



ANNUAL REPORT OF THE CUMBERLAND PLANNING COMMISSION

CY2015: January 1 – December 31, 2015

Adopted by the Cumberland Planning Commission on March 14, 2016

I. Introduction

The Land Use Article of the Maryland Annotated Code (formerly known as Article 66b) requires that every local Planning Commission prepare an Annual Report to assess development activity and public facility changes over the past year and assess their consistency with adopted plans for the local government, adjoining local governments, and state agencies that provide funding assistance for the City's public facility improvements. The reporting requirements were expanded in 2009 by the MD General Assembly to include requirements for local governments to establish a specific percentage goal to increase the percentage of new development located within the local government's Priority Funding Area and to report on a series of "performance measures" to demonstrate the community's progress in concentrating growth and development. An additional legislative change adopted in 2014 requires that a report on the implementation status of adopted Comprehensive Plan initiatives be included in an annual report not more than five years after adoption or update, which would be the 2018 Annual Report for the 2013 Comprehensive Plan. These new requirements are all codified in the Land Use Article. The new Law exempts municipalities from the additional (2009) reporting requirements where all of the land in the municipality is located within a Priority Funding Area and where the municipality issues fewer than 50 building permits for "new residential units" in the reporting year. According to a 2010 determination by the Maryland Department of Planning, eligibility for this reporting exemption is based on the actual number of permits issued regardless of the number of dwelling units that were permitted by each permit.

In Cumberland, all of the City's area is located within a Priority Funding Area. Consequently, the City is not required to establish a specific percentage goal to increase the percentage of new development located within the City's Priority Funding Area, in accordance with The Land Use Article. In regard to the second reporting exemption criterion, the City issued no building permits for new residential units in 2015. Therefore, the City is exempt from the additional reporting requirements added to the Land Use Article of the Maryland Annotated Code in 2009.

Once prepared by the Planning Commission, the report and its recommendations must be filed with and presented to the local Legislative Body, which may direct actions necessary "to insure the coordination of a viable planning and development process." Maryland Law also requires that the Annual Report be made available for public inspection, and that a copy must be mailed to the Secretary of the Department of Planning. This report shall fulfill the aforementioned Annual Report requirements for the City of Cumberland.

II. Development Activity

A. Construction & Occupancy Permits

To evaluate construction activity during 2015, staff reviewed all building, demolition, and occupancy permits issued over the calendar year. Permits issued for minor alterations, outbuildings (such as storage sheds or garages in support of an existing primary use structure), building additions (that did not result in new residential units or independent business spaces), and repairs were ignored in the analysis. Only building and occupancy permits that resulted in the construction or occupancy of new residential units or nonresidential units were included in the inventory. These permits represent development activity that added new capacity to the City, rather than building renovations and minor additions or changes in use from one commercial use to another.

When evaluating permit data, it is important to understand that a considerable time lag can occur between the issuance of a building permit to begin construction and an occupancy permit to occupy a completed building. This time lag can range from six months for a typical single family home when work begins at the start of the seasonal construction period to several years for a major project that is built in phases or is delayed by unanticipated site conditions, financing interruptions, or difficulties securing building supplies and/or unfavorable weather interruptions. Consequently, only a small number of the occupancy permits issued in any given fiscal year may be for buildings that received a building permit in the same fiscal year.

A tally of the 2015 permits that fall within these criteria shows that the City issued no building permits for new residential construction. This is an abrupt decrease of 10 building permits from the 2014 count, but is generally reflective of the varying low totals from the earlier years, where only 5 permits were issued in 2013 and 7 permits in 2012. The lack of any new residential building permits in 2015 can be attributed in large part to the contribution in recent years from large scale residential projects that had been approved prior to and during the recent economic recession. For example, 8 of the 10 new residential building permits issued in 2014 were for homes built in the Cornerstone Hill project off James Day Drive, which has now achieved build-out. Only 2 of the new residential building permits issued in 2014 were for individual infill lots. The construction of new single family dwelling units on individual lots represents only a small number of the overall residential building permits issued for new dwelling units in any of the prior several years. Now that the backlog of individual dwelling units approved in the larger residential development projects (Cornerstone Hill, Klots Mill, Penn Avenue, etc.) have been completed, the city's residential building permit activity is and will remain limited to individual single family homes until new larger residential development projects are proposed and approved. Consequently, the total reported value of the new residential unit building permits issued in 2015 was \$0.

No building permits for multiple family dwellings were issued during 2015, 2014, 2013, or 2012. The lack of multifamily dwelling projects in recent years reflects a general saturation of the rental market resulting from a number of tax credit-subsidized projects that were built during the height of the recent Recession (2007-2010). These subsidies were offered to stimulate apartment construction as a way to

provide alternative affordable housing options for the growing number of homeowners displaced by foreclosure (due to sub-prime mortgage practices) during the Recession. However, the Recession-driven spike in foreclosures did not affect the Cumberland housing market to the same degree as other areas of the state because mortgage costs did not increase as rapidly as in other areas (relative to actual home values) and fewer homeowners in the local housing stock hold mortgages on their properties. Consequently, the sudden increase in apartment construction in a housing market with lower overall population growth and fewer homeowner displacements contributed to greater saturation of the rental market.

Only 2 occupancy permits were issued in 2015 for 2 new residential units, which is a steep decline from the 8 occupancy permits for 8 new residential units that were issued in 2014, and the 8 occupancy permits for 10 new residential units that were issued in 2013. All 8 occupancy permits in 2014 were issued for the units built in the Cornerstone Hill project, which reflects the influence the gradual build-out of the larger residential development projects on occupancy permit activity from prior years. This pattern represents a significant decline from the 28 residential occupancy permits issued in 2012. The general pattern in residential occupancy permits further reflects a fluctuating trend over earlier years, including 24 in 2009, 16 in 2010, 36 in 2011 and 28 in 2012.

