

**WASHINGTON COUNTY PLANNING COMMISSION  
WORKSHOP MEETING – March 1, 2010**

The Washington County Planning Commission held a workshop meeting on Monday, March 1, 2010, in the Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown.

Members present were: Chairman George Anikis, Drew Bowen, Clint Wiley, Linda Parrish, Sam Ecker (arrived at 4:25 p.m.) 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 4:10 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**

Mr. Goodrich began with a brief overview of documents he distributed prior to the meeting. The first document deals with proposed Zoning Ordinance amendments to Division II – Signs that will be discussed during the next workshop. The second document is relative to recycling facilities as currently addressed in the Zoning Ordinance and recommendations for proposed changes. The Commission decided it would prefer to delay discussion until the next workshop. Mr. Goodrich noted that a map of existing sewer and water services in the UGA that the Planning Commission requested during the previous workshop was the final piece of information in the packet.

The Commission continued its review of the proposed zoning in the UGA. Site 14 is located along the western edge of the Growth Area along Route 63 north of Williamsport. The Land Use Plan (LUP) recommends a low density residential zoning designation. Staff and the UGAAC recommend the RT (Residential Transition) zoning. This area is considered environmentally sensitive due to the floodplain associated with the Conococheague Creek, mining, and the former Redland Brick facility. Staff and the UGAAC also recommend that the UGA boundary should be adjusted in this area.

- **Consensus:** The Planning Commission agrees with the RT zoning and the boundary adjustment for Site 14.

Site 15 is located south of Sterling Road and north of Kendle Road. The LUP assigns an IF (Industrial Flex) classification. Staff recommends PI (Planned Industrial) zoning due to railroad access on the site. The UGAAC recommends RS (Residential Suburban) zoning because Site 16 is proposed for residential zoning and residential development of that site. Access to Site 15 (via Kendle Road) is not adequate for industrial traffic. Mr. Goodrich noted that discussions were held with the UGAAC regarding the extension of Prosperity Lane to the south; however, the extension does not seem feasible because a railroad crossing would be required to access the site.

Mr. Kercheval noted that the Washington County Economic Development Commission (EDC) supports the UGAAC's recommendation for RS zoning. He pointed out that the railroad would provide a natural boundary between current industrial uses on adjoining properties and proposed residential uses. Mr. Kercheval briefly discussed proposed roadway plans in the area. Members discussed safety concerns for industrial traffic accessing the site through residential development.

- **Consensus:** The Planning Commission recommends RS zoning for Site 15.

Site 16 is designated in the LUP for low density residential zoning. Staff recommends RT zoning and the UGAAC recommends RS (Residential Suburban) zoning for the site. Mr. Goodrich stated that since the Staff's original recommendation, plans have been submitted to the Planning Department for the two properties designated as Site 16 (Britner/Ebersole properties). After reviewing the proposed development plans, Staff has reconsidered its original zoning designation and now recommends RS zoning for the site also.

- **Consensus:** The Planning Commission recommends RS zoning for Site 16.

Site 17 is designated in the LUP as IF. The land is currently zoned A (Agriculture). Staff is recommending ORT (Office, Research & Technology) zoning and the UGAAC is recommending the ORI (Office, Research & Industrial) zoning for the site. The ORI zone is a new zone proposed by the UGAAC for Washington County, which mirrors language from a Frederick County district. Mr. Goodrich stated that the ORI zoning designation allows a wider variety of industrial uses; however, it also has stricter performance

standards. He noted that railroad tracks running through the site make it a good location for industrial uses.

- **Consensus:** The Planning Commission recommends ORI zoning for Site 17.

Site 18, which is the location of the Review and Herald Publishing and a vacant parcel owned by them, is designated in the LUP as IF. Staff recommended the ORT zoning; however, the current use is not a permitted use in the ORT zone. The UGAAC recommends ORI zoning, in which case the current use would be a permitted use. Staff has reconsidered its original recommendation after the creation of the proposed ORI zoning district and has no objection to the ORI zoning for this site.

- **Consensus:** The Planning Commission recommends ORI zoning for Site 18.

Site 19 is north of I-70, adjacent to Funkstown and south to Wagaman Road. It currently contains low density residential development and is on the edge of the Growth Area. The LUP recommends a low density residential zoning for this area. Staff recommends RT zoning and the UGAAC recommends RU (Residential Urban) zoning for the area closest to Funkstown. The UGAAC recommends the RT zoning for the property south of Wagaman Road.

