

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
July 11, 2016**

The Washington County Planning Commission held a regular meeting on Monday, July 11, 2016 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Clint Wiley, David Kline, and Ex-Officio County Commissioner Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; and Debra Eckard, Administrative Assistant; and Washington County Department of Plan Review - Tim Lung, Deputy Director and Lisa Kelly, Senior Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

NEW BUSINESS

-SUBDIVISIONS

Vista Business Park – Love's Travel Stops (S-16-014)

Ms. Kelly presented for review and approval a preliminary/final subdivision plat for 12.94 acres of land located along the south side of Showalter Road, east of the I-81 interchange. A new street, Perini Avenue, is proposed that will access the site of a proposed truck stop and travel center. The 12.94 acres is part of an original 70 acre tract of land. Verbal approvals have been received from reviewing agencies.

Motion and Vote: Mr. Kline made a motion to grant staff the authority to approve the preliminary/final subdivision plat after receiving all agency approvals. The motion was seconded by Commissioner Myers and unanimously approved.

-SITE PLANS

Vista Business Park – Love's Travel Stops (SP-16-009)

Ms. Kelly presented for review and approval a site plan for a proposed Love's Travel Stops on property located along the south side of Showalter Road. A special exception was granted by the Board of Zoning Appeals in October 2013 to permit the travel center/truck stop. The property is currently zoned HI (Highway Interchange). Access to the site will be from a new public street named Perini Avenue, which will connect with Showalter Road and eventually with Crayton Boulevard. The proposed development will include a car fueling station, a 7,900 square foot Love's convenience store, a 1,700 square foot Subway, a 3,400 square foot Wendy's restaurant with drive-thru and a 7,600 square foot tire repair shop. The new public street will serve