

MINUTES

URBAN GROWTH AREA ADVISORY COMMITTEE October 2, 2008

The Urban Growth Area Advisory Committee held a meeting on Thursday, October 2, 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 9:10 a.m.

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

- Richard Phoebus
- Mike Armel
- Jeff Cline
- Dennis Miller
- Hank Livelsberger
- Jerry Ditto
- John Shank
- Harry Reynolds
- Linda Irvin-Craig
- Nancy Allen
- Donovan Corum
- Steve Goodrich
- Mike Thompson
- Debra Eckard

MINUTES

Mr. Shank made a motion to approve the minutes of the September 18 2008 meeting as presented. Seconded by Ms. Irvin-Craig. Unanimously approved.

OLD BUSINESS

Final Report

Ms. Eckard distributed copies of the Final Report dealing with assigned Tasks 1 through 5. Mr. Phoebus began a discussion regarding the Committee's report for Task 6, which deals with recommendations of Staff's zoning proposal of the UGA. Members discussed a format to present their recommendations for zoning of the UGA. Mr. Goodrich suggested incorporating a section to discuss specific areas where the Committee disagreed with Staff's original zoning proposal and a section discussing general zones such as residential, industrial, commercial, etc... Mr. Goodrich noted that based on recommendations and discussions by the Committee, Staff may change the draft zoning proposal prior to forwarding to the Planning Commission. Mr. Armel expressed his opinion that a report should be prepared to discuss how the Committee's recommendations have been incorporated into the Staff's final proposal. Mr. Goodrich noted that the zoning in the Town Growth Areas will also be reviewed.

Review of Staff's Zoning Proposal

Mr. Phoebus began discussions to review Staff's proposal of the changes recommended to the current agricultural zoned properties. Mr. Goodrich stated there are currently 9,511 acres of property zoned Agriculture and 65 acres of property zoned Conservation in the UGA. The property zoned Conservation

is located on Route 40 west of the Sheetz at Huyett's Crossroads. Mr. Goodrich noted there are 1550 acres of property zoned Agriculture and 380 acres of property zoned Conservation in the Town Growth Areas.

Mr. Goodrich began a review of the areas currently zoned Agriculture.

Airport – Proposed zoning: AP – Airport; This zoning designation will be used for property owned by the Airport.

North of the Airport along Byers Road – Proposed zoning: PI – Planned Industrial

Northeast of the Airport (area between Church, Daley and Maugansville Roads) – Proposed zoning: IR – Industrial Restricted (proximity to the railroad) and HC – Highway Commercial (proximity to the I-81);

There was a brief discussion with regard to zoning these areas AP. Mr. Goodrich noted that these properties are located across the interstate from the Airport and are not owned by the Airport. He noted that due to the noise from the planes taking off from the Airport, residential uses are not recommended in these areas. There was a discussion regarding the Airport overlay zone. Mr. Goodrich noted that the AP zone prohibits, such as buildings and trees, from exceeding a certain height. The AP zone also dictates the uses for the property, such as airport related uses. It also prohibits residential uses. Mr. Goodrich noted that property developed in the AR (Agricultural Rural) with the AP overlay zone has a residential density requirement of 1 dwelling unit per 50 acres of land owned. He also noted there are some exceptions for property owners who do not own 50 acres of land. Mr. Goodrich noted that several uses are permitted in the AP zone, such as: aircraft manufacturing, uses required for airport operations, support services for uses that depend on proximity to air transportation facilities, aircraft related services such as engine repair and body work, travel agencies, schools for training pilots, traffic controllers, airfreight handlers, uses of a light industrial nature including, but not limited to, office buildings, manufacturing and assembly of electrical appliances, manufacturing of musical instruments, novelties, etc.

There was a brief discussion regarding the HC zoning designation northeast of the Airport. Mr. Goodrich stated that the intent of the HC zone is to create an area for services for travelers and businesses such as trucking companies that rely on the highways. The HC zone is a revision to the existing HI-1 minus the industrial uses. One owner of property in the HC zone requested inclusion in the UGA with the intention of establishing a company in this area. The Washington County Economic Development Commission also recommended the HC zoning designation for this area.

