

**ACKNOWLEDGEMENTS**

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## **FOREWORD**

The Town of Grantsville recognizes that planning is the way to achieve a better tomorrow. Planning for Grantsville as well as for the rest of Garrett County reaches back to the early 1970's when Garrett County and many of its municipalities including Grantsville, 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. Grantsville updated its Comprehensive Plan in 1995 and again in 2005 in response to the many changes that occurred since the Plan's original adoption in 1973.

This 2009 plan responds to the significant changes that have occurred in the Town since the 2005 plan was adopted. This Comprehensive Plan represents Grantsville'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 Grantsville 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 objectives of the Plan".

### **Planning Legislation**

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 Grantsville is embarking in this effort to update the Comprehensive Plan. Grantsville is now required to review and if necessary update its Comprehensive Plan to comply with the provisions of Maryland's House Bill 1141, which requires that municipalities adopt water resources and municipal growth elements by October of 2009.

This Comprehensive Plan addresses the following eight 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 growths to existing population centers and protect resource areas.**

*Providing development opportunities within and around Garrett County and other concentrations of development such as Grantsville, 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.*

- **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 Grantsville to achieve this vision in the State Planning Act.*

- **Adequate Public facilities and infrastructure under the control of the County or Municipal Corporation is 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.

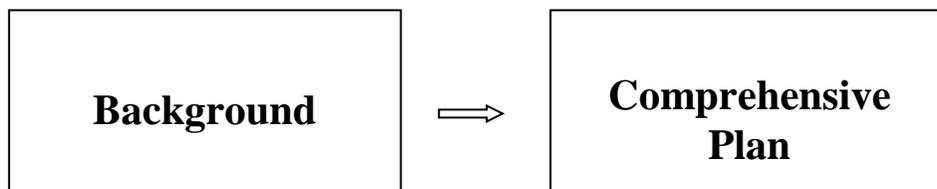
### **Job Creation Tax Credit Program**

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 Grantsville'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 Grantsville.

This Comprehensive Plan includes two major chapters:



#### *Background*

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 Development 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.

# BACKGROUND

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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 following eight subjects are discussed:

- Location
- Demographics & Projections
- History
- Land Use
- Natural Features
- Transportation
- Sensitive Areas
- Community Facilities
- Water Resources

The information and insights gained from carefully evaluating these subject areas guided the Grantsville Planning Commission in the development of this Plan.

## LOCATION

Grantsville is located in north central Garrett County, Maryland, just one and a half miles south of the Pennsylvania border and one half mile west of the Casselman River, a tributary of the Youghiogheny River. The town is about 30 miles northeast of Oakland, the seat of Garrett County, and 20 miles west of Cumberland, the Allegany County seat.

Alternate U.S. Route 40 runs east west through Grantsville, intersecting Maryland Route 495 near the center of town. Before entering Grantsville from the east, alternate Route 40 crosses the Casselman River at a location known as Little Crossings. Within the town limits, alternate Route 40 is known as Main Street.

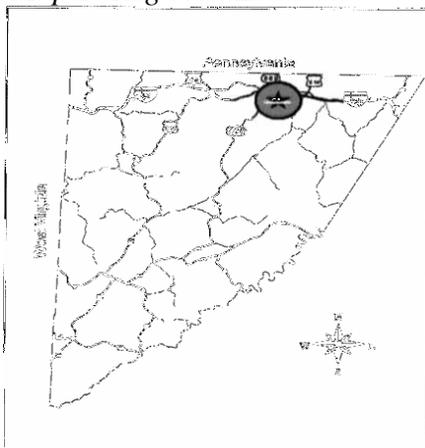
Interstate Route 68 is located south of town. With an interchange at Route 495, I-68 provides a high-speed route east to Hancock, Maryland and west to Morgantown, West Virginia.

Figure 1 shows Grantsville's location within Maryland, and Map 1 presents a map of the immediate Grantsville area.

Prior to 1989, the boundaries of the Town of Grantsville encompassed a land area that was basically rectangular. In 1989, the area within the town's corporate limits was expanded through annexation of land to the north, south, and east of the original boundary. On the north side of town, 32.08 acres were annexed in conjunction with development of the Starner Hill Apartments, a housing complex for senior citizens. On the south side of town the annexation included 14.27 acres east of Maryland Route 495, between the original town boundary and the right-of-way for interstate 68. A 2.44-acre triangular parcel adjacent to the southeast corner of town was also annexed.

In 2006, the Town of Grantsville annexed a land area North of Town consisting of approximately 144.95 acres and a land area East of Town consisting of approximately 62.68 acres. The Town limits extend north to Goodwill Complex and East to the River Road.

*Map 1: Regional Location*



## HISTORY

The present Town of Grantsville is located along an east-west travel corridor that dates back to an American Indian trail known as Nemaquin's Path. Many Indian camps existed along this trail including a camp at Grassy Cabin on the Casselman River in the vicinity of the present town. Over the years, Nemaquin's Path was upgraded and the route was realigned. The initial upgrading of the trail, undertaken by British military troops, resulted in improved commercial travel and the establishment of colonists' settlements along the route. The differing alignments of the roads that replaced Nemaquin's Path resulted in changing locations for the settlements that eventually developed into the present Town of Grantsville.

In 1751, Christopher Gist recorded his trip along Nemaquin's Path on his way to the Ohio River. In 1753, Colonel Thomas Cresap and Nemaquin's Indians opened the path for passage by packhorses.

In 1754, the French and Indian War began with a battle along the Nemaquin Path when a small force led by Colonel George Washington was defeated at Fort Necessity in Great Meadows near Uniontown, Pennsylvania. The following year, an army led by General Edward Braddock upgraded Nemaquin's Path into the first wagon road from Fort Cumberland to the Great Meadows. Colonel Washington supervised the improvement of the trail. The route, which became known as Braddock's Road, traversed a site known as Little Meadows, about four miles east of the present Town of Grantsville. Little Meadows was a major campsite for Braddock's forces and, after Braddock's death, for the troops led by Washington.

After the French and Indian War, services to travelers became the driving force behind the development of the Grantsville area. Joseph Tomlinson was reported to be the first permanent settler in the Grantsville area. In 1760, he built the Red House Inn at "Good Will," a 100-acre tract that encompassed the campground at Little Meadows. Tomlinson's Inn served travelers on Braddock's Road. At about the time that the Red House Inn was built, the first Amish and Mennonite settlers arrived in the Casselman River area from settlements in eastern Pennsylvania.

In 1785, Daniel Grant who operated the Fountain Inn in Baltimore developed "Cornucopia," and 1,100-acre tract on Braddock's Road near Little Crossing. The development was to become known as "Old Grantsville" in the 1820's when the alignment of the National Road north of Braddock's Road spurred creation of a new town site. The "Old Grantsville" site is now a field near the cemetery.

In the 1790's, John Sloan laid out lots for a town site that he called Sloan's Ville on the old Indian campsite at Grassy Cabin. However, when the National Road did not follow Braddock's Road in this area, Sloan's Ville was abandoned in 1817.

Little Crossings is the site of a grist mill built by Jesse Tomlinson in 1797, rebuilt by Perry Shultz in 1856, and now known as Stanton's Mill. The mill has been in continuous operation since 1797 and has been operated for five generations by the Stanton family. The Tomlinson's

also operated a woolen mill and a saw mill in the area.

Amish and Mennonite settlers began acquiring farmland in the Grantsville area in about 1800. Their family farms have been a mainstay of the Grantsville area economy for almost two centuries.

According to the U.S. Census of 1800, thirty-five families, consisting of 229 free persons and 22 Negro slaves, lived along Braddock's Road near the present Town of Grantsville. At that time, the population in the area that is now Garrett County totaled a little over 1,000. Thus, about one quarter of the county's residents lived in the Grantsville area.

The Cumberland Road (also known as the National Road), the first federally funded highway, was built between 1811 and 1819 following portions of Nemacolin's Path and Braddock's Road. The Cumberland Road coincided with Braddock's Road in the vicinity of Little Meadows where, in 1816, Joseph Tomlinson's son, Jesse, built the Stone House Inn near Tomlinson's Red House Inn. The Stone House Inn is still standing.

The Cumberland Road crossed the Casselman River at Little Crossings, north of Braddock's Road. This alignment resulted in a new location for Grantsville about a half mile northeast of the old town site at Cornucopia on Braddock's Road. In 1822, a post office was established under the name of "Tomlinson's at Little Meadows." In 1834, the name was changed to "Little Crossing" and in 1846 to "Grantsville."

The Cumberland Road was the most important east-west highway in the country from its completion in 1819 until the Baltimore and Ohio Railroad completed its rail line through Oakland to Wheeling, West Virginia, in 1852. During that period, the Grantsville area, particularly the Tomlinson Inn at Little Meadows, was the center of the social and political life of Garrett County.

The first house and tavern in the "new" Grantsville was John Baker's "Slicer House" which also contained a store. Joseph Glotfelty was the first blacksmith, and Dr. John Patterson who came from Frostburg in 1842 was the first resident physician in the county.

Several other hotels joined Tomlinson's Inn and the Stone House Inn in serving travelers along the Cumberland Road. These included the Casselman Hotel built in 1824 as the Drovers Inn and expanded by Solomon Sterner in 1842, the National Hotel built by Henry Fuller in 1843, and the Schutz tavern constructed by Adam Schutz in the 1840's and later incorporated as part of the town school. The Casselman Hotel is still in operation today. It contains much of the same furnishings used in the 1840's and the original brick fireplaces.

The opening of the Baltimore and Ohio rail line to Wheeling reduced the importance of the Cumberland Road and led to a decline in Grantsville's importance. Nonetheless, when Garrett County was formed in 1872, Grantsville received 590 votes as the preferred location of the county seat, second only to Oakland's 653 votes. The town was incorporated in 1864-1865 and re-chartered in 1878. During the last half of the 19<sup>th</sup> century, the economy of the Grantsville area was dependent on farming.

The 1880 census reported the population of Grantsville as 220. By 1900, the population had dropped to 175, but by 1910 the town had grown to 248, about the same population as was reported in 1800.

After 1916, with the advent of the automobile, the National Road was reconstructed as U.S. Route 40. Grantsville continued to grow. By 1930, the town's population had jumped to 400. During the first half of the 20<sup>th</sup> century, farming continued to provide the economic base for Grantsville. Coal mining also became a significant activity in the area. During the mid-1900's, a shirt manufacturer, a refractory, a meat smoking and packing operation, a dairy cooperative, and a quarry began operations in or near Grantsville.

During the past several decades, most area coalmines have ceased operation, and the dairy cooperative has closed. Nonetheless, the number of residents in Grantsville has held fairly steady at about 500. Farming has continued to provide stability to Grantsville's economy. Services to travelers have regained importance as access to the area has improved and tourism has been promoted.

In the 1970's and 1980's, U.S. Route 48, limited access divided highway, was constructed through Allegany and Garrett Counties, passing just south of the Grantsville town limits. The highway was opened to traffic in the Grantsville area in the late 1970's. U.S. Route 48 also was designated as U.S. Route 40 in the Grantsville area, and U.S. Route 40 passing through the town was renamed "Alternate U.S. Route 40."

In August 1991, after the last link in U.S. Route 48 was completed, the highway received interstate status as Interstate Route 68. The route connects to Interstate Route 70 in Hancock, Maryland about 60 miles east of Grantsville, and to Interstate Route 79 in Morgantown, West Virginia, about 50 miles west of Grantsville.

A number of historic sites attract travelers to the Grantsville area. As noted above, the Casselman Hotel continues to serve visitors to the town. It is the oldest hotel operating in Garrett County and probably the oldest hotel on U.S. Route 40 in continuous operation. In addition to providing lodging for travelers, the Casselman attracts both visitors and residents to its restaurant and bakeshop. In recent years, Casselman Ventures acquired the old elementary school, across Main Street from the hotel, and converted it into apartments, offices, and shops, several of which sell local crafts.

Two principal tourist attractions just east of the Grantsville town limits are Casselman River Bridge State Park and the Penn Alps - Spruce Forest Artisan Village complex. The Casselman River Bridge, with its 80-foot long arch, was built in 1813 to carry the Cumberland Road across the Casselman River at Little Crossings. At the time of its construction, it was the longest single-span stone arch bridge in the country. The stone bridge carried traffic for 120 years until a steel through-truss bridge replaced it in 1933 to carry U.S. Route 40 traffic across the Casselman River. The stone bridge had to be closed to all traffic in 1953 due to deterioration of the sidewalls. Thanks to the efforts of Harry Edwards, the bridge was preserved, and state funds were allocated to create the adjacent five-acre park.

Penn Alps and the Spruce Forest Artisan village are nonprofit organizations established by Dr. Alta Schrock to preserve and promote local history. The Penn Alps craft store, founded in 1958, markets the handiwork of local artists and artisans. The Penn Alps restaurant, which opened in 1959, specializes in German dishes. The craft store and restaurant are located in a log structure built in 1818 as the Little Crossing Inn, a stagecoach stop on the National Road.

Spruce Forest Artisan Village, located next to Penn Alps, consists of a number of original log cabins that were relocated from sites in and new Grantsville and restored. The cabins now serve as work and display areas for spinners, weavers, potters, stained glass workers, wood sculptors, bird carvers, and other crafts people. Spruce Forest Artisan Village is the site of the annual Summer Fest, an event that showcases the talents and products of some seventy artisans. A concurrent quilt show is held in town at the restored church at Penn Alps.

## **NATURAL FEATURES**

### **Climate**

Temperatures in Grantsville average 28 degrees in the coldest months (December, January, and February) and about 68 degrees in July. Temperatures drop below freezing approximately 150 days annually. Winds are generally from the west and northwest.

Grantsville averages about 140 rainy days per year, with annual precipitation averaging 47 inches. Heaviest precipitation is in early to mid-summer. Autumn and early winters are the driest seasons. The town is located in a snow belt and receives approximately 80 inches of snowfall per year.

### **Topography**

Within the town limits, Grantsville's land is gently sloping. Elevations range from 2,220 feet above sea level on the east edge of Town to 2,450 feet at the southwestern corner of the town. Along the Casselman River east and south of town, Big Shade Run west and south of town, and Slaubaugh Run north of town, the land is steeply sloping, often in excess of 25 percent.

### **Soils**

All of the soils in Grantsville and its surrounding area are classified as part of the Gilpin-Dekalb-Cookport soils association. (A soil association is a landscape that has a distinctive proportional pattern of individual soil types.) The Gilpin-Dekalb-Cookport association contains gently sloping to steep, moderately deep, well-drained and moderately well soils formed over gray to yellowish acid sandstone and shale rocks, dominantly non-stony. While much of this

association can be and is cultivated, large areas are better suited to forage crops and pastures because of wetness and drainage problems, or because of erosion hazards on sloping to steep areas.

The dominant Gilpin and Dekalb soils provide very good building sites, with some limitations because of slope and depth to bedrock. Cookport soils and the important minor soils have limitations for building sites because of seasonal wetness, particularly for buildings with basements. Limitations on sewage disposal by septic tanks are severe over most of this association, because of subsoil wetness, or because of limited depth to bedrock in most areas, and in many areas because of slope.

Grantsville and the immediate surrounding area do not contain any soil types that are ideally suited for all types of development, but they do contain many soil types that are suitable for development with some limitations. The following soil types are found within the Grantsville town limits. (See Appendix A for Full names of soil types.)

- Several soils characterized by seasonal high water (CoB, CtB, CtC2, ErB, and ErC2). These soils may contain problems in construction and maintenance of buildings and in safe on-site sewage disposal.
- Some shallow soils for which bedrock is within four feet of the ground surface (DbB, GnB2, and GnC2). Basement construction may be difficult in these soils and on-site sewage disposal is impractical because of the soil's limited ability to filter and absorb sewage.
- Pockets of soil types BrA and BrB that is highly unsuitable for development due to a high water table. The Grantsville Park is located in the area in which these soil types are found.

Immediately north and south of town, the soil types are generally suitable for development with the constraints of seasonal high water and limited depth to bedrock. Much of the area to the west of the town limits contains soils that are unsuitable for development, including several strip mine areas.

There is a large area of unsuitable soils just east of the town limits. Soils are also unsuitable along the Casselman River, Big Shade, and Slaubaugh Run east and south of town as a result of a high water table, flood hazard and, in some cases, steep slopes.

Most past development in Grantsville occurred in soil types that are not ideal. Generally, however, development has not occurred in soils that are completely unsuitable. The location selected for the Grantsville Park was based on the identification of soil types that were not suitable for other development. The Garrett County Grading and Erosion Control Ordinance minimize any soil and erosion impact that new development would have in poor soil areas.

## **Hydrology**

Grantsville is located in the Casselman River watershed, a basin between Negro and Meadow Mountains that drains into the Casselman River and its tributaries. The entire watershed consists of 68.7 square miles of land in north central Garrett County and additional land in Pennsylvania.

Unlike the remainder of Maryland in which precipitation drains into the Chesapeake Bay and the Atlantic Ocean, precipitation over most of Garrett County, including the Casselman River watershed, eventually flows into the Gulf of Mexico.

The North and South Branches of the Casselman River each originate about eight to ten miles south-southwest of Grantsville. The North Branch of the Casselman River flows through a region that contains many abandoned coalmines that have polluted the stream with acid mine drainage. The North and South Branches flow generally northward and meet to form the main stem of the Casselman River about two miles south of Grantsville.

The major tributaries that flow into the Casselman just south of the town are Spiker Run and Big Shade Run. Just north of its juncture with Big Shade Run, the Casselman turns to the east another tributary School house Run, flows into the Casselman just after the river turns north again to pass Grantsville on the east. Slaubaugh Run and Crab Run are tributaries that join the Casselman to the northeast of town.

From the Grantsville area, the Casselman River continues flowing north until it reaches Rockwood, Pennsylvania, where it turns to the southwest, flowing into the Youghiogheny River near Confluence, Pennsylvania. The Youghiogheny joins the Monongahela River just south of Pittsburgh, Pennsylvania. Further downstream, the Monongahela and Allegheny Rivers join to form the Ohio River that flows into the Mississippi River and eventually the Gulf of Mexico.