These overall low permit figures continue to reflect the reduced level of development activity initially caused by the 2007 Economic Recession. Although the city appeared to experience a brief three-year recovery in residential building permit activity between 2009 and 2011, residential development activity has subsided over the past three years. As already noted, this reversal can be attributed in large part to the continued absence of multi-family development projects that helped buoy residential construction activity between 2009 and 2011. The relatively high number of occupancy permits issued for new residential units in 2012 and prior years reflected the gradual completion and occupancy of units in three large multi-family projects (the Cumberland Meadows apartment complex on Old Willowbrook Road, Cumberland Townhomes II on Pennsylvania Avenue, and the Cornerstone Hill project on James Day Drive) that were issued building permits during that earlier period. The steep decline in occupancy permits for new residential units further reflects the completion of the build-out process for those large projects.

The City's permit records also show that a total of 18 residential demolition permits (removing a total of 20 residential dwelling units from the housing stock) were issued in 2015. These figures represent a renewed growth in demolition permits issued in the past three years (12 residential demolition permits removing 14 dwelling units in 2014, 15 permits removing 15 residential units in 2013, and 19 permits removing 22 former residential units in 2012). When the number of residential units demolished in 2105 (20) are subtracted from the number of new residential units permitted for construction during the year (0), the City realized a net loss of 20 residential units. As long as the number of demolitions continues to exceed the number of new residential dwelling units constructed during each year, the overall pattern of housing stock decline is likely to persist.

The City also issued a total of 11 residential occupancy permits for conversion projects that resulted in an additional net removal of 3 residential dwelling units from the City's housing stock. When the

number of residential units gained or lost due to conversions of existing residential and commercial buildings is considered (-3 residential units), **the City's overall housing stock experienced a decrease of 23 residential units in 2015.** This net decrease is significantly greater than the net loss of 7 residential units in 2014 and 1 residential unit in 2013. Again, this decline can be expected to continue and grow until the city experiences some significant growth in residential subdivision and building permit activity.

Only two new building permits were issued in 2015 for new non-residential construction (the same number as was issued in 2014 and 2013). One of these permits was issued for a truck stop (travel plaza) and the other was for an adjoining hotel on Ali Ghan Road. The total value for new commercial construction in 2015 was \$12,276,000.

The maps and tables provided at the end of this report show the property locations of the permits that were issued in 2015. All development activity occurred within the City's Priority Funding Area and in areas of the City that are currently served by adequate water and sewer.

B. Site Plans

A total of 3 major site plans were approved by the Planning Commission in 2015. These include two new hotels—a Sleep Inn hotel at the Loves' Travel Plaza on Ali Ghan Road, and a new Hampton Inn at 100 Welton Drive. The third major site plan was for the new Alleghany High School on Seton Drive, which will be built on the site of the former Sacred Heart Hospital complex. This is a marked increase in non-residential site plan approval activity over the previous three calendar years. The only major site plan approved in 2014 was a condominium plat for the Cumberland Arms Building at 64 Baltimore Street. The plat, submitted in 2013, did not result in any new construction and did not create any new building lots on the property. The plat only divided the existing building into two condominium units. No new minor site plans for new buildings were approved in 2014. Only one minor and one major site plan was approved in 2013. There were no major site plan submissions/approvals in 2012.

C. Subdivision Plats

No new major subdivisions (creating five or more new lots) were filed or approved in 2015, 2014, 2013, or 2012. However, the City approved one minor subdivision creating one new nonresidential lot at the Riverside Industrial Park on Kelly Road. No new minor subdivisions were filed or approved in 2014, 2013, or 2012.

III. Regulatory Amendments & Annexations

The Planning Commission reports that two regulatory actions were completed during 2015. The city completed adoption of the 2014 Comprehensive Rezoning (which included Zoning Ordinance and Subdivision Regulations Text Amendments and several Comprehensive Zoning Map Amendments). The Comprehensive Rezoning was initiated by the Planning Commission in 2014 and adopted by the Mayor and City Council on April 7, 2015. An additional Zoning Map Amendment (petitioned by a property owner at 208-210 Oldtown Road) was adopted by the Mayor and City Council in 2015. No other Zoning

Map Amendments, Zoning Text Amendments, or Subdivision Regulation Amendments, were adopted during the year. A review of these changes is provided below.

A. Comprehensive Plan Amendments

No new comprehensive plan amendments were adopted in 2015. However, the Planning Commission initiated an Economic Development Chapter Amendment to the 2013 Comprehensive Plan in 2015 that is scheduled for adoption by the Mayor and Council in early 2016. The nature of the amendment is to summarize economic development policy changes resulting from the 2014 Strategic Economic Development Plan and to recognize that document as a stand-alone supplement to the 2013 Comprehensive Plan. The original 2013 Comprehensive Plan update was completed on December 17, 2013 with the adoption of the City-Wide Element, which was the second and final volume of the plan. The City-Wide Element addressed the local issues and needs raised in the Neighborhood Element (which was adopted in 2012), contained the city's long-range planning and development policies, and also addressed the legal planning requirements of the Land Use Article of the Annotated Code of Maryland.

B. Zoning Text Amendments

One major Zoning Text Amendment was adopted by the Mayor and Council in 2015. The Comprehensive Rezoning package for the 2013 Comprehensive Plan was initiated by staff and the Planning Commission in 2014 and adopted by the Mayor and City Council on April 7, 2015. The comprehensive rezoning package includes a Comprehensive Zoning Text Amendment (ZTA 14-01), a Comprehensive Zoning Map Amendment (ZMA 14-01) and a Comprehensive Subdivision Regulations Text Amendment (SRA 14-01). No zoning text amendments were adopted in 2014, but two were adopted in 2011 and one was adopted in 2013. City staff initiated work on a second Zoning Text Amendment (15-01) regarding Boardinghouses, which was reviewed by the Planning Commission in December. Final adoption of this amendment will not occur until sometime in early 2016.

