

## Land Use Objectives – Follow Up

### Agreed upon objectives/strategies:

**(1) Objective:** *It is recommended that the Planning Commission strengthen the current site design and architectural review standards applied to commercial developments within the watershed.*

**(2) Objective:** *Encourage the continued viability of traditional waterfront businesses.*

**Strategy:** *The County Office of Economic Development and the Chamber of Commerce should form a think tank to determine ways in which waterfront businesses can be supported and encouraged.*

**Strategy:** *The think tank should revisit the two recommendations from the 2008 Comprehensive Plan to (1) work one on one with individual waterfront businesses at risk of being lost and (2) explore with the local tax assessor the potential for changes in the way that property assessment values are prepared for waterfront businesses.*

**(3) Objective:** *Encourage the Planning Commission to uphold the current policy of prohibiting industrial wind turbines within the Deep Creek watershed.*

### Yet to be discussed:

**Shale gas drilling** – proposed verbiage: “No shale gas drilling wellheads should be allowed within the Deep Creek watershed”. Current regulations are:

- Drilling for, or removal or underground storage of natural gas, subject to the regulations of the MD Dept of the Environment, MD Public Service Commission and Federal Energy Regulatory Commission. The wellhead and all areas used for storage and operation of equipment shall comply with the following minimum setbacks:
  - 2000 feet from the high water elevation line of Deep Creek Lake, measured at 2462 feet above sea level
  - 1000 feet from the property line of any lot not owned or leased to the entity responsible for the gas drilling, removal or storage operation
- P in all zoning districts

Also note that in the Planning Commission minutes of April 7, 2010 the following paragraph is found:

*Informal comments have questioned whether drilling for natural gas in the LR1, LR2, TR and TC zones should be changed to a Special Exception (SE) use from a Permitted (P) use. After considerable discussion the Board believes that this use should remain as a P use, with the 2000 ft setback from the lake, as written.*

**Other industrial activities** - ie. mining or similar activities are currently allowed as follows:

- Petroleum products storage – P in Commercial district only, N in all other districts
- Propane storage tanks – SE in Town Center and P in Commercial, N in all other districts
- Electric power generating plants or substations, yards or areas for transforming or switching electricity – SE in all districts
- Mining, quarrying or the removal of coal, clay, sand, gravel, peat, topsoil or any other natural resources, except natural gas, from on or beneath the land surface for commercial purposes, subject to the provisions of 157.064 and provided further that a minimum lot size of 10 acres shall be required for such uses (except for the removal of topsoil). – SE in all districts

**Loss of tree canopy** – Tree retention policies exist only in crestline protection overlay areas and PRDs. See sections 157.036.C and 157.067.K in the Zoning Ordinance.