

# MINUTES

## URBAN GROWTH AREA ADVISORY COMMITTEE February 21, 2008

The Urban Growth Area Advisory Committee held a meeting on Thursday, February 21, 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
- Nancy Allen
- Jeff Cline
- Ron Leggett
- Linda Irvin-Craig
- Harry Reynolds
- John Shank
- Mike Thompson
- Steve Goodrich (arrived at 10:15)
- Jill Baker
- Chris Cochran
- Debra Eckard

### MINUTES

Mr. Miller made a motion to approve the minutes of the January 10, 2008 meeting as presented, the Summary of the January 24, 2008 field trip as amended, and the Summary of the February 7, 2008 meeting as presented. Seconded by Ms. Irvin-Craig. Unanimously approved.

### NEW BUSINESS

#### - TDR Discussion

Mr. Phoebus noted that the TDR Report was presented to the Board of County Commissioners on Tuesday, February 19, 2008. Ms. Livelsberger expressed her opinion that the report was very thorough and informative, the consultant presented the report on a level that could be understood by laymen, they expanded on issues previously discussed by the County Commissioners and staff, and the consultant recommended appropriate areas to use the TDR's. Mr. Phoebus noted that a written executive summary is available. Copies were made and distributed to interested members. Mr. Armel stated that the consultant believes the TDR program would be feasible for Washington County. Implementation of the plan would be the next step. The consultant noted that the base density in the receiving areas would need to create an incentive to purchase them for greater density. Mr. Cline noted that the City of Hagerstown is not participating in the TDR program at this time.

## **- Draft of Final Report**

Mr. Phoebus distributed draft copies of the final report that will eventually be presented to the BOCC. He began the report with the list of tasks that were assigned to the committee by the BOCC. Each task was then outlined and summaries of the Committee's recommendations were given. Reports from the Incentives and Housing Committees were included in the report. Mr. Phoebus suggested that the committee might want to present an interim report to the BOCC and a final report at a later date since there will be the outstanding requirement to address Task #6.

Mr. Ditto suggested that a section should be added to address the time spent researching and learning about various issues relative to the report. Mr. Miller suggested listing the guest speakers and their topics within the specific tasks that related to their particular topics (Tasks 2 and 3).

Mr. Phoebus noted that he included a summary of the field trip and a copy of the map will also be included. He then began a discussion with regard to issues in the UGA. He stated that the EDC recently distributed their recommendations for zoning issues. Seven sites were reviewed pertaining to economic development and their recommendations were similar to the Advisory Committee's recommendations. After a brief discussion, members suggested providing the EDC's recommendations as an addendum or footnote in the committee's report.

Mr. Phoebus would also like to include a recommendation for the rezoning of the Hagerstown Community College. The college owns 313-acres and could be appropriately buffered from the surrounding community. The college is comprised of three large parcels of land, each having a different zoning classification. One parcel is zoned RS-PUD (Residential Suburban with a Planned Unit Development overlay), one parcel is zoned RS – Residential Suburban and the third parcel is zoned A – Agricultural Rural. Mr. Phoebus expressed his opinion that none of these zoning classifications are appropriate for a college institution. He noted that many colleges are entering into partnerships with biotech and high tech organizations to provide facilities for biotech research, etc. on college campuses. Forming these partnerships allow colleges access to highly qualified professors who run biotech and high-tech companies. It also allows internships on campus for students in these fields. The college would like to have an institutional zoning classification that would allow most of the activities previously discussed. Washington County currently has the ORT zoning classification that closely matches the type of zoning the college is interested in obtaining. Members concurred that a recommendation to the BOCC to consider a more appropriate zoning classification conducive to the growth and development of a modern higher educational facility would be acceptable. Mr. Thompson stated that staff would be meeting with the president of college to discuss these issues in mid March.

Ms. Irvin-Craig began a brief discussion on Task 5 (Workforce Housing). She noted that the request of the Board of County Commissioners limited the Housing subcommittee to the manufacturing housing designs and inclusionary zoning. However, the subcommittee reviewed all of the Workforce Housing proposals as requested by the UGA Advisory Committee. She believes this request should be addressed in the report.

Members discussed incorporating the recommendations for the Airport and the College into the tasks that were assigned by the BOCC. Mr. Armel suggested that both issues could be addressed as part of Task 3. Members began a task-by-task discussion of the report. Task 1 needs written summaries of the public hearings for incorporation into the report. Task 2 is referenced in the Housing subcommittee's report. Mr. Armel suggested referencing Task 2 in the Task 5 summary. Members discussed references within the report to the subcommittees that were formed as part of the process. Ms. Irvin-Craig expressed her opinion that it is important for the community and the BOCC to realize the amount of time and effort members put forth in researching, reviewing and producing their recommendations. Mr. Reynolds believes that the subcommittees should reference the professionals and resources used to help establish their recommendations. Mr. Phoebus asked each subcommittee to produce a list of their resources, field trips, etc. used in their research.

Mr. Phoebus began a discussion with regard to Task 5 relative to TDR issues. He noted that in the TDR Report presented to the BOCC, the consultant states, "We have recommended that the entire unincorporated areas outside the existing Urban Growth Area be designated as the sending area." Mr. Ditto stated that some of the receiving areas discussed by the TDR subcommittee are inside the consultant's designated sending areas. Members discussed several items addressed within the TDR Report including receiving areas, water and sewer issues, etc. The TDR subcommittee will schedule a meeting to thoroughly review this report and make their recommendations.

Mr. Phoebus clarified that the two tasks the committee needs to continue to work on is to identify TDR receiving areas within the UGA, if a decision is made to create a TDR program, and to review and make recommendations on the Planning Commission and staff's final proposal for the rezoning in the UGA.

Mr. Phoebus expressed his opinion that Mr. Greg Murray should be given a copy of the draft report and attend the next meeting to discuss his comments and recommendations.

Mr. Ditto began a discussion with regard to sewer capacity issues relative to TDR's. Mr. Armel discussed nutrient loading and discharge issues.

### **COMMENTS**

Ms. Livelsberger expressed her opinion that the committee should recommend downzoning, if appropriate,

### **NEXT MEETING**

The next meeting of the UGA Advisory Committee has been scheduled for Thursday, March 6, 2008 at 9:00 a.m. at the Washington County Administrative Annex, 80 West Baltimore Street, Conference Room 1. Mr. Thompson will contact Mr. Murray for his availability to attend this meeting.

### **ADJOURNMENT**

Mr. Phoebus adjourned the meeting at 10:35 a.m.

Respectfully submitted,

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Richard Phoebus, Chairman