No rivers or streams flow within the corporate limits of Grantsville. However, a storm drainage ditch that originates in a field north of the Grantsville Park flows nearly constantly, even in dry weather. The water traverses the park in an underground conduit, reemerges in an open ditch, and then alternates between open ditches and conduits as it flows southeast through the town to the Casselman River. It discharges into the Casselman River at a point between the alternate Route 40 Bridge and the historic stone arch bridge over the Casselman.

Grantsville is located in a geologic formation known as the Conemaugh formation that extends down the center of the Casselman River Watershed. The Conemaugh formation is of minor importance as a groundwater source within the Casselman basin.

### **Mineral Resources**

The Casselman River basin and nearby areas have a rich history of mineral resource production. Mining of coal immediately comes to mind; however, clay, natural gas, peat moss, and stone also have been mined in the area.

The Casselman syncline is a downward arching geologic formation with an axis that bears approximately N 30° E to N 45° E. It can be traced from its southern end at Deep Creek Lake (where Negro and Meadow Mountains join) northeastward through the town of Grantsville and into Pennsylvania. The Conemaugh geologic formation, which was created 240 million years ago, and the Allegheny and Pottsville formations, which were created even earlier, is the upper level strata of the Casselman syncline and other synclines in Garrett County. These formations contain coal deposits.

The major coal seams in the Casselman syncline are the Harlem, Brush Creek, and Upper Freeport seams. Most of the mining of these seams has been strip mining was very intense and, by the later part of the decade, fire clay was no longer being mined.

Fire clay, which underlies coal beds in the Upper and Lower Conemaugh formations, was also mined in the area during the early 1970's. The mining was very intense and, by the later part of the decade, fire clay was no longer being mined.

On Negro Mountain located southwest of Grantsville, was developed by the Cumberland and Allegheny Gas Company after the drilling of an initial producing well in 1965. Two additional wells were completed and the total production through 1972 was more than three billion cubic feet. Production for the most part ceased around the mid-1970. Presently, there is only one well that produces sporadically.

Peat bogs are formed by plant succession in water in a depression that is poorly drained or not drained at all. It takes hundreds of years for a foot of peat to form. The peat found in Garrett County is quite often stratified, with a dark upper humus peat layer and a lower fibrous layer. The peat is used as a soil conditioner and is especially good for plants such as rhododendrons and evergreens.

In 1963, the Free State Brand Corporation began harvesting and marketing peat from bogs about 12 miles south of Grantsville. The bogs were located along Cherry Creek in the Deep Creek Lake watershed near the divide between that watershed and the Casselman River watershed. Most of the peat was sold within a 200-mile radius of the bogs. Due to wetlands regulations and other environmental concerns, most peat moss operations ceased by the mid 1980's. At about that time, the Nature Conservancy purchased most of the land into which Free State (now known as Garrett Peat Products) would have expanded its harvesting of peat. The company ceased all peat harvesting at the end of 1991.

The southern end of the Casselman River basin is floored with a considerable thickness of the Lower Conemaugh formation and the Allegheny formation. Mahoning sandstone, sandstones of the Allegheny formation, and Homewood sandstone characterize this area. Several major quarries have been in operation since the mid-1960 in the Grantsville Area. Products marketed include dimension sandstone and crushed sandstone.

### **Prime Agricultural Lands**

Prime agricultural land is property that is available for farming and that has the combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. For a property to be considered prime farmland, the soil must have acceptable levels of permeability, acidity or alkalinity, and sodium, and must contain few or no rocks. The property must have an adequate and dependable water supply from precipitation or irrigation.

## **SENSITIVE AREAS**

The Economic Growth, Resource Protection, and Planning Act of 1992 are a State law that requires local governments to include a sensitive areas element in their comprehensive plans. This element must contain goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development. Four environmentally sensitive areas that require protection under the Act are (1) streams and their buffers, (2) 100-year floodplains, (3) habitats of threatened and endangered species, and (4) steep slopes. Local jurisdictions may choose to protect other types of sensitive areas including natural and cultural resources such as scenic vistas, historic properties, and archaeological sites. The sections that follow describe sensitive areas in and around the Town of Grantsville.

### **Streams and Their Buffers**

The Casselman River and the major streams near Grantsville are shown on the sensitive areas map in Figure 3. As discussed in the section on hydrology, there are no streams within the Town of Grantsville, except a storm water drainage ditch that produces an almost constant flow through the town and into the Casselman River.

Preservation of natural land and vegetation along a stream provides a buffer that protects the stream from sediment, nitrogen, phosphorous, and other runoff pollutants. The only formal stream buffer in the vicinity of Grantsville is the Casselman River Bridge State Park which protects a small area along the Casselman River from development. The Town's wastewater treatment plant is located adjacent to the park. Steep slopes between the town and the Casselman River have deterred other development in this area. No formal buffers have been established along Big Shade Run and Slaubaugh Run, the two other streams that flow closest to Grantsville. Steep slopes between the town and Big Shade Run have deterred development there, while most of the land between the town and Slaubaugh run is used for fanning.

### **Floodplains**

The 100-year floodplain is the land area along a stream that is susceptible to inundation by a flood of a magnitude that would be expected to occur on average only once every 100 years as a result of rainfall and runoff from upland areas. The 100-year floodplains of streams near Grantsville are shown in Figure 3. The parcel that contains the Town's wastewater treatment plant extends into the 100-year floodplain of the Casselman River. However, all components of the treatment plant are located outside the floodplain.

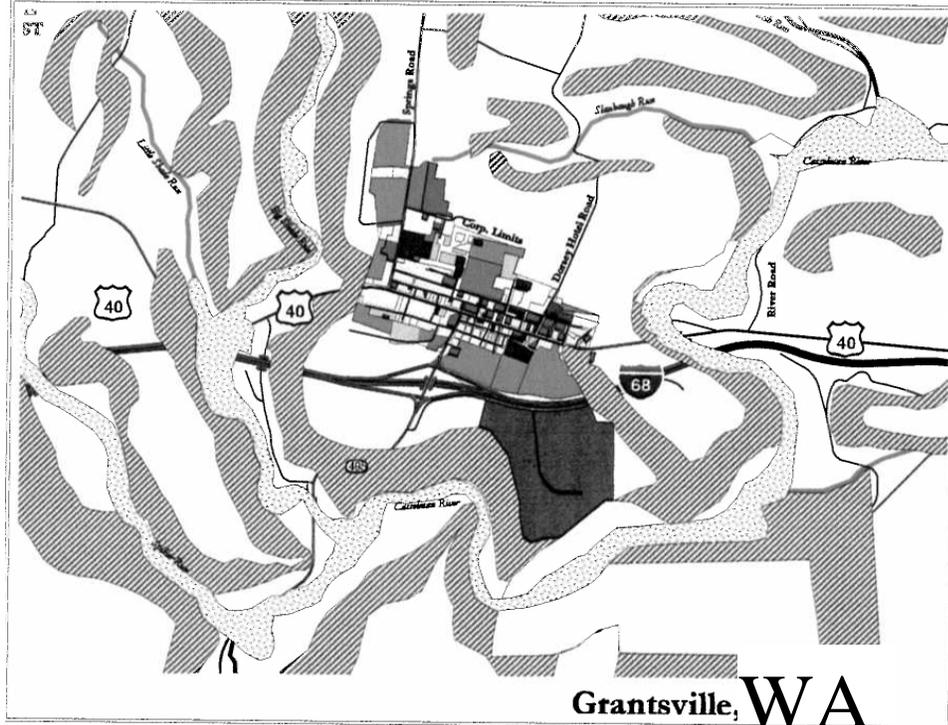
### **Habitats of Threatened and Endangered Species**

Certain areas, due to their physical or biological features, provide important elements for the

maintenance, expansion, and long-term survival of threatened and endangered species. These areas, called habitats, may include breeding, feeding, resting, migratory, or over wintering areas. Physical or biological features of habitats may include the structure and composition of the soil, vegetation, and faunal community; water chemistry and quality; and geologic, hydrologic, and microclimatic factors. Habitats may need special management or protection because of their importance to conservation of threatened or endangered species.

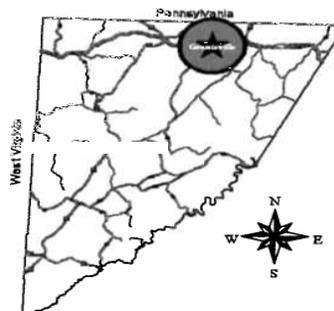
The Maryland Natural Heritage Program is responsible for monitoring and documenting the well being of endangered and threatened species. No habitats for endangered or threatened species have been found within the town limits of Grantsville. However, the Program is monitoring a number of plant and animal species found in and along the Casselman River. The Sensitive Areas Map presents the status of these special species that occur in and along the stretch of river between Maryland Route 495 just south of Spiker Run and the Pennsylvania line. Map 2 shows the location of habitat for these species in and along the stretch of river closest to Grantsville.

Map 2: Sensitive Areas/Existing Land Use



Existing Land Uses Sensitive Areas

- |   |                           |   |                      |
|---|---------------------------|---|----------------------|
|  | Single Family Residential |  | 100 Year Flood Plain |
|  | Multifamily Residential   |  | Steep Habitat        |
|  | Parks & Recreation        |   |                      |
|  | Agricultural              |   |                      |
|  | Public/Semi Public        |   |                      |
|  | Commercial                |   |                      |
|  | Industrial                |   |                      |



The plant species classified as endangered are the purple meadow-parsnip, narrow-leave horse gentian, goosefoot corn salad, leatherwood, grove sandwort, and purple oat grass. These species are found mostly on the wooded shores of the Casselman River. One of the largest stands in Maryland of the rare species Canada yew can be found in the rocky forest near the river. The Canada yew looks like a hemlock tree, except that it never grows higher than five feet.

Of the animal species listed in Figure 1, the hellbender or water dog is noteworthy in that it is currently under consideration for federal endangered species protection because its home rivers have been polluted. Hellbenders are North American salamanders that can grow to two feet or more in length. They eat mostly crayfish, snails, and worms and can live up to 35 years. The male guards a nest of 200 to 500 eggs laid under a flat rock in the summer. The Hellbender prefers fast, cool, clear Appalachian Mountain streams with rocky bottoms. These types of streams are also good habitat for the stonecat, a small catfish with light spots in front and behind its dorsal or top fm. The stonecat is classified as rare.

*Figure 1:  
Town of Grantsville  
Special Plants and Animals in and along the Casselman River*

<b>Plants</b>	<b>Watch list</b>	<b>Threatene</b>	<b>Endangere</b>	<b>Rare</b>
Athyrium pycnocarpon (Glade fern)		•		
Cimicifuga Americana (Mountain)				•
Delphinium tricorne (Dwarf larkspur)	•			
Dirca palustris (Leatherwood)			•	
Dryopteris goldiana (Goldie’s fern)	•			
Matteuccia struthiopteris (Ostrich)				•
Moehringia lateriflora (Grove)			•	
Ribes cynosbati (Prickly gooseberry)	•			
Schizachne purpurascens (Purple)			•	
Taxus Canadensis (Canada yew)				•
Thaspium trifoliatum (Purple meadow-parsnip)			•	
Triosteum angustifolium (Narrow-leaved horse-gentian)			•	
Valerianella chenopodifolis (Goose-foot corn salad)			•	
Viola appalachiensis (Appalachian blue violet)				•
	<b>In need of Conservation</b>	<b>Threatened</b>	<b>Endangered</b>	<b>Rare</b>
Crptobranthus alleghianiensis (Hellbender or water dog)			•	
Dendrocia fusca (Blackburnian)		•		
Notorus flavus (Stonecat)				•
Plethoden wehriei (Wehrie’s)	•			

Source: Maryland Natural Heritage Program

## **Steep Slopes**

Steep slopes are considered sensitive areas because of their potential for soil erosion and slope instability, as well as the diversity of plant and animal species found on undisturbed slopes. Clearing and grading of land results in increased soil erosion. The steeper the slope is the greater the erosion problem. Runoff from rainfall carries eroded soil into streams. By increasing the turbidity of the stream, this sediment destroys the stream's plant and animal life. In addition, the sediment carries heavy metals, pesticides, nutrients, and other pollutants that degrade water quality.

For purposes of this report, slopes over 15 percent are considered steep. The Town of Grantsville is characterized by gently sloping terrain. One area within the town limits slopes greater than 15 percent this area extends southeast from the intersection of Dorsey Hotel Road and Main Street across the town boundary to the banks of the Casselman River. The portion of this land that is within the town boundaries has already been developed for residential and agricultural uses.

Outside the town limits, the closest steep slopes to Grantsville occur along the banks of Big Shade Run, Slaubaugh Run, and the Casselman. There are also steep slopes along Spiker Run, Little Shade Run, and Crab Run. The locations of slopes greater than 15 percent are shown on the sensitive areas map in Figure 3.

## **Scenic Areas and View sheds**

Scenic areas and view sheds are included in this report as sensitive areas because the scenery surrounding Grantsville is one of the town's most valuable and irreplaceable resources. Casselman River Bridge State Park, with its view of the historic stone arch bridge, is a noteworthy scenic area just outside the Grantsville town limits. The Grantsville cemetery, which is located just outside the southwest corner of town, provides a good view of the town itself and the surrounding rolling hills dotted with farms.

## **Historic and Archaeological Sites**

Grantsville and its surrounding area comprise one of the most historic sections of Garrett County. Because of the importance of preserving historic and archaeological sites, these too are included in this report as sensitive areas. According to the Maryland Historical Trust, the following structures are listed on the National Register or are National Register eligible.

- Fuller-Baker Log House
- The Casselman Hotel
- Stanton's Mill
- Casselman River Bridge
- Main Building at Penn Alps

The following archaeological sites surround Grantsville on the north, northeast, west, south, and southwest. The sites inventoried are both historic and prehistoric properties. The Maryland Historical Trust has a policy of not revealing exact locations of properties in planning documents, in hopes of preventing vandalism of the sites. These sites are listed in the Maryland inventory only, and not the National Register.

<u>Inv. No.</u>	<u>Site Name</u>
GA 66	Shade Run N
GA 67	Shade Run E
GA 69	Shade Hollow
GA 78	Stanton's Mill
GA 84	Maust
GA 93	Field # 10
GA 94	Field # 11
GA 95	Field # 12
GA 96	Field # 13
GA 113	Field # 206
GA 114	Field # 207
GA 115	Field # 208
GA 118	Field # 211
GA 119	Field # 212
GA 183	Field # 319
GA 220	Field # 338
GA 240	Thistle Inn
GA 281	39 Shade Run
GA 298	Posey Rd.
GA 299	School

## DEMOGRAPHICS AND PROJECTIONS

### Population Characteristics and Trends

Grantsville's population of about 250 at the turn of the nineteenth century had dropped to 175 by the turn of the twentieth century. According to U.S. Census data, the Town grew fastest between 1920 and 1930 when the population increased from 264 residents to 400 residents, a gain of 52 percents. Grantsville's population crossed the 500-resident threshold during the 1960's. Since that time, the highest population reported by the U.S. Census was 619 in 2000 and the lowest population was 498 in 1980. Figure 2 shows Grantsville's population as reported by the U.S. Census in 1880 and each decade beginning in 1900. (The population of Grantsville in 1890 is not available.)

The 2000 population of Grantsville was reported as 619, including 99 percent white residents and one percent residents of Asian origin. The median age of Grantsville residents in 2000 was 36.9 years. Figure 4 shows the 2000 age composition of Grantsville's population. There were 468 adults residents (ages 18 and over) of which 89 were 65 years of age or older in 2000. The population of children (residents less than 18 years of age) was 151.

Grantsville's age compositions in 1990 and 2000 showed a significant increase. There was a sixteen percent increase in the 18 to 44 year old group, a thirty three percent increase in the 45 to 64 year old group and a fifteen percent increase for the 65 years and older age group between 1990 and 2000. There was also an eleven percent increase of residents under 18 years old. The proportion of senior citizens was stable over the 20-year period.

*Figure 2: Town of Grantsville Population (1880 - 2000)*

Year	Grantsville	Population Change	
		Number	Percent Population
1880	220		
1900	175	- 45	- 20%
1910	248	+ 73	+ 42%
1920	264	+ 16	+ 6%
1930	400	+ 136	+ 52%
1940	465	+ 65	+ 16%
1950	461	- 4	- 1%
1960	446	- 15	- 3%
1970	517	+ 71	+ 16%
1980	498	- 19	- 4%
1990	505	+ 7	+ 1%
2000	619	+ 114	+ 18%

Source: U.S. Bureau of the Census

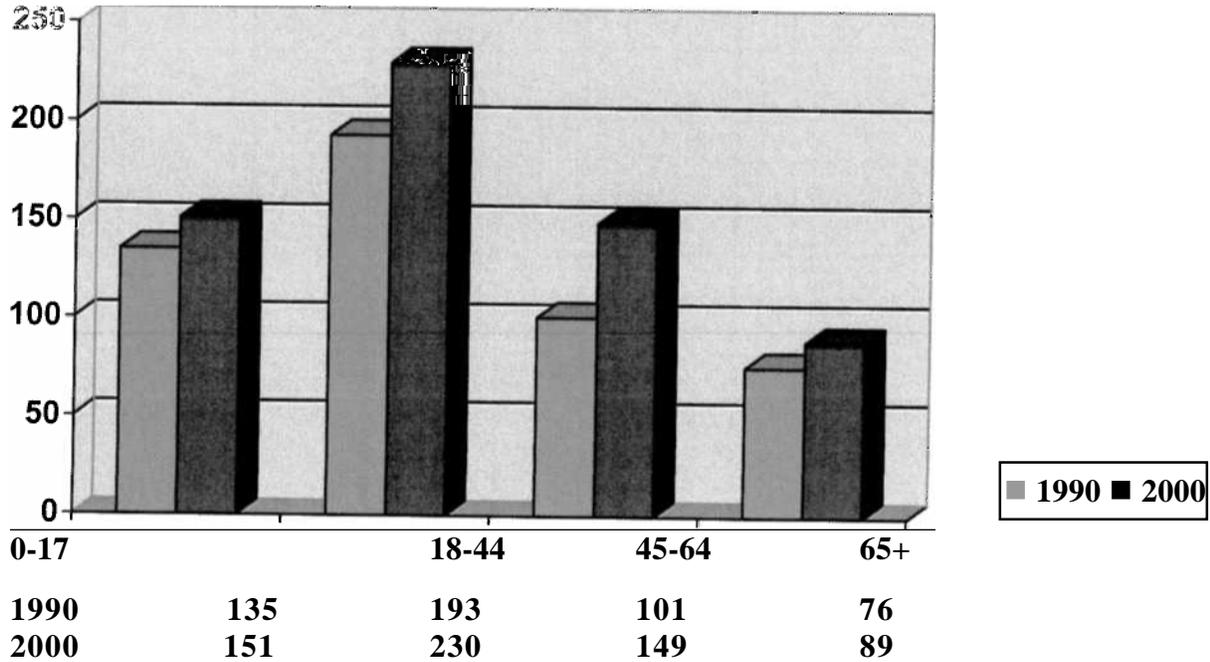
A relatively large proportion of Grantsville's population, 14 percent, is elderly. By comparison, 14.9 percent of Garrett County's population and 11.3 percent of Maryland's population were 65 years of age or older in 2000.

