



**ALLEGANY COUNTY**  
**DEPARTMENT OF COMMUNITY SERVICES**

701 Kelly Road  
Cumberland, MD 21502  
301-777-2199 FAX 301-722-2467

**BOARD OF COMMISSIONERS**

Jacob C. Shade, *President*  
Creade V. Brodie, Jr.  
William R. Valentine

David A. Eberly, *County Administrator*  
William M. Rudd, *County Attorney*

June 30, 2016

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

Re: Annual Report Calendar Year 2015

Dear Mr. Dahlstrom:

Please be advised that the attached Annual Report was approved by the Allegany County Planning and Zoning Commission during their June 29, 2016 public meeting. The report was filed with the office of the Board of Commissioners for Allegany County on June 30, 2016.

Because three members of the Planning and Zoning Commission were recently appointed to the Commission I must report that not all members of the Commission have completed an educational training course.

Please contact me should you have any questions or comments pertaining to the Annual Report. My direct phone line is 301-876-9546 and my email address is [ddorsey@alleganygov.org](mailto:ddorsey@alleganygov.org).

Sincerely,

David A. Dorsey  
Planning Coordinator



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Attn: David Dahlstrom, AICP  
301 W. Preston St.  
Baltimore, Maryland 21201-2305

Re: Annual Report Calendar Year 2015

Dear Mr. Dahlstrom:

The Allegany County Planning and Zoning Commission approved the Annual Report for the Reporting Year 2015 as required under the Land Use Article on June 29, 2016. In addition, this report has been filed with the local legislative body.

The following Annual Report was approved:

Number of new Residential Permits Issued: 27

**Table 1: New Residential Permits Issued  
Inside and Outside the Priority Funding Area (PFA)**

<b>Residential – Calendar Year 2015</b>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># New Residential Permits Issued</b>	8	19	27

Number of locally funded Agricultural land preservation acres: (if applicable)

**Table 2: Locally Funded Agricultural Land Preservation Acres**

<b>Local Preservation Program Type</b>	<b>Acres</b>
<b>MALPF/County Easement</b>	<b>156.9*</b>
*In April 2015 the County allocated \$20,000 of Agricultural Transfer Tax Fund to augment a MALPF easement purchase on land within the County.	
<b>Total</b>	156.9

Is your jurisdiction scheduled to submit a 5-Year Report as required under [§1-207\(c\)\(6\) of the Land Use Article](#)?

Y  N

If yes, include the 5-Year Report as an attachment. If no, consult 5-Year Report Schedule for due date. (Note: the 5-Year Report schedule can be found in Table 2 of the *Managing Maryland's Growth – Transitioning to the Comprehensive Plan 10-Year Review Cycle* document located at: <http://planning.maryland.gov/OurWork/compPlans/ten-year.shtml>)

Status of Development Capacity Analysis. A Development Capacity Analysis is required at least once every three years. Did the County complete an updated Development Capacity Analysis in 2014 or 2015?  
Y  N

Where there any growth related changes which includes Land Use Changes, Zoning Ordinance Changes, New Schools, Changes in Water or Sewer Service Area, etc? If yes, list. Y  N

*The Allegany County Commissioners approved a Zoning Code text amendment in February 2015, regulating commercial parking requirements allowing smaller spaces as recommended by The Potomac Conservancy.*

*During Calendar Year 2015 the County initiated a pending revision of County Zoning Code.*

Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, list. Y  N

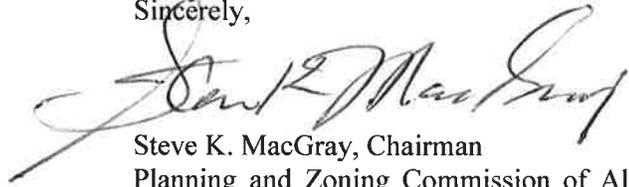
*The following recommendations identified in the 2014 Comprehensive Plan for improving the planning and development process within Allegany County. Although these issues were identified in the 2014 Plan, during Calendar Year 2015 they were subject of staff and Planning and Zoning Commission discussion for possible implementation in a pending revision of County Zoning Code.*

- *Encourage the development of mixed-income communities that support the economic base of the County.*
- *Define the term "blight" within the Allegany County Code and continue to identify blighted properties for demolition and/or rehabilitation.*
- *Review current zoning, particularly in relation to future and past mineral resource extraction activities.*
- *Protect existing urban development by limiting activities on higher land surfaces, such as strip mining and timbering activities, that drain down over steep slopes.*
- *Increase and improve appropriate infrastructure development to open new areas of the County for housing and business development.*
- *Review land use within Designated Growth Areas (DGA) depicted on Existing and Future Land Use Maps. Utilize vacant parcels within DGA where water and sewer are available for infill development and continue to encourage redevelopment.*
- *Encourage new growth, emphasizing location and availability of infrastructure and services.*
- *Review the Designated Growth Area in each Planning Region for potential modification in the Priority Funding Area.*
- *Develop design standards and modifications to the zoning code and ordinance for mixed use zones. Consider incorporating form-based zoning, thereby creating a hybrid zoning ordinance.*
- *Coordinate developments with affected municipalities and seek opportunities to improve planning within Allegany County.*

Have all members of the Planning Commission completed an educational training course as required under under [§1-206\(a\)\(2\) of the Land Use Article](#)? Y  N \*

*\*Three of our five Planning Commissioners have been appointed since March 2015.*

Sincerely,

A handwritten signature in black ink, appearing to read "Steve K. MacGray". The signature is written in a cursive style with a large, sweeping initial "S".

Steve K. MacGray, Chairman  
Planning and Zoning Commission of Allegany  
County