

# MINUTES

## URBAN GROWTH AREA ADVISORY COMMITTEE January 10, 2008

The Urban Growth Area Advisory Committee held a meeting on Thursday, January 10, 2008 at 9:00 a.m. at the Washington County Administrative Annex, 80 West Baltimore Street, Conference Room 1, Hagerstown.

### CALL TO ORDER

Chairman Richard Phoebus called the meeting to order at 9:00 a.m.

The following members of the Advisory Committee and Washington County Staff were present:

- Richard Phoebus
- Dennis Miller
- Hank Livelsberger
- Mike Armel
- Donovan Corum
- Jerry Ditto
- Bob Garver
- Linda Irvin-Craig
- Harry Reynolds
- Steve Goodrich
- Jill Baker
- Chris Cochrane
- Debra Eckard

### MINUTES

Mr. Ditto made a motion to approve the minutes of the December 13, 2007 meeting as amended. Seconded by Ms. Irvin-Craig. Unanimously approved.

### UPCOMING MEETINGS

Mr. Phoebus suggested that all committee chairpersons should meet to finalize each committee's report and begin preparing a draft report. The draft could be presented to the full committee for review and comment at the following meeting.

Mr. Ditto suggested a field trip to view areas where there are conflicts between the City and County's zoning designations. Members agreed that this could provide some insight and help when making their recommendations to the BOCC.

Mr. Phoebus suggested that the field trip should take place on January 24<sup>th</sup>, the committee chairperson's meeting on February 7<sup>th</sup>, and a full committee meeting on February 21<sup>st</sup>.

There was a brief discussion with regard to the field trip and the areas that should be visited. Staff will put together an itinerary and make all arrangements for a bus and lunch.

## **OLD BUSINESS**

### **- Continued discussion of TDR Subcommittee recommendations**

Mr. Goodrich began the discussion by stating that there is currently 9,511 acres of land zoned Agriculture in the UGA and 65-acres of property zoned Conservation in the UGA. All of these properties fall under the old zoning designations. Under the old agricultural zoning designation, minimum lot sizes are 1 dwelling unit per 40,000 square feet with well and septic and 1 dwelling unit per 20,000 square feet with public water or sewer service to the property. Mr. Goodrich also noted that within the Town growth areas, i.e. Smithsburg, Boonsboro, Hancock, there is 1,540 acres of agricultural zoned land and 383 acres of land zoned Conservation. These figures are based on old maps that have not been updated to reflect the Boonsboro annexations.

There was a brief discussion relative to getting the towns involved in the rezoning process. Mr. Phoebus suggested the Committee complete their process generally focused on the UGA around the Hagerstown area. The next step in the process would be to get the towns to focus on County land located around each municipality.

There was a brief discussion with regard to the Growth Area boundary, how it was established and the process involved in changing the boundary. Discussions also focused on the effects that the comprehensive rezoning of the urban areas have had on development both inside and outside of the UGA.

Mr. Armel began a discussion with regard to agricultural zoning. Members discussed the "grandfathering" of currently zoned agricultural properties. If the zoning is changed on an agricultural zoned property, the current use of the property may continue as a non-conforming use. However, other current permitted uses would no longer be allowed if the zoning of the property were changed. By consensus members agreed that rezoning the agricultural land within the UGA to a less than maximum residential density would encourage the purchase of development rights. More discussion may be appropriate following the field trip.

Mr. Ditto began a discussion with regard to small developments in the rural areas. The TDR committee discussed the idea of using transferable development rights within the small rural areas. Ms. Livelsberger expressed concern with regard to failing septic systems and contaminated wells in the rural areas especially with the increase in development. Rural to rural transferable development rights were also discussed.

The Committee had a brief discussion with regard to the relationship of TDR's and EDU's. The EDU's could have a direct impact to the seller of the TDR's. Further discussion relative to this issue is needed.

## **ADJOURNMENT**

Ms. Irvin-Craig made a motion to adjourn the meeting at 11:13 a.m. So ordered.

Respectfully submitted,

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Richard Phoebus, Chairman

