

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING – August 4, 2008**

The Washington County Planning Commission held its regular meeting on Monday, August 4, 2008, in the Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown, Maryland.

Members present were: Chairman George Anikis, Linda Parrish, Terry Reiber, Andrew Bowen, and Sam Ecker. Staff members present were: Planning Director Michael C. Thompson.

CALL TO ORDER

Chairman George Anikis called the meeting to order at 7:00 p.m.

Mr. Thompson stated that the Preliminary Plat for Rye Field Estates (PP-05-012) has been removed from this evening's agenda.

MINUTES

Mr. Ecker made a motion to approve the minutes of the July 7, 2008 regular Planning Commission meeting as amended. Seconded by Ms. Parrish. Unanimously approved.

OTHER BUSINESS

Town of Smithsburg Annexation – Verdier

Mr. Thompson presented for review and recommendation the proposed annexation of approximately .45-acres of land that is contiguous with the Town located on the north side of Cave Hill Road just west of Geiser Way. This is an existing parcel with a single-family dwelling unit and no additional development is proposed at this time. The applicant is requesting SR (Suburban Residential) zoning upon annexation, which is consistent with the existing RR (Residential Rural) County zoning designation. Both zoning designations permit single and two-family dwellings with a minimum lot size requirement of 15,000-square feet for a single-family dwelling on public water and sewer. The proposed zoning is consistent with the Low Density Residential designation on the 2002 adopted Comprehensive Plan. It is Staff's opinion that "express approval" is not required and no formal action is required by the Board of County Commissioners.

Comments: Mr. Reiber asked if the Town of Smithsburg has completed their master plan and if it is consistent with the County's Comprehensive Plan. Mr. Thompson stated he does not know if the Master Plan has been adopted at this time. He noted that this request is within the Town's Growth Area. Mr. Bowen asked if the Town has submitted an annexation report with this request. Mr. Thompson stated that an annexation plan has been submitted. Public sewer is available to the property; however, public water is not available to the site.

Motion and Vote: Ms. Parrish made a motion to recommend to the Board of County Commissioners, in accordance with the Staff recommendation, that "express approval" for the proposed zoning is not required in this case. Seconded by Mr. Reiber. Unanimously approved.

Town of Smithsburg Annexation – Jacques

Mr. Thompson presented for review and recommendation the proposed annexation of approximately .72-acres of land that is contiguous with the Town on three sides of the property located off of East Water Street, north of Main Street. This is an existing parcel with a single-family dwelling and upon annexation the owner proposes to subdivide one additional lot. The applicant is requesting SR (Suburban Residential) zoning upon annexation, which is consistent with the existing RR (Residential Rural) County zoning designation. Both zoning designations permit single and two-family dwellings with a minimum lot size requirement of 15,000-square feet for a single-family dwelling on public water and sewer. The proposed zoning is consistent with the Low Density Residential designation on the 2002 adopted Comprehensive Plan. It is Staff's opinion that "express approval" is not required and no formal action is required by the Board of County Commissioners.

Motion and Vote: Mr. Reiber made a motion to recommend to the Board of County Commissioners, in accordance with the Staff recommendation, that "express approval" for the proposed zoning is not required in this case. Seconded by Mr. Ecker. Unanimously approved.

UPCOMING MEETINGS

1. Regular Planning Commission Meeting, Monday, September 8, 2008, 7:00 p.m., Washington County Administrative Annex, 80 West Baltimore Street, Conference Room 1, Hagerstown
2. Planning Commission Rezoning Public Meeting, Monday, September 15, 2008, 7:00 p.m., Washington County Court House, 95 West Washington Street, Court Room #1, Hagerstown.

ADJOURNMENT

Ms. Parrish made a motion to adjourn the meeting 7:25 p.m. So ordered.

Respectfully submitted,

George Anikis, Chairman