



# **Town of Lonaconing Comprehensive Plan**

**August 2010  
S&S Planning and Design**

**Resolution  
No.**

**A Resolution of the Town of Lonaconing  
Adopting a Comprehensive Plan**

The Mayor and Council of the Town of Lonaconing adopted a Comprehensive Plan in an effort to comply with the requirements set forth in Article 66B; the Economic Growth, Resource Protection, and Planning Act of 1192; the 1997 Priority Funding Areas Act, HB 1141; and HB220 by the Maryland State Planning Legislation.

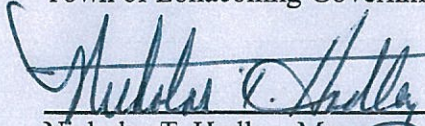
The Town of Lonaconing in partnership with the Allegany County Planning Services and S&S Planning and Design developed this plan, an addendum to the Georges Creek Regional Comprehensive Plan.


The Town of Lonaconing Plan includes an Introduction, Past and Future Vision, Demographics, Land Use, Municipal Growth, Water Resources and Implementation.

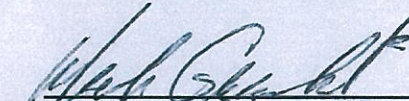
A copy of the complete Comprehensive Plan is available at the Town Hall.

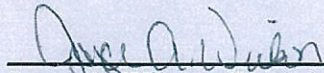
This plan was adopted on September 7, 2010 at a regular Town Meeting.

Town of Lonaconing Government:

  
\_\_\_\_\_  
Nicholas T. Hadley, Mayor

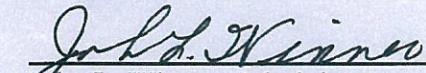
  
\_\_\_\_\_  
Warren E. Foote, Commissioner

  
\_\_\_\_\_  
Mark Greenwood, Commissioner

  
\_\_\_\_\_  
Joyce A. Wilson, Commissioner

  
\_\_\_\_\_  
Sandra K. Wilt, Commissioner

Witness:

  
\_\_\_\_\_  
John L. Winner, Administrator

## **Acknowledgements**

The Town of Lonaconing in partnership with the Allegany County Planning & Zoning Commission has developed the Town of Lonaconing Comprehensive Plan, an addendum to the Georges Creek Regional Comprehensive Plan.

The preparation of this document was financed, in part, with Federal Funds awarded by the Appalachian Regional Commission's Technical Assistance Grant fund, administered by the Maryland Department of Planning.

Town and County Officials at the time of preparation of this Comprehensive Plan were:

### **Lonaconing Mayor and Town Council**

Nicholas T. Hadley, Mayor  
Warren E. Foote, Commissioner  
Mark Greenwood, Commissioner  
Joyce A. Wilson, Commissioner  
Sandra K. Wilt, Commissioner

John L. Winner, Administrator  
Debbie Keller, Administrative Assistant

### **Allegany County Planning & Zoning Commission Members**

E. William Duvall, II, Chairman  
Dwight W. Perrin, Vice-Chairman  
William R. Davis, Jr.  
Roger L. Uphold  
Edward T. Robinette, Sr.  
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## **Chapter 1: Introduction**

Welcome to the Town of Lonaconing Plan. This Town Plan is an addendum to the Georges Creek Regional Comprehensive plan and includes seven chapters, based upon functional areas of planning emphasis. The development of the Municipal Town Element for Lonaconing in conjunction with the Georges Creek Regional Comprehensive Plan provided valuable coordination and partnering opportunities.

The Lonaconing Town Plan is intended to help guide the Town of Lonaconing decisions on various issues and policies during the coming years.

The comprehensive planning process is new to the Town of Lonaconing, having never completed a Plan for the Town in the past. By working cooperatively with Allegany County Planning Services and the Allegany County Planning Commission both the Town and the County benefit through the shared use of resources.

### **Planning Process**

Data gathering for the Lonaconing Town Plan began in 2010. This process included a Land Use Survey completed by Allegany County Planning Services staff and S&S Planning and Design. Also, during Winter 2010 a kick-off meeting with Town officials was held on 3 March 2010. During the meeting a description of the planning project and an overview of the planning process as well as the Town's land use was discussed. Meeting facilitators were

able to gather information to begin drafting portions of the Plan for the Town of Lonaconing.

### **Element Structure**

The Town of Lonaconing Plan contains the following Plan chapters:

- Introduction
- Past and Future Vision
- Demographics
- Land Use
- Municipal Growth
- Water Resources
- Implementation.

Goals, objectives and recommendations contained in the overall Georges Creek Regional Comprehensive Plan apply to the Georges Creek Region, which includes the Town of Lonaconing. Implementation action items discussed in *Chapter 7: Implementation* are specific to the Town of Lonaconing.

### **Public Participation**

Citizens were given the opportunity to participate in the Plan development process through various Public Meetings held throughout the process.

### **Maryland State Planning Legislation**

In an effort to comply with the requirements set forth in Article 66B; the Economic Growth, Resource Protection, and Planning Act of 1992; the 1997 Priority Funding Areas Act; HB 1141; and HB220, the Town of Lonaconing Plan to the Georges Creek Regional Comprehensive Plan was developed.

## **Economic Growth, Resource Protection, and Planning Act of 1992**

In its 1992 session, the General Assembly passed the Economic Growth, Resource Protection, and Planning Act of 1992. One of the key provisions of this Act is the implementation of 7 Visions for future development in the State of Maryland. These Visions relate not only to new urban development, but also to conservation of resources, protection of sensitive areas, and stewardship of the Chesapeake Bay and its drainage basin. In 1997, the General Assembly passed the Smart Growth Initiatives, which added an Eighth Vision and set forth the guidelines for determining Priority Funding Areas in each county.

## **Priority Funding Areas Act-1997**

The 1997 Priority Funding Areas Act capitalizes on the influence of State expenditures on economic growth and development. This legislation directs State spending to Priority Funding Areas. Priority Funding Areas are existing communities and places where local governments have committed or installed infrastructure and seek State investment to support future growth. Growth-related projects covered by the legislation include most State programs that encourage or support growth and development such as highways, sewer and water construction, economic development assistance, and State leases or construction of new office facilities.

The Priority Funding Areas legislation builds on the foundation created by the Visions that were adopted as State policy in the 1992 Economic Growth, Resource Protection and Planning Act and are articulated above as fundamental goals for the Georges Creek Regional Comprehensive Plan. Beginning October 1, 1998, the State of Maryland directed funding for projects that support growth to Priority Funding Areas. Funding for projects in municipalities, other existing communities, industrial areas, and planned growth areas designated by counties receive priority State funding over other projects. Priority Funding Areas are locations where the State and local governments want to target their efforts to encourage and support economic development and new growth.

## **House Bill 1141 Enacted during 2006 Legislative Session**

During the 2006 Maryland Legislative Session, House Bill 1141 was enacted. This is a key planning related law having a direct effect on procedures for annexation and requiring new planning elements within both county and municipal Comprehensive Plans.

## **New Planning Elements**

The new legislation mentioned above adds two new elements, the Water Resources Plan Element and the Municipal Growth Element – both are required of all municipal governments that exercise planning and zoning authority.

## **The Water Resources Plan Element**

This new planning element addresses the relationship of planned growth to water resources for both waste disposal and safe drinking water. It will be required of all county and municipal governments in the State. The element must identify drinking water and other water resources adequate for the needs of existing and future development proposed in the land use element of the comprehensive plan. It must also identify suitable receiving waters for both wastewater and storm water management to meet the needs of existing and projected development proposed in the land use element of the comprehensive plan. The Maryland Department of the Environment provides available data to identify these resources. Resource issues expected to be addressed in this element include water resource protection areas, groundwater resources, water quality standards and Total Maximum Daily Loads (TMDLs).

county representatives before the municipality can adopt the growth element.

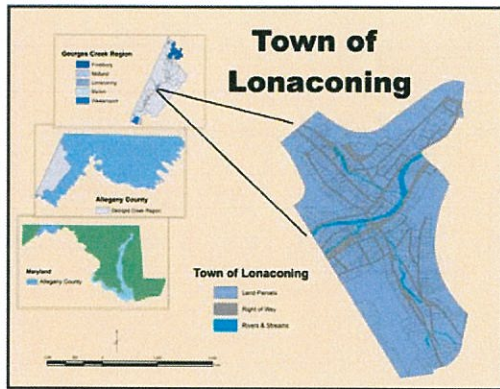
## **The Municipal Growth Element**

This element requires a more detailed and quantitative analysis of anticipated municipal growth than has ever been required in the past. Included in the municipal growth element are the following: population projections, capacity analysis of those areas selected for future annexation and growth, land needs and an examination of projected growth on infrastructure and natural resources/features. In addition to detailed analysis requirements, House Bill 1141 requires face-to-face meetings and coordination between municipal and



## Chapter 2: Past and Future Vision

### Location



The Town of Lonaconing lies in Western Maryland within Allegany County. The area of the County known as the Georges Creek Region is located in the westernmost portion of Allegany County with the Town of Lonaconing located in the central portion of that Region.

### History

*European settlement in the Lonaconing Area dates to Colonial times when hunters, trappers and farmers moved into the Appalachian Mountains of Western Maryland. The Town's name, "Lonaconing" derives from the Native Americans term for "meeting place of many streams".*

*The discoveries of coal and iron ore by early settlers, prompted the Georges Creek Coal and Iron Company to purchase 11,000 acres in the central Georges Creek Valley. They built an iron furnace in what is now Lonaconing in 1837. This iron furnace was the first*

*in United States to successfully convert bituminous coal to coke for the smelting process.*

*By the early 1850's, coal had replaced iron as the dominant force in the local economy. Due to the increase in the coal industry the B & O Railroad extended it's line to Westernport in 1851. In 1853, the Georges Creek Railroad extended their line south in order to connect to the B & O line, which effectively connected the Lonaconing mines to a major rail line. In 1856, another rail line extension was made, only this time north connecting to the C & P Railroad in Frostburg, thus providing rail service throughout the Georges Creek Region.*

*Although the area known as Lonaconing had developed to nearly its current size shortly after the Civil War, it was not incorporated until 1890.*

### Abstract

The Town of Lonaconing in cooperation with Allegany County developed the Town of Lonaconing Plan, an addendum to the Georges Creek Regional Comprehensive Plan. Public input was sought and collected through a series of public meetings, and the review/adoption process. This Plan is intended to serve decision-makers as a guide to planning, developing, and implementing comprehensive meaningful activities and projects.

