

Summary

Friendsville Zoning Update
Kick Off Meeting
6/10/2025 @ 5:30PM

Welcome

Introductions

Project Overview

- Dan from Mackin provided an overview of the zoning update project, including the scope of work and the roles and responsibilities of the Steering Committee. Moving forward, the Steering Committee will meet on the second Tuesday of each month at 5:30 PM at Town Hall.
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Information Gathering

- **Data Sources:** The Town has supplied Mackin with all relevant documents, including the current zoning ordinance and its amendments. Garrett County has also provided GIS data to support the Zoning Map update.
- **Public Outreach Plan:** Mackin reviewed the draft public outreach strategy. Proposed methods for gathering input include:
 - Creating a flyer to inform residents and business owners about the zoning update, which will include background information and key contacts.
 - Attending the Greater Friendsville Business Association meeting in July to share information and gather feedback.
 - Distributing a short survey to Steering Committee members and other key stakeholders identified by the Town.
- All Steering Committee meetings will be open to the public, and a formal public meeting will be held once draft zoning recommendations are available.
- **Initial Issues:** Preliminary discussion highlighted several key issues to address in the zoning update:
 - **Off-Street Parking:** Consider adopting standards similar to those used in Oakland.
 - **Accessory Dwelling Units (ADUs):** Explore limiting size and use regulations.
 - **Site Design Standards:** Current requirements are minimal; the Town should decide whether to adopt stricter design expectations or maintain flexibility.

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- **Minimum Lot Sizes:** The existing standards make it difficult for property owners to expand existing structures. Revisions may be necessary to provide more flexibility.
 - **Short-Term Rentals (e.g., Airbnb):** The Town should consider how to appropriately regulate short-term and vacation rentals.

Next Steps

- **Field View:** Mackin will conduct a field view of the Town prior to the next committee meeting. Committee members and others interested are welcome to attend.
- **Review of Use Table and Districts:** Mackin is currently analyzing the existing use table and zoning districts to develop preliminary recommendations.
- **Preliminary Mapping:** Initial mapping efforts are underway to support the zoning analysis and proposed changes.

Adjourn – Next meeting will be July 8th at 5:30 P.M