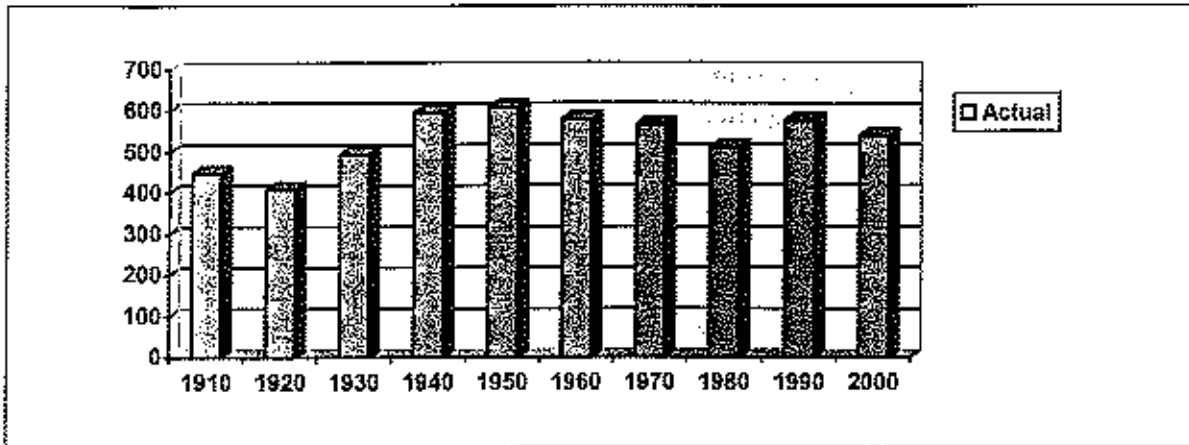
Future Population

New residents create a need for additional homes and services such as schools, roads, water and sewer lines, parks and other facilities. Besides the usual risks of making assumptions about what might happen in the future, many of Friendsville's physical characteristics render it even more difficult to arrive at valid assumptions.

Although Friendsville's population decreased by 6.6% between 1990 and 2000 the County's population growth for Friendsville as well as for the rest of Garrett County is

expected to continue to increase for many reasons. Interstate 68 through the northern part of the county will undoubtedly continue to spur new growth as will the new economic development opportunities from a growing ecotourism, recreation, and heritage tourism industry and from the development of new industrial areas within the Friendsville area. The completion of water and sewage infrastructure and facilities and other planned infrastructure improvements will also stimulate growth and population increase.

*Figure 5
Town of Friendsville
Population (1930-2000)*

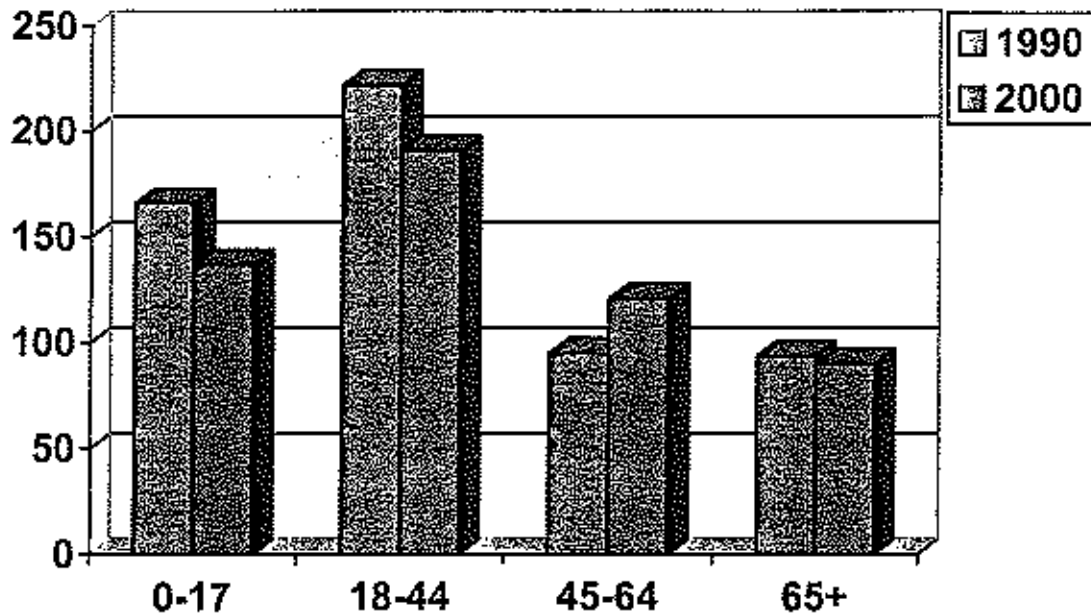


The Town of Friendsville is particularly susceptible to development due to its location along Youghiogheny River...a major recreational attraction in Garrett County. While the Youghiogheny River and the Youghiogheny River Reservoir continue to become a more popular place for boating, fishing and other recreational activities, the Town of Friendsville will become a popular place to live.

Age and Gender

Information on age is provided for four age groups: children and youth (ages 0-17), young adults (ages 18-44), middle-aged adults (ages 45-64) and elderly (ages 65+). Chart II compares the 1990 and 2000 populations for each age group.

Age Composition 1990 & 2000 Friendsville, Maryland



1990	166	222	95	94
2000	137	191	121	90

SOURCE: U.S. Census

The 2000 Census shows 137 children and youth (25% of the population), 191 young adults (36%), 121 middle-aged adults (22%) and 90 elderly (17%). Young adults represented the largest age group in 1990 (38% of the population) as well as in 2000 (36% of the population). The elderly represented the smallest age group in 1990 (16% of the population) as well as in 2000 (17% of the population). Middle aged adults was the only age group in Friendsville that actually increased in population during the 1990's from 95 persons in 1990 to 121 person in 2000.

More females existed in Friendsville in 1990 and 2000. Females comprised 51% of the population in 2000. Males comprised 49% of the population in 2000.

Households

The total number of households in Friendsville increased between 1990 and 2000 from 222 Households in 1990 to 232 in 2000...a 4% increase overall, while the average household size remained the same (virtually 2.3 persons per household) over that same time period.

Friendsville's 232 households in 2000 were comprised of 134 family households and 98 non-family households. Of the family households, 95 were married coupled families, 30 were families with female heads of the household.

Income

The U.S. Census reports income statistics for the year previous to the actual census. The income figures reported in this section are therefore 1999 and 1989, where applicable.

Friendsville's per-capita and median household income was \$13,929 and \$24,286 respectively in 1999. The Town's income levels were considerably lower than the overall income levels of Garrett County (\$32,238 median household income) and Maryland (\$52,868 median household income) in 1999.

In addition to knowing the income levels of a community, it is equally important to understand the way in which the community receives its income. Table II on the following page not only provides this information but also indicates what percentage of the population falls below the poverty level.

In comparison to Garrett County and Maryland, a lower percentage of Friendsville's residents were receiving wage and salary incomes while a higher percentage of residents depended on social security, retirement and public assistance income in 1989. While much of this could be attributed to the relatively high proportion of elderly (16% of the population) that live in Friendsville and depend on a fixed income, a significantly high number of residents are living below the poverty level (20%).

TABLE II
SELECTED 1999 INCOME DATA
FRIENDSVILLE, GARRETT COUNTY AND MARYLAND

Item	Friendsville	Garrett County	Maryland
% of Households with Earnings Income	70.6	75.9	83.8
% of Households with Social Security Income	34.5	31.4	22.5
% of Households with Retirement Income	16.0	18.6	18.7
% of Households with Public Assistance Income	6.7	3.1	2.4
% of Population Below Poverty Level	24.0	13.3	8.5

SOURCE; U.S. Census

Housing

Table III on the following page compares selected housing characteristics for Friendsville, Garrett County and Maryland. These housing characteristics include total housing units, occupancy and tenure, housing type, median value and housing conditions. In addition to comparing Friendsville with Garrett County and Maryland, the table also shows the trend in housing for Friendsville by providing housing information for 1990 as well as 2000. The following paragraphs summarize Table III.

Housing Units—Friendsville had 12 more housing units in 2000 (266) than it did in 1990. This is similar to the number of new households that occurred in the Town during the same time period (10 new households).

Occupancy and Tenure—There were 34 vacant housing units (approximately 12% of all housing units) in Friendsville in 1990 and 2000. While this is less than half of Garrett County's 31.5% vacancy rate in 2000, we must remember that a greater proportion of all vacant housing in Garrett County (75.6%) is attributed to homes used for seasonal and occasional purposes such as the many seasonal properties around Deep Creek Lake and other vacation sites throughout the percentage of owner occupied housing units decreased between 1990 and 2000. Subsequently the percentage of renter-occupied housing units increased from 30% in 1990 to 43.1% in 2000. This reflects a trend away from home ownership as can be seen in the relatively higher proportion of multi-family complexes that have occurred over the past decade. This can also be attributed to an increase in available low-moderate income housing in conjunction with an overall population increase.

**TABLE III
SELECTED HOUSING CHARACTERISTICS 1990 & 2000
FRIENDSVILLE, GARRETT COUNTY & MARYLAND**

Housing Characteristics	Friendsville		Garrett County	Maryland
	1990	2000	2000	2000
Total Housing Units	254	266	16,761	2,145,283
Occupancy & Tenure				
Occupied Units (%)	222 (87%)	232 (87.2%)	11,476 (68.5%)	1,980,859 (92.3%)
• Owner Occupied (%)	156 (70%)	132 (56.9%)	8,945 (77.9%)	1,341,751 (67.7%)
• Renter Occupied (%)	66 (30%)	100 (43.1%)	2,531 (22.1%)	639,108 (32.3%)
Vacant Units %	32 (13%)	34 (12.8%)	5,285 (31.5%)	164,424 (7.7%)
• For Seasonal, Recreational or Occasional Use	9	6 (2.3%)	3,996 (23.8%)	38,880 (1.8%)
Housing Type				
Single Family Units (5%)	154 (61%)	155 (57.2%)	13,213 (78.8%)	1,549,084 (72.2%)
2 to 9 Units (%)	45 (18%)	64 (23.7%)	957 (5.7%)	229,073 (10.6%)
10 or More Units (%)	less than 1%	23 (8.5%)	443 (2.6%)	325,041 (15.1%)
Mobile Homes (%)	54 (21%)	28 (10.4%)	2,116 (12.6%)	41,356 (1.9%)
Median Value				
Owner Occupied Unit	\$ 43,800	\$73,100	\$ 86,400	\$ 146,000
Renter Occupied Unit	\$173	\$247	\$382	\$689
Housing Conditions				
% of Units Without Complete Plumbing	0%	0.8%	0.8%	0.5%

SOURCE: U.S. Census

Housing Type--Single family units were the largest housing type in Friendsville in 1990 comprising 61% of all housing units. Single family housing units remained the largest housing type in 2000 at 155 units. The number of multi-unit complexes increased and the number of mobile homes decreased between 1990 and 2000.

Median Value—The median value of an owner occupied home in Friendsville was \$73,100 in 2000, compared to \$86,400 in Garrett County overall. The median monthly rental cost for Friendsville in 2000 was \$247 compared to \$382 countywide.

Housing Conditions—One of the most common ways of identifying substandard housing conditions is to identify the percentage of homes lacking complete plumbing facilities. The percentage of homes lacking complete plumbing facilities in Friendsville increased from 0% in 1990 to 0.8% in 2000. By comparison, 0.8% of Garrett County's housing units and 0.5% of Maryland housing units lacked complete plumbing facilities in 2000.