Mr. Anikis expressed his concern regarding increased traffic in the area as density increases. Mr. Goodrich stated that the Adequate Public Facilities Ordinance would put the burden on the developer to improve roads if they cannot accommodate the development being proposed. Commission members discussed the traffic issues and roadways within the area. They also discussed various scenarios relative to density within the proximity of Funkstown.

- **Consensus:** The Planning Commission recommends RU zoning north of I-70 at Funkstown, RU zoning south of I-70 to Wagaman Road and RT zoning south of Wagaman Road.

Site 20 is located south and west of the interchange of I-70 and US Route 40. The LUP recommends low density residential zoning for this area. Staff recommends RT zoning. The UGAAC recommends the RM (Residential Multi-family) zoning because the site is located in close proximity to the interchange and proposed commercial development and because they believe there is a need for more multi-family residential development in the Growth Area. Mr. Goodrich explained that RM zoning allows a maximum of 12 dwelling units per acre including apartments and townhouses.

Commission members discussed the close proximity to the interstate, future proposed commercial development planned in the area, and the diversity that the RM zoning would allow. Members discussed the possibility of changing the growth area boundary in this area. Mr. Wiley expressed his opinion that denser development should be located close to the interchange; however, he believes there needs to be a transitional area for density.

- **Consensus:** The Planning Commission recommends RM zoning for Site 20.

There was no discussion on Site 21 because it has been annexed into the City of Hagerstown. Site 22 is located at the intersection of White Hall Road and Robinwood Drive, which covers a large area of the Black Rock Regional Park. There is currently low density residential development in the area; therefore, Staff recommends RT zoning. The UGAAC recommends RT zoning.

- **Consensus:** The Planning Commission recommends RT zoning for Site 22.

Site 23 is located along US Route 40 at Hebb Road. Currently the site contains low density residential development and commercial development. The LUP designates low density residential zoning for this site. Staff recommends RT zoning and the UGAAC recommends RS zoning.

- **Consensus:** The Planning Commission recommends RS zoning for Site 23.

Site 24 (Mount Aetna Farms) is located along Robinwood Drive and is currently owned by Diakon. The LUP designates low density residential development. Staff recommends RS zoning because there is residential development located to the south and east of the site. The UGAAC recommends ORT zoning. Discussions focused on future uses on the property, such as the possible expansion of the Village at Robinwood or businesses that could start on the HCC campus as incubators and relocate to the adjoining site, etc. Mr. Kercheval noted that the Village at Robinwood is planning to keep a portion of the property for expansion. Mr. Goodrich suggested that the owners should make a formal request for the zoning that would allow the proposed use on the portion of property they will be keeping.

Site 24 also includes the Hagerstown Community College. Staff and the UGAAC recommend the proposed ERT (Education, Research & Technology) zoning.

- **Consensus:** The Planning Commission recommends ORT zoning for the portion of Site 24 that is not used by the Village of Robinwood for expansion. The Planning Commission recommends the proposed ERT zone for the Hagerstown Community College property.

Site 25 is located on the east side of Eastern Boulevard. The LUP recommends low density residential zoning. Staff recommends RS (Residential Suburban) zone and the UGAAC agrees with Staff's

recommendation. Mr. Goodrich noted that most of this area is currently developed with low density residential uses.

- **Consensus:** The Planning Commission recommends RS zoning for Site 25.

Site 26 is located along the east side of Marsh Pike and the south side of Maryland Route 60. The alignment of the proposed Eastern Boulevard extension was undetermined at the time Staff reviewed this area. Mr. Goodrich showed members of the Planning Commission the proposed alignment, which goes outside the UGA. After the alignment and rights-of-way were determined, Staff reviewed the site again and now recommends BG and RS zoning for the site. The UGAAC agreed with Staff's proposal. Staff is also recommending an adjustment to the Growth Area boundary in this area.

- **Consensus:** The Planning Commission recommends BG and RS zoning for Site 26.

Site 27 is located at the intersection of Marsh Pike and Longmeadow Road. Staff recommends RT zoning and the UGAAC recommends RS zoning for the site. After further review, Staff has reconsidered their original recommendation and believes that the RS zoning is more appropriate. Mr. Goodrich stated that the County has purchased land to the west of the Susquehanna Bank (located at this intersection) for road improvements. Suggestions have been made to Staff to consider a commercial zoning district to accommodate the bank, rearrangement of the bank parking lot, and improvements to the road intersection.

