



Grantsville, Maryland Comprehensive Plan

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Chapter 1 Introduction

Comprehensive Planning at the local level allows diverse individuals, families, and neighbors that together form a community to formalize short- and long-term goals and actions that they believe will lead toward a vision of health and prosperity for them and future generations. Comprehensive Plans should at the very least help their elected officials to make decisions around appropriate land use, housing needs, provision of infrastructure that supports the movement of people and goods, plan for community facilities and utilities, and protect natural and historic resources.

The Town of Grantsville has long valued the Comprehensive Planning process as a tool to achieve a shared vision to be a vibrant place of life for its residents and a model of growth for the region. In fact, Grantsville first partnered with Garrett County and a few other municipalities in 1973 to adopt their first Comprehensive Plan and have updated the plan three times since in 1995, 2005, and 2009. This latest effort is yet another mark of the community's commitment to evaluate changes and progress, affirm the shared vision, and chart the course of action to a better tomorrow.

1.1 Goals and Strategies

This Comprehensive Plan summarizes general goals and implementation strategies without establishing detailed regulations or guidelines. Goals are intended to be general principles or policies providing overall planning direction to the area and topic designed so that if the goal is attained, the vision for the community will be realized. Strategies, or recommendations, are measurable and are intended to set direction and serve as a guide for action into the future to implement the goals. Together, these goals and strategies shall help to guide decision making for development, conservation, and the economic and social well-being of Grantsville. This Plan is not intended to be a static document. It should be reviewed and updated periodically to reflect new development trends, shifts in the economy, or changes in the community's goals and objectives.

It should be noted that representatives of the Grantsville community including members of the Town's Planning Commission and municipal staff discussed their goals and visions for the Town of Grantsville in the future as part of this Comprehensive Plan update. After discussion and a thorough review of the 2009 Comprehensive Plan, participants reached a consensus that those goals enumerated in 2009 were still germane to Grantsville. As such, where appropriate, these goals will be reiterated in the various Elements of this Plan. While the goals may not be restated verbatim from the 2009 Plan, said goals will reflect the overall intent and vision from 2009.

In addition to the Introduction, this Plan is comprised of 13 chapters developed to form an integrated, unified plan. Chapter 2, Community Profile, provides a current snapshot of demographic and socioeconomic characteristics that make up the Town of Grantsville. Chapter 3 memorializes the observations, issues, and community characteristics that have helped shape discussions around the Town's vision for the future. Chapter 4 embraces and updates the goals from the 2009 Plan and provides the vision for this current plan.

Following Chapter 4, the plan is organized into elements containing a review of background and trends, discussion of issues and opportunities, and recommendations for the Town to pursue in achieving their goals. These chapters include the following:

- Land Use

- Water Resources Element
- Municipal Growth Element
- Community Facilities
- Housing
- Sensitive areas
- Economic Development
- Transportation
- Implementation

1.2 Planning Legislation

The 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 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 legislation plays a major role in Maryland's efforts to better manage land use and growth.

This Comprehensive Plan is consistent with Maryland's Smart Growth and growth management laws. Specifically, the Plan has been prepared pursuant to State enabling legislation and the requirements for Maryland local jurisdictions contained in the Land Use Article of the Annotated Code of Maryland. One of the more important functions of the Land Use Article is to define the requirements for the content, preparation, review, and ultimately adoption of Comprehensive Plans. The plan addresses specific elements required or permitted in the Land Use Article that affect our overall quality of life, including land use, sensitive areas, transportation, community facilities, water resources, housing, and economic development.

1.3 State Economic Growth, Resource Protection, and Planning Act

The 1992 Planning Act required that every Comprehensive Plan include the seven Visions (modified to eight Visions in 2000 and to 12 new visions in 2009). It required the inclusion of a Sensitive Areas Element with the purpose of establishing policies for the protection of wetlands, stream buffers, and habitats of rare, threatened, and endangered species. In addition, this legislation required that local governments review their Comprehensive Plans at least every six years and update them as necessary. In 2013, the Maryland General Assembly approved House Bill 409, which revised the Comprehensive Plan review period from every six years to every 10 years to coincide with the Decennial Census.

1.4 The Twelve Visions

The Twelve Visions, outlined in the Land Use Article of the Annotated Code of Maryland, as amended, are the guiding principles for the development of the goals and objectives for all local Comprehensive Plans in Maryland, including the Town of Grantsville Comprehensive Plan:

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archaeological resources.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. **Transportation:** A well-maintained, multi-modal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. **Housing:** A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. **Economic Development:** Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged.
9. **Environmental Protection:** Land and water resources, including the Chesapeake Bay and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. **Resource Conservation:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with environmental protection.
12. **Implementation:** Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.

These vision statements serve as the unifying concept for this Plan and were used to develop the Town's vision statement and should further be used as the Town implements recommended strategies throughout this Plan. The Plan has also been prepared consistent with, and in consideration of, ongoing efforts in Garrett County, and Maryland in general, in working towards these visions. Specifically, this Plan is consistent with the 2022 Garrett County Comprehensive Plan.

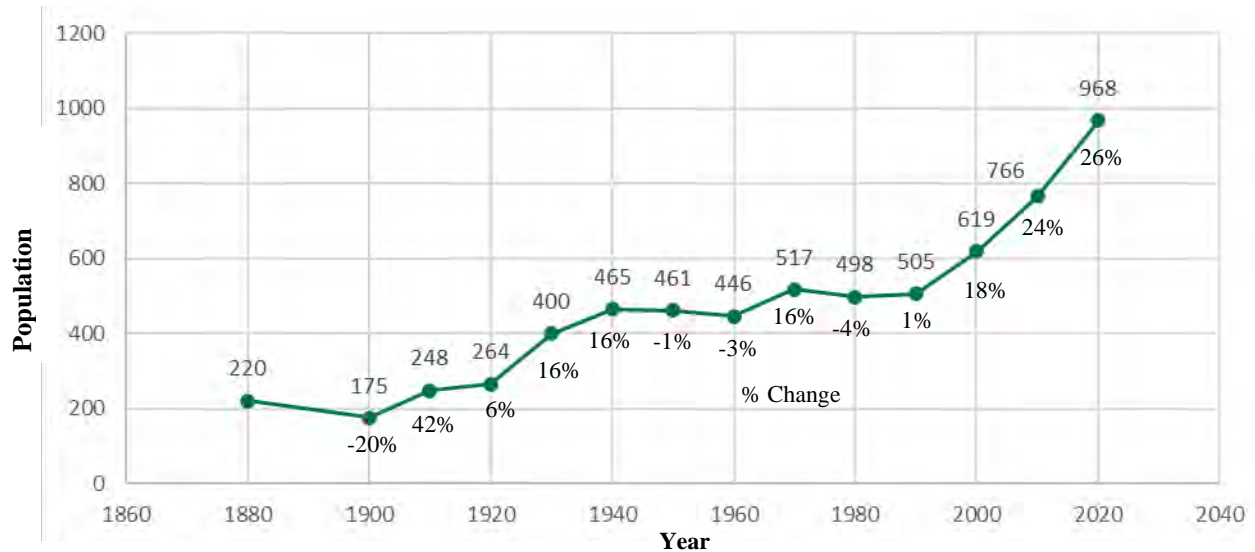
Chapter 2 Community Profile

This chapter presents the demographic and socioeconomic characteristics that make up the Town of Grantsville.

2.1 Population Characteristics and Trends

2.1.1 Population

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 percent (%). Grantsville's population crossed the 500-resident threshold during the 1960s. Since that time, the highest population reported by the U.S. Census was 968 in 2020 and the lowest population was 498 in 1980. Figure 2.1 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.)



Source: U.S. Decennial Census

Figure 2.1: Town of Grantsville Population Change

2.1.2 Age

The median age of Grantsville residents in 2020 was 52 years, an increase of 15 years since 2000, which was 37 years. Table 2.1 shows the age composition of Grantsville's population. There were 468 adult 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.

Between 2000 and 2020, there was a 10% decrease in the less than 18-year-old group, a 16% decrease in the 18- to 64-year-old group, and a 25% increase for the 65 years and older age group. The median age has increased 13 years of age over the 20-year period.

Table 2.1: Age Composition

	2020		2010		2000	
	#	%	#	%	#	%
Less than 18 years	100	14%	118	14%	151	24%
18 to 64 years	329	47%	595	71%	379	61%
65 years and older	272	39%	124	15%	89	14%
Median Age	52.0		38.7		36.9	

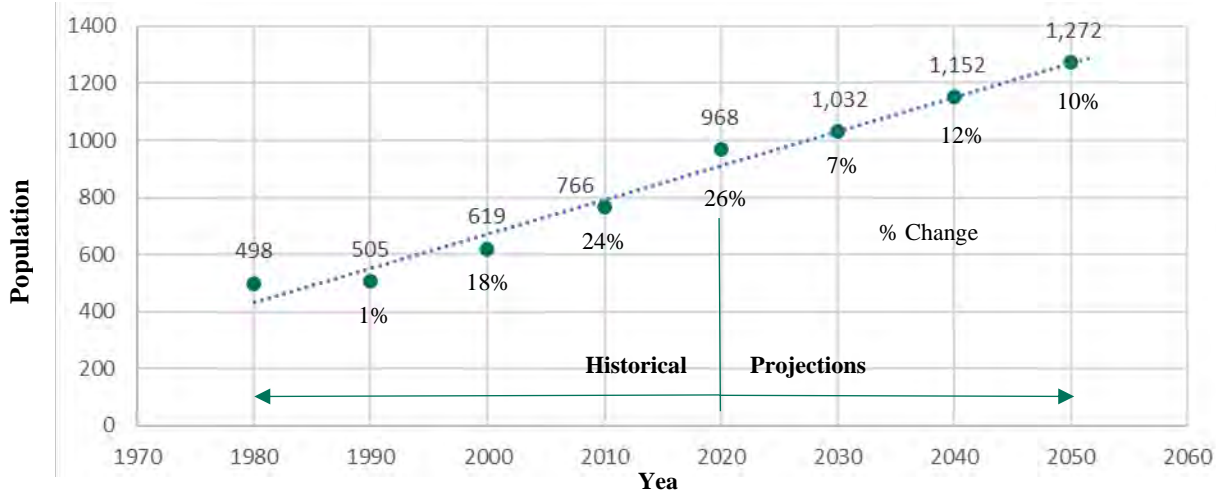
Source: U.S. Decennial Census

According to the 2020 American Community Survey (ACS), 83% of Grantsville residents over the age of 25 were high school graduates. Fifteen percent held a bachelor's degree or higher. Of the population over 3 years old, 71% were enrolled in kindergarten to 12th grade, and 21% were in undergraduate college or higher. Less than 2% of Grantsville's residents were born outside the United States. About 4% of residents reported speaking a language other than English.

Per the 2020 ACS, Grantsville's population included 134 family households and 215 non-family households. Of the family households, 86 were married-couple families, 30 were male householders with no spouse, and 18 were female householders with no spouse.

2.1.3 Population Projections

Population projections for small geographies such as Grantsville are difficult to estimate. One large development that may or may not occur would impact the projections significantly. For this reason, the Maryland Department of Planning only develops population and housing projections at the County geography level. One method of projecting population for smaller geographies is a linear regression analysis that extends a linear trendline using historical data. Figure 2.2 shows Grantsville's actual population as reported in each U.S. Census from 1980 through 2020 and the projected population of 1,272 in the year 2050 obtained from the linear regression analysis. Using this projection method, Grantsville would increase approximately 10% every decade over the next 30 years.



Source: U.S. Decennial Census (1980-2020)

Figure 2.2: Population Projections

The Municipal Growth Element in this Comprehensive Plan provides an in-depth analysis of the projected population and housing and the impacts of growth.

2.1.4 Race and Ethnicity

Race and ethnicity data are unavailable for Grantsville per the 2020 census. However, data regarding race and ethnicity are available from the ACS completed in 2021. The total population of Grantsville per the ACS 2021 was 752 residents with a margin of error of 188 +/- . Of those 752 residents, 744 were identified as being white or 98.94% of the total population. The composition of the remaining 1.06% of the population was comprised of six people identifying as Asian and two individuals identifying as being American Indian and Alaska Native. Grantsville’s population has historically been predominantly white with respondents identifying as white to the 2010 and 2015 ACS being 100.00% and 98.30%, respectively.

2.2 Housing

According to the 2020 census, there were 417 housing units in Grantsville, of which 371 or 89% were occupied. Per the 2020 ACS, approximately 37% of the occupied units were owner-occupied, while 63% were rented. By comparison, there were 298 housing units in Grantsville in 2000, of which 278 or 88% were occupied. Of the occupied units, 50% were owner-occupied, and 50% were rented in 2000. The increase in housing units between 2000 and 2020 was 29%.

2.2.1 Housing Unit Type and Age

According to 2020 ACS data, 42% of Grantsville's housing units were built before 1980. Fifty-two percent of the units were single unit attached and detached structures; 46% were structures with from two to more than ten units, and 2% were mobile homes or trailers. Grantsville's housing units are generally well maintained.

2.2.2 Housing Unit Value and Costs

According to the 2020 ACS, the median value of Grantsville's owner-occupied housing units was \$165,800. This value was close to the \$194,600 median value of owner-occupied housing units in Garrett County in 2020 but far below the \$325,400 median value in Maryland.

The median household income in Grantsville in 2020 was \$32,607. This value is lower than both the median household income for Garrett County (\$54,542) and Maryland (\$87,063). In addition, census data show that 36% of Grantsville homeowners spent 30% or more of their income on housing expenses, with 25% of those spending more than 35% of their income on housing expenses. For Grantsville renters, about 50% of renters spent 30% or more of their income on housing expenses, with 28.7% spending more than 35% of their income on rent. This is important to consider when documenting housing affordability.

Grantsville has five existing and in-progress housing complexes. Three of the housing complexes 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 residents.

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, the Garrett County Community Action (CAC) completed the construction of Casselridge, a state and federally assisted affordable housing tax credit project. Casselridge is a multi-family development consisting of 36 units. CAC 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.

The Springs Road site will eventually be developed into a housing complex with a maximum of 61 residential units. A five-member land trust board will manage the project through completion. Proposed housing units will be a mix of dwelling types, including townhomes and single-family dwellings most of which will be owned rather than rented. No age or income restrictions are going to be required as part of the project with the Town's intention for the development to truly be affordable for residents.

Currently under construction is the North Hill Community, located in Town limits with access from Parkview Drive. The development is marketed as an active community for residents 55 years and older. North Hill Community will consist of 50 single-family detached houses plus amenities including recreation and spaces for social gatherings. There are four different house plans that have two- or three-bedroom layouts.

2.3 Income and Poverty

In 2020, it was reported by the decennial census that 134 families in Grantsville were living below poverty level accounting for 20.10% of all families in Grantsville. The median household income fell to \$32,607 in 2020 from \$43,125 in 2010 resulting in a -24% change over the course of a decade. Median household income in Grantsville lagged behind the median figures for Garrett County by modest margins in 1999 and 2010;

however, a significant gap between the Town of Grantsville and Garrett County emerged as part of the 2021 ACS data rising from a roughly \$2,500 difference to a \$23,000 gap. The median household income gap between Grantsville when compared to the state of Maryland is substantial with differences of approximately \$25,000 in 1999, \$27,000 in 2010, and \$56,000 in 2021 per the ACS.

According to the 2020 ACS data, the civilian workforce in Grantsville was estimated to be 269 individuals 16 years of age and older. Further data from the 2020 ACS depict Grantsville residents working in a range of occupations including but not limited to business, education, engineering, healthcare, natural resources, and transportation services. Of the 269 individuals being identified as part of the civilian workforce, 195 persons were listed as being full-time, year-round employees.

2.4 Commute

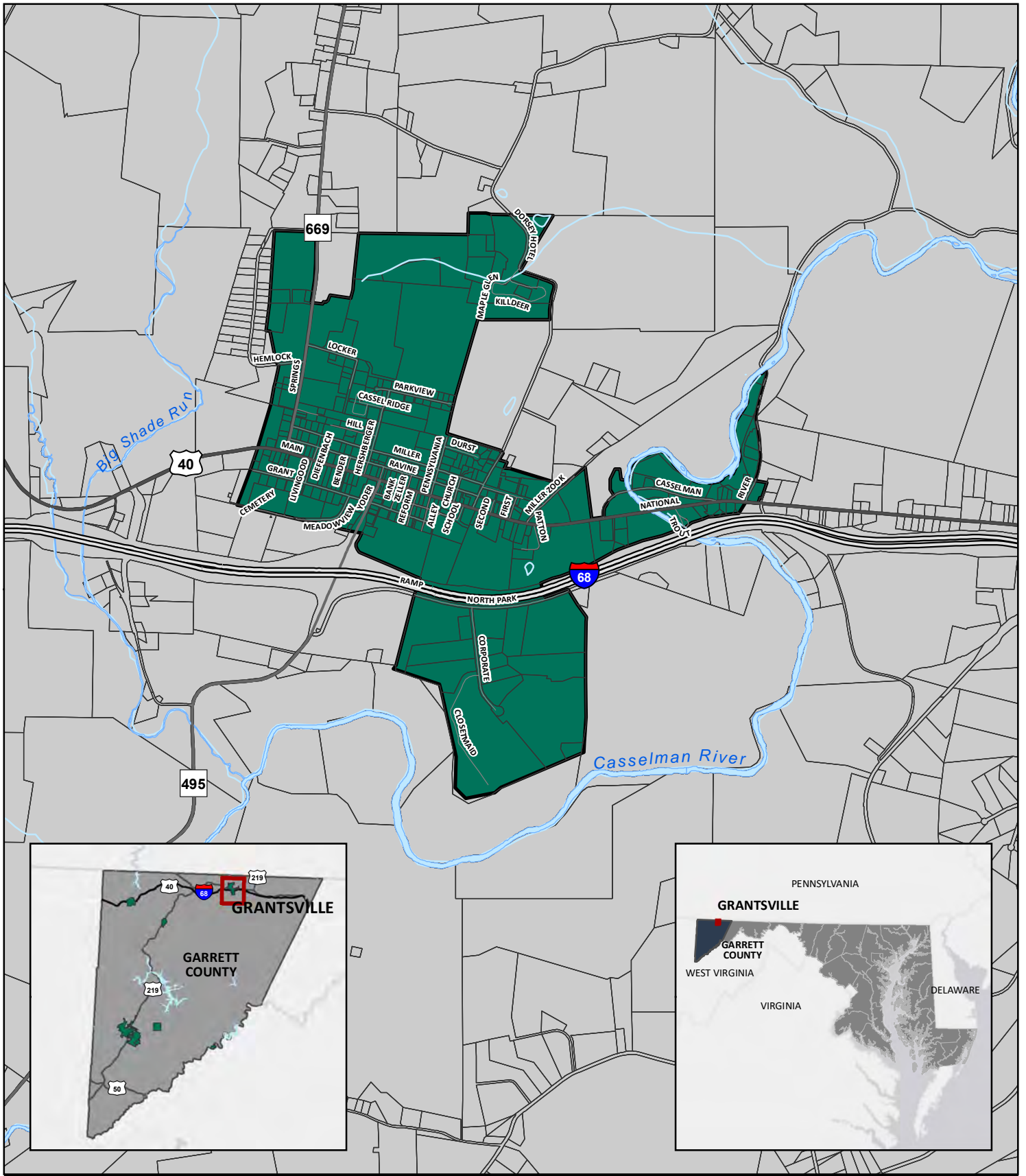
According to the 2021 ACS, 94.3% of workers 16 years of age or older in Grantsville commute to their place of employment either by car, truck, or van with 3.8% of those commuting choosing to carpool. The remainder of the workforce responded they walked to work or worked from home. A large majority of Grantsville residents in the workforce estimated to be 84.7% were required to commute outside of Town limits to their place of employment with 15.3% working in Grantsville. Furthermore, 87.4% of Grantsville's workforce worked within the state of Maryland compared to the 12.6% that traveled outside of the state lines to access work. In Grantsville, the limited opportunities for employment make it a necessity for the workforce to commute outside of Town limits. Garrett Transit Service (GTS) is the only public transportation service available to the residents of Grantsville making the autonomous automobile the most efficient choice for commuters, evidenced by the 0.00% of respondents to the 2021 ACS indicating they utilize public transportation.

Chapter 3 Observations

Understanding the physical and demographic makeup of the community is an important factor in determining the direction that is prudent for the Town to take in outlining the future vision of the community. To this end, Chapter 2 of this Comprehensive Plan analyzed the demographic trends over the last several decades with an emphasis on more recent trends.

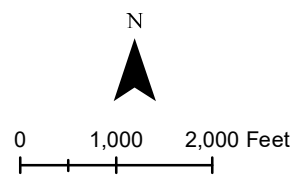
Geographically, Grantsville is situated in north-central Garrett County, Maryland, just one and a half miles south of the Pennsylvania border and straddles the east-west corridor of Interstate Route 68 (I-68), which provides a high-speed route east to Baltimore, Maryland and west to Morgantown, West Virginia. It is 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. It is also located about 20 miles northeast of Deep Creek Lake, a regionally popular summer vacation attraction. See Figure 3.1.

As the Town of Grantsville analyzed these facts and figures, questions began to rise to the surface. How are the Town's assets and challenges impacting quality of life in Grantsville? What will the Town look like in 5, 10, and 20 years from now? How does the Town ignite economic development to provide higher levels of financial prosperity for all in their community? What are the opportunities available in and outside of the community to be utilized to help reach the Town's goals? This chapter of the Comprehensive Plan addresses these questions. Opportunities and issues arising in the Town are a result of numerous factors, which serve as key influences in defining the Comprehensive Plan's recommendations and in identifying potential impacts of future planning decisions. Outlined below is an overview of the key observations and issues identified to date.