The actual resident composition of Grantsville's population also is stable. 53 percent of residents lived in the same house at the time of the 2000 census as in 1995. Nonetheless, about 6 percent of those who resided in Grantsville in 2000 lived outside the State of Maryland in 1995.

Less than two percent of Grantsville's residents were born outside the United States. About three percent of residents reported speaking a language other than English.

According to the 2000 census, 79 percent of Grantsville residents over the age of 25 were high school or college graduates. Sixteen percent held a Bachelor's degree or higher. Of the school-age residents (five to 17 years old), 92 percent were enrolled in elementary or high school.

Figure 3: Town of Grantsville Age Composition of Population (1990 & 2000)



Source: US Bureau of the Census

In 2000, Grantsville's population was comprised of 278 households including 178 families and 100 non-family households. Of the family households, 121 were married-couple families, 16 were families with male heads of household, and 41 were families with female heads of household.

One respect in which Grantsville changed between 1990 and 2000 was in the number of households. While the town's population grew by eighteen percent over that period, the number of households grew by twenty seven percent from 201 households in 1990 to 278 households in 2000. The average household size remained the same at 2.2 people average per household.

*Figure 4: % Age Composition of Grantsville's Population (1980, 1990, and 2000)*

	2000		1990		1980	
	No.	%	No.	%	No.	%
LESS THAN 18 YEARS	151	25	135	27	135	27
18 to 64 Years	379	61	294	58	294	59
65 years and older	89	14	76	15	69	14
Total Population	619	100	505	100	498	100

Source: Maryland Department of Planning, Planning Data Services

One method of projecting population is to apply a technique known as least-squares linear regression analysis to historical data. The use of this method to project population for the Town of Grantsville is described in Appendix B. Figure 5 shows Grantsville's actual population as reported in each U.S. Census from 1930 through 1990 and the projected population of 533 in the year 2000 and 548 in the year 2010 obtained from the linear regression analysis. These projections mean that Grantsville would have a net gain of 28 residents between 1990 and 2000 (a six percent increase in population) and a net gain of 15 residents between 2000 and 2010 (a three percent increase in population).

In a town with a population as small as Grantsville's, one relatively large subdivision or other residential development project could increase population significantly. It is reasonable to assume, however, that unless special efforts are made to encourage growth, the Population of Grantsville will change very little between now and the year 2010.

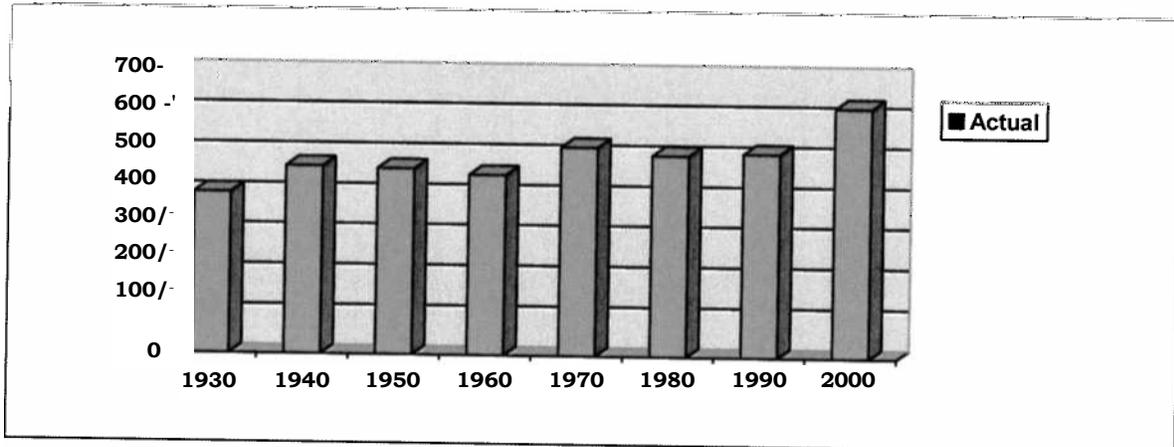
### **Housing**

According to the 2000 census, there were 298 housing units in Grantsville of which 278 or 93 percent were occupied. Of the occupied units, about 50 percent were owner-occupied while 50 percent were rented. By comparison, there were 217 housing units in Grantsville in 1980 of which 201 or 73 percent were occupied. Of the occupied units, 64 percent were owner-occupied and 36 percent were rented in 1990. The increases in housing units between 1980 and 1990 was 27 percent, which was more than adequate to accommodate the eight percent increase in the number of households.

According to 2000 census data, 81 percent of Grantsville's housing units were built prior to 1980.

Fifty-five percent of the units were single-unit attached and detached structures; 44 percent were structures with from two to more than ten units; and 1 percent was mobile homes or trailers. With only a few exceptions, Grantsville's housing units are very well maintained.

*Figure 5*  
*Town of Grantsville Population (1930-2000)'=*



The median value of Grantsville's owner-occupied housing units was \$93,600 in 2000. This value was close to the \$86,400 median value of housing units in Garrett County as a whole in 2000, but far below the \$146,000 median value of housing units in Maryland.

Fifty-three percent of Grantsville's owner-occupied housing units were valued at less than \$100,000.

Census data show that 13.2 percent of Grantsville's homeowners spent more than 35 percent of their income on housing costs in 2000. By comparison, only 14.6 percent of Garrett County homeowners and 16.1 percent of Maryland homeowners spent more than 35 percent of their income on housing.

According to census data, 25.4 percent of Grantsville's renters spent more than 35 percent of their income on rent in 2000. By comparison, 23 percent of Garrett County renters and 27 percent of Maryland renters had rent costs that exceeded 35 percent of their income.

Grantsville has three housing complexes that were developed with government assistance. Starner Hill Apartments, constructed under the U.S. Department of Housing and Urban Development (HUD) Section 202/8 program, opened in July 1989. It contains 18 units designated for elderly or disabled resident. Another complex, Meadow View Apartments on Cemetery Road, renamed Meadow View Drive, was completed in 1993 and was constructed through a loan from the U.S. Department of Agriculture, Farmers Home Administration, and Section 515 Rural Rental Housing Program. The Meadow View Drive contains 36 units for persons with low and moderate incomes. In 2004, Garrett County Community Action completed the construction of Casselridge, a State and Federally assisted affordable housing tax credit

project. Casselridge is a multifamily development consisting of 36 units. Community Action is also responsible for a single family subdivision on Durst Court, which was created to supply an income stream for the financing of the Senior Center.

## **Economic Conditions**

### *Businesses and Employers*

The driving force behind Grantsville's agricultural economy is, primarily farms operated by Mennonite and Amish families. These farms have shown resilience to the erosion of family farms that has occurred throughout the country over the past several decades. The main product of Grantsville area farms is fluid milk.

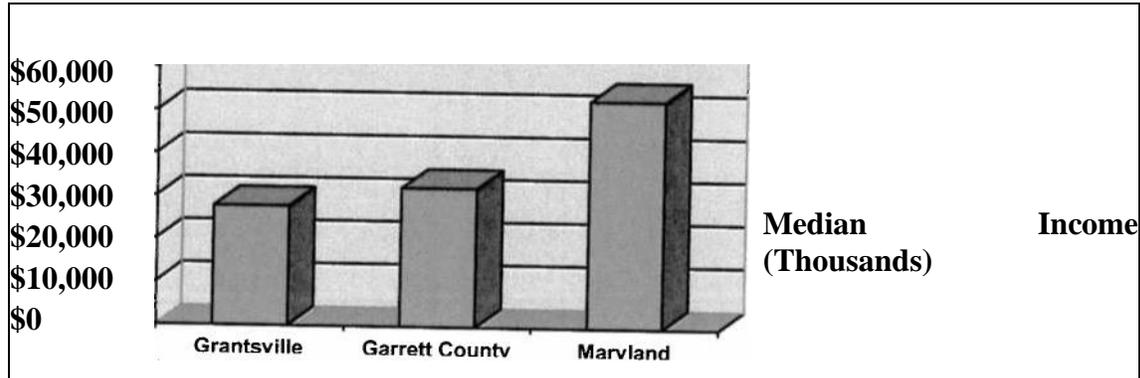
The Flushing Shirt Company is the major employer within the town limits of Grantsville. According to a biannual survey conducted by Garrett County in 1990-91, the company employed 263 people. Other major employers in the area are Clayburn Refractory Company that is a clay refractory located about three miles outside of Grantsville on Maryland Route 495 and employing 128 people. Beitzel Corporation, an industrial design and construction firm that has 100 employees at their Bittinger Facility and 15 to 20 employees at a facility in nearby Pennsylvania. The Northern Garrett Industrial Park, which is located south of Interstate 68 and within Town limits, houses six (6) businesses within the 110 acre park. The businesses are: ClosetMaid with 75 employees; Merkle with 100 employees; Pillar with 24 employees; Total Biz Fulfillment with 65 employees; New England Truss & Joist with 10 employees; and Robosson Supply with 4 employees. In addition, numerous small businesses in and near the town provide employment for residents of Grantsville and the surrounding area.

### *Income*

In general, income levels in Grantsville are slightly lower than income levels in other parts of Garrett County and considerably lower than income levels in the rest of Maryland. According to data from the U.S. Census, the median income for Grantsville households in 1999 was \$27,778, thirteen percent less than the \$32,238 median household income in Garrett County and forty five percent less than the \$52,868 median household income for Maryland as a whole. These data are shown graphically in Figure 6.

Consistent with the relatively high proportion of elderly in Grantsville, the percentages of households receiving social security income (22.6 percent) and retirement income (11.5 percent) in 1999 were higher for Grantsville than for the rest of Garrett County or Maryland. Mean social security income was also higher in Grantsville (\$11,290) than in the county (\$10,308) or the state (\$11,170), but mean retirement income was considerably less in Grantsville (\$13,042) than in Garrett County (\$15,120) or Maryland (\$21,370).

Figure 6: Town of Grantsville Median Household Income (1999)



The percentage of households receiving public assistance income was 4.1 percent in Grantsville, higher than the Maryland rate of 2.4 percent, and higher than the 3.1 percent rate reported for Garrett County. Similarly, Grantsville had a higher percentage of the population below the poverty level (22.2 percent) than Garrett County (9.8 percent) and than Maryland as a whole (6.1 percent). The pattern was similar for the percentages of families below the poverty level, including families with children less than five years of age and families headed by females. For each of these groups, Grantsville had a higher percentage of the population below the poverty level than did Garrett County and Maryland as a whole.

Grantsville is in a better relative position regarding the percentage of its elderly population living in poverty. Grantsville's elderly population was less likely to be below the poverty level (8.8 percent) than were the elderly populations of Garrett County (13.9 percent) but consistent with the state (8.5 percent).

*Figure 7: Selected 1999 Income Data For Grantsville, Garrett County and Maryland*

	Grantsville 78.5%	Garrett County 75.9%	Maryland 83.8%
% of households with social security income	22.6%	31.4%	22.5%
Mean social security income	\$11,290	\$10,308	\$11,170
% of household with retirement income	11.5%	18.6%	18.7%
Mean retirement income	\$13,042	\$15,120	\$21,370
% of households with public assistance income	4.1%	3.1%	18.7%
Mean public assistance income	\$1,473	\$1,943	\$2,729
% of families below poverty level	22.2%	9.8%	6.1%
% of families with children under 5 below poverty level	26.2%	15.7%	10.7%
% of female headed families below poverty level	61.4%	30.1%	18.4%
% of female headed families with children under 5 below poverty level	22.2%	55.5%	32.6%

Source: U.S. Bureau of the Census, 2000 survey of 1999 Income

### *Economic Development*

Garrett County officials are working to attract additional employers to the Grantsville area through development of the Northern Garrett Industrial Park about a half-mile east of the Interstate 68 interchange south of Grantsville. The site, which has been subdivided into nine lots ranging in size from 1.5 acres to 12 acres, is currently full. An additional 70 adjacent acres may be available in the future. The county has developed an additional industrial park at Keyser's Ridge.

Garrett County has spent over \$2 million for site improvements to the industrial park. These improvements include an access road from Maryland Route 948-11, a potable water system, a fire flow water system, a wastewater system, wetlands and storm water managements, and service agreements for provision of electricity and natural gas by publicly regulated utilities.

In 1993, the County constructed a gravity and pressure system to transmit wastewater from the industrial park to the existing Grantsville interceptor. Wastewater treatment is by the existing Grantsville treatment plant. The Town has committed 5,000 gallons per day of treatment plant capacity to the industrial park.

The industrial park water needs have been estimated at 5,000 gallons per day. No major water-bearing strata have been found on the industrial park site. Consequently, the county has constructed a water tank on Negro Mountain to provide potable water to the industrial park through a connection to the Town's water distribution system.

## **LAND USE**

### **Existing Pattern of Development**

About two-thirds of Grantsville's developed land parcels are committed to residential use, (See Figure 3 for a map of existing land use.) The typical residential parcel is about one-third of an acre and contains a detached single-family dwelling. Most of the remaining parcels contain commercial buildings. Many of the commercial establishments are located along Main Street or between Ravine and Miller Streets, east of Hershberger Lane. The commercial establishments are intermingled with residences and public buildings, sometimes sharing parcels with these other uses.

Grantsville is a center of commerce for north central Garrett County as well as a destination and intermediated stop for travelers. It contains a wide range of business establishments including several antique stores, an automobile dealership, an auto parts stores, two banks, two barber shops and several hairdressers, a car wash, a convenience store, ~~a day care center~~, an excavation company, a florist, a funeral parlor, several gasoline service stations, an insurance agency, a Laundromat, law offices, a liquor store, a motor lodge and restaurant, a pharmacy, two pizzerias, several realty firms, a taxidermist, and a tire dealer. Grantsville has one area of industrial development occupied by the Flushing Shirt Company.

### **Public Land and Parks**

The Grantsville Park is located on about 15+ acres in the north central portion of the town. The Grantsville Lions Club raised \$40,000 to assist in the development of the park. The Grantsville Municipal Building is located just west of the park. Other institutional buildings are spread throughout the town. These include an elementary school located near the town's southeastern boundary; Outreach Center, which houses the Health Department, Social Services, the rescue squad and health clinic located at Miller and Church Streets; and the recently constructed Ruth Enlow Library located adjacent to the park on Hershberger Lane. The athletic field behind the Grantsville Elementary School provides open space on the south side of town that complements the park on the north side of town.

### **Agricultural Land**

All of the agricultural land within the corporate boundaries is located on the perimeter of the town. Agricultural land is located in the southeast and southwest corners of the town's boundaries, in the northern part of Town, and on the western boundary north of Main Street. In addition, much of the land that was annexed and on both the north and south sides of town is being used for agriculture and low density development.

### **Vacant Land**

There are roughly 20 vacant parcels in Grantsville. These parcels, which are intermingled with residential and commercial properties, total between 10 and 20 acres. The Town has been working to purchase and revitalize these vacant parcels. Some of these parcels were purchased for the Town to extend Hershberger Lane through to Main Street.

### **Existing Land Use in Relation to the Comprehensive Plan**

Grantsville's pattern of development is generally consistent with the comprehensive development plan adopted by the Town in 1995. That plan provided for Town Center Area along Main Street, Miller Street, and Springs Road in which densely developed residential property would intermingle with a variety of commercial and public uses.

The Comprehensive Development Plan also provided for a Town Residential Area that contained nearly all of the town's vacant land as well as existing residences. Relatively dense residential development (four houses per acre) was envisioned for this area. In fact, during the ensuing years, many of the vacant parcels have been developed for residential use.

Several deviations from the original plan occurred in the Town Residential Area. Miller Street was extended from Pennsylvania Avenue to Springs Road. Hershberger Lane was constructed along the western edge of Grantsville Park. Along Miller Street between Pennsylvania Avenue and Hershberger Lane, a mixture of residential and commercial uses was permitted. In addition, Hill Street was constructed west of the park, and the Grantsville Municipal Building was constructed at the intersection of Hill Street and Hershberger Lane. The parcel adjacent to the westbound exit ramp from Interstate 68 was developed for commercial use, although in the plan it was within the area designated for Town Residential use. In addition, the athletic field behind the elementary school occupies land that was designated for Town Residential use.

The old elementary school on Main Street has been converted into a mixed use that includes apartments, offices, and retail shops. The Garrett County Historical Society is using the former Ruth Enlow Library for their new museum. This use is consistent with the Town Center land use consistent with other parcels on Main Street. The new elementary school was built on the same public/semi-public parcel that contained the old elementary school.