C. Zoning Map Amendments

The City adopted one Zoning Map Amendment (ZMA 14-01) as part of the 2014 Comprehensive Rezoning package. Several map amendments were made throughout the City to address implementation recommendations arising from the 2013 Comprehensive Plan. Finally, an additional RR-Rehabilitation and Redevelopment Floating Zone Map Amendment (ZMA 15-01) was adopted by the Mayor and City Council for a property at 208-210 Oldtown Road. The City adopted no new Zoning Map Amendments in 2014, 2013 or 2012.

D. Subdivision Regulations Amendments

The City adopted one Subdivision Regulations Amendment (SRA 14-01) in 2015 as part of the 2014 Comprehensive Rezoning package. A few minor text changes were adopted in response to implementation recommendations arising from the 2013 Comprehensive Plan. The City made no changes to the Subdivision Regulations in 2014, 2013, 2012 or 2011.

E. Annexations

No annexations were petitioned or adopted by the City in 2015. The City adopted two annexations in October 2014. The total area annexed was approximately 2.68 acres (the first parcel contained 2.13 acres and the second contained 0.55 acres). Both of these parcels are located along Ali Ghan Road and were incorporated into the Loves Travel Plaza landholding to become part of the commercial travel plaza that they are constructing. The annexed parcels have been zoned B-H (Highway Business) and were accepted by MDP as part of the city's Priority Funding Area. One additional annexation was approved in 2013 at the corner of Messick Road and Industrial Boulevard. No annexations were approved in 2012.

IV. Infrastructure Improvements/Extensions

A. Street Improvements

The City constructed no new public streets during 2015. All street improvements during the year involved surface restoration, reconstruction, and paving of existing streets. These paving projects are now governed by the City's Pavement Management System, which was completed in 2006. The Pavement Management System identified roughly \$67,000,000 in street improvement needs, and the Mayor and Council approved two bonds (the first in 2009 and the second in 2015) to provide financing for the programmed street improvements.

The City continued work on a major street resurfacing/widening project (initiated in 2013) for significant portions of Baltimore Avenue (between the CSX railroad and Marion Street). The project also includes small sections of Front Street, Henderson Avenue, and Marion Street and is anticipated to be completed in 2016. Several minor ADA compliance improvements have been identified that must be undertaken before the project can be closed out.

Comprehensive patching work was continued in 2015 with financial assistance from MDOT on a number of city streets, including portions of Centre, Frederick, Bedford, and George Streets, as well as portions of the McMullen Bridge and some temporary work on Nemascolin Avenue. This patching work is intended to temporarily stabilize the travel surface until such time as funding can be committed to a more extensive street rehabilitation and resurfacing projects. The city is in the process of preparing an ARC grant application for funding to rehabilitate Mechanic Street from I-68 to Bedford Street, including ADA crossing improvements. Reconstruction of Chase Street, which was driven by a full water line replacement under the street to repair a leak, was initiated in 2014. Finally, some repaving, sidewalk, and bicycle improvements were made to Canal Street in 2015 in order to improve bicycle and pedestrian connections along the Great Allegheny Passage Trail.

The city also hired engineering/planning consultants for a CSX railroad bridge replacement (on Washington Street) and a proposed complete street redevelopment project for the Greene Street corridor between Baltimore Street and I-68. The Washington Street railroad bridge was reduced to

single-lane traffic in 2014, due to deterioration of the structure. The latter project, which is being funded by the Cumberland Area MPO, will encompass a full rehabilitation of the street, sidewalk (including ADA crossings), and streetscape improvements. The draft reports for the railroad bridge replacement study was presented to the Mayor and City Council in November 2015 and the Greene Street Plan is anticipated to be presented to the Mayor and City Council in early 2016.

Finally, the city continued working with SHA officials to redesign the Virginia Avenue/Industrial Boulevard intersection to alleviate traffic congestion and a lengthy traffic signal cycle length. The city concurred with SHA's preliminary design for the project in 2014, and SHA has initiated final engineering and design work.

B. Water Extensions

One major water line extension was undertaken in the City in 2015. A new 10-inch water main extension to the Loves' Travel Plaza was constructed along Ali Ghan Road. This project was financed by the project developer with ownership of the line granted to the City. The city completed a major water line replacement project along Chase Street in 2014 to repair several leaks. The City also completed replacement of 36-inch inlet and outlet valves at Fort Hill Reservoir in 2014.

The City also undertook several minor (routine maintenance) water line replacements in 2015 to upgrade aging lines. None of these replacement projects added any new capacity to the system, but are part of the City's ongoing efforts to target lines that may be in danger of failing.

C. Sewer Extensions/Improvements

No major sewer line extensions were undertaken by the City during 2015. A project to remove sludge and clean the anaerobic digester for the wastewater treatment plant is underway and a bid for the work is anticipated to be awarded and completed in 2016. The City continued its work to expand stormwater storage capacity as part of the Combined Sewer Overflow project (which involves the planned addition of a storage and handling facility at the City's Wastewater Treatment Plant). The city's work on the ENR treatment system upgrade was completed in 2011 and the city began conducting routine sampling and flow monitoring in 2012.

D. Other Public Facility Improvements

The lion's share of the City's other public facility improvements undertaken during 2015 were related to public recreation. These projects included the design of bikeway improvements for Mechanic and Centre Streets and a bike lane along Frederick Street, both of which will be funded through the new MD Bikeways program. The initiation of construction on these projects is planned to begin in 2016 once final design plan approval is issued by MDOT. The proposed bike lane on Frederick Street generated considerable neighborhood controversy, and the Mayor and Council decided in early 2015 to scale back the project to shared-lane facilities on both streets.

IV. Consistency Assessment

A. Consistency between Infrastructure Improvements & Development Activity

All of the development activity that was permitted and undertaken during 2015 occurred within the City's Priority Funding Area and in areas where adequate infrastructure capacity was determined to exist. All development activity also occurred within areas designated as Septic System Tier 1 (served by municipal sewer) on the City's adopted SB 236 Septic System Tier Map. This map appears as an appendix in the City's 2013 Comprehensive Plan.

