

# MINUTES

## URBAN GROWTH AREA ADVISORY COMMITTEE October 30, 2008

The Urban Growth Area Advisory Committee held a meeting on Thursday, October 30, 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
- Mike Armel
- Nancy Allen
- Hank Livelsberger
- Jerry Ditto
- John Shank
- Harry Reynolds
- Linda Irvin-Craig
- Donovan Corum
- Steve Goodrich
- Mike Thompson
- Debra Eckard
- Jill Baker
- Jennifer Kinzer
- Meghan Hammond

### MINUTES

Mr. Ditto made a motion to approve the minutes of the October 16, 2008 meeting as amended. Seconded by Mr. Corum. Unanimously approved.

### DISCUSSION

The Committee began with a brief discussion regarding their presentation of the Final Report to the Board of County Commissioners. Members also discussed the lack of citizen participation throughout the process. Several ideas were suggested to try to get more citizen participation, such as newspaper advertisements and public workshops.

Mr. Armel made an inquiry regarding notification of property owners whose zoning will change on their property. Mr. Goodrich stated that letters will be sent to all property owners whose zoning will be changed. Public hearings will be held to present the proposed zoning changes.

There was a brief discussion regarding workshops with the County Commissioners to further discuss the recommendations of the Final Report.

## **NEW BUSINESS**

Mr. Goodrich began a discussion regarding the properties proposed for Business General zoning. He displayed a map showing the current agricultural zoned properties, properties currently zoned HI-1 and are proposed to be zoned HC (Highway Commercial, which will basically be commercial uses), properties with existing Business General zoning and Business Local zoning. He noted that there are not a lot of areas proposed for new Business General zoning; however, there are other zoning classifications that allow commercial uses as well as areas within the City of Hagerstown.

Mr. Goodrich distributed a chart showing the various uses allowed in each zoning category and whether they are a special exception or principle permitted use. The Committee previously discussed truck stops and truck terminals in the Highway Commercial zoning district. Ms. Livelsberger recommended that when the narrative for the HC zoning district is written, the language to address architectural design and landscaping should be very specific, especially for development that will be seen from the interstates. The County currently has no architectural specifications. She also suggested that the County could adopt the City's standards since these areas will eventually be in the City limits. Mr. Goodrich stated that Staff has begun writing guidelines and has included many of the City's guidelines. He asked the Committee for their input as representatives of the community and what the community would like to see. Mr. Phoebus believes that higher design standards around the County are needed, such as traffic flow and architectural appearance, Mr. Goodrich noted that Staff is working on changes to parking standards, more usable green space in parking lots, lighting, signs, etc.

- **Consensus:** The Committee recommends the adoption of improved design guidelines for the County.

Mr. Armel began a discussion regarding the definition of truck stops and truck terminals. Trucks stops (such as Pilot) have a place for trucks to park overnight and an area to service trucks. Mr. Goodrich noted that truck stops are special exception uses in the new HC zoning district.

## **OLD BUSINESS**

Mr. Ditto began a discussion regarding the Martin Elevator property (previously named Site 6) and the adjoining property immediately to the north (previously named Site 8). During the October 16<sup>th</sup> meeting, the Committee, by a consensus vote, recommended that the property known as Site 8 be zoned RU (Residential Urban). Mr. Ditto stated that he discussed with Mr. Martin of Martin Elevator the proposed rezoning around his facility and what would be most conducive for the business to be maintained as it is and to expand. He discussed the Committee's recommendation with Mr. Martin and asked Mr. Martin to attend today's meeting. Mr. Ditto distributed a letter to all Committee members from Mr. Martin describing the property he owns and indicates his desire for the type of zoning he wants on his property. Approximately 245 acres of land is owned by Mr. Martin and his family. Mr. Ditto explained that Mr. Martin is concerned with the proposed RU zoning, which is a high density residential zoning district next to the railroad track and borders the Elevator's property.

Mr. Ditto expressed his opinion that the IG zoning district would be a more appropriate zoning classification. However, the IG narrative needs to be rewritten to include the operations of the Elevator. Ms. Irvin-Craig does not believe the IG zoning district would be appropriate because there are numerous homes in front of the Martin's property. Mr. Ditto expressed his opinion that the area along Maugansville Road would be an ideal location for agricultural related businesses, such as tractor and farm instrument supplies and services.

Mr. Phoebus asked why Staff was proposing the RU zoning district on this site (Site 8). Mr. Goodrich stated that the site is currently zoned HI-2, which is a high density residential zoning that is being eliminated. The RU zoning designation is the most comparable to the HI-2 zoning district. Mr. Goodrich also noted there is a lot of residential development in this area. Mr. Shank stated that in the Committee's previous discussion, one consideration for zoning this property RU is the availability of public water and sewer infrastructure.

Mr. Goodrich pointed out that by zoning the property IG, not only agricultural-based uses would be allowed on the property, but other uses would also be allowed (such as correctional institutions, the manufacturing of automobiles, manufacturing of brick products, coal yards, electric generating plants, etc.) Members discussed the railroad to the rear of the property, which would be advantageous to manufacturing industries that might locate on the site. Mr. Goodrich briefly discussed the Planned Industrial zoning district, which allows some of the same industrial uses but requires more buffering from the residential uses and also has a pre-planning aspect. However, the PI zoning district would prohibit flour mills and grain drying businesses.

After a lengthy discussion and varied opinions, the following action was taken by the Committee.

**Motion and vote:** Mr. Armel made a motion to rescind the action taken by the committee at the October 16<sup>th</sup> meeting regarding Site 8. The motion passed with Ms. Irvin-Craig voting “No”.

**Motion and vote:** Mr. Armel made a motion that Site 8 be recommended for IG zoning with the exception of the two parcels fronting on Shawley Drive, one parcel on the corner of Shawley Drive and Maugansville Road, and one parcel fronting on Maugansville Road, a total of approximately 16.5-acres, to be zoned RU. Seconded by Mr. Corum. The motion passed with Mr. Armel, Mr. Corum, Mr. Reynolds, Mr. Phoebus and Ms. Livelsberger noting “Aye”; Ms. Irvin-Craig and Mr. Ditto voting “Nay”; and Mr. Shank and Ms. Allen abstained.

Mr. Ditto expressed his opposition to the motion because he believes that zoning the four properties with a high intensity residential zoning will be detrimental to the existing operation of Martin’s Elevator and the possibility for a bio-fuel facility in this area as well.

Ms. Irvin-Craig opposed the motion because there is water and sewer infrastructure already available in this area and to extend the infrastructure to outlying areas would be more costly for the County. She also expressed her concern for existing residents in front of the property by changing the zoning from its current residential use to an industrial use.

#### **NEXT MEETING**

After a brief discussion, the Committee has decided to meet on November 13<sup>th</sup> and 20<sup>th</sup> and December 4<sup>th</sup> and 18<sup>th</sup>. All meetings will begin at 9:00 a.m. and will be held in the Washington County Administrative Annex, 80 West Baltimore Street, Conference Room 1.

#### **ADJOURNMENT**

The chairman adjourned the meeting at 11:10 a.m.

Respectfully submitted,

---

Richard Phoebus, Chairman