



DEPARTMENT OF PLANNING & ZONING  
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

October 15, 2018

RZ-18-003

**APPLICATION FOR MAP AMENDMENT  
PLANNING COMMISSION RECOMMENDATION**

Property Owner(s):	P Overlook LLLP
Applicant(s):	P Overlook LLLP
Location:	SE Quadrant of US 340 and Keep Tryst Road
Election District:	#11 – Sandy Hook
Comprehensive Plan Designation:	Environmental Conservation
Tax Map:	87
Parcel(s):	10
Acreage:	24.32 acres
Existing Zoning:	RV - Rural Village (9-lot density restriction)
Requested Zoning:	RV - Rural Village (no density restriction)
Date of Public Meeting:	September 10, 2018

**RECOMMENDATION**

The Washington County Planning Commission took action at its regular meeting held on Monday, October 1, 2018 to recommend denial of Map Amendment RZ-18-003 to the Board of County Commissioners. The Commission considered the application, the supporting documentation submitted with the application, the applicant's presentation and the public comment during the public rezoning meeting and the Staff Report and Analysis. The Planning Commissions' opinion is that the Board of County Commissioners was within its legislative authority to place residential density restrictions on this property based on an analysis of compatibility with surrounding land uses. Furthermore, the Planning Commission referenced public comment noting that numerous judicial proceedings, in varying levels of the Maryland judicial system, have not negated the Board of County Commissioners decision to apply the density restriction. The Planning Commission believes the restriction is valid and should remain. Copies of the application packet, Staff Report and Analysis, approved minutes of the September 10, 2018 public rezoning meeting and the approved minutes of the October 1, 2018 regular meeting are attached.

Respectfully submitted,

Stephen T. Goodrich, Director  
Washington County Department of  
Planning & Zoning

STG/JLB/dse  
Attachments  
cc: Kirk Downey  
Jason Divelbiss