

MINUTES

URBAN GROWTH AREA ADVISORY COMMITTEE June 12, 2008

The Urban Growth Area Advisory Committee held a meeting on Thursday, June 12, 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
- Hank Livelsberger
- Jerry Ditto
- John Shank
- Harry Reynolds
- Mike Armel
- Jeff Cline
- Donovan Corum
- Dennis Miller
- Nancy Allen
- Linda Irvin-Craig
- Ronald Leggett
- Steve Goodrich
- Debra Eckard
- Jill Baker
- Chris Cochrane

MINUTES

Mr. Shank made a motion to approve the minutes of the May 29, 2008 meeting as presented. Seconded by Mr. Miller. Unanimously approved.

OLD BUSINESS

Mr. Goodrich distributed copies of the map of the Urban Growth Area with the proposed zoning assignments and gave a brief explanation of the colored areas on the map, a key to the map symbols and a list of guidance materials used to establish the zoning recommendations. Mr. Goodrich recommended that the Advisory Committee members should review the map and the proposed zoning. Members should evaluate each area to determine if they agree with the proposed zoning. At the next meeting, the committee can then focus on the areas where they disagree with staff's zoning recommendation. Mr. Goodrich stated that he used the Land Use Map contained in the County's adopted 2002 Comprehensive Plan as a guide to establish the zoning designations. Some individual properties have been examined more closely with guidance from the Economic Development Commission. (The EDC's recommendations were included in the packet of information Mr. Goodrich distributed during the meeting.) Mr. Goodrich noted that Staff changed some of the EDC's recommendations because the zonings that were suggested would not accomplish the effects wanted by the County. He also noted that the City of Hagerstown's newly adopted Comprehensive Plan was also used as a guide for adjacent properties. Other guides he

used included discussions from the field trip taken by the Advisory Committee in January. Mr. Goodrich recommended that members should consider the use of adjacent and adjoining properties when determining the land use for specific properties.

Mr. Ditto noted that most of the areas currently zoned A – Agricultural (1 unit per acre) are being proposed for the new RT – Residential Transitional zoning designation which allows 4 units per acre. Mr. Phoebus noted that White & Smith (the TDR consultant) reported that if a TDR program is adopted, the County should not allow “upgrading” of zoning in order to force developers to use TDRs. Mr. Goodrich stated that the current maximum density in the Growth Area is 16 units per acre in the multi-family zones. He noted that development pressure needs to be taken off of the rural areas and put in the Urban Growth Area. Mr. Ditto expressed his opinion that the use of TDRs will be destroyed by using a “blatant” upzoning in the UGA.

Ms. Baker pointed out that the use of TDRs is not going to dictate how the “community” is going to grow. TDR’s will be important in dealing with rural area issues and moving into the Growth Area; however, if a TDR program is adopted the members need to determine where they want the growth to go. Mr. Phoebus suggested that the committee could adopt the proposed land uses contingent upon the purchase of TDRs. Zoning will control use and density. If a TDR program is adopted, density figures can be adjusted up or down while uses remain the same.

Upon Mr. Reynold’s request, Mr. Goodrich explained the process he used to determine the zoning in a particular area. The subject property is currently known as the “Doub” property located at the I-70/US Route 40 interchange. Mr. Goodrich noted that currently the County’s Comp Plan designates the property as a high-density residential zoning designation. The proposed zoning classification is RT, which is low density residential. The owner is proposing to annex the property into the City of Hagerstown and develop the property as a shopping center. The City of Hagerstown currently has the property zoned for business employment and commercial. Mr. Goodrich stated that the proposed RT zoning was recommended because the property is designated for residential development by the County’s Comprehensive Plan. The property is surrounded by existing residential development. The property could also be developed as a PUD (Planned Unit Development) contingent on application and approval, where business employment, residential and commercial uses can be used all together. The Comp Plan discourages residential development along the interstate due to noise. However, Mr. Goodrich stated his opinion that a zoning designation of residential would be the most compatible use for this property due to the existing residential development.

Mr. Armel asked if consideration should be given to the availability of infrastructure when considering the zoning on properties. Mr. Goodrich believes the availability of infrastructure should be given consideration, i.e., water and sewer, roads, etc. When considering the Doub property, he noted that roads and access are an issue and that residential development of the property would generate a lesser amount of traffic. Commercial development usually requires greater improvements than residential development. Therefore, road improvements for a residential development on this property would create the least disruption for residents already in the area. Developer participation for road improvements would be required for either a residential or a commercial development.

There was a brief discussion with regard to the ORT (Office, Research and Technology) zoning designation. Mr. Goodrich stated there is currently a text amendment proposal to expand the uses allowed in the ORT zoning district.

NEW BUSINESS

Mr. Phoebus began a review of the 1st draft Report of the Urban Growth Area Advisory Committee. The committee first reviewed a paragraph written by Donovan Corum regarding Rural Villages (Priority Funding Areas).

- **Consensus:** The use of the paragraph as written was accepted by the committee with two minor spelling corrections.

Mr. Armel recommended using numbers or letters in place of bullets for each item. Mr. Phoebus expressed his opinion that a separate page for each Task should be provided. He has volunteered to write a short paragraph relative to Task 1.

A few members expressed their concern that some members appointed to the committee did not participate in the meetings or the preparation of this report. One member pointed out that those individuals represented a specific organization or group that will have comments at the end of this process and that those comments should have been made known throughout the process. Members noted that other individuals could have been appointed to the committee that would have contributed their expertise and could have been an asset to the committee and its responsibilities.

- **Consensus:** Members agreed to list the active members of each subcommittee.

Members discussed the inclusion of all meeting minutes in the final report.

- **Consensus:** The approved minutes of all UGA Advisory Committee meetings will be added as an Appendix to the Final Report.

Mr. Armel recommended that discussions regarding the Hagerstown Community College should be “prominently” highlighted in the Final Report. Mr. Phoebus agreed.

The committee continued its review of the 1st Draft of the Final Report. Minor changes to the text and format were recommended in the Final Report of the Incentives and Housing Subcommittees’ sections of the Report..

NEXT MEETING

The next meeting has been scheduled for Thursday, June 26, 2008 at the Washington County Administrative Annex, 80 West Baltimore Street. **PLEASE NOTE:** The time has been changed from 9:00 a.m. to **8:00 a.m.**

Meetings have also been scheduled on July 10th and July 24th at 8:00 a.m. at the Washington County Administrative Annex, 80 West Baltimore Street.

ADJOURNMENT

Mr. Phoebus adjourned the meeting at 11:00 a.m.

Respectfully submitted,

Richard Phoebus, Chairman