- **Consensus:** The Committee has no objection to Staff's zoning proposal for areas around the Airport as previously discussed.

The next area discussed is a large area of agricultural properties on the western perimeter of the UGA boundary, which lies between Maugansville, Broadfording and McDade Roads and US Route 40. Beginning at Maugansville Road and extending along the north side of Broadfording Road as well as a small area south of Broadfording Road, Staff is proposing the RT (Residential Transitional) zoning designation (Site 1). There is a large area south of Broadfording Road east of Greencastle Pike and west of McDade Road that is proposed for the PI (Planned Industrial) zoning designation (Site 2). A small area east of McDade Road is proposed for the RT zoning designation (Site 3). Properties east of Greencastle Pike and north of US Route 40 are proposed for the IR (Industrial Restricted) zoning designation (Site 4) and properties west of Greencastle Pike north and south of US Route 40 (Site 5) and east of Walnut Point Road are proposed for the RT zoning designation. (Site reference numbers are used only for the purpose of identifying specific sites for these minutes.)

Mr. Goodrich noted that Site 4 was selected for the IR and PI zoning because it is an extension of the Hopewell Valley/Newgate Industrial area. Site 5 was selected for RT zoning, which is a low density residential zoning classification of 2 to 4 dwelling units per acre, because it is on the outside edge of the Growth Area and there is currently residential development in the area.

Mr. Ditto began a discussion with regard to the area just west of Maugansville Road (Site 6), which is proposed for ORT zoning. He noted this is in the general area of Martin's Elevator and there is no access to this property except through lands of Martin's Elevator. The question was raised if Martin Elevator would be allowed to expand their facilities in the ORT zoning district. Mr. Goodrich stated he did not believe it would be a permitted use. Mr. Shank expressed his opinion that Staff should consider a different zoning classification to allow for the Elevator's future expansion, if necessary.

- **Consensus:** The Committee recommends that Staff should consider a different zoning classification for Site 6, the area around Maugansville Elevator

Mr. Goodrich stated he would provide more information with regard to this particular area at the next meeting.

There was a brief discussion regarding the UGA boundary and if it should be expanded in the area of Salem Church Road and Broadfording Road.

There was a discussion regarding an area of land along the south side of Salem Avenue that is currently zoned HI-1 (Highway Interchange 1). Mr. Goodrich stated he would include aerial photos and the City of Hagerstown's land use plan for this area. He noted there is a mixture of uses in this area, which is making a determination of the type of zoning designation for this area difficult.

The Committee began a discussion regarding Sites 2, 3, 4 and 5. The Committee discussed the varying uses currently used in these areas. They also discussed moving the UGA boundary at Walnut Point Road. Mr. Phoebus expressed his opinion that the Committee should not get into moving the UGA boundary unless there is a "grievous situation". Other members agreed.

- **Consensus:** The Committee has no objection to the proposed zoning of Sites 2, 3, 4 and 5.

Final Report

Mr. Goodrich noted there were a few minors changes made to the Final Report for clarification purposes only. He noted there is a memo included in the Committee's copies that was sent to the BOCC when forwarding the Report to them. The Report is scheduled for the BOCC's Agenda on Tuesday, October 28th, at 9:30 a.m. The time could change and the Committee has been advised to check the Washington County website for any changes. Mr. Goodrich stated that the Planning Commission will be holding a Workshop on Monday, October 20th at 1:00 p.m. and will be discussing the Report at that time.

NEXT MEETING

The next meeting is scheduled for October 16th at 9:00 a.m. Mr. Phoebus will not be present at that meeting.

ADJOURNMENT

Mr. Phoebus adjourned the meeting at 11:05 p.m.

Respectfully submitted,

Richard Phoebus, Chairman