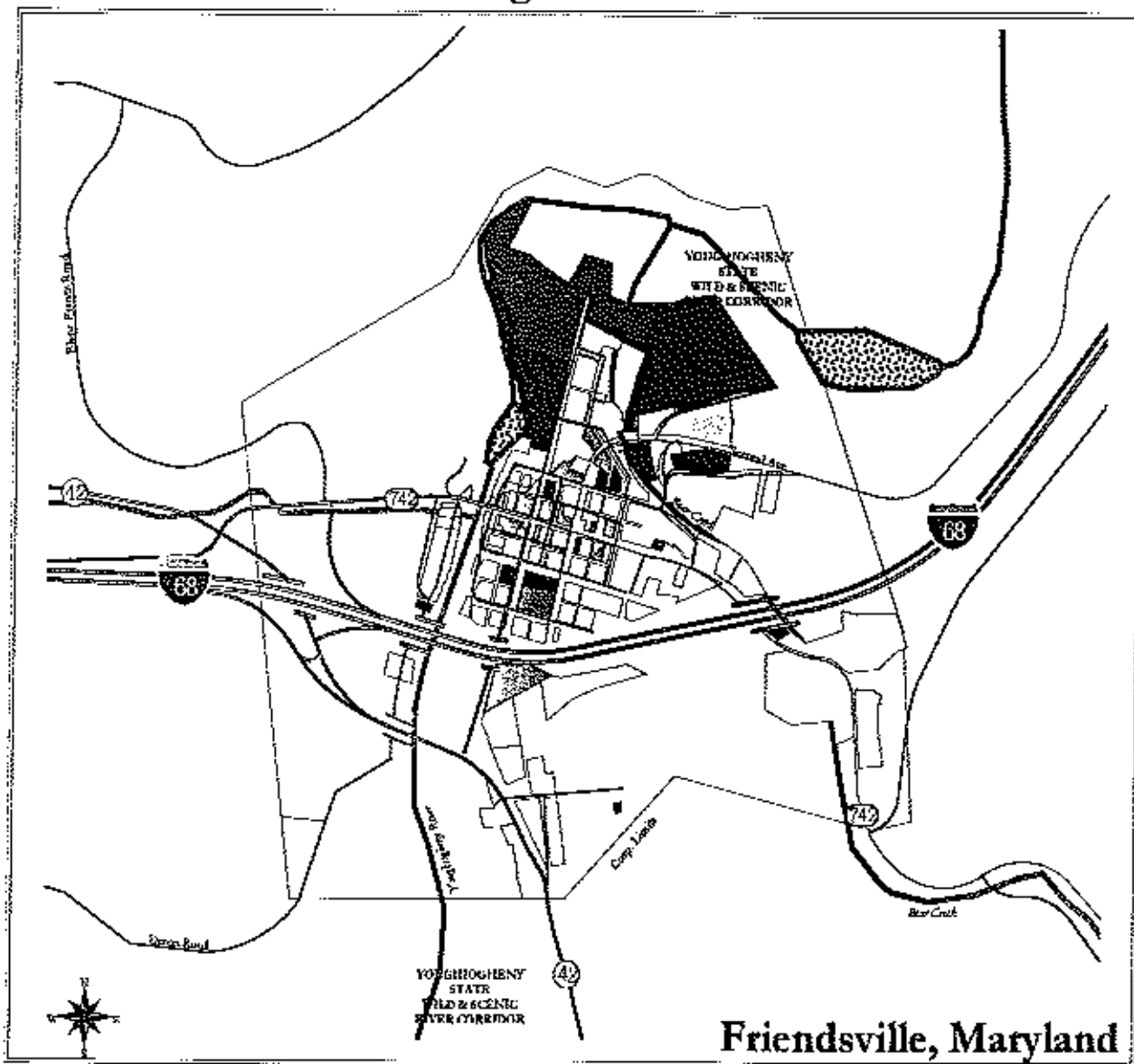
EXISTING LAND USE

The Existing Land Use Map on the following page illustrates the types of land uses that existed within the Town of Friendsville in 2000. Due to steep slopes and other natural features constraints, Town development is clustered between the river and the freeway.









Most of the developed land in Friendsville is residential. While single family homes prevail, there are also a few multi-family units and mobile homes. Most of the single-family homes surround the central business area on the north, east and south. Residences are also concentrated along Route 42 to the south of Friendsville and along Maple Street by Bear Crock. The multifamily 24-unit Guardian Apartments complex is located on Second Avenue adjacent to the Friendsville Community Park. The Friendsville Heights Apartments which is located at the intersection of Morris Avenue and Chestnut Street is a senior citizen complex and was completed in 1994. The other additional dwelling units are scattered throughout Town.

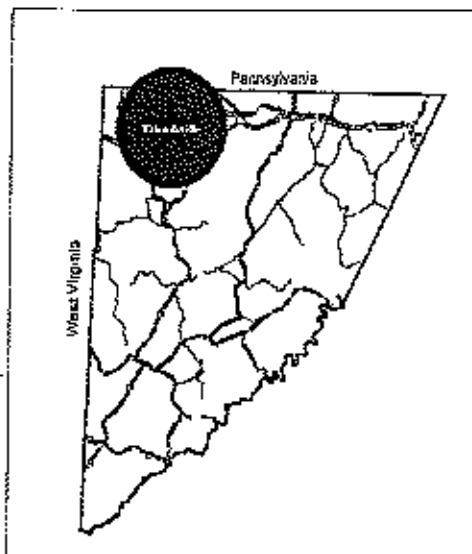
Most of Friendsville's commercial activity is centered in the business district along Maple Street between Morris Avenue and Second Avenue. Other businesses are scattered throughout Town. Most of the Town's commercial outlets cater to daily shopping needs, convenience goods and services used by local residents. A number of new businesses have opened and closed since the Town's 1995 Comprehensive Plan. The current commercial businesses include two motels, bank, gas station, health food store, pharmacy, liquor store, boat manufacturing company, whitewater apparel manufacturing company, beauty/barbershops, funeral home, trucking parking facility, outdoor adventure company, equipment repair, tavern, essential oils company, candle maker, heating company, two rafting tour companies, market, laundromat and a car wash. The most recent Comprehensive Plan, which was adopted in 1995, indicated a need for a local supermarket.

Existing Land Use 2003



Friendsville, Maryland

- | | | | |
|---|---------------------------|---|--------------------|
|  | Single Family Residential |  | Public/Semi Public |
|  | Multi-family Residential |  | Commercial |
|  | Parks & Recreation |  | Industrial |
|  | Agricultural |  | Vacant |



This map was prepared by the Maryland Department of Planning in conjunction with Tri-County Council for Western Maryland.

The amount of industrial activity in Friendsville has stayed relatively the same since the 1995 Comprehensive Plan, and still remains low. The largest industrial business is the Demaree Inflatable Boat Company, which is located in the old elementary school building. The area in which the Demaree Inflatable Boat Company located was rezoned to accommodate an expansion of the business. However, due to their location in a predominantly residential area, there would be difficulty in significantly expanding this zone in the future.

The 1995 Plan and Zoning Ordinance designated land west of the river for industrial use. However, it remains agricultural at present. The Town should work closely with the Garrett County Economic Development Department to assess the possible need for industrial development in this location.

ECONOMY

The boating and rafting industry is the largest economic sector in Friendsville today. This is largely influenced by the Town's unique location along the Youghiogheny River, a State designated Wild and Scenic river. Local rafting companies in and out of Town manufacture and rent boats for use along the Youghiogheny River. Boating and rafting nationwide have contributed to the large number of manufacturing jobs in the area.

The State's Commercial Whitewater Boating Safety regulations include provisions for regulating the number of boats private rafting companies can place on the Youghiogheny River. The total number of whitewater craft permitted on the river between Sang Run and Friendsville per day by all outfitters may not exceed 33, except that the Youghiogheny Wild River manager has the authority to increase the total number of whitewater craft to 51 during periods of sufficient navigable flow. However, this does not inhibit private recreation users from boating on the river. Over 100 persons using private kayaks, canoes and other boats were on the river during most water releases in recent years.

Employment in the Health, Education and Other Professional Services sector ranks as Friendsville's second most important business sector. Examples can be found throughout Town including the many smaller retail establishments such as service stations and convenient stores.

TRANSPORTATION

Transportation refers to the movement of people and goods through and within an area. A transportation system provides a framework, which ties together and supports a wide variety of land uses and community activities.

This section describes the major highways and local roads affecting Friendsville. It also describes the many other forms of transportation that are provided throughout Garrett County and used by the Friendsville residents.

Major Highways and Local Roads

The National Freeway (I-68) is the major highway that passes through Friendsville, providing access from I-70 and the Baltimore-Washington metropolitan areas to points west. The only State thoroughfares to impact Friendsville are MD 42 and MD 742. MD 42 connects the Town to Oakland and Deep Creek Lake to the south and Pennsylvania to the north. MD 742 passes through the center of Friendsville and is known as Maple Street within Friendsville. The State Highway Administration's ongoing Highway Needs Inventory identified the need to reconstruct both lanes of MD 42 from MD 742 up to US 219 and north of Friendsville from Blooming Rose Road to the Pennsylvania State line.

County roads, which traverse Friendsville and are maintained by the County include Second Avenue, which becomes Friendsville-Addison Road at the intersection of Second Avenue and Maple Street. Bear Creek Road, a County road, is known as Maple Street within the corporate limits. Dixon Road, also a County road, is known as Water Street within corporate limits.

Maple Street, the Town's dominant east-west thoroughfare, acts as the main business corridor as well as an access to the freeway and MD 42. First Avenue, a north-south Town thoroughfare, starts at MD 42, terminates near the sewage treatment plant north of the downtown area, and is the major local collector with intersections at all downtown east-west roads.

Second Avenue and Third Avenue run parallel to First Avenue and also link the same east-west roads. These, however, terminate north of the Freeway. The streets in Town all are paved and in good condition.

Pedestrian/Bicycle Facilities

As in any small town, walking and bicycling are primary methods of transportation for a significant segment of the population. The Town should recommend that the State add a bike lane on Maple Street in order to connect the Downtown Business Community with the Community Park. The Town, in cooperation with the local merchants, citizens and the State, should study other possible locations for bike lanes, the feasibility of establishing a coordinated bikeway system throughout the Town, and future alternative means of transportation.

Public Transportation

Garrett County is unique in the State of Maryland in that many county-based human service programs are consolidated under the Garrett County Community Action Committee (GCCAC). Garrett Transit Service (GTS), operating under the name of People Movers, provides human service agency and general public transportation services throughout the county and into surrounding counties for medical purposes. GTS provides service Monday through Friday, from 7:30 a.m. to 5:00 p.m. and on an as-needed basis outside the normal operating hours. Services are provided for eight human service agencies and the general public. Out-of-county medical service is provided to the county six days a week as necessary. Passengers may request services up to one month in advance.

GTS has a fleet of 28 vehicles ranging in size from sedans to buses with a capacity of 22 passengers. Fares range from \$1.50 to \$5.00 per one-way trip, depending on the length of the trip.

Passenger Rail Service

Passenger rail service in Garrett County ended in September 1981 when AMTRAK discontinued the "Shenandoah" which ran between Washington, D.C. and Cincinnati. This train had provided daily service with a stop at Oakland. Currently, in 2002, the closest passenger rail service available to Garrett County is a daily Amtrak train that stops at Cumberland. It runs east to Washington, D.C. and west to Pittsburgh and Chicago.