The 1995 plan envisioned Suburban Residential development west of the existing town limits. This area contains some steeply sloped land and has remained undeveloped.

## TRANSPORTATION

### Streets and Highways in Grantsville

Three State-maintained highways (alternate U.S. Route 40, Maryland Route 495, and Maryland Route 669) and one road maintained by Garrett County (Dorsey Hotel Road) are the main traffic arteries within the Town of Grantsville. Inside the town limits, alternate U.S. Route 40 is known as Main Street, Maryland Route 669 is known as Spring Road and Maryland Route 495 is called South Yoder Street.

Maryland Route 495 links the town to Interstate 68. It is also the primary route to the east side of Deep Creek Lake. Maryland Route 669 and Dorsey Hotel Road are both routes to the Pennsylvania state line. Maryland State Highway Administration recently completed a Neighborhood Conservation Project on MD Route 40, which included new sidewalks, roadway and intersection improvements and signage. Sidewalks have been constructed along State Routes 495 and 669.

Main Street is the only route that crosses through the Town of Grantsville. On the west side of town, it provides a link between Maryland Route 495 and Maryland Route 669. On the east side of town, it provides a link between Maryland Route 495 and Dorsey Hotel Road.

Under the National Scenic Byways Program, the U.S. Secretary of Transportation recognized certain roads as All-American Roads based on their archaeological, cultural, historic, natural, recreational and scenic qualities. MD Route 40, Main Street, in Grantsville has received this designation.

To receive an All-American Road designation, a road must possess multiple intrinsic qualities that are nationally significant and have one-of-a-kind features that do not exist elsewhere. The road or highway must also be considered a destination. That is the road must provide an exceptional traveling experience so recognized by travelers that they would make a drive alone the highway a primary reason for their trip.

Within Grantsville, the State and County roads link the town's grid of local streets. All of Grantsville's local streets are paved and in good condition. They are used by horse drawn buggies as well as motor vehicles. Miller Street, which runs parallel to Main Street between Springs Road and Dorsey Hotel Road, is probably the most traveled local street. The rescue squad, health clinic, and Town Park are all located on Miller Street.

Most of the local north-south streets are only one-lane wide and a few blocks long. They serve very little traffic. Only two north-south streets, Pennsylvania Avenue and Bank Street cross Main Street. Grant Street is the major east-west thoroughfare south of Main Street.

**Interstate 68 Impacts**

The completion of interstate 68 has resulted in greatly improved access to Grantsville. It has also provided an alternative route for long distance commercial traffic that previously used the Pennsylvania Turnpike and other east -west routes.

The Maryland Department of Transportation can document a steady increase in the use of U.S. Route 48 and Interstate 68 in the Grantsville area. Traffic counts between the Grantsville and Keyser Ridge interchanges have increased from 13,025 vehicles per day in 1996 to 14,650 vehicles per day in 2001, the year in which the interstate was completed. State transportation officials will continue to collect traffic counts on the interstate to determine whether this upward trend continues or levels off.

*Figure 8: Traffic on Grantsville Area Highway*

Day	Average Number of Vehicles Per		
	1991	1996	2002
<u>2007</u>			
Maryland Route 669 (between Grantsville & PA Line)		1,600	1,375
	1,975	2,032	
Maryland Route 495 (south of I-68 interchange)	2,200	2,400	2,675
			2,622

Source: Maryland Department of Transportation, State Highway Administration

Data from the Maryland Department of Transportation, presented in Figure 8, show that while traffic on Maryland Route 669 between Grantsville and the Pennsylvania line decreased between 1991 and 1996, it increased 657 vehicles per day from 1996 to 2007. Maryland Route 495 south of the Interstate 68 interchange, traffic has increased by 475 vehicles per day from 1991 to 2002. Traffic along this same stretch of road saw 53 less trips in 2007. Traffic on alternate U.S. Route 40 in the center of Grantsville increased by 1975 vehicles per day from 1991 to 2002. Continued monitoring of traffic over a number of years will be needed to establish the effect of Interstate 68 on the State-maintained highways.

Proprietors of several Grantsville area businesses believe that there has been an increase in visitors since the completion of the interstate. Other businesses, such as the Casselman Hotel, have not experienced a change in the number of customers during that time. Several proprietors believe that prohibitions against billboards along the interstate lessen the impact that the highway could have on their businesses if such advertising were permitted.

**Public Transportation**

Grantsville, along with the rest of the county, is served by the Garrett Transit Service. This service is provided by the Garrett County Community Action Committee, a non-profit organization, through several government grants. The service operates 25 vehicles, primarily

vans. One van is stationed in Grantsville.

The service operates as a demand-response system. Trip requests made a few days in advance can be guaranteed; requests for immediate transportation cannot always be met. No fixed routes are operated, but routine travel may be scheduled in advance. For example, the service routinely carries people to job training in McHenry.

Four types of transportation are offered: (1) general public transportation; (2) transportation for elderly and handicapped individuals; (3) medical transportation for Medicaid recipients; and (4) group charter trips.

Charges for general public transportation are based on the distance to the destination. Senior citizens, handicapped persons, and children under 12 years old receive a reduction from the regular fare. Medicaid recipients travel free of charge if their trip is for medical purposes.

The service carries senior citizens to special events outside the county. It also provides out-of-county transportation for Medicaid recipients who must travel to obtain medical care. Charter trips are made on a contract basis.

Greyhound Bus Company stopped servicing the Grantsville area. The closest town to get Greyhound service is Hagerstown, Md.

### **Pedestrian and Bicycle Movement**

There are no public sidewalks along any of Grantsville's street except along State Routes 40 (Main Street), 495 and 669. Pedestrians and bicyclist share the roads with motor vehicles and horse drawn buggies. Because of the low level of traffic on the local streets, this arrangement has not been a problem.

## **COMMUNITY FACILITIES**

### **Solid Waste Services**

The Town of Grantsville maintains a contract with a private hauler to collect trash from town residents once per week. The contractor hauls the trash to the County landfill for disposal. The County charges a tipping fee for disposal of trash at the landfill.

The State has mandated that Garrett County reduce its waste stream by 15 percent through recycling. The County provides bins at the landfill and at County collection sites for County residents, including Grantsville residents, to various materials including paper and glass. The County has not placed a recycling mandate on the town.

## **Emergency Services**

Police services are provided by the Maryland State Police and the Garrett County Sheriff's Department. The State Police patrol the State highways. The County Sheriff's Department patrols Dorsey Hotel Road and, if there is a problem, patrols Town streets as well. When a crime occurs, either the State Police or the county Sheriff's Department responds, depending on the location and nature of the crime and which unit is in closer proximity.

The Garrett County Sheriff's Department does have a deputy that is assigned to work in the Grantsville area when on duty and the Maryland State Police offers regular patrols of the area. Both agencies have access to Town Hall 24 hours a day for report writing and community policing. Law enforcement officers can be contacted by calling 911 or by calling each separate agency. The Maryland State Police can be reached by calling (301) 387-1101 and the Sheriff's Department can be reached by calling (301) 895-3188.

The Grantsville Volunteer Fire Department responds to fire and rescue emergencies in Grantsville and the surrounding area. The company receives some County and State funds that offset operating costs. Nonetheless, the company relies on donations, and services are provided totally by unpaid volunteers. The company has about 50 members who respond to calls from their homes or places of work. The company maintains two engines and a brush truck, two tankers that each carries 1,600 gallons of water, and a heavy-duty rescue vehicle.

The Volunteer Fire Department is now housed on Springs Road. Although there may be a need to acquire special equipment to handle potential incidents of interstate 68, this equipment can be stored and carried on existing apparatus.

Although the Northern Garrett County Rescue Squad responds to medical emergencies throughout the northern half of the county, its home base is in Grantsville. The Building occupied by the rescue squad is in good condition, but there is no room for expansion because the building is shared with the Grantsville Area Health Center. Nonetheless, the facility is considered adequate for current operations, and there are no plans for the rescue squad to move. The building has a three-bay garage for the two ambulances and one rescue truck that operate out of Grantsville. The facility also has five bunkrooms for volunteers who are at the station awaiting calls.

Like the fire department, the rescue squad receives some County and State funds, but services are provided by unpaid volunteers. The rescue squad has 60 to 70 members who serve on assigned crews during a 6 p.m. to midnight shift and a midnight to 6 a.m. shift. During the daytime, members respond from their homes or places of work when an emergency call is received.

Most rescue squad members are certified by the State as emergency medical technicians (EMT's). Drivers who are not certified as EMT's are encouraged to obtain cardiac pulmonary resuscitation (CPR) and standard first aid training. More than a dozen squad members are certified as cardiac rescue technicians (CRT's) and several are certified as paramedics. These members are able to perform advanced life support procedures.

Rescue squad crews provide emergency services at the scene of medical emergencies and transport patients who need additional care to hospitals in LaVale, Cumberland, or Oakland, Maryland, or Meyersdale, Pennsylvania. Occasionally, patients are transported to the hospital in Morgantown, West Virginia.

The rescue squad truck contains a Hurst tool, which is used to extricate individuals who are trapped in vehicles involved in auto accidents.

### **Governmental Facilities**

The Grantsville Municipal Building, located on Hill Street, was constructed in 1986. Part of the 1,600 square foot building houses the Town garage in which the Town's pick-up truck and dump truck as well as lawn mowers, weed eaters, a trench compactor, and other equipment are stored. The remainder of the building contains an office in which meetings of the Mayor and Council and the Town Planning Commission are held. In addition to water and sewer services and contracted trash collection, the Town provides its own street maintenance, street lighting, snow removal, and planning and zoning services.

The Grantsville Park is a 15+ acre site on the north side of Miller Street, just east of Hershberger Lane. The first 7.81 acres of the park were developed in 1975 with Town, County, and State funds as well as contributions from local organizations, businesses, and citizens. In 1986, an additional 3.11, acres were acquired and in 2004 3.6 acres were purchased. The park contains a picnic pavilion; playground; rest rooms; volleyball, basketball, and tennis courts; and a softball field and Little League field and a football field.

In 2004, the Grantsville Branch of the Ruth Enlow Library moved to a new state of the art library located adjacent to the Grantsville community park on Hershberger Lane. Since the 1950's the library, which is operated by Garrett County, occupied a donated building on Main Street that was a former bank. The Grantsville branch has a 10.693 volume collection. During fiscal year 2000-2001, the branch circulated 30,693 items to area residents. Currently the library is open daily except Sundays.

A small group of Grantsville residents formed the "Renew Grantsville's Library Committee" with a goal of raising \$100,000 for a new library. It began as a modest fundraiser in the form of a lemonade stand eventually tuned into a perfect example of the close knit unity that represents the town of Grantsville. Within a year, through local fundraisers and contributions, the committee met their goal of \$100,000. The committee then focused their attention on securing funds from the federal, state and local government.

The committee met with the commissioners and town council and asked for their support. The committee also wrote letters to the federal and state government. As a result, \$300,000 was granted to the renew fund through the VA-HUD Bill and \$50,000 was given by the town council. The Governor responded that his office does not support libraries and the commissioners asked the committee to continue "turning over more rocks" to secure funding.

The committee continued to seek funds through newspaper publicity, letter campaigns to local businesses and various fundraisers such as a potato bar, selling Leo Beachy prints and a concert

in the park. Many service clubs, churches, businesses and other public sectors continued to support the renew library cause. A "walkway of learning" was also designed as a fundraiser by selling engraved bricks for \$100 each. As the fundraising continued, the committee also continued to request that the Governor and Garrett County Commissioners support the cause with a financial commitment. The students at Grantsville and Route Forty Elementary Schools wrote over 200 letters to the Governor with the results being again - no funding. The commissioners however, answered the request with a challenge - "we will match whatever funds you raise by April 15<sup>th</sup>".

The Commissioners challenge seemed to ignite the fire for the Grantsville library effort. The Grantsville Rotary and Lions clubs both had auctions for the library (with several churches pledging to match \$500-\$800 raised at these events), another potato bar was scheduled and Corelle Dolls were sold. As the 15<sup>th</sup> approached, the Baltimore Sun also published the challenge and funds were gathered from all over the State of Maryland. As the committee met on the evening of April 15<sup>th</sup> in the crowded Grantsville Library, checks that totaled the amount of \$1,400 were brought in by local businesses and citizens. (One check was mailed overnight from a past town citizen who now resides in Tennessee!) By the next morning, the committee met with the Commissioners and proudly announced that they would need to match the \$325,506 raised by the committee!

The Grantsville branch of the U.S. Post Office is located on Main Street just east of the intersection with Maryland Route 495.

The County Health Department, headquartered in Oakland, recently opened a satellite office at the Grantsville [Area Health Outreach](#) Center. The satellite office operates an addiction recovery program and offers psychiatric services.

There is one public school, Grantsville Elementary School, within the town limits. The elementary school was built in 1980 on a 4.5 acre site behind the old elementary school on Main Street. Grantsville Elementary School serves children in kindergarten through fifth grades from Grantsville and the surrounding area. The 35,640 square foot building has a capacity of 390 students. Enrollment was 265 in 2001. There is a new playground on the site and an athletic field behind the school. The school environmental program and school yard habitat has earned recognition from the Governor's Green school award and the Maryland Plant community honor at the Green level.

According to the March 2002 Garrett County School Facilities Master Plan, the most recent evaluation of the physical condition of Grantsville Elementary School in February 2003 resulted in an overall condition rating of "good". The following enrollment projections contained in the same document show that the school would continue to have excess capacity:

*Figure 9: School Enrollment*

Year	Projected Enrollment
2002	276 (actual)
2003	274
2004	267
2005	280
2006	281

Children from Grantsville attend Northern Middle School for grades six through eight and Northern High School for grades nine through 12. Both schools are located about 11 miles from Grantsville on U.S. Route 219 between Accident and Keyser's Ridge.

From 1930 through the end of the 1988-1989 school year, Amish and Mennonite children from the Grantsville area attended the Yoder School, a public school located on Dorsey Hotel Road, about 1.5 miles from Grantsville. Enrollments at the school declined after the Amish community built a private school nearby in Pennsylvania. Subsequently, the Yoder School was closed.

### **Other Community Facilities**

The Grantsville Area Health Center is housed in a building owned by the Northern Rescue Squad. The facility on Miller Street was built in 1974 with funds that were donated to the organization. The facility houses the Garrett County Rescue Squad who contributed funds for construction of the building. The health center also houses one doctor, Dr. Robin Bissell, family medicine and a dentist, Dr. Terry Dornburg who offers family dentistry. These services are located on the upper floor of the building.

There is an Outreach Center, located at 28 Hershberger Lane. The center houses the offices of the Garrett County Health Department that offers a full line of services including Mental Health, WIC, and Addiction services. The Health Department is located on the ground floor.

The Garrett County Department of Social Services occupies the second floor of the building. Social Services have a full time receptionist and workers from each unit, child support, income maintenance, adult protective services, child protective, foster care, and finance is there on a part time basis. However, all services are available by appointment.

The Garrett County Community Action Committee was involved in an effort to develop a senior citizen center in Grantsville. The Grantsville Senior Center is located on Penn. Ave. near the Town Park. The center would serve an estimated 50 to 75 senior citizens with a congregate meal program and recreational activities.

## **WATER RESOURCES**

### **Water Supply System**

#### *Water Sources*

The Town of Grantsville provides water service to town residents and businesses. Water is supplied by four springs and four drilled wells located on the east slope of Negro Mountain north of alternate Route 40.

The springs have been a primary source of water for the town since 1934, with major collector improvements made in 1978 and 1979. The springs' total production of water exceeds 100,000 gallons per day during the wet season. However, during dry spells the production is nearly immeasurable.

In 1949 and 1954, wells were drilled as back up to the springs. The 1949 well produced about 100,000 gallons of water per day, and the 1954 well produced about 50,000 gallons per day. The combination of the springs and the wells provided adequate supply until the summer of 1991 when drought conditions caused a severe drop in the supply of water.

During the 1991 drought, the springs and wells combined to supply only 37,000 gallons of water per day to the town compared to the town's average daily usage of 50,000 gallons. In order for the Town to meet the demand for water, it had to rely on the local volunteer fire companies to transport water from Little Meadows Lake. Over one million gallons of water was trucked to the Town's water treatment plant where it was treated prior to distribution to consumers.

In response to the problems created by the summer drought, the Town obtained emergency assistance from the Maryland Department of the Environment (MDE) and drilled two new wells in October 1991. The first well produced approximately 80,000 gallons per day and the second well produced about 12,000 gallons per day. Unfortunately, the first well is sited in the same aquifer as the 1949 well. This situation has forced the Town to continue its search for a reliable water source.

In the fall of 1991, the Town contracted with a hydro-geologist to assist in locating a new well site. In 1993, a well was drilled adjacent to Little Shade Run, which was tested successfully at 576,000 gallons per day. Although the water is high in iron and manganese, it proved to be an entirely different aquifer from the existing wells. The new well, which was equipped with a pump and controls to provide up to 144,000 gallons per day, was connected to the old four inch cast iron supply line for delivery to the filter plant for treatment. The remainder of a \$50,000 emergency assistance grant from the Maryland Department of the Environment and a \$100,000 grant from the Maryland Department of Housing and Community Development were used to make these needed improvements.

### *Water Treatment*

In 2001 a well was drilled in the Puzzly Run tributary, which yields sufficient recovery to pump 100 gallons per minute for 12 hours. This well provides water to a new chlorination facility located at the top of Negro Mountain. The only treatment required is chlorination. This water source is stored in a 400,000 gallon concrete tank, which supplies primarily the Northern Garrett Industrial Park. It also has the capability of supplying Grantsville and the Keyers Ridge area.

The water treatment plant utilizes a pressure filter featuring iron and manganese removal by chlorine oxidation with lime addition for corrosion control. The facility has a 100,000-gallon raw water storage tank and a 100,000 gallon treated water storage tank. The Town operates the treatment plant, but also maintains a contract with the Maryland Environmental Service, a quasi-governmental unit of the Maryland Department of Natural Resources, for backup assistance in operating the plant.

