

WASHINGTON COUNTY PLANNING COMMISSION WORKSHOP MEETING – February 15, 2010

The Washington County Planning Commission held a workshop meeting on Monday, February 15, 2010, in the Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown.

Members present were: Chairman George Anikis, Drew Bowen, Terry Reiber, Clint Wiley and Ex-Officio James F. Kercheval. Staff members present were: Planning Director Michael C. Thompson, Chief Planner Stephen T. Goodrich, Planner Fred Nugent, GIS Technician Meghan Hammond, and Administrative Assistant Debra Eckard.

CALL TO ORDER

Chairman George Anikis called the meeting to order at 3:00 p.m.

MINUTES

Mr. Reiber made a motion to approve the minutes of the January 25, 2010 workshop meeting as presented. Seconded by Mr. Kercheval. Unanimously approved.

DISCUSSION

Continued discussion of the proposed UGA Rezoning

The Commission continued its review of the proposed text for the Landscaping, Buffering and Screening section of the Zoning Ordinance. Mr. Goodrich highlighted proposed screening requirements for outside storage. He briefly discussed proposed buffering requirements including modifications to the buffering requirements as regulated by the Planning Commission. There was a brief discussion regarding the use of white pines for screening. Commission members recommended that the use of white pines should not be suggested in the proposed text. The Planning Commission began its review of the proposed map zoning designations using the Site Recommendations spreadsheet found in the UGAAC's recommendations. The spreadsheet is comprised of the Staff's zoning recommendations and the UGAAC's zoning recommendations for various sites around the UGA. Mr. Goodrich explained that the UGAAC discussed 37 specific areas around the UGA. He further explained that Staff, when making their zoning recommendations, corresponded zoning classifications with the Land Use Plan incorporated in the County's Comprehensive Plan. Staff also considered the current zoning of the property and adjacent properties, new development proposals and other pertinent information when determining zoning classifications around the UGA. Mr. Goodrich stated that water and sewer availability was not considered to a great degree because it is assumed that public water and sewer would be available in the growth area. Commission members asked staff to provide a map showing the water and sewer service areas currently available. Mr. Goodrich stated that requests have been received from approximately 10 individual property owners requesting specific zoning classifications for their property. The Commission will review these requests following the review of the UGAAC's recommendations.

The Planning Commission began its review with Site 1, which the Land Use Plan (LUP) has designated for low density residential zoning. Staff and the UGAAC both recommended the RT (Residential Transitional) zoning designation.

- **Consensus:** The Planning Commission agrees with the proposed RT zoning for Site 1.

Mr. Goodrich moved on to Site 2, which the LUP designates for IF (Industrial Flex) zoning. Staff and the UGAAC both recommended the PI (Planned Industrial) zoning designation. Mr. Goodrich explained that this has been viewed as an extension of the Hopewell Valley industrial development south of US Route 40. He noted that there were previous discussions regarding the inclusion of this area in the UGA boundary. Staff finally decided that including the area and giving it an urban zoning classification would be the best indicator of the uses that would be appropriate for the area. The land is currently zoned for agriculture.

Discussion: Mr. Anikis began a discussion regarding the easternmost portion of Site 2, which is located between several residential areas. He expressed his opinion that McDade Road could be the dividing line for Site 2 and this portion of Site 2 on the east side of McDade Road should be zoned for residential uses. Mr. Anikis noted that industrial uses could have a negative impact on the surrounding residential properties. There was a brief discussion regarding the easternmost portion of Site 2 in which members expressed their opinions that a residential use would be more appropriate for this area.

- **Vote:** The Planning Commission recommends changing the zoning of the easternmost portion of Site 2 (approximately 80 acres) to RT (Residential Transitional). Recommendation passed on a 4-0-1 vote with Mr. Anikis, Mr. Reiber, Mr. Wiley and Mr. Bowen voting "yes" and Mr. Kercheval abstained.

Site 3 is designated by the Land Use Plan as a mixture of residential and Industrial Flex zoning. In reviewing this site, both staff and the UGAAC recommended RT zoning due to the existing residential uses on adjoining properties.

- **Consensus:** The Planning Commission agrees with the proposed RT zoning for Site 3.

Site 4 is designated by the LUP for IF zoning. Mr. Goodrich stated that the Economic Development Commission recommended that the area should be zoned HI-1 (Highway Interchange 1) because both commercial and industrial uses would be permitted. However, the HI-1 zone is being re-written and will not include industrial uses. Staff recommends the IR (Industrial Restricted) zoning classification to allow for the industrial uses that the EDC would like to see located in this area. The UGAAC recommends the PI (Planned Industrial) zoning because the commercial uses would be permitted also.