Overall residential development activity during the year resulted in a net decrease of 23 units, which exceeded the net loss of 7 units in the previous year (2014). No new residential units were permitted for construction in 2015. The lack of any new major or minor subdivisions over the past few years suggests that the City can expect few residential building permits to be issued in outlying years. No new residential or commercial development permits were issued in the central business district during 2015.

B. Consistency with Adopted Plans

All development activity permitted in 2015 occurred in areas of the City where such activity was permitted by current zoning. These developments were approved as consistent with the 2013 Comprehensive Plan (conceptual future land use map), and were located within the City's Priority Funding Area. As part of the adopted 2013 Comprehensive Plan, the City established a desired population growth rate of up to 15% over a twenty-year planning horizon. The potential population impacts from development activity approved and permitted within the City during 2013 would not exceed that rate of growth.

The City's major infrastructure improvement projects undertaken in 2015 are all specifically recommended by or otherwise consistent with the City's Comprehensive Plan and supporting documents. These improvements resulted in little or no additional infrastructure capacity, which is commensurate with the level of development activity that occurred within the City in recent years.

C. Consistency with Adjoining Government Plans

In 2014, Allegany County completed the process of adopting a major update of its 2002 comprehensive plan. The development activity permitted in the City during 2015 was not incompatible with the County's new plan. Also, none of the development activity that did occur in the City in 2015 was adjacent to the County boundaries.

D. Consistency with State Financing Agency Plans

All of the major infrastructure improvement projects undertaken during 2015 involved State and/or Federal funding support, primarily the MD Department of the Environment (for the City's sewer improvement projects). These projects were determined to be in compliance in order to receive funding. All infrastructure improvements undertaken and development permits approved by the City in 2014 were located within the City's Priority Funding Area.

E. Consistency with Recommendations from Previous Annual Report

The last Annual Report prepared by the City's Planning Commission covered calendar year 2014. Many of the infrastructure projects undertaken in 2015 were continuations of projects discussed in the 2014 Annual Report. All projects undertaken during the year and all findings from this report are generally consistent with the previous report.

V. Conclusions & Recommendations

Based on this assessment, the City experienced a continued decrease in development activity from the 2014 report. The recent decline in building permits for new residential dwelling units from 7 in 2014 to none in 2015 is primarily due to the build-out of large residential development that had been approved in prior years. Judging from the lack of new residential subdivision activity, the City anticipates that this trend of low or no residential construction activity will continue in the immediate outlying years.

All development activity approved in Cumberland in 2015 was generally consistent with the City's 2013 Comprehensive Plan and supporting documents, the City's Zoning Ordinance and the applicable provisions of the County's plans. The major infrastructure projects undertaken by the City during the year were consistent with the City's plans, consistent with the demands created by the development permits that were issued, and consistent with the applicable requirements and plans of the applicable State financing agencies.

Consequently, staff has determined that no changes in the City's current policies or plans are needed in response to the activities permitted and undertaken by the City during 2016.

APPENDIX

2014 PERMIT DATA AND LOCATION MAPS

Permit	Rev	Issue Dt.	Job	Cost of Job	Applicant's Name	of Res L	St No	Street Name	Map	Lot	Parcel
2015 Residential New Construction											
No New Residential Construction for 2015											

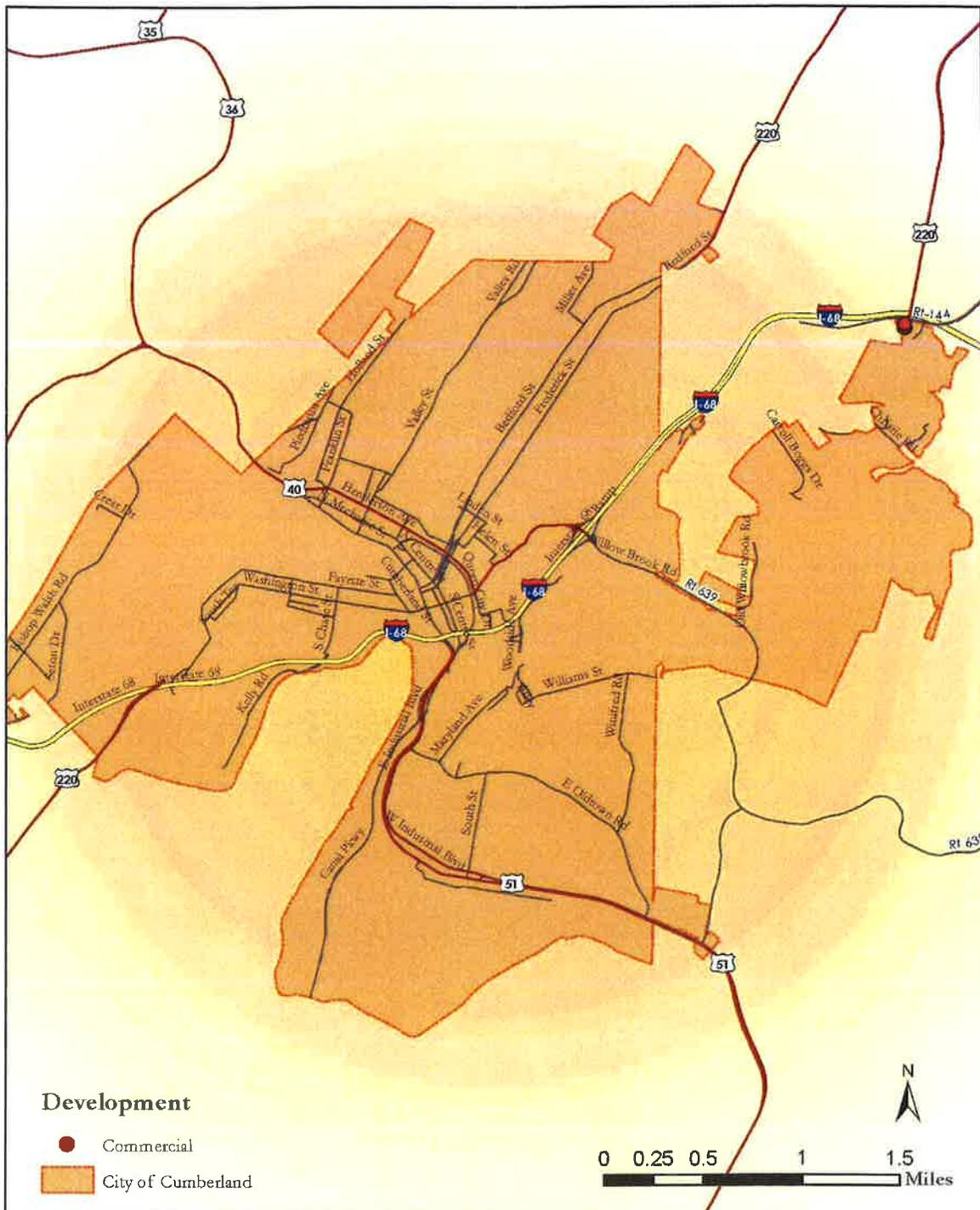
Total Applications **0** | Total Construction Cost **\$0** | Total No. of Units **0**

