



ALLEGANY COUNTY LAND USE & PLANNING

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BOARD OF COUNTY COMMISSIONERS

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

Brandon S. Butler, Esq.
County Administrator

June 7, 2018

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

Re: Annual Report (Short Form) Calendar Year 2017

Dear Mr. Dahlstrom:

The Allegany County Planning Commission approved the following Annual Report for the Reporting Year 2017 as required under §1-207(b) of the Land Use Article on June 6, 2018. In addition, this report has been filed with the local legislative body by copy to Jacob C. Shade, President, Allegany County Board of County Commissioners.

1. The County issued the following number of new Residential Permits inside and outside of the Priority Funding Area (PFA), §1-208(c)(1)(i) and (c)(3)(ii):

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

Residential – Calendar Year 2017	PFA	Non - PFA	Total
# New Residential Permits Issued	14	11	25

2. The County preserved the following number of acres using local agricultural land preservation funding, §1-208(c)(iv), (if applicable):

Table 2: Locally Funded Agricultural Land Preservation Acres

Local Preservation Program Type	Acres
Example: Transfer of Development Rights	
Example: Building Lot Retirement	
Example: Land Purchase	
Example: Local Land Trust	
Example: Easement-MALPF	40.2
Example: Other	
Total	40.2

3. The County is scheduled to complete and submit a 5-Year Mid-Cycle comprehensive plan implementation review report this year, as required under §1-207(c)(6) of the Land Use Article?

Y N

To be completed in 2020.

4. The County is scheduled to update its' Development Capacity Analysis this year, as required under §1-208(2)(c)(iii) of the Land Use Article?

Y N

Coordination is underway with David Cotton, MDP to initiate a Development Capacity Analysis in 2018.

5. Were there any growth related changes, including Land Use Changes, Zoning Ordinance Changes, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to §1-207(c)(1) of the Land Use Article? If yes, please list or provide maps.

Y N

Comprehensive Rezoning: The 2017 Allegany County Zoning District Map was adopted by the Board of County Commissioners on December 14, 2017 by Code Home Rule Bill 5-17. The Map, which became effective on February 8, 2018, established some non-urban districts in LaVale and some urban districts in various locations along the I-68 and US 220 South corridors. See enclosed maps.

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

Y N

7. Are there any issues that Planning can assist you with in 2018? If yes, please list. Y N

The Board of County Commissioners passed a resolution on May 10, 2018 to establish a new Department of Planning and Growth. A Director is in the process of being identified. Ongoing assistance and support from MDP would be greatly appreciated as we work to address any outstanding items and improve our level of service.

8. Have all members of the Planning Commission and Board of Appeals completed an educational training course as required under §1-206(a)(2) of the Land Use Article?

Y N

A training is scheduled for August 15, 2018 at the Allegany County Office Complex. All Planning Commission members will attend the training to be conducted by David Cotton, MDP. Board of Zoning Appeals members are also invited to attend, if needed.