### Future Vision

*A community is an area where people with common interest live together. Residents of the Town of Lonaconing have a common interest that includes*

*enjoying small-town living, a shared heritage and a clear vision for the Town's future.*

*The Town of Lonaconing is a tight knit community that boasts both a low-crime rate and low-cost of living. The area is known for volunteerism, natural beauty and commitment to preserving the community's rich history and heritage. Members of the community, town officials and the staff of Allegany County government have a long history of working together to maximize opportunities to improve the community. The vision for the Town of Lonaconing is to continue to collaborate with intergovernmental partners and to implement projects that will improve the community. Implementation projects such as relocation of the critical facilities from the floodplain, additions to existing park facilities, and the creation of new "community gateways" are prime examples of collaborative initiatives that will preserve the Town and promote a more desirable future. These projects will promote cohesiveness and aid in the continuation of the Town of Lonaconing's reputation as a highly desirable place to live.*

## **Chapter 3: Demographics**

### **Introduction**

Demographic data refers to a selected population's characteristics and is utilized for government and marketing. Commonly used demographics include population, age, income, education, housing, employment, and labor force. Demographic trends describe a change in demographic population over time. In working with demographic data, generational cohort or age cohort are utilized. A generational cohort has been defined as "the aggregation of individuals (within some population definition) who experience the same event within the same time period." Terms such as "Baby Boomer and Generation X" are now common terms in popular culture. Age cohort can be defined as an aggregation of individuals within the same age group, such as 18-24 years old.

### **Generational Cohort**

Generational Cohorts in the United States were described in a study completed in 1989 by Schuman and Scott. Generational Cohorts are as follows:

- Depression Cohort  
(born from 1912-1921)
- Pre World War II  
(born from 1922-1927)
- World War II  
(born from 1928-1945)
- Baby Boomers  
(born from 1946-1964)

- Generation X  
(born from 1965-1980)
- Generation Y  
(born from 1981-2001)

### **Age Cohorts**

The United States Census Bureau generally utilizes the following in their data sets.

- Under 5 years
- 15-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75-84 years
- 85 years and older

### **Utilization of Demographic Profiles**

Demographic profiles are obtained by combining several variables such as gender, income level and age. Essentially, demographic profiling is the development of generalizations about groups of people. Therefore, demographic information is aggregate and probabilistic information about groups, not specific individuals.

### **History**

Prior to 1940, the Town of Lonaconing experienced significant population growth attributed to the development of the coal mining industry and associated rail transportation system. The town's population peaked in 1940 with 2429 residents near the end of the deep mining era and has since declined to 1208 in 2000. As with other municipalities

within the Georges Creek Region, Lonaconing has experienced some suburban growth both to the north and south along Route 36. In terms of overall development pattern, there has been very little change since the mid 1900's.

## Town of Lonaconing Demographic Trends

The Town of Lonaconing experienced a decline in population starting in the 1940's and that trend has been more pronounced since 1970 due to economic difficulties such as decline in coal mining employment and employment in basic industries. The decline in population trend has been exacerbated by a nationwide decline in average household size.

### Population by Decade

The following table illustrates the population by decade for the Town of Lonaconing.

Table: 1

Population by Decade						
1940	1950	1960	1970	1980	1990	2000
2429	2289	2077	1672	1420	1122	1205

Source: US Census

### Population Projections

Population projections for the Town of Lonaconing and the Georges Creek Region indicate a continued slight decline in population over the next several decades. In fact, utilizing a modified age-cohort method, the Town's population is projected to be 1092 in 2030, a decline of 113 people from the 2000 US Census.

Table: 2

Population Projections				
1990	2000	2010	2020	2030
1122	1205	1189	1131	1092

Source: US Census & S&S Planning and Design

The projected decline shown on Table 2 is less than occurred between 1940 and 2000, when the decline in population averaged 203 people per decade. As the younger age cohort groups stabilize in numbers, the Town's population should reflect that stabilization, however at a much smaller number than was the case in 1940.

In addition, population projections detailed in the 2008 *Lonaconing Community Legacy Strategic Plan* estimate that the Lonaconing 2010 population will be 1183 persons, a similar projection to that of 1189 persons as detailed in Table 2.

## US Census Data 2000

### Households

In 2000, there were 1205 people, and 482 households and 290 families residing within the Town of Lonaconing. The average household size was 2.37. The composition of those households is as follows:

- 28.0% of households included children under age 18;
- 46.9% were married couples;
- 10.0% female head of household with no male;
- 39.8% were non-families.

The Town of Lonaconing has a substantial ageing population. In fact, 21.8% of households had someone living alone who was 65 years of age or older.

The 2000 number of households figure of 482 is consistent with a small increase in population shown in Table 1.

Table: 3

Households: 1990-2000		
1990	2000	Percent of Change
461	482	4.5%

Source: US Census

## Income

According to the 2000 US Census the median household income in the Town was \$27,434 while the median income for families was \$37,083.

Males earned a higher median income than females, \$27,315 males versus \$19,423 females.

The population living below the poverty line was 19.6%. About 17.7% of the population living below the poverty line were 65 years of age or older.

## Housing Stock

The housing stock within the Town of Lonaconing is primarily composed of single-family housing 75%, while multifamily comprises the remaining 25%. Over 85% of housing units in Lonaconing were built prior to 1959.

## Chapter 4: Land Use

### Land Use Inventory & Mapping

The Land Use Inventory for the Town of Lonaconing completed in 2010 by Allegany County Planning Services and S&S Planning and Design exists in a Geographic Information System format and is based on tax map parcel boundaries. Classifications of land use were made utilizing both field survey data and 2005 aerial imagery.

Parcels designated as “Vacant” on the *Town of Lonaconing Land Use Map* are vacant without buildings. These parcels have been assigned a land use category based upon the adjacent and/or contiguous parcel’s land use.

The dominant land use in terms of acreage in the Town of Lonaconing is residential. The residential land use categories established in the Land Use Inventory include: low density (8.78%), medium density (25.87%), and high density (14.13%). Residential land use categories comprise 48.78% by acreage of the overall land use. These categories are discussed in greater detail in the following sections. Each land use category with corresponding acreage is shown on Chart 2.

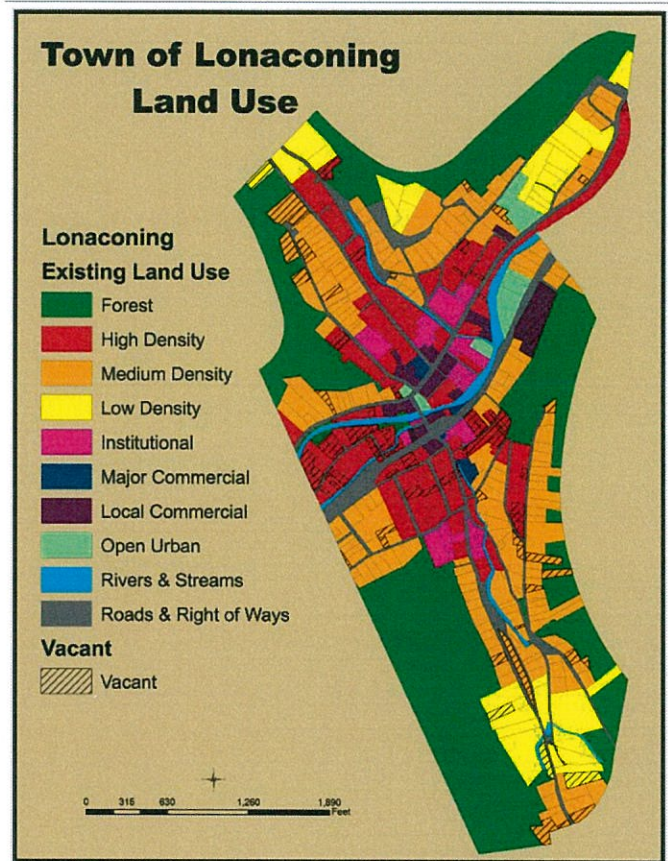
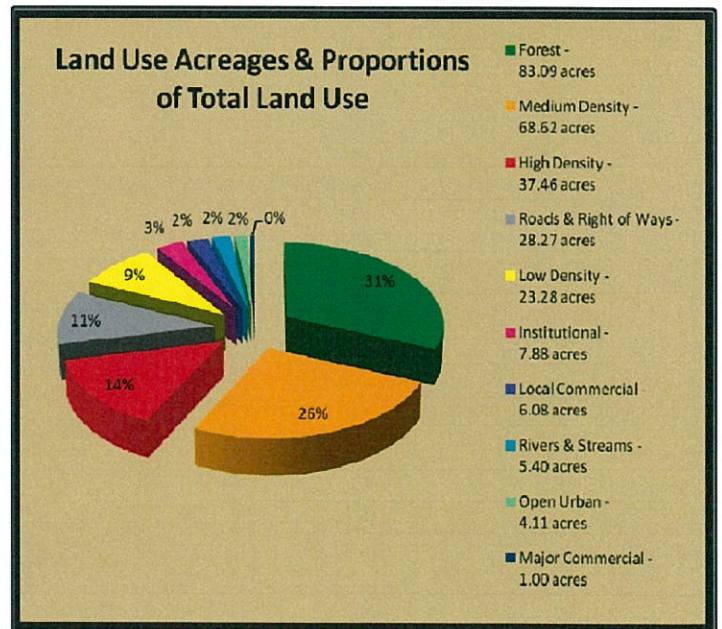
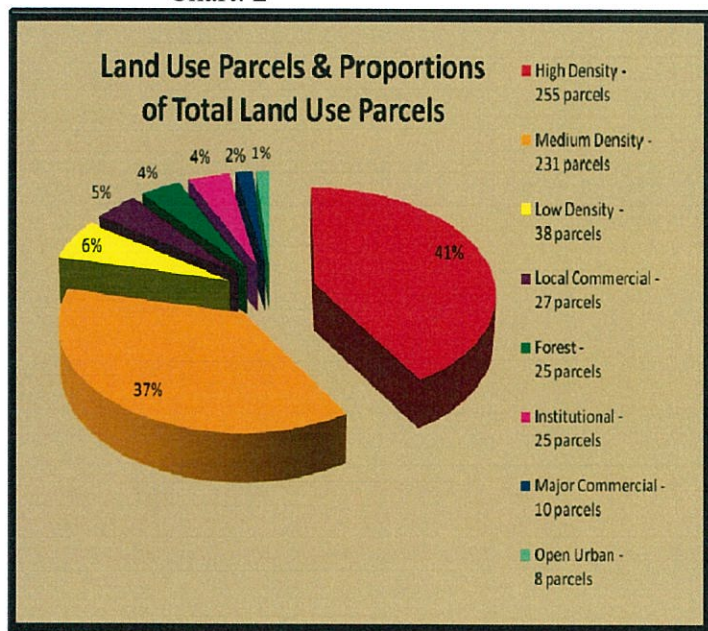


Chart: 1



In terms of number of parcels and land use, the following chart depicts the number of parcels utilized in each land use category and their corresponding land use percentages.