Permit	Rev	Issue Dt.	Job	Cost of Job	Applicant's Name	No. Units	St No.	Street Name	Map	Lot	Parcel
2015 Commercial New Construction											
RB	1360	04/27/15	Commercial Bldg	\$ 6,605,000.00	Loves Travel Stops & Country Store	1	13300	All Ghan Road	0016		0007
RB	1367	08/17/15	Commercial Hotel	\$ 5,670,000.00	Loves Travel Stops - Sleep Inn Hotel	1	13300	All Ghan Road	0016		0007

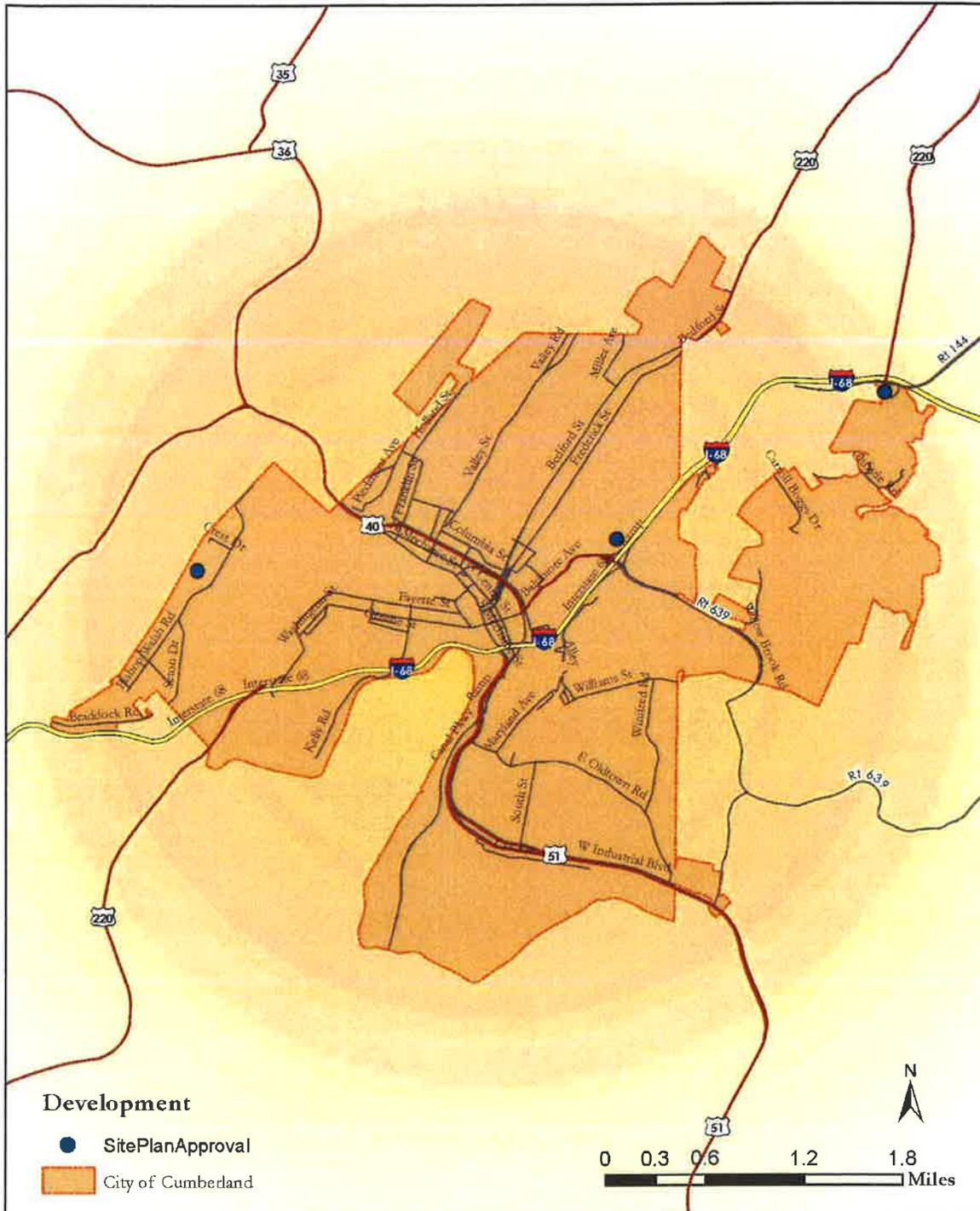
Total Applications **2** | Total Construction Cost **\$ 12,276,000.00** | Total No. of Units **2**

