

Agenda

Friendsville Zoning Update
SC Meeting
9/9/2025 @ 5:30PM

Welcome

Introductions

Zoning Map

Review Updates

- Key map adjustments included **extending the Town Center District** to include properties along **Church Street, Morris Road, and Chestnut up to Third Street**.
- Surrounding areas were reclassified to **Town Residential**, except for parcels east of Third Street due to their larger size.
- **Saw Mill Road** properties were also changed to Town Residential.
- The **Frantz property** will remain designated **Rural Development** for now.
- Parcel data corrections were also noted—for example, the **Dollar Store site** consists of **two parcels rather than one**.
- The purpose of extending the Town Center is to **encourage additional mixed-use development** and strengthen the community's central hub.

Review of Districts

- The **purpose statements** for each zoning district were reviewed and discussed with the Steering Committee. No revisions were proposed, and the **draft purpose statements will remain unchanged** moving forward.

Additional Comments

- The committee discussed the **Garrett County Floodplain regulations** and the **Youghiogheny Wild River Natural Environmental Area** to clarify that development in these areas must comply with both the **Friendsville Zoning Ordinance** and **County/State regulations**.
- It was also suggested to **allow single-family homes within the Town Center District** to better align with its intended **mixed-use character**.
- The next meeting will focus on **finalizing the zoning map** and **assigning or refining permitted uses** to ensure district compatibility.

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Next Steps

- The next meeting will be held on Thursday, October 16th, due to a scheduling conflict with Mackin.

Adjourn