



# Visions & Decisions

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*The Washington County Planning Department's Quarterly E-Newsletter*

## 2009 PLANNING LAND USE LEGISLATION

BY: JILL BAKER  
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In December of 2008, Maryland Governor Martin O'Malley launched a new environmental campaign known as the Smart, Green and Growing initiative. The purpose of this initiative is "to create a more sustainable future for Marylanders by linking community revitalization, transportation improvements, economic development, smart growth and natural resources restoration".

To further the agenda of the Smart, Green, and Growing initiative, there were several bills introduced by the O'Malley administration to the MD General Assembly this past session. The bills were introduced in an effort to initiate a more proactive approach to promote environmentally sensitive development and to track and analyze the impacts of development. In the end, three bills passed legislation and were signed into law last month that will have a direct impact on land use planning in Washington County. A summary of the bills are listed below:

**The Smart and Sustainable Growth Act of 2009 (SB 280/HB 297)**

The overarching initiative in this bill was to clarify language in Article 66B and other sections of MD law that pertain to land use planning, to solidify the link between comprehensive plans and local land use ordinances. The bill includes language defining 'consistency' and emphasizes that actions taken in special exception cases and adoption of local land use ordinances must be 'consistent with' and not 'contrary to' the policies set forth in the jurisdictions' Comprehensive Plan.

The bill also carries with it a requirement for all new members of Planning Commissions and Board of Zoning Appeals to complete an educational course upon their appointment. The Maryland Department of Planning (MDP) is currently developing a program to meet the requirements of this law.

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## SOLID WASTE AND RECYCLING PLAN BEING DEVELOPED

The Planning Department and the County's Division of Environmental Management-Solid Waste is in the process of developing a ten – year plan for the handling of solid waste and recycling of material.

Public input meetings were conducted through out the County to receive citizens ideas and comments. If citizens were unable to attend the public meetings and/or have additional comments the comment period is open until August 31, 2009. You may send your suggestion to Bill Stachoviak at [bstachoviak@washco-md.net](mailto:bstachoviak@washco-md.net) or Harvey Hoch at [hhoch@washco-md.net](mailto:hhoch@washco-md.net)

For more information on the development of the plan, citizens may contact Bill Stachoviak in the Planning Department.





## HISTORIC FARMSTEAD SITE BRINGS RENEWED PRESERVATION EFFORT

**BY: STEVE GOODRICH**  
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The Brumbaugh-Kendle-Grove farmstead is a collection of 19<sup>th</sup> century buildings located on land Washington County purchased as part of the recently completed runway extension at the Hagerstown Regional Airport. The farmstead includes an 1860's or '70's decoratively ventilated brick end bank barn or Swisser barn and an 1895 2 story brick, vernacular Italianate style farmhouse. Although the buildings were recently proposed to be demolished there is a renewed effort to find an adaptive reuse for the buildings.



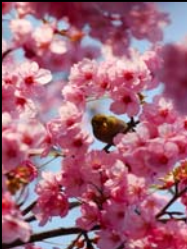
The Brumbaugh-Kendle-Grove farmstead. Photo credit to Marvin A. Brown as part of the Maryland Historical trust Maryland Inventory of Historic Properties (WA-I-480).

Since federal grant money was used to acquire the property, a process to minimize the negative effects on historic resources, such as demolition, commonly known as "106 review" must be followed. The farmstead was determined to be eligible for the National Register of Historic Places due to its ability to represent aspects of Washington County's early settlement and agricultural development history, and for the value of its intact vernacular architecture.

After a meeting of officials from the Hagerstown Regional Airport, the Federal Aviation Administration, the Maryland Historical Trust, the Washington County Historical Society, the Historic District Commission and Preservation Maryland, it appears that a significant effort to search for interested parties and development of a plan to adaptively reuse the structures may become the first step in the agreement to satisfy 106 requirements, that is, minimizing the negative effects of demolition on these historic resources. Upon completion the Brumbaugh-Kendle-Grove farmstead may succumb to demolition or it may be rehabilitated and returned to a productive use that will make it available for future generations to learn about Washington County history.

