



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING

November 3, 2014, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

NEW BUSINESS

1. Trovinger Mill Cell Tower (SP-14-039) Proposed cell tower to be located on the south side of Trovinger Mill Road on 119.68 acres; Zoning: A(R) – Agricultural Rural; Planner: Cody Shaw *
2. Creek Solar (SP-14-046) Site plan for Creek Solar located along the north side of Earth Care Road on 427 acres; Zoning: EC (Environmental Conservation); Planner: Cody Shaw *
3. Seneca Ridge (SP-14-042) Request to modify parking requirements of Section 22.2.f.8v of the Zoning Ordinance for five proposed apartment buildings at Seneca Ridge located along the north side of Maugans Avenue on 12 acres; Zoning: RM (Residential Multi-family); Planner: Lisa Kelly *

OTHER BUSINESS

1. Liberty at Hunter's Green II (SP-14-037) Site plan for an existing warehouse with a proposed addition located along the east side of Newgate Boulevard, north of Halfway Boulevard; Zoning: IG (Industrial General); Planner: Lisa Kelly (FOR INFORMATION ONLY – NO APPROVALS REQUIRED)

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, December 1, 2014, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

**** attachments***

The Planning Commission reserves the right to vary the order in which the cases are called.

Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET



**WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: CELL TOWER - TROVINGER MILL
NUMBER.....: SP-14-039

OWNER.....: WEBER KENLIN & KENDRA
LOCATION.....: TROVINGER MILL ROAD S/S
DESCRIPTION..: SITE PLAN FOR TROVINGER MILL CELL TOWER REV 1

ZONING.....: A(R) AGRICULTURAL (RURAL)
COMP PLAN...: AG Agriculture
PARCEL.....: 03823011700000
SECTOR.....: 1
DISTRICT....: 18

TYPE.....: CM
GROSS ACRES.: 1
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: NETWORK BUILDING & CONSULTING LLC
RECEIVED....: 08/13/2014

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$800.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PRIVATE	PRIVATE
SERVICE AREA.....	N/A	N/A
PRIORITY.....	7	7
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....	N/A	

STORM WATER MANAGMT TYPE.: 12" GRAVEL PAD
DRAIN DIRECTION.....: SW
FLOOD ZONE.....: C
WETLANDS.....: N
TOPOGRAPHY.....: HILLS AND TREES
BEDROCK.....: N/A
VEGETATION.....: Trees and bushes

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 1% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: N
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....: N
 TOTAL PARKING SPACES PLANNED.: 0 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 0
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....: N/A

SOLID WASTE DISPOSAL PLANS...: N/A
 MATERIALS STORED ON SITE.....: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	13	8	7
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 N/A
 2 N/A
 3 N/A
 4 N/A
 5 N/A
 6 N/A
 7 N/A
 8 N/A
 9 N/A
 10 N/A

NUMBER OF ACCESS POINTS:1

COUNTY HISTORIC INVENTORY SITE #: I070
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 10 MILES TO STATION: 1.8
 AMBULANCE DIST: 75 MILES TO STATION: 1.8

COMMENTS:

SITE PLAN FOR TROVINGER MILL CELL TOWER REV 1

ON MAY 28, 2014 THE WASHINGTON COUNTY BOARD OF ZONING
 APPEALS GRANTED A REQUEST OF A SPECIAL EXCEPTION TO PERMIT
 THE CONSTRUCTION OF A WIRELESS CELLULAR COMMUNICATION
 FACILITY (AP2014-019).

MAXIMUM HEIGHT OF THE TOWER IS 195'.

SITE IS EXEMPT FROM FOREST CONSERVATION DUE TO BEING LESS
 THAN 20,000 SQUARE FEET OF DISTURBANCE.

IT IS AN UNMANNED FACILITY AND THEREFORE DOES NOT HAVE
 POTABLE WATER OR SANITARY SERVICES.