Single Commercial Use: 2

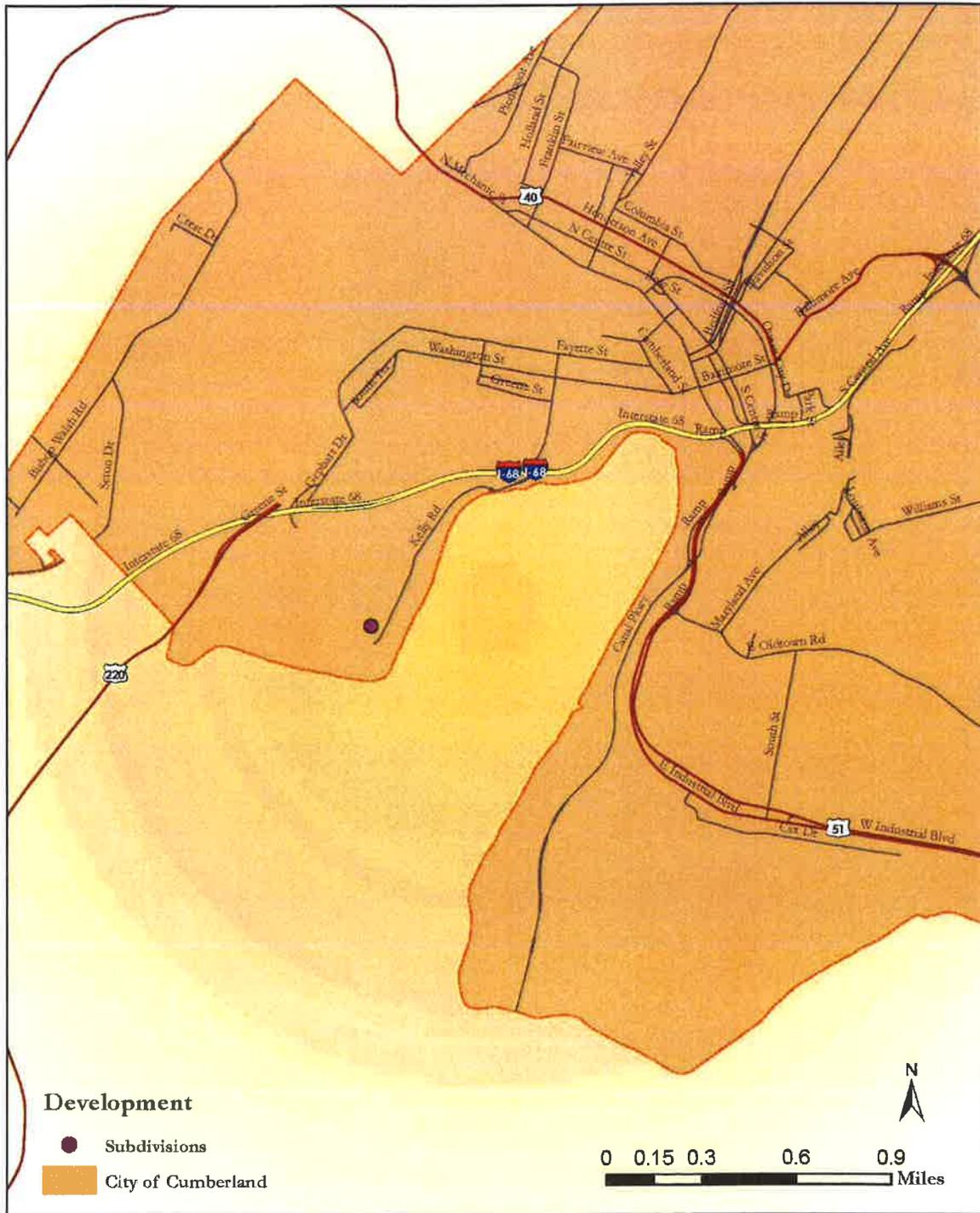
Permits for New Development



Site Plans Approved



Minor Subdivisions



2015 Demolition Applications

DP#	Issue Dt	Job	R P U C	St No	Street Name	Res U's	Map	Lot	Parcel ID#	Reason
447	02/06/15	Residential	Robert Fravel	443	Henderson Ave	1	0104	4	2054	Deteriorated
448	03/09/15	Residential	Mayor & City Council	450	Goethe St	1	0110F	12	0110F	Blighted
449	03/09/15	Residential	Mayor & City Council	547	Eastern Ave	1	0105	258	0789	Blighted
452	05/12/15	Residential	City of Cumberland	7	Arch St	1	0111	221	1776	Blighted
453	05/12/15	Residential	City of Cumberland	9	Arch St	1	0111	221	1775	Blighted
454	05/19/15	Garage	Ernest Dolly	50	Oak St	1	0111	2263	2263	Deteriorated
455	06/12/15	Residential	Miller Trucking & Exca	208	Roberts St	1	0113	0109	0109	Deteriorated
456	06/09/15	Residential	Mayor & City Council	659	Greene St	1	0108	0902	0902	Deteriorated
457	06/09/15	Residential	Mayor & City Council	661	Greene St	1	0108	0901	0901	Blighted
458	06/19/15	Residential	Stan Boynovych	117	Hanover St	1	0104	9	0049B	Deteriorated
459	06/23/15	Residential	Carl Belt		Fort Hill Ave	1	0105	400	0644	Fire
460	08/20/15	Residential	Carl Benson	210	Cole St	1	0102		0156G	Deteriorated
464	11/24/15	Residential	City of Cumberland	130	Columbia St	1	0104		2025	Blighted
465	10/16/15	Residential	Delton Norris	23	Potomac St	1	0113	553	0141	Fire
466	12/01/15	Residential	Miller Trucking & Exca	242	Humbird St	2	0113	284, 283	0222	Blighted
467	12/01/15	Residential	City of Cumberland	443	Baltimore Ave	1	0105		0201	Blighted
468	12/16/15	Residential	City of Cumberland	604/608	Hill St	2	0102		1869	Blighted
469	12/01/15	Residential	City of Cumberland	547	Eastern Ave	1	0105	256	0789	Blighted
470	12/23/15	Residential	City of Cumberland	726	Baker St	1	0109	3 BLK B	2373	Blighted
450	05/19/15	Commercial	Chaney Constiuction	14-16	Lee Street	2	0106	24	0721	Creating new parking lot
451	04/20/15	Commercial	Bhabson & Sons Demo	613	Elm St	1	0109		2310	Blighted
461	09/08/15	Commercial	Ritter & Paratore Contracting	100	Reynolds St	1	0105		7012G	Deteriorated
462	09/25/15	Commercial	Stan Boynovych	22	Valley St	1	0104		0777	Deteriorated