### *Name and Locations of Well sites*

The Town of Grantsville is served by two Chlorination facilities. The oldest of which was put into service in 1989. It is located approximately 1 V 2 miles west of town on the north side of US Rt. 40 there are (2)- 100,00 gallon tanks storing raw and treated water. This system feeds the Town by way of 8" PVC Pipe. Three wells and four springs serve the water source of this system.

Well#1 drilled in 1938 has been abandoned due to extreme iron content

Well#2 located approximately 500'west of the water plant yields 50 GPM

Well#3 located approximately 600' west of well #2 yields 12 GPM

Well#5 located in Shade Hollow yields 100 GPM this well is the towns. Main source during drought and mid summer conditions

Springs (4) located north of Rt. 40 directly behind the Hetrick property are the main source that serves the town. Yield varies with precipitation amounts. The consumption averages 63,000 gallons daily peak 2,190,000 gallons monthly during peak seasons.

The second system is fed by a well located in the Puzzly Run Aquifer located at the foot of Negro mountain on property owned by Arthur Green. This well yields 100 gallons per minute. The water from this source moves east to the top of Negro Mt. via a 6" ductile iron pipe, to the chlorination system located on DNR property at the top of the mountain. This treatment plant treats the water at this point, which is stored in a 400,000-gallon tank for distribution to the town and industrial park. The water is carried to the town via a 12" ductile iron pipe. Both systems are gravity fed. Both of these systems are cross connected by way of by-pass valves located at the old water plant, Miller St. and Springs Rd. and Grant St. at Pennsylvania Ave. This allows either system to operate independently in the event of either system failing.

Residents consume at this point in time approximately 60% of our water usage. The other 40% would be used by industry.

### *Water Distribution*

The Town's original water distribution facilities were built in 1934 as a Work Progress Administration (WPA) project. They included a four-inch diameter cast iron supply line and a riveted steel standpipe that was 60 feet high and 20 feet in diameter and provided storage of 140,000 gallons of water.

While the Town's water treatment facility was being constructed in 1989, a new eight-inch diameter supply line was laid parallel to the four-inch cast iron line to supplement its flow. At the same time, further improvements were made to the Town's distribution system with the addition of six-inch looped mains and the installation of valves, allowing shut-down of elect blocks or sections if the need for repair or emergencies arise.

Water pressure in town improved tremendously due to the installation of new supply pipes, but also due to the construction of the new raw and treated water storage tanks adjacent to the water treatment plant. The old riveted steel standpipe required major repairs and was too low to function with the new storage tanks. It was demolished, eliminating a familiar Grantsville landmark.

The location of the new water storage tanks is at a higher elevation than the old standpipe. Consequently, the minimum water pressure in town increased to 50 pounds per square inch (psi). Because there is a 200-foot elevation difference from the west to the east end of town, the water pressure continues to increase as water flows through the town. This increase due to the elevation drop made it necessary to install pressure-reducing valves on the distribution mains so as to limit the midtown pressure to 90 psi and the east end pressure to 110 psi.

### **Sewage System**

The Town's Waste Water Treatment Plant is located at the east end of town behind the Casselman River Bridge. This plant was put into use in 1989. It has a maximum daily capacity of 600,000 gallons. Our daily usage is 440,000 gallons per day, with higher influent during rainy periods.

The areas served are the towns of Grantsville, Chestnut Ridge, Jennings, Good Will Mennonite home and the Northern Garrett Industrial Park. Future demands will be Closet Maid, Casselridge East, Keyser's Ridge Industrial Park and future extension to recently annexed areas on Locker Lane and the proposed development of property along Springs Road bordering Hemlock Drive. The Town will have to work with the Garrett County Public Utilities Office to explore options for sewage treatment for the Keyer's Ridge Industrial Park. One option maybe to construct a 300,000 gallon holding tank in the area of Shade Hollow on MD Route 40. This would enable a 1 or 2 day holding capacity in the event of an emergency.

In 1993, the County constructed a gravity and pressure system to transmit wastewater from the industrial park to the existing Grantsville interceptor. Wastewater treatment is by the existing

Grantsville treatment plant. The Town has committed 5,000 gallons per day of treatment plant capacity to the industrial park.

The industrial park water needs have been estimated at 5,000 gallons per day. No major water-bearing strata have been found on the industrial park site. Consequently, the county has constructed a water tank on Negro Mountain to provide potable water to the industrial park through a connection to the Town's water distribution system.

*Potential for System Expansion outside Grantsville*

The completion of Interstate 68 may increase residential and commercial development in the Grantsville area. The Hilltop area in particular is attractive to commercial developers because of the traffic generated by the I-68 interchange with U.S. Route 219 North. Several successful businesses are already located in this area. Such development would require adequate water and sewer facilities. Furthermore, failing septic systems continue to be a problem in the area.

# COMPREHENSIVE PLAN

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This chapter is the heart of the Comprehensive Plan. It summarizes the challenges and opportunities that are likely to influence the future development and conservation of Grantsville. It also features the Plan's Goals and policies that describe the town's vision for its future. The Plan's recommendations are designed to help implement the goals and policies.

The following subject areas are discussed:

- Land Use
- Municipal Growth
- Transportation
- Community Facilities
- Mineral Resources
- Sensitive Areas
- Water Resources
- Downtown Revitalization
- Plan Implementation

The information and insights gained from carefully evaluating these subject areas guided the Grantsville Planning Commission in the development of this Plan.

The Comprehensive Plan map illustrates the principal goals, policies, and recommendations of these subject areas. It shows proposed land uses for new development areas and changes to existing land use in developed areas of Town.

## CHALLENGES AND OPPORTUNITIES

Existing conditions in Grantsville, 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 Grantsville's assets and to overcome or mitigate its constraints...a logical approach in planning. 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

- Take advantage of the All-American Road Designation in increasing tourism efforts.
- A proper planning practice as the Town grows.
- Attracting clean industries to the Northern Garrett Industrial Park.
- Attracting jobs that will provide adequate family income levels.

### Opportunities

- Develop an Annexation Plan that discusses possible annexations North, South, and East of Town.
- Volunteers and Town officials who actively seek Town improvements.
- Attractive and well-maintained residential areas.
- Adequate public schools for all age youngsters.
- Well-developed local parks and regional recreational opportunities.
- Good highway access to the greater Western Maryland area and adequate local street network.
- Growing tourism due to the proximity to Deep Creek Lake, Casselman River and the unique features of the Town.

## DEVELOPMENT GOALS AND POLICIES

As representatives of the Grantsville community, the Mayor, Council, and members of the Town's Planning Commission discussed their goals and visions for the Town of Grantsville in the year 2010 at a workshop conducted during the fall of 1992. Participants addressed the character of the future community, how much growth should occur and how it should take place, the physical environment, economic development priorities, and local government responsibilities. Their goals and visions for the town are listed on the following page. Factors that may help the community to achieve these goals as well as problems that must be overcome are also described.

### Character of the Community

#### *Goals*

- Preserve the joys of small community life.
- Continue to be a family-oriented community that embraces traditional values such as trust among neighbors.
- Continue to be a safe community where residents and visitors can walk down the streets and not be afraid.
- Preserve the Town's historic character.

Grantsville residents can build on many of the existing town's strengths in order to achieve these visions of the future. These strengths include a sense of community, the moral upbringing and values of current residents, the neighborliness of the town, the area's rich history, and the town's low crime rate. Religious diversity within the community, cooperation among the various churches, active civic organizations, and residents' commitment to volunteerism are other assets that will help to preserve traditional values, a sense of community, and a feeling of safety and well-being. The individuals and organizations that have worked to maintain historic sites in and around Grantsville such as the Casselman Hotel, the Stone Arch Bridge, Penn Alps, and Stanton's Mill have contributed to preserving the town's historic character and set a precedent for future preservation efforts. The town's historic character can be maintained by requiring that new or infill development and rehabilitation of historic structures conform to the general design of existing buildings in the community in terms of height, set back, size, and materials. The Town should pursue a program to purchase properties in disrepair and rehabilitate the site and or structure for commercial or residential investment.

The culture of the community is a resource that can be preserved through the town's support of regional craft shows and festivals, promotion of Grantsville Days, and efforts to accommodate horse-drawn vehicles on the town's thoroughfares and at places of business.

There is a need for a youth center or community center. These facilities would provide a gathering place that would enhance Grantsville's sense of community. Organized activities for Grantsville's youth would help to instill the values of today's community in the next generation.

One obstacle to the goal of a safe community is the lack of local law enforcement services. Some town residents feel that the State Police and County Sheriff's Department are not able to provide a level of police protection that will ensure that the crime rate remains low.

## **Growth**

### *Goals*

- Remain a small town.
- Encourage some growth in population, adding approximately 380 new households by 2030.
- Expand the town's corporate limits to the north, south and the east.
- Expand the town's Infrastructure, "Water and Sewer", to meet the needs of corporate expansion and failing water and sewer systems north, south and the east.
- Utilize vacant lots within the town for growth.
- Demolish substandard buildings that can't be rehabilitated to make room for upgraded buildings.
- Avoid development sprawl outside the town limits.
- Expand municipal services to areas outside Town limits only if it provides benefits to Grantsville.
- Allow only development supported by this Plan and with annexation into Grantsville, unless special exception by Town.
- Preserve farmlands and natural areas around Grantsville not designated for development on the Comprehensive Plan Map.

The physical expansion of Grantsville has already begun to take shape. The Town has recently annexed large tracts of farmland to the north. This recently annexed area would allow for the development of as many as 300 new households. Between 1990 and 2000, Grantsville grew from 201 households to 278 households, which is an average growth rate of 3.3 percent per year. Since 2000, 56 building permits were issued resulting in an estimated 334 total households in 2007. Recent annexations and development indicate that the Town will continue to grow at a rate of about three percent per year, consistent with past trends. It is anticipated that Grantsville will grow by approximately 380 new households between now and 2030.

*Figure 10: Historic and Projected Household Population*

	1990	2000	2007	2030	Change (2007-2030)	
	Census	Census	Estimate	Forecast	(#)	(%)
Households	201	278	334	714	380	113.8
Population	505	619	578	1649	1071	185.3

Grantsville is experiencing high levels of growth for the region and is under pressure to provide water and sewer services outside of its current boundaries. Consequently, this Plan seeks to ensure that Grantsville maintains its small town feels in light of growth and expansion. The policy of the Town is to expand its boundaries consistent with the Comprehensive Plan and Future Growth Maps. Future requests for annexation are most likely to concern property, which has potential for development within the future growth boundary. The interstate highway forms a logical boundary for expansion of the town to the south.

Several features of the community may assist in achieving the vision of growth. The access to Pittsburgh, Baltimore, and Washington provided by nearby highways is a factor that makes Grantsville more attractive to businesses than many other rural locations. The community offers a wholesome environment for people to live in, a good education system with an elementary school in town, good fire and rescue services, a modern wastewater treatment system with sufficient capacity to handle some growth, and developable land both within and outside the current town limits. Low taxes are an incentive for individuals and businesses to locate within the town, and the town has the ability to expand its boundaries. Growth inevitably means some change, and there is a willingness of the community to change when change is warranted.

Grantsville is the logical and appropriate location for new development in this area of Garrett County. To avoid sprawl, development should be encouraged within the town instead of along highways outside the town.

Some factors may limit Grantsville's ability to grow. Increased employment opportunities, affordable single-family housing, and more senior citizens' housing are needed to support a growing population. Although town residents are generally willing to change, there is some resistance to change among older residents. Progress is sometimes slow.

In preparing this Plan, Garrett County's "development capacity analysis" for Grantsville was reviewed.<sup>1</sup> Theoretically, a "development capacity analysis" is a rough technique for estimating how much development can be built within a community with land currently available and under current zoning.<sup>2</sup> The finding—the current zoning in Town would allow 528 housing units to be

<sup>1</sup> This analysis was prepared by the Maryland Department of Planning for the County's use.

<sup>2</sup> With a "development capacity analysis", the land available within a Town's current boundaries and its existing zoning are used to estimate the number of housing units that could potentially be built. A certain amount of "infill"

added. This is more than what a reasonable growth rate will provide. As shown in figure 910, the Town may expect 380 new households by 2030.

**Impacts of future growth**

It is important to understand the impacts these 380 households will have on community facilities and services. It is essential to ensuring that adequate facilities exist to support the current and future populations. The following table outlines the projections and impacts of future growth in Grantsville. The community facilities assessed are schools, library, parks, police, and fire and emergency services. While, impacts to drinking water and sanitary sewer are discussed briefly here, they are discussed in further detail in the Water Resources Element.

*Schools*

The Garrett County Board of Education does not project that growth will result in overcrowding of the school system. In general, graduation rates are expected to be higher than birth rates. However, a projection of new students from the anticipated growth in Grantsville is provided in Figure 1011. This suggests that the growth in Grantsville will impact the Grantsville Elementary School if enrollment remains constant throughout the school district. This matter should be monitored cooperatively by the Town and the Garrett County Board of Education.

*Figure 11: Impacts to Schools*

<b>School</b>	<b>2008 Enrollment (pupils)</b>	<b>Forecast Pupil Generation in Grantsville<sup>1</sup></b>	<b>Capacity (pupils)</b>
Grantsville Elementary	230	72	274
Northern Middle	392	38	570
Northern High	607	53	701

The following pupil generation rates were used to project enrollment by new households: 0.19 Elementary, 0.10 for Middle, and 0.14 for High School.

<sup>1</sup> Does not include Pre-K students

<sup>2</sup> The 2008 Garrett County Board of Education Facilities Master Plan notes that in 2008, enrollment at Grantsville Elementary had dropped to 206 and projects that enrollment at Grantsville elementary will increase to 222 by 2018.

*Library*

The current library is sufficient for current and future needs.

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development is typically allowed in towns. “Infill” refers to the new housing units that could reasonably be expected to be built under current zoning. Sometimes infill can come about when an existing lot is subdivided to create another buildable lot. Sometimes infill can come about when single-family lots are converted into multi-family development projects. However, for the most part, infill happens when vacant lots are developed and/or large lots are subdivided into residential lots.

### *Parks*

Current parks are sufficient in location and size to serve existing households. New parks would be necessary to serve households in new development areas. These parks are shown on the Comprehensive Plan Map.

### *Police*

The current police services are sufficient for current and future needs.

### *Fire/EMS*

The current fire and EMS services are sufficient for current and future needs.

### *Water and Sewer*

The drinking water system in Grantsville has the capacity to support 850 equivalent residential units (ERUs). An ERU is equal to the estimated water use of one household—262.5 gallons of water per day. The sanitary sewer system in Grantsville has the capacity to support 2,285 ERUs. As previously stated the Town projects to grow by 380 households. Garrett County estimates that non-residential uses in Grantsville through 2030 would be equal to 72 ERUs.<sup>3</sup> The current water and sewer systems are able to accommodate these projected new households and non-residential uses.

In addition to this growth, there is increasing pressure for Grantsville to provide water and sewer services to the “hilltop” area and other areas of Garrett County not located in the Town. Grantsville would require annexation as a condition of service provision, unless special exception by the Town of Grantsville. Services would only be extended to areas outside the Town if sufficient capacity existed to serve the Town’s current and future needs.

## **Physical Environment**

### *Goals*

- Leave a legacy of clean air and water to Grantsville's future generation of residents.
- Continue the commitment to well-maintained streets and properties.
- Preserve the historic character of Grantsville as a guide for development.
- Allow the natural environment to guide the location of future development, providing form to the built environment.
- Ensure growth occurs within or adjacent to the existing Town Boundary.
- Protect the Casselman River and its tributaries from the negative impacts of development

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<sup>3</sup> Garrett County 2008 Comprehensive Plan, Appendix A – Supplemental Material. 2008.

along their banks.

- Acknowledge the resource value of natural areas such as woodlands, floodplains, streams, stream buffers, and steep slopes in Grantsville and protect these resources to the extent possible.
- Ensure that stormwater is managed, treated, and dispersed slowly. Untreated stormwater conveyed to the Casselman is minimized.
- Protect source water, including ground and surface water resources.
- Take steps to ensure that water quality of all water resources is maintained and improved for future generations.
- Maintain Grantsville's transportation network. Safety is paramount, and congestion is not present on local roads.
- Provide access for all residents of Grantsville to activity centers by walking or biking.
- Extend the traditional grid street system found in historic downtown into the growth areas of Grantsville.
- Provide connections to areas of new development through upgrades of local roads.

Grantsville is in a strong position to achieve these visions. Air quality in and around the town is generally good, and none of the existing industries poses a threat to Grantsville's clean air. The Town wastewater treatment plant will help to ensure that water resources are not degraded by development. The Town's existing pattern of streets and lots provides a guide to how future development could be laid out. Recent annexations include large parcels of land, which could be developed under a plan modeled on the existing historic Town. The River is currently buffered by woodlands. Maintaining woodlands will help preserve the River's integrity.

## **Economic Development**

### *Goals*

- Seek employment opportunities for youth so that they can remain in the area.
- Seek employment opportunities that improve the income level of residents.
- Attract clean industries to the Northern Garrett Industrial Park, including industries that make use of recycled materials and high tech industries such as financial services and computers.
- Increase tourism by expanding existing historical sites such as Penn Alps, developing water power for Stanton's gristmill, and attracting more antique and craft shops.
- Encourage more cottage industries.
- Encourage continuation of forestry and farming in the surrounding area.

- Actively seek to retain and attract businesses.
- Advance the Town's connection to farming and its historic tourism.

The presence of the Northern Garrett Industrial Park just across Interstate 68 from the town is one of Grantsville's greatest assets for economic development. The town's commitment to supply potable water and provide wastewater treatment for the industrial park increases the attractiveness of this location to potential developers. The Puzzly Run well provides water to a new chlorination facility located at the top of Negro Mountain. The only treatment required is chlorination. This water source is stored in a 400,000 gallon concrete tank, which supplies primarily the Northern Garrett Industrial Park.