Chart: 2



## Land Use Categories

### Low Density Residential

#### Existing Land Use

Areas containing no greater than 2 residential units per acre are considered low-density. This land use category constitutes 8.78% of the total land use by acreage within the Town of Lonaconing. The Low Density Residential land use category includes several large parcels with a single-family residence. These parcels include forested areas; however they remain in the low density land use category due to the primary residential use. The inclusion of these large parcels equates to an increase in the overall low density land use category due to acreage,

not to the number of parcels within this category. In fact, out of the 619 parcels that make up the Town of Lonaconing, only thirty-eight parcels or 6.14% are categorized as low density on the *Town of Lonaconing Land Use Map*.

#### Potential Land Use

While the population is projected to continue to decline, opportunities for in-fill residential development within the Town of Lonaconing exist. There are currently 7 vacant parcels without homes labeled as low density residential.

### Medium Density Residential

#### Existing Land Use

Areas containing between 2-8 residential units per acre is considered medium density. The predominant use in this land use category is single-family detached residential units, with a small number of two family units such as duplexes. This land use category constitutes 25.87% of the total land use by acreage and 37.32% by number of parcels in the Town of Lonaconing and is the largest land use category shown on the *Town of Lonaconing Land Use Map and Pie Charts*.

#### Potential Land Use

Infill/redevelopment is highly desirable in the Medium Density Residential land use areas. In terms of vacant parcels without homes in the medium density residential land use category, 33 parcels are vacant. Also, there are 5 parcels with blighted homes in the Medium Density land use category that could be rehabilitated or redeveloped.

## High Density Residential

### Existing Land Use

Areas containing 8 residential units or more per acre are considered high density. This land use category includes apartment buildings. This land use category constitutes 14.13 percent of the total land use by acreage and 41.20% by number of parcels within the Town of Lonaconing as shown on the *Town of Lonaconing Land Use Map and Pie Charts*.

### Potential Land Use

High Density Residential land use is desirable in the Georges Creek Region, and the Town of Lonaconing particularly for transitional elder care housing options. The Town of Lonaconing has 58 vacant properties without homes within the municipal Town limits that could be utilized for high density housing. Additionally, the removal of blight coupled with affordable infill development such as apartments and town-homes may be desirable options for the Town of Lonaconing. Currently there are 8 blighted properties in need of rehabilitation or removal within the high density land use category labeled on the *Town of Lonaconing Land Use Map*.

## Major Commercial

### Existing Land Use

Major Commercial land use category identifies commercial activity typically known as “big-box development”. The table below further refines the major commercial land use category. Currently there are 10 parcels categorized as major commercial within

the town limits. This land use category constitutes 0.38% of the total land use by acreage and 1.29% by number of parcels within the Town of Lonaconing.

Table: 4

Major Commercial	
✓ Banks	✓ Landscaping Companies
✓ Retail Stores	✓ Large Grocery Stores
✓ Shopping Plazas	✓ Construction Companies
✓ Car Dealerships	✓ Movie Theatre
✓ Wholesale Stores	✓ Bakeries
✓ Trailer Sales	✓ Nurseries
✓ Motels	✓ Gas Stations
✓ Hotels	✓ Auto Truck Repair
✓ Bowling Alleys	

## Local Commercial

### Existing Land Use

Local Commercial land use category identifies service providers serving the needs of local residents. The table below further refines the Local Commercial land use category. Currently there are 27 Local Commercial parcels within the town limits. This land use category constitutes 2.29% of the total land use by acreage and 4.36% by number of parcels within the Town of Lonaconing.

Table: 5

Local Commercial	
✓ Hair Dressers	✓ Corner Grocery Stores
✓ Printing Shops	✓ Small Retail Stores
✓ Restaurants	✓ Barber Shops
✓ Car Washes	✓ Funeral Homes



### **Potential Land Use**

The parcels labeled as Local Commercial land use on the *Town of Lonaconing Land Use Map* includes one vacant parcel currently utilized as a parking lot. This parcel could be utilized for local commercial land use purposes.

### **Institutional**

#### **Existing Land Use**

Institutional land use category identifies existing public, semi-public, and recreational uses which are often community focal points. Currently there are 25 institutional parcels in Lonaconing. This land use category constitutes 2.97% of the total land use by acres and 4.04% by number of parcels within the Town of Lonaconing. Institutional land use is scattered predominantly within the Town Center as shown on the *Town of Lonaconing Land Use Map*.

### **Open Urban Land**

#### **Existing Land Use**

Open Urban land use category identifies ballparks and playgrounds within the Town of Lonaconing. This land use category constitutes 1.55% of the total land use by acreage and 1.29% by number of parcels for a total of 8 parcels within the Town of Lonaconing.

### **Roads and Right of Ways**

#### **Existing Land Use**

This land use category constitutes 10.66% of the total land use by acreage within the Town of Lonaconing.

### **Rivers and Streams**

#### **Existing Land Use**

This land use category constitutes 2.04% of the total land use by acreage within the Town of Lonaconing.

### **Forest**

#### **Existing Land Use**

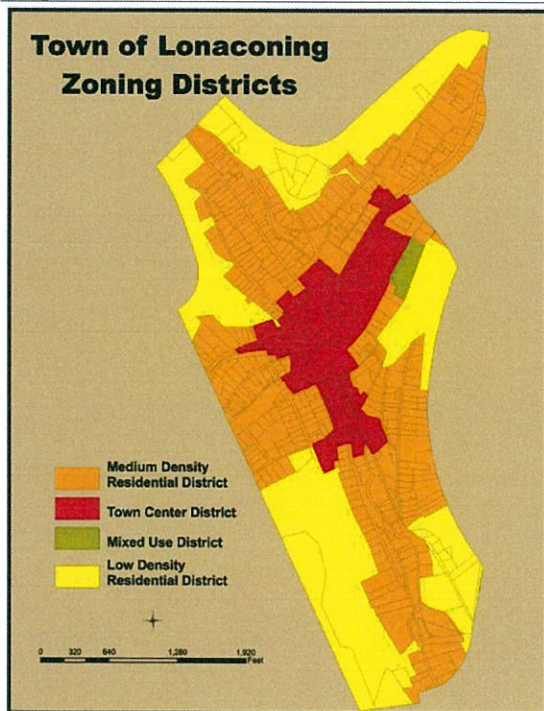
Forest land use category identifies parcels where 50% or more of the land is forested. This land use category includes 25 parcels which constitute 31.33% of the total land use by acreage and 4.04% by number of parcels within the Town of Lonaconing.

# Chapter 5: Municipal Growth

## Zoning Districts

The 2005 Town of Lonaconing Zoning Ordinance includes the Town's established Zoning Districts. These Zoning Districts were utilized in the preparation of this Plan. As shown on Map 4, Lonaconing contains four distinct Zoning Districts.

Map: 4



The four Zoning Districts for the Town of Lonaconing are as follows: Low Density Residential (LDR), Medium Density Residential (MDR), Town Center (TC), and Mix Use (MU).

Table: 6

Zoning District	Use	Minimum Development Area (sf)	Minimum Lot Area/Dwelling Unit (sf)
LDR	Single Family Detached Dwelling	10,000	10,000
	Twin Dwelling	20,000	10,000
MDR	Single Family Detached Dwelling	2,000	2,000
	Twin Dwelling	4,000	2,000
	Two Family Detached Dwelling	4,000	4,000
	Townhouse	4,500	1,500
	Multi-family Dwelling	10,000	2,000 (average)
TC	Single Family Detached Dwelling	1,500	1,500
	One Dwelling Unit in combination with Permitted Commercial Use	1,500	1,500
	Twin Dwelling	3,000	1,500
	Two Family Detached Dwelling	3,000	1,500
	Townhouse Multi-family Dwelling	1,500	1,500
MU	Any Dwelling Units Shall Include a Minimum of 500 square feet of Indoor Floor Area per Dwelling Unit	15,000	N/A

## **Low Density Residential District**

The Low Density Residential (LDR) Zoning District is primarily comprised of single family detached dwellings. Although, twin dwellings (side-by-side dwellings) are permitted in the LDR, as well. In terms of land use categories discussed in *Chapter 4: Land Use*, several land use categories are included within the LDR Zoning District. These land uses include Low Density Residential comprising 10 parcels, Medium Density Residential with 20 parcels, High Density Residential containing 3 parcels, and Forest with 13 parcels. In terms of total acreage, the LDR Zoning District includes 92.05 acres and a total of 46 parcels.

## **Medium Density Residential District**

The Medium Density Residential (MDR) Zoning District is comprised of single family detached dwelling, twin dwelling, two family detached dwelling, townhouse, and multifamily dwelling. Land use categories utilized in *Chapter 4: Land Use* that comprise the MDR Zoning District include: Medium Density Residential comprises 220 parcels, High Density Residential with 181 parcels, Low Density Residential with 31 parcels, Open Urban Land containing 1 parcels, Institutional with 13 parcels, and Forest with 16 parcels. In terms of total acreage, the MDR Zoning District is comprised of 107.03 acres, with 464 parcels.

## **Town Center District**

The Town Center (TC) Zoning District is comprised of single family detached dwellings, one dwelling unit in combination with permitted commercial use, twin dwelling, two family detached dwelling, townhouse, and multifamily dwelling. Land use categories utilized in *Chapter 4: Land Use* that comprise the TC Zoning District include: High Density Residential with 85 parcels, Medium Density containing 12 parcels, Local Commercial comprised of 26 parcels, Major Commercial comprised of 11 parcels, Institutional containing 19 parcels, Open Urban Land with 7 parcels, and Forest containing 5 parcels. In terms of total acreage, the TC Zoning District is comprised of 23.26 acres, with 165 parcels.

## **Mixed Use District**

The Mixed Use (MU) Zoning District is any structure or use; however any dwelling units should include a minimum of 500 square feet of indoor floor area per dwelling unit. The land use category discussed in *Chapter 4: Land Use* that comprises the MU Zoning District is Local Commercial. In terms of total acreage, the MU Zoning District is comprised of 2.14 acres, with 1 parcel.

## **Capacity Analysis**

The Maryland Department of Planning (MDP) developed a document entitled *Managing Maryland's Growth-Writing the Municipal Growth Element to the Comprehensive Plan*. This document details steps that may be utilized for completing a capacity analysis. The capacity analysis developed by MDP

utilizes parcel data to calculate the capacity for new housing on vacant and undeveloped lands within a municipality. The following MDP capacity analysis steps have been applied to the Town of Lonaconing.