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S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME....: CREEK SOLAR
NUMBER.....: SP-14-046

OWNER.....: WASHINGTON COUNTY COMMISSIONERS
LOCATION....: EARTH CARE ROAD N/S
DESCRIPTION.: SITE PLAN FOR CREEK SOLAR

ZONING.....: EC ENVIRONMENTAL CONSERVATION
COMP PLAN...: EC Environmental Conservation
PARCEL.....: 03608008600000
SECTOR.....: 5
DISTRICT....: 23

TYPE.....: CM
GROSS ACRES.: 427
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 10/20/2014

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE..:\$0.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PRIVATE	PUBLIC
SERVICE AREA.....	CL	
PRIORITY.....	7	3
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....	N/A	

STORM WATER MANAGMT TYPE.: SW RUNOFF TO STREAM BUFFER
DRAIN DIRECTION.....: S
FLOOD ZONE.....: A
WETLANDS.....: N/A
TOPOGRAPHY.....: RELATIVELY FLAT WITH TREES
BEDROCK.....: N/A
VEGETATION.....: Meadow w/ trees

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 0% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: N
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....: N
 TOTAL PARKING SPACES PLANNED.: 0 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 0
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....: N/A

SOLID WASTE DISPOSAL PLANS....: N/A

MATERIALS STORED ON SITE.....: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	3	2	2
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 N/A
 2 N/A
 3 N/A
 4 N/A
 5 N/A
 6 N/A
 7 N/A
 8 N/A
 9 N/A
 10 N/A

NUMBER OF ACCESS POINTS:1

COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 4 MILES TO STATION: 3.5
 AMBULANCE DIST: 49 MILES TO STATION: 3.5

COMMENTS:

SITE PLAN FOR CREEK SOLAR

FUNCTIONAL DESCRIPTION FOR THIS SITE IS FOR SOLAR POWER
 GENERATION. THIS PLAN INVOLVES PLACING SOLAR PANELS ON TOP
 OF THE EXISTING LANDFILL.

THIS SITE WILL HAVE NO EMPLOYEES.

FOREST CONSERVATION FOR THIS SITE WAS ADDRESSED ON A
 PREVIOUSLY APPROVED SITE PLAN SP-99-043.

**Renn
Engineering,
Inc.**

Engineers-Planners-Surveyors

Licensed in the States of
MD, NJ, PA, VA, and WV

934 Sweeney Drive, Suite 7
Hagerstown, MD 21740

Phone: (240)-347-4900
Fax: (301)-797-4075

16 October 2014

Terry Reiber, Chairman
Washington County Planning Commission
80 West Baltimore Street
Hagerstown, MD 21740

**RE: Seneca Ridge Apartments
Former File No. SP-03-007
Current File No. SP-14-042
REI Project No. 141019**

Dear Chairman Reiber,

I am writing to seek the approval of the Planning Commission for a modification to the requirements of Section 22.12.f.8.v of the Zoning Ordinance. This sections reads as follows:

22.12.f.8.v

"Landscaping islands shall be required after every 15 spaces. The Planning Commission may modify this requirement if it conflicts with stormwater management needs on the site or if long linear strips of landscaped area are provided instead of small islands."

In order to thoroughly document this request I would like to share the history on this project. The Seneca Ridge Apartments Project was originally designed in 2003 and assigned County File Number SP-03-007. The project proposed five (5)-twenty four (24) unit apartment buildings for a total yield of one hundred twenty (120) units. The project, SP-03-007, was approved by all agencies and the Planning Commission. The project sat idle for many years and was last visited in 2007. The action in 2007 consisted of changing the term "apartment" to "condominium." This action was done via letter from the Washington County Department of Planning and Community Development and was signed by Michael G. Thompson on your behalf. The project continued to remain idle from 2007 to fairly recently. The project was purchased by Shaool Seneca Ridge Development, LLC. This developer intends to develop the property as an apartment complex consisting of five (5) apartment buildings containing twenty four (24) units each. This yield is identical to what the Planning Commission originally approved under County File Number SP-03-007. At the time Shaool Seneca Ridge Development, LLC purchased the property, County staff was consulted to request direction as to whether the original approval granted under SP-03-007 could be renewed or if a new Site Plan submittal needed to be made. The direction received was to submit this project as a new Site Plan, which we did, and the project was assigned County File Number SP-14-042. As you know, many agency and