Other factors that will help enable Grantsville to achieve its economic development visions coincide with the factors that will enable the town to experience controlled growth such as the town's access to major east west (I-68) and north-south (U.S. 219 and 1-79) highways, the wholesome environment, good education system, fire and rescue services, and low Town taxes.

The presence of several historic sites and antique and specialty shops as successful tourist attractions demonstrates that tourism can be an important component of Grantsville's economy. Finally, the long-term stability of family farms in the Grantsville area strongly supports the idea of preserving farming as a cornerstone of the town's economy.

## **Government**

### *Goals*

- Continue the tradition of responsible Town government.
- Keep the Town's tax rate down.
- Operate a Town government that is free of debt.
- Maintain a good education system.
- Continue to enact laws and regulations that encourage development while protecting the environment and the small town character of Grantsville.
- Ensure that the Town's procedures for review and approval of proposed development are reasonable, effective, and efficient.
- Continue to be a family-oriented community that embraces traditional values.
- Ensure adequate facilities to serve current and future residents are in place before development occurs. Grantsville does not suffer service reductions due to development.
- Work together with outside agencies to ensure existing facilities and services are maintained, improved, and optimized as the Town grows.
- Ensure that all residents of Grantsville have access to safe drinking water and sanitary sewer facilities.

For many years, Grantsville has had a strong a stable Town government, which has been able to meet the needs of the community while maintaining a tax rate that is as low as possible. The Town government actively seeks grants from other levels of government and other means of financing projects that do not incur debt for the Town. There is a strong partnership between the Town government and civic organizations, which have helped to fund many projects. Finally, there is cooperation between the Town and county governments that enables them to act in concert to the benefits of the Grantsville community.

The Town is committed to practices that will encourage economic development and up to 50 percent growth in Grantsville's population. The Town government is responsive to developers concerns during review and approval of proposed developments. Town officials will continue to explore techniques that give the Town flexibility in responding to development proposals. They will also explore opportunities to streamline the Town's regulatory process.

A potential obstacle to keeping the Town's tax rate at its current level is the need for additional Town services. For example, the Town government would incur additional costs that could be substantial if it were to supplement County and State Law enforcement services by hiring Town police officers.

### **Overall Vision**

One participant in the planning process summarized the overall vision of the Town as follows: Grantsville will become the model for other towns in Maryland for its quality of life, strong economic base, and sense of direction for the future.

## LAND USE ELEMENT

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 considers Grantsville a Growth Area. The County views the Town as the major location in the Casselman River Drainage Basin to which people and businesses are likely to migrate in the foreseeable future. The land Use Plan proposed in this section is consistent with the Garrett County Land Use Plan for the Casselman River Drainage Basin.

The Land Use Plan is a general, conceptual guide for the future growth and conservation of Grantsville. 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 Grantsville.

A land use plan is one mechanism for ensuring that development occurs in a manner that is consistent with the community's goals and visions. As shown on the Comprehensive Plan map, Grantsville's land use plan extends beyond the existing town boundaries to include parcels that may be annexed in the future

### **Land Use Polices and Actions**

Grantsville's policies and implementing actions with regard to land use are listed below. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and consider if new or revised actions are needed to further the policies listed here.

- 1) It is the policy of Grantsville that the Town's traditional character, including its historic structures, remains for future generations to enjoy.

#### **Implementing Actions:**

- Adopt a historic resource preservation overlay in the areas designated for historic resource preservation on the Comprehensive Plan Map. The boundaries of these areas will have to be defined through a detailed study of historic structures to determine the appropriate boundaries. This overlay would limit development and preserve existing

structures and open space.

- Consider applying for historic district status with the National Register of Historic Places.
- Require that rehabilitation of historic structures conform to the general design of existing buildings in the community—height, set back, size, and materials.
- The Town should pursue a program to purchase properties in disrepair and rehabilitate the site and or structure for commercial or residential investment.

- 2) It is the policy of Grantsville that the pattern of the Town’s development is cohesive and representative of traditional Town planning.

Implementing Actions:

- Adopt regulations to address property maintenance and retail signage concerns.
- Adopt design standards for new and infill development that are consistent with the height, setbacks, ~~size, scale,~~ and character of existing areas of Town.

- 3) It is the policy of Grantsville that sensitive areas in the Town are not developed, but are preserved for open space and recreation.

Implementing Actions:

- When the Town reviews development plans it should ensure that open space is provided and linkages to trails and to the existing park are made.
- Work with Garrett County to limit development east of the Casselman River.
- The zoning ordinance is amended to include a resource conservation zoning category, which is applied to institutional, recreational, agricultural, and sensitive environmental areas.

- 4) It is the policy of Grantsville for growth to occur consistently with the Comprehensive Plan Map.

Implementing Actions:

- Amend the zoning ordinance and map to reflect the land uses shown on the Comprehensive Plan Map.
- If industrial and regional commercial development is proposed south of Interstate 68 and west of the North Garrett Industrial Park, the land should be annexed into the Town.
- Work with Garrett County to ensure areas not targeted for development are maintained in

their agricultural or natural state as supported by the County's Comprehensive Plan.

- Permit annexation of land only as designated on the Town's Comprehensive Plan Map.

- 5) It is the policy of Grantsville to avoid sprawl. Development should be encouraged, and permitted at town densities within the Town instead of along highways outside the town.

Implementing Actions:

- Residential development at densities comparable to that in the existing downtown occurs in the newly annexed area to the north. This should incorporate multi-family uses; although the precise location is not indicated on the Comprehensive Plan Map.

- 6) It is the policy of Grantsville that flexible development regulations are used to promote innovative and cost-saving site designs and protect the environment.

Implementing Actions:

- Continue to permit cluster development to encourage more varied, efficient, imaginative, and economical development patterns. Cluster development should focus on a more attractive and usable patterns of open space.

- 7) It is the policy of Grantsville to support the County's recommended policies related to workforce housing.

While Grantsville's Plan does not contain a separate section on Housing, the Town does supports the County's findings and its recommended policies, especially related to workforce housing. The Town accepts the finding that roughly 1,400 affordable housing units will be needed countywide by 2030; 300 to 400 of these units should be developed in the towns of the County, while the bulk of the remaining affordable/workforce housing need should be met in the Deep Creek Lake area.

Implementing Actions:

- Work with County, State, and Federal agencies as well as local non-profit corporations to facilitate affordable owner-occupied housing.

- 8) It is the Policy of Grantsville to commit to the use of flexible development regulations that promote innovative a cost-saving site designs and protect the environment.

For example, the Town's zoning ordinance contains minimum lot sizes on residential tracts of ten acres or more. By permitting cluster development the Town hopes to encourage more varied, efficient, imaginative, and economical development patterns. Allowing cluster development increases the developer's flexibility in the location and arrangement of homes,

any-and result in reduced lengths of streets and utility improvements, and encourages more attractive and usable patterns of open space.

The Town relies on county planning and zoning staff to review development proposals for conformance with the Town's zoning map and ordinance. The Town is responsible for review of public utilities and streets in new developments for conformance with Town standards. Town officials are committed to review and take action on development proposals promptly.

## **Future Land Use**

The Grantsville Comprehensive Plan Map shows nine different land uses. These land uses are described here:

### *Suburban Residential*

The same styles of residences are found in the Suburban Residential area as in the Town Residential area. However, the Suburban Residential land use category provides for ecologically sound development and the preservation of open space in sensitive areas of Town with about two single-family residences or ten multi-family units per acre and a high percentage of open space, parks, and trails. This represents a lower density of development than the Town Center and Town Residential categories thus allowing for space that is more open. 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. A small area of land just within the western boundary of Grantsville is designated as Suburban-Residential.

### *Multi-family residential*

The medium density residential category provides appropriate densities for affordable housing needs as jobs and businesses develop. Uses that are permitted in this area include senior and workforce housing.

### *Town Residential*

Most of Grantsville is designated for Town Residential land use that supports the traditional style of development. Single-family, duplex, townhouse, and apartment style residences are found in this area. Mobile home parks are also acceptable. In the Town Residential area, development is less dense, with about four single-family residences or ten multi-family units per acre. Allowing quarter-acre lots for single family residences, various styles of multifamily dwellings, and mobile home parks is a policy that enables development of affordable housing in the Town Residential area.

The area designated for Town Residential development within the town includes land that is currently in residential use as well as some land that is currently being used for agriculture. Currently, there are a few vacant parcels, two church-owned parcels, and one and a half commercial parcels within the area designated as Town Residential.

### *Town Center*

Town Center is a mixed land use category that supports local businesses and tourism. Densely developed residential parcels intermingle with a variety of commercial and public uses. The areas of Grantsville that are designated as Town Center are located primarily along the major thoroughfares (Main Street, South Yoder Street, and Springs Road). Between First Street and Hershberger Lane, the area designated as Town Center also includes the parcels between Ravine and Miller Streets.

Town Center residential uses include single-family detached dwellings, duplexes, townhouses, and apartments. Densities of eight to twelve units per acre are acceptable in the Town Center. The area also contains governmental facilities, professional offices, and commercial uses such as retail shops, restaurants, hotels, and service stations.

The area within Grantsville's existing boundaries that has been designated as Town Center encompasses all except two of the businesses in the town and all the institutions except for the municipal center, elementary school, fire department, and a church. There are currently a handful of vacant parcels within the Town Centers area which would permit infill of either various types of residences in the Town Center area are factors that could facilitate small scale development of affordable housing.

### *Commercial*

The areas designated as commercial are intended to provide essential services and employment opportunities. This includes businesses and offices such as the flushing shirt company, and the highway services located at the exit ramp for Interstate 68.

### *Industrial*

Industrial uses are meant to provide employment opportunities separate from residential areas of Town. Uses include industrial operations, research operations, manufacturing, warehousing, and offices. The industrial area of Town is the Northern Garrett Industrial Park on the southeast side of Interstate 68.

### *Institutional*

Most of the parcels within Grantsville that are currently used for institutional purposes, including municipal, governmental, education, community facility, and church uses. The purpose of these areas is to provide community services to local residents. Institutional areas are contained within the area designated as Town Center, including the library, rescue squad, health center, and most churches. The municipal, governmental, and institutional uses outside the Town Center are noted separately on comprehensive plan map. These facilities within the town are the Municipal Building west of the Grantsville Park, and the elementary school on the south side of town.

### *Parks / Open Space*

The areas designated as parks/open space provide recreational opportunities for residents and visitors and include publicly owned park land as well as privately held land on which further development is prohibited. The two areas designated as parks/ open space within the existing town limits are the Grantsville Park and the athletic field behind the elementary school. Uses that would be permitted in these areas include parks, trails, community centers, and open space.

### *Resource Conservation and Agricultural*

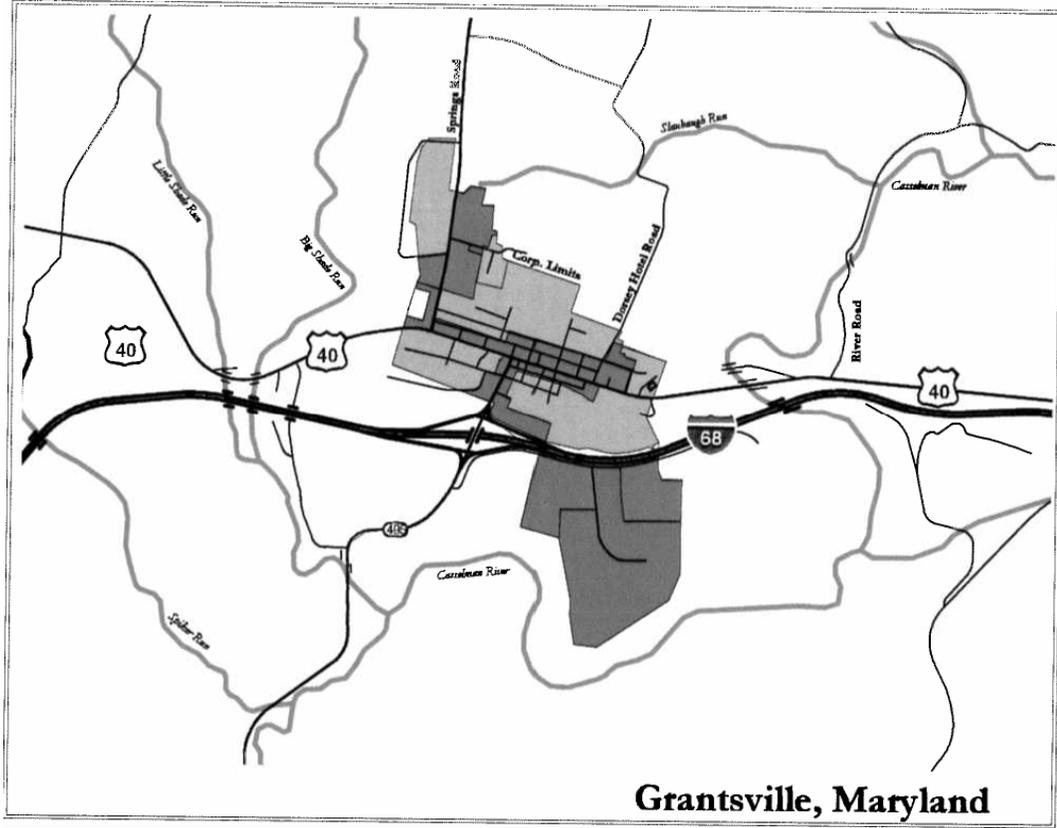
The map of Grantsville's existing land use (Figure 7) shows a significant amount of land being used for agricultural purposes. However, in the comprehensive plan, this land is contained within areas designated for Town Residential use. All the land designated as agricultural in the comprehensive plan is outside the current town boundaries. The Agricultural Conservation category is meant to protect the underlying natural resource base from development. Uses in the Resource Conservation category include trails, open space, woodlands, parkland, and farming.

### *Historic Resource Preservation*

The Comprehensive Plan Map recommends historic resource protection in the center of Town. The borders of this area have not been designated on the map. The goal of the historic resource preservation is to provide an overlay that will preserve historic areas of Town while allowing for expansion in a manner consistent with the traditional patterns. A detailed study should determine the exact boundaries of this conceptual area.

Figure, Zoning Districts

# Zoning Districts

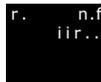
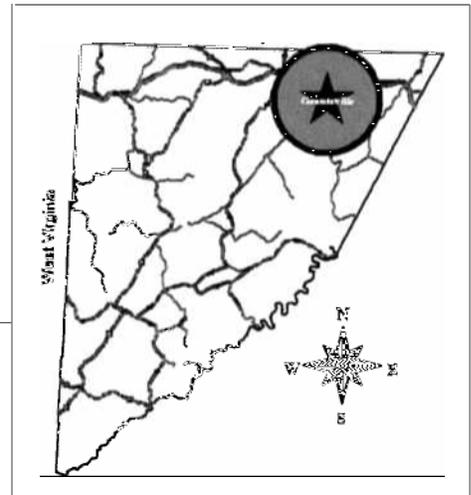


Suburban Residential

Employment Center

Li Town Residential

Town Center



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County CouncC for Wettem  
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## **MUNICIPAL GROWTH ELEMENT**

House Bill 1141, a 2006 amendment to Article 66B, requires a municipal growth element that addresses a town's future growth, the expansion of its boundaries, and conservation of natural resources in its new growth areas. This section describes the Town's Plan for municipal expansion. It considers past growth trends and projects future population through 2030. It also addresses the impacts of growth on natural resources and infrastructure.

The Municipal Growth Map shows the Town's existing boundary and where the Town's boundary could be extended in the future. It also shows the recommended land use for this municipal growth area. These are the areas that the Town of Grantsville would annex before 2030. Recent annexations have added significant land area to the Town; this provides the necessary lands to accommodate the projected growth for the Town. The annexation area to the east of Town includes areas where Grantsville currently provides water and sewer services.

### **Municipal Growth Policies and Actions**

This Comprehensive Plan projects a significant amount of growth in the Town by 2030. The development of new housing and commercial areas should be guided by the policies and actions below and by the Comprehensive Plan Map. Grantsville's policies and implementing actions with regard to municipal growth are listed below. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and consider if new or revised actions are needed to further the policies listed here.

- 1) It is the policy of Grantsville that municipal growth helps the Town to achieve its goals and protect its interests as represented in this Comprehensive Plan.

#### Implementing Actions

- Annexations shall not be permitted if the water resources or other community facilities are not adequate to serve additional households or businesses while maintaining a constant level of service for existing residents and businesses.
- This plan supports the future annexation possibilities for the Garrett County Department of Public Utilities (DPU) that is already receiving sewer services from Grantsville. This is the area between the existing eastern boundary of town and the "hilltop" area. Since there is no county wide zoning, Town zoning would provide a direction for growth in this area.
- Annexations shall be required to provide adequate connections to the existing road and pedestrian network (sidewalks and trails).

- 2) It is the policy of Grantsville to extend municipal services to areas outside of the town when

it would provide a net benefit to Grantsville.

#### Implementing Actions

- Water & sewer connections to areas outside of Grantsville will not be provided unless sufficient capacity is available to accommodate Town growth.
- 3) It is the policy of Grantsville to annex only areas within the planned growth area shown on the Grantsville Future Plan Map.

#### Implementing Actions

- Future annexation possibilities could include, Route 669 to the Pennsylvania line; Route 219 North to the Pennsylvania line; North Peavine Road to Route 669; west of Town on Negro Mountain east of the Town's water tanks; Ronald & Gail Broadwater property which lies south of Interstate 68 and west of the Industrial Park.
  - This plan supports the annexation, unless special exception by the Town of Grantsville ~~and for~~ provision of water and sewer services to developed areas between the existing eastern boundary of Town and the “hilltop” area.
  - The interstate highway forms a logical boundary for expansion of the town to the south.
- 4) It is the policy of Grantsville to maintain a greenbelt of agricultural and natural lands around the Town.