Air Transportation

One public airport is located in the County: The Garrett County Airport is located on 200 acres of land that the County owns off of Bumble Bee Road northeast of McHenry. While the airport is County-owned, it is operated on a contractual basis with a base operator. This resident operator can arrange for private charter flights to and from the airport. Although scheduled commercial airlines do not currently serve the Garrett County Airport, U.S. Air Express does serve the Cumberland Regional Airport and the Morgantown Airport from the Pittsburgh International Airport.

Originally, the Garrett County Airport was constructed to encourage public use of the recreation resources in the Deep Creek Lake Area. Today, however, the airport assumes a larger role as the County's economy continues to grow. The airport currently has the following facilities:

- One 3,000' runway, a 300' long taxiway and a 250' by 200' apron area
- One County-owned four-unit T-hanger and one corporate hanger, which can also accommodate four aircraft
- 18 aircraft positions in the tie-down area
- An administration building, which serves as a combination waiting area and living and office for the fixed base operator

The 1981 Garrett County Airport Master Plan has guided the development of the airport, including the installation of equipment that allows pilots to use instruments that help them land and take-off from the airport. A number of improvements are desirable at the airport to accommodate a slow but steady increase in air traffic and to handle larger corporate aircraft. Replacing the T-hanger with a larger and more modern facility(ies) and improving road access within the airport are examples of needed improvements. However, perhaps no other improvement is as important as gradually lengthening the runway from 3,000' to its planned length of 4,300'.

The following current and long range considerations point to the importance of making gradual improvements to the Garrett County Airport:

- Automobile access to the airport enhanced with the U.S. 219 interchange on I-68 only 11 road miles north of the airport.
- Developable land exists nearby for industries and other businesses that may be attracted by the availability of an airport, particularly land in the McHenry and Accident areas and along the National Freeway corridor.

COMMUNITY FACILITIES AND SERVICES

Residents of Friendsville are provided with a variety of community-oriented facilities and services either through Garrett County or Friendsville itself. These include:

- public water and sewer;
- police, fire and rescue;
- government facilities such as municipal buildings, parks and other recreation areas; and
- health and social services.

In addition, the Town also maintains interest in Garrett County School District decisions affecting educational services to the Town's residents.

Water Supply Systems

Garrett County Sanitary District (GCSD) provides operation and maintenance oversight for the water system and sewer system.

Since 1991, the following improvements have been made to replace aging components of the system:

- Rehabilitation of primary clarifier and settling tank
- Rebuilding and replacing sand filters

Improvements Continued:

- Replacing electrical controls

- Replacing chemical feed pumps
- Replacing raw water intake pumps
- Adding additions onto building to cover the clarifier and provide room to relocate the electrical control panels to a higher elevation
- Painting and other general maintenance work
- Flood Control Wall

In 1990, 221 housing units were connected to the public water system, these units use approximately 45,000 gallons per day (GPD). The existing water system has the capacity to accommodate new development.

Sewerage

Friendsville is currently served by a sewer collector system and treatment plant, which are operated and maintained by the Garrett County Sanitary District.

The sewage system serves 221 housing units consisting of 550 residents. Sewage treatment is accomplished by the extended aeration variant of the activated sludge process, followed by disinfection. The system's design capacity is 1,000 people.

The following improvements were made to the sewer system between 1991 and 1994 after an Infiltration/Inflow study was conducted as part of the Friendsville Sewer System Improvement Project:

- Construction of a new digester
- Construction of a new grit chamber
- Construction of a new equalization tank
- Replacement of various pumps and motors

Emergency Management

Police Protection—The County Sheriff's Office and the Maryland State Police provide police protection. The Maryland State Police has 32 officers assigned to Barrack "W" at McHenry. The State Police is mainly responsible for traffic patrolling throughout the County.

The Sheriff's Office in Oakland has a full time staff of 28 including 15 deputies, 10 conventional officers, two civilians and a sheriff, one of the 15 deputies is assigned to the Friendsville area; the Maryland Police Training Commission certifies all officers. Included are two criminal investigators, one drug investigator, and one crime prevention officer. The Sheriff's Office handles all police matters except traffic. Besides dealing with prisoners, civil processes and crime investigation, the office receives fire calls for the Oakland, Deer Park and Deep Creek fire companies, is linked with burglar alarm systems for banks and stores, and answers evening and night calls for the Oakland Police Department and Maryland State Police.

The County Jail in Oakland has a capacity of 44 prisoners. Since the jail is overcrowded at times, plans are underway to expand the jail.

While these two sources of police protection, plus the Maryland Department of Natural Resource Police which patrols Deep Creek Lake and other natural resource areas provide valuable services to Friendsville and the County, the Sheriff's Office has a major responsibility for law enforcement. This task will continue to become more challenging as Garrett County grows more popular as a place to live, a place to visit and a place to locate new businesses.

Fire Protection—The volunteer fire department, located at Walnut Street and Park Avenue provides fire protection. The Friendsville Volunteer Fire and Rescue Company as well as other fire companies throughout the County supports themselves by holding raffles and fund drives for special equipment. Since operating and maintenance costs exceed income from these sources, the County collects a tax amounting to five cents per \$100 of real estate value; these funds are distributed to each of the fire companies. Friendsville receives about \$27,300 per year. The volunteer fire department is well equipped and adequately provides Friendsville with fire protection that meets state standards.

Rescue Squads The Northern Garrett County Rescue Squad, Station 3-1 Friendsville, which has a base of operations in Friendsville, Accident and Grantsville, is one of two well equipped, well trained and dedicated rescue squads located in Garrett County. Rescue squad crews provide emergency services at the scene of medical emergencies and transport patients who need medical care to hospitals in LaVale, Cumberland or Oakland, Maryland, or Meyersdale, Pennsylvania. The rescue squads receive funding from alcohol and tobacco revenues. The two rescue squads are working together to recruit more volunteers to cover the daytime hours for emergency rescue operations in Garrett County.

Government Facilities

Municipal Buildings The current municipal building, located on Chestnut Street, was built in 1971 as an extension of the old elementary school. The old elementary school was redesigned as the new municipal building after the new elementary school was built. This building houses the Town Hall and the Friendsville Branch of the Ruth Enlow Library. The facility is considered adequate and there are no plans for expansion.

The former municipal building located on Maple Street is leased to the Friend Family Museum for a 100-year term. The Town also owns a Maintenance building by the water plant and a large barn in the community park; these are used for storage. Finally, a Town parking lot is located at Second and Park Avenues. Residents use this .68 acre lot to park their tractor trailers and buses since Town regulations prohibit their parking on the streets.

The Town of Friendsville has recently constructed a facility to accommodate a "Head Start" program and Senior/Community Center.

Parks and Recreation The Friendsville Community Park, located between Bear Creek and the Youghiogheny River, is an 18-acre community park that provides active and passive recreation opportunities for the residents of Friendsville. This park was developed under the auspices of Program Open Space, a popular statewide program that

provides funding for up to 100% of acquisition and development costs for parks and recreation facilities. Presently, the park contains ball fields, a volleyball court, a covered stage, restrooms/changing stations, boat ramps, a covered picnic area, amphitheater pavilion, basketball courts, arboretum, soccer field and a hiking trail.

Also available to the residents of Friendsville is the 7 acre recreation area adjoining the Friendsville Elementary School. This was the original Town Park, but it is now used as the play area for the Friendsville Elementary School. In addition to a playground, the site also has an outdoor stage.

The Youghiogheny River Reservoir and the Youghiogheny Scenic and Wild River are two other well-known sources for recreation and open space in addition to the local parks. The river, the reservoir and the land adjoining them provide active and passive recreation opportunities such as boating, fishing, swimming, and hiking and sight seeing. Since Friendsville is located along the river just south of the reservoir, it has become an ideal location to access the river and reservoir. Boaters may access the river at the Friendsville Community Park.

Schools—The Garrett County Board of Education is responsible for the public school system serving Friendsville. Children from Friendsville enter Friendsville Elementary from pre-kindergarten to fifth grade, Northern Middle School (near the Town of Accident) from sixth to eighth grade and Northern High School (also near the Town of Accident) from ninth to twelfth grade. Table IV shows the date the schools were erected and when additions or renovations occurred, grades, capacity and enrollment. Obviously, the total enrollment for all these schools includes students from areas other than incorporated Friendsville.

<u>School</u>	<u>Site (Acres)</u>	<u>Date's</u>	<u>Size (Sq.Ft)</u>	<u>Grades</u>	<u>Capacity</u>	<u>Enrollment 7/2002</u>
Friendsville Elementary	6.8	1976(E)	31,388	Pre K-5	242	168
Northern Middle	19	1978(E)	67,646	6-8	600	449
Northern High	38	1952(E) 1967(A) 1968(A) 1986(A,R) 1996 (A) 2001 (A)	120,570	9-12	743	545

SOURCE: 2002 Educational Facilities master Plan for the Garrett County Board of Education

E- Indicates date building was erected

A- Indicates date(s) of additions

R- Indicates date(s) of renovations

Health Services

The Garrett County Memorial Hospital in Oakland is the closest significant health facility to Friendsville. The hospital is a Level II emergency facility offering emergency care 24 hours a day, with physicians experienced in emergency care. The hospital emergency room offers state of the art equipment and is staffed by nursing personnel specifically trained in trauma. Currently (2003), 51 doctors are affiliated with the hospital. The hospital monitors health needs on a continuous basis. A Master Site Development Plan has been prepared to guide the future development of the hospital.

The Garrett County Health Department provides services in three major areas: environmental health, mental health and nursing. Activities in the environmental health field include sanitation inspections of public facilities, water supplies and sewerage systems, the control of insects and rodents and monitoring air pollution. The Department's mental health role includes psychological, alcoholism, drug abuse and youth counseling. Department nurses staff the health clinics, provide school health services and visit private homes. The Health Department private clinics and a clinic at the hospital and also staffs health clinics in Friendsville and Grantsville on a part-time basis. Garrett Medical Group currently operates a branch office in Friendsville with one secretary, a registered nurse five days a week and one Doctors one days a week.

Social Services

The Garrett County Department of Social Services, which 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.

Solid Waste Management

Trash collection is handled by a private collector who hauls the material to a County landfill. Garrett County's Solid Waste and Recycling Program has been very successful in facing the challenges of modern solid waste and disposal issues. In recent years, the County has implemented the following changes to upgrade its wasted disposal and recycling methods in an efficient and cost effective manner:

- Constructed and equipped a state-of-the-art solid waste facility known as the "Delsignore Landfill" on a 188-acre tract 3.5 miles north of Oakland along the Oakland-Sang Run Road.
- Upgraded existing satellite refuse collection sites to include staffing on-site, recycling, fencing and gating facilities.
- Adopted a recycling ordinance which:
 - identifies types of materials in solid waste to be recycled,
 - Glass, Newspaper, etc...
 - mandates reporting of percentage of County waste being recycled, and
 - requires private recycling and junkyard companies to file registration forms with the County.

- Instituted tipping fees for commercial dumping companies (\$30/ton).
- Instituted disposal fee for households in Garrett County (\$20/car for a sticker that will allow access to all dumping sites).
- Established a bag sticker program for tourists, persons who spend just a portion of the year in the county and residents with several vehicles (\$.50 per bag).

The creation of the recycling program by the County has helped to educate the people about the important of environmentally sound waste management practices and to decrease solid waste volumes. For instance, over 8% of the County's solid waste is being recycled compared to 1.3% two years ago. In addition, the County's efforts to fence and staff the satellite refuse collection sites has considerably reduced the amount of out-of-county waste and construction debris that occurred at these sites in previous years.