### NEWSLETTER INPUT

This issue will close out Volume 1 of our Newsletter. We value our readers' input and would like to hear from you. Please send any comments/suggestions to: [mgrillo@washco-md.net](mailto:mgrillo@washco-md.net)

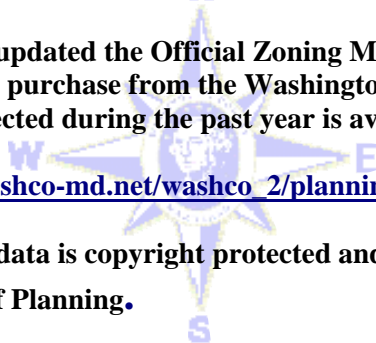


## WASHINGTON COUNTY ZONING MAP UPDATES

The Planning Department has updated the Official Zoning Maps for the county through March 20, 2009. This data is available for purchase from the Washington County Planning Department for a fee. A listing of the parcels affected during the past year is available on our website at:

[http://www.washco-md.net/washco\\_2/planning/March2009Updates.pdf](http://www.washco-md.net/washco_2/planning/March2009Updates.pdf)

Also, please be aware that this data is copyright protected and any use of the data must include a credit to the Maryland Department of Planning.



### STAFF APPROVAL FOR SITE PLANS STREAM LINED

Planning Staff has recently created a list of criteria to help applicants determine if their Site Plan qualifies for Staff Approval. The criteria is listed on a form that the applicant can submit with their Site Plan submittal packet. The Planning Commission grants the Planning Director/Staff the ability to approve Site Plans that propose minor changes. If a Site Plan qualifies for Staff Approval, the plan does not have to be presented to the Planning Commission at its regular monthly meeting and is charged a lesser fee. The Staff Approval determination does not change any other areas of the review and approval process. Copies of the [Site Plan Staff Approval](#) Form are available on the Planning Departments webpage.

### GRANTS REQUESTED FOR PRESERVATION EASEMENTS

The Senate Capital Subcommittee voted to add \$13 Million in Government bonds to the capital budget for Maryland Agriculture Land Preservation Program (MALPF) easements. Thanks to those of you who contacted your delegation, individual legislators, and/or members of the relevant committees. For more information contact Eric Seifarth at [eseifarth@washco-md.net](mailto:eseifarth@washco-md.net)

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#### Smart Growth Goals, Measures, and Indicators (SB 276/HB 295)

This bill requires local planning commissions or boards to compile and submit an annual report to the local legislative body, and in turn the MDP. Jurisdictions where less than 50 building permits per year are issued, are exempt from the requirements of this bill. According to the bill, the annual report must contain information on the location of development in relation to Priority Funding Areas (PFA's), a development capacity analysis every three years, land preservation accomplishments, and goals for achieving greater growth within PFA's. The first of these reports are due by July 1, 2011.



#### Planning Visions (SB 273/HB 294)

There are two main issues covered through the passage of this bill. The first is to replace the existing State Visions for land use planning with 12 new and expanded visions that support the overall goals of land use planning in the State of Maryland. These goals address issues such as quality of life and sustainability, public participation, growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection and resource conservation, and implementation approaches.

The second issue covered by this bill relates to the implementation of Adequate Public Facility Ordinances (APFO's) adopted by local jurisdictions. The bill requires local jurisdictions to now report long term restrictions imposed by APFO rules in PFA's to the MDP. The intent of the reports is to provide information to MDP so that a statewide report on the impact of APFO's can be produced.