#### Implementing Actions

- The Town works with Garrett County to ensure that areas not targeted for development are maintained in their current state. The County should protect surrounding open space and farmland from development until annexation into Grantsville is deemed appropriate.
- No annexation shall be granted for areas designated as resource conservation on the Comprehensive Plan Map except for the purposes of preservation. Sensitive environmental areas should be preserved.
- The Town will work with farmers, Garrett County, and the State to preserve surrounding farmlands to the west and south.

### **Municipal Growth Area Land Use**

The sections that follow describe the land use categories and locations of the land use category that would be used in annexation areas and areas that would be proposed for future growth.

*Commercial*

Areas designated as commercial on the Comprehensive Plan Map are intended for retail and other businesses that serve the public. These areas are not intended for the same kinds of industrial uses that would be found in Industrial areas. An area to the northwest of the existing town boundaries that is considered a candidate for eventual annexation is designated as Commercial. This property includes the former Yoder's Country Market and other commercial and institutional uses. In the potential annexation area west of South Yoder Street and south of Grantsville's existing boundary, the Commercial designation is extended to the property adjacent to the I-68 interchange. Grantsville also is considering annexing the "hilltop" area that is to the east of the Town. The Town has been asked to provide water and sewer services to this location.

*Industrial*

Areas designated as industrial on the Comprehensive Plan Map are intended for employment uses and are separated from residential areas of the Town. The Industrial area shown outside the town limits is to the west of the northern Garrett Industrial Park.

*Resource Conservation and Agricultural*

Areas designated as resource conservation on the Comprehensive Plan Map are intended for continued use as agriculture or natural areas and are separated from residential areas of the Town. The area to the northeast of Grantsville's existing boundary is designated as agricultural. If the property were annexed by the Town, the Town's zoning ordinance would have to be amended to ensure that the land remains in agricultural use. An agricultural zoning classification would have to be added in which non-agricultural uses were not permitted.

Areas around the Casselman River are in natural resource use; this plan confirms this use and recommends that the forested area around the river remain. If any of this area was annexed conservation zoning would be applied.

*Parks/Open Space*

The Grantsville cemetery is designated as parks/open space within the area that eventually may be annexed south of the existing town boundary.

**Extended Municipal Growth**

Grantsville wishes to plan for the future with an extended view. The Town does not wish to plan for a 20-year horizon without considering the Town's long-term future. Therefore, growth beyond 2030 should be guided by an ultimate future growth boundary. This boundary is depicted on the Future Growth Map and includes the following areas:

- Route 669 to the Pennsylvania line;
- Route 219 North to the Pennsylvania line;
- North Peavine Road to Route 669;
- West of Town on Negro Mountain east of the Towns water tanks;
- The Ronald & Gail Broadwater property which lies south of Interstate 68 and west of the industrial park.

These areas could be considered for annexation within the timeframe of this Comprehensive Plan. Future updates to this plan should be guided and stay within the growth area shown on the Future Growth map. The development of land should be guided by future updates to this Comprehensive Plan.

Lands in this future growth boundary should, in general, remain in its current state until annexed into the Town. The future growth map does not designate land uses. Development in the Grantsville area should occur within the Town limits, and sufficient area is provided for all types of development in the annexation and growth areas of this Comprehensive Plan. This also ensures that areas where the Town will eventually grow are not developed in a manner inconsistent with the Town's long term development objectives.

## TRANSPORTATION ELEMENT

As discussed in the background section of this report, the State-maintained roads (Alternate U.S. Route 40, Maryland Route 495, and Maryland Route 669 and County-maintained Dorsey Hotel Road provide links to Grantsville's Grid of Local Street. Figure 9 classifies the major streets within Grantsville as arterials, major collectors, and minor collectors.

No significant changes to the existing street configuration are proposed in the comprehensive plan. Similarly, there are no plans to upgrade existing street or to add sidewalks. As discussed in the Background section, the small number of through streets, the narrowness of the streets, and the resulting slow pace of traffic contribute to the village-like character of the town and help accommodate pedestrians and horse-drawn vehicles.

Of course, there will be a continual need to maintain the existing streets and the sidewalks along Main Street. Town staff will continue to inspect Grantsville's streets each spring to determine the need for maintenance and overlay paving. Based on the results of this inspection and revenue available for street maintenance, the Town will request bids and award a contract for the work.

The Town is not compelled to adhere to State or national standards for street construction when the work is funded by locally generated revenue or by the Town's portion of State highway user fees. Nonetheless, the Town will continue to require that new streets have 40-foot rights-of-way and 24-foot pavement widths. These standards coincide with the requirements that must be met when using Federal funds or State aid in lieu of Federal funds to construct streets. In addition, the Town will continue to require sidewalks along streets in new subdivisions. Sidewalk design standards should be included in Grantsville's subdivision and land development ordinance to accommodate pedestrian circulation since sidewalks are nearly non-existent in Grantsville.

Access to areas designated for future development will be provided by extensions to existing streets as well as construction of new streets. Within the current town limits, access to the undeveloped residential area north of the park and Municipal Building will be via northward extensions of Pennsylvania Avenue and Hershberger Lane. In the residential area southwest of the elementary school, access will be provided by a new east-west street named South Street. The area to the southeast of the elementary school will be accessed via two new streets off Main Street as well as an extension of School Lane. In the potential annexation area in the southwest corner of Grantsville, access to the proposed residential land use area would be via an extension of Meadow View Drive.

Potential future enhancement of public transportation services in Grantsville includes expanded service by Garrett Transit for routine travel to shopping, medical care, and government offices by residents that do not have access to automobiles. If the Grantsville senior citizen center were developed as planned, Garrett Transit would station vehicles and maintain dispatching capacity at the center. Finally, services might be expanded to transport tourists to Grantsville from the Deep Creek Lake resort area.

Such improvements to existing services are contingent on the availability of funding. Public transportation in rural, less populated, areas such as the Grantsville region requires greater subsidies than does public transportation in urban settings.

*Figure 12: Major Streets in Grantsville*

<u>Arterials</u>	<u>Major Collectors</u>	<u>Minor Collectors</u>
Main Street South Yoder	Dorsey Hotel Road Springs Road	Miller Street Pennsylvania Ave. Grant Street Church Street

The Comprehensive Plan Map shows the transportation upgrades and general pattern of new roads in future development areas. This pattern reflects the pattern of streets downtown, while incorporating a network of green space and trails.

**Transportation Policies and Actions**

Grantsville’s policies and implementing actions with regard to transportation are listed below. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and consider if new or revised actions are needed to further the policies listed here.

- 1) It is the policy of Grantsville to maintain a well-functioning street system with special attention to the arterials and collectors.

Implementing Actions

- Monitor congestion and speeds on local roads and address safety concerns.
- Update the zoning ordinance to incorporate street design guidelines.

- 2) It is the policy of Grantsville to provide a variety of transportation options for its residents and a walkable Town.

Implementing Actions

- Implement streetscape improvements outlined in the Community Legacy Plan.

- A plan for a recreational trail system consistent with that shown on the Comprehensive Plan Map and the Garrett County Recreational Trail Map for Grantsville is developed.
  - Require that new development provide connections to the Town’s planned network of trails and sidewalks.
  - This plan should include connections between residential areas, downtown, the library, parks, and the school.
  - Continue to support the Garrett Transit Services "People Mover” Program’s paratransit services
  - Sidewalks and trails are developed to improve pedestrian and bicycle connection between residential areas and the town hall, elementary school, library, recreation areas, Casselman River, and downtown.
- 3) It is the policy of Grantsville that all new residential development incorporates the general pattern of streets downtown and as shown on the Comprehensive Plan Map.

Implementing Actions

- Update the subdivision ordinance to regulate that new residential development follow an interconnected grid pattern of streets consistent with downtown. That is relaxed when necessary to respond to topography, sensitive areas, or other conditions of the underlying environment.
  - As development occurs, require that the street network of downtown is continued northward, connecting new residential development with downtown.
- 4) It is the policy of Grantsville to make connections between discontinuous streets.

Implementing Actions

- Maintain an interconnected grid system of streets. Make connections where they are not currently present.
- Require that new residential development provide connections to the local road system.

## **COMMUNITY FACILITIES ELEMENT**

Plans for Grantsville's community facilities are discussed in the following sections.

### **Water and Sewer Systems**

The Town has increased its water supply by adding one well site. The new well is expected to supply the potable water needs of the existing population, the Northern Garrett Industrial Park, and an eventual 50 percent increase in the town's population.

The Town's wastewater treatment plant is adequate to serve the existing population, a 40-acre industrial park, and a 50 percent increase in Grantsville's population the extension of sewerage to Hilltop and Chestnut Ridge was completed by the Garret County Public Utilities Office. Future improvements include expansion of the Grantsville wastewater treatment plant. Such an expansion would not involve Town expenditures, however. The Town will have to work with the Garrett County Public Utilities Office to explore options for sewage treatment for the Keyers Ridge Industrial Park. One option maybe to construct a 300,000 gallon holding tank in the area of Shade Hollow on MD Route 40. This would enable a 1 or 2 day holding capacity in the event of an emergency. More details regarding the water and sewer systems are addressed in the water resources element of this comprehensive plan.

### **Solid Waste Service**

The Town will continue to contract with a private hauler to collect trash from town residents. In addition, the Town government is committed to implementing a recycling program. There are plans to expand the Municipal Building for use as a recycling center as well as for storage.

### **Emergency Services**

There currently are no plans for the Town government to undertake the police function. The town will continue to rely on the County Sheriff's Department and the State Police for law enforcement services.

Similarly, the town will continue to rely on volunteer organizations to provide fire and emergency medical services. According to the groups that provide these services, existing facilities are adequate to serve the current population.

If Grantsville's population grows by 50 percent, both the Grantsville Volunteer Fire Department and the Northern Garrett Rescue Squad could expect to attract additional members. There would be no need for the fire department to acquire new apparatus or to expand their existing facilities unless buildings tall enough to require a ladder truck were constructed. Such

structures are not likely to be built because they would not be consistent with the character of the existing town.

At 50-percent increase in Grantsville's population might make it necessary for the rescue squad to acquire an additional ambulance. Because the building currently occupied by the rescue squad cannot accommodate an additional vehicle bay, acquisition of any additional vehicles would force the rescue squad cannot accommodate an additional vehicle bay, acquisition of any additional vehicles would force the rescue squad to consider moving to an alternate facility.

### **Government Facilities**

Garrett County adopted a Land Preservation & Recreation Plan in November of 1993. The Plan analyzes regional recreation trends, 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 facilities.

The Grantsville Elementary School is currently operating at about 75 percent of design capacity. Consequently, the existing school facility can accommodate a sizeable increase in Grantsville's school age population. School officials have projected enrollments only until the year 2001 and have not considered the increased population envisioned for the year 2010 in this report. Whether the school can accommodate a 50-percent increase in the town's population will depend on the age composition of that population. School planning officials will monitor changes in Grantsville's population, continue to make enrollment projections, and analyze the need for additional facilities.

### **Community Facilities Policies and Actions**

Grantsville's policies and implementing actions with regard to community facilities are listed below. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and establish a new set of actions to further the policies listed here.

- 1) It is the policy of Grantsville to make school facilities and performance a top priority.

#### **Implementing Actions**

- Meet regularly with Garrett County Board of Education to discuss current and future enrollment and educational needs.

- 2) It is the policy of Grantsville to develop a recreational trail network that will serve to connect residents to community facilities.

Implementing Actions

- Amend the zoning ordinance to require improvement and dedication of land for a linear park system along Slaubagh Run and the Casselman River.
- Amend the subdivision ordinance to require sidewalks in new developments where appropriate.
- Develop a plan for additional parks and trails that serve the recreational needs of new development and connect it with existing areas of Town.

- 3) It is the policy of Grantsville to sponsor community events.

Implementing Actions

- Begin planning and seek funding to develop a community center that will serve both senior citizens and youth near the Town Park and library.
- Support of regional craft shows and festivals.
- Promote Grantsville Days.
- Study the feasibility of accommodating horse-drawn vehicles on the town's thoroughfares and at local places of business.

- 4) It is the policy of Grantsville to continue the tradition of efficient and fiscally responsible Town government.

Implementing Actions

- Continue to coordinate with Garrett County Municipalities on service provision.

- 5) It is the policy of Grantsville that municipal-related functions (such as water and sewer, fire, library, and parks and recreation services) remain adequate in view of existing and future demand.

Implementing Actions

- Coordinate with Garrett County's various agencies to ensure that police, fire, emergency service, library, and school needs in Grantsville continue to be met.

- 6) It is the policy of Grantsville to promote and support good local health care.

Implementing Actions

- Maintain communication with health care providers to ensure their ability to continue providing services to Grantsville.

## **MINERAL RESOURCES ELEMENT**

Coal, clay, natural gas, and peat moss have been extracted from the earth near Grantsville in the past but are no longer being mined. The only product that continues to be mined in the Grantsville area is sandstone. The nearest sandstone quarry is operated by Keystone Lime Company, Inc. about four miles from Grantsville on New Germany Road. The company expects to continue operating this quarry indefinitely. There is the potential for further harvesting of peat in Garrett County in the general area in which peat has been harvested in the past. Any such venture would have to comply with current environmental protection requirements.

While mineral resources are present around Grantsville, the development of these resources within the Town is not compatible with its previously stated goals. Extensive mining of mineral resources is contrary to the historic and environmental goals of the Town. However, mining may be permitted outside of Town limits. A deep mine will be located south of Grantsville. The projected lifetime of that mine is 20 to 25 years. Grantsville will work with the mining company and all local and state agencies:

### **Mineral Resources Policies and Actions**

Grantsville's policies and implementing actions with regard to mining are listed below. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and consider if new or revised actions are needed to further the policies listed here.

- 1) It is the policy of Grantsville that new and existing mining operations comply with the highest environmental protections and standards.

#### **Implementing Actions**

- The impact of mining operations on the environment is monitored. The Town addresses environmental concerns as a result of mining operations immediately with the mining company and with the State.
- 2) It is the policy of Grantsville that abandoned coalmines upstream from Grantsville are acquired and restored to reduce or eliminate downstream pollution.

#### **Implementing Actions**

- Work with the Abandoned Land Mine Reclamation program to restore abandoned coalmines upstream from Grantsville and to reduce or eliminate downstream pollution from these mines.

## **SENSITIVE AREAS ELEMENT**

Grantsville's residents are committed to protecting the scenic, historic, and environmental resources of the community from the adverse effects of development. Many of the goals and visions presented at the beginning of the Comprehensive Plan section of this report address preservation of these resources.

Under the Clean Water Act, states are required to identify and list waters that are too polluted or otherwise degraded to meet water quality standards. These waters are considered “impaired”. Waters that are listed as impaired must then have a Total Maximum Daily Load evaluation, or TMDL, developed for them. A TMDL is a calculation of the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards. TMDLs consider the amount of nutrients that enter a stream from both point (wastewater discharge points) and non-point sources (runoff). According to the Maryland Department of the Environment Casselman River Watershed is biologically impaired as well as being impaired by metals. A TMDL evaluation has been completed for metal impairments.

There is a need to restrict development between the town and the Casselman River as a means of preserving a sensitive scenic, historic, and environmental resource. Providing this additional buffer along the Casselman River near Grantsville would have the effect of protecting the stream, the 100-year floodplain, habitats of threatened and endangered species, and steep slopes. In addition, the buffer would maintain the scenic surroundings of the historic Casselman River Bridge.

As discussed earlier, development of land encompassed by the Casselman River Bridge Start Park is already restricted. The County government has authority to control development of the remaining land between the town limits and the Casselman River. The County could provide a buffer in this area to protect the stream and adjacent floodplain, habitat, steep slopes, and scenery through acquisition of land or through regulations that restrict development.

Several buildings in town, most notably the Casselman Hotel, were identified as warranting preservation for historic reasons. The Town will continue to require that new development and rehabilitation of historic structures conform to the general design of existing buildings, thereby protecting the historic appearance of the town.

### **Sensitive Areas Policies and Actions**

Grantsville's policies and implementing actions with regard to sensitive areas are listed below. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and consider if new or revised actions are needed to further the policies listed here.

- 1) It is the policy of Grantsville that buffers are maintained and/or established around the

Casselman and its tributaries to prevent development and preserve the forested areas that surround these waterways.

Implementing Actions

- Adopt buffers on each side of the Casselman River and its tributaries. Uses in these buffers would not permit large amounts of impervious surfaces.
  - Amend the zoning ordinance to require that new development preserve or restore river buffers.
  - River buffers should be reforested and used for an interconnected system of recreational trails and parks.
- 2) It is the policy of Grantsville that permanent open space is established in conjunction with future land development wherever feasible.

Implementing Actions

- Developers are required to contribute to preservation of open space either on site or on a location designated for Resource Conservation on the Comprehensive Plan Map regardless of the location of their development.
- 3) It is the policy of Grantsville to regulate development harmful to sensitive natural areas—rivers, river corridors, wetlands, floodplains, woodlands, rare wildlife habitat, and steep slopes.

Implementing Actions

- Amend the Zoning Ordinance to include regulations prohibiting impervious surfaces in any floodplain.
- Work with MDE to monitor the impact of these actions on the biologic and metals impairments in the Casselman River and its tributaries, as described above.

## **WATER RESOURCES ELEMENT**

A water resources element must address future water and sewer capacity needs; identify future sources of drinking water, and the location of receiving waters for the discharge from water treatment plants. A water resources element must also contain the framework for long-term, water resource protection and water quality improvements.

Additional information regarding water resources can be found in the background section of this Comprehensive Plan, specifically in the Water Resources Section. The Garrett County Comprehensive Plan Water Resources Element contains a map of the water service areas on page 5-3 and a map of the planned sewer service areas on page 5-14 which may also be a useful reference.

### **Impacts of Future growth**

Recall from the section on development goals and policies, this plan projects a growth of 380 households by 2030. For the purposes of water and sewer planning, each of these households would equate to one equivalent residential unit, or ERU. An ERU is equal to the estimated water use of one household—262.5 gallons of water per day. This means there would be 380 additional residential ERUs served by Grantsville’s water and sewer system in 2030. New non-residential uses will also require water and sewer services. Garrett County estimates that non-residential uses in Grantsville through 2030 would be equal to 72 ERUs.<sup>4</sup> The total requirement for additional ERUs in 2030 would be 380 residential ERUs plus the 72 non-residential ERUs, or 452 ERUs.