 Municipal Boundary

Figure 3.1
Location Map



3.1 Observation 1

The Town's population trends and social needs are shifting:

- Issue A: The community's increasing median age and number of non-family households have the potential to impact Grantsville's type of social services that will be needed in the future.
- Issue B: The future cost of additional social services to support the growing older population will most likely be greater than in the past.
- Issue C: Net in-migration into rural areas like Garrett County is largely due to the pandemic with associated remote working trends. Will Grantsville be able to provide an attractive housing and community environment to take advantage of these population migration trends?

3.2 Observation 2

Developing commercial areas in and surrounding the Town may bring additional opportunities for the Town:

- Issue A: Recent commercial development at the intersections of I-68, State Route 219, and Alternate State Route 40 approximately 2 miles east of Grantsville's western boarder may provide additional incentive to consider annexation opportunities.
- Issue B: Several large blocks of vacant or under-utilized land are available for development/redevelopment.
- Issue C: The Town may need to consider attracting amenities that would help to support future workforce in their desire to have basic life and entertainment needs in the place that they work.
- Issue D: Annexation of properties outside of the current boundaries of the Town will require the provision of services. Grantsville will need to consider the costs and benefits of providing and maintaining infrastructure to reach those areas.

3.3 Observation 3

The Town's residents value their green spaces and civic amenities:

- Issue A: The Town's singular and central park is a great local asset. There may be opportunity to expand the amenities in and around this park to increase regional use.
- Issue B: Casselman State Park and the Spruce Forest Artisan Village Complex are a community asset and provide public access to the river, including Americans with Disabilities Act (ADA) access. There is an opportunity to provide additional park amenities and/or events to enhance the community's access to and enjoyment of this asset.

3.4 Observation 4

Housing availability and affordability are issues that the Town may be able to address through a comprehensive strategy to spur development energy:

- Issue A: Over 60% of the occupied housing units in Grantsville are renter occupied. The Town's resources may be stretched and may struggle to maintain a sense of community and provide quality infrastructure with an increased transitory population using those resources.
- Issue B: Over 36% of homeowners and 50% of renters in Grantsville spent more than 30% of their income on housing expenses, which means they are considered housing cost burdened.
- Issue C: As demand for housing increases and supply decreases, costs then increase. Secondarily to that is the current increase in inflation and mortgage rates higher than 7% in 2024.

3.5 Observation 5

Grantsville's Main Street has earned a designation as an All-American Road but remains a largely untapped community asset:

- Issue A: While Grantsville's Main Street and the downtown area have the potential to be a regional destination, the organic way in which they have developed over the years is not dense enough to provide a traditional downtown feel.

3.6 Observation 6

The community values its intrinsic small-town character, including being a walkable community:

- Issue A: It will be important for Grantsville to strategically think about how to maintain this community characteristic and provide pedestrian and bicycle infrastructure and connections to community assets.
- Issue B: Efforts to further develop and revitalize the downtown area and Main Street corridor should be grounded in the understanding that people desire a place to walk to and a path to get there.

3.7 Observation 7

The Town's geographic location allows for growth and development without impacting sensitive areas such as steep slopes or streams:

- Issue A: Future expansion and annexation east of Grantsville has the potential to encroach into natural areas and existing agricultural lands. The Town may need to consider adopting provisions that will guide future development in these areas.

3.8 Observation 8

The Town seeks to take advantage of their strategic location along I-68 to maximize its economic development potential.:

- Issue A: The North Garrett County Industrial Park is full, resulting in the need for the County to search for additional industrial sites in and out of Town limits.
- Issue B: Grantsville has expanded its internet connectivity with having multiple providers, including grey space, and more broadband being installed. This access should help in achieving this goal.

Chapter 4 Vision and Goals

Emerging from the previous phases, analyses, planning concepts, and participation process, a series of community goals have been redeveloped from the original goals identified in 2009 to capture and realize the community's long-term planning, development, and revitalization vision as well as maintain consistency with Garrett County's most recent Comprehensive Plan update. Outreach to the community affirmed that many of the goals and recommendations developed in the 2009 Comprehensive Plan remain relevant in continuing to shape the ideas and values that are important to the community of Grantsville today and into the future.

4.1 2009 Goals

The following goals were represented in the 2009 plan and have been updated as necessary to reflect current conditions:

1. Preserve the joys of small community life.
2. Continue to be a family-oriented community that embraces traditional values such as trust among neighbors.
3. Continue to be a safe community where residents and visitors can walk down the streets and not be afraid.
4. Preserve the Town's historic character.
5. Remain a small Town.
6. Ensure growth occurs within or adjacent to the existing Town Boundary.
7. Encourage some growth in population, adding approximately 400 to 500 new households by 2040.
8. Expand the Town's corporate limits to the north, south, east, and west.
9. Expand the Town's Infrastructure, "Water and Sewer", to meet the needs of corporate expansion and failing water and sewer systems north, south, east, and west.
10. Utilize vacant lots within the Town for growth.
11. Demolish substandard buildings that can't be rehabilitated to make room for upgraded buildings. At present, there are no vacant or dilapidated buildings.
12. Avoid development sprawl outside the Town limits.
13. Expand municipal services to areas outside Town limits only if no other options exist for failing septic systems or wells.
14. Allow only development supported by this Plan and with annexation into Grantsville, unless special exception by Town.
15. Preserve farmlands and natural areas around Grantsville not designated for development on the Comprehensive Plan Map.
16. Leave a legacy of clean air and water to Grantsville's future generation of residents.
17. Preserve the historic character of Grantsville as a guide for development.

18. Allow the natural environment to guide the location of future development, providing form to the built environment.
19. Protect the Casselman River and its tributaries from the negative impacts of development along their banks.
20. 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.
21. Ensure that stormwater is managed, treated, and dispersed slowly. Untreated stormwater conveyed to the Casselman is minimized.
22. Protect and enhance source water, including ground and surface water resources.
23. Take steps to ensure that water quality of all water resources is maintained and improved for future generations.
24. Continue the commitment to well-maintained streets and properties.
25. Maintain Grantsville's transportation network. Safety is paramount, and congestion is not present on local roads.
26. Provide access for all residents of Grantsville to activity centers by walking or biking.
27. Extend the traditional grid street system found in historic downtown into the growth areas of Grantsville.
28. Provide connections to areas of new development through upgrades of local roads.
29. Seek employment opportunities for youth so that they can remain in the area.
30. Seek employment opportunities that improve the income level of residents.
31. It should be noted the Northern Garrett Industrial Park is currently full. Attract new industries to the Grantsville area, including industries that make use of recycled materials and high-tech industries such as financial services and computers.
32. Increase tourism by expanding existing historic sites such as Spruce Forest Artisan Village Complex, developing Stanton's gristmill, and attracting more antique and craft shops.
33. Encourage more cottage industries.
34. Encourage continuation of forestry and farming in the surrounding area.
35. Actively seek to retain and attract businesses.
36. Advance the Town's connection to farming and its historic tourism.
37. Continue the tradition of responsible Town government.
38. Keep the Town's tax rate down.
39. Operate a Town government that is free of debt.
40. Maintain a good education system.

41. Continue to enact laws and regulations that encourage development while protecting the environment and the small-town character of Grantsville.
42. Ensure that the Town's procedures for review and approval of proposed development are reasonable, effective, and efficient.
43. Continue to be a family-oriented community that embraces traditional values.
44. Ensure adequate facilities to serve current and future residents are in place before development occurs. Grantsville does not suffer service reductions due to development.
45. Work together with outside agencies to ensure existing facilities and services are maintained, improved, and optimized as the Town grows.
46. Ensure that all residents of Grantsville have access to safe drinking water and sanitary sewer facilities.

4.2 2024 New Goals

In acknowledgement of historical lessons learned, understanding of current trends, and looking to maintain and establish solid foundations for future generations, the community of Grantsville incorporates the ideas and values represented in the nearly fifty 2009 goals into 11 goals that should be more understandable and attainable. These goals go on to inform and shape recommendations contained within the remaining plan elements:

1. It is the goal of Grantsville to meet the housing needs of all citizens, including the support of developing affordable and workforce housing, by providing a variety of housing types, densities, and sizes that meet the needs of people of all income levels, age groups, household sizes, and those with disabilities.
2. Preserve the Town's historic, small-town, community-oriented sense of place that remains safe and walkable and community assets are accessible to all.
3. Promote the strategic development and redevelopment of vacant or underutilized areas to increase the population base and to bolster the tax base.
4. Amend the Town's land use and development policies to protect the community character and its built and environmental assets and encourage development by ensuring reasonable, effective, and efficient review processes.
5. Foster the improvement of the Town's infrastructure to meet the demands of existing and potential growth without sacrificing services levels to existing residents.
6. Improve the Town's infrastructure facilities including water, sewer, communication and transportation network to meet the needs of future residential, commercial, and industrial expansions and resolve issues with failing water and sewer systems in the north, south and east areas around Grantsville.
7. Embrace the community's natural and cultural resources such as wooded hillsides and floodplains as ecological, recreational and civic amenities.
8. Develop a strong economic development plan to attract additional industrial, commercial, recreation and leisure opportunities and offerings to better meet the needs of the current and future residents.

9. Leverage the Town's location in the region, including the recently upgraded Route 219 corridor, its growing commercial district, and its tradition of responsible Town government to create and strengthen sustainable business and community activities.
10. Encourage the provision of diverse housing options that complement and/or enhance neighborhood character as well as promote long-term residency and homeownership.
11. Foster multi-municipal and/or multi-organizational cooperative efforts to meet the needs of the citizens of Grantsville first, but also in consideration of improving the life of the region around Grantsville with the understanding that Grantsville is part of a greater ecological and economic system.

4.3 2024 Vision

Grantsville strives to be the quintessential model for small towns in Maryland cemented by a vibrant economic base, enhanced quality of life for residents of all demographics, and its disciplined approach to growth.

Chapter 5 Land Use

Grantsville's small-town character coupled with its strategic location along I-68 and Route 40 provides unique land use opportunities. Route 40 serves as the Town's Main Street but also provides direct access to the recently upgraded I-68/Route 219 Interchange and Route 219 corridor. The Town can maintain its small-town charm while expanding eastward with a growth area to capture future housing and employment opportunities made more viable by the existing transportation facilities. Opportunities also exist around the immediate periphery of the Town to extend its small-town pattern of development and street network in a logical and coherent manner. This Land Use Plan provides a guide for future land use strategies to take advantage of the Town's unique location and opportunities.

5.1 Existing Land Use

The existing land use patterns within the Town of Grantsville have not changed significantly from that described in the 2009 Comprehensive Plan. The most recent "land use/land cover" mapping layer was produced by the Maryland Department of Planning based on 2010 data. Figure 5.1 (at the end of this chapter) shows the 2010 land use/cover layer overlaid on a 2023 aerial photograph. While some granular changes may have occurred such as a residential use being converted to a business or vice versa, the pattern of development is essentially unchanged. About two-thirds of Grantsville's developed land parcels are committed to residential 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.

5.2 Future Land Use

The Future Land Use Plan for the Town of Grantsville is intended to guide the future location, character and density/intensity of new development and redevelopment within the Town and within the area designated as the Town's Growth Area. Future land use for the Town of Grantsville as proposed in this Comprehensive Plan can be broken down in two distinct categories. Those are future land use districts within the current Town limits and future land use districts with the Town's Growth Area as described herein. Future land use districts are not zoning districts but more generalized descriptions of the intended future land use patterns of the Town to affect the goals and visions as stated in this plan.

5.3 Future Land Use Districts

The future land use districts within the current Town limits correspond very closely to the existing zoning classifications of the same. In addition, it should be noted that in the spirit of promoting a cohesive and cooperative effort between the Town and the County in implementing future land use objectives through annexation and the extension of Town water and sewer facilities, the Future Land Use Plan for the Town's Growth Area corresponds in many respects, with the Future Land Use Plan for this area as described in the 2022 Garrett County Comprehensive Plan, more specifically with Map 2.3b. Future

Land Use – Casselman River Watershed.¹ The Town's Growth Area extends around the periphery of the Town and eastward along the Route 40 corridor to the I-68/Route 219 Interchange and northward along the Route 219 corridor to the Pennsylvania state line. The Future Land Use Map can be found as Figure 5.2 at the end of this chapter.

The future land use districts within the current Town limits are described below:

- The **Town Center (TC) District** is located within the current Town limits and generally corresponds to that area currently *zoned* TC. The purposes of the TC District are to create a central hub of activity for the Town of Grantsville where residents and visitors can find most of the necessary resources needed to live, work, and enjoy life in Grantsville within walking distance. Future land use in the TC District should allow commercial and residential uses to be mixed with retail and service establishments on the first floor to *activate* the street and residential units on the upper floors. Development in the TC District should be architecturally compatible with the Town's historic character and provide convenience goods and services to a work population and area residents. Future development in the TC District will link the older residential areas of the city, city parks, and municipal and institutional buildings, via pedestrian, bicycle, and vehicular access; and allow development at a small scale with a town-like setting.
- The **Town Residential (TR) District** is located within the current Town limits and in the Town Growth Areas immediately adjacent to Town and extending along the Route 219 corridor to the Pennsylvania state line. Future land use in the TR District should support a range of residential uses and appropriate lot sizes for single-family detached, duplex and townhouse units as well as multi-family apartments. The TR District is intended to encourage moderate to relatively dense development from four single-family units per acre to 10 units per acre for multi-family developments. Most of the Town is designated as the TR District reflecting the Town's willingness to accommodate a good portion of future growth in Garrett County, especially growth outside of the Deep Creek Lake area.
- The **Employment Center (EC) District** located within the current Town limits generally corresponds to that area currently *zoned* EC. A significant portion of the Town's Growth Area is also designated EC District, including the area immediately south of Town limits at the I-68 and Route 495 interchange. The areas designated as EC District recognize those area's prime location for future development and employment centers. The EC District is to provide for business, light manufacturing, and light industrial economic development uses with varying land use requirements. EC areas are located both within the current Town of Grantsville boundaries and the Town's designated growth areas, with the intent of providing business park or campus type settings near major highways, with access to public water and sewer services, and where there will be minimal adverse effects on adjoining land uses.

The future land use districts for the Town's Growth Area are described below:

- The **Town Residential (TR) District** is the same as above.
- The **Town Mixed Use (TMU) District** is located within the Town Growth Area along the Route 40 corridor east of the current Town limits, including two large parcels in the north on the Route 40 corridor and west of Route 219. Recognizing

¹ Garrett County is the only County in Maryland without county-wide zoning.

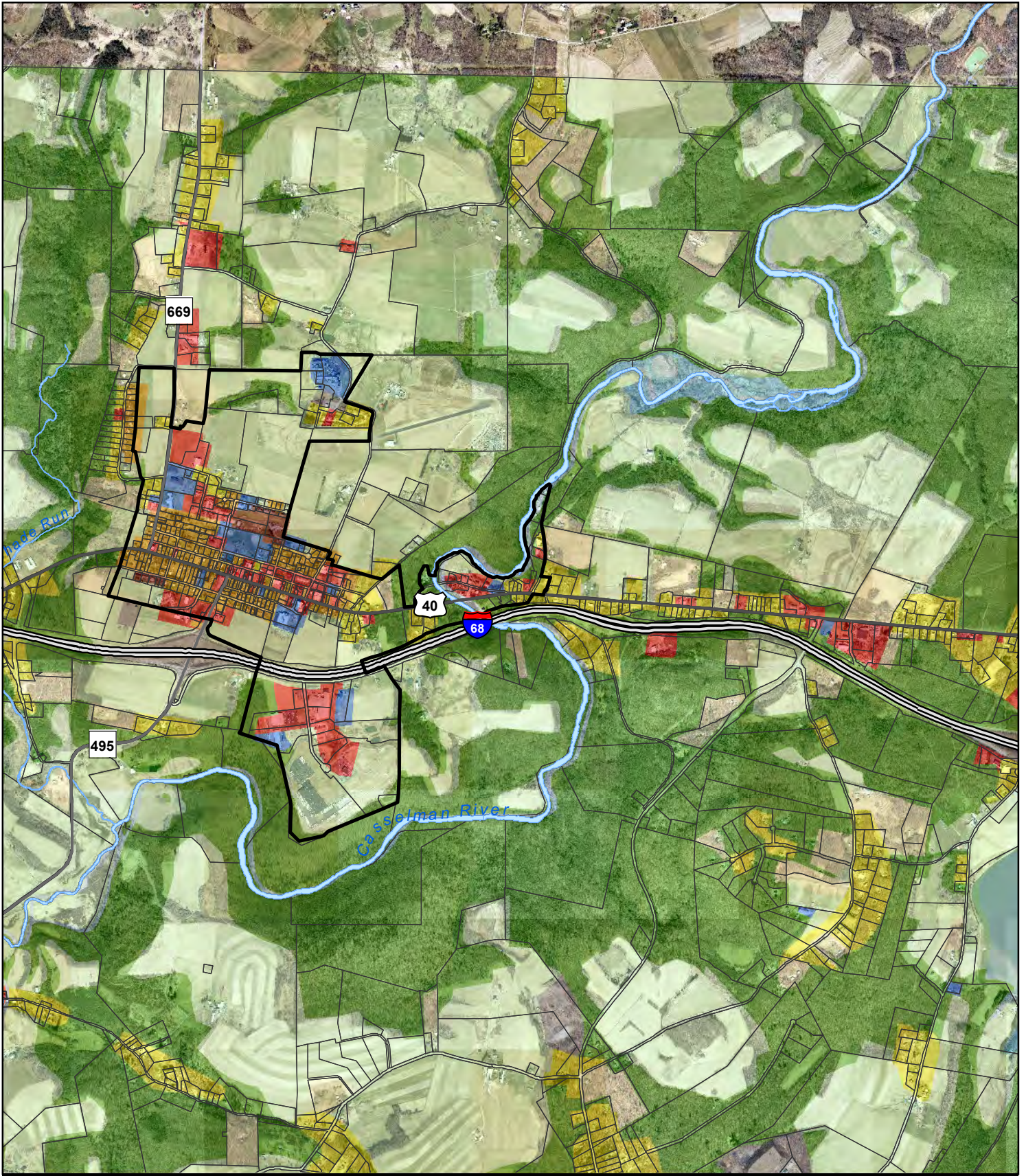
the linear nature of the district along the Route 40 corridor, typical highway commercial uses should be considered. In addition, given the size and depth of some of the properties in this district, a full range of residential development should be considered similar to the TR future land use district. Development in this district utilizing both Town water and sewer could be accomplished through annexation petitions by property owners or proactive annexation by the Town and/or County. Given the nature of the parcels in this corridor a new mixed use zoning category may be necessary to accommodate true mixed use on a single parcel or combined parcels. Alternatively, mixed use could be accomplished in the corridor by the application of various euclidean zoning districts.

- The **Town General Commercial (TGC) District** is located in the Town's Growth Area in the vicinity of the I-68 and Route 219 Interchange. The TGC District provides for retail, service, commercial, and some light industrial uses including large businesses such as warehouses, service stations, and lumberyards. Because such uses are frequently highway-oriented and can generate vehicle traffic, noise, and glare, residential uses are discouraged in TGC areas. The location and extent of the Town's GC District closely resembles the same as indicated in the County's Comprehensive Plan for the Casselman River Watershed.

