

MINUTES

URBAN GROWTH AREA ADVISORY COMMITTEE August 21, 2008

The Urban Growth Area Advisory Committee held a meeting on Thursday, August 21, 2008 at 8:00 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 8:00 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
- Linda Irvin-Craig
- Nancy Allen
- Donovan Corum
- Steve Goodrich
- Mike Thompson
- Misti Brandenburg

MINUTES

Minutes of the August 14, 2008 meeting were not available.

OLD BUSINESS

Review of the Draft Final Report

Mr. Phoebus began a review of the changes to the Draft Final Report as discussed during the August 14th meeting. It was noted that the paragraphs from OTHER RELEVANT ISSUES were not moved as discussed during the last meeting. Mr. Phoebus stated that after reviewing these paragraphs, it is his opinion that the language should not be changed in those paragraphs and moved as previously discussed. Ms. Irvin-Craig reminded the committee that these paragraphs were originally placed under OTHER RELEVANT ISSUES in order to give these issues emphasis and to take rural issues out of a report dealing with the urban area. She believes that when the committee presents their report to the Board of County Commissioners, the committee needs to be able to defend their reasons for discussing rural issues in a report of the urban area. Mr. Ditto expressed his opinion that the Committee's defense should be included in the Executive Summary. Ms. Irvin-Craig agreed. Mr. Phoebus stated he would write a short paragraph to insert in the Executive Summary to explain why issues dealing with the rural area have been discussed in the Report.

The Committee continued their review of the changes to the Draft Final Report. When reviewing page 17, item #1, Ms. Irvin-Craig requested that an appendix be added to further explain the House Keys for

Employees Program referenced in this section. She also requested that the following language be added to this paragraph that states, "Any assistance program must require completion of the financial literacy or home ownership education course." Ms. Irvin-Craig reviewed the changes being proposed to the language in item #4. To avoid confusion, the Committee recommended clearly identifying the recommendations of the Workforce Housing Task Force and the responses given by the UGA Committee on pages 17 and 18. Mr. Phoebus suggested that the Workforce Housing and Affordable Housing should be defined using monetary values from a specific date.

- **Consensus:** The committee accepted all recommended changes as stated above.

Review of the Executive Summary

When reviewing the Executive Summary for the Incentives subcommittee, Mr. Armel noted in paragraph 5, 1st sentence, the word "growth" should not be deleted. No other changes were needed.

- **Consensus:** The committee accepted the recommended change.

The Committee began reviewing the Executive Summary for the Housing subcommittee. In the 5th paragraph, last line, Ms. Livelsberger recommended adding the word "qualified" before the phrase "senior and/or affordable housing". In the 2nd paragraph 5th line, Mr. Reynolds recommended changing the phrase "still be" to "be located". In the 3rd paragraph, 3rd line, Mr. Reynolds recommended changing the phrase "The Board of County Commissioners should form...." to "The Committee recommends that the Board of County Commissioners.....". In the last paragraph, 2nd line, a comma is needed after PUD and Mixed-use in the 5th line should not be capitalized.

- **Consensus:** The committee accepted all recommended changes as stated above.

Proposed Zoning Changes

The Committee began a review of Staff's proposed zoning changes around the area of the Hagerstown Community College. Staff is proposing an Education zoning designation for the 319-acres of property owned by the College, which would protect the surrounding neighborhood from college use. The zoning designation would allow traditional college functions such as teaching, athletics, etc. as well as a new concept allowing the college to form partnerships with research companies, etc. Mr. Goodrich stated that the President of HCC has written the proposed language describing the type of partnership activities expected at the College. Staff has expressed their concern that there is potential for losing the primary educational function of the college. Mr. Goodrich stated that the educational function of the property is the primary goal and there should always be a link between the educational function and the business incubators.

On property owned by the Hospital, Staff is proposing a zoning designation of RT. This zoning classification is the lowest density residential zoning available and permits hospitals as a special exception.

On the property known as Mt. Aetna Farms, Staff is proposing a zoning designation of Residential Suburban, which is consistent with the Comprehensive Plan. However, Staff believes there may be changes in the future that could affect this zoning designation. Mr. Phoebus recommended a zoning designation on that particular property that would allow the development of high-tech/ bio-tech facilities. He also suggested this property as a potential site for a high school.

- **Consensus:** The committee supports an education zoning designation for the property owned by the Hagerstown Community College.
- **Consensus:** The committee recommends a zoning designation similar to the ORT zoning on the Mt. Aetna Farms property.

NEXT MEETING

The next meeting will be held on Thursday, September 4, 2008 at 9:00 a.m. at the Washington County Administrative Annex. Discussions will focus on the proposed ORT zoning designations. Mr. Goodrich stated he would provide the definition of the ORT zoning designation.

ADJOURNMENT

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

Respectfully submitted,

Richard Phoebus, Chairman