Total Residential Structures 19
 Total Garage 1
 Total Commercial Structures 4

2015 Occupancy Permits

OP #	Issue Dt.	Applicant	Business	Action	St #	Dir	Street Name	Map	Lot	Parcel	Top ID#
1814	01/28/15	Robin Emerick	Formal Request	Retail	441	N	Centre St	0104		7241B	05-019607
1815	01/23/15	Matt Bugmeier	Burglar Hauling	Storage	35	N	Lee Street	0106		7172	06-010113
1816	02/12/15	FR & Bill LLC	Puff n Stuff	Tobacco Sales	139A	N	Mechanic Street	0104		7106B	14-005463
1817	01/21/15	Michael McDonald	Allegany Motor Sports	Auto Sales/Service	205	N	Mechanic Street	0104	222	7138B	14-005250
1818	01/28/15	David Crowe	David Crowe	Res Conve Basement to Apt	101B	N	Shades Lane	0102	104-106	0118G	35-003118
1819	01/20/15	Heather Winters	Shear Bliss	Hair Salon	442	N	Centre St	0104		7189	05-018870
1821	01/20/15	Alleg Steel Bldg Systems	Office/Sales	Same	81		Baltimore St	0104		7229A	04-027329
1822	01/20/15	Dayne May	Aspried Property Mgmt	ConverS 2 units to SFD	182	N	Centre St	0104		0069B	14-003495
1823	01/28/15	Daniel VenMeier	T.K.O. Auto	Auto Sales	909		Virginia Ave	0113	486-487	7345	04-042921
1824	04/01/15	Christopher OJO	Christopher OJO	Office Space	66		Pershing St	0104		7213A	04-034171
1825	02/06/15	Jeanne Wilson	Cumberland Arms	Senior Residential	64		Baltimore St	0104	232-234	7226B	14-003177
1826	02/06/15	Phil Crippan	Luxury Leasing	Office Space	30	N	Mechanic St	0104		7097B	14-005749
1827	02/13/15	Timothy Martin	Gold Marlen	Pawn/Gun Shop	300		Beal St	0106	130	7205	06-039677
1828	02/28/15	Georg Langen	Riding Son Yogo	Studio/Gallery	109		Johnson St	0106	148	1327	06-029641
1829	02/17/15	Tammy Murray	Avalon Hair & Nail	Beauty Salon	434	N	Mechanic St	0104	258	7107	05-017376
1830	02/11/15	Fred Timbrook	City Reach Church of Cumb	Church	612		Brookfield	0110	42689	7102A	04-016009
1831	04/01/15	ACRE LLC	ACRE LLC	Office Space	40	N	Centre St	0104		7204B	14-006927
1832	03/02/15	Jason Wolford	Jason Wolford Rentals	Office Space	168	N	Centre St	0104		7217B	14-003959
1833	01/06/15	Big Cove Properties	Big Cove Properties	ConverS 2 to 1 Unit	207		Central Ave	0105		0148	22-014006
1835	04/24/15	Brian Shurr	Snurr's Meat Co LLC	Butcher/Grocery Store	116		Oldtown Road	0106	44	2562	04-036255
1836	04/01/15	Jamie Crabtree	Auto Sales Detailing	Auto Sales	555	N	Mechanic St	0104	26-27	7139	05-011981
1837	04/13/15	Cumberland FF Local 1715	Cumberland FF Local 1715	Convention Comm-Resident	123	S	Roberts St	0113	685-700	7370	04-026101
1838	04/13/15	Cumberland FF Local 1715	Cumberland FF Local 1715	Office/ Meeting Area	123	S	Roberts St	0113	695-700	7370	04-026101
1839	06/29/15	Tim Martin	Gold Martin Pawn	Pawn Shop	15		Valley St	0104		7138	05-026245
1840	05/18/15	Rommel Gable	Residential	ConverS 2 to SFD	22		Boone St	0111	25	2024	04-021207
1841	04/20/15	David Cox	David Cox	Commercial Contractor			Lafayette Ave		269	0582	04-040406
1842	04/24/15	David Cox	David Cox	Commercial Contractor			Lafayette Ave		294-295	0581	04-040694
1843	04/24/15	Barbara Buckley	Residential	Convention Trailer to SFD	12007		Old Wilkwood Road	0028	2	0139	22-002260
1844	05/26/15	Michael Williams	Williams Stain Glass	Stain Glass Shop	123		Baltimore St	0104		7006	22-002961
1845	05/16/15	Miranda Fitzwater	Fitz's Nifty Nook	Retail Shop	31		Baltimore St	0104		7138A	04-025482