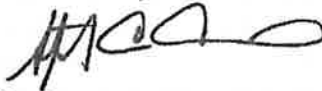
design requirements have changed from 2003 to present. The requirement that we are concerned about is that of parking, not number of spaces, but the requirement of interrupting every fifteen (15) spaces with a landscaped island. The required number of parking spaces for a project of this type was simply two (2) parking spaces per dwelling unit, which Site Plan SP-03-007 met. The County's current parking requirements for a development of this type is as follows:

2 spaces per dwelling unit excluding garage space; plus overflow/visitor parking outlined in 22.12(B). 4. residential overflow parking for apartments, garden apartments, and condominiums shall be provided at the rate of 0.30 spaces per dwelling unit. Recreational travel and recreational/off-road vehicle parking shall be provided at the rate of 1 space per 50 passenger vehicle parking spaces and shall be a minimum of 30 ft long and 15 ft wide.

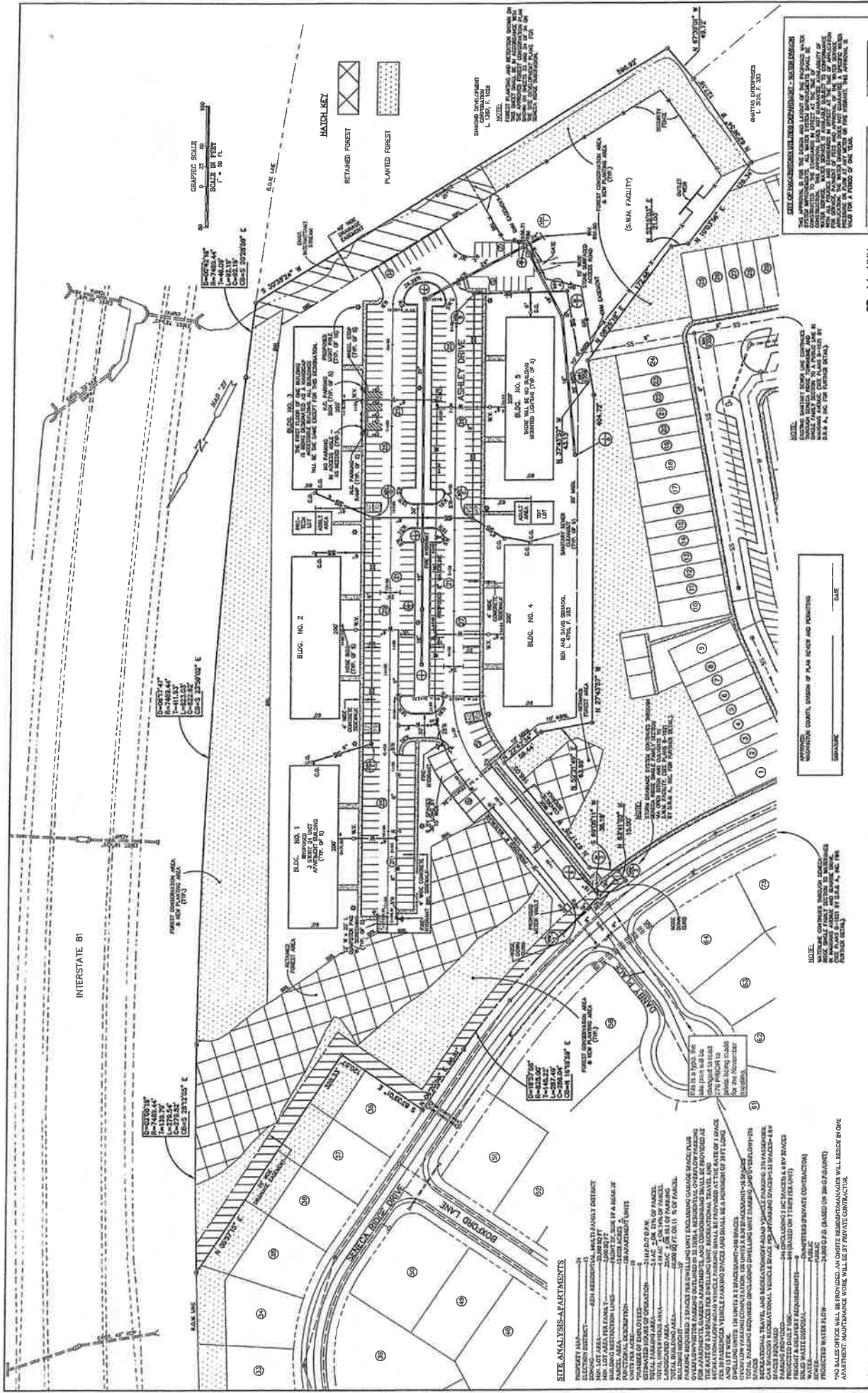
The current parking requirements yield a total number of spaces required of 282 spaces including the six (6) recreational vehicles spaces. We were able to re-configure the parking area and were caused to add another parking field to achieve this total, but the addition of the landscaped island proved problematic. The additions of the islands would result in a parking space loss of approximately 16 spaces which would have resulted in the site being under-parked. However, the current site design does include long linear strips of landscaped islands along the proposed parking fields. These long and wide landscape islands were proposed to achieve the Environmental Site Design (stormwater quality) component of the County's Stormwater Management Ordinance. These islands are intended to be landscaped with tree and shrub plantings and the area of same exceeds the County minimum area requirements by a multiple of two. Therefore, we respectfully request the Planning Commission grant the modification request based on the reasons stated above. To assist in your evaluation of this request enclosed please find copies of the 2003 Site Plan as well as the 2014 Site Plan. Should you have any questions or require additional information please do not hesitate to contact this office.