In addition to the Town’s planned growth, there is increasing pressure for Grantsville to provide water and sewer services to the “hilltop” area and unincorporated other areas outside of the Town. These areas are shown on Grantsville’s Future Growth Map. Grantsville would require annexation as a condition of providing service to these areas, unless special exception by the Town of Grantsville. Services would only be extended to areas outside the Town if sufficient capacity existed to serve the Town’s current and future needs.

### **Drinking Water**

The Town of Grantsville provides its own water service from springs and wells in the Allegheny and Pottsville formations. The Town also supplies water outside of its municipal limits to the Keyser’s Ridge area, Northern Garrett High School, and Northern Garrett Middle School. There are no water quality concerns with these water sources.

The Town is currently permitted to withdraw 223,000 gpd of water—enough to serve 850 ERUs. The system currently serves 229 ERUs. This is sufficient capacity to serve the growth the Town

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<sup>4</sup> Garrett County 2008 Comprehensive Plan, Appendix A – Supplemental Material. 2008.

projects through 20303, which is 452 ERUs, as discussed above. In fact after meeting the growth needs there would be about 169 ERUs worth of capacity remaining. However, the Town would consider future water extensions which may require that the capacity of the water system be expanded.

In addition to this Plan's projected growth, the Town may extend public water services along Route 669 to Pea Vine Road and Dorsey Hotel Road. This extension would connect an additional 175 ERUs to the system. The Town would also consider providing service to the homes along Route 40 between its current boundaries and the "hilltop" area. This is approximately 75 ERUs. Together, these two potential extensions would require 250 ERUs of capacity; however, the system would only have 169 ERUs of capacity after meeting the demands of current residents and planned growth. This situation is explained in Figure 13.

The Town would need to work with MDE to increase its permitted capacity or develop additional water sources if it is to provide service to these additional areas. Grantsville is currently undergoing preliminary study of the potential to draw water from springs located on the north side of Route 40, west of Town. In the long run, the Town will need to conduct a study of additional water sources.

*Figure 13: Planned Allocation of Drinking Water Capacity*

	<b>ERUs</b>
System Capacity	850
2007 Use	229
<b>Available Capacity in 2007</b>	<b>621</b>
<b>Projected Demand from Town Growth</b>	
Residential growth	380
Non-residential growth	72
<b>Remaining Capacity in 2030</b>	<b>169</b>
<b>Projected Demand from other Service Areas</b>	
Pea Vine Road extention	175
Route 40 residents	75
<b>Remaining Capacity</b>	<b>-81</b>

## Wastewater Treatment

The areas served by the Town’s wastewater treatment plant include: the municipal limits, Chestnut Ridge, Jennings, and the Goodwill Mennonite home. This includes service to the homes along Route 40 between its current boundaries and the “hilltop” area. The Grantsville WWTP has a 600,000 gallon per day (gpd) capacity which can serve 2,686 ERUs. It is currently serving 1,676 ERUs. This use exceeds local demand because the Town provides a sewer connection to the Garrett County Department of Public Utilities (DPU). Through this connection, service is provided to areas of the County outside of Grantsville’s service boundaries.

The Town has sufficient capacity to serve the Town’s projected residential and non-residential growth through 2030. In addition to planned growth the Town intends to expand service along Route 669 to Pea Vine Road and Dorsey Hotel Road which would add 92 ERUs. The Town already provides sewer service to the residents along Route 40, east of Town. This proposed extension growth would leave 66 ERUs of available sewer capacity in 2030.

*Figure 14: Planned Allocation of Sanitary Sewer Capacity*

System Capacity	2,286
2007 Use	1,676
<b>Available Capacity in 2007</b>	<b>610</b>
<b>Projected Demand from Town Growth</b>	
Residential growth	380
Non-residential growth	72
<b>Remaining Capacity in 2030</b>	<b>158</b>
<b>Projected Demand from other Service Areas</b>	
Pea Vine Road extension	92
Route 40 residents	-
<b>Remaining Capacity</b>	<b>66</b>

## Stormwater

Stormwater run-off can have negative impacts on stream water quality because it collects pollutants and sediments and transports them to streams and rivers. Stormwater run-off contributes to “non-point” source loading of nutrients. “Non-point” sources are those sources related to how the land is used as opposed to direct “point” source discharges into the stream from wastewater treatment plants. The amount of stormwater run-off and resulting non-point nutrient loading is related to land use.

The Garrett County Comprehensive Plan (pages 5-26 through 5-30) looks at the impacts of non-point source loading under three different land-use scenarios. The first scenario is to maintain the

existing low-density and agricultural land-use pattern. The second scenario considered the clustering of development around towns and other developed areas. The third scenario, essentially same as the second assumed that all new development with private septic systems used septic denitrification systems. None of these scenarios considers land use changes inside of the Town’s boundaries. The County determined that the second scenario would have the least impact in water quality.

As stormwater run-off and nutrient loading is only assessed at a County-wide or watershed level, the Grantsville Comprehensive Plan does not include an individual analysis of different land-use plans. Grantsville’s plan includes significant development in the Town. Therefore it will be necessary for the County to re-run its model with Grantsville’s Land Use Plan in order to determine the impact this Plan would have on non-point source loading in the Casselman River Watershed. Grantsville will request that Garrett County re-run the model with the Town Plan included. Updates to this Comprehensive Plan will include data from this analysis, and subsequent Comprehensive Plans will incorporate the analysis into the development of the goals, policies, and actions. While the amount of development in Grantsville would increase, it is important to note that development in other areas of the watershed could be reduced as a result of the higher densities the Town would accept. The new model run by the County should reflect this. Figure 15 shows the projected point and non-point source loading estimated for the Casselman River.

*Figure 15: Yearly nutrient loading for the Casselman River*

	Current (lbs/year)		Future (lbs/year)	
	Nitrogen	Phosphorus	Nitrogen	Phosphorus
Point Source	10,722	2,681	14,201	3,550
Non-point Source	51,686	2,301	76,307	4,036
<b>TOTAL</b>	<b>62,408</b>	<b>4,982</b>	<b>90,508</b>	<b>7,586</b>

Source: 2008 Garrett County Comprehensive Plan (page 5-29) and Jakubiak & Associates

This assessment indicates the scale of the expected nutrient impacts would be in 2030 from the Town’s WWTP (point-source) and from land uses and septic tanks in the watershed (non-point source). These numbers are estimated by a general model and should not be considered precise estimates of future nutrient loading in the Casselman River Watershed.

Total Maximum Daily Loads (TMDLs) provide information on the “assimilative capacity” of a water body, that is, the TMDL of nutrients that the Casselman River could accommodate while maintaining acceptable water quality. MDE has not completed TMDL documents for nutrients in the Casselman River Watershed. Absent a TMDL document to guide the Town’s land use plan, the Town has chosen a land use plan which seeks to minimize the nutrients from point and non-point sources. This is consistent with the Garrett County Comprehensive Plan, which calls for minimizing nutrient impacts.<sup>5</sup>

<sup>5</sup> Garrett County Comprehensive Plan 2008. page 5-30.

## **Water Resource Policies and Actions**

New sources of drinking water would need to be developed to accommodate the Growth Area as well as additional wastewater treatment capacity. In the short term, any annexation would require an annexation agreement (including phasing schedules), and would require the developer to contribute to acquiring new water sources and providing additional wastewater treatment capacity before development could begin. Phasing schedules could help ensure development stays within the capacity of the Town's drinking water and wastewater systems as development occurs.

Grantsville's policies and implementing actions with regard to water resources are listed below. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and establish a new set of actions to further the policies listed here.

- 1) It is the policy of Grantsville that public water and sewerage facilities remain adequate to meet demand.

### **Implementing Actions**

- Complete capacity management plans to ensure that future water supply and sewer capacity will be sufficient to meet demand.
- Undertake a study of potential new water sources that will be needed in the later years of this Plan.
- The Town maintains its sewer system and monitors inflow and infiltration to prevent issues common in Garrett County from occurring in the Grantsville system.
- Support Garrett County's incentives for water conservation with Town incentives and educational materials.

- 2) It is the policy of Grantsville that expansion of water and sewer services beyond Town limits provides fiscal benefits, while maintaining existing service levels.

### **Implementing Actions**

- New annexations or development plans are approved when water and sewer capacity are available.
- Extension of water services to Pea Vine Road and the residents along Route 40 will not occur until sufficient water capacity is brought online to serve these areas and Grantsville's planned growth.

- 3) It is the policy of Grantsville that stormwater does not enter the Casselman directly, but

travels through stormwater management systems and over forested buffers.

Implementing Actions

- Update the zoning ordinance to comply with the Comprehensive Plan Map-targeting specific areas for development, while other areas are maintained in their natural state.
  - Amend the zoning ordinance to require incorporating the latest stormwater management techniques in large new developments.
- 4) It is the policy of Grantsville that buffers of forested areas are established around water sources. Development is not permitted in these buffer areas.

Implementing Actions

- Work with Garrett County to maintain buffers around the source wells where Grantsville draws its water.
  - Support and keep current on County efforts in the area of source water protection as laid out in the County Comprehensive Plan, Section 5.2.7.
- 5) It is the policy of Grantsville that development near the Casselman River and its tributaries is held to a high environmental standard.

Implementing Actions

- Introduce an educational program on low-cost methods to reduce stormwater flow (for example, rain barrels).
- Protect buffers of forested areas around the Casselman River and tributaries. Establish buffers where they are not currently present along the River's tributaries.
- Request that Garrett County re-run its non-point source loading model with Grantsville's planned growth plan.

## **DOWNTOWN REVITALIZATION AND ECONOMIC DEVELOPMENT**

Grantsville'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. Grantsville'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 businesspersons
- 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**

Grantsville 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.*

### **Downtown Revitalization and Economic Development Policies and Actions**

Grantsville's policies and implementing actions with regard to economic are listed below. While many of these actions may be achieved in the six-year time frame of this plan, many of the actions listed here have a longer timeframe. The implementing actions are the actions that the Town will take over the next six years to implement the policies of this plan. After six years, the Town will review this plan and evaluate the actions listed here.

- 1) It is the policy of Grantsville to provide sufficient land for the expansion of existing businesses and development of new businesses.

#### Implementing Actions

- Annex the land south of Interstate 68 and west of the industrial park for and industrial commercial expansion.

- 2) It is the policy of Grantsville to actively recruit new businesses that support the commercial environment in downtown Grantsville.

#### Implementing Actions

- Work with existing business owners and the Garrett County Department of Economic Development on a business program.
- Commercial development outside of the Town Center is supportive of the retail uses in the Town Center.
- Implement a business retention and entrepreneurial training program. Work with County organizations to use existing or develop new business loan programs.

- 3) It is the policy of Grantsville to actively promote its many tourism opportunities.

### Implementing Actions

- Coordinate the local community events called for in the Community Legacy Plan. This includes Grantsville Days, local tie-ins to the national pike festival, an Amish country driving tour, a walking tour of the town, and a sanctioned cycling event.
  - Work with the Amish community to find an appropriate location and develop an Amish market in Grantsville.
  - Work with the Garrett County Tourism office to promote the activities and amenities found in Grantsville.
  - Develop the gateway into Grantsville at the Casselman River Bridge Park.
  - Create a Grantsville website to provide information on the recreational opportunities, events, and businesses in town.
- 4) It is the policy of Grantsville to work with Garrett County government, Garrett County Chamber of Commerce and the Greater Grantsville Business Association to develop a comprehensive marketing strategy.

### Implementing Actions

- A marketing strategy for Grantsville is developed through a cooperative effort between citizens, businesses, the Town, and outside agencies.
- 5) It is the policy of Grantsville to improve the appearance of the downtown.

### Implementing Actions

- 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 Grantsville along MD Route 40 and at the intersection of MD Route 495 with MD Route 40 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.
- 6) It is the policy of Grantsville to provide highly visible signage for parking areas that are adequate and convenient to all parts of the downtown.

#### Implementing Actions

- 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.
- 7) It is the policy of Grantsville to promote and market downtown.

#### Implementing Actions

- 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 Main 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 involved 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 Grantsville 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, similar to "Grantsville Days", which 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.
- 8) It is the policy of Grantsville to work actively with businesses and residents to organize downtown efforts.

#### Implementing Actions

- 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 Grantsville and to expand.

9) It is the policy of Grantsville to support downtown revitalization.

Implementing Actions

- 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 that area banks 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 Grantsville.
- In addition, to help retain existing businesses and attract new businesses, the Town should reconsider the current "Ordinary Business Corporations Tax" on business inventory. This tax is particularly burdensome to some businesses because it is not based upon actual income. As financial conditions allow, the Town should promise to reduce the tax in phases and eventually eliminate it. Or, as an alternative, the Town should investigate whether new businesses might be exempted from the tax.

## PLAN IMPLEMENTATION ELEMENT

Grantsville officials should take several steps to implement the goals and policies contained in the comprehensive plan including goals and policies concerning the use of flexible development regulations that promote innovation and protect the environment, streamlined review of development applications, and the use of innovative techniques for economic development in areas designated for growth. Some of these steps are:

- Update the Town zoning map and zoning ordinance to be consistent with the comprehensive plan map and with development goals and policies stated in the plan.
- Review the Town's subdivision regulations to ensure that they are consistent with goals and policies contained in the comprehensive plan.
- Examine the Town's procedures for review and approval of proposed development and make changes, if necessary, to streamline the process. In particular, review procedures in the Town's land subdivision ordinance to determine whether some steps can be consolidated.
- Implement capital project review procedures that ensure that infrastructure projects undertaken by the Town government are consistent with the development goals and policies included in the plan.
- Work in cooperation with the County government on an area-wide comprehensive plan.
- Emphasize the need for County government action to limit development between the towns' limits and the Casselman River to protect sensitive areas. Furthermore, emphasize the need for the County to encourage development within Grantsville's boundaries in order to avoid development sprawl.
- It will be extremely important to make sure that residents, business-persons and property owners continue to be involved in preserving the best features of Grantsville, and in improving other features.
- Continue to work with County officials on development of the Northern Garrett Industrial Park.
- Move forward with efforts to initiate a Town recycling program.

In addition to the steps listed here each element of this Plan contains implementing actions to be undertaken. These actions should be taken as the essential steps to implementing the policies and achieving the goals of this Comprehensive Plan.

Town officials should also develop public investment strategies and resources that further the visions and goals identified in this plan. As part of this effort, they should develop a capital improvement program that includes the infrastructure projects discussed in the plan. In particular, it is critical that the Town proceed with its project to develop a reliable water supply. Increasing handicap access to public facilities should also be a priority because of the need for

the Town to comply with provisions of the Americans with Disabilities Act. Town officials should also use their regulatory ordinances as a means for preserving the unique small town character and heritage of Grantsville. The Town government should continue to involve community organizations in planning and funding public projects. In addition, officials should continue to be aggressive in seeking County, State, and Federal grants.

### **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. Also, 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 approve the designation of neighborhoods, in response to applications from local governments. Grantsville 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, Grantsville 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 Grantsville. Grantsville could adopt portions of this Code, or write its own, after reviewing codes in 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 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.

### **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 Grantsville 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 appropriated 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 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. Department 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 a 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	Offers 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 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. Department 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	Development Administering Agency
<p>Appalachian Regional Commission Programs</p> <p>Rural Utilities Service Financing</p>	<p>Provides grants and loans through the Tri-County Council, including a revolving low-Interest loan fund for businesses for gap financing.</p> <p>Offers low-interest loans for water and sewage projects.</p>	<p>Tri-County Council of Western Maryland</p> <p>U.S. Dept of Agriculture Rural Utilities Service</p>
<p>Army Corps Programs; NRCS Watershed Programs</p> <p>Hazard Mitigation Grant Program</p>	<p>Various types of projects to manage flooding</p> <p>Provides 75% funding to relieve imminent hazards from flooding.</p>	<p>U.S. Army Corps Of Engineers, Baltimore District; U.S. Natural Resources Conservation Service Federal Emergency Management Agency</p>
<p>Small Creeks and Estuaries Water Quality Restoration</p>	<p>Offers 50% funding to restore and improve Stream channels.</p>	<p>MD. Dept. of the Environment, Water Management</p>
<p>Water Quality State Revolving Loan Fund</p>	<p>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.</p>	<p>MD. Dept. of the Environment, Water Management</p>
<p>Water Supply Financial Assistance Program; Drinking Water Revolving Loan Fund</p>	<p>Provides low-interest loans and grants for Water supply system repairs and upgrades.</p>	<p>MD. Dept of the Environment, Water Management Administration</p>

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

**APPENDIX A****SOIL TYPE SYMBOLS AND NAMES**

<u>Symbol</u>	<u>Name</u>
<u>BrA</u>	<u>Brinkerton and Andover silt loams, 0% to 3% slopes</u>
<u>BrB</u>	<u>Brinkerton and Andover silt loams, 3% to 8% slopes</u>
<u>CoB</u>	<u>Cavode silt loam 0% to 8% slopes</u>
<u>CtB</u>	<u>Cookport channery loam 0% to 8% slopes</u>
<u>CtC2</u>	<u>Cookport channery loam 8% to 15% slopes, moderately eroded</u>
<u>DbB</u>	<u>Dekalb channery loam, 0% to 10% slopes</u>
<u>ErB</u>	<u>Ernest silt loam, 3% to 8% slopes</u>
<u>ErC2</u>	<u>Ernest silt loam, 8% to 15% slopes, moderately eroded</u>
<u>GnB2</u>	<u>Gilpin channery silt loam, 0% to 10% slopes, moderately eroded</u>
<u>GnC2</u>	<u>Gilpin channery silt loam, 10% to 20% slopes, moderately eroded</u>

Source: 1995 Grantsville Comprehensive Plan