5.4 Recommendations

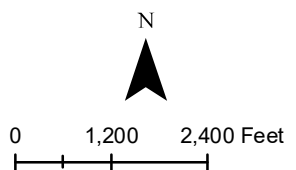
Implementation strategies for achieving the vision, goals, and objectives of the land use element are perhaps the most important components of this Comprehensive Plan. Given the unique nature of Garrett County, which lacks County zoning districts or regulations, and in recognition of the general consistency between the County's Future Land Use Plan from the 2022 Comprehensive Plan and the Future Land Use Plan contained herein, it is imperative that the Town and County work together to implement a shared vision for the Route 40 and Route 219 corridors to provide additional housing and employment opportunities. As such, the following recommendations are provided:

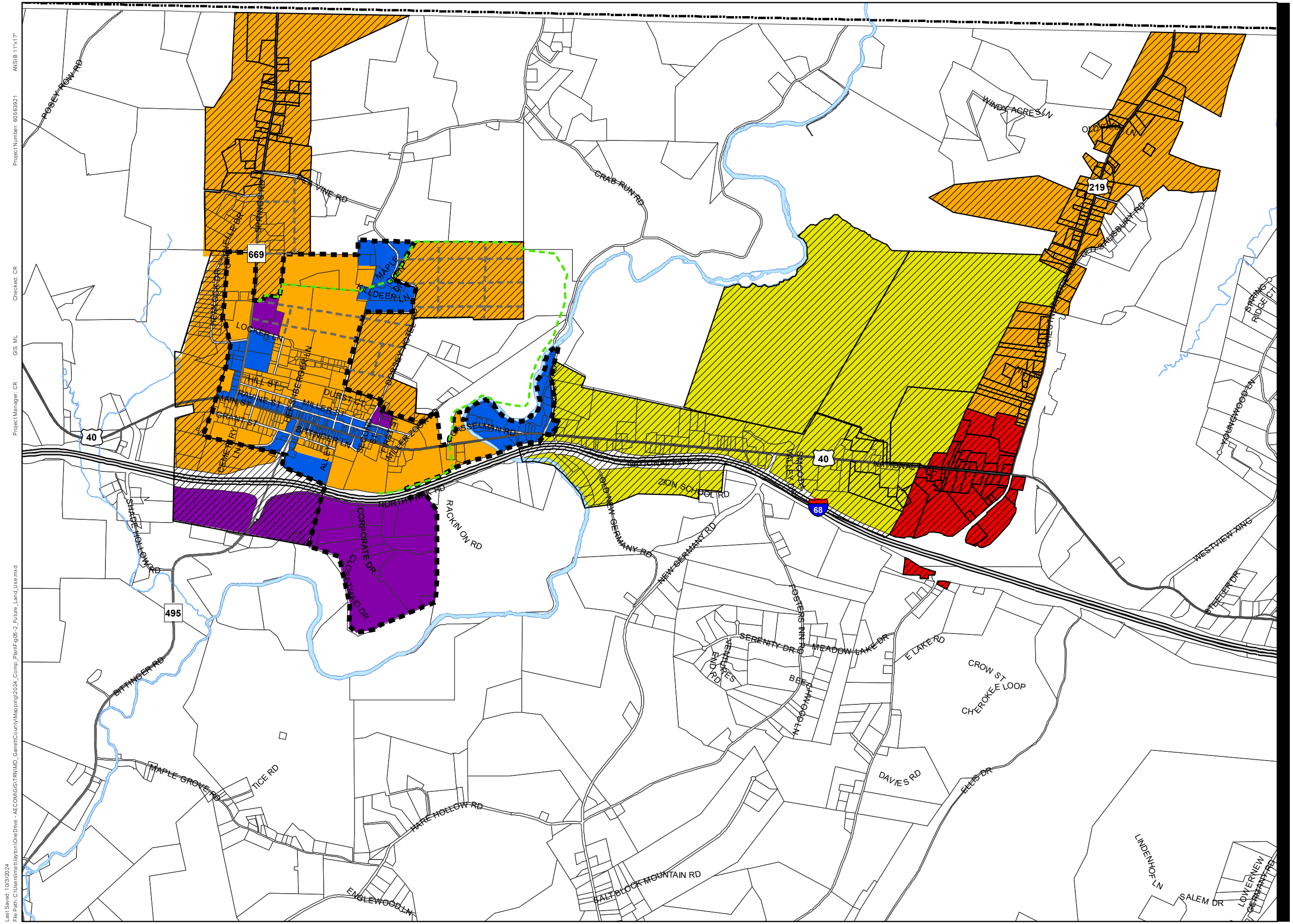
- Work with the County to identify areas within the Town's Growth Area that are suitable for annexation and future development and work with the County and landowner(s) in a cooperative effort to extend the Town's water and sewer.
- Diversify the tax base through a well-designed and coordinated economic development, land use, and downtown revitalization strategy.
- Avoid strip commercial development in the TMU District by minimizing curb cuts, encouraging parking in the rear or on the side of buildings, and using landscape buffers.
- Consider creating a new Mixed Use Zoning District for the area designated as Town Mixed Use on the Future Land Use Plan that extends the built-form, character, and scale of the historic Town. Recognizing the difficulty of implementing a true mixed-use environment along a highway corridor such as Route 40, alternatively, the Town should strategically plan for a mix of existing zoning districts when considering annexation of this area.
- Create a General Commercial Zoning District for the area designated as Town General Commercial on the Future Land Use Plan that provides for a range of commercial uses at a scale and intensity appropriate for a major interchange environment.



- | | |
|-------------------------------|-----------------------|
| Municipal Boundary | Institutional |
| Existing Land Use 2010 | Other Developed Lands |
| Very Low Density Residential | Agriculture |
| Low Density Residential | Forest |
| Medium Density Residential | Water |
| High Density Residential | Wetlands |
| Commercial | Barren Land |
| Industrial | Transportation |

Figure 5.1
Existing Land Use (2010)
Aerial Photograph (2023)





PROJECT
GRANTSVILLE MARYLAND
COMPREHENSIVE PLAN

GRANTSVILLE, GARRETT COUNTY, MD

SHEET TITLE
FIGURE 5.2
FUTURE LAND USE

LOCATION MAP



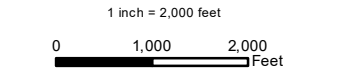
LEGEND

- Municipal Boundary
- Stream
- Tax Parcel
- Garrett County
- Future Road
- Future Trail
- Town Land Use Districts**
- Town Employment Center
- Town Center
- Town Residential
- Town Mixed Use
- Town General Commercial
- Town Growth Area

DATA SOURCES

Map Projection: NAD 1983 State Plane Maryland Feet.
 -Parcels - Garrett County
 -Township - Garrett County
 -Roads - Garrett County
 -Streams - National Hydrography Dataset
 -Land Use/Land Cover - Maryland Department of Planning 2010

SCALE



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 Last Saved: 10/3/2024
 File Path: C:\Users\m\l\OneDrive - AECOM\GIS\TRM\MD_GarrettCounty\Map\2024_Comp_Plan\Fig5-2_Future_Land_Use.mxd

Chapter 6 Water Resources Element

The purpose of the Water Resources Element, as defined in Maryland House Bill 1141, is to establish a clear relationship between existing and proposed future development, the drinking water and wastewater facilities that will be necessary to serve that development, and measures to limit or control the stormwater and non-point source water pollution that will be generated by new development. This chapter identifies drinking water facilities and wastewater facilities needed to support the existing and future development described in the Plan's Land Use Element. It also identifies the potential impact to receiving waters from runoff caused by new impervious surfaces and/or forest cover removal resulting from development in accordance with the Future Land Use Plan.

6.1 Drinking Water Assessment

The existing system and proposed improvements described in this section were obtained from a document entitled *Preliminary Engineering Report, Town of Grantsville Water System Improvements*, dated October 3, 2022 and prepared by RK&K.

6.1.1 Existing Water System

The Town of Grantsville's water system consists of two separate systems: the Grantsville Town System and the Green System. The two systems are currently not interconnected but combined serve 355 customers. The Grantsville system (System 1) serves residents within the current Town limits. The Green system (System 2) serves users within Town limits as well as residents in the Keyser's Ridge area, River Road, Northern Garrett Industrial Park, and Springs Road. A map of the combined service areas for Grantsville taken from the 2014 County Master Water and Sewer Plan can be found as Figure 6.1.

Grantsville Town System

Water is supplied to the Grantsville Water Treatment Plant by four springs and four wells all of which tap the Pottsville-Allegheny aquifer. The existing Groundwater Appropriation Permit (GAP) for System 1 permits an average daily withdrawal of 111,000 gpd (GA1979G011). The System 1 Water Treatment Plant (WTP) has a design capacity of 50,000 gpd. The average daily production at the System 1 WTP for the period from 2019 – 2021 was approximately 58,000 gpd.² The springs and Wells 1 and 2 are potentially susceptible to water quality degradation over time from surface influences such as de-icing salts or coliforms (due to shallow casing setting depths). Reliance on a water supply from intermittent sources, such as the springs, reduces the overall system reliability. The location of the springs, wells and the System 1 WTP are on lands owned and controlled by the State of Maryland (Savage River State Forest) which leaves Grantsville without adequate control of property development or ownership rights. The System 1 distribution system consists of transite lines and PVC lines, and the valves are in poor condition. Sections of the system were originally installed without bedding, causing the lines to settle and experience cracking failures.

² The production is 8,000 gallons per day (gpd) more than the design demand. The WTP operates around 13.6 hours per day. Ideally, the filters should be sized to meet demand over an eight-hour day to reduce the need for additional operator shifts.

Although the GAP is issued for 110,000 gpd, the limiting factor for the System 1 capacity is treatment. As such, the maximum capacity of System 1 is 58,000 gpd.

Green System

System 2 is served by a single well located in the Purslane Aquifer. The existing GAP for System 2 permits an average daily withdrawal of 112,000 gpd (GA2000G002). The System 2 WTP has a design capacity of 100 gallons per minute (gpm) however the average production rate is 92 gpm. For the purposes of this Chapter, it is assumed that the System 2 WTP will operate 12 hours per day and thus the System 2 capacity is 66,000 gpd. The average daily production System 2 WTP for the period from 2019 – 2021 was approximately 52,000 gpd. The System 2 well is located inside the Puzzley Run watershed which is classified as a Tier II waterbody (Segment 1) and on the western slope of Negro Mountain. Puzzley Run Segment 1 and its corresponding watershed has been identified as having no additional withdrawal capacity in the Garrett County Water and Sewer Master Plan (2014 revision). In addition, because System 2 only operates on a single well and is not interconnected with System 1, there is no back-up water supply for the schools, homes business and industries served by this system should the water production be interrupted. Garrett County Public Utilities owns the Keyser's Ridge portion of the distribution lines on the System 2. The System 2 distribution system was originally planned to provide water and fire flow protection to the Northern Garrett Industrial Park, a 66-acre industrial park within Grantsville's corporate boundaries south of the MD 498/I-68 interchange. The water is carried from the treatment plant to the Town via a 12" ductile iron pipe.

Although the GAP is issued for 112,000 gpd, the limiting factor for the System 2 capacity is treatment. As such, the maximum capacity of System 2 is 66,000 gpd.

The existing capacity and demand of the Grantsville Water System(s) can be summarized as follows.

	Capacity (gpd)	Demand (gpd)	Remaining Capacity*
System 1	58,000	58,000	0
System 2	66,000	52,000	14,000
Total	124,000	110,000	14,000

* This refers to supply and treatment only and does not account for deficiencies in the water distribution and/or storage systems.

6.1.2 Need for Improvements and Expansion

In addition to the system deficiencies and limitations mentioned above, the overall age of the System 1 components and the lack of adequate storage for fire protection for existing customers, the Town and the County have long identified the need to provide public water to the Hilltop Area and the Chestnut Ridge Area. For the purposes of this Chapter, the Hilltop Area can be considered that area along Route 40 extending from the eastern limits of the Town to Route 219. The Chestnut Ridge Area can be considered the Route 219 corridor extending from the I-68 Interchange to the Pennsylvania State Line. Both areas were identified in the 2014 County Master Water and Sewer Plan as in need of public water due to degraded wells most likely from road salts from Route 40 and I-68. In addition, the Town and the County wish to take advantage of economic development opportunities at the I-68/Route 219 Interchange and along the newly upgraded Route 219 and Chestnut Ridge Road. The afore-referenced Preliminary Engineering Report estimated the future water demand for the Hilltop Area and the Chestnut Ridge Area to be 135,000 gpd. This future water demand includes the needs

for 31 existing commercial customers and 98 existing residential customers equating to a future water demand for existing uses of approximately 92,000 gpd. The future water demand of 135,000 gpd also includes the needs of 9 proposed commercial customers and 68 proposed residential customers from the Casselman Farm equating to a future water demand for proposed development of approximately 43,000 gpd (see Figure 6.1 below).



Figure 6.1: Expanded Water Service Area

In addition to the basic system deficiencies, the combined remaining capacities of System 1 and System 2 cannot meet the future demand of 135,000 gpd. The selected alternative to meet this identified future demand is broken down into phases. Phase 1 consists of combining the System 1 and System 2 water treatment plants by eliminating the System 1 WTP, pumping the raw water source for System 1 to the System 2 WTP, upgrading the System 2 WTP for additional treatment and capacity and various upgrades to the aging distribution system serving the Town. The capacity of the new (combined) WTP would be 223,000 gpd.³ The implementation of the Phase 1 improvements will greatly improve the reliability of water service to existing Town customers and improve operational efficiency. In addition, assuming a new WTP capacity of 223,000 gpd and an existing demand of 110,000 gpd, the Phase 1

³ Based on the combined GAPS of both systems and as approved by MDE in their May 25, 2023 approval of the Master Water and Sewer Plan Amendment.

improvements will provide an additional capacity of approximately 113,000 gpd for infill development within the Town and for the Growth Areas immediately adjacent to the Town. This additional capacity is enough to essentially double the size of the Town. The estimated cost for the Phase 1 improvements is \$11,948,600. The Maryland Department of the Environment (MDE) approved an amendment to the Garrett County Master Water and Sewer Plan to reflect the Phase 1 improvements. Given the overall costs of the Phase 1 improvements, the Town is in the process of seeking both grants and low interest loans from a variety of funding sources including the USDA Rural Utility Service (grants and loans), Community Development Block Grant and the Appalachian Regional Commission (grants).

Phase 2 involves the installation of a new water system to serve the Hilltop and Chestnut Ridge Areas including installing a new well, new WTP and new storage tank and the extension of a new water main to serve the area that would interconnect with the existing Town distribution system. Phase 2 would provide public water to those with degraded wells along the Route 40 and Route 219 corridors, respectively, and provide service for potential new development. The estimated cost for the Phase 2 improvements is \$9,338,400. It should be noted that the above-mentioned MDE approval of the amendment to the Master Water and Sewer Plan does not include these Phase 2 improvements. While the Phase 2 improvements do include a new well to accommodate the capacity needs of the Hilltop and Chestnut Ridge Areas, it is unclear how much of the excess 113,000 gpd capacity resulting from the Phase 1 improvements could be used to serve the Phase 2 expansion. See Figure 6.2 for the entire Grantsville water system(s) service areas.

6.2 Wastewater Assessment

The existing system and proposed improvements described in this section were obtained from a document entitled *Preliminary Engineering Report, Town of Grantsville Water System Improvements*, dated October 3, 2022 and prepared by RK&K

6.2.1 Existing Wastewater System

The Town of Grantsville's Wastewater Treatment Plant (WWTP) is located north of National Pike, on the east side of Town near the Casselman River Bridge. The WWTP serves the Town, and three systems owned and operated by Garrett County Public Utilities; the Jennings system via a pump station located north of the MD 495/Jennings Road intersection which pumps to the Chestnut Ridge pump station, the Chestnut Ridge system via a pump station located on National Pike, and the Goodwill Mennonite Home system via a pump station located on Dorsey Hotel Road.

The WWTP Service Areas can be found as Figures 6.3 through 6.5.