## **NEW AIR PHOTOS AVAILABLE**



The GIS Office of the Washington County Information Technologies Department is pleased to announce a new product offering available under our license agreement. The new 2007 orthophotos flown by the state are now ready for distribution to the public. These photos are in the public domain and available for free download through the USGS, and we are offering them for \$20 per tile to cover the cost of reproduction. USGS has limits on the amount that can be downloaded at one time, and if a user has a slower internet connection, it might be easier to get it from us than to go through the download process on the USGS web site. They can be downloaded for free from USGS, and their link is listed on our data catalog page. We offer them in TIFF or MrSID by tile, but we also offer the entire county (8GB, 2396 tiles) in the MrSID format for only \$200. As a result, we are also lowering all the other older photo product prices. The topo data prices remain the same.

The 2007 Orthophoto data set is comprised of orthographically corrected digital aerial photographs for the entire county. It was produced by contract vendor for the State of Maryland from an over-flight in the spring of 2007. A digital file of the grid layout is available free of charge. A hardcopy map of the grid is available for \$8.00. See the county website/GIS page for complete details and index PDF maps:  
<http://www.washco-md.net/gis/mainpage.shtm>

### **THE FOLLOWING IS A SUMMARY OF THE ORTHOPHOTO SPECIFICATIONS**

#### **Natural, mid-Spring flight, partial leaf on:**

<b><u>Available Formats:</u></b>	Individual tiles (TIFF or MrSID) Complete county sets (MrSID only)
<b><u>Tile Size:</u></b>	2000' x 3000' = 138 acres (0.22 sq mi) Total number of tiles covering the county: 2396
<b><u>Scale:</u></b>	1" = 100' (1 :1200)
<b><u>Projection:</u></b>	Maryland State Plane
<b><u>Units:</u></b>	Feet
<b><u>Datum:</u></b>	NAD83
<b><u>Pixel Size:</u></b>	6"
<b><u>Tile file size:</u></b>	TIFF 70 MB MrSID 3.5 MB Complete county MrSID file set size: 8.4 GB

**Contact: Bud Gumundson, GIS Manager, 240-313-2277, [bgumund@washco-md.net](mailto:bgumund@washco-md.net)**



## **UPCOMING MEETINGS**

### **PLANNING COMMISSION MEETING:**

- **JUNE 1, 2009-CANCELED**
- **JULY 6, 2009**
- **AUGUST 3, 2009**
- **AUGUST 31, 2009**

All Regular Monthly Planning Commission meetings will be held in the County Administrative Annex conference room located at 80 West Baltimore Street. Meetings begin promptly at 7:00 p.m.

### **REZONING/TEXT AMENDMENT PUBLIC MEETING:**

Planning Commission Hearing:

- **SEPTEMBER 14, 2009-FILING DEADLINE FOR THIS MEETING IS JULY 12, 2009.**

Board of County Commissioners Hearing:

- **JUNE 15, 2009 (RESCHEDULED FROM MAY 11TH) -[AGENDA](#)**

Rezoning Public Meetings will be held at the Washington County Court House in Court Room # 1, 95 West Washington Street (unless noted otherwise on the agenda). Please use the entrance located on Summit Ave. Meetings begin promptly at 7:00pm