COMPREHENSIVE PLAN

This chapter is the heart of Friendsville's Comprehensive Plan. It summarizes the challenges and opportunities that are likely to influence the future development and conservation of Friendsville. It also features the Plan's overall goal as well as policies that describe the Town's vision for its future. The Plan's recommendations are designed to help implement the goal and policies. The following subject areas are discussed:

- Sensitive Areas
- Land Use
- Community Facilities and Services
- Circulation
- Mineral Resources
- Carrying Out the Plan

CHALLENGES AND OPPORTUNITIES

Existing conditions in Friendsville, as described in the previous chapter of this Plan, present specific challenges and opportunities to the Town. They must be addressed in planning for its growth and conservation. This Plan attempts to capitalize on Friendsville's assets and to overcome or mitigate its constraints ...a logical approach in planning for the future. The following challenges and opportunities reflect the themes most frequently cited by the municipal officials, community leaders and other residents who participated in preparing this Plan.

Challenges

- Topographic limitations.
- Work with Youghiogheny Wild and Scenic River Advisory Committee to develop a recognized hiking/biking path south of the Town adjacent to the river.
- Work with the State Highway Administration and Garrett County to establish a corridor around the Town to protect the Scenic Vista and approaches to the Town.
- Develop a plan for bike lanes and bike routes throughout Town to connect the Town Park with the Central Business District.
- Developing a directional signage plan.
- Lack of industry and related employment.
- Development of existing employment opportunities.
- Lack of economic growth.
- Preserve existing commercial district.
- Update of adequate playground facilities at public elementary school and Town Park.
- Lack of youth programs and related activities and facilities.
- Lack of a growing tax base to finance needed public improvements.
- Develop an Infill ordinance for use in residential areas and also for commercial and mixed-use infill development. Possible adoption of Model Infill Ordinance provided by the Maryland Department of Planning.

Opportunities

- Large vacant tract of level land surrounding freeway interchange.
- Some choice vacant parcels in business district.
- Preserve existing commercial district.

- Excellent Municipal Park.
- Scenic recreation potential of the Youghiogheny River (Hiking/Biking Trail) Corridor
- National Freeway with an interchange in Friendsville.
- Well-maintained local streets.
- Sufficiently large untapped labor market.
- Potential for increasing youth/senior programs and other activities at the new Head Start, Community/Senior Center.

THE PLAN'S OVERALL GOAL AND POLICIES FOR DEVELOPMENT AND CONSERVATION

The major underlying aim of this Comprehensive Plan is to maintain the environmental resources and man-made amenities that make Friendsville the attractive location that it is today. Local officials and other residents are committed to ensuring that future change in Friendsville will enhance rather than detract from their Town. This Comprehensive Plan, the town's land use regulations and future actions to expand community facilities and services should each aim to accommodate desirable levels of growth in appropriate locations without compromising Friendsville's unique character and heritage.

This Comprehensive Plan's overall goal is *"To create a healthy, attractive and pleasant living environment for its residents"*.

The following policies describe this Plan's vision for the future of Friendsville. They are described in five subject areas which form the basis for this Comprehensive Plan:

- Sensitive Areas
- Land Use
- Community Facilities and Services
- Circulation
- Mineral Resources

Sensitive Area Policies

- Regulate development that will be harmful to sensitive natural areas such as stream, stream corridors, floodplains, rare wildlife habitat and steep slopes, among others.
- Conserve woodlands, productive farmlands and other natural features that contribute to the natural environment of the Friendsville area.
- Ensure Town land use regulations facilitate preservation of scenic, historic and cultural resources.
- Ensure permanent open space is established in conjunction with future land development, wherever feasible.

Future Land Use Policies

- Concentrate future growth within or immediately adjacent to existing developed areas, in conformance with Garrett County's land use policy.
- Facilitate residential and non-residential development that will help maintain the viability of existing residential areas by adding a new zoning designation of "Residential Office". The character of these areas would be primarily residential, including single family homes, office and neighborhood commercial uses. A definition of Residential Office and potential areas should be added in amendments to the Zoning Ordinance.
- Increase housing opportunities by continuing to encourage housing rehabilitation and providing land for a variety of new affordable housing types at various densities.
- Recognize development opportunities presented by Friendsville's proximity to Deep Creek Lake, Youghiogheny River and Reservoir and other aspects of Garrett County's tourism industry.
- Develop adequate facilities and related improvements to accommodate increased tourism and recreational opportunities.
- Work with County and State officials to encourage protection of the scenic approaches and vistas to the Town of Friendsville.

Community Facilities and Services Policies

- Ensure public water and sewage facilities remain adequate to meet existing and future demand.
- Ensure other municipal-related functions such as police, fire, library and parks and recreation services remain adequate in view of existing and future demand.
- Cooperate with regional health providers and social service providers to help ensure Friendsville residents remain adequately served.
- Look for opportunities to improve the cost effectiveness of public services by cooperating with neighboring localities wherever feasible.
- Assist Garrett County, where appropriate, in developing plans to implement mandatory recycling in Friendsville.
- Continue to participate in Garrett County Board of Education decisions that affect the greater Friendsville area.
- Increase adequate off street parking facilities.
- Explore opportunities to promote Friendsville.

Circulation Policies

- Continue to work with the Maryland State Highway Administration to improve MD 42.
- Work to alleviate local safety concerns, such as they are identified in the future.
- Continue to establish priorities among Town road maintenance and improvement needs.
- Continue to Support the Garrett Transit Service's "People Mover Program", which provides paratransit services to Friendsville residents, among others.
- Work to ensure sidewalks are constructed where needed throughout the Town.
- Consider bike path opportunities.

Mineral Resources Policies

- Though coal is present in the area, coal mining is inappropriate in Friendsville. With the exception of natural gas development in nearby Accident, mineral extraction is unlikely to have an impact on the future growth and conservation of Friendsville.

The remainder of this chapter describes recommended ways to achieve these policies. This description is done through five plans, which collectively represent Friendsville's Comprehensive Plan:

- | | |
|--|--------------------------|
| • Sensitive Areas Plan | • Circulation Plan |
| • Land Use Plan | • Mineral Resources Plan |
| • Community Facilities and Services Plan | |

SENSITIVE AREAS PLAN

The Maryland Economic Growth, Resource Protection and Planning Act of 1992 requires counties and municipalities to formulate policies to protect the following four types of sensitive areas:

- Streams and their buffers
- 100-year floodplains
- Habitats of rare, threatened and endangered species
- Steep slopes

Under the Act, local jurisdictions may also adopt policies to protect other kinds of sensitive areas, such as historic properties, among others. This section describes Friendsville's plans to help preserve each of the above-named sensitive areas that exist in the Town.

Streams and Their Buffers

The Youghiogheny River, Bear Creek, Minnow Creek and an unnamed creek flows through Friendsville. The Town desires to protect local stream buffers because they help protect water quality and provide wildlife habitat. Friendsville should take the following actions to help preserve these important natural areas:

- Continue enforcing the Garrett County Sedimentation and Erosion Control, Grading and Stormwater Management Ordinances.
- Continue enforcing the Town's floodplain regulations, which restrict development within designated floodplain areas.
- Consider adopting regulations that prohibit construction and other soil disturbance in 25-foot corridors measured from either side of stream banks.
- Designate all major stream corridors within Friendsville as recreation and open space areas on the Town's Comprehensive Plan Map.

100-Year Floodplains

100-year floodplains exist in Friendsville along the Youghiogheny River, Bear Creek and Minnow Creek. The Town recognizes the need to restrict development in floodplains to reduce potential flood damage, to protect the Town's water supply and to preserve open space corridors. Friendsville's floodplain regulations are consistent with the State's model ordinance. The Town will continue to enforce these regulations and should designate a recreation and open space area along the Youghiogheny River and Bear Creek tributary, as noted above. These actions will directly assist in conserving the 100-year floodplain in these areas.

Habitats of Rare, Threatened and Endangered Species

Rare, threatened and endangered species habitats have been identified in the Friendsville area. The Town will consider actions to protect any such area should it become the subject of a subdivision or land development proposal in the future.

Steep Slopes

Most of the developed portion of Friendsville is located on very flat land forming the valley floor between ridges to the east and west. Steeply sloped areas that surround the developed portion of Friendsville mainly follow the Youghiogheny River and Bear Creek. The Town should amend its zoning ordinance to adopt a policy of regulating development on slopes of 25% or greater. Development should be discouraged on slopes over 25% due to potential environmental consequences such as soil instability, soil erosion, sedimentation of waterways and other environmental impacts such as the loss of woodlands. Limited development on slopes over 25% should be evaluated under special circumstances.

Downtown Revitalization

Friendsville's Downtown has great potential. However, no single strategy will bring overwhelming success. Instead, many different types of efforts are needed in conjunction with each other. Great success has been experienced by communities following the recommendations of the National Trust for Historic Preservation. Friendsville's Downtown revitalization effort should involve the following major directions:

- Improving the appearance of the Downtown to make it more inviting to customers and investors
- Encouraging the rehabilitation of historic architecture
- Encourage the establishment of a Historic District and Commission to oversee preservation efforts in the Town
- Jointly promoting and marketing the Downtown to customers and prospective business persons
- Organizing business persons and property-owners in cooperative efforts
- Connecting business persons with available financing
- Providing additional convenient parking
- Improving access for motor vehicles, bicycles and pedestrians

Historic District - Friendsville is committed to preserving its unique heritage. The Town should continue to preserve its historic resources and continue to promote them through techniques such as placing sites on the "National Register of Historic Places." The establishment of a Historic District should generally include the downtown and areas that the town desires to enhance the quality of life through the preservation of historical and/or architectural significance.

By itself, this historic district designation does not involve any regulations upon a private property owner. However, State or Federal funds cannot be used in a manner that would harm historic resources unless it can be proved that there are absolutely no reasonable alternatives. Certain tax incentives for the restoration of historic buildings are included in the "Putting This Plan into Action" section of this Plan.

Article 66B. of the Maryland Annotated Code provides municipalities with the authority, if they wish, to regulate changes within an official historic district. Such an ordinance typically regulates the appearance when viewed from a street of alterations to buildings and new construction. Also, demolition of significant buildings can be controlled. *However, this Plan does not propose such regulations at this time.*

Appearance – The following major actions would greatly improve the appearance of the Downtown:

- Require the demolition or repair of deteriorated buildings (See discussion of a Property Maintenance Code in the "Putting this Plan Into Action" section).
- Consider planting street trees in visible locations, while carefully selecting species to avoid conflicts with underground utilities, sidewalks, overhead wires and signs.

- Provide advice to property-owners on ways they can improve the appearance of their buildings through low-cost methods, such as using attractive paint schemes, new signs or new awnings.
- Emphasize improvements to the appearance of entrances to Friendsville along MD Route 742 and 42 to present a positive first impression.
- Design any new public improvements in the Downtown to add to its historic character. This includes installing older-style street lights (such as Oakland), historic-style street-name signs, and black (as opposed to unpainted metal) traffic signal poles. If any major sidewalk work occurs Downtown, consideration should be given to using brick as an accent.
- Target efforts towards the most highly visible buildings, where positive change will be most noticed.
- Work with the Maryland Historical Trust and local organizations to provide information to property-owners on proper methods to rehabilitate and maintain older buildings. This can be accomplished through brochures, training workshops or one-on-one advice. A main role of the Town Government may be to provide the telephone numbers and addresses of key persons who can provide assistance.
- Encourage the sensitive rehabilitation of historic buildings.
 - Exterior features that give a building a special character should be uncovered and restored. These include windows, dormers, doors, porches, cornices and trim.
 - The scale, proportions, spacing and setbacks of older buildings should be maintained, and continued in any new construction or additions.
 - Brick and other masonry should be cleaned with water, brushes, mild detergents and/or steam cleaning, as opposed to sand blasting or harsh chemicals. Sand blasting exposes the soft interior of brick and causes it to deteriorate over time.
 - Move signs that cover attractive features of a building. The most attractive signs are often relief-cut wood signs.