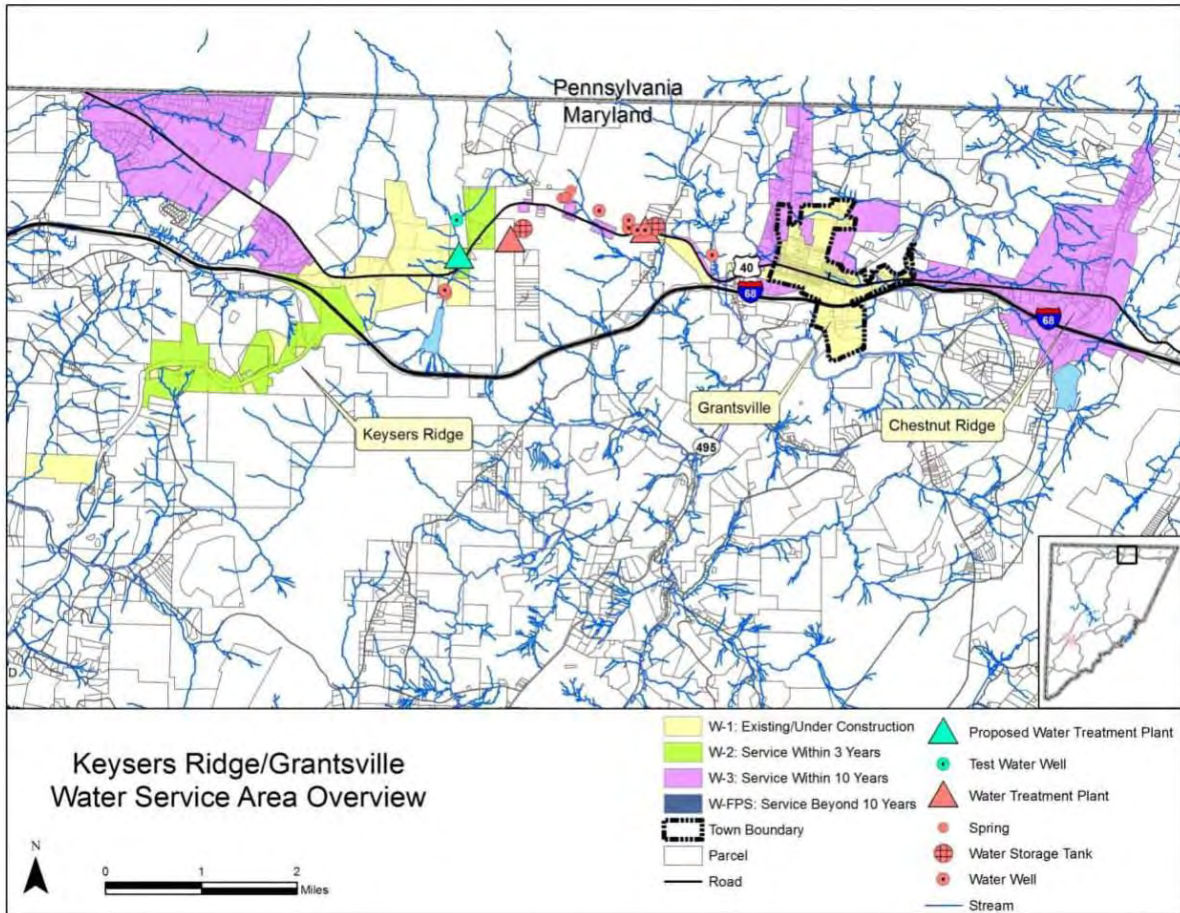


Figure 6.2: Grantsville Water Service Areas

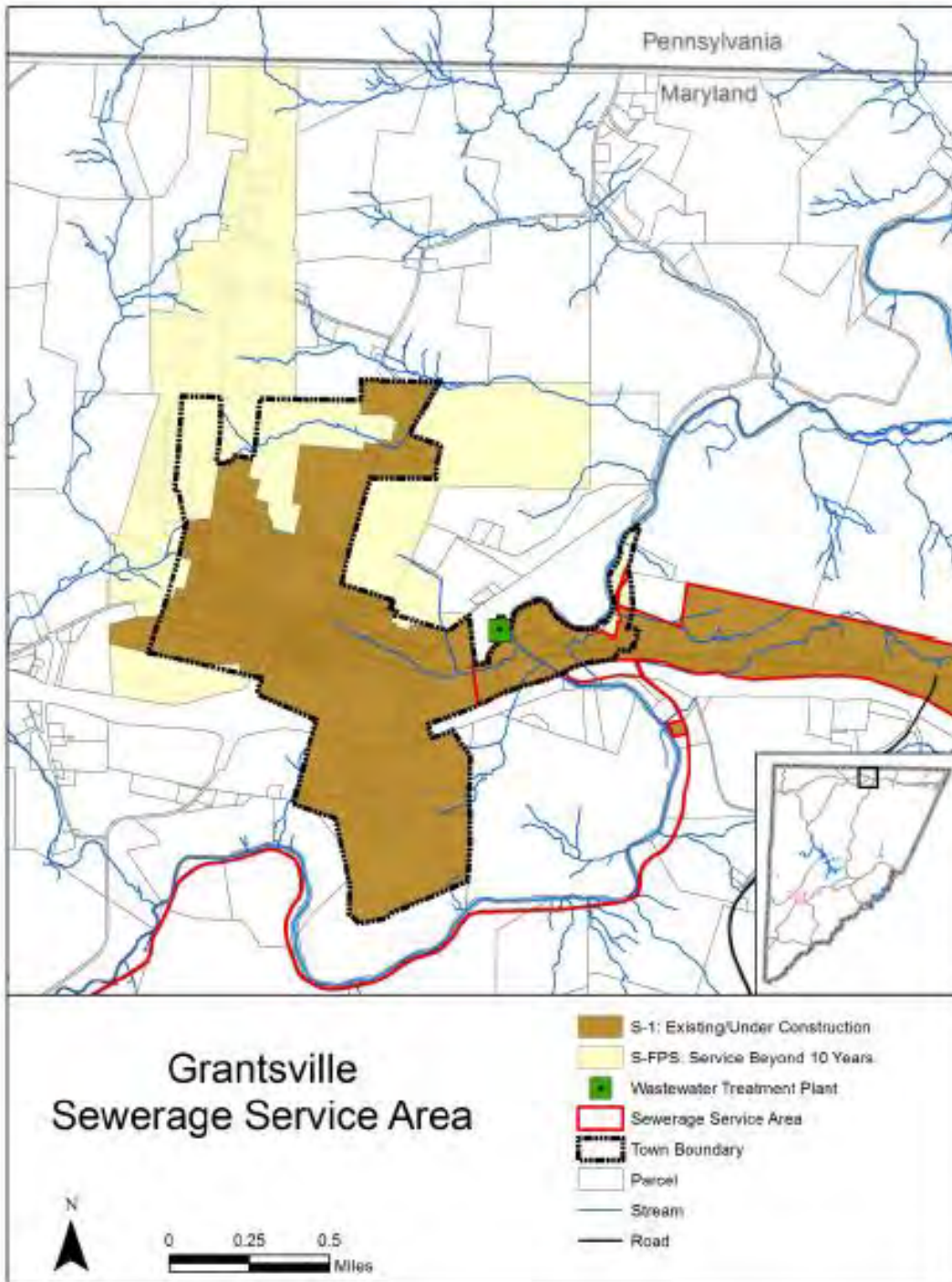


Figure 6.3: Grantsville Sewer Service Areas

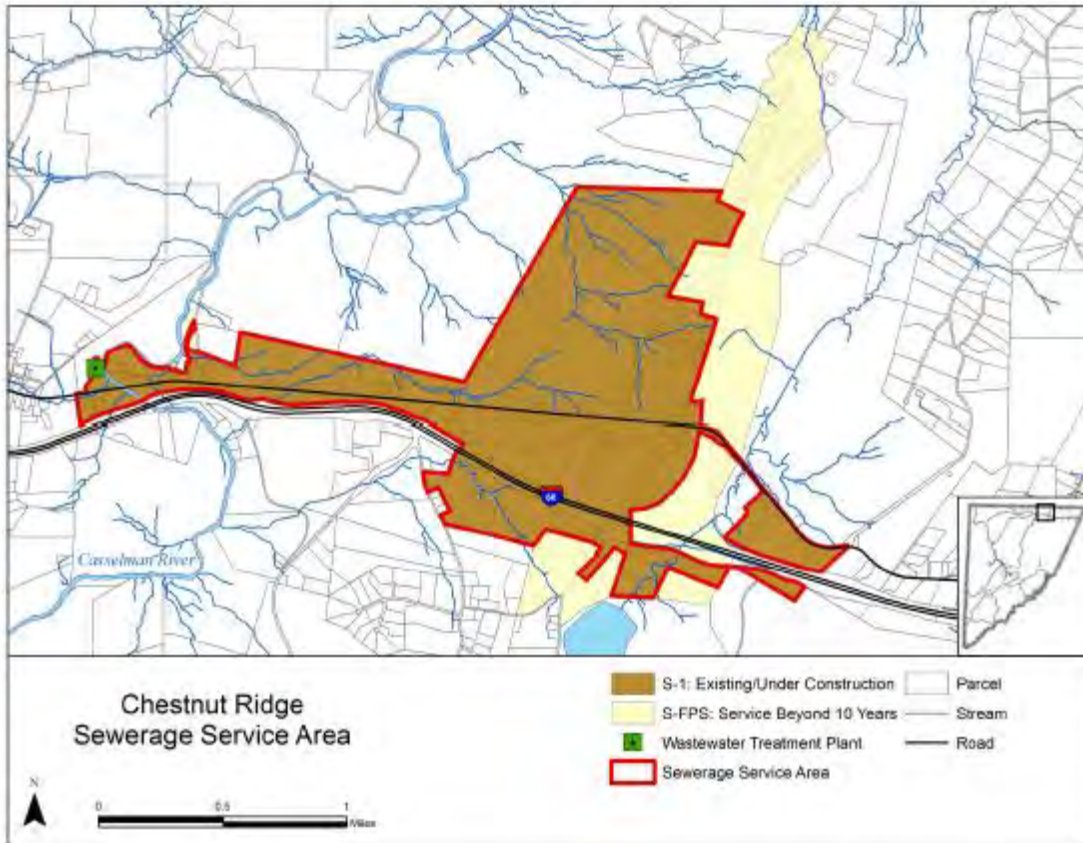


Figure 6.4: Grantsville Sewer Service Area, Chestnut Ridge

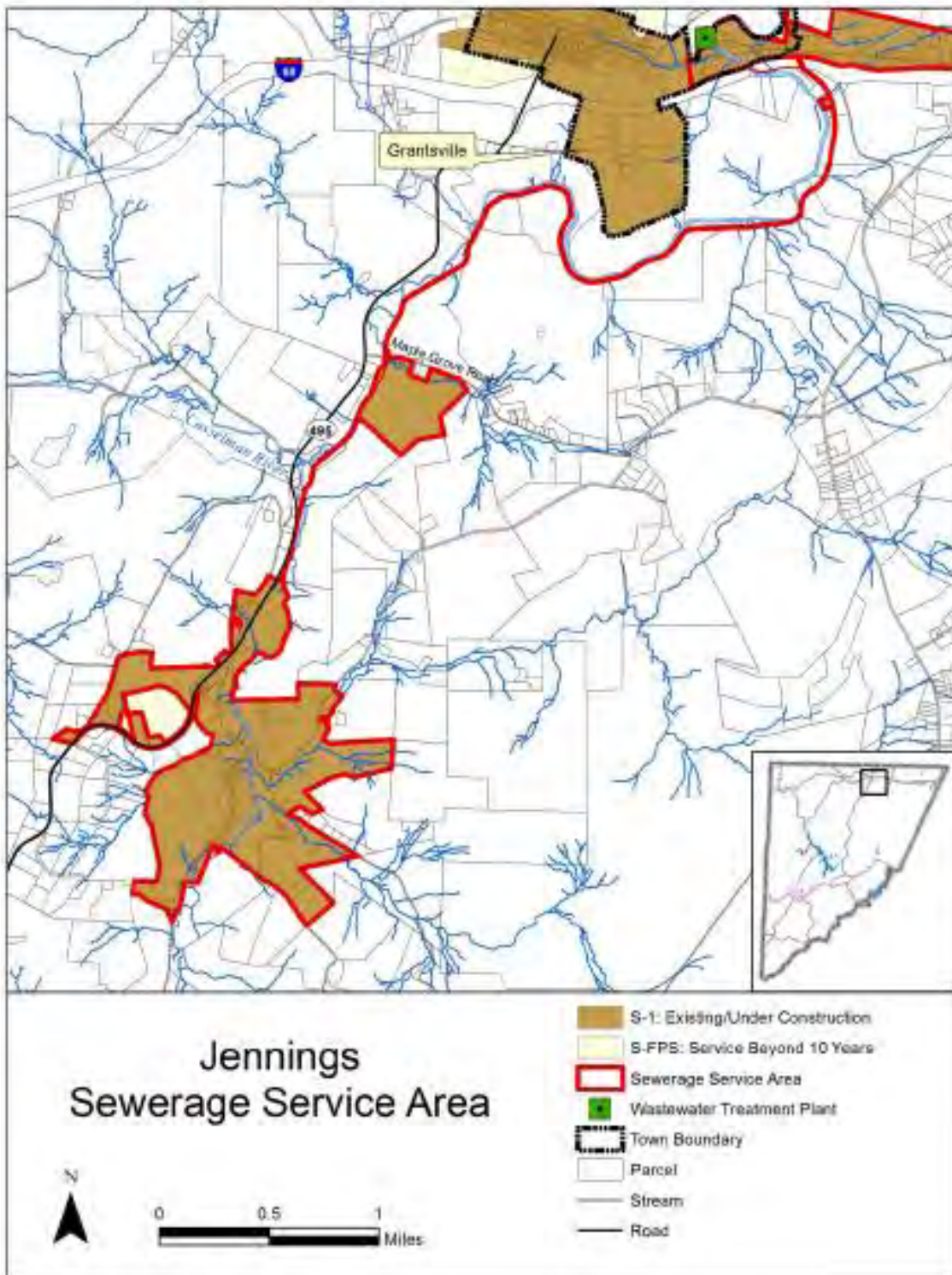


Figure 6.5: Grantsville Sewer Service Area, Jennings

The WWTP was constructed in the 1980s and utilizes a submerged rotating biological contactor process and discharges into the Casselman River. Current flow to the WWTP is approximately 0.233 million gallons per day (mgd). The WWTP is permitted for a flow

of 0.600 mgd via permit NPDES Permit MD0020761 issued by MDE in July 2020 with an expiration date of July 31, 2025. The existing NPDES permit does not require treatment for Total Nitrogen (TN) or Total Phosphorus (TP) since the treatment does not discharge into the Chesapeake Bay Watershed. The Town has entered into a Consent Order with MDE due to persistent violations regarding ammonia limits. It is anticipated that ammonia limits will be significantly reduced with the renewed permit which will likely lead to additional violations.

The original sanitary sewer collection system for the Town installed in 1933 consisted of terra cotta sewer and brick manholes. While much of the system was replaced with plastic pipe, the Town still experiences significant infiltration and inflow (I&I) which further strains the WWTP's treatment processes.

6.2.2 Need for Improvements and Expansion

Due to the age of the WWTP and the nature of the treatment process, the Town has experienced persistent effluent violations associated with ammonia limits and has entered into a Consent Order with MDE. The Town is interested in utilizing the Bay Restoration Fund (BRF) to upgrade the WWTP and has already received some funding for planning and design. In utilizing the BRF, the WWTP will also need to meet standard Enhanced Nutrient Removal (ENR) effluent limits for TN and TP. It should be noted that a Total Maximum Daily Load (TMDL) of pH for the Western Maryland Casselman River, Georges Creek, Savage River, Upper North Branch Potomac and Wills Creek Watershed was approved by the EPA on 04/17/2008. However, the Grantsville WWTP discharges to the stream segment which is not listed as impaired for pH; therefore, no TMDL allocations were assigned and a waste load allocation (WLA) for the WWTP is not required at this time.

Based on the afore-mentioned Preliminary Engineering Report, the selected alternative to upgrade the WWTP to address the ammonia violations and to comply with ENR requirements is the construction of a new 0.600 mgd sequencing batch reactor (SBR) with denitrification filter. To address I&I, the selected alternative for the collection system as identified in the PER is to conduct a comprehensive study of the system involving flow monitoring, manhole inspection, smoke testing and closed-circuit televising of areas suspected of the worse I&I. The selected alternative also includes and assumed upgrades to the collection system based on the results of the I&I study. The cost of the various improvements identified in the PER in the year 2020 was approximately \$21,000,000. As of the writing of this Plan, due to inflation and the rising costs of materials, the estimated cost of the improvements is now approximately \$35,000,000.

The Town is seeking funding for the upgrades from the USDA Rural Utility Service and CDBG as well as through the MDE BRF. The BRF will typically fund 100% of the cost of WWTP components associated with ENR. As of the writing of this Plan, it is unknown how much BRF grant funding the Town will receive from MDE or other funding sources.

6.3 Surface-Water Assessment

The Town of Grantsville is located in the Casselman River Watershed. The Casselman River Watershed in Garrett County flows from its headwaters near the Savage River state forest to the state line with Pennsylvania. The Casselman flows north, and lies within the Monongahela River watershed, a part of the Ohio River drainage basin. The main river is approximately 20 miles in length from the headwaters in the North Branch to the Maryland/ Pennsylvania line. In 1996, the Casselman River (MD Segment

05020204) was placed on Maryland's 303(d) list for low pH impairment. A Total Maximum Daily Load (TMDL) for pH was developed and approved for the Casselman River watershed in 2008. In 2011 MDE prepared a document entitled Casselman River Watershed Plan for pH Remediation. The purpose of the document was to provide a comprehensive Watershed Restoration Plan (WRP) for the Casselman River with respect to Non-Point Sources (NPS) of acidity. The watershed receives acid loads from both abandoned mine land (AML) discharges and episodic atmospheric deposition. Since the focus of the restoration of the Casselman River water quality is focused on abandoned mine drainage, the surface water impacts of the Town's Future Land Use Plan as described in this Plan should not increase the impairment of the Casselman River relative to pH.

New development and redevelopment in the Town will be required to adhere to stormwater management regulations that can improve the quality and reduce the quantity of runoff. The stormwater management regulations will require environmental site design (ESD) to the maximum extent practicable (MEP). ESD techniques optimize the conservation of natural features, minimize impervious surfaces, slow runoff to maintain discharge timing and increase infiltration and evapotranspiration. Very importantly, ESD also emphasizes early planning of development sites, when natural conditions can still inform site design so that key elements of the site are identified, preserved, and integrated into stormwater management.

6.4 Recommendations

The lack of updated and regulatory compliant water and sewer facilities is the primary impediment to achieving reasonable infill or new development as envisioned in the Future Land Use Plan of this Comprehensive Plan. Again, given the consistency of the Future Land Use Plans of the County's 2022 Comprehensive Plan and the Future Land Use Plan contained herein, the Town and County should work in partnership to implement the water and sewer upgrades as described in this Plan. To that end, the following recommendations, which ideally would be pursued in partnership with the County, are provided:

- Continue to pursue funding opportunities for both the Phase 1 and Phase 2 upgrades to the Town Water System.
- Determine to what extent the Phase 1 improvements can provide capacity for reasonable infill development and for the Town Growth Areas adjacent to Town and prepare a Capacity Management Plan to reserve said capacity.
- Continue to pursue funding for the WWTP upgrades and collection system evaluation and upgrades.
- Because the WWTP serves portions of the County, work with the County to share funding of the WWTP upgrades.
- Because the Phase 2 water system improvements are intended to serve areas also identified for growth in the County's Comprehensive Plan, work with the County to share funding of the Phase 2 improvements.

Chapter 7 Municipal Growth Element

As required by the Land Use Article of the Annotated Code of Maryland, a municipality's Comprehensive Plan must include a Municipal Growth Element (MGE). In general, the MGE must define the municipal growth areas outside of the existing corporate limits and evaluate the impacts of future growth (including growth within the current corporate limits) on various community facilities.

As mentioned above, the Town's Growth Area corresponds very closely with the Future Land Use Plan for the Casselman Watershed as described in the County's 2022 Comprehensive Plan. Except for a few minor boundary differences, the primary difference is that the areas that were previously designated as County Growth Areas around the I-68/Route 219 Interchange and the Route 219 corridor to the Pennsylvania State Line are now Grantsville Growth Areas. The primary difference between the two Growth Areas of the respective Comprehensive Plans is that the Town's Growth Area now includes a parcel approximately 285 acres in size north of Route 40 approximately midway between the western border of the Town and Route 219.

Estimating future growth whether it be based on housing units or population can be difficult for small geographies such as municipalities since one large development that may or may not occur would greatly impact future growth. It is for this reason that the Maryland Department of Planning only provides growth projections for Counties and not Municipalities.

As if to confirm the volatility associated with municipal growth projections, it should be noted that the growth projections discussed below do not explicitly incorporate development projects currently being developed or under consideration by the Town. The North Hill Community is a 55+ community currently under construction with 48 single-family detached units planned for phase 1 with a total build out of other phases equaling approximately 125 total units. Another development associated with a Land Trust to be formed with representatives from the Town Council, County Commissioners, the Garrett County Development Corporation and the Garrett County Community Action Committee is currently in the planning stages and will yield approximately 62 units. The projections contained herein are intended for long term planning purposes. The consideration of pending developments can however test the veracity of the various methodologies.

For the purposes of this Municipal Growth Element, three different growth scenarios for a 20-year period will be discussed based on households, also referred to as occupied housing units. The scenarios are as follows:

- Projections based on past trends of the Town
- Projections based on the Town's future growth mirroring that of the County
- Projections based on the County's Projected Growth scenario as contained in the 2022 Comprehensive Plan

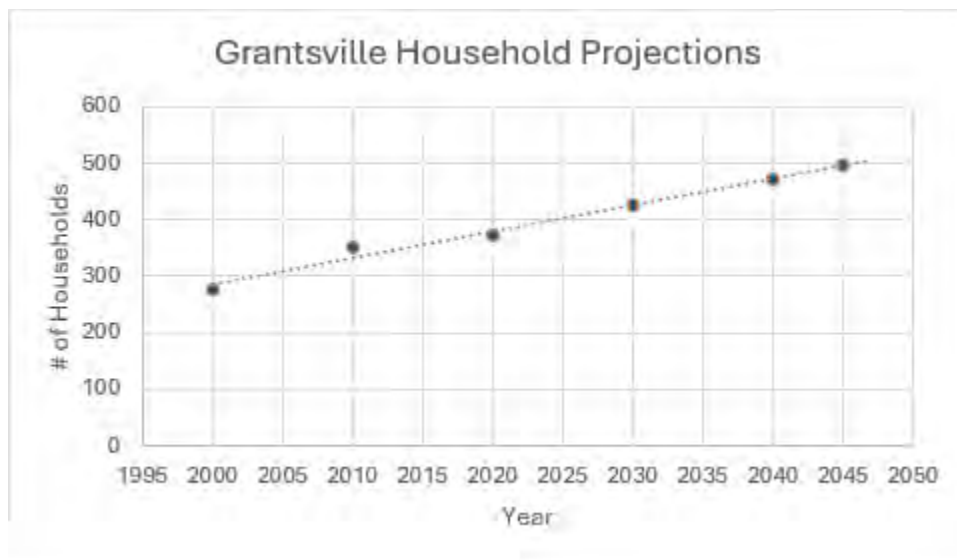
7.1 Past Trends Scenario

Historical trends starting from 1990 were used to determine this projection scenario. Decennial Census data on the number of households was taken from 1990, 2000, 2010, and 2020. This information was then put into a linear regression analysis to determine the projection for the years 2030, 2040, and 2045 (see Table 7.1). The orange line in the graph below, indicates number of projected households based on a linear path of

historical trends. The graph analysis indicates the Town of Grantsville will see a projected 10% growth rate during each decade. This also aligns with the population projections discussed in the Community Profile.

Table 7.1: Households Projections

Year	Households	Percent Change
1990	201	
2000	278	28%
2010	350	21%
2020	371	6%
2030	426	13%
2040	473	10%
2045	496	5%



7.2 Town Projection Mirroring County Projection

Under this scenario, the projected Town’s households will mirror the rate of change as projected for the County. The Maryland Department of Planning State Data & Analysis Center provides official population and household projections to use for planning purposes. The different household projections include household population, number of households, and household size. For the purposes of this projection scenario, the household projections were used. The State data table is divided by region and county. Using this scenario, the County’s and Town’s projected households are included in the table below from 2020 to 2045. For Grantsville, that translates to the addition of 21 households from 2025 to 2045 or approximately 2 households added per year.

Table 7.2: Town and County Projections

	2020	2025	2030	2035	2040	2045
Garrett Co⁴	11,950	12,275	12,550	12,625	12,825	13,000
%change		2.6%+	2.2%+	0.6%+	1.6%+	1.3%+
Grantsville	371	381	389	391	397	402

⁴ Maryland Department of Planning, State Data Center Projections to 2045, revised December 2020

7.3 County Comprehensive Plan Growth Scenario

In Garrett County's 2022 Comprehensive Plan population and housing projections are based on watersheds. In the case of Grantsville, the Town falls within the Casselman River watershed. According to the data provided in the *Housing Unit Estimated and Projections, Population & Housing Existing and Projected* (Appendix 5) of the County's Comprehensive Plan, there were 456 housing units in the Town in 2015. The housing projection for 2040 is 506 housing units. The difference is the addition of 50 housing units over the course of approximately 25 years, which equates to the addition of two housing units per year. Extending the projection timeframe to 2045, and using the addition of two units per year, it can be assumed 10 additional units would be added between 2040 and 2045. This would be the addition of 60 units for a total of 516 housing units by 2045.

To relate this housing unit projection to households, according to the 2020 US Census, there were 417 housing units in Grantsville of which 371 units, or 89%, were occupied. Applying the same 89% to the projected 516 total housing units, there would be approximately 459 households by 2045.

Below is a summary of the three projection scenarios based on households.

Scenario	2020 Existing	2045 Projection	Increase
#1 Past Trends	371	496	+125
#2 Mirroring County Projection	371	402	+30
#3 County Comprehensive Plan Growth	371	459	+88

The result of the three scenarios is a low, moderate, and high growth rate. Scenario 1 using historical trends shows the greatest rate of growth over a 20-year period at almost a total of 500 households by 2045. The projection using the County's growth rate in Scenario 2 provides the slowest growth rate in Grantsville at 402 total households, almost 100 less than Scenario 1. As the moderate growth, Scenario 3 indicates there will be 459 total households based on the County's projected housing units in relation to 2020 Census percent of households.

While these three scenarios show a low, middle, and high growth rate, all projections generally indicate Grantsville will see a low growth rate over the next 20 years. Even Scenario 1, the highest growth, shows the addition of 125 households between 2020 and 2045. In a 25-year period, that would be approximately five households added each year. With the potential for infill development or even the development of a moderately sized new residential community, these projections could easily be surpassed. None of the methodologies reflect the impact of the planned Land Trust project or the 55+ project currently under construction that were described earlier in this chapter.

Except for water and sewer facilities which will be discussed later in this chapter, the modest growth projections described above would have little or no impact to community facilities.

7.4 Partial Buildout Scenarios

Another way to approach the impacts of growth on community facilities is to estimate the future growth that could be realized based on a buildout or partial buildout using the

future land use designations as described in the Land Use Chapter. Figure 7.1 below indicates the Future Land Use Plan divided into four distinct areas.