### **HISTORIC DISTRICT COMMISSION**

- **JUNE 3, 2009**
- **JULY 1, 2009**
- **AUGUST 5, 2009**

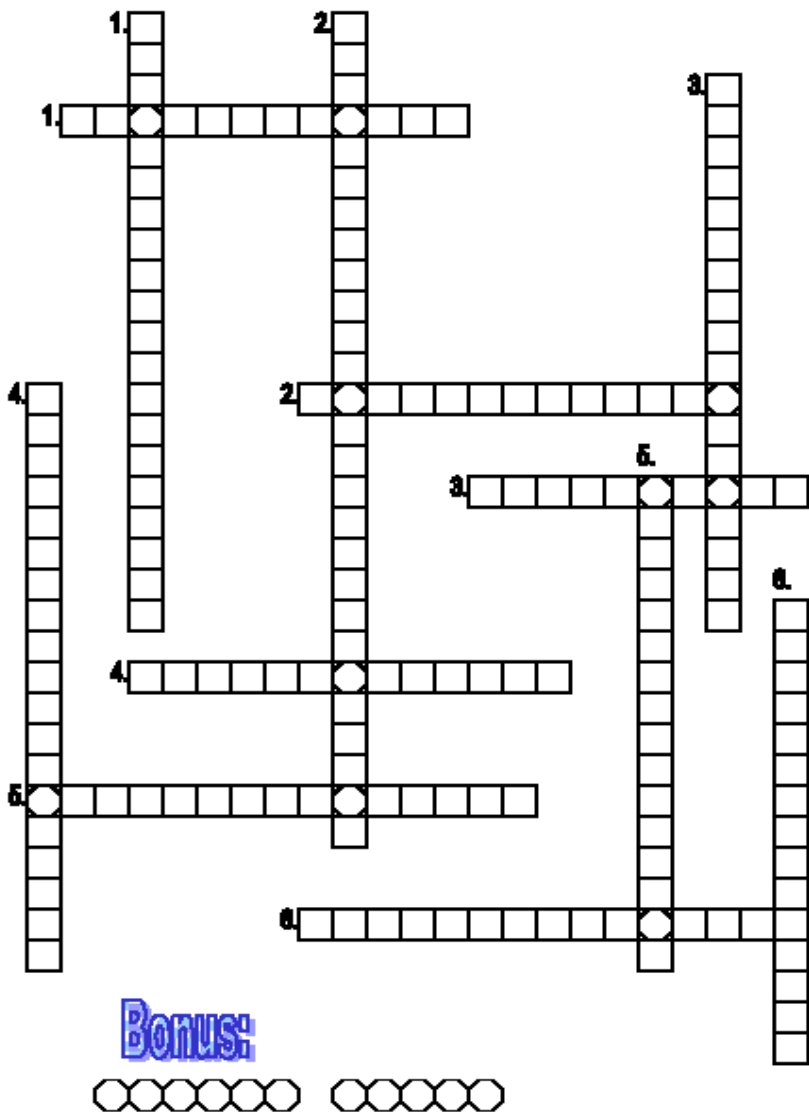
The Historic District Commission meets the first Wednesday of each month at 7:00pm in the Administrative Annex Conference Room 1A.

### **CONSULTANT OUTREACH MEETINGS**

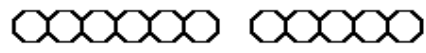
- **JULY 17, 2009**

Outreach meetings will be held in the County Administrative Annex conference room located at 80 West Baltimore Street. Meeting begins promptly at 9:00am

# Planning Jumble – Historic Sites



**Bonus:**



BY: JENNIFER KINZER  
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PRINT OUT OUR JUMBLE OUT AND GIVE IT A TRY!

ANSWERS WILL BE IN THE SUMMER 2009 EDITION

## Spring 2009 Jumble Clues:

**Across:**

1. A five-arched structure over the Conococheague Creek.
2. Headquarters for planning the raid on the Federal Armory at Harpers Ferry.
3. Built of uncut fieldstones by a young German immigrant.
4. America's premier stone fortification.
5. Home to Revolutionary War General Otho Holland Williams.
6. Earliest ironworks site in Washington County.