### Step 1

The first step of the capacity analysis is the completion of population projections for the documents planning horizon. Population projections were completed and discussed in *Chapter 3:*

*Demographics.* For purposes of this analysis the planning horizon utilized was 20 years. Utilizing a modified age-cohort method, in 2030, the town's population is projected to be 1,092 people, a decline of 13 people from the 2000 Census.

### Step 2

The second step of the capacity analysis is the determination of density by zoning. The Town of Lonaconing has adopted comprehensive zoning; therefore for purposes of completing the capacity analysis the *2005 Town of Lonaconing Zoning Ordinance*, Zoning Districts described previously will be utilized.

The following table details the Calculation of Density Yield for the Town of Lonaconing in the Low Density Residential (LDR) Zoning District.

Table: 7

Zoning District	Description of Allowable Uses and Minimum Lot Sizes	Average Allowable Lot Size	Density Yield
LDR	Single Family Detached Lot Area/ dwelling unit = 10,000 sf Minimum Lot Size: 0.23 ac; Twin Dwelling Minimum Lot Area/ dwelling unit = 20,000 sf Lot Size: 0.46 ac	0.34 acres (15,000 sf) or 3 units/acre	2.25 units/acre

The Low Density Residential (LDR) Zoning District includes both single family detached dwellings and twin dwellings; therefore an average residential density for the LDR acreage was calculated at 5 units per acre. The density yield for the LDR Zoning District is determined by multiplying 3 units per acre times .75, which is MDP's default factor. The density yield for the LDR planning district is 2.25 units per acre.

The following table details the Calculation of Density Yield for the Town of Lonaconing in the Medium Density Residential (MDR) Zoning District.

Table: 8

Zoning District	Description of Allowable Uses and Minimum Lot Sizes	Average Allowable Lot Size	Density Yield
MDR	<p><b>Single Family Detached</b>                      Lot Area/ dwelling unit = 2,000 sf                      Minimum Lot Size: 0.05 ac;</p> <p><b>Two Family Detached Dwelling &amp; Twin Dwelling</b>                      Minimum Lot Area/ dwelling unit = 4,000 sf                      Lot Size: 0.09 ac;</p> <p><b>Townhouse</b>                      Minimum Lot Area/ dwelling unit = 4,500 sf                      Lot Size: 0.1 ac;</p> <p><b>Multifamily Dwelling</b>                      Minimum Lot Area/ dwelling unit = 10,000 sf                      Lot Size: 0.23 ac;</p>	<p>0.12 acres (5,227 sf)                      or                      8 units/acre</p>	6 units/acre

The Medium Density Residential (MDR) Zoning District includes single family detached dwellings, twin dwellings, two family detached dwellings, townhouses, and multifamily dwellings. Utilizing 0.12, the apparent statistical mean as a minimum acreage for MDR, an average residential density for the MDR acreage was calculated at 8 units per acre. The density yield for the MDR Zoning District is determined by multiplying 8 units per acre times .75, which is MDP's default factor. Therefore, the density yield for the MDR Zoning District equals 6 units per acre.

The following table details the Calculation of Density Yield for the Town of Lonaconing in the Town Center (TC) Zoning District.

Table: 9

Zoning District	Description of Allowable Uses and Minimum Lot Sizes	Average Allowable Lot Size	Density Yield
TC	<p><b>Single Family Detached, One Dwelling Unit in Combination w/ Permitted Commercial Use &amp; Townhouse</b>                      Lot Area/ dwelling unit = 1,500 sf                      Minimum Lot Size: 0.03 ac;</p> <p><b>Two Family Detached Dwelling, Twin Dwelling &amp; Multifamily Dwelling</b>                      Minimum Lot Area/ dwelling unit = 3,000 sf                      Lot Size: 0.09 ac;</p>	<p>0.06 acres (2,614 sf)                      or                      16 units/acre</p>	12 units/acre

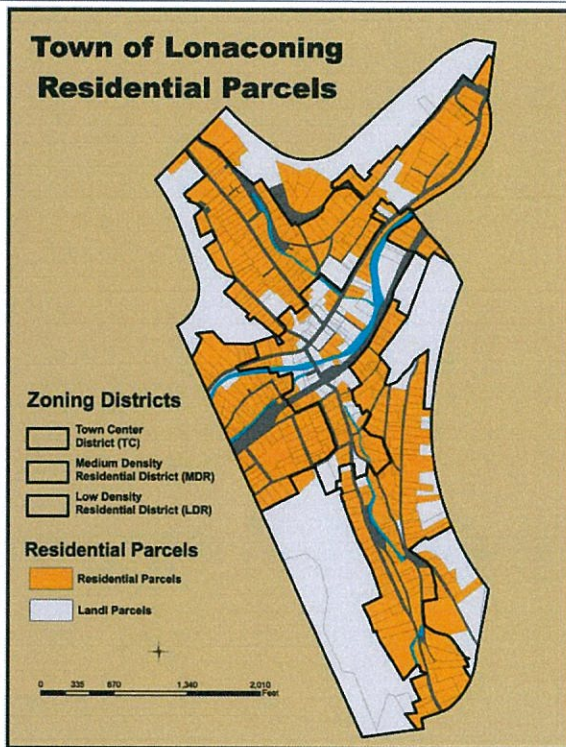
The Town Center (TC) Zoning District includes single family detached dwellings, one dwelling unit in combination with permitted commercial use, twin dwelling, two family detached dwelling, townhouse, and multifamily dwelling. Utilizing 0.06, the average allowable acreage for TC, an average residential density for the TC acreage was calculated at 16 units per acre. The density yield for the TC Zoning District is determined by multiplying 16 units per acre times .75, which is MDP's default factor. Therefore, the density yield for the TC Zoning District equals 12 units per acre.

### Step 3

The third step of the capacity analysis is the determination of the amount of developable land within the municipal boundaries of Lonaconing.

The map below depicts residential parcels in the Low Density Residential (LDR), Medium Density Residential (MDR) and Town Center (TC) Zoning Districts.

Map: 5

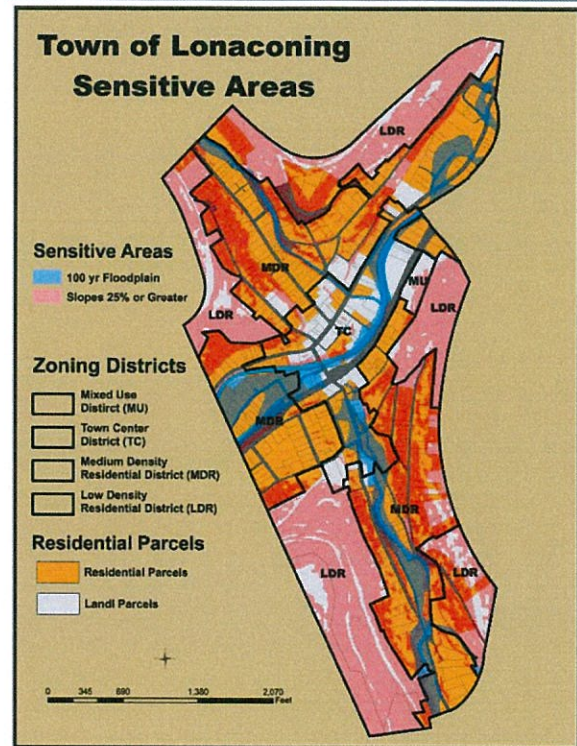


Utilizing only the residential parcels in the Low Density Residential (LDR), Medium Density Residential (MDR) and the Town Center (TC) Zoning Districts the total amount of developable land within Lonaconing is 71.09 acres. In terms of number of parcels there are 32 existing residential parcels that are developable. [Note, residential parcels that are protected lands or environmentally sensitive parcels such as floodplains and steep slopes were excluded from the total amount of developable land calculation.]

Map 6 depicts the portions of the Town of Lonaconing that are within sensitive

areas. Sensitive areas include steep slopes (>25%) and the 100-year floodplains.

Map: 6



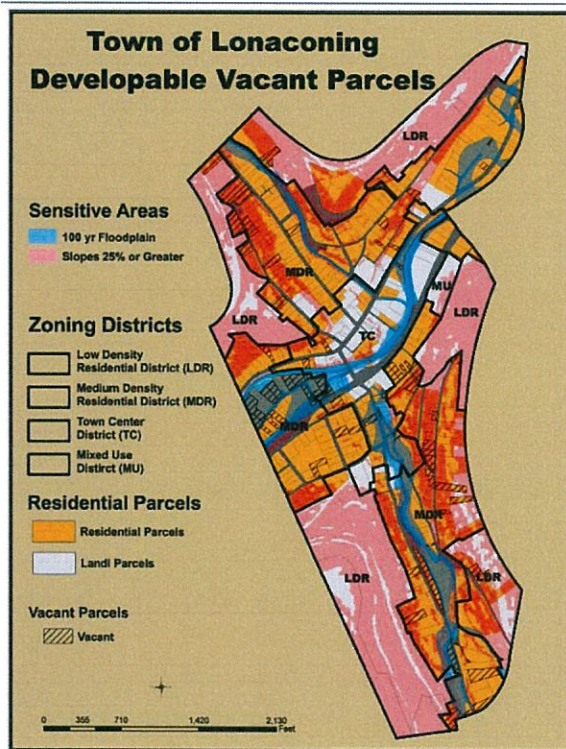
Sensitive areas including both steep slope areas and 100-year floodplains account for 94% of the total residential parcels in the Town of Lonaconing. While the 100-year floodplain shown in blue on Map 6 includes entire parcels, the steep slope areas shown in red more often than not impact only certain portions of individual parcels. Therefore, acreage of sensitive areas is a lower percentage than the parcel percentage, which accounts for 45% of the total residential acreage in the Town of Lonaconing.

## Step 4

The fourth step of the capacity analysis is the determination of the total housing units (and population) that can be accommodated on developable land in the Town of Lonaconing. Developable land includes vacant, infill, and potential redevelopment.

### Vacant Parcels

Vacant parcels that include developable land within the Town of Lonaconing are those parcels shown with a simple black hatch.



Map: 7

There are 87 vacant parcels in the Low Density Residential (LDR), Medium Density Residential (MDR) and the Town Center (TC) Zoning Districts. Utilizing these 87 parcels and subtracting steep slope and 100-year

floodplain acreage the total vacant developable land acreage totals 15.33 acres. The density yield for the LDR is 2.25 units per acre, multiplied by the 8.18 developable acres would accommodate 18 units and 45 persons, based upon factors/multipliers. Additionally, the density yield for MDR is 6 units per acre, multiplied by 6.77 developable acres, accommodating 40 units and 100 persons. The density yield for TC is 12 units per acre, multiplied by 0.38 acres developable acres, accommodating 4 units and 10 persons.