- **Area 1** indicates parcels within the current Town limits. Buildout was determined by assigning a density of 3.5 units per acre⁵ to all parcels 5 acres or greater and designated as Town Residential. This area equates to approximately 250 acres.
- **Area 2** indicates parcels with the Town growth area immediately adjacent to Town. Buildout was determined by assigning a density of 3.5 units per acre to all parcels 5 acres or greater and designated as Town Residential. This area equates to approximately 573 acres.
- **Area 3** indicates all parcels in the Hilltop and Chestnut Ridge Areas designated as Mixed Use, Town Commercial and Town Residential and identified as needing public water service as described in the Water Resources Element Chapter. Buildout was based on the analysis of future water demand as described in the Preliminary Engineering Report referenced in the Water Resources Element Chapter.
- **Area 4** indicates the balance of the Growth Area which is designated as Town Residential extending to the Pennsylvania line including the large parcel immediately to the west of the Casselman Farm.
- Based on the above, buildout of the various phases is as follows:

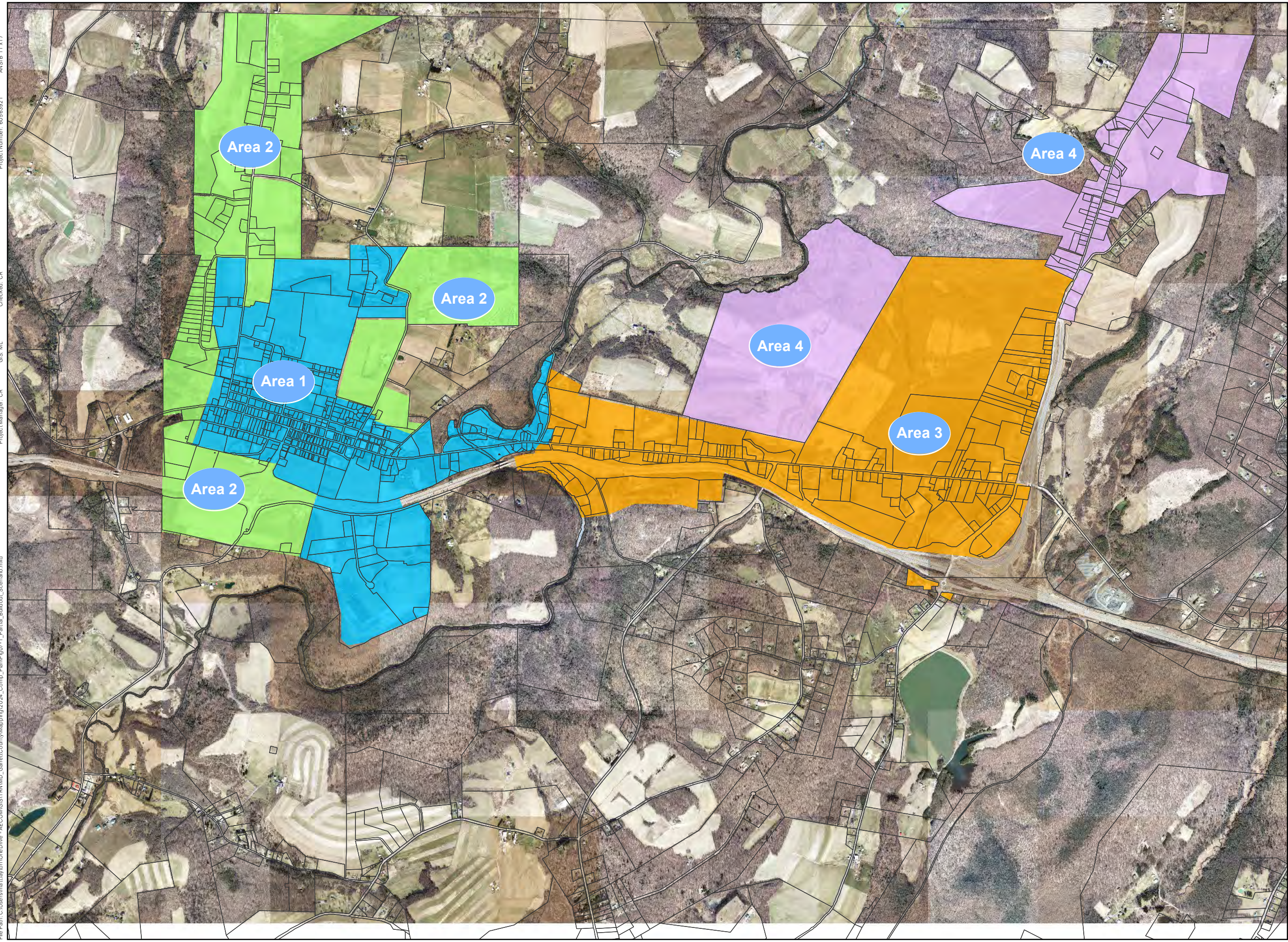
Area 1	875 Housing Units*
Area 2	2,000 Housing Units
Area 3	166 Housing Units**
Area 4	Unknown
Total, less Phase 4	2,441 Housing Units

* For the purposes of this section, no distinction is made between housing units and households.

** Includes 98 existing residential units and a proposed 68 housing units for the Casselman Farm

⁵ Minimum density to qualify as a Priority Funding Area.

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G.S. ML
Checklist: CR
Project Number: 60569921
ANSIB: 11x17

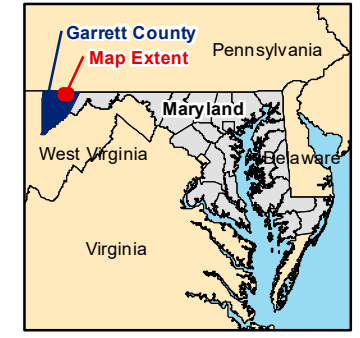


PROJECT
GRANTSVILLE MARYLAND
COMPREHENSIVE PLAN

GRANTSVILLE, GARRETT COUNTY, MD

SHEET TITLE
FIGURE 7.1
FUTURE LAND USE -
PARTIAL BUILDOUT SCENARIO

LOCATION MAP



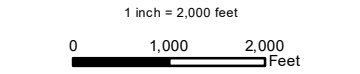
LEGEND

- Tax Parcel
- Area 1
- Area 2
- Area 3
- Area 4

DATA SOURCES

- Map Projection: NAD 1983 State Plane Maryland Feet.
- Parcels - Garrett County
- Township - Garrett County
- Roads - Garrett County
- Streams - National Hydrography Dataset
- Imagery - 2023 six inch resolution provided by State of Maryland

SCALE



CONSULTANT

AECOM
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Newark, DE 19702

Clearly, given past growth trends and current market forces, the Town should not anticipate approximately 2,400 housing units over the next 20 years. While it is typical planning practice to utilize a municipality's future land use scenario to inform future growth and therefore impacts of future growth on community facilities, in the case of Grantsville it is more appropriate to utilize the respective capacities of the existing and proposed water and sewer facilities for the same. Market forces aside, the provision of adequate water and sewer facilities is the primary impediment to the future growth of Grantsville. In addition, as evidenced in the Water Resources Element Chapter, the Town has engaged in in-depth planning to identify existing and future needs. More specifically, the Water Resources Element Chapter describes the significant existing limitations of the Town's water and sewer facilities as well as the proposed upgrades. As noted, there is only 14,000 gpd of capacity left in both water systems however there are existing deficiencies in the systems that could make that remaining capacity unattainable. The same is true with wastewater with nearly 370,000 gpd of remaining capacity (difference between the permitted flow of 0.600 mgd and the current flow of 0.233 mgd) however the system is severely limited given the on-going effluent violations and Consent Order with MDE.

Per all of the above, a more appropriate methodology to determine future growth and its impact on community facilities is to estimate the future growth that could be realized from the planned water system improvements. The Phase 1 water system improvements would yield a capacity of 0.233 mgd. The existing water demand in the Town is 0.110 mgd, thus providing an additional 0.123 mgd of additional capacity. Using the conservative estimate recommended by MDE of 250 gpd/dwelling, the Phase 1 improvements would allow for an additional 492 housing units. This growth based on the water system improvements assumes that the Town's WWTP will be upgraded to ENR and thus allow it to reach its total permitted capacity of 0.600 mgd. While no specific capacity is identified for the Phase 2 water system improvements, it is being planned to accommodate at least 166 housing units. As such, for the purposes of this Chapter, the future housing unit projection over the next 20 years is an additional approximately 660 housing units. While this number of future housing units significantly outpaces past trends and does not account for limitations imposed by market forces, it will suffice for this Plan.

It should be noted that Town's growth areas correspond very closely to unincorporated growth areas in the County's 2022 Comprehensive Plan particularly along the Route 219 corridor, including the Casselman Farm. While this Chapter divides the Town and its growth areas into *areas* for the purposes of facilitating projections, such a breakdown should not be considered a *phasing plan*. That is, if the County and the Town identify opportunities to expand the housing stock or other economic opportunities in, say Area 3, the opportunity should be fully vetted even if it precedes new development in Area 1 or Area 2.

The impact of potentially 660 new housing unit in Grantsville appears to be significant but would also not likely overwhelm public infrastructure and facilities. Consider as follows:

- **Schools:** According to the Garrett County Public Schools 2024-2025 Educational Facilities Master Plan, the State Rated Capacity and the 2023 enrollment for the schools serving Grantsville area are as follows:

	State Rated Capacity	2023 Enrollment	% Utilized
Grantsville Elementary	380	187	49%
Northern Middle School	742	315	42%
Northern High School	903	444	49%

As one can see, the schools serving Grantsville are significantly underutilized and will not become over capacity as a result of growth in Grantsville.

- **Water:** Because the growth projection is based on improvements to the Town’s water system(s) and the resultant capacities, the future housing units will not cause the **upgraded** water system to become over capacity.
- **Sewer:** Once upgraded to address existing deficiencies and to achieve ENR treatment levels, the Town’s WWTP will be able to realize its current permitted flow of 0.600 mgd. With an existing flow of 0.233 mgd, the projected growth will not cause the WWTP to become over capacity.
- **Roads:** The core Town is currently served by a grid system of local streets and the Growth Areas are served by significant arterial roadways such as Route 40, Route 219 and I-68. It is not anticipated that the future growth will cause any portion of the road network to fall below and acceptable level of service. It is advisable, however, that any development greater than 100 units should provide a traffic impact study to determine roadway adequacy at the time of the development.

7.5 Recommendations

As demonstrated, there are different methods to determine projected growth and buildout. Future growth rates considered historical and local trends, while the buildout scenarios looked at future land use. The most important factor is public infrastructure and the potential impacts from growth and development:

- Continue to pursue funding and implementation of upgrades to the Town’s water systems(s) and wastewater system, including upgrading the WWTP to ENR.
- Work with the County and significant property owners in the growth area to identify opportunities for strategic growth and partnering opportunities for the expansion of the Town’s water and/or sewer systems.

Chapter 8 Community Facilities

Community facilities provide services that an organized government provides for the benefit and health of all within a community. Civic amenities are those elements and places outside the home that enrich a person's daily life and that promote interaction between community residents. The Community Facilities and Civic Amenities Element discusses these facilities and provides recommendations the Town should consider in continuing to improve the community's quality of life. The following is just a few of the many community and civic amenities available to residents and visitors of Grantsville:

- Casselman Inn
- Casselman River Bridge State Park
- Christ Lutheran Church
- Grace Community Church
- Grantsville Arts & Entertainment District
- Grantsville Community Center
- Grantsville Community Museum
- Grantsville Elementary School
- Grantsville Medical Center
- Grantsville Senior Center
- Grantsville Town Hall
- Grantsville Town Park
- Grantsville Volunteer Fire Department
- High Country Creamery & Market
- Kingdom Hall of Jehovah's Witness
- Little Crossings – The Cornucopia Café Complex
- Mountain Laurel Medical Center
- Northern Garrett County Rescue Squad
- Penn Alps Restaurant
- Ruth Enlow Public Library
- St. Johns United Church of Christ
- St. Paul's Methodist Church
- Spruce Forest Artisan's Village
- Stanton's Mill

8.1 Solid Waste Services & Recycling

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. Residents pay for solid waste collection services with their water and sewer bills.

The State has mandated that Garrett County reduce its waste stream by a minimum of 15% through recycling. A 40% recycling rate is recommended by the State. In 2019, the County's recycling rate was approximately 50%, which included residential and commercial recyclables. The County maintains one landfill with recycling bins and six recycling site locations, including one in the Grantsville area. The County has noted in their Comprehensive Plan that in the past 20 years there has been no significant trends in waste quantities at the different recycling sites.

8.2 Education

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 pre-k through fifth grades from Grantsville and the surrounding area. The 35,640 square foot building has a capacity of 390 students. Grantsville Elementary offers an Early Head Start Program as well as partners with the Judy Center to promote school readiness. In the Garrett County Public Schools fiscal year (FY) 2022-2027 5-Year Strategic Facilities Plan, Grantsville Elementary School was included in planning initiatives for FY 2022. The Facilities Plan listed the Elementary School as needing a Modified Educational Specification Plan for the School's open space conversion. This renovation project included the installation of permanent partitions between open space classrooms, a design concept made popular in the 1960s and 70s. The concerns with the open concept included noise and safety. The renovations were completed in January 2023 and cost a total of \$6.5 million. Additional Capital Projects completed for Grantsville Elementary included a playground renovation (FY 2021) and roof replacement (FY 2022).

Enrollment for the 2022-2023 school year was 171 students. The trend over the past five years has been a decline in number of students, but 2022-2023 saw a slight increase which could show an upward trend.

Table 8.1: School Enrollment

School Year	Number of Students
2018 – 2019	193
2019 – 2020	182
2020 – 2021	172
2021 – 2022	166
2022 – 2023	171

Source: Grantsville Elementary School Improvement Plan 2022-2023

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.

According to the Maryland Public School Enrollment Projections 2021-2030, Garrett County is expected to see in the largest percentage increase in middle school enrollment between 2020 and 2030. However, the County is also expected to see a decline in high school enrollment over that same timeframe. For non-public schools, enrollment has varied from 2012 to 2022 for Garrett County. In 2012 there were 68 students in the County enrolled in nonpublic schools which steadily increased to 117 students in 2016. Between 2017 and 2022 enrollment fluctuated with 66 students in 2017 and 125 students in 2022.

8.3 Library and Information Services

The Grantsville branch of the Ruth Enlow Library, which is operated by Garrett County, first opened its doors in the late 1950s. The first library operated from 1959 to 1967 at the property formerly known as the Broadwater Store. In the late 1960s Garrett County Commissioners purchased a former bank, Liberty Trust Building, on Main Street and donated the building for the purposes of a new library. The library operated out of the old bank building for over 30 years before moving in 2004 to a new state of the art library located adjacent to the Grantsville Town Park. The move was the result of efforts made by a small group of Grantsville residents that formed the “Renew Grantsville’s Library Committee.” The group started with a modest goal of raising money for a new library, however, the push to fundraise and advocating for a new library at the local, county, state, and federal levels led to the committee securing funding for a new building.

The Grantsville branch has a 10,693 volume collection. Along with books, including books on tape/CD, magazines, and videos/DVDs, the library also offers wireless internet, an online research database, and 10 public computers with internet access and word processing software. The library also serves their younger patrons by scheduling story times for children and providing access to Wii and PS2 systems for teens. Currently the library is open daily except Sundays.

8.4 Police, Fire, and 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, 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.

The Grantsville Volunteer Fire Department, located on Springs Road, responds to fire and rescue emergencies in Grantsville and the surrounding area. The company receives some County and State funds that offset operating costs. The company relies on donations and, except for the rescue squad, services are provided 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 Northern Garrett County Rescue Squad (NGCRS) also responds to medical emergencies throughout the northern half of the county. They have a home base in Grantsville (Station #1) which is an EMS only station. The building has a three-bay garage for the two ambulances and one rescue truck that operates 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. The rescue squad are also compensated. The rescue squad has 60 to 70 members. In 2022, NGCRS Grantsville responded to 754 EMS calls.

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.

8.5 Social and Human Services

In 2017 the Garrett Regional Medical Center expanded their health care service by opening the Grantsville Medical Center, offering primary and specialty care to residents of northern Garrett County and neighboring jurisdictions. The 5,500 square feet Medical Center includes exam rooms as well as radiology and lab areas. The Patient Centered Medical Home (PCMH) model is used at Mountain Laurel to provide high-quality health care that is accessible and affordable to all.

The Mountain Laurel Medical Center also provides primary health care and mental health services to area residents of all ages. In 2024, Mountain Laurel Medical Center purchased the Garrett County Health Department building. The Health Department previously offered medical care, family planning, mental health, WIC, and addiction recovery services, as well as the Garrett County Department of Social Services providing support. With the purchase of the building, Mountain Laurel Medical Center is working to expand their practice and add more services.

The Garrett County Community Action Committee operates the Grantsville Senior Center, one of seven sites providing services and support to the aging population. The Senior Center offers nutrition services, in-home support, and senior health insurance and Medicare counseling.

8.6 Governmental Facilities

The Grantsville Municipal Building, located on Hill Street, was constructed in 1986. A portion of the building houses the Town garage in which the Town's pick-up truck and dump truck as well as other municipal 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 branch of the U.S. Post Office is located on Main Street just east of the intersection with Maryland Route 495. The Post Office is in need of improvements to the building as well as the parking lot.

8.7 Parks and Recreations

There are two main parks in the Town: the Grantsville Town Park and the Casselman River Bridge State Park.

8.7.1 The Grantsville Town Park

The Grantsville Town 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 Town Park offers a variety of recreation and outdoor entertainment opportunities for residents and visitors. Sports amenities include a Little League field with a batting cage,

a softball field, two basketball courts, three tennis courts, pickle ball courts, and two sand volleyball courts. The ice-skating rink is a popular winter activity that brings residents and visitors to the Park during the winter months. Other recreational features include two playgrounds and the Grantsville Town Pond which is available for fishing for those 16 years and under and the visually impaired. An amphitheater and stage gazebo provide two types of outdoor entertainment venues. The site also includes three pavilions which are also available for rent and can accommodate gatherings from 60 to 250 people.

Several sports related events are held at the Town Park as well as community events. Grantsville Days is one of the community events held at the Park each year. Every year the Park also hosts the Youth Fishing Rodeo in May and in October the Lions Club Oktoberfest. There is a World War II Veterans Memorial which honors those that served our country and serves as the location for the Memorial Day Celebration.

8.7.2 The Casselman River Bridge State Park

The Casselman River Bridge State Park is located within Grantsville's borders and is a 4-acre passive park surrounding the historic Casselman River Bridge. The Bridge is an 80-foot stone arch bridge erected in 1813, when it was considered the longest single-span stone arch bridge in the US. Although it has been closed for vehicular traffic for some time, it is open to pedestrians and is accessible to disabled visitors. It served as an important link on the National Road (MD Route 40) from 1813 to 1933. This historic park was an important part of why this section of MD Route 40 was given the designation of an "All-American Road".

The Casselman River Bridge State Park offers picnicking, fishing and other passive activities and is very popular for photographers seeking to capture great scenery and selfie or two. As of this writing, the Bridge has been closed for pedestrian traffic after an engineering inspection found cracking within the stonework, missing grout, and dislodged stones. The Bridge had already been scheduled for restoration to begin in 2024. The Maryland Department of Natural Resources (DNR) was awarded a Transportation Alternatives Program (TAP) State Highway Administration (SHA)-Federal-Aid Grant to supplement funding for this restoration project.

Residents can also enjoy several other State and Regional Parks located within 30 minutes of Town:

- Little Meadow Lake and Campground
- New Germany State Park, Grantsville
- Youghiogheny Wild River Natural Environmental Area, Friendsville/Oakland
- Sang Run State Park, McHenry
- Big Run State Park, Swanton
- Deep Creek Lake State Park

8.8 Hazard Mitigation of Critical and Public Facilities

Garrett County completed its most recent Hazard Mitigation Plan in 2024. Grantsville has participated in the development of the County's Hazard Mitigation Plan since 2005. The Town also participated in the 2012 and 2018 Plan update process. The purpose of the Plan is to assess the County's vulnerability to various natural hazards and provides a long-term strategic plan for addressing and preventing potential damage and loss of life.

In the Plan, winter weather is ranked as a top hazard for the Town. Another issue is localized flooding. While the Town is situated on higher ground, flooding can occur from heavy rain events and from stormwater runoff. From 2000 to 2013 the Town was impacted by nine flooding events. The Town's location on higher ground also makes it more susceptible to impacts from high wind events. Aside from weather related hazards, the Town is also susceptible to potential transportation HazMat incidents due its location along I-68. Structures and areas at risk include Town Hall, Town Water Tank, Town WWTP, Grantsville Elementary School, the Post Office, Library, and the Town Park. The Town should continue to participate and stay up to date with the County's hazard mitigation planning.

8.9 Recommendations

The Town offers important services to its residents and those in the surrounding area such as trash and recycling, healthcare services, emergency services, and recreation opportunities. The Town should consider ways to improve and/or expand these services for current and future residents.

- To provide more opportunities for community and social gatherings, consider developing a community center.
- Consider education opportunities at the elementary school and develop a local advertising campaign to help increase awareness of the benefits to recycling.
- Tap into the riverfront as a community amenity and look into annexation opportunities around the Casselman River.
- Establish partnerships with the Maryland DNR as they work to restore the Casselman Bridge to look for additional opportunities to improve the park and connection with the residents of the Grantsville.
- As the population of residents over 65 increases in Grantsville, consider offering additional accessible park and recreation elements within their existing Town parks.
- To protect the Town's historic character and natural resources, consider strategies to improve its recycling rate within the County and investigate available recycling options from its trash collection contractor.

Chapter 9 Housing

The Land Use Article of the Annotated Code of Maryland was amended in 2019 to require that Comprehensive Plans contain a housing element to address affordable housing. Housing is a basic need and plays an important role in developing and maintaining sustainable living environments. The inclusion of the Housing Element will support quality and affordable housing opportunities that are important for the long-term economic and social vitality of the Town.

9.1 Housing Trends, Issues, and Needs

9.1.1 Housing Type and Tenure

According to the 2020 United States (U.S.) Census, Grantsville had a total of 417 housing units, 89% (371 units) of which were occupied. Between 2000 and 2020, the number of housing units increased by 39% from 298 to 417 units. Of the 371 occupied housing units, 43.4% were owner-occupied and 56.6% were renter occupied. The number of owner-occupied units increased by 16% since 2000, but there was an overall decrease in the share of housing that was owner-occupied from 50% to 43.4%. On the other hand, renter-occupied units increased by 50% since 2000, with the overall share of housing that was renter-occupied increasing from 50% to 56.6%.

Of the 46 vacant housing units in 2020, about 19.5% were for seasonal, recreational, or occasional use, with the rest being for rent or sale. The vacant units used for seasonal, recreational, or occasional use comprised about 2% of the total housing units, which is far below the 27% of the total housing units that were vacant for seasonal, recreational, or occasional use in Garrett County.

Based on the 2020 American Community Survey (ACS) data, about 41.5% of Grantsville's housing stock was single-family detached structures and 10.5% was single-family attached structures. For multi-family housing units, about 19% of structures were two to ten units, and 27% of structures were ten or more units. Less than 2% of housing units were mobile homes or trailers.