1845	07/28/15	Holy Burmonco	Holly Bambino	Residential - New Rental	532	Washington St	0106	1003	08-016077
1847	06/18/15	FR & Bill LLC	Bill's Deli & Conv Store	Retail/Store	132	Mechanic St	0104	7106B	14-006463
1848	06/09/15	Heyden Ott-Ulm	Corrington Coffe	Manufacture/Sales	108	Green St	0106	7042	08-038972
1849	06/11/15	Megan Booth	Dynamic Techs	Retail	234	Centre St	0104	7224B	14-004386
1851	07/12/15	Dianne Childers	Dianne Childers	Residential 2 -1 ConvrS	312	Caroline St	0109	2811	04-047346
1852	07/13/15	Norman Mly	Diamond Bowling Lane	Change of Owners	224	Virginia Ave	0111	7267	04-027817
1855	08/03/15	Jennifer Beaudette	Jennifer Beaudette	Residential Convension 3	407	Bedford St	0102	1021F	23-008696
1857	01/07/16	Tim Mullarney	Residential	Convension 2 units to SFD	521	Louisiana Ave	0109	2954	04-007557
1859	10/09/15	Tammy Deatlehauser	Tammy Deatlehauser	Massage Therapy Service	211	Virginia Ave	0111	7263	04-004132
1860	10/16/15	Les Larwey	The Oil Works	Garage/Office	1205	Oldtown Road	0112	7067	04-004760
1861	10/02/15	Christine Beseack	Chirfa Paw Gone Cookies	Manufacture/Sales	601	First St	0111	1111	04-035518
1863	10/14/15	Mike Fatcher	Mike Fatcher	MD Agricultural Office	3	Parishing St	0104	7146A	04-044517
1864	10/23/15	Brian Wodaakl	Brian Wodaakl	Occupational Therapy	1006	Brown Ave	0108	6010	05-036933
1865	12/10/15	David Love	Azard's of Cumberland	Retail/Restaurant	35-37	Centre St	0104	7174B	14-004157
1867	11/09/15	Pesarell Consulting	Pesarell Consulting	Office Space	21	Liberty St	0104	7212A	04-044681
1867	11/05/15	Robomac Valley Sleep Ctr	Robomac Valley Sleep Ctr	Officer/Sleep Center	507	Centre St	0104	7248	05-015693
1868	11/19/15	Fox's Pizza Shop	Fox's Pizza Shop	Pizza Shop	517	Centre St	0104	7253	05-025566
1869	11/24/15	Family Salon	Family Salon	Beauty Salon	119	Centre St	0104	7181B	14-005129
1870	11/17/15	Loves Travel Stops	Loves Travel Stops	Auto Service Station	13300	All Ghn Road	0016	0007	22-011030
1871	12/10/15	Elizabeth Hackney	Frinze Lizzie	Retail Salon	167	Centre St	0104	7191	14-004639
1877	01/07/16	Paul Paire	Shades Lane Development	Fruit & Veg Stand	100	Welton Dr	0102	7015	35-004483
1878	12/29/15	John Wolford	Dawn's Family Practice	Medical Office	517	Oldtown Road	0111	7053	04-008421

Conversion 9
Commercial 41
Residential 2

2015 Subdivision Reviews

SPR #	Issue Dt.	Applicant's Name	Reason	\$t. No.	Street Name	Map #	Lot #	Parcel #	Tax ID #
76	3/23/2015	Coughenour Surveying	Minor Subdivision; Riverside Industrial Park - Section 1 Amended No. 2, Lot 2 & Section II, Amended Lot 14, Plat # 2312	701	Kelly Road	26		268	06-049281

Total: 1

2015 Site Plan Reviews

SPR #	Issue Dt.	Applicant's Name	Reason	St. No.	Street Name	Map #	Lot #	Parcel #	Tax ID #
76	3/23/2015	Coughenour Surveying	Major Site Plan Review for a three story hotel at the Love's 60+ acres site. Hotel will be 60' x 200' at 12,000 SP per floor totaling 36,000 SF. Land will be leaded. Building footprint, ingress/egress, stormwater management, off-street parking, and buffers are either shown on plans. Front elevation, color boards, etc. will be presented at the hearing.	701	Kelly Road	26		268	05-049281
77	5/11/2015	SPECS Consulting Engineers & Survey	Major Site plan for a proposed new high school complex accessed from Seton Drive and Bishop Walsh Road. Formerly "Sacred Heart Hospital Site". School will contain 145,442 gross square feet of floor area within an 82, 9721 square foot building. Footprint containing at least 39 classrooms, not including HVAC facilities, administrative offices, auditorium, gymnasium, and lunchroom. Portion of the building will be 3 stories tall. Proposed site is located within the R-O - Residential/Office Zone, and is permitted use within that zone. Proposed parking areas would consist of 224 vehicle spaces, several designed to be handicapped, car pool, and fuel efficient vehicles spaces. The parking area includes provisions for bicycle parking and racks. The site plan depicts one monument identification sign, which will be located at the Seton Drive entrance.	901	Seton Drive	107		7267	05-044492
80	10/19/2015	Matt Brewer	Major Site Plan for a proposed new 4-story Hampton Inn Hotel at 100 Welton Drive. The proposed site is located within the BC - Business/Commercial Zone and is permitted use within that zone. The proposed parking area would consist of 78 vehicle spaces, 4 of which would be designated as handicapped parking space. The parking area also includes provisions for the required motorcycle and bicycle parking areas. The site plan depicts two (2) on-site signs, one located along Welton Drive and the other along the Interstate 68 frontage. The 168 sign required BOZA approval for height and sign area variance. The applicant has decided to withdraw the Welton Drive sign for later consideration under a separate future permit process. Conceptual stormwater approval was issued for the proposed hotel on August 25, 2015. The applicant submitted multiple variance request (ZA 128) on September 14, 2015, which was scheduled for the October 7, 2015 public hearing before the Board of Zoning Appeals. The proposed site plan was approved on October 19, 2015 by the BOZA.	100	Welton Drive	102	1	7015	35-004483
TOTAL:									3

Certified True Copy

I hereby certify that the attached is a true copy of the 2015 Annual Report of the Cumberland Planning Commission approved by the Mayor and City Council of Cumberland during their public meeting held May 17, 2016.

Witness my hand as City Clerk with the Seal of the City of Cumberland hereto affixed this 23 day of May, 2016.



(SEAL)

A handwritten signature in blue ink, reading "Marjorie A. Woodring", is written over a horizontal line.

Marjorie A. Woodring, City Clerk