Sincerely,

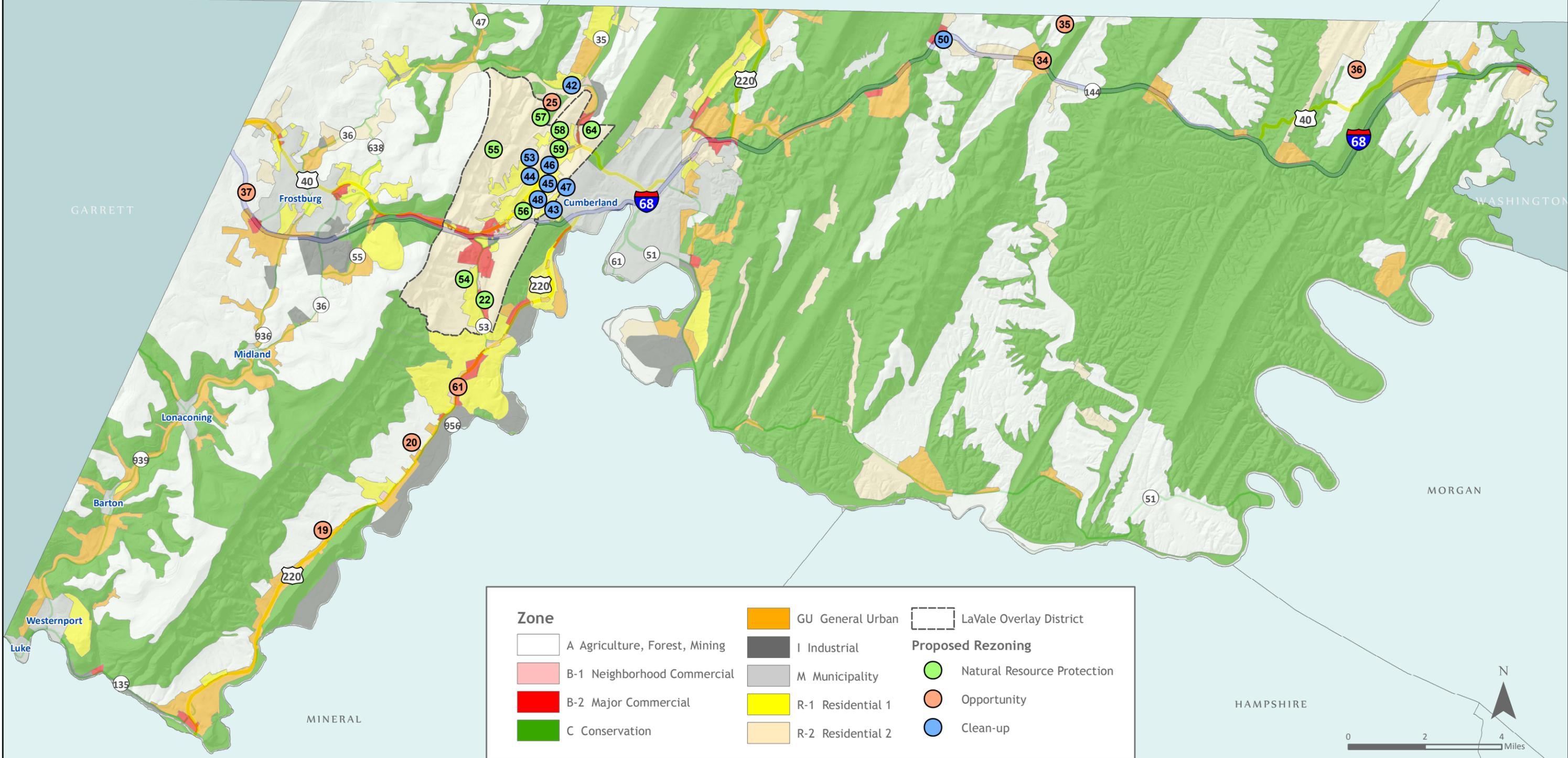
Angela R. Patterson, P.E.
Land Use & Planning Engineer (Acting Planning Coordinator)

Enclosures: Comprehensive Rezoning Proposal (November 2017)
2017 Allegany County Zoning District Map (adopted Dec 14, 2017)

cc: Jacob C. Shade, President, Allegany County Board of County Commissioners
Brandon S. Butler, County Administrator
James A. Squires, Chief, Land Development Services

Comprehensive Rezoning Proposal

Recommended by the Planning Commission Oct 25, 2017



2017 Allegany County Zoning District Map



	LaVale Overlay District		GU General Urban
	A Agriculture, Forest, Mining		I Industrial
	B-1 Neighborhood Commercial		M Municipality
	B-2 Major Commercial		R-1 Residential 1
	C Conservation		R-2 Residential 2

Notes:

- 1 - The Zoning Districts depicted on this map were recommended by the Allegany County Planning Commission on October 25, 2017
- 2 - This map replaces all prior Zoning District Maps including the Zoning District Map recorded at the Allegany County Courthouse in Plat Box 70 dated October 16, 1981
- 3 - The Zoning Districts depicted on this map shall be interpreted by the Zoning Administrator of Allegany County as set forth in Chapter 360, Part 4, Zoning, of the Code of Public Local Laws of Allegany County, Maryland of which this map becomes part as of the effective date listed hereon



Adopted: December 14, 2017
 By the Allegany County Commissioners

 Jacob C. Shade, President
 Effective: February 1, 2018

Create V. Brodie, Jr., Commissioner

 William B. Valentine, Commissioner

 David A. Eberly, County Administrator