Table: 8

Zoning District	Density Yield	Total Acres	Total Units	Pop. (UX2.5)
LDR	2.25 units/acre	8.18 acre	18 units	45 persons
MDR	6 units/acre	6.77 acre	40 units	100 persons
TC	12 units/acre	0.38 acre	4 units	10 persons

### Blighted Parcels

There are 12 improved parcels that currently contain a blighted housing unit in need of rehabilitation and/or redevelopment that include developable land in the Town of Lonaconing. Within the Medium Density Residential (MDR) Zoning District there are 10 parcels while the Town Center (TC) Zoning District contains 2 parcels. In addition to needing rehabilitation or redevelopment these parcels are currently underutilized according to the density yield calculations shown on Table 6 & 7.

There are currently 12 units on the 12 parcels in need of rehabilitation or redevelopment, however as shown on Table 9 below, this area could

potentially accommodate 11 units and 27.5 persons.

Table: 9

Plan District	Density Yield	Total Acres	Total Units	Pop. (UX2.5) persons
MDR	6 units/acre	1.69 acres	10 units	25 persons
TC	12 units/acre	0.15 acres	1 units	2.5 persons

## Step 5

Based upon the population projections completed in *Chapter 3: Demographics*, land supply for the Town of Lonaconing is adequate. The population of the Town is projected to continue to slightly decline over the next thirty years, therefore there is no anticipated need for additional land. However, the decline in average household size may require the construction of additional housing units. Due to the relative scarcity of available developable property, additional land may require annexation.

## Public Facilities

In terms of public facilities utilized by residents of the Town of Lonaconing that are outside of the municipal town boundaries, those facilities are discussed in detail in the Public Facilities chapter of the *Georges Creek Regional Comprehensive Plan*. Due to the expected decline in population, the need for significant additional public facilities and services are not anticipated for the Town of Lonaconing.

## Existing Public Facilities within the Town of Lonaconing

Within the municipal boundaries of the Town of Lonaconing there are several public facilities including the Goodwill, Fire Department, Lonaconing Town Hall, U.S. Post Office and the Republican Club, which serves as a community meeting space. These facilities are listed under the Institutional Land Use Category discussed in *Chapter 4: Land Use* and are depicted on Map 1.

## Recreation Facilities

The current population of the Town of Lonaconing is 1,205 people according to the 2000 US Census. The State of Maryland uses a standard ratio of 30 acres of parkland per 1000 population. Additionally, a minimum of 15 of the 30 acres must be recreation land that is owned by the local jurisdiction itself. Applying the State standard to the Town of Lonaconing indicates that the Town of Lonaconing should contain 36.15 acres of recreation land within the municipal boundaries. In *Chapter 4: Land Use*, the Open Urban land use category identifies ballparks and playgrounds within the Town of Lonaconing. The total acreage of Open Urban Land is 4.11 acres. Therefore, the Town of Lonaconing does not meet the State standard, with a deficit of 32.04 acres of recreation land. However, in the year 2030 population projections indicate that there will be 1,092 people within the Town of Lonaconing. Utilizing the 1,092 people figure, the State standard would be 32.76 acres of recreation land, however there will still



be deficit of 28.65 acres of recreation land within the Town of Lonaconing.

## **Protection of Sensitive Areas**

As shown on Map 6, the Town of Lonaconing contains large portions of land that includes Sensitive Areas such as 100-year floodplains and steep slopes (>25%). While developable land in Lonaconing is limited due to these areas, the need for additional land is minimal due to the projected decline in population. Additionally, the age of existing housing stock will contribute to redevelopment and/or annexation if there is a measurable in-migration. However, portions of past development are located within the Sensitive Areas, particularly the 100-year floodplain. These properties are prone to riverine flooding, which has historically been a problem in the Georges Creek Region. The County participates in several flood acquisition programs as discussed in the *Georges Creek Regional Comprehensive Plan; Sensitive Areas Chapter*. As residences are removed from floodplain areas, additional lands will be needed to accommodate existing residents. As a consequence some level of annexation may be necessary.

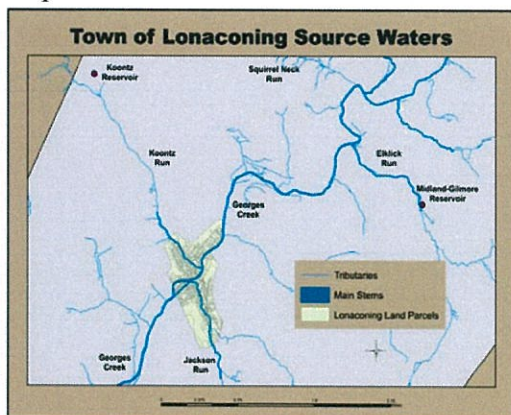
## Chapter 6: Water Resources

The *Georges Creek Regional Comprehensive Plan* contains a Water Resources Chapter for the entire Region, the Town of Lonaconing Plan examines those water resources that relate specifically to Lonaconing as required by House Bill 1141 enacted during the 2006 Legislative Session. While population projections completed in *Chapter 3: Demographics* indicate a continued decline in the Town's population, this Chapter of the Town of Lonaconing Element examines those water resources that impact and/or are utilized by the Town.

### Surface Water

The Town of Lonaconing's primary source of surface water is Kootz Run; this watercourse is the primary supply source for the Kootz Reservoir.

Map: 8



The mainstem of Georges Creek, as well as Kootz Run and Jackson Run, flow through the Town of Lonaconing.

## Water Quality

The Maryland Department of Environment (MDE) sets water quality standards in order to protect, maintain and improve the quality of surface waters. Three components comprise the water quality standards: Designated Uses, Water Quality Criteria and Antidegradation Policy.

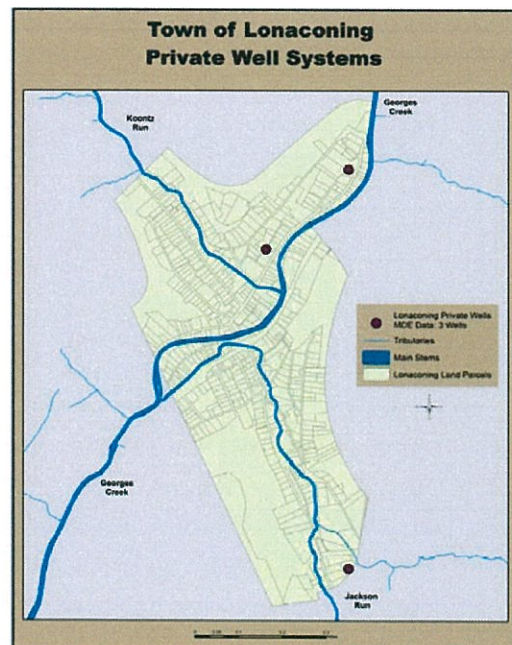
The Town of Lonaconing specifically does not contain nor utilized source water that is listed in the Antidegradation Policy as a Tier I, II, or III.

## Ground Water

### Wells

Wells are utilized throughout the Georges Creek Region, for both private water supply and additional water supply for reservoirs.

Map: 9



There are currently three private wells within the Town of Lonaconing according to the MDE private well database. The Koontz Reservoir, which is part of the Lonaconing Water Service Area, utilizes 3 wells as specified in the *2004 Source Water Assessment for the Midland-Lonaconing Water System*.

## Source Water Protection

The *Source Water Protection Plan for Midland-Lonaconing Water System* was completed in 2004. This protection plan prepared by the Midland-Lonaconing Source Water Protection Planning Committee was designed to support conservation and watershed protection activities in each of its reservoir watersheds.

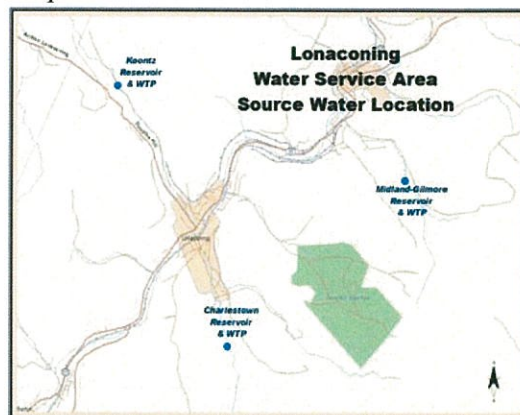
## Water Supply

While the Koontz Reservoir primarily serves the Town of Lonaconing, in order to adequately describe the water system serving the Town it is necessary to understand that the Koontz Reservoir is one of three reservoirs comprising the Lonaconing Water Service Area.

## Lonaconing Water Service Area

The Lonaconing Water Service Area, which provides the drinking water for the Town of Lonaconing is comprised of the Midland-Gilmore Reservoir, Koontz Reservoir and Charlestown Reservoir.

Map: 10



## Safe Yield and Approximate Daily Production

According to the DNR's *1990 Georges Creek Watershed Water Supply Resources and Facilities Development and Management Plan* and MDE's *2004 Source Water Assessment for the Midland-Lonaconing Water System*, the safe yield for the Midland-Gilmore Reservoir was estimated to be 0.117 MGD in 1990. However, this figure does not take into account the supplemental water flow of well water into the reservoir. The Charlestown reservoir's safe yield was calculated in 1990 at 0.109 MGD without supplemental well water. Koontz's reservoir has a safe yield of 0.076MGD without additional well water, calculated in 1991.

In order to adequately describe the Lonaconing Water Service Area, figures produced from the three reservoirs of the Lonaconing System must be combined.