Parking -- To attract customers, parking must be available and highly visible in locations that are convenient to all parts of the Downtown. The following actions are needed regarding parking:

- Use time limits as necessary to make sure that the parking spaces that are most convenient to Downtown businesses are available for high-turnover use by customers, as opposed to being used by low-turnover employees or residents.
- Promote cooperative efforts by businesses and property-owners to share off-street parking spaces, particularly when uses need parking during different times of the day and week.
- Place prominent signs to direct customers to parking.

Promotion and Marketing – The following actions should be considered to promote and market the Downtown:

- Encourage Downtown businesses to make the most out of windows by creating attractive and interesting displays. If a storefront is vacant, the property-owner should be asked to allow nearby businesses to place a display in that window.
- Hang colorful festive banners from streetlights, from other posts or across Maple Street.
- Emphasize joint evening hours on one or more selected days of the week, to serve persons who work during daytime hours. Businesses should stay open at least until 6 p.m. on weekdays to allow customers to stop after work.
- Develop coordinated marketing among Downtown businesses. People are more likely to visit the Downtown to visit two or three businesses than a single business. Joint marketing should not only promote the Downtown as a whole, but also should involve two or three complementary businesses advertising together.
- Emphasize businesses referring customers to each other, including distributing each other's handouts, menus and coupons, and holding joint sales.
- Build a positive image to attract customers and investors and to build local pride. Develop an attractive logo that can be used in advertising, banners and contests.
- Emphasize Downtown Friendsville as a friendly place that stresses personalized service.
- Prepare an information packet that can be used to attract new businesses. Distribute the packet to economic development organizations, realtors and building owners.
- Sponsor special events, "Friendsville Days", that will bring people and activity to the Downtown. The intent is to have additional persons become familiar with the types of goods and services that are available. Events involving children are particularly useful to attract adult relatives.
- Work with Federal, State and County agencies to seek to attract government offices to the Downtown.

Organization – The following efforts are important in organizing Downtown efforts:

- Organize a Downtown Revitalization Committee of Town officials, business persons, property-owners and interested residents to strengthen the Downtown. A couple subcommittees may be appropriate for specific tasks, such as developing joint marketing efforts.

- Encourage local business persons to participate in small business workshops and consult with the Small Business Development Center to sharpen their business skills.
- Maintain good communications with existing businesses to encourage them to remain in Friendsville and to expand.

Financing – The following actions should be considered to provide sufficient financing for Downtown revitalization:

- Take full advantage of outside funding for improvements, including Community Development Block Grants (CDBG) and other State programs. Financing programs are described in the "Putting this Plan into Action" section.
- Seek out area banks to establish a revolving low-interest loan pool for improvements to Downtown buildings. Such a loan pool would help the banks to meet their obligations under the Federal Community Reinvestment Act.
- Emphasize financing for physical improvements to buildings, rather than operating expenses. Financing for physical improvements is more long-term, and can benefit a new business if a previous business closes.
- Make prospective investors aware of available incentives, such as tax credits for rehabilitation of historic buildings.
- Carefully examine the Town's tax rates to determine if any provide a strong disincentive to locating a business in Friendsville.

LAND USE PLAN

The Garrett County Comprehensive Plan identifies policies for the development and conservation of three types of areas:

- Rural Areas
- Growth Areas
- Sensitive Areas

These areas, and the proposed future land use categories within each area, represent Garrett County's commitment to accommodating growth while conserving the region's rural and natural heritage. The County's future land use scheme is also compatible with the vision statements contained in the 1992 Maryland Planning Act of 1992 about providing land for development and preserving the environment.

The Garrett County Comprehensive Plan recognizes Friendsville as a growth area. The County views the Town as a major location in the northern section of the Youghiogheny River Drainage Basin to which people and businesses are likely to migrate in the

forseeable future. The Land Use Plan proposed in this section is consistent with the Garrett County Land Use Plan for the northern section of the Youghiogheny River Drainage Basin.

The Land Use Plan is a guide for the future growth and conservation of Friendsville. It is not intended to set fixed boundaries or govern the specific details of land development on individual parcels, especially in an established community like Friendsville. Major considerations behind the Land Use Plan include the following, among others:

- Interstate 68,
- Friendsville's regional location,
- Existing land use and traffic pattern,
- Proposed MD 42 improvements,
- Land needed to continue providing for a variety of housing types and densities,
- Prime farmlands in greater Friendsville area,
- Sensitive natural features in the Town, and
- Existing parks and historic amenities in and around Friendsville.
- Proximity to Youghiogheny Wild and Scenic River Corridor and Youghiogheny Reservoir.

The Land Use Plan describes policies for residential and non-residential areas. See the accompanying Comprehensive Plan map for the proposed boundaries of each land use category.

Residential Areas

The Comprehensive Plan designates three areas to provide for a variety of housing types and densities.

Rural Development would accommodate single-family detached homes that are compatible with an agricultural environment. Densities of up to 1 home per acre would be appropriate in this area. Conserving this area will help maintain farming, protect open space and reserve undeveloped land for future growth. Low density growth in the Rural Development area will also be most compatible with the agrarian nature of the land adjoining this area outside the Town's corporate limits.

Suburban Residential areas would accommodate single-family detached homes and duplex homes in a suburban setting. Minimum lot size of 20,000 square feet for single-family homes and 12,500 square feet per unit for duplex homes are recommended. This planning area will help ensure that open space is incorporated into future development by accommodating only lower single-family residential development. It will also provide land for larger homes and allow flexibility in placement of homes on lots. The Suburban Residential areas attempt to balance the desire to avoid inappropriate high density development and the desire for more efficient use of the land, compatible with current residential preferences.

Town Residential would provide land for single-family detached homes on minimum 10,000 square foot lots, twin home units on minimum 9,000 square foot lots and apartments at a minimum of 4,000 square feet per unit. The Town Residential area will provide area for strictly residential development, yet one that is convenient to Friendsville's Town Center.

Note: This Plan endorses the concept of cluster style development, under which higher densities and smaller lots may be allowed in residential areas in exchange for substantial common open space instead of traditional subdivision layout where the entire tract is devoted to house lots and streets. Friendsville's zoning regulations can specify how much density can be increased and how much lot sizes can be reduced under cluster development.

Mixed Use and Non-Residential Areas

The Plan designates five land use categories intended for either mixed use or non-residential development.

Town Center is an area where single-family detached homes and twin home units would each be provided on minimum 5,000 square foot lots. Apartments would be permitted at a density of at least 3,600 square feet per unit. Retail, service, office and other appropriate non-residential uses would also be directed to the Town Center for the purpose of perpetuating this area as Friendsville's "business district".

The mixed use growth provided for in this area recognizes the existing pattern of development along the Main Street corridor and will encourage the diverse investment required to keep this area economically viable. Available sites within the Town Center should be sufficient to meet Friendsville's commercial needs into the foreseeable future. New development on vacant land and redevelopment of underutilized parcels in this area should prevent the need for commercial land uses to spread into other, residentially oriented sectors of the Town.

General Commercial - The General Commercial area would accommodate both traditional retail uses and the kinds of highway-oriented commercial enterprises that function better outside typical downtown "Main Street" locations because they need large buildings, parking lots and/or outdoor storage areas. These would include automobile dealers, large supermarkets, warehouses and utility buildings, lumberyards, service stations and the like. Because such uses often generate substantial volumes of automobile and truck traffic, with associated impacts of noise and glare, they tend to be incompatible with residential neighborhoods. Accordingly, new residential uses are strongly discouraged in the General Commercial areas; these areas should be reserved solely for commercial and for compatible, environmentally safe industrial development.

STRIP COMMERCIAL DEVELOPMENT vs. CONCENTRATED COMMERCIAL DEVELOPMENT

Characteristics

Economic Land Use

Safety and Convenience

Effect on Real Estate

Customer Drawing Power

Traffic

Strip Commercial

Fosters linear, uneconomic use of land. Large individual sites require separate functions such as parking and storm water detention.

Requires consumers to use their cars to move from one destination to another.

Can have a depressing effect on adjacent residential areas. Adjacent vacant areas tend to be held for speculation. This hinders immediate development and

businesses in strip developments tend to draw consumers on their own merit rather than also benefiting from the potential buying power associated with customers from adjacent complementary commercial uses.

Unlimited driveway access onto main roads increases the risk of accidents.

Concentrated Centers

Concentrated commercial development promotes the economic use of land. Sharing facilities such as parking and storm water detention areas is encouraged.

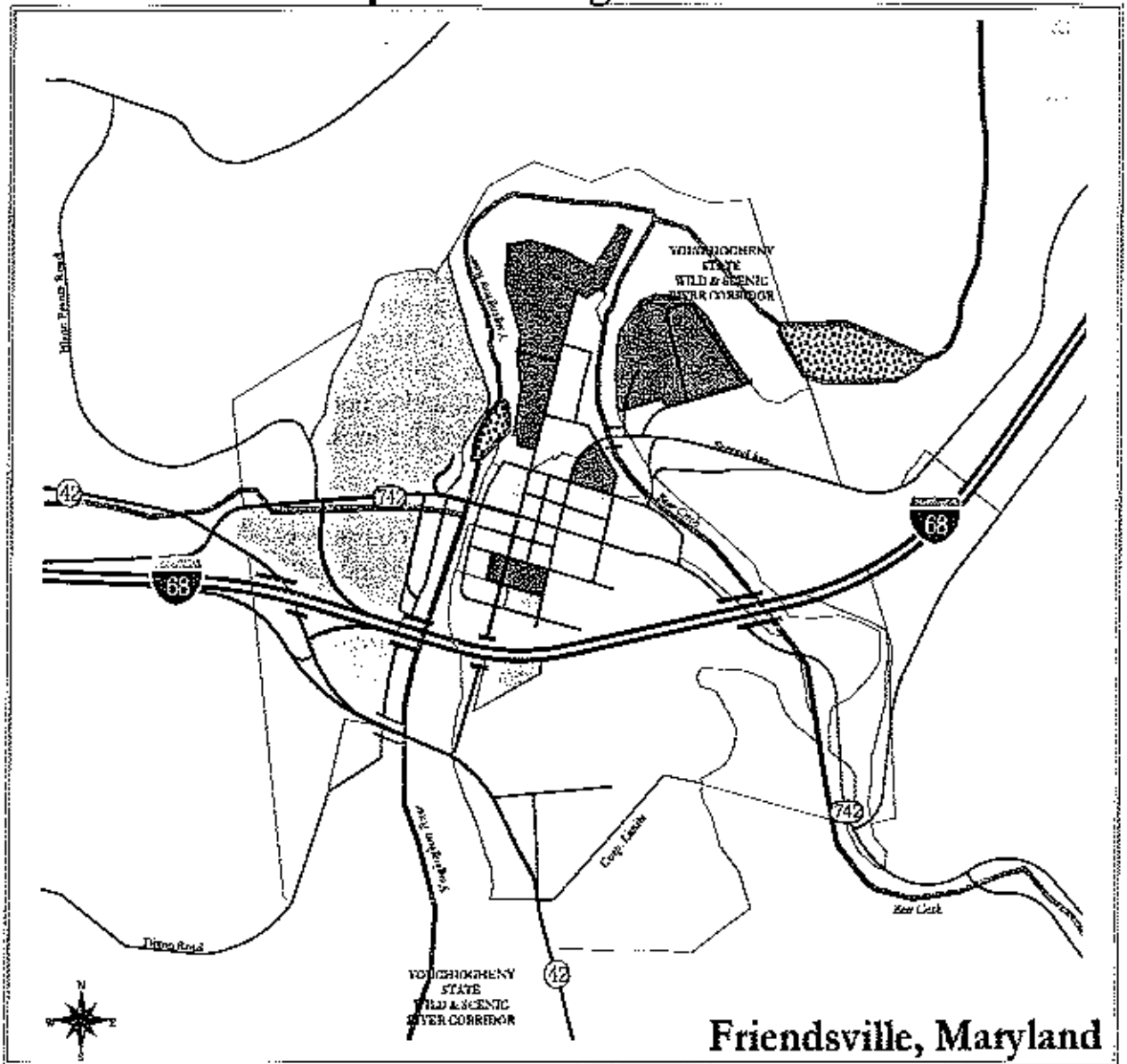
Consumers use an internal walkway system designed for pedestrians.