- **Consensus:** The Planning Commission recommends the PI zoning classification for Site 4.

Site 5 is designated by the LUP for low density residential zoning. Staff and the UGAAC recommend the RT zoning district.

- **Consensus:** The Planning Commission recommends the RT zoning district for Site 5.

The LUP designates Sites 6 and 7 for IF zoning and Site 8 for high density residential zoning. Mr. Goodrich explained that there was a great deal of discussion during the UGAAC meetings regarding these sites especially Site 6, which is the current location of Martin Elevator. One member of the UGAAC believes this site would be a good location for a bio-diesel facility. Site 7 is the current location of HUB Labels and several other small businesses. Site 8 currently contains residential properties. After lengthy discussions, the UGAAC recommended the IG (Industrial General) zoning designation for Site 6, ORI (Office, Research & Industry) zoning for Site 7 and RU (Residential Urban) zoning for Site 8.

Discussion: Mr. Goodrich explained the rationale used by the UGAAC when considering the zoning for these specific sites. Mr. Bowen asked if the ORT zoning as proposed by Staff would prohibit future operations on the property owned by Martin's. Mr. Goodrich stated that the ORT zoning could be prohibitive for the property as well as the ORI zoning depending upon emissions from future operations. He stated that some members of the UGAAC felt very strongly about limiting the future operations on this site. Planning Commission members discussed consistency of zoning for the three properties, zoning that would be compatible with adjacent properties, zoning that would not prohibit future operations of Martin's Elevator, and uses that could benefit from the active railroad located on Martin's property. Members also focused on the residential zoning proposed for Site 8. They expressed concern with regard to a high density residential use located next to an industrial area. The property is currently zoned HI-2, which allows high density residential uses.

- **Consensus:** The Planning Commission recommends the ORI zoning for Site 7 as proposed by the UGAAC.
- **Consensus:** The Planning Commission recommends the IG zoning for Site 6 with the boundary changed to exclude the residential properties located along the east side of Maugansville Road and to the north of the existing driveway on the northern portion of the Martin's property.
- **Consensus:** The Planning Commission recommends the RU zoning classification for Site 8 and include the residential properties along the east side of Maugansville Road.

Site 9 has been designated for IF zoning by the LUP. Staff and the UGAAC both recommended BG zoning for this site. Members discussed several businesses that are located further north along the east side of Salem Avenue (John Deere, Hoffman Meats, storage facilities). These properties are currently zoned RT (Residential Transitional). The businesses would be considered non-conforming uses, which would require a special exception from the Board of Zoning Appeals for any future expansions. There was a brief discussion regarding the changes in the area and several annexations that have taken place since the original zoning was placed on the properties.

- **Consensus:** The Planning Commission recommends BG zoning for the businesses north of Site 9 along the east side of Salem Avenue and extending to the existing drive for the Hagerstown Soccer Club. The parcel behind Hoffman's Meats should keep the RT zoning due to the residential development being proposed on the property. All property owned by the Tri-State Fellowship should be included in the BG zone.

Staff and the UGAAC recommend RT zoning for Site 10.

- **Consensus:** The Planning Commission recommends the proposed RT zoning for Site 10.

The LUP recommends a business/commercial zoning classification for Site 11 and the Staff and UGAAC recommends the BG zoning classification. Mr. Goodrich explained that there was a lot of discussion regarding this site with regard to residential versus a business zoning. He noted that there is residential development and an elementary school in close proximity to the site. However, the location next to the interstate and access from the Valley Mall help influence the BG zoning classification.

- **Consensus:** The Planning Commission recommends the proposed BG zoning for Site 11.

The LUP recommends a business zoning classification for Site 12. Staff is proposing the BG zoning and the UGAAC recommends the ORT zoning for Site 12. Mr. Goodrich explained the rationale for the UGAAC's recommendation, which included drainage and topographic issues and proximity to the interstate. The property contains approximately 32 acres and is currently zoned BG.

- **Consensus:** The Planning Commission recommends the proposed ORT zoning for Site 12.

The LUP recommends a combination of residential and commercial uses on Site 13. Staff and the UGAAC recommend the RT zoning classification due to residential development currently in the area.

- **Consensus:** The Planning Commission recommends the proposed RT zoning for Site 13.

ADJOURNMENT

The Chairman adjourned the meeting at 5:03 p.m.

Respectfully submitted,

George Anikis, Chairman