According to a market-rate housing study conducted in 2018 for the Town of Grantsville, there is an estimated housing deficit of 262 units. This estimate was calculated based on the employment/population disparity. Availability of housing, both single-family and rental housing, is a concern as Grantsville aims to provide quality housing to its residents and provide housing options to potential employees.

In addition to the availability of diverse housing options, the age and condition of the housing stock are important considerations for renters and first-time homebuyers. Over half of Grantsville's housing stock was built before 1980, with over a quarter being built before 1940. In comparison, only about 11% have been built since 2000. Despite the age of the housing stock, the Town of Grantsville's housing units are generally very well maintained.

9.1.2 Housing Value and Cost

According to the 2020 ACS data, the median value of Grantsville's owner-occupied housing units was \$165,900. This value was close to the \$194,600 median value of housing units in Garrett County, but far below the \$325,400 median value of housing units in Maryland.

The median household income in Grantsville in 2020 was \$32,607. This value is lower than both the median household income for Garrett County (\$54,542) and Maryland (\$87,063). In addition, census data show that 36% of Grantsville homeowners spent 30% or more of their income on housing expenses, with 25% of those spending more than 35% of their income on housing expenses. For Grantsville renters, about 50% of renters spent 30% or more of their income on housing expenses, with 28.7% spending more than 35% of their income on rent. This is important to consider when documenting housing affordability.

Inflation patterns experienced across the U.S. are contributing significantly to housing affordability for all income levels. While cost of materials and cost of labor have increased over 13% since 2020, income levels have remained stagnate. Additionally, the U.S., and specifically Grantsville, is experiencing a housing stock shortfall. When demand of a product is high, and supply is low, prices of the product increase. In the housing market, if a home is listed at market value and 20 families need the home, it will go to the highest bidder. This will begin to tick up the home values in those areas. Grantsville will need to determine their role in supporting the provision of additional housing options in the Town to help keep the housing market stable.

9.1.3 Housing Affordability

The need for affordable and quality housing is one of the main issues in the Town of Grantsville. Affordable housing is typically measured as a function of income and housing costs, also known as the standard of “housing cost burden.” The “housing cost burden” standard from The U.S. Department of Housing and Urban Development (HUD) considers the share of household income devoted to housing expenses. Households are considered cost-burdened if they pay 30% or more of their gross income on housing expenses, like rent, mortgage, utilities, homeowners association (HOA) fees, or taxes. As discussed in the previous section, about 36% of homeowners and 50% of renters in Grantsville spend 30% or more of their income on housing expenses. Therefore, over one-third of Grantsville’s homeowners and half of Grantsville’s renters are considered housing cost burdened.

The Town of Grantsville has also identified the need for quality workforce housing. According to the Garrett County Comprehensive Plan, workforce housing addresses the housing needs of those making slightly less or slightly more than the Area Median Income (AMI). AMI is another measure of housing affordability. For reference, those making between 80% and 120% AMI are considered workforce housing, and those making over 120% AMI are considered market-rate housing. The Town of Grantsville aims to provide workforce and market-rate housing to residents by providing owner-occupied housing that targets AMIs between 80% and 150%.

The Town of Grantsville has four housing complexes that were developed with government assistance that provide low- and moderate-income housing options:

- Starner Hill Apartments, constructed under the HUD Section 202/8 program, opened in July 1989. It contains 18 units designated for senior citizens and those who are disabled.
- 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 low-income and moderate-income residents.

- Cassel Ridge East was constructed in 2004 by the Garrett County Community Action Committee (CAC) as a State and Federally assisted affordable housing tax credit project. Cassel Ridge East is a multi-family development consisting of 36 units for low-income families and individuals.
- The CAC is currently developing a site on Springs Road for market-rate and owner-occupied housing that targets families and individuals making between 80% and 150% of the AMI.

In addition to the housing complexes discussed above, a market-rate study conducted in 2018 evaluated the potential to develop a market-rate apartment community in northeast Grantsville. The site location is on the corner of Springs Road and Hemlock Drive. The study found that there is a market for a 36-unit rental housing development at the subject site, including both one- and two-bedroom units. The study also conducted stakeholder and local business interviews, concluding that there is a uniform agreement that Grantsville has a housing shortage, especially for workforce housing.

The Town of Grantsville is committed to providing affordable workforce and market-rate housing to families and individuals. Grantsville will continue to support Garret County and the CAC in their efforts to develop affordable and market-rate housing in the area.

9.1.4 Senior Housing

According to the 2020 U.S. Census, the median age of Grantsville residents was 52 years old, which was an increase from the median age of 36.9 years old in 2000. Additionally, the percentage of residents 65 years of age or older (senior citizens) increased from 14% in 2000 to 39% in 2020. With an aging population, the Town of Grantsville has a continued need for adequate and affordable senior housing. There are currently two dedicated senior housing locations in the Town of Grantsville. The Goodwill Retirement Village contains 37 apartment units in assisted living, 30 one- and two-bedroom cottages in the retirement village, and 108 beds in the nursing home. Starner Hill Apartments offers 18 efficiency, one-bedroom, rent-assisted apartments for seniors and those who are disabled.

9.1.5 Fair Housing

The Land Use Article of the Maryland Annotated Code was amended in 2021 to require that Comprehensive Plans include an assessment of fair housing to ensure that the local jurisdiction is “affirmatively **furthering** fair housing.” Fair housing refers to the ability of persons with similar incomes to have the same housing choices regardless of the following characteristics: race, color, religion, sex, age, national origin, familial status, or disability. “Affirmatively furthering fair housing” is defined as taking meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to housing and opportunity based on protected characteristics. As such, the Town of Grantsville commits to actively supporting fair housing and equal opportunity, to implementing its land use ordinances in an open and non-discriminatory manner, and to fully complying with all fair housing laws and regulations.

9.2 Zoning Ordinance Evaluation of Permitted Housing Types

One of the primary ways to encourage affordable housing is to permit a range of housing types at reasonable lot sizes and densities in a local jurisdiction’s Zoning Ordinance. While there are a range of factors and regulations that dictate where and what kind of

development can occur, zoning regulations serve as the primary tool in regulating new development and redevelopment. Table 9.1 below indicates various dwelling types, their permissibility in the various zoning districts within Town, and the primary dimensional standards (lot area and lot width) that impact the number of units that could be built.

Table 9.1: Grantsville Zoning Ordinance Permitted Residential Uses and Dimensional Standards

District	Use		Minimum Lot Area (sq.ft.)	Minimum Lot Area Per Dwelling Unit (sq.ft.)	Minimum Lot Width (feet)
SR	Single family detached dwelling.	P	18,000	18,000	75
	Two family dwelling.	P	18,000	9,000	75
	Twin dwelling.	P	18,000*****	9,000	75
	Mobile/Manufactured home park	SE	5 acres	See Section 406	200
	Townhouse.****	P	15,000*****	2,000****	75
TR	Single family detached dwelling.	P	10,000	10,000	50
	Twin dwelling.	P	18,000*****	9,000	45
	Two family detached.	P	18,000	9,000	75
	Townhouse.****	P	12,000*****	2,000****	20
	Multi-family dwelling.	P	22,000	4,000	200
TC	Single family detached dwelling.	P	5,000	5,000	50
	One dwelling unit in combination with permitted commercial use.	P	5,000	5,000	40
	Twin dwelling.	P	10,000*****	5,000	50
	Two family detached.	P	10000	5,000	75
	Other structure or use.		5000	5,000	50

* Except 15 feet if such lot line abuts lots that are only occupied by principal non-residential uses.

** Except 5 feet if such lot line abuts lots that are only occupied by principal non-residential uses.

*** Standards for mobile/manufactured home parks in Section 406 shall apply.

**** The average density shall not exceed 6 dwelling units per acre in the SR district and 8 dwelling units per acre in the TR and TC districts. Such density may be calculated based upon the total lot area before the development of new streets.

***** Minimum tract size, which may then be divided into the minimum lot area for each dwelling unit.

The Employment Center (EC) District is not included due to its primary function to attract business and industrial uses. The “P” and “SE” refer to the use being permitted and permitted by special exception, respectively. As one can see, the Town’s Zoning Ordinance permits a range of housing types from single family detached to multi-family developments. It should be noted that most of the Town is zoned Town Residential (TR) (see Figure 9.1). While the Zoning Ordinance provides for a range of housing types, the dimensional standards should be reviewed to determine if reductions in dimensional standards and/or increases in permitted density are appropriate while maintaining the Town’s small-town character.

9.3.1 Garrett County Community Action Committee (CAC)

The Garret County CAC provides several programs to assist homeowners, first-time homebuyers, and those who are homeless to secure affordable and quality housing. A summary of the CAC housing programs is listed below:

- ***The Pathway to Homeownership Program.*** The CAC offers the Pathway to Homeownership Program, which assists individuals and families with the process of buying a home. The program prepares participants with the tools, knowledge, and resources needed for the home-buying process. It offers multiple workshops and courses, covering topics such as budgets, credit analysis, debt-to-income ratios, financing options, lender underwriting criteria, and more. The program targets households making between 80% and 120% of the AMI, therefore targeting workforce households. Recently, the Maryland Department of Housing and Community Development granted \$220,000 to the CAC through the Community Development Block Grant (CDBG) program. Grant funds will support the CAC's efforts to promote homeownership for low- to moderate-income residents. Grantsville will continue to support the CAC's Pathway to Homeownership Program to assist the Town's residents in the process of homeownership.
- ***Section 8 Tenant-based and Project Unit-based Assistance Program.*** The CAC provides long-term rental leasing assistance based on income and family size. The program typically targets families making 40% to 60% of the County AMI, with additional subsidies available for families making less than 40% of the AMI. The program has nearly 200 participants a year.
- ***Homeless Prevention and Homeless Crisis Programs.*** The CAC provides both homeless prevention programs and homeless crisis programs. Homeless prevention programs are aimed at providing rental assistance and support services for those who are homeless or are at risk of becoming homeless. Homeless crisis programs assist those who have faced a crisis that caused them to become homeless. The CAC considers any situation that results in homelessness as a crisis, such as fleeing domestic violence or facing utility terminations.
- ***Emergency Shelter.*** The CAC assists homeless families and individuals through emergency shelter placement and permanent supportive housing. The CAC provides temporary lodging through motel stays or their 9-bed shelter. The CAC manages a 9-bed shelter for homeless families and individuals in the case of a crisis. Emergency shelter is based on the severity of need, and those with higher severity of need will be prioritized.
- ***Rapid Rehousing.*** The Service Coordination team at the CAC uses the Rapid Rehousing Program to move families out of homeless and emergency shelters and into permanent housing. Depending on available funds, the Rapid Rehousing Program can assist families with application fees, security deposits, and rental costs. The goal of this program is to ensure that no Garret County resident is homeless.
- ***Crisis Weatherization.*** The Asset Development team at the CAC offers emergency repairs or replacement for heating, cooling, and water systems, depending on available funding. The crisis weatherization program is a federally funded initiative through the Maryland Energy Assistance Program (MEAP). The

MEAP, also known as the Low-Income Energy Assistance Program (LIEAP), helps low-income families with home energy bills. Residents of Grantsville could also qualify for bill payment assistance or energy crisis assistance through MEAP. The Town of Grantsville aims to provide energy assistance programs to its residents and will continue to support the efforts of the CAC's crisis weatherization program and MEAP.

9.3.2 Maryland Department of Housing and Community Development

The Maryland Department of Housing and Community Development has several homeownership and rental housing programs to help families and individuals find and maintain affordable and quality housing. A summary of the Maryland Department of Housing and Community Development programs is listed below:

- ***Maryland Mortgage Purchase Program.*** This program provides 30-year fixed-rate home loans, as well as a range of associated financial incentives and assistance, like discounted interest rates and limited down payment assistance, for moderate-income households.
- ***Special Loans Program.*** This program offers home improvement loans for low- and moderate-income homeowners.
- ***Low-Income Housing Tax Credit Program.*** This program awards developers of low-income rental housing to invest in the rehabilitation of rental housing for low-income and moderate-income families and individuals.
- ***Rental Housing Works.*** Financed through the DCHD's Multi-family Bond Program and Low-Income Housing Tax Credit, this program provides gap financing for the creation and maintenance of affordable rental housing.
- ***Partnership Rental Housing Program.*** This program provides loans to local governments and qualified nonprofits to develop affordable rental housing for low-income households.

9.3.3 Habitat for Humanity

The Garrett County Habitat for Humanity is a non-profit, volunteer organization that constructs about two to three houses a year. The houses are built for and sold to low-income families in need of permanent shelter. The families receive affordable loans and monthly mortgage payments to buy the homes. Families are selected on the basis of housing needs and ability to repay the loan.

9.4 Recommendations

As stated in the Vision and Goals Chapter, Grantsville desires to meet the housing needs of all citizens, including the support of developing affordable and workforce housing, by providing a variety of housing types, densities, and sizes that meet the needs of people of all income levels, age groups, household sizes, and those with disabilities. It also wishes to promote the strategic development and redevelopment of vacant or underutilized areas to increase the population base, which should in turn provide additional energy to support commercial and recreational endeavors.

The Town does support 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 needs should be met in the Deep Creek Lake area. However, Grantsville's median home values are well below median home values in the County and State; therefore, it should be acknowledged that the Town is contributing to the County's and State's affordable housing stock. Additionally, the demand for housing (rental- and owner-occupied) continues to cause a rise in home prices. Supporting the development of additional housing stock, regardless of price, will help to stabilize the market.

Additional recommendations are as follows:

- Review the Town's land development and zoning ordinances to ensure provision of language that encourages opportunities for higher-density development that could provide a range of housing types especially allowing development of senior housing.
- Strategize incentives for the development of denser housing requiring less, or even zero, outdoor maintenance that will attract older populations as well as first-time home buyers.
- Continue to support senior housing programs and initiatives, especially considering the aging trends in the Town's population.
- Continue to support affordable housing development efforts and programs within the Town and County.
- Continue to provide funding assistance to the Garrett County CAC for the Pathways to Homeownership Program.
- Encourage the rehabilitation of the existing older housing stock, which could increase the number of affordable housing units available for workforce families and individuals.
- Consider awarding incentives to developers that build affordable housing units.
- Continue to support the CAC's developments, such as the development of the Springs Road site, for market-rate rental and owner-occupied housing that target AMIs between 80% and 150%.
- Explore funding sources and potential partnerships for the development of affordable workforce and market-rate housing.
- Support the CAC's homeless prevention and crisis programs to assist residents who are homeless or are at risk of becoming homeless.
- Demolish substandard buildings that can't be rehabilitated to make room for upgraded buildings.
- Support Town residents in their desire to live in comfortable, safe, and affordable housing by ensuring adequate code provisions exist to maintain and develop desired neighborhood character and by enforcing zoning and building ordinances through code enforcement.
- Support the Community Action Committee's crisis weatherization program and the MEAP.
- Provide plans for quality housing and community facilities and services that are consistent with the land use plan and growth projections.

Chapter 10 Sensitive Areas

The Sensitive Areas Plan establishes a framework for identifying aspirations to enhance the quality of natural resources in the community. The primary components of this plan describe sensitive areas located in and around the Town of Grantsville, identify environmental factors that impact sensitive areas, and conservation programs that can be utilized by Grantsville. Four environmentally sensitive areas that require protection under the Economic Growth, Resource Protection, and Planning Act of 1992 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.

10.1 Streams and Their Buffers

The Casselman River and the major streams near Grantsville are shown on the sensitive areas map in Figure 10.1. 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 also deterred development there, while the land between the Town and Slaubaugh run is primarily used for farming.

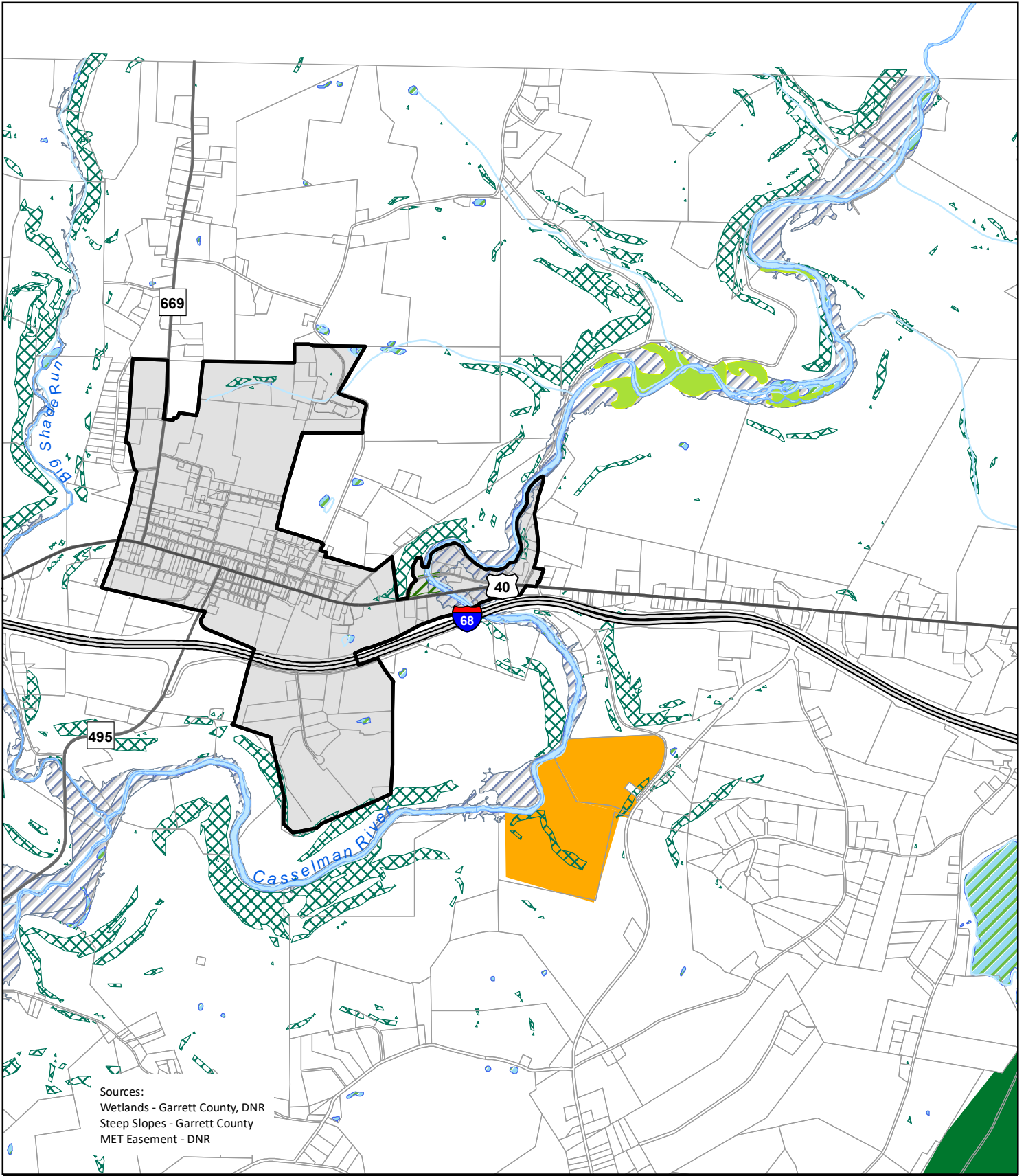





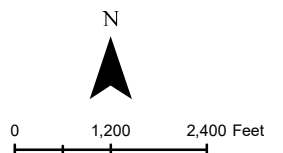


Figure 10.1
Sensitive Areas

-  Municipal Boundary
-  Stream
-  Wetlands
-  Slopes > 30%
-  MET Easement



10.2 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 because of rainfall and runoff from upland areas. The 100-year floodplains of streams near Grantsville are shown in Figure 10.1 Sensitive Areas. 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.

10.3 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 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 wellbeing 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 few plant and animal species found in and along the Casselman River.

Since the 2009 Comprehensive Plan, there have been some updates to the State's threatened and endangered species list. According to the most up to date list (2021), the plant species classified as endangered are the Purple Meadow-parsnip, Yellowleaf Tinker's-weed, Goosefoot Corn-salad, Grove Sandwort, and Purple Oat. These species are found on the wooded shores of the Casselman River. The Eastern Leatherwood and Canada Yew are both listed as threatened species. The Canada Yew looks like a hemlock tree, except that it does not grow higher than 5 feet. Of the animal species listed in Table 10.1, the Eastern Hellbender and Stonecat are both listed by the State as endangered.

Table 10.1: State Status - Special Plants and Animals in and along the Casselman River

Plants	Threatened	Endangered	In Need of Conservation
<i>Dirca palustris</i> (Eastern Leatherwood)	•		
<i>Dryopteris goldiana</i> (Goldie's Fern)			
<i>Matteuccia struthiopteris</i> (Ostrich Fern)			
<i>Moehringia lateriflora</i> (Grove Sandwort)		•	
<i>Ribes cynosbati</i> (Prickly gooseberry)			
<i>Schizachne purpurascens</i> (Purple Oat)		•	
<i>Taxus canadensis</i> (Canada Yew)	•		
<i>Thaspium trifoliatum</i> (Purple Meadow-Parsnip)		•	
<i>Triosteum angusifolium</i> (Yellowleaf Tinker's-weed)		•	
<i>Valerianella chenopodifolis</i> (Goosefoot Corn-salad)		•	
<i>Viola appalachiensis</i> (Appalachian Blue Violet)			

Animals	Threatened	Endangered	In Need of Conservation
Crptobranchus alleghianiensis (Eastern Hellbender)		•	
Noturus flavus (Stonecat)		•	
Plethoden wehriei (Wehrle's Salamander)			•

Source: Maryland Department of Natural Resources, Maryland Wildlife and Heritage Service Natural Heritage Program, "List of Rare, Threatened and Endangered Species, Garrett County, 2021"

10.4 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.