Can be effectively buffered with landscaping from surrounding uses. This can make the area more attractive for residential purposes.








The combined goods and services of stores in a concentrated center attract customers.

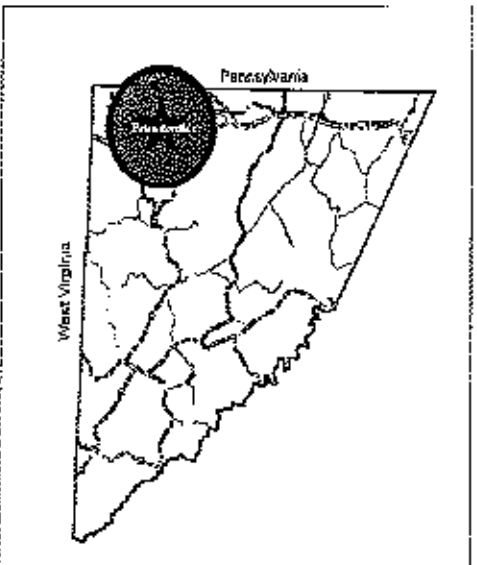
Common driveways and controlled access to major roads enhance safety and convenience.

Proposed Zoning Districts



Friendsville, Maryland

- | | | | |
|---|----------------------|---|-----------------------|
|  | Suburban Residential |  | Employment Center |
|  | Town Residential |  | Public/Institutional |
|  | Town Center |  | Recreation/Open Space |
|  | General Commercial | | |



The bottom left section contains three logos: JADP (Joint Area Development Plan), Tri-County Council (a triangle with '3' inside), and No Property View Zone (a square with a house icon and the text 'No Property View Zone').

This map was prepared by the Maryland Department of Planning in conjunction with Tri-County Council for Western Maryland.

Employment Center is an area of the Town designed to attract environmentally responsible industry and other forms of economic development that will create jobs and enhance local property tax revenues. Friendsville will continue to cooperate with the Garrett County Development Corporation, the Tri-County Council for Western Maryland, Inc and other economic development organizations in an attempt to target grants, loans and other incentives to prospective investors in this area of the Town.

Recreation and Open Space is a land use category that recognizes Friendsville's existing public recreation properties, including the Friendsville Elementary School. The Recreation and Open Space area also includes all land within Friendsville adjacent to the Youghiogheny River, Bear Creek, Minnow Creek and an unnamed tributary that runs through Friendsville. The Town will continue to promote environmental conservation along these corridors, which includes both public and privately held property. Development of this area would be very difficult and is not advisable because of existing steep slopes, floodplains and other sensitive natural features.

Special Water Resource Area is a category identified in the Garrett County Development Plan to recognize significant water features. The County Development Plan designates two Special Water Resource Areas in the vicinity of Friendsville:

- The Youghiogheny River Reservoir and adjoining landholdings owned by the Army Corps of Engineers and
- The State designated Youghiogheny River Wild and Scenic Corridor.

These Special Water Resources provide recreation opportunities, open space, water supply and flood control. This Plan endorses the land and water management practices that now exist at these Special Water Resource Areas.

Potential Annexation Area

Friendsville currently does not have any formal plans for annexing any adjoining lands. The potential to expand in all directions is limited due to steep slopes and other natural constraints that surround the Town.

COMMUNITY FACILITIES AND SERVICES PLAN

Friendsville is committed to providing essential municipal facilities and services to its residents in a cost effective manner. The Town will also continue to cooperate with other entities that provide services to Friendsville residents such as the Garrett County Sanitary District and the Garrett County Board of Education, among many others. The Community Facilities & Services Plan describes the Town's intentions in each of the following areas:

- Public Water
- Public Sewerage
- Emergency Management
- Government Facilities
- Recreation & Open Space
- Schools
- Health Services
- Social Services
- Solid Waste Management
- Off Street Parking Facilities

Public Water

The Garrett County Sanitary District operates and maintains Friendsville's public water system, which serves nearly all residents and businesses in the Town. Significant system improvements have been made since 1991. The Town will be working with the Garrett County Sanitary District and the Garrett County Economic Development Department to extend service to the industrial zoning districts and unserved areas of the Town. The water system has sufficient capacity currently, but there remain areas of Town that lack adequate public facilities.

Public Sewerage

The Garrett County Sanitary District operates and maintains Friendsville's sewage treatment facilities. The Town recently completed major improvements to its sewer system. Additional improvements will need to be made to the system to correct existing inflow and infiltration problems and to increase its capacity to accommodate existing and new development.

Emergency Management

This Plan refers to police, fire, rescue services and dispatch center as emergency management.

Police Protection

The Garrett County Sheriff's Office and the Maryland State Police now provide most police protection to Friendsville. These two entities perform their duties well; Friendsville will continue to renew its cooperative agreements with both the County Sheriff's Department and the State Police.

Fire Protection

The Town depends on the Friendsville Volunteer and Rescue Fire Company continuing to provide fire protection to Friendsville.

Rescue Service

The Town will continue to rely on the Northern Garrett County Rescue Squad for its emergency rescue needs. The Town will continue to support efforts by the Rescue Squad to recruit more volunteers, particularly for daytime duty.

Government Facilities

Friendsville's current municipal headquarters on Chestnut Street is considered adequate for local government needs into the foreseeable future. The Town has constructed a new facility to house the "Head Start" program and the senior center.

Recreation and Open Space

The Friendsville Community Park and a 7 acre recreation area adjoining Friendsville Elementary School provide active as well as passive public recreation activities to Town residents and visitors. Friendsville will continue to encourage the maintenance and improvement of these properties.

The Youghiogheny River Reservoir and the Youghiogheny Scenic and Wild River are valuable assets to Friendsville and to Garrett County in general. Many parts of the river and reservoir provide excellent fishing and whitewater opportunities. While access to the Youghiogheny Reservoir is limited and the water level is significantly lowered each summer and fall, recreation activities such as biking and hiking should be explored.

The County's most recent Development Plan "A New Development Plan For Garrett County" recognizes Friendsville as being the "Principal Gateway to the River". Friendsville is located along the National Freeway (I-68), offering convenient access to the river via the Friendsville Community Park. Friendsville has begun to serve this role by providing a boater take-out area at the Community Park. Friendsville also has many river-related service businesses, which accommodate visitors of the area with boating and rafting equipment. The County's Development Plan encourages Friendsville to continue to be the major information and "clearinghouse" center for use of the river.

Garrett County adopted a Land Preservation and Recreation Plan in November of 1993. The Plan analyzes regional recreation trends and needs and incorporates many of Maryland's new policies designed to a) encourage the protection of our natural and open space resources and b) further the acquisition and development of recreation areas. With regard to Garrett's municipalities, the Plan emphasizes the need for close to-home recreation facilities, such as community and neighborhood parks. The Plan also identifies the need for year round recreation opportunities.

Schools

Friendsville students attend Garrett County Board of Education facilities, including the Friendsville Elementary School, Northern Middle School and Northern High School. Friendsville will continue to cooperate with the Garrett County Board of Education on policies affecting these schools and other aspects of education in Friendsville.

Health Services

The Garrett County Memorial Hospital in Oakland will continue to serve Friendsville's emergency medical care needs. The Garrett County Health Department will continue providing environmental health, mental health and nursing services.

Social Services

The Garrett County Department of Social Services will continue to provide a wide range of social services to residents of Friendsville, including public welfare, food stamps and several other forms of assistance to children, adults and the elderly throughout Garrett County.

Solid Waste Management

Friendsville will continue to contract with a private solid waste disposal firm that collects trash from Town residents and disposes of it in a County landfill. Friendsville will also cooperate with Garrett county in helping to maintain a 1988 State-imposed mandate of recycling 10 to 15% of all solid waste in the County. Friendsville will encourage increased recycling programs to curb costs of solid waste disposal.

Off Street Parking Facilities

This Plan identifies the challenge associated with the lack of adequate controlled parking in Friendsville. The Town will explore opportunities to provide more off street parking in and around the Town Center area. As an alternative to on street parking, Friendsville will encourage parking at the Town park for daylong visitors.

CIRCULATION PLAN

The Town streets should facilitate internal movement of both vehicles and people while recognizing that businesses and others need easy access to and from their properties.

Functional Classification

Streets and highways in and around Friendsville serve different roles in carrying traffic. Some routes carry higher speed through traffic and others provide access to and from local neighborhoods. Each traffic route in Friendsville has been classified into one of the following four categories based on its primary functions: Arterials, Major Collectors, Minor Collectors and Secondary Streets. The functional classification of streets and highways has important implications. Rights of way should be wider, speed limits higher and access more limited on roads designed to carry higher traffic volumes. The four functional classifications and examples of each category are described below and illustrated on the Comprehensive Plan Map.

Arterials

Arterials carry large volumes of traffic and higher speeds to and from the freeway system, major shopping areas and regional employment centers. Where possible, access to arterials is controlled to allow safe and efficient through traffic movement. Development along arterials should be carefully planned to avoid potentially dangerous conflicts between vehicles traveling at higher speeds and traffic entering or exiting these highways. The National Freeway (I-68), which bisects the Town, is the only arterial in Friendsville.

Major Collectors

Major collectors carry relatively high volumes of traffic to arterials or freeways. Major collectors also provide access to employment centers such as a business district or industrial park. MD 42 north of Route I-68 is the only major collector in Friendsville.

Minor Collectors

Minor collectors assist with circulation both within Town and on an area-wide basis by providing a system of internal access within the Town; they receive traffic from secondary streets and distribute it to the major collector and arterial system. Minor collectors can also serve as the internal circulation system for intensive land developments such as apartments, shopping centers and industrial parks. Three minor collectors are identified in this Plan:

- MD Route 742 (Maple St.)
- Accident-Bear Creek Road
- Garrett County Route 53 (Second Ave.)
- MD Route 42 south of I-68

Local Streets

Secondary streets provide direct access, usually at low speeds, to homes and other abutting properties. Secondary streets also carry traffic from local neighborhoods to the collector system. All streets in Friendsville except alleyways not identified as belonging to one of the other three functional classifications described above are considered Secondary Streets.