Sincerely,

RENN ENGINEERING, INC.



Stephen C. Cvijanovich
Vice President



SENeca RIDGE APARTMENTS 14019		SHEET NO. 3 OF 15 DATE 10/1/83	
PROJECT MAP 34 - PHASE 1006 ELECTION DISTRICT 13 WARREN COUNTY		PROJECT MAP 34 - PHASE 1006 ELECTION DISTRICT 13 WARREN COUNTY	
PROFESSIONAL CERTIFICATION I, the undersigned, being a duly licensed Professional Engineer in the State of New York, do hereby certify that I am the author of the foregoing plan and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of New York.		PROFESSIONAL CERTIFICATION I, the undersigned, being a duly licensed Professional Engineer in the State of New York, do hereby certify that I am the author of the foregoing plan and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of New York.	
SENeca RIDGE APARTMENTS 14019		SENeca RIDGE APARTMENTS 14019	

SITE ANALYSIS-APARTMENTS
 PROJECT MAP 34 - PHASE 1006
 ELECTION DISTRICT 13
 WARREN COUNTY

SENeca RIDGE APARTMENTS
 14019

Kelly, Lisa

From: Stransky, Mark
Sent: Friday, October 17, 2014 2:02 PM
To: Stephen Cvijanovich
Cc: Dee; Lung, Tim; Kelly, Lisa
Subject: RE: Seneca Ridge Apartments SP-14-042

Steve,

I don't object to the modification. Two linear strips of significant size are being provided within the parking lot area that will be utilized for SWM micro-bioretenention facilities which will contain extensive landscaping.

Mark.

*Mark Stransky, PE, CFM
Plan Reviewer and Floodplain Manager
Division of Engineering & Construction Management
Plan Review and Permitting Department
Washington County Government
80 West Baltimore Street
Hagerstown, Maryland 21740
240.313.2406
mstransky@washco-md.net*

From: Stephen Cvijanovich [<mailto:stevec@rennengineering.com>]
Sent: Friday, October 17, 2014 11:48 AM
To: Stransky, Mark; Stransky, Mark
Cc: Dee; Lung, Tim; Kelly, Lisa
Subject: FW: Seneca Ridge Apartments SP-14-042

Hello Mark-This was sent to Mark Bradshaw and not you....my apologizes.

Thank you

Stephen C. Cvijanovich, Vice President
RENN ENGINEERING, INC.

934 Sweeney Drive, Suite 7
Hagerstown MD 21740

Phone: 240.347.4900
Cell: 301.992.6088
Fax:301.797.4075
stevec@rennengineering.com

From: Stephen Cvijanovich
Sent: Thursday, October 16, 2014 3:40 PM
To: Dee; 'Bradshaw, Mark'
Cc: 'Lung, Tim'; Kelly, Lisa; 'david@shaoolconstruction.com'
Subject: FW: Seneca Ridge Apartments SP-14-042