

**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
December 6, 2010**

The Washington County Planning Commission held a workshop on Monday, December 6, 2010 in the Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown, Maryland.

Members present were: Chairman George Anikis, Terry Reiber, Clint Wiley, Andrew Bowen, Linda (Parrish) Kelly, Sam Ecker and Ex-Officio James F. Kercheval. Staff members present were: Planning Director Michael C. Thompson, Chief Planner Stephen Goodrich, and Administrative Assistant Debra Eckard.

CALL TO ORDER

Following a vote to recess the regular Planning Commission meeting, Chairman George Anikis called the workshop meeting to order at 7:20 p.m.

DISCUSSIONS

The first item to be addressed was the location of one of three parcels, which were part of a formal rezoning request [Planning Dept. request # 8] by BP Landco LLC. Parcel 1059 could not be located during the previous week's meeting and was tabled for discussion. This parcel is located along Virginia Avenue in the vicinity of the Greensburg Farm Market. The current zoning is BG and Staff is recommending the BG (Business General) zoning remain on this parcel. The Planning Commission concurred with Staff's recommendation.

Mr. Goodrich moved discussions to the list of additional issues presented to the Planning Commission at its November 29th workshop meeting. He noted that the Planning Commission's recommendations were added to the list and briefly reviewed them. Mr. Goodrich stated that additional comments from the Solid Waste Advisory Committee would be forthcoming following its next regular meeting [scheduled for later this week]. He noted that Mr. Cliff Engle, Deputy Director of Washington County's Solid Waste Department, and also a member of the Solid Waste Advisory Committee, previously provided several comments that were incorporated in the document.

The next item of discussion was in regard to proposed text amendments requested by Mountainside Teleport. Ms. Nancy Regelin, attorney for Mountainside Teleport, and Mr. Phillips, a technician for Mountainside Teleport, were present at the workshop. The Mountainside Teleport property is currently zoned ORT (Office, Research & Technology) and is proposed to be zoned ORI (Office, Research and Industry), which will allow a wider range of industrial uses. The ORI zone is also proposed to be assigned to other properties in the vicinity. Members viewed a map showing all the properties covered by covenants in the Friendship Technology Park. Mr. Wiley asked how much of a buffer is needed for Mountainside Teleport. Ms. Regelin stated that Mountainside Teleport is requesting additions to the Performance Standards that would include radiation, viewshed, and airborne vibration. She explained the reasons for the requested changes and how they would impact Mountainside Teleport. There was a brief discussion regarding the effect these changes would have on other properties zoned ORI and proposed uses on surrounding properties. Mr. Kercheval expressed his opinion that adding standards for radiation and airborne and ground vibrations could be helpful for other businesses in areas zoned ORI. He briefly discussed the height restrictions with regard to teleports. Mr. Kercheval believes that a radius could be established around teleports to insure the viewshed is maintained around existing operations. The radius would not need to be applied to all ORI zones. Ms. Regelin stated that the distance is approximately 650-feet from the edge of the teleport depending on the direction and elevation. Mr. Kercheval suggested adding language that states, "any building within 650-feet of an existing or planned area for a teleport". There was a brief discussion regarding the effects on neighboring properties and the distance from property lines that must be maintained in order to meet the viewshed requirements.

Consensus: The Planning Commission recommends to the BOCC to consider all text amendments proposed by Mountainside Teleport and that the ORI Performance Standards should include air vibrations, radiation and height restrictions for land within 650-foot radius from the boundary of existing or planned teleports.

Mr. Anikis asked Staff to prepare a map to visualize the 650-foot radius. Mr. Kercheval also asked Mountainside Teleport to provide documentation supporting the requirement for the 650-foot radius.

ADJOURNMENT

Mr. Anikis adjourned the workshop meeting at 8:10 p.m.

Respectfully submitted,

Terry Reiber, Vice-Chairman