Design Standards

The design standards described in the following table should be used in constructing new streets and, wherever possible, in street improvement projects within Friendsville.

TABLE V STREET DESIGN STANDARDS BY FUNCTIONAL CLASSIFICATION FRIENDSVILLE, MARYLAND				
	Local	MINOR COLLECTOR	MAJOR COLLECTOR	ARTERIAL
Jurisdiction	Town	Town or County	State	State
Right-of-Way(feet)	50	60	80	200
Number of Lanes	2	2	2-4	2-4
Paving (feet)	30	36	40-48	48 minimum
Parking	One Side	One or Both Sides	Discouraged Prohibition desirable	Not Permitted
Access	Unrestricted	Unrestricted	Driveway access minimized and controlled	Street intersection limited and driveway access minimized and controlled

Friendsville's subdivision and land development ordinance should be amended to require a 50' right-of-way width for all new streets. It should allow some flexibility for developers who wish to develop narrower roads as part of an environmentally sensitive design aimed at maintaining the area's small town character. Sidewalk design standards should also be included to accommodate pedestrian circulation.

Friendsville's local roads are all paved and in good physical condition. The Town's major road improvement priority is reconstructing both lanes of MD 42 south to Route 219 and north of Friendsville from Blooming Rose Road to the Pennsylvania State Line. The Town will continue to work with Garrett County and the Maryland State Highway Administration which currently identifies these improvements within their ongoing highway needs inventory.

MINERAL RESOURCES PLAN

Maryland's article 66B requires that all comprehensive plans include a mineral resources element. Mineral extraction within Friendsville will not have an impact on the Town's future community development or conservation with the nearest natural gas wells still in production are in nearby Accident. Coal is prevalent in the area but would be inappropriate to mine in Friendsville. Environmental conditions and current and proposed land use patterns were considered in reaching this conclusion. The Town does not expect mineral resource exploration or extraction to become an important planning concern in Friendsville.

PUTTING THIS PLAN INTO ACTION

This Comprehensive Plan should be carried out through a continuous program of follow-up planning and action to move the recommendations towards reality. The most important action will be the adoption of Friendsville's revised Zoning Ordinance. It will be extremely important to make sure that residents, businesspersons and property owners continue to be involved in preserving the best features of Friendsville, and in improving other features.

STATE AND FEDERAL GRANTS AND LOW INTEREST LOANS

In 1997, the State of Maryland initiated a program of targeting State Funding towards "designated neighborhoods." For example, these designated areas are to be given priority in programs such as 100 percent funding by Maryland DOT for sidewalks and related improvements along State highways. Funding may only be provided for revitalization projects under the Neighborhood Business Development Program and for Neighborhood Partnership Program tax credits within designated neighborhoods. The State will also give priority to designated neighborhoods when considering leasing space for State facilities. Also, maximum income limits and home purchase price limits are higher for State-insured mortgages within designated neighborhoods. The targeting is intended to be extended to many additional types of State programs.

The Maryland Department of Housing and Community Development approves the designation of neighborhoods, in response to applications from local governments. Friendsville should prepare an application seeking the designation for the largest part of the Town that could be eligible.

PROPERTY MAINTENANCE CODE

There are concerns about the deteriorated condition of several properties within the Town. If these buildings are not addressed, they could discourage investment in neighboring properties. These buildings also represent fire hazards to nearby properties. Presently, the main regulation that addresses conditions of existing buildings is the Maryland Livability Code. However, that Code only regulates the conditions of housing units that are rented and occupied. That Code primarily is enforced after a complaint by a tenant.

“BOCA National Building Code” is not currently utilized by Garrett County. The building code will primarily regulate new construction, additions and major structural changes. Generally, the Building code will not regulate existing building, except to require abandoned buildings to be secured.

Therefore, Friendsville should consider adopting a simple and concise Property Maintenance Code. Such a law would require that all existing properties meet certain basic minimum standards, such as being structurally sound. Such a law can encourage irresponsible property-owners to sell problem properties to someone else who will repair and maintain them.

A model Property Maintenance Code has been prepared by BOCA, a nation-wide organization of code officials. The BOCA Code is probably more extensive than is needed in Friendsville. Friendsville could adopt portions of this Code, or write its own, after reviewing codes in Cumberland and other communities.

A Property Maintenance Code typically requires that:

- buildings not be dangerous to the public or occupants, including dangers from fire, damage, decay, dilapidation or unstable foundations;
- an owner of an unsafe property either repair it or demolish it within a specified period of time;
- exterior walls be free from holes and loose or rotting materials;
- roofs be sound and tight;
- the interior of buildings be structurally sound;
- stairs and railings be kept in good repair;
- buildings be kept free from rat and insect infestation; and
- the exterior of property be maintained in a safe and sanitary condition.

A Board of Appeals comprised of Town residents would be needed to hear appeals from decisions of the person administering the Code.

Enforcement of a property maintenance code should be coordinated with funding assistance to make the improvements, where available. For example, property-owners

should be made fully aware of any available Federal or State grants or low-interest loans. It may be possible to organize a private low-interest loan pool from banks, to meet their obligations under the Federal Community Reinvestment Act. These funding programs become particularly important when a home in need of major repair is occupied by a low-income senior citizen.

JUNK VEHICLE REGULATIONS

Friendsville needs to enforce existing regulations regarding junk vehicles to improve the appearance of the Town and to clear on-street parking spaces for parking for vehicles in drivable condition. An existing Town ordinance controls the parking of junk vehicles on private property outside of a building. In addition, the State Motor Vehicle Code prohibits the parking of vehicles on public streets that do not have current registration.

Summary of Major Financing Programs for Community Development

The following table concisely summarizes many types of financing programs that are available through Federal and State agencies for community development needs. These programs are modified and replaced from year-to-year. Therefore, it is essential to contact the relevant agency for the most up-to-date information on a particular program.

In a few cases, the Town of Friendsville might be able to directly apply for funding. In other cases, it would be appropriate for the Town to ask Garrett County to take the lead in a particular project, considering the fact they have a much larger administrative staff and that certain programs require County involvement. In other cases, the Town should make potential investors aware of potential financing, and connect them with the appropriate agency.

Name of Program	General Description of Program	Administering Agency
Designated Neighborhoods	Provides priority for many types of funding Programs, once an area is approved as a "Designated Neighborhood"	MD. Dept of Housing and Community Development
Neighborhood Business Development Program	Provides low-interest loans to small businesses or non-profit organizations for projects in older business areas. Provides up to 50% funding of flexible gap financing for businesses starting-up or expanding or for reuse of a vacant building. Cannot be used for speculative projects.	MD. Dept of Housing and Community Development
Business Tax Credits for Neighborhood Projects	Awards tax credits on a competitive basis To non-profit organizations that sponsor community development projects in designated neighborhoods. The tax credits are then sold to private businesses.	MD. Dept of Housing and Community Development
MD. Historic Preservation Capital and Non-Capital Grant Programs	Offers grants for capital projects, including the acquisition, rehabilitation or restoration of historic properties. Also offers grants for non-capital projects, such as research of historic resources. In most cases provides a maximum of 50% of the project cost.	MD. Historical Trust
MD. Certified Local Government Grant Program	Offers grants to local governments who are certified within a Federal historic preservation program. Funds can be used for research of historic resources, educational programs, technical assistance and other efforts.	MD. Historical Trust
MD. Historic Preservation Loan Program	Offers low-interest loans to acquire, rehabilitate or restore properties listed on or eligible for the National Register of Historic Places, in return for an easement guaranteeing the preservation of the site.	MD. Historical Trust
MD. Rehabilitation Tax Subtraction	Offers reduced state income taxes for owner-occupants of certified historic residences, based upon the cost of the rehabilitation of the residence.	MD. Historical Trust

Name of Program	General Description of Program	Administering Agency
Preservation Tax Credits	Offers State and Federal income tax credits for a percentage of the qualified capital costs to rehabilitate certified historic buildings, provided the exterior is restored. The federal program is generally limited to income-producing properties.	State Program: MD. Dept. of Housing and Community Development; MD. Historic Trust. Federal Program National Park Service.
Community Development Block Grant (CDBG)	Offers grants through a competitive process for a wide variety of activities, provided the applicant proves that the project will benefit 51% low and moderate income persons or eliminate an officially approved "blighted" condition.	MD. Dept Housing and Community Development; Allegany County Dept. of Community Services
Program Open Space	Provides up to 100% grant funding for acquisition and up to 75% grant funding for development of public recreation facilities and open space. Projects need to be based upon the County Land Preservation and Recreation Plan.	MD. Department of Natural Resources; County Parks and Recreation Dept.
Rural Legacy Program	Directs various State and Federal funds towards the coordinated acquisition of key concentrations of natural resources and agricultural areas.	MD. Department of Natural Resources
Various State Housing Programs	Provides low-interest loans to for-profits and non-profits for the construction or rehabilitation of housing for low and/or moderate income persons. Individual programs include: Multi-Family Housing Rehabilitation Program, Construction Loan Program and Single-Family Housing Rehabilitation Program.	MD. Dept of Housing and Community Development
Reverse Equity Mortgage Program	Offers low-income persons age 65 and older the opportunity to receive income from the equity of their home so they may continue to afford to live within it .	MD. Dept of Housing and Community Development

Name of Program	General Description of Program	Administering Agency
State Homeownership Programs	Offer favorable financing to qualified Persons to purchase their own home. Programs include the Settlement Expense Loan Fund, and the Preferred Interest Rate Loan Program.	MD. Dept. of Housing and Community Development
Federal Low Income Housing Tax Credit	Offers Federal income tax credits to non-profit and for-profit developers of housing for low-income persons. Non-profits can then sell their credits to investors.	MD. Dept. of Housing and Community Development
Rural Economic Development Programs (formerly Farmers Home Administration)	Offers a variety of programs to finance economic development, community facilities and low-income housing in rural areas.	U.S. Dept. of Agriculture, Rural Development Administration
Neighborhood Conservation Program	Provides funding in "designated neighborhoods" approved by the MD. Dept of Housing and Community Development. Can be used for sidewalks, streetscaping, curbs, drainage, repaving and lighting.	MD. Dept of Transportation
Street and Sidewalk Program	Provides 100% funding for improvements for new sidewalks and related improvements along State roads in "designated neighborhoods" approved by the MD. Dept of Housing and Community Development.	MD. Dept. of Transportation
Day Care Financing Programs	Offers low-interest loans and loan guarantees for development of child or senior day care facilities.	MD. Dept. of Business and Economic Development
Community Development Block Grant Funds for Economic Development	Offers low-interest gap financing for up to 50% of project cost. Financing is provided to municipality, which then makes loans to businesses. Emphasizes creation of low and moderate income jobs. Can be used for downtown revitalization, infrastructure, property acquisition, building construction and market studies.	MD. Dept. of Housing and Community Development