**Down:**

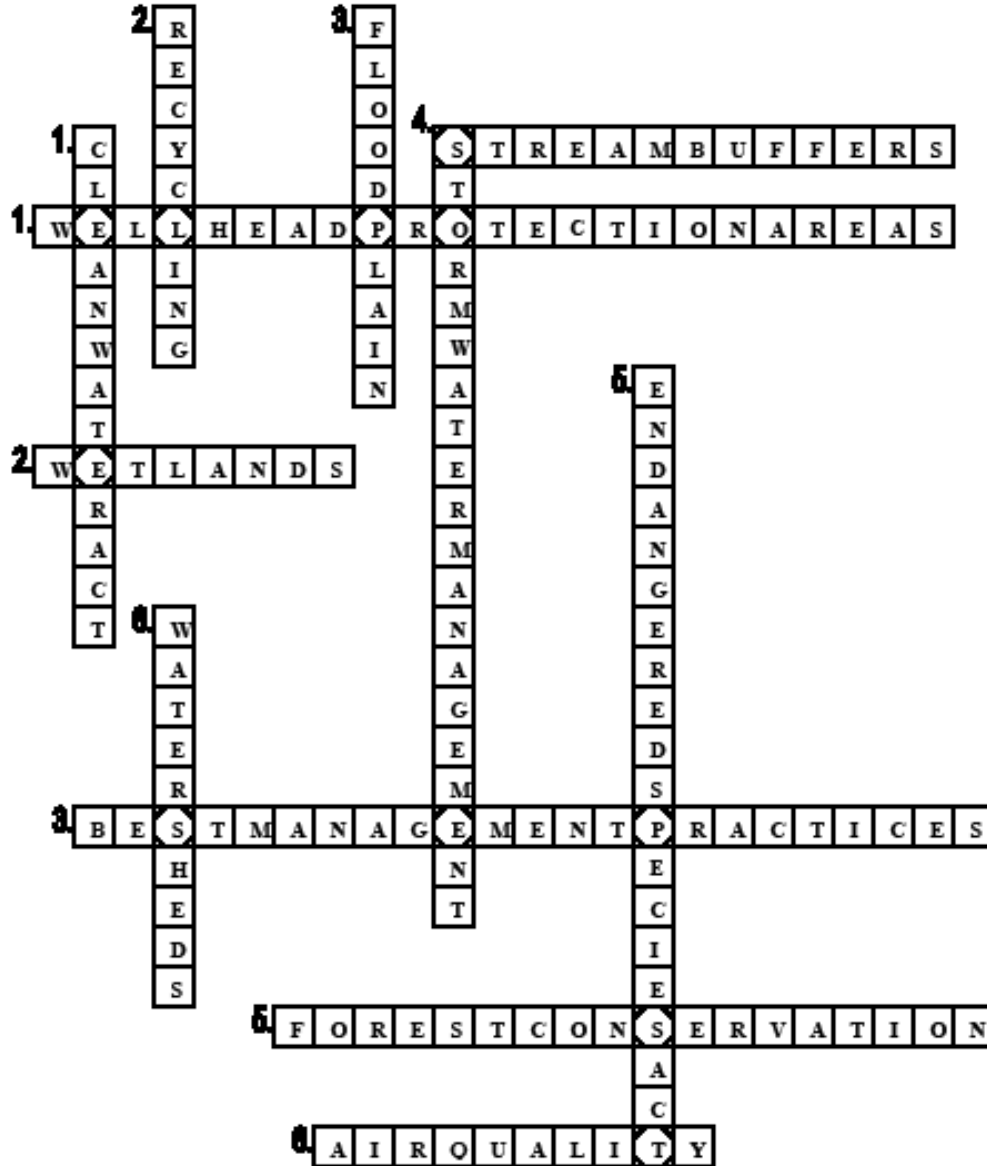
1. Dr. Biggs lived and treated the wounded here during the Battle of Antietam.
2. Site of the bloodiest one day battle in American history.
3. The first monument in the US to honor the Father of our Country.
4. The address for many of Hagerstown's most prominent citizens in the 19th and early 20th Centuries.
5. A two story structure emulating a medieval fortification.
6. Home to the Miss Maryland Pageant.

**Bonus:**

Headquarters for the Washington County Historical Society Offices

# WINTER 2009 JUMBLE ANSWERS

## Planning Jumble – Environmental Considerations



**Bonus:**

S T E E P S L O P E S