

WASHINGTON COUNTY PLANNING COMMISSION
February 12, 2014

The Washington County Planning Commission held a public meeting on Wednesday, February 12, 2014 at 7:00 p.m. in the Town of Boonsboro, at the Community Building in Shafer Park, Boonsboro, Maryland for the purpose of reviewing proposed zoning and town growth area boundary changes.

Members present were: Chairman Terry Reiber, Clint Wiley, Drew Bowen, Denny Reeder and Ex-officio William McKinley. Staff members present were: Planning Director Stephen Goodrich, Chief Planner Jill Baker, Associate Planner Justin Lindley and Administrative Assistant Debra Eckard.

CALL TO ORDER

Chairman Reiber called the public meeting to order at 7:05 p.m.

STAFF PRESENTATION

Ms. Baker began the presentation by stating that changes are being proposed in order to help prepare for future growth. Planning for growth does not start with zoning, but with an acknowledgement of how the community is today, how we want it to look in the future, and how to get there through the transition period. Ms. Baker stated that the County adopted a Comprehensive Plan in 2002. The recommendations made to manage growth now need to be implemented. Ms. Baker discussed the goals and recommendations as follows:

- Plan for development to be as cost-effective as possible for taxpayers
- Preserve agricultural/rural way of life
- Plan for compatibility with existing uses

Ms. Baker discussed the proposed changes to the zoning and adjustments to the Town Growth Area boundary. She briefly explained the differences between the RR (Rural Residential) and RT (Residential Transition) zoning districts.

PUBLIC COMMENT

- Floyd Beaver, 20108 Scenic View Court: Mr. Beaver expressed his concern with regard to hooking up to public sewer. Ms. Baker stated that there is currently no proposal to put in public utilities. She noted that any new development should hook up to public water and sewer, where feasible. Ms. Baker also noted that Washington County has no authority over water and sewer issues in the Town of Boonsboro. Mr. Beaver asked if he taxes would increase. Mr. Bowen stated that taxes are based on the land use of the property and if the land use does not change, then the taxes will not change. He also stated that Mr. Beaver's property could not be annexed into the Town unless he petitions the Town for annexation.
- Donald Olden, 222 South Main Street: Mr. Olden asked if the zoning changes can he still pasture cows on the property. Mr. Reiber said he could continue to pasture cows.

ADJOURNMENT

Mr. Reiber adjourned the meeting at 7:45 p.m.

Respectfully submitted,



 Terry Reiber, Chairman