Name of Program	General Description of Program	Administering Agency
Maryland Industrial Land Act	Offers low-interest loans to counties and municipalities working to develop or redevelop industrial space. Can be used for acquisition, utilities, access roads, site improvements and shell building construction. Can also be used to rehabilitate existing buildings as "incubators" for new businesses.	MD. Dept. of Business and Economic Development
Job Creation Tax Credit	Offers income tax credits to companies creating 60 or more jobs which pay at least 150% of the minimum wage.	MD. Dept. of Business and Economic Development.
MD. Industrial and Commercial Redevelopment Fund	Offers low-interest loans to municipalities working to develop or redevelop commercial or industrial businesses. Provides up to 90% of funding need. Can be used for land, buildings, infrastructure and technical studies. The municipality can then loan the funds to businesses, provided the municipality guarantees the loans.	MD. Dept. of Business and Economic Development
MD. Industrial Development Financing Authority Program	Makes available low-interest financing for business development and expansion, except for certain types of retail uses. Better terms are possible for industrial development funded through tax-exempt bonds	MD. Dept. of Business and Economic Development; Plus Industrial Revenue Bonds issued through The County
MD. Small Business Development Financing Authority Programs	Makes available low-interest financing for development and expansion of small businesses. Includes a Long-term Guarantee Program, a Surety Bond Program and an Equity Participation Investment Program. Most programs emphasize businesses owned by socially and economically disadvantaged persons.	MD. Dept. of Business and Economic Development
Investment Financing Programs	Offers financing through the Challenge Investment Program and the Enterprise Investment Fund.	MD. Dept. of Business and Economic Development

Name of Program	General Description of Program	Administering Agency
Appalachian Regional Commission Programs	Provides grants and loans through the Tri-County Council, including a revolving low-interest loan fund for businesses for gap financing.	Tri-County Council of Western Maryland
Rural Utilities Service Financing	Offers low-interest loans for water and sewage projects.	U.S. Dept of Agriculture Rural Utilities Service
Army Corps Programs; NRCS Watershed Programs	Various types of projects to manage flooding	U.S. Army Corps Of Engineers, Baltimore District; U.S. Natural Resources Conservation Service
Hazard Mitigation Grant Program	Provides 75% funding to relieve imminent hazards from flooding.	Federal Emergency Management Agency
Small Creeks and Estuaries Water Quality Restoration	Offers 50% funding to restore and improve stream channels.	MD. Dept. of the Environment, Water Management Administration
Water Quality State Revolving Loan Fund	Provides low-interest loans to local governments for projects that will improve water quality, such as stream restoration projects or efforts to reduce non-point source pollution.	MD. Dept. of the Environment, Water Management Administration
Water Supply Financial Assistance Program; Drinking Water Revolving Loan Fund	Provides low-interest loans and grants for water supply system repairs and upgrades.	MD. Dept of the Environment, Water Management Administration

Sources: Publications and internet sites of various agencies; Report of the Governors Flood Mitigation Task Force for Western Maryland.

CARRYING OUT THE PLAN

This updated Comprehensive Plan contains the policies Friendsville will use to guide its future development and conservation. The Plan should influence all public sector decisions concerning land use and public improvements. The Town should make every effort to encourage the residents of Friendsville to become familiar with the Plan, because their support will be necessary to carry out the Plan. While the Plan is not a legal document, certain regulatory and administrative actions will be required to implement the Plan. These actions are described below.

Zoning Ordinance

Friendsville has a Zoning Ordinance, which has provisions that relate to:

- permitted use of land,
- the height and bulk of structures,
- percentage of a lot that may be occupied, and
- the density of development.

The Zoning Ordinance also has a map, which delineates zoning districts. It includes text, which sets forth the regulations that apply in each district and general information about administering the ordinance. Friendsville's adopted Zoning Ordinance should be revised to conform with the policies endorsed in this Comprehensive Plan. It should be used as a means to preserve the unique small town character and heritage of Friendsville. The Zoning Ordinance should be a major means of carrying out this Comprehensive Plan, particularly future land use policies. The Zoning Ordinance can also be used to protect sensitive areas such as steep slopes and 100-year floodplains, among others.

Subdivision Regulations

Subdivision regulation can be a very effective way of controlling the layout of streets, lots and infrastructure, such as utilities, curbs and sidewalks. The objectives of subdivision ordinances are to:

- coordinate street pattern,
- assure adequate infrastructure is provided,
- facilitate safe, efficient traffic flow, and
- provide design standards that will promote environmental conservation.

Friendsville's existing subdivision ordinance, like its zoning ordinance, should be updated to reflect the policies of this Comprehensive Plan. The subdivision ordinance like the zoning ordinance should be used as a means for preserving the unique small town character and heritage of Friendsville.

Sensitive Areas Regulations

Article 66B, the Maryland State Planning Law defines a subdivision as "...the division of a lot, tract or parcel of land into two or more lots...". Not every conceivable type of land development in Friendsville will involve a subdivision and thus be governed by a new

subdivision ordinance. For instance a shopping plaza under single ownership could be built on one large parcel of land without involving a subdivision. While Friendsville can include provisions to protect sensitive areas in its zoning ordinance, the Town should consider adopting a Sensitive Areas Protection Ordinance which regulates all types of land development to ensure that sensitive areas are protected from the potentially adverse effects of development.

Capital Improvement Programming

Friendsville should enhance its practice of improving parks, streets, stormwater systems and other major physical facilities. These capital improvements, which involve the expenditure of funds over and above those needed for normal operations and maintenance, should be prioritized over a five year period in the form of a capital improvements program, which is recommended to the Town Council.

A Capital Improvement Program has many benefits:

- It help assure projects are based on ability to pay and on a schedule of priorities determined in advance.
- It helps assure capital improvements are viewed comprehensively.
- It promotes financial stability by scheduling projects at proper intervals.
- It facilitates proper allocation of community resources.

The Town should annually update its capital improvements program and annual capital budget once these are established. The following are examples of the kinds of projects that could be financed in part with capital improvements funds:

- park improvements,
- selected road widening and road reconstruction projects, and
- sewage treatment and water purification improvements.

Role of the Planning Commission

The Friendsville Town Planning Commission has a lead role in assuring that this Comprehensive Plan is followed and updated as needed. The planning commission should periodically review the Plan in accordance with Article 66B and recommend any changes to reflect current conditions and changing priorities.

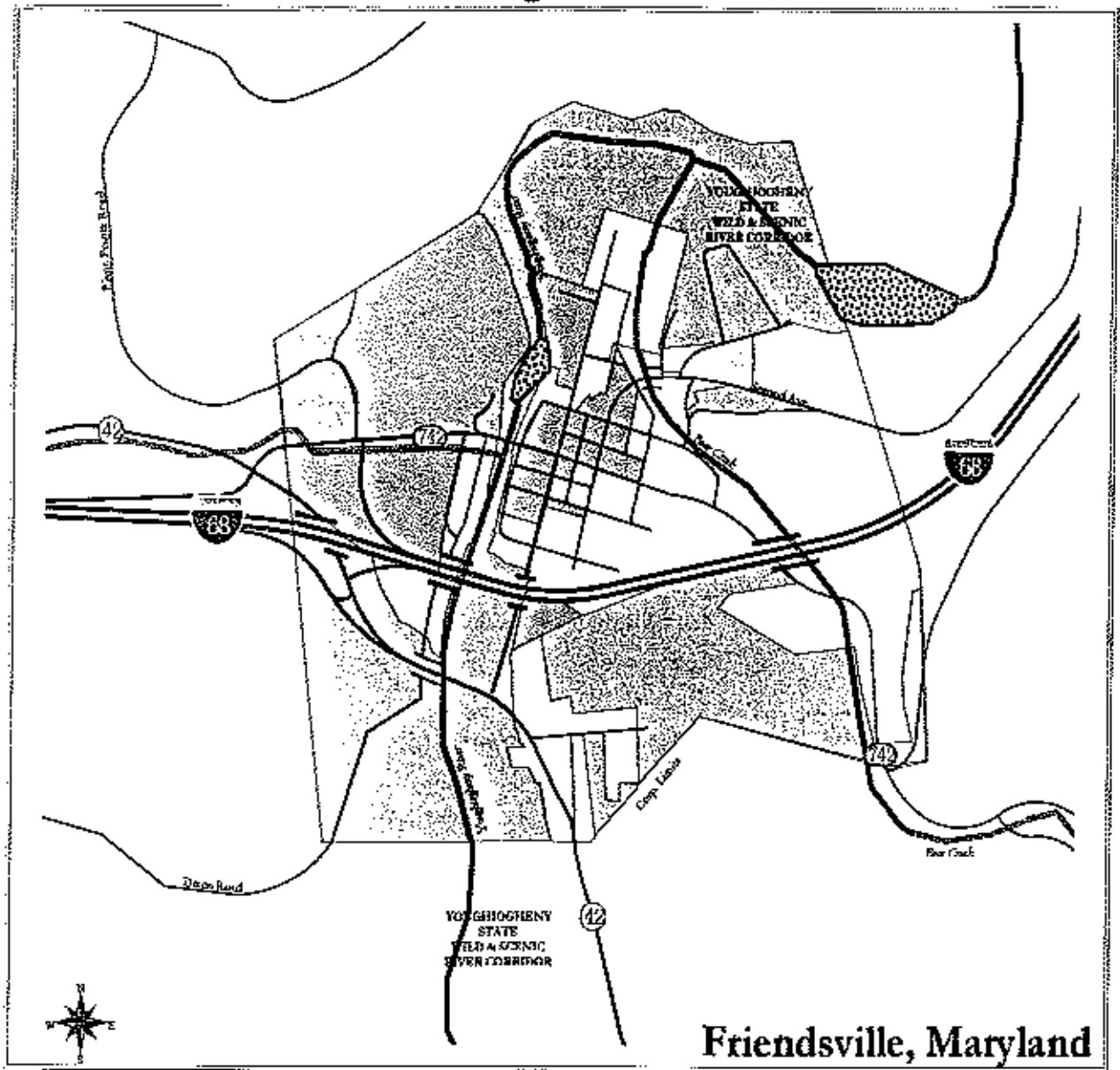
Role of the Town Council

The Friendsville Town Council will also play a vital role in implementing this Comprehensive Plan. The Town Council has the final decision on any action that requires an ordinance or expenditure of funds. The Town Council should maintain a relationship of trust and confidence with the Town Planning Commission. The two entities should continually keep one another informed of important planning related matters in the Town.

Regional Cooperation

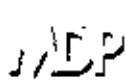
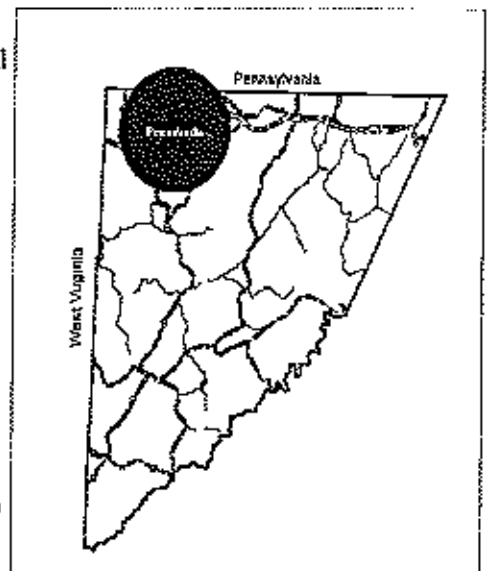
The Garrett County Board of Education, Garrett County Commissioners, Garrett County Planning Commission, Maryland State Highway Administration, Army Corps of Engineers Maryland Department of Planning and the Maryland Department of Natural Resources are among the many outside entities whose decisions affect Friendsville. The Town will continue to work with all regional, county, and state organizations, which have a role in the future, development and conservation of the area in and around Friendsville.

Zoning Districts



Friendsville, Maryland

- | | | | |
|--|----------------------|--|--------------------|
| | Suburban Residential | | General Commercial |
| | Town Residential | | Employment Center |
| | Town Center | | Rural Development |



This map was prepared by the Maryland Department of Planning in conjunction with Tri-County Council for Western Maryland.

0.

1.

2.