The Town of Grantsville is characterized by gently sloping terrain. Many of the steep slopes are located outside of the current boundary of the Town along the riverbed of the Casselman River. One area within the Town limits with steep slopes 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 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.

10.5 Scenic Areas and Viewsheds

Scenic areas and view sheds are considered sensitive areas because the scenery surrounding Grantsville is one of the Town's most valuable resources. Casselman River Bridge State Park, with its view of the historic stone arch bridge, is a noteworthy scenic area just outside of the 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.

10.6 Historic and Archaeological Sites

Historic sites located within Grantsville and the surrounding area are an important contributor to the scenic areas as described above. They are also important to local history; therefore, historic and archaeological sites are also included as sensitive areas. According to the Maryland Historical Trust, there are 22 historic properties in Garrett County that are listed on the National Register of Historic Places. Of those 22 properties, six sites are within Grantsville or nearby.

10.7 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.

Historically Grantsville has a proud agricultural heritage where the fertile land has produced a variety of crops including corn, soybeans, wheat, and hay. Garrett County has instituted Agricultural Land Preservation Districts that seek to preserve local agricultural land used for farming in addition to woodlands. Per Garrett County's mapping of soil drainage classes, the soils within Grantsville and just outside of town boundaries are classified as being predominantly well drained and moderately well drained. These soil classifications for Grantsville provide abundant agricultural land that is prime for food production and the rearing of domesticated fauna.

10.8 Factors Impacting Sensitive Areas

The future growth and development of Grantsville could encroach into natural areas and existing prime agricultural lands. Sensitive areas described above should be taken into consideration when potential development projects are brought forth. Appropriate development regulations related to stormwater management, sediment and erosion controls, and environmental site design will be vital in preserving sensitive areas from harmful disturbances.

Climate change is a major factor in today's world when discussing the environment. As global temperatures rise historic weather patterns are altered and prolonged periods of drought can have devastating effects on communities. A significant period of drought in Western Maryland and Grantsville could cause significant harm to the local economy by ruining crop yields of farms.

10.9 Conservation Programs

Several conservation and preservation programs have been instituted by Garrett County and the State of Maryland to protect sensitive environmental areas throughout the state. The Rural Legacy Program was enacted by the Maryland General Assembly in 1997 to provide funding to local governments and private land trusts for the preservation of large contiguous tracts of land, and further seeks to enhance natural resources while also creating a sustainable land area for nature-based industries to operate successfully. Bear Creek located due west of Grantsville is one of 35 Rural Legacy Areas that has been preserved due to the program.

The Garrett Soil Conservation District was created in 1943 seeking to involve residents of the county in conservation planning and erosion and sediment control programs. Funding for the district is threefold with federal, state, and local assistance contributing to the preservation of soils, waterways, and natural resources. Conservation plans are developed by Garrett Soil Conservation District staff for landowners seeking to protect valuable assets on their property by investigating the soil and water present. Once the Conservation Plan is developed property owners may implement the recommendations of the plan that suggest best practices for managing their land or building structures that would bolster conservation efforts. Furthermore, the District also assists landowners with Forest Stewardship Plans that outline best practices effectively managing woodlands on private property. Grantsville property owners can benefit from the services offered by the Garrett Soil Conservation District.

10.10 Recommendations

The following recommendations are provided to protect and preserve sensitive areas in an around the Town of Grantsville:

- Enact development regulations that will protect the existing historical and archaeological sites within town limits from being infringed upon by potential new development.
- Enact regulations that will serve to manage development preventing the pollution and sedimentation of the Casselman river and its associated tributaries.
- Provide information to the public acknowledging Grantsville's abundant natural resources and outdoor recreational areas to inform environmental stewardship.
- Partner with Garrett County to utilize their resources and gain understanding of best practices for stormwater management and erosion and sediment control plans.
- Require developers to mitigate the impacts of stormwater runoff as a preventative measure from degrading the integrity of the natural environment and further avoiding pooling and erosion.
- Ensure that surface and subsurface waters are fully protected by conducting regular testing and analysis.
- Encourage private property owners and public entities to work closely with State and County conservation programs to maintain prime agricultural lands and forested areas.
- Allow for outdoor areas to be accessible for pedestrians and cyclists to use via a safe trail system.
- As the Town considers future growth areas, look for opportunities to work with other agencies to develop a trail system that takes advantage of the natural resources around Grantsville, such as the Casselman River.

Chapter 11 Economic Development

The Town of Grantsville continues to make strides in improving economic conditions. Education and health services continue to be the main industry in town. Several health care offices and facilities have locations in Grantsville, including branch offices of the Garrett County Health Department and the Mountain Laurel Medical Center, providing a place of employment for area residents. In recent years, the Town has also leaned into their tourism and vibrant arts and entertainment industries as a way to attract visitors to town. The Economic Development section describes the current economic conditions and identifies economic issues and opportunities. This section also outlines strategies, setting forth a guide to strengthen the economy.

11.1 Employment

According to the U.S. Census 2021 American Community Survey 5-year estimates, there are 276 residents aged 16 years and older that are in the labor force. Of the total labor force, approximately 2.5% are unemployed. That is lower than the 4% unemployment rate for both Garrett County and Maryland. The unemployment rate for the Town has decreased by more than 50% since 2011 when the employment rate was about 6%. The decrease in unemployment for Grantsville aligns closer to the State, which saw a significant decrease from 7% in 2011; however, Garrett County's unemployment rate has, in comparison, slightly decreased over the last decade from about 6%.

Approximately 87% of those employed work within Maryland with 74% working within Garrett County and the remaining 13% out of County limits. This leaves approximately 13% of the workforce employed out of state. Grantsville is just south of the Pennsylvania border and about 20 minutes east of West Virginia. Majority of workers, 94%, travel to work using a vehicle, and of that percentage about 4% carpool. Those that walk to work make up about 3% of the total workers, while the remaining 3% work from home. As for travel time to work, 32% of the workforce travel less than 15 minutes to get to work, while 15% travel 45 minutes or more to get to work. The mean travel time is 24 minutes.

The majority of the workforce is in the educational services, and health care and social assistance industry (22%) followed by manufacturing (18%), and arts, entertainment and recreation, and accommodation and food services (15%). The largest industry sector being education and health/social services for the Town also correlates with Garrett County seeing the same industry as the greatest employment sector at 22% as well. Education and health care have always topped the employment industry sector however, manufacturing and arts and entertainment have made large increases over the past decade. Manufacturing jobs have tripled over the past 10 years. Finance and real estate are an additional employment sector that has seen a large increase over the decade. In 2011, education and health care were the top industry by a large margin, followed by retail trade and construction. While construction is still at about 10%, retail has seen a significant decline.

Table 11.1: Town of Grantsville Employment Sectors

	2011	2021
Agriculture, forestry, fishing and hunting, and mining	0%	0.7%
Construction	10.8%	9.3%
Manufacturing	6.1%	18.2%
Wholesale trade	0.9%	3%
Retail trade	12.6%	8.6%

	2011	2021
Transportation and warehousing, and utilities	9.5%	3.7%
Information	0%	0%
Finance and insurance, and real estate and rental and leasing	3.6%	7.8%
Professional, scientific, and management, and administrative and waste management services	9.2%	6.3%
Educational services, and health care and social assistance	28.8%	21.6%
Arts, entertainment, and recreation, and accommodation and food services	9.9%	15.2%
Other services, except public administration	1.1%	1.5%
Public administration	7.4%	4.1%

Some of the employers within the Town include Flushing Shirt Company (aka Fechheimer Brothers Co), Grantsville Elementary School and Grantsville Library, and Southern States. In addition, there are numerous small businesses in the Town, and the surrounding area, that provide employment for residents of Grantsville. There are several medical facilities and offices within town that also provide employment for residents. Medical facilities include the Grantsville Medical Center, located near the entrance to the Northern Garrett Industrial Park, and Mountain Laurel Medical Center. The Garrett County Health Department and Garrett County Department of Social Services both have offices providing additional employment opportunity in the health care and social assistance industry.

The Northern Garrett Industrial Park, which is located south of Interstate 68, and within town limits, includes six businesses within the 110-acre park. The current businesses include Beitzel Corporation and Beitzel Machine Shop, Constellation Energy New England Trust & Joist, Pillar Innovations, and Total Biz Fulfillment. Over the years, Garrett County has put money into the Industrial Park for site improvements. This has ensured all business sites within the Industrial Park remain occupied and continue to provide employment opportunities.

11.2 Heritage Tourism

In recent years Grantsville has embraced tourism as a major economic driver. The Town has leaned into their history and the places that make Grantsville unique. This type of tourism is often referred to as heritage tourism. The National Trust for Historic Preservation defines heritage tourism as “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present.” As it relates to Grantsville, this includes historic sites and events that reflect and celebrate the cultural history of the Town and its people as well as the region.

Two major tourist attractions in the 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. Efforts were made to preserve the bridge and state funds were allocated to create the adjacent four-acre park. Today, the bridge no longer allows vehicle but is accessible to pedestrians visiting the park. The Casselman River Bridge State Park is an example of a preserved historic site that was important to the Town and region’s cultural landscape.

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 known as the Little Crossing Inn, a stagecoach stop on the National Road.

Spruce Forest Artisan Village, located next to Penn Alps, consists of several original log cabins that were relocated from sites in and near Grantsville and restored. The cabins now serve as work and display areas for spinners, weavers, potters, stained glass workers, wood sculptors, and other crafts people. Spruce Forest Artisan Village is the site of the annual Christmas in the Village, which is a long-held event blending Appalachian art and heritage.

Another well-known historic site in town is the Casselman Hotel. It is the oldest hotel operating in Garrett County having opened in 1842 and continues to serve visitors to the Town today. In addition to providing lodging, the Casselman attracts both visitors to its restaurant and bakeshop.

11.3 Historic Preservation

With the move towards heritage tourism, the Town should consider the preservation of additional historic sites to further promote the Town's history and tourism opportunities. According to the National Park Service, the following structures in the Grantsville area are listed on the National Register of Historic Places (NR).

Table 11.2: National Register of Historic Places Sites in the Grantsville Area

Property Name	Location	Category of Property	Area of Significance	Date Listed on NR
Casselman's Bridge, National Road	E of Grantsville on U.S. 40	Structure	Transportation, Communications	10/15/1966
Fuller-Baker Log House	0.5 mi. W of Grantsville on U.S. 40	Building	Transportation, Architecture	02/12/1971
Tomlinson Inn and the Little Meadows	3 mi. E of Grantsville on U.S. 40	District	Military, Transportation	09/20/1973
Casselman Hotel	Main St & Dorsey Hotel Rd	Structure	Transportation, Architecture	12/22/1976
Stanton's Mill	E of Grantsville on MD 40	District	Industry, Architecture	01/17/1983
National Hotel	SW corner of Main St and MD Rt. 495			12/22/1976, demolished 08/2002

In the 1980s, the Maryland Historical Trust completed a survey of Grantsville and identified an eligible NR historic district which they identified as the Grantsville Survey District. The application describes the Survey District as, "a group of approximately two hundred buildings within the corporate limits of the Town of Grantsville, a farming community and former way station on the National Road in the north-central part of Garrett County." The application lists the significance of the District for its association with transportation and traveling with the National Road built, beginning in 1807, between Cumberland, MD and Wheeling, WV. It served as the principal route between the Potomac and Ohio River valleys transporting goods and passengers. The application

also lists the Town's architecture representing several different time periods. Some of the significant structures listed included the National Hotel (c. 1842), Casselman Inn (c. 1842), Edwards House (c. 1830-1860), and Herring House (c. 1850). The boundary of the proposed Grantsville Survey District is shown below in Figure 11.1. This survey was completed 40 years ago and would likely need to be reviewed and resurveyed if the town were to move forward with nominating the District to be listed on the NR.

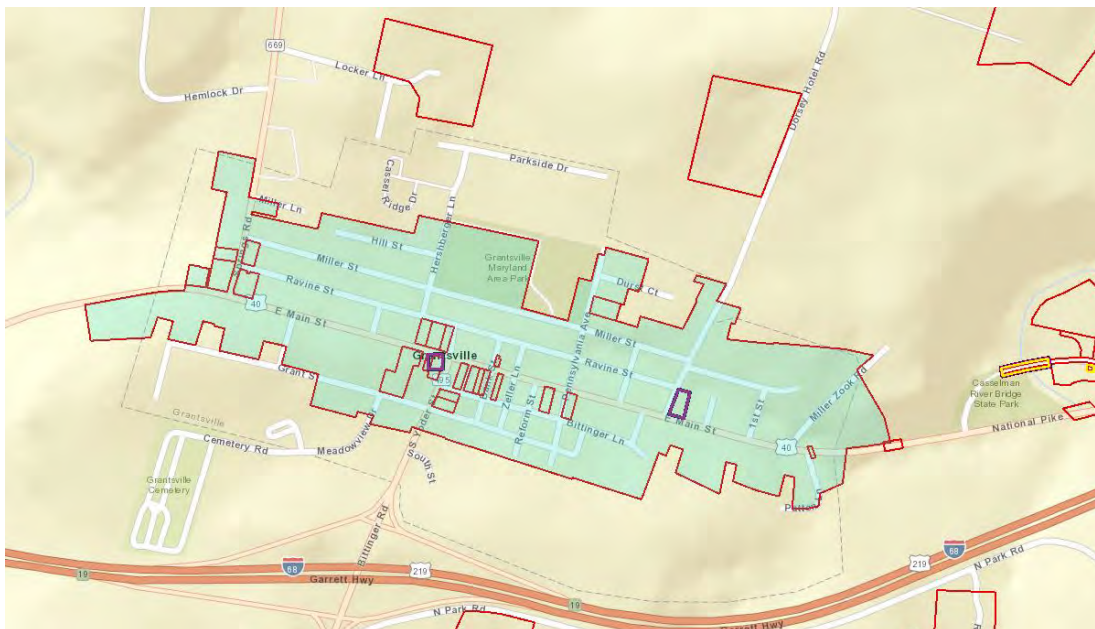


Figure 11.1: Grantsville Survey District, 1980s

11.3.1 Arts, Entertainment, and Recreation, and Accommodation and Food Services

The Town received its Arts and Entertainment (A&E) District designation in 2015, a program created by the Maryland State Arts Council. The Spruce Forest Artisan Village and Penn Alps, described above, help make up the 44.90-acre district along with many other artist studios and shops. An Advisory Board was established which consists of representatives from the local arts community and organizations, as well as Grantsville and Garrett County representatives. In 2018 a District Coordinator was hired to work with the Advisory Board, town representatives and Garrett County Arts Council. The A&E District website notes the goal of the District and Board is, “developing and promoting community involvement, tourism, and revitalization through tax-related incentives that attract artists, arts organizations, and other creative enterprises to the district,” and further elaborates, “the district allows for the promotion and sustaining of local traditions, keeping them alive and ever-evolving.” The district designation is for 10 years, meaning the Town will need to reapply for the designation in 2025. In preparation, the Advisory Board is working on a strategic plan.

In addition, Grantsville and the surrounding area provides several recreational opportunities such as camping, hiking, fly fishing, and hunting. Little Meadows Lake and Campground, located southeast of Grantsville, was opened in 1966. The site includes a camping area, 100-acre lake, and hiking trails as well as serves as a sanctuary for a variety of wildlife. Located approximately 10 minutes south of Grantsville is New Germany State Park and Savage River State Forest. The New Germany State Park includes 10-miles of trails and a small lake. The Savage River State Forest provides

several outdoor activities for visitors including hiking, biking, boating, fishing, hunting, a public shooting range, and in the winter months, snowmobiling and cross-country skiing. Deep Creek Lake Park and Wisp Ski Resort, about 30 minutes south of Grantsville, provide year-round outdoor activities as well.

11.4 Workforce Development

To continue improving the local economy, Grantsville should position workforce development as a priority. It is important for the Town to pursue opportunities for workforce training which is vital in retaining and attracting employers as well as employees. Looking at the employment industry sector data, it is clear manufacturing and arts, entertainment, and recreation, and accommodation and food services industries are on the rise, so training for those specific industries are critical as those employment sectors continue to grow. Manufacturing saw a significant increase in employment ranking it the second largest employment sector in Grantsville. If manufacturing continues to increase, even if at a slower rate, available training for young adults will be crucial in the continuing viability of that industry. The arts, entertainment, and recreation, and accommodation and food services industry also saw a boost in employment. As discussed earlier in this section, tourism is on the rise and has been key to improving the local economy. Training in hospitality services could prove helpful as this employment sector continues to grow. Also, health care has long been the leading employment sector, and will likely continue to be a significant industry due to the importance of the job as well as an aging population. Training through schools and internship opportunities with the many health care and social assistance office would be a valuable tool for those interested in pursuing that type of career.

Workforce development and training opportunities can be found on the local, regional, and state levels. On the local level, Garrett College offers training in a variety of subject areas. The College's Center for Entrepreneurship and Innovation offers programs and services for small businesses and provides training for people interested in starting and managing a small business. The Career Technology Training Center, also a part of Garrett College, offers non-credit training to help students develop the necessary skills to enter the job market. They also work with local businesses to develop training for their specific businesses. On the regional level, the Western Maryland Consortium provides a variety of employment assistance including writing resumes, developing skill sets, and searching job availability. The Consortium also works with businesses to help fill vacant positions. Lastly, on the state level, programs and assistance are available through Maryland's Division of Workforce Development and Adult Learning. The organization works with both job seekers and businesses.

11.5 Maryland Enterprise Zones

The Enterprise Zone Tax Credit (EZ) provides property and state income tax credits for businesses located in a designated Maryland Enterprise Zone in return for job creation and investments. There are two types of income tax credits – the general income tax credit which provides a one-time tax credit for every qualified new employee filling a newly created position and the income tax credit for economically disadvantaged employees which is a three-year credit for qualified employees. The real property tax credit is a 10-year credit for real property taxes on a portion of property expansion, renovation, or capital improvement.

Throughout the state there are 35 Enterprise Zones. The Northern Garrett Industrial Park is one of three Enterprise Zones within Garrett County. The 109-acre zone is located on the south side of town. The Northern Garrett Industrial Park is currently at capacity. The Enterprise Zone designation expires December 2028.

11.6 Economic Development Programs and Initiatives

The Garrett County Department of Business Development (GCBD) offers important programs and services to potential, new, and existing businesses located in Garrett County. The services are categorized as Site Selection Services, Incentives and Financing, and Available Properties and Research Resources. With Site Selection, the GCBD can provide data and demographics information, and help finding appropriate sites to locate or relocate. Assistance is also offered for learning about Incentives and Financing. State and local incentives are available to attract new businesses and help existing businesses expand. Lastly, the GCBD website offers Available Properties and Research Sources that help businesses find available properties.

The County also has several incentive programs geared towards for-profit businesses that could be beneficial to existing businesses looking to expand or those looking to locate in Grantsville. Their current incentive programs include County Business Property Tax Incentive Program, Agriculture Marketing Grant Program, Small Business Marketing Grant program for businesses with up to 25 employees and a separate grant program for businesses with 26 to 75 employees.

11.7 Economic Development Agencies and Partners

There are two primary organization that assist with advancing economic development – the Greater Grantsville Business Association (GGBA) and GCBD. The Greater Grantsville Business Association was established to promote Grantsville and help its businesses grow through networking events, meetings, and educational workshops. This is a valuable resource to continue to connect and strengthen the local business community. Meetings for the organization are held monthly and there are currently over 30 businesses that participate in the GGBA. As described in the above section, the CGBD offers several programs and services to attract new and expand existing businesses. The website states the GCBD, “strives to create a diverse economy that: fuels innovation and prosperity; attracts and retains talent – regional and hometown.”



11.8 Recommendations

The Town has made great strides in improving economic conditions and appears to have a good foundation to continue in their efforts. The lean towards heritage tourism as well as the establishment of the A & E District has been beneficial to the local economy with continued opportunities to build on. The recommendations are as follows:

- Follow employment trends and ensure the workforce has the proper training necessary for the largest and growing employment sectors.
- Coordinate and partner with the GBDC to help support local businesses, employers, and job seekers.
- Encourage retention and expansion of existing businesses and business sectors, and support recruitment of new types of businesses that can be successful in town.
- Identify industry growth opportunities such as continuing to expand tourism.
- Identify ways to increase well-paying jobs which in turn have effects on housing, retail and commercial sectors, and schools.
- Continue to build upon and promote heritage tourism as a means of bringing new businesses to town, offering employment opportunities, and attracting visitors to the area.
- Continue to expand the Greater Grantsville Business Association to connect and strengthen the local businesses community.

Chapter 12 Transportation

12.1 Roads

12.1.1 Existing Conditions

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. 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.

