

SUMMARY

URBAN GROWTH AREA ADVISORY COMMITTEE FIELD TRIP January 24, 2008

The Urban Growth Area Advisory Committee took a field trip around the Urban Growth Area on Thursday, January 24, 2008. The school bus left at approximately 8:15 a.m. from the Washington County Administrative Annex at 80 West Baltimore Street. The following Committee members and Staff were present:

- Dick Phoebus, Chairman
- Nancy Allen
- Mike Armel
- Donovan Corum
- Jerry Ditto
- Linda Irvin-Craig
- Hank Livelsberger
- Dennis Miller
- Harry Reynolds
- John Shank
- Steve Goodrich
- Jill Baker
- Chris Cochran
- Debra Eckard
- Mike Thompson
- Bill Stachoviak
- Tim Troxell

Following a tour of numerous sites in the UGA, Ms. Carolyn Motz gave a brief presentation about the many changes taking place at the Hagerstown Regional Airport. After lunch, members held a brief discussion regarding each site. A copy of the map detailing each site the committee visited is attached to this summary.

Site #1 – Mt. Aetna Road

As part of the City's annexation process, a new zoning designation would be assigned. The city has proposed their Business Employment zoning designation for this property if it would be annexed into the City. The Business Employment zoning designation allows for a limited amount of retail. The County has assigned a Commercial zoning designation for this property that would allow retail or office uses. Members expressed their opinion that some retail would be appropriate; however, a shopping center would probably not thrive in this area. Members believe the differences between the County and City zoning designations is not a contentious issue.

Site #2 – I-70/US 40 Interchange (Oliver property)

This property is currently zoned Agriculture and is not within the UGA boundary. However, the owner recently submitted a request for rezoning of a portion of the property to an HI-1 zoning designation and a portion to a Community Facilities zoning designation (proffered as a school site). The owner also requested that the UGA boundary be expanded to include this property. Mr. Goodrich noted that there are no public utilities available to this site. The HI-1 zoning designation allows retail use; however, residential, heavy industrial and heavy manufacturing facilities are not allowed.

Site #3 – Doub Farm

This property is currently zoned HI-2, which allows residential and limited commercial uses. Planned Unit Developments are also allowed within this zoning designation. The County's Comprehensive Plan proposes a high density residential use. The owners have petitioned for annexation into the City. If annexed into the City, the Business Employment zoning designation would be applied to the property, which allows limited retail use. Members discussed traffic issues and limited access to the property. Members reached a consensus that the site is more suitable for a mixture of uses including residential, office and retail.

Site #4 and #6 – Abram Farm

Members felt that more information is needed with regard to a change in zoning on this property. There was a brief discussion with regard to "grandfathering" the agricultural use currently on the property.

Site #5 – Eastern/Jefferson Intersection

No issues to discuss.

Site #7 – Marsh Pike at Maryland Route 60

Mr. Goodrich noted that the County has proposed a park on the site. The City is proposing a medium density residential zoning classification if the property is annexed into the City. The extension of Eastern Boulevard will affect future land use.

Site #8 – West side of Pennsylvania Avenue south of Mack Truck

The City is proposing their Business Employment zoning designation if the property is annexed. The County is proposing a Commercial zoning designation. There is not a lot of difference between the two zoning designations and members believe the issues can be resolved at a later date.

Site #9 – Salem Avenue west of I-81

The Committee believes the zoning designation is appropriate due to the new annexation area.

Site #10 – Broadfording Road/Greencastle Pike

Committee agrees that the Industrial Flex zoning designation is appropriate for light industrial and some residential uses.

Site #11 – Hump Road

The County is proposing a Low Density Residential/Industrial zoning designation. The Committee believes that the low density residential zoning is not appropriate; however, they agree with the City's proposed zoning designation of Business Employment or the County's proposed industrial zoning designations.

Site #12 – Hopewell Road

No issues to discuss.

Site #13 – Oak Ridge Drive (Norfolk/Western)

This property is currently zoned RU – Residential Urban (medium density). The Committee believes a low density residential is more appropriate.

Site #14 – Friendship Technology Park & Rench Road

This property is currently zoned Industrial Flex. A more appropriate zoning may be ORT; however, the ORT zoning designation needs to be more flexible.

Site #15 – Fulton Addition to the Growth Area west of the Airport

The Committee believes that Industrial Flex zoning is appropriate for the site, which includes office space or business uses that would be compatible with the rail line and would not have a negative impact on the Airport.