Table: 10

<b>Lonaconing Water Service Area Safe Yield Total</b>			
	<b>Midland-Gilmore Reservoir</b>	<b>Koontz Reservoir</b>	<b>Charlestown Reservoir</b>
Safe Yield	0.117 MGD	0.076 MGD	0.109 MGD
<b>Lonaconing Water Service Area Safe Yield Total</b>			
<b>0.302 MGD</b>			

Source: DNR 1990 Georges Creek Watershed Water Supply Resources and Facilities Development and Management Plan

Table: 11

<b>Lonaconing Water Service Area Approximate Daily Production Total</b>			
	<b>Midland-Gilmore Reservoir</b>	<b>Koontz Reservoir</b>	<b>Charleston Reservoir</b>
Approximate Daily Production - These figures includes the pumping of existing wells	0.288 MGD	0.128 MGD	0.128 MGD
<b>Lonaconing Water Service Area Approximate Daily Production Total</b>			
<b>0.544 MGD</b>			

Source: MDE 2004 Source Water Assessment for the Midland-Lonaconing Water System

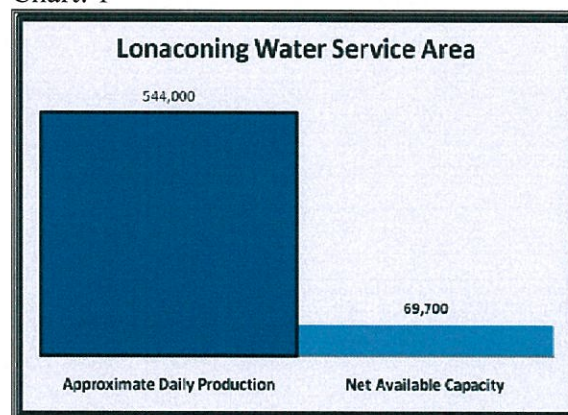
## Capacity and Demand

Utilizing the 2000 U.S. Census, the total population for the Lonaconing Water Service Area is 4,743. The Lonaconing System serves the majority of the total population within the service area. This population is centered in and around the municipalities of Midland, Lonaconing and Barton. In calculating the demand for the Lonaconing Water Service Area utilizing the total population within the area divided by 2.5 persons per household equals 1,897.2 households. Utilizing the 1,897.2 number of

households figure and multiplying by 250 gallons per day (gpd), the total estimated demand for the Lonaconing Water Service Area is 474,300 gpd. The approximate daily production for this area is 544,000 gpd, leaving a net available capacity of **69,700 gpd**.

Note that the pumping of existing wells is included in the Approximate Daily Production figure, however they are not included in the Safe Yield figure, thereby additional source water is available above the Safe Yield figure.

Chart: 1

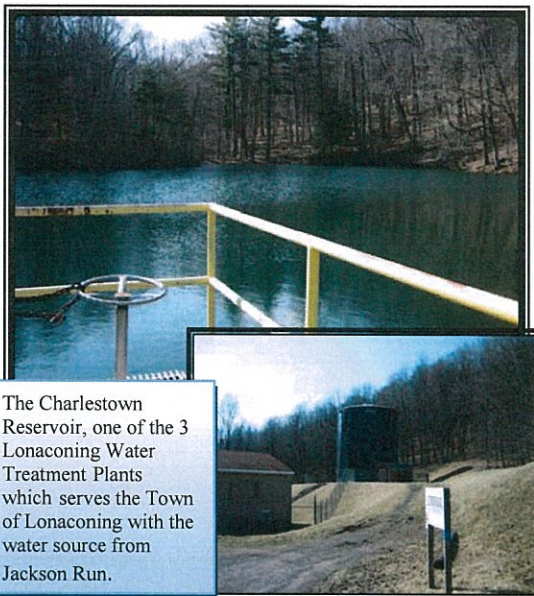


In an attempt to verify the number of households of 1,897.2, Tom Reed of Miller Environmental Services was contacted. Mr. Reed provided the total amount of water taps of 1,800 within the Lonaconing Water Service Area as of Spring 2009. The 1,800 water taps figure closely matches the 1,897.2 number of households indicating that the majority of the population within the Lonaconing Water Service Area is connected to the system.

Population projections for this service area completed in the Demographics Background portion of the *Georges Creek Regional Comprehensive Plan* display a decline in population through

2030. Additionally, the population projections for the Town of Lonaconing detailed in *Chapter 3, Demographics* display a slight decline in population through the year 2030 as well.

Therefore, the future demand on the Lonaconing Water Service Area system should not increase. The decline in population directly correlates to the documented water usage decline.



The Charlestown Reservoir, one of the 3 Lonaconing Water Treatment Plants which serves the Town of Lonaconing with the water source from Jackson Run.

## Water System Supply Issues

As discussed in the *Georges Creek Regional Comprehensive Plan* three reservoirs within the Lonaconing Water Service Area have experienced periods of inadequate volume during periods of draught. Historically, problems with a leaky distribution system and a failure of high level shut off switches caused water supply issues.

The following actions were undertaken to address the Lonaconing Water Service Area issues:

- Pumping of water into reservoirs and a permanent connection with the City of Frostburg's water supply was established as a backup;
- Leaks in the distribution system were repaired;
- High level shut offs were connected;
- Water line replacements.

Work on water line replacements has occurred over the past 10 years. According to Tom Reed of Miller Environmental Services, over 10 million dollars has been expended in the last ten years on water line replacements. In order to complete the system-wide water line replacement, an additional 2-3 million dollars is needed.

## Water Capacity, Future Demand and Potential Land Use

Residential land use changes that could potentially occur and approximate potential water supply capacity can be determined for the Lonaconing Water Service Area. Change to water demand based upon different residential land use scenarios are detailed in the following section.

The *Land Use Map Plan* completed in the *Georges Creek Regional Comprehensive Plan* detailed land use changes within the Lonaconing Water Service Area excluding municipalities. These changes are shown on Table 12, under Column 2. Vacant parcels, which may impact land use and the demand for water resources within the Town of Lonaconing as detailed in *Chapter 4*:

Land Use of this Plan are included on Table 12, under Column 3 on the following page.

Table: 12

<b><u>Potential Land Use Changes by Number of Parcels</u></b>		
<b>Land Use Categories</b>	<b>Non-Municipal Lonaconing Water Service Area</b>	<b>Town of Lonaconing</b>
<b>Low Density</b>	5	7
<b>Medium Density</b>	29	33
<b>High Density</b>	0	57
<b>Roads &amp; Right of Ways</b>	0	0
<b>Utilities</b>	0	0
<b>Industrial</b>	2	0
<b>Institutional</b>	1	0
<b>Local Commercial</b>	0	1
<b>Other Transportation</b>	4	0
<b>Urban Development</b>	0	0

In the Non-municipal Lonaconing Water Service Area there are 5 low density parcels totaling 3.52 acres. The low density category constitutes 1-2 housing units per acre. Taking the maximum number of housing units, two multiplied by the total acreage within the low density land use category, 7 housing units. These potential 7 units multiplied by 250 gallons per day water usage equals an additional 1,750 gallons per day on the Lonaconing Water Service Area.

In terms of the municipal residential vacant parcels within the Town of Lonaconing there are 7 low density

parcels totaling 1.72 acres. The low density category constitutes 1-2 housing units per acre. Taking the maximum number of housing units, two multiplied by the total acreage within low density land use category, 3 units. These potential 3 units multiplied by 250 gallons per day water usage equals an additional 750 gallons per day on the Lonaconing Water Service Area.

In the Non-municipal Lonaconing Water Service Area there are 29 potential medium density parcels totaling 8.14 acres. In terms of medium density, the medium density land use category constitutes 2-8 housing units per acre. Utilizing the maximum number of housing units, 8 multiplied by the total acreage within the potential medium density land use category, equals 65 housing units. These potential 65 housing units multiplied by 250 gallons per day water usage equals an additional 16,250 gallons per day on the Lonaconing Water Service Area.

In the Town of Lonaconing there are 33 potential medium density parcels totaling 14.58 acres. In terms of medium density, the medium density land use category constitutes 2-8 housing units per acre. Utilizing the maximum number of housing units, 8 multiplied by the total acreage within the potential medium density land use category, equals 117 housing units. These potential 117 housing units multiplied by 250 gallons per day water usage equals an additional 29,250 gallons per day on the Lonaconing Water Service Area.

There are no high density vacant parcels within the Non-municipal Lonaconing Water Service Area, however there are

57 potential high density parcels totaling 7.31 acres within the Town of Lonaconing. In terms of high density, the high density land use category constitutes 15 housing units per acre. Utilizing the maximum number of housing units, 15 multiplied by the total acreage within the potential high density land use category, equals 110 housing units. These potential 110 housing units multiplied by 250 gallons per day water usage equals an additional 27,500 gallons per day on the Lonaconing Water Service Area.

With an available capacity of 69,700 gpd in the Lonaconing Water Service Area, the potential residential housing demands including the Town of Lonaconing equals 57,500 gpd and is within the available capacity range.

### Water Quality Issues

As mentioned, water quality standards have not always been satisfactory within the Georges Creek Region according to the MDE's Source Water Assessment Plans and the *2007 Allegany County Master Water and Sewer Plan*, however improvements are being made. The following are the primary water quality issues associated with the three reservoirs.

#### Midland-Gilmore, Charlestown, and Koontz Reservoirs:

- Turbidity contamination
- High iron and manganese concentrations

## 2007 Allegany County Master Water and Sewer Plan Improvement Projects

The following project is listed in the priority schedule within the *2007 Allegany County Master Water and Sewer Plan*.

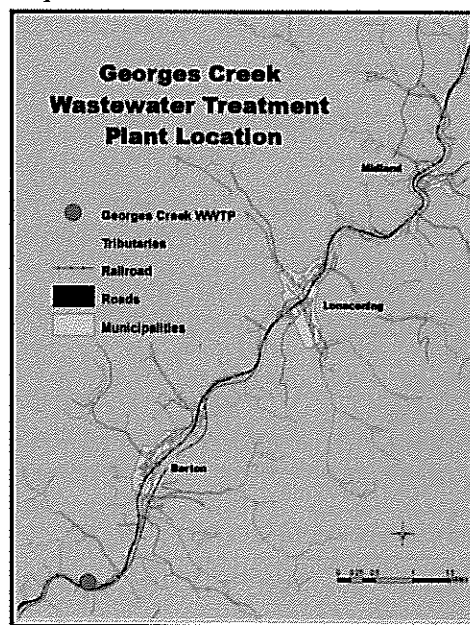
### 10-YEAR PLAN

Lonaconing Reservoir Upgrades

### Georges Creek Sewer Service Area

The Georges Creek Sewer Service Area south of Barton serves the following areas: Midland, Lonaconing, Barton, Midlothian, Shaft, Carlos, Klondike, and Woodland.

Map: 11



## Permit and Approximate Daily Production

According to Mark Yoder, Allegany County Utilities Division Chief, the Georges Creek Sewer Service Area is designed for a maximum daily flow of 0.6 MGD, however with upgrades in process the new maximum daily flow permit is 0.7 MGD.