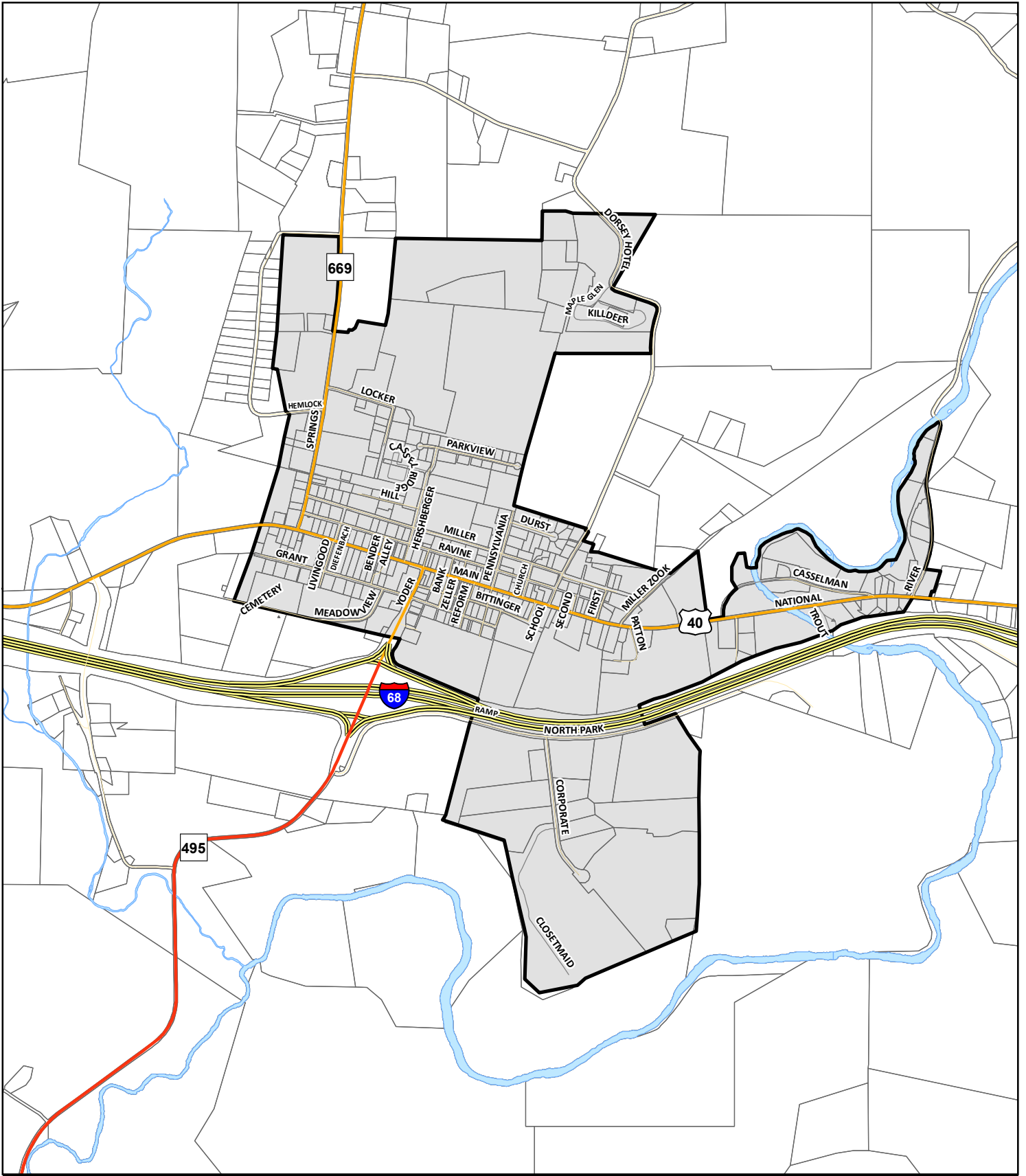
Most of the local north-south streets are only one-lane wide and a few blocks long. They serve very little traffic. Only two north-south streets, Pennsylvania Avenue and Bank Street cross Main Street. Grant Street is the major east-west thoroughfare south of Main Street.








Three State-maintained highways (Alternate U.S. Route 40, Maryland Route 495, and Maryland Route 669) and one County-maintained road (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 Springs Road, and Maryland Route 495 is known as South Yoder Street.

The relative hierarchy of streets and highways is determined by a system commonly known as "Functional Classification." Through this system, streets are grouped into classes and categories based on the type of transportation service and land access they provide. Local roads primarily provide land access and less mobility because of lower speeds. Arterials primarily provide mobility for through traffic because of high speeds and longer distances. Collectors bridge the gap by providing greater mobility than local roads and more land access than arterials. Figure 12.1, shown below, classifies the main traffic arteries within Grantsville as major collectors and local roads. Main Street, Springs Road, and South Yoder Street are classified as major collectors, and Dorsey Hotel Road is classified as a local road.

Outside the Town of Grantsville, South Yoder Street becomes Maryland Route 495 and is classified as a minor arterial. MD Route 495 links the town to Interstate 68. It is also the primary route to the east side of Deep Creek Lake. MD Route 669 and Dorsey Hotel Road are both routes to the Pennsylvania state line. The Maryland State Highway Administration completed a Neighborhood Conservation Project on MD Route 40, which included new sidewalks, roadway and intersection improvements, and signage. Sidewalks have been constructed along MD 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 MD Route 495 and MD Route 669. On the east side of Town, it provides a link between MD Route 495 and Dorsey Hotel Road.




-  Municipal Boundary
- Road Functional Classification**
-  Interstate
-  Principal Arterial – Other
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local

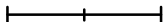
Source: MDOT SHA
February 23, 2022

Figure 12.1
Roadway Functional Classification

N



0 1,200 Feet



Under the National Scenic Byways Program, MD Route 40, Main Street, in Grantsville has received the designation of All-American Road. The U.S. Secretary of Transportation recognizes certain roads as All-American Roads based on their archaeological, cultural, historic, natural, recreational, and scenic qualities. 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 along the highway a primary reason for their trip.

12.1.2 Road Improvements and Maintenance

No significant changes to the existing street configuration are proposed in this Comprehensive Plan. However, there are several plans to upgrade existing streets or to add sidewalks. Public sidewalks are not common on many local roads because the small number of through streets, the narrowness of streets, and the resulting slow pace of traffic help accommodate pedestrian, horse-drawn buggies, and motor vehicles. Nonetheless, roadways with increased mobility, such as Alternate U.S. Route 40 (Main Street) and MD Route 669 (Springs Road), sidewalks are necessary to ensure the safety of pedestrians.

There are plans to extend sidewalks along Alternate U.S. Route 40 (Main Street) from the eastern limit of the Town to River Road. The plan would include sidewalks, crosswalks, and ramps, specifically a crossing at Penn Alps to provide access to Casselman River. The Town has also requested funding from MDOT for the installation of sidewalks along MD Route 669 (Springs Road). The installation of sidewalks along these major collectors will improve the safety, access, and mobility of pedestrians.

There will be continual need to maintain the existing streets and sidewalks in Grantsville. 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 Town Park and Municipal Building will be via northward extensions of Pennsylvania Avenue and Hershberger Lane. In the residential area southwest of Grantsville 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.

Figure 5.2, the Future Land Use Plan shows the transportation upgrades and general pattern of new roads in future development areas. This pattern reflects the pattern of street downtown, while incorporating a network trails.

12.1.3 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 (MDOT) 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. This upward trend has continued since 2001, with 18,121 vehicles per day counted between Grantsville and Keyser Ridge interchanges in 2022. State transportation officials will continue to collect traffic counts on the interstate to determine whether this upward trend continues or levels off.

Data from the MDOT, presented in Table 12.1, show that while traffic on MD Route 669 between Grantsville and the Pennsylvania line increased between 1996 and 2007, it decreased since 2007, with a recorded 1,531 vehicles per day in 2022. MD Route 495 south of the Interstate 68 interchange, traffic has increased by 271 vehicles per day from 2007 to 2022. Traffic on Alternate U.S. Route 40 in the center of Grantsville decreased by 127 vehicles per day from 2013 to 2022. Continued monitoring of traffic over several years will be needed to establish the effect of Interstate 68 on the State-maintained highways.

Table 12.1: Traffic on Grantsville Area Highway (AADT)

	Annual Average Daily Traffic (AADT)			
	1996	2007	2013	2022
Maryland Route 669 (between Grantsville & PA Line)	1,375	2,032	1,582	1,582
Maryland Route 495 (south of I-68 interchange)	2,400	2,622	2,780	3,174
Alternate Route 40 (through Grantsville)			3,770	3,734

Source: Maryland Department of Transportation, State Highway Administration

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.

12.2 Other Transportation Facilities

12.2.1 Public Transportation

Grantsville, along with the rest of the county, is served by the Garrett Transit Service (GTS). 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 GTS operates Monday through Friday 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.

To continue fulfilling their mission to provide safe, reliable, and affordable transportation, GTS has requested operating and capital funding from MDOT for FY 2024. According to the 2023 Garrett County priority project list, funding for operations was requested to maintain competitive wages for drivers and reliable service for citizens, and capital funding was requested to ensure that vehicles and facilities are properly maintained.

There are several other public transportation options in the Grantsville region. Amtrak provides Thruway Connecting Services to the Grantsville area via bus. Ticket purchases must be completed online as there is no physical station. The Amtrak Thruway bus provides curbside pickup at the Pilot Travel Center. Similarly, the Greyhound Bus Company services the Grantsville area. The bus provides curbside pickup at the Pilot Travel Center.

The BayRunner Shuttle is an airport shuttle that provides transportation from Grantsville to BWI Marshall Airport, BWI Amtrak, and the Baltimore Greyhound station. The shuttle provides daily curbside pickup at the Pilot Travel Center. The shuttle runs two times daily except for Saturday, which only runs one time.

Potential future enhancement of public transportation services in Grantsville includes expanded service by GTS 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, GTS 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. State funding is limited for such on-demand services because GTS is not considered fixed-route. Public transportation in rural less populated, areas such as the Grantsville region, requires greater subsidies than does public transportation in urban settings.

12.2.2 Pedestrian and Bicycle

The primary pedestrian and bicycle facilities are the local roads. There are no public sidewalks along any of Grantsville's local roads except along Alternate U.S. Route 40 (Main Street), MD Route 495 (South Yoder Street) and MD Route 669 (Springs Street). Pedestrians and bicyclists share the local roads with motor vehicles and horse-drawn buggies. Because of the low speeds and low level of traffic on the local streets, this arrangement has not been a problem.

Although sidewalks are not generally warranted along local roads, as the Town of Grantsville develops, the level of vehicular and pedestrian traffic will increase, creating a need for designated pedestrian facilities. The Town recognizes the need to provide safe walking and bicycling facilities in Grantsville by incorporating sidewalks and bicycle lanes into new streetscape designs. 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.

As mentioned before, the Town is responsible for inspecting Grantsville's existing streets and sidewalks to determine the need for maintenance. Based on the inspections results and available funding, the Town will request bids and award a contract for sidewalk maintenance and improvements.

According to the 2023 Garrett County priority projects list, Grantsville has requested funding from MDOT for two pedestrian-related projects. First, Grantsville has requested funding for Preliminary Engineering to pursue a sidewalk extension along Alternate U.S. Route 40, from the eastern limit of the Town to River Road. A Sidewalk Feasibility Study conducted by MDOT SHA in 2020 found that the sidewalk extension is feasible. The developed concept plans for the sidewalk extension provide minimal increase in impervious area, while providing a safe pedestrian pathway from the Town of Grantsville to the State Park and the Arts and Entertainment District. The concept design proposes a 5-foot-wide pedestrian pathway along the north side of Alternate U.S. Route 40, as well as a crossing at Penn Alps Restaurant and Craft Shop to provide access to Casselman River. The project has a total estimated cost of \$3.9 million dollars, and the Town of Grantsville believes this project will greatly improve circulation and livability of the Town and surrounding areas.

The second pedestrian-related project is a sidewalk extension along MD Route 669 (Springs Street). The Town of Grantsville is expanding water and sewer facilities along MD Route 669 to accommodate the planned development area in the north side of Town. Therefore, the Town of Grantsville requested funding from MDOT for the inclusion of sidewalks along on MD Route 669, along the planned development area.

12.3 Recommendations

The recommendations are as follows:

- The two transportation priorities are connectivity and design. The Town should look at connectivity from the driver, pedestrian and public transit perspectives to determine where there may be opportunities for improvement. The Town should also look into establishing street design standards for both subdivisions and Town corridors. To preserve the Town's historic, small-town, community-oriented sense of place with walkable amenities, Grantsville will need to develop a Pedestrian Plan. A Pedestrian Plan will explore in detail building connections to community assets, upgrading sidewalk infrastructure and streetscape design to

accommodate improved pedestrian access and safety at key locations. Pedestrian linkages to the Town's best assets such as the historic Main Street, Casselman River Bridge State Park, and Spruce Forest Artisan Village should also be explored.

- Maintain Grantsville's transportation network that provides safe and congestion-free streets. With the recent redevelopment of I-68 use of that corridor has increased year over year. While the Town has seen some benefit in terms of increased activity to their local businesses, it will be important to continue to monitor the traffic impacts of I-68 over time.
- The Town may also want to consider traffic-calming strategies along Main Street such as road diet, on-street parking, and streetscaping to maintain slower and safer traffic patterns along Maryland Route 40.
- Analyze the Town's land development, subdivision, and zoning ordinance regulations to ensure incorporation of street design guidelines, requirements for sidewalk connects and development for new development and redevelopment. Ensure consistency between these ordinances. Regulations should require a continued grid development pattern consistent with the development patterns established along the Town's Main Street.
- There is significant demand for public transportation from the residents of Grantsville. The Town should continue to support the Garrett Transit Services program's offered to those in the community in need. Grantsville may want to expand services in the future for its residents as the aging population there continue to expand.
- Require new developments within the existing Town limits and within the Town Growth Boundaries to extend the street system as shown on the Future Land Use Plan.
- Develop a plan for a recreational trail system consistent with that shown on the Future Land Use Plan and the Garrett County Recreational Trail Map for Grantsville.

Chapter 13 Implementation

Below is a summary of the various recommendations organized by the chapters of this plan.

13.1 Land Use

As presented in Chapter 5, the recommendations are as follows:

- Work with the County to identify areas within the Town's Growth Area that are suitable for annexation and future development and work with the County and landowner(s) in a cooperative effort to extend the Town's water and sewer.
- Diversify the tax base through a well-designed and coordinated economic development, land use, and downtown revitalization strategy.
- Avoid strip commercial development in the TMU District by minimizing curb cuts, encouraging parking in the rear or on the side of buildings, and using landscape buffers.
- Consider creating a new Mixed Use Zoning District for the area designated as Town Mixed Use on the Future Land Use Plan that extends the built-form, character, and scale of the historic Town. Recognizing the difficulty of implementing a true mixed-use environment along a highway corridor such as Route 40, alternatively, the Town should strategically plan for a mix of existing zoning districts when considering annexation of this area.
- Create a General Commercial Zoning District for the area designated as Town General Commercial on the Future Land Use Plan that provides for a range of commercial uses at a scale and intensity appropriate for a major interchange environment.

13.2 Water Resources

As presented in Chapter 6, the recommendations are as follows:

- Continue to pursue funding opportunities for both the Phase 1 and Phase 2 upgrades to the Town Water System.
- Determine to what extent the Phase 1 improvements can provide capacity for reasonable infill development and for the Town Growth Areas adjacent to Town and prepare a Capacity Management Plan to reserve said capacity.
- Continue to pursue funding for the WWTP upgrades and collection system evaluation and upgrades.
- Because the WWTP serves portions of the County, work with the County to share funding of the WWTP upgrades.
- Because the Phase 2 water system improvements are intended to serve areas also identified for growth in the County's Comprehensive Plan, work with the County to share funding of the Phase 2 improvements.

13.3 Municipal Growth

As presented in Chapter 7, the recommendations are as follows:

- Continue to pursue funding and implementation of upgrades to the Town's water systems(s) and wastewater system, including upgrading the WWTP to ENR.
- Work with the County and significant property owners in the growth area to identify opportunities for strategic growth and partnering opportunities for the expansion of the Town's water and/or sewer systems.

13.4 Community Facilities

As presented in Chapter 8, the recommendations are as follows:

- To provide more opportunities for community and social gatherings, consider developing a community center.
- Consider education opportunities at the elementary school and develop a local advertising campaign to help increase awareness of the benefits to recycling.
- Tap into the riverfront as a community amenity and look into annexation opportunities around the Casselman River.
- Establish partnerships with the Maryland DNR as they work to restore the Casselman Bridge to look for additional opportunities to improve the park and connection with the residents of the Grantsville.
- As the population of residents over 65 increases in Grantsville, consider offering additional accessible park and recreation elements within their existing Town parks.
- To protect the Town's historic character and natural resources, consider strategies to improve its recycling rate within the County and investigate available recycling options from its trash collection contractor.

13.5 Housing

As presented in Chapter 9, the recommendations are as follows:

- Review the Town's land development and zoning ordinances to ensure provision of language that encourages opportunities for higher-density development that could provide a range of housing types especially allowing development of senior housing.
- Strategize incentives for the development of denser housing requiring less, or even zero, outdoor maintenance that will attract older populations as well as first-time home buyers.
- Continue to support senior housing programs and initiatives, especially considering the aging trends in the Town's population.
- Continue to support affordable housing development efforts and programs within the Town and County.
- Continue to provide funding assistance to the Garrett County CAC for the Pathways to Homeownership Program.

- Encourage the rehabilitation of the existing older housing stock, which could increase the number of affordable housing units available for workforce families and individuals.
- Consider awarding incentives to developers that build affordable housing units.
- Continue to support the CAC's developments, such as the development of the Springs Road site, for market-rate rental and owner-occupied housing that target AMIs between 80% and 150%.
- Explore funding sources and potential partnerships for the development of affordable workforce and market-rate housing.
- Support the CAC's homeless prevention and crisis programs to assist residents who are homeless or are at risk of becoming homeless.
- Demolish substandard buildings that can't be rehabilitated to make room for upgraded buildings.
- Support Town residents in their desire to live in comfortable, safe, and affordable housing by ensuring adequate code provisions exist to maintain and develop desired neighborhood character and by enforcing zoning and building ordinances through code enforcement.
- Support the Community Action Committee's crisis weatherization program and the MEAP.
- Provide plans for quality housing and community facilities and services that are consistent with the land use plan and growth projections.

13.6 Sensitive Areas

As presented in Chapter 10, the recommendations are as follows:

- Enact development regulations that will protect the existing historical and archaeological sites within Town limits from being infringed upon by potential new development.
- Enact regulations that will serve to manage development preventing the pollution and sedimentation of the Casselman river and its associated tributaries.
- Provide information to the public acknowledging Grantsville's abundant natural resources and outdoor recreational areas to inform environmental stewardship.
- Partner with Garrett County to utilize their resources and gain understanding of best practices for stormwater management and erosion and sediment control plans.
- Require developers to mitigate the impacts of stormwater runoff as a preventative measure from degrading the integrity of the natural environment and further avoiding pooling and erosion.
- Ensure that surface and subsurface waters are fully protected by conducting regular testing and analysis.
- Encourage private property owners and public entities to work closely with State and County conservation programs to maintain prime agricultural lands and forested areas.

- Allow for outdoor areas to be accessible for pedestrians and cyclists to use via a safe trail system.
- As the Town considers future growth areas, look for opportunities to work with other agencies to develop a trail system that takes advantage of the natural resources around Grantsville, such as the Casselman River.

13.7 Economic Development

As presented in Chapter 11, the recommendations are as follows:

- Follow employment trends and ensure the workforce has the proper training necessary for the largest and growing employment sectors.
- Coordinate and partner with the GBDC to help support local businesses, employers, and job seekers.
- Encourage retention and expansion of existing businesses and business sectors, and support recruitment of new types of businesses that can be successful in Town.
- Identify industry growth opportunities such as continuing to expand tourism.
- Identify ways to increase well-paying jobs which in turn have effects on housing, retail and commercial sectors, and schools.
- Continue to build upon and promote heritage tourism as a means of bringing new businesses to Town, offering employment opportunities, and attracting visitors to the area.
- Continue to expand the Greater Grantsville Business Association to connect and strengthen the local businesses community.

13.8 Transportation

As presented in Chapter 12, the recommendations are as follows:

- The two transportation priorities are connectivity and design. The Town should look at connectivity from the driver, pedestrian, and public transit perspectives to determine where there may be opportunities for improvement. The Town should also look into establishing street design standards for both subdivisions and Town corridors. To preserve the Town's historic, small-town, community-oriented sense of place with walkable amenities, Grantsville will need to develop a Pedestrian Plan. A Pedestrian Plan will explore in detail building connections to community assets, upgrading sidewalk infrastructure and streetscape design to accommodate improved pedestrian access and safety at key locations. Pedestrian linkages to the Town's best assets such as the historic Main Street, Casselman River Bridge State Park, and Spruce Forest Artisan Village should also be explored.
- Maintain Grantsville's transportation network that provides safe and congestion-free streets. With the recent redevelopment of I-68 use of that corridor has increased year over year. While the Town has seen some benefit in terms of increased activity to their local businesses, it will be important to continue to monitor the traffic impacts of I-68 over time.

- The Town may also want to consider traffic-calming strategies along Main Street such as road diet, on-street parking, and streetscaping to maintain slower and safer traffic patterns along Maryland Route 40.
- Analyze the Town's land development, subdivision, and zoning ordinance regulations to ensure incorporation of street design guidelines, requirements for sidewalk connects and development for new development and redevelopment. Ensure consistency between these ordinances. Regulations should require a continued grid development pattern consistent with the development patterns established along the Town's Main Street.
- There is significant demand for public transportation from the residents of Grantsville. The Town should continue to support the Garrett Transit Services program's offered to those in the community in need. Grantsville may want to expand services in the future for its residents as the aging population there continue to expand.
- Require new developments within the existing Town limits and within the Town Growth Boundaries to extend the street system as shown on the Future Land Use Plan.
- Develop a plan for a recreational trail system consistent with that shown on the Future Land Use Plan and the Garrett County Recreational Trail Map for Grantsville.