- **Consensus:** The Planning Commission recommends RS zoning for Site 27.

Staff recommends RS zoning for Site 28. The UGAAC recommends BL and IG zoning. Mr. Goodrich stated that the existing uses (Long Meadow Fire Company, Hagerstown Kitchens, the nursery) are pre-existing uses. He explained that Staff recommended the RS zoning to keep the businesses from expanding and encroaching on the residential neighborhood that surrounds them; however, after reconsidering the recommendation he believes that restricting the businesses may not be a good idea.

- **Consensus:** The Planning Commission recommends BL and IG zoning for Site 28.

Site 29 is located at the intersection of Mt. Aetna Road and Robinwood Drive. The LUP recommended commercial zoning and Staff recommended BL zoning. However, since that time the land has been acquired by the Hospital. Mr. Goodrich noted that RS zoning would accommodate the hospital, which is a special exception use in the RS zoning district. Mr. Kercheval stated his opinion that the property owned by the Hospital should be rezoned to allow the Hospital as a principal permitted use. Mr. Goodrich stated that the ORI or ORT zoning would allow the Hospital as a principal permitted use. The Planning Commission briefly discussed zoning designations that would allow both the Hospital and the new primary school being construction at the corner of Yale Drive and Mt. Aetna Road.

- **Consensus:** The Planning Commission recommends ORT zoning for the area located between Yale Drive/Mt. Aetna Road/Medical Campus Road/Robinwood Drive, which includes Site 29.

Site 30 is located at the intersection of the proposed extension of Eastern Boulevard and Old Forge Road. Staff is recommending that the growth area boundary should be adjusted at this site and the zoning should be RT. The UGAAC agrees with Staff's recommendation. Mr. Kercheval asked that Staff discuss this site with the City of Hagerstown for future plans in the area.

- **Consensus:** The Planning Commission would like to Staff to discuss this site with the City of Hagerstown prior to making its recommendation on this site.

Sites 31 and 32 are proposed to be moved outside the Growth Area boundary because they are currently zoned IM. Staff believes that industrial mining does not belong in the UGA.

- **Consensus:** The Planning Commission agrees with Staff's recommendation for Sites 31 and 32.

Site 33 is the site of the former Garden State Tannery. Staff originally proposed IG (Industrial General) zoning because it was compatible with the use already established. The UGAAC recommends IR (Industrial Restricted) zoning in an effort to lessen the effects of the industrial site. The Planning Commission discussed a zoning designation that would limit the disturbance of the ground in the area due to environmental concerns. Commission members discussed the differences in the IR and IG zoning districts and the benefits or hindrances of each zone. There were also discussions regarding the UGAAC's recommendations and the reasons for its decision to recommend IR zoning (Ms. Linda Irvin-Craig was present from the UGAAC and answered questions).

- **Consensus:** The Planning Commission recommends the IR zoning for Site 33 following a 3-2-1 vote (Mr. Wiley, Mr. Bowen and Mr. Anikis voted yes for the IR zoning) (Ms. Parrish and Mr. Ecker supported PI zoning for the site) (Mr. Kercheval abstained from the vote)

Site 34 is located adjacent to Citicorp and is currently an undeveloped industrial park owned by CHIEF. Staff recommends ORT zoning and the UGAAC recommends ORI zoning.

- **Consensus:** The Planning Commission recommends ORI zoning for Site 34.

Site 35 is located at the interchange of I-81 and US Route 40 (near First Data). The LUP designates an IF land use and the Staff and UGAAC recommends ORT zoning.

- **Consensus:** The Planning Commission recommends ORT zoning for Site 35.

Site 36 is located at the interchange of I-81 and I-70 (western quadrant) all the way to US Route 11. A majority of the property is owned by Hopewell Farms. The LUP recommends an IF category, Staff recommends ORT zoning and the UGAAC recommends ORI zoning. Staff based its recommendation on high visibility of the site from the interstate.

- **Consensus:** The Planning Commission recommends ORI zoning for Site 36.

Site 37 is located at the intersection of Governor Lane Boulevard and MD Route 68. Staff recommends ORT zoning and the UGAAC recommends ORI zoning.

- **Consensus:** The Planning Commission recommends ORI zoning for Site 37.

#### **ADJOURNMENT**

The Chairman adjourned the meeting at 6:30 p.m.

Respectfully submitted,

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George Anikis, Chairman