Table: 13

<b>Georges Creek Sewer Service Area Maximum Daily Flow Total</b>
<b>0.7 MGD</b>

Source: Mark Yoder, Allegany County Utilities Division Chief

Table: 14

<b>Georges Creek Sewer Service Area Average Daily Flow Total</b>
<b>0.58 MGD</b>

Source: Mark Yoder, Allegany County Utilities Division Chief

## Capacity and Demand

Utilizing the 2000 U.S. Census, the total population for the Georges Creek Sewer Service Area is 6,181. The majority of the total population is within the sewer service area. This population is centered in and around the municipalities of Midland, Lonaconing and Barton. In calculating the demand for the Georges Creek Sewer Service Area utilizing the total population within the area divided by 2.5 persons per household equals 2,472.4 households. Utilizing the 2,472.4 households figure and multiplying by 250 gallons per day (gpd), the total demand is 618,100 gpd. The 618,100 gpd total demand figure closely matches the *Georges Creek Sewer Service Area Approximate Daily*

*Production Total* of 0.58 MGD on the table above. With the maximum daily flow for this area being 700,000 gpd, the net available capacity for the maximum daily flow is **81,900 gpd**.

In an attempt to verify the number of households' figure of 2,472.4, Mark Yoder of Allegany County Public Works Division provided the total amount of sewer connections within the area. Mr. Yoder indicated that 2,243 sewer connections were currently utilized within the service area. The 2,243 sewer connections figure closely matches the 2,472.4 number of households figure indicating that the majority of the population within the Georges Creek Sewer Service Area is connected to the system.

Population projections for this service area completed in the *Demographics Background* of the *Georges Creek Regional Comprehensive Plan* display a decline in population through 2030. Additionally, the population projections for the Town of Lonaconing displayed in *Chapter 3: Demographics* display a decline in population through the year 2030 as well. Therefore, the future demand on the Georges Creek Sewer Service Area system should not increase; however, should an increase occur the Georges Creek Service Area capacity would be a limiting factor.

## Wastewater System Issues

Due to inflow and infiltration (I&I) issues that currently exist, the Georges Creek Wastewater Treatment Plant operates near the recently increased maximum daily flow of 0.7 MGD indicated in the new permit. Upgrades



to the plant include sewer line replacement and disconnecting storm drains. These upgrades will decrease the average daily flow.

### **Wastewater Capacity, Future Demand and Potential Land Use**

The Georges Creek Sewer Service Area has limited capacity and therefore future demand cannot increase. However, issues such as inflow and infiltration (I&I) and combined sewer over flows (CSO) impact capacity. Therefore, the resolution of these issues should increase capacity. This increase in capacity will accommodate a slight increase demand should it occur.

### **Septic Systems**

There are no septic systems within the Town of Barton’s municipal boundaries.

### **Wastewater Issues**

Georges Creek Service Area:

- Excess inflow and infiltration (I/I)

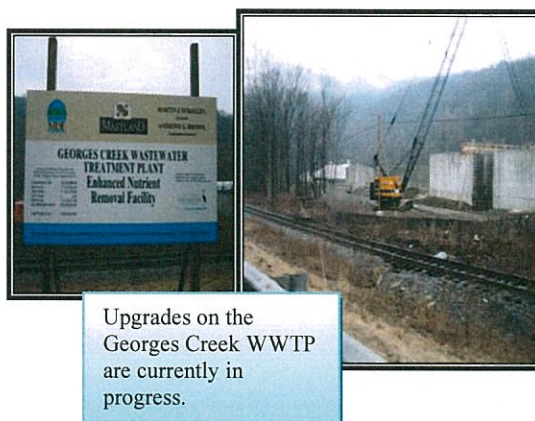
Septic Systems

- Older systems failing and still draining in the streams

## **Current Wastewater Improvement Projects**

### **Georges Creek Service Area**

The Georges Creek Treatment Plant is being upgraded to provide for biological and enhanced nutrient removal. A system rehabilitation project is currently underway to eliminate inflow and infiltration (I/I) problems and system overflows as part of a consent judgment with MDE. The Georges Creek Sewer Service Area is also planned to extend north of Midland along Route 36 to serve new residential development and the landfill south of Vale Summit.



## **2007 Allegany County Master Water and Sewer Plan Improvement Projects**

The following project is listed in the priority schedule within the *2007 Allegany County Master Water and Sewer Plan*.

### **5-YEAR PLAN:**

Georges Creek WWTP ENR & Plant Upgrade

### **10-YEAR PLAN:**

Georges Creek Service Area Rehab and Extension

## **Stormwater Facility Database**

According to the Stormwater Management Facility Database, provided by Allegany County Planning Services, there are no stormwater management ponds or stormwater management trenches within the municipal boundaries of the Town of Barton.

## **Point Source Loading**

Combined Sewer Overflows (CSO) constitutes the most significant point source pollution problem in the Georges Creek Region. The connection of stormwater outlets and sewer systems results in CSO, meaning untreated water flows directly into stream systems.

Additional point source pollution are perpetrated by residents who illegally connect their stormwater drainage devices to the sanitary sewer system. Through Allegany County's Utility Use Regulation, property owners who have not corrected the problem are being identified and corrected.

Finally, point source pollutants including sewer line leaks, which the current upgrade to the Georges Creek Treatment Plant and sewer lines should address, contributes to point source loading.

## **Non-Point Source Loading**

Mining activities and Acid Mine Drainage (AMD) are the most significant contributors of nonpoint source pollution within the Georges Creek Watershed. Considering Georges Creek's history of mining, it is inevitable that AMD would be a significant factor in stream system pollution within the watershed.

Additional nonpoint source pollutants are sedimentation, urban stormwater, and failing septic systems. Sedimentation occurs by eroding stream banks that exist throughout the watershed. Extensive flooding in the past and lack of vegetation along the stream channels have created instability along the stream banks thereby encouraging erosion and increasing sediment load into the streams.

## **Total Maximum Daily Loads**

The combination of pollution from point and nonpoint sources within the Georges Creek Region has been detrimental to the Georges Creek watershed. Due to the poor water quality of most streams within the Region, the U.S. Environmental Protection Agency (EPA) has placed several Total Maximum Daily Loads (TMDL) for the Georges Creek Region, which imposes limits on the amount of pollutants entering the stream systems in an effort to improve water quality.

According to the Code of Maryland Regulations (COMAR 26.08.02), Georges Creek's main stem running

through the eastern portions of the Town of Lonaconing is designated by MDE as Use I-P (Water Contact Recreation, Protection of Aquatic Life and Public Water Supply). All other tributaries within the Georges Creek Watershed are designated as Use III-P. The Georges Creek Watershed (basin number 02141004) was placed on the State's 303(d) List by Maryland Department of Environment (MDE) for the impairments of: sediments (1996), bacteria (fecal coliform) (2002), low pH (1998 & 2002) and impacts to biological communities (2002).

## **Water Resources Issues**

Acid Mine Drainage (AMD) continues to be a major problem within the Georges Creek Watershed. While some treatment systems have been installed within the area more are needed. Also, stream buffers are inadequate due to urban development within close proximity of the mainstem of Georges Creek. Additionally, urban development within the floodplain of Georges Creek has negatively impacted the quality of life for the Town of Lonaconing residents and the vitality of the streams within the Georges Creek Watershed.

## **Chapter 7: Implementation**

### **Introduction**

Following the review of the previous six chapters implementation actions were assembled. These action items culminate the extensive research completed on the Town of Lonaconing Element.

### **Action Items**

#### **#1 Critical Facility-Town Hall Flood Acquisition**

The Lonaconing Town Hall located on Jackson Street is a flood-prone critical facility according to criteria established by the Federal Emergency Management



Agency (FEMA). Due to past flooding history and the location of the Town Hall in a mapped FEMA floodplain, the facility is eligible for a flood acquisition program. These programs include: Pre-Disaster Mitigation Grant and the Hazard Mitigation Grant. Funds generated by the sale of Town Hall through the flood acquisition process could be utilized to establish a new Town Hall outside of designated sensitive areas.

#### **#2 Lonaconing Town Hall Relocation Project**

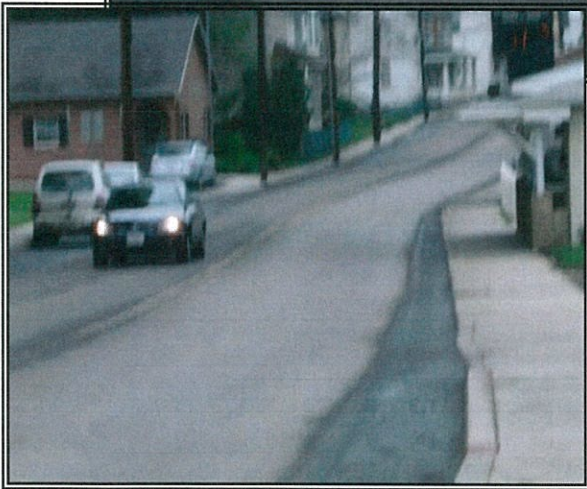
Following the Town Hall Flood Acquisition Project, funds generated from the sale could be utilized to construct a new Town Hall on Main Street.

#### **#3 Main Street Streetscape Project**

The Main Street of a town is recognized by the community as the town center. The Main Street often has historical value as the oldest part of a town and is frequently the central business district. Therefore, Main Street should be an interesting and inviting place to walk as well as an economically important part of the area. More and more, the main street is what attracts people and businesses to a town.

With this in mind, the Town of Lonaconing's Main Street (Route 36) would be better served if a streetscape project would be implemented.

This project would involve curb extensions to allow additional parking, improved sidewalks, street furniture, such as benches and decorative lighting, planting trees, improving the landscape and repositioning the utilities to allow the sidewalks to be more accessible.



#### #4 Silk Mill Rehabilitation

The Silk Mill property is a historic asset in Lonaconing. According to the *2008 Lonaconing Community Legacy Strategic Plan*, the Silk Mill is the only remaining intact silk mill in the United States and still contains most of the original machines and materials. Currently the structural stability of the Silk Mill is in jeopardy due to neglect.

At this time the Silk Mill is privately owned, however if the Town of Lonaconing could purchase this property, then several programs through the Maryland Historic Trust could be utilized to restore the Silk Mill.

Following the restoration, Lonaconing could potentially use the Silk Mill for the following: historic museum space, community meeting/center area, or even retail space.



