

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

REGULAR MEETING – March 6, 2006 at 7:00 p.m.

COUNTY ADMINISTRATIVE ANNEX

CALL TO ORDER

ROLL CALL

MINUTES

1. Minutes of the January 9, 2006 Regular Planning Commission meeting *

OLD BUSINESS

1. Richard McCleary, Request for payment-in-lieu-of to meet Forest Conservation Ordinance requirement, Property located on the east side of Western Maryland Parkway (Planner: Lisa Kelly Pietro) SP-05-047 *

NEW BUSINESS

- Variances

1. Glen Afton Farm, west of Ringgold off Shockey Station Road, Request to allow 9 proposed subdivision lots to be divided by a municipal boundary (PA/MD State Line), Variance to Subdivision Ordinance Section 405.11.E, Zoned: Agricultural (Rural), (Planner: Tim Lung) SV-06-009 *

- Subdivisions

1. Arnett Farm Lot 1 and Tract 3, Preliminary/Final Plat and Forest Conservation approval, West of Maryland Route 65, north of Rensch Road, zoned Highway Interchange 1 (HI-1) and Highway Interchange 2 (HI-2), 33.24 acre parcel for future residential development, 3.32 acre parcel for commercial development, 9.97 acre remaining lands around existing dwelling (Planner: Tim Lung) S-06-007 *

- Site Plans

1. Phoenix Color, west side of Henson Boulevard, Requesting approval for a 49,450 sq. ft. warehouse and 500 sq. ft. office on 3.74 acres, including staff approval of subdivision, zoned: Industrial General (IG), (Planner: Tim Lung) SP-05-058 *
2. The Barbara Fulton Academic Building & Powell Hall Renovation at Saint James School, east side of College Road, Requesting approval for a proposed addition and renovation to an existing academic building, zoned: Agricultural, (Planner: Lisa Kelly Pietro) SP-06-001 *

- Preliminary Consultations

1. The Townes at Rockspring (formerly known as Crosspoint Residential – Caruso Homes), east side of Hickory School Road, Proposal to create 136 townhome lots on 17.23 acres, proposed density 7.89 units/acre, zoned: Residential Multi-family (RM), (Planner: Lisa Kelly Pietro) PC-05-032 *
2. Taylor's Run, west side of Hopewell Road, north of Wright Road, Proposal to create 106 semi-detached dwelling unit lots and 36 single-family lots on 109 acres, proposed density .77 units/acre, zoned Residential Rural (RR), (Planner: Tim Lung) PC-05-031 *
3. WilliamSPORT Venures, LLC, south side of Sterling Road, east side of Doub Road, north side of Kendle Road, Proposal to create 394 single-family residential lots, 476 townhomes, 24 duplexes, and 73 senior townhomes, totaling 967 residential units, proposed density 2.93 dwelling units/acre, zoned: Agriculture with a proposed PUD overlay zone, (Planner: Stephen Goodrich) PC-06-001 *

OTHER BUSINESS

1. Mayor and Council of Boonsboro, Proposed annexation of 32.49 acres +/- along South Main Street, Purpose: to provide municipal water and sewer service to existing commercial properties on South Main Street (Michael Thompson) *
2. Mayor and Council of Smithsburg, "Frey Annexation Property", north side of Crystal Falls Drive, immediately contiguous to Smithsburg, 3.04 acres +/-, Purpose: to enlarge the corporate boundaries of the Town of Smithsburg (Michael Thompson) *
3. Mayor and Council of Smithsburg, "Fleming Annexation Parcel", north side of Cave Hill Road, 4.5 acres +/-, Purpose: to enlarge the corporate boundaries of the Town of Smithsburg (Michael Thompson) *
4. Election of officers

UPCOMING MEETINGS

1. Joint Rezoning Hearing, Monday, March 13, 2006, 7:00 p.m., Washington County Court House, Court Room #1, 95 West Washington Street
2. Joint Rezoning Hearing, Monday, March 20, 2006, 7:00 p.m., Washington County Court House, Court Room #1, 95 West Washington Street
3. Regular Planning Commission Meeting, Monday, April 3, 2006, 7:00 p.m., Washington County Court House, Administrative Annex, 80 West Baltimore Street

ADJOURNMENT

* Attachments

The Planning Commission reserves the right to vary the order in which the cases are called.

Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) days prior to the meeting. *Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.*