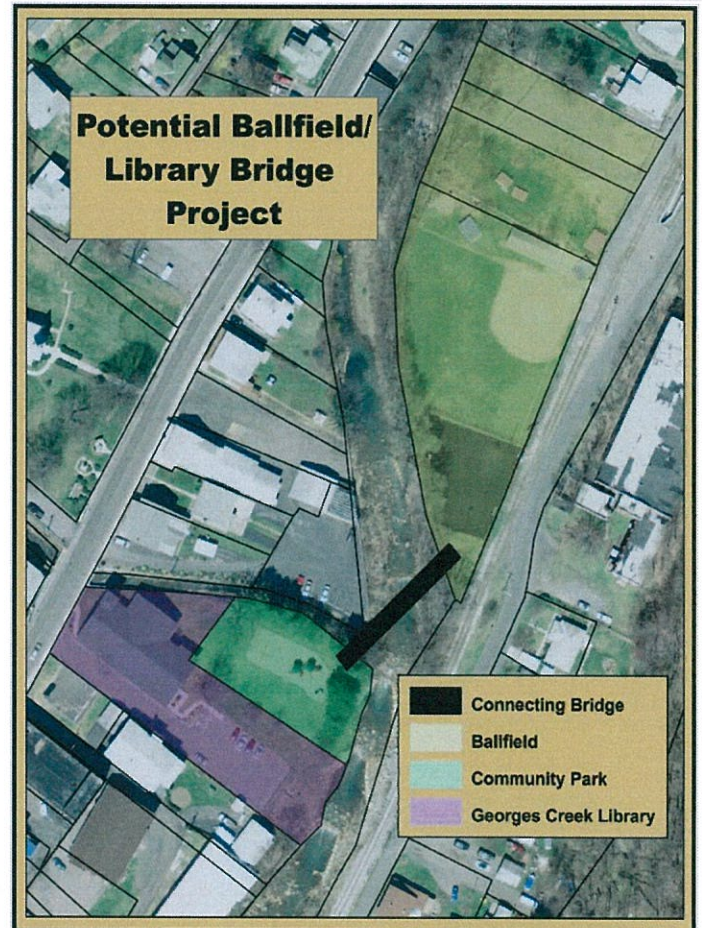
## #5 Existing Park Facilities Improvements

Two potential park facilities improvements exist in the Town of Lonaconing. The improvement of the Downtown Parklets located on Main Street and the potential Ballfield/Library Bridge Project.

The improvements to the Parklets would consist of providing additional benches and maintenance of the landscape.



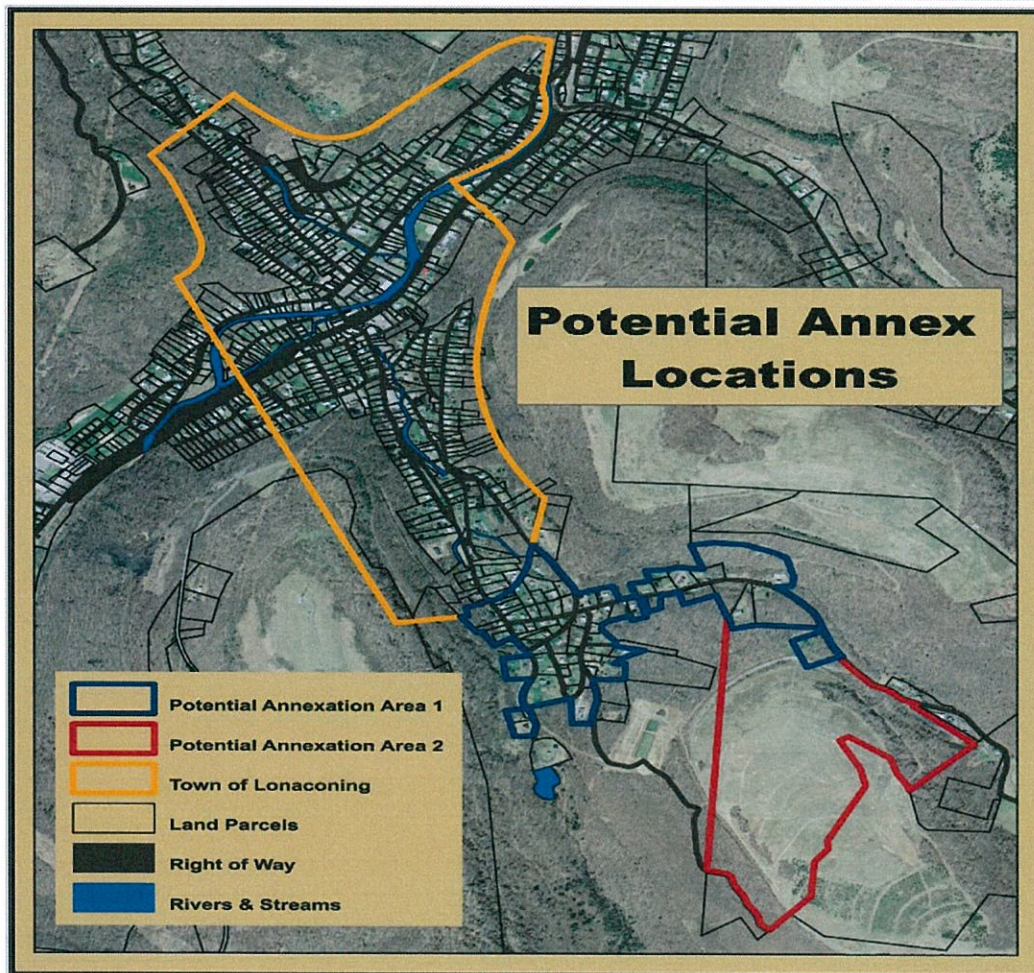
Additionally, the installation of a bridge that would connect the ball field located on East Railroad Street to the Community Park behind the Georges Creek Library.



## #6 Annexation

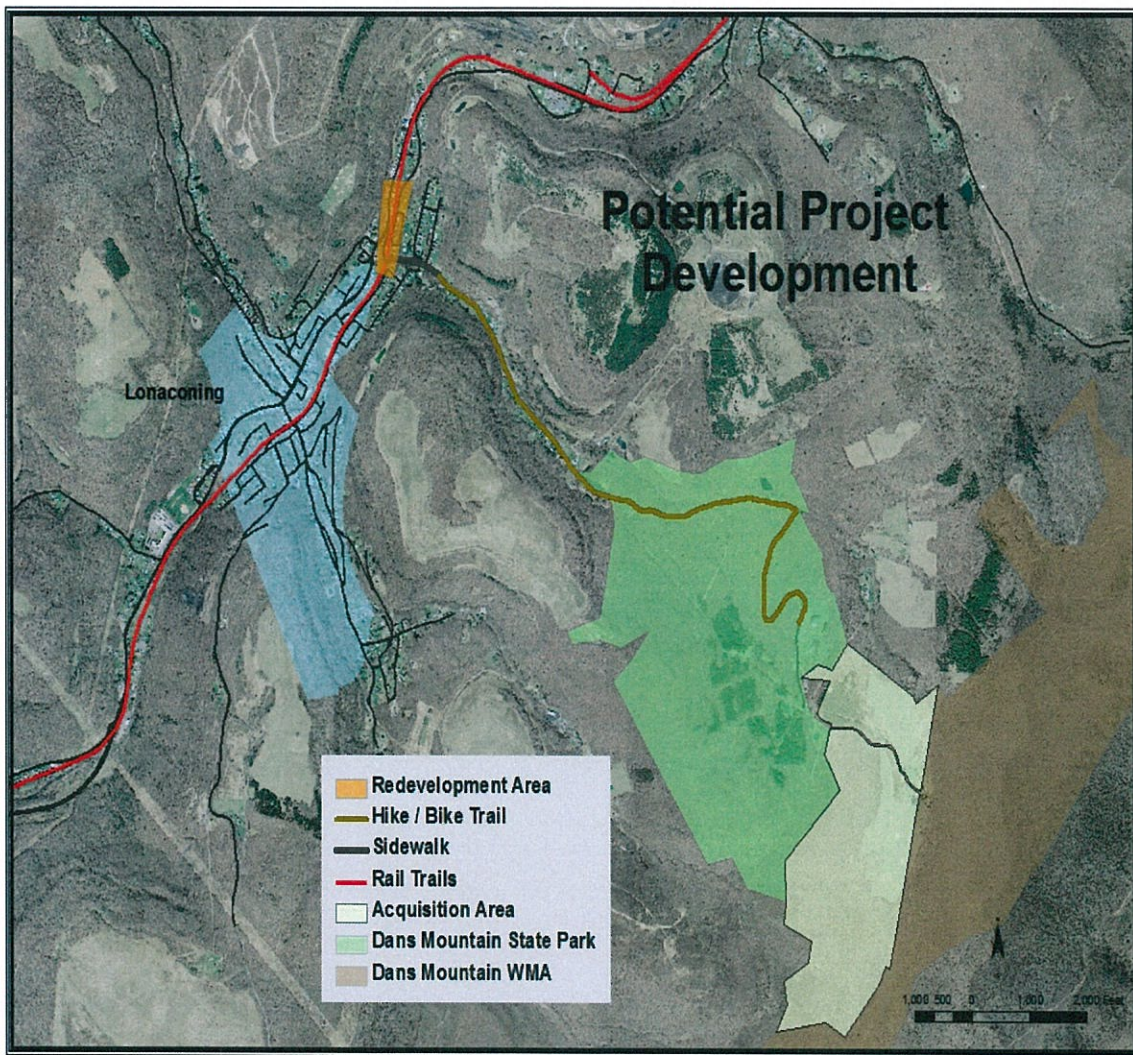
Due to limited available land suitable for development within the current municipal borders of the Town of Lonaconing, annexation of adjacent parcel(s) may be a potential option. Steep slopes and floodplains comprise 45% of the total acreage within the Town of Lonaconing. Therefore, annexation may be necessary to accommodate any measurable in-migration.

An analysis of adjacent parcels was conducted during the *Town of Lonaconing Plan* development process. This analysis included the following criteria: availability of water & sewer, access from existing roads, and land not impacted by sensitive areas. As a result of this analysis, a large parcel on the south-eastern portion of Lonaconing, meeting the analysis criteria was identified. In order to access this parcel, Potential Annexation Area 1 would need to be annexed first or in conjunction with Potential Annexation Area 2 as shown below.



## #7 Gateway Project

The area along Route 36 northeast of Lonaconing, and south of Knapps Meadow presents an interesting opportunity for redevelopment. For instance, several blighted properties exist north of the turn-off to Dans Mountain State Park. These properties could be acquired and demolished creating a pleasant entrance to the State Park and an improved “Gateway” to the Town of Lonaconing as discussed in the Economic Development Background and Element of the *Georges Creek Regional Comprehensive Plan*. In addition, another blighted property exists along Water Station Run Road, which could be removed or renovated. The installation of a sidewalk along the lower portion of Water Station Run Road, along with an extension of a hiking/biking trail to the Dans Mountain State Park, approximately one mile in length would offer eco-tourism opportunities. This trail could tie in to the Rails to Trails opportunity on the existing rail-line discussed in the Transportation Element of the *Georges Creek Regional Comprehensive Plan*.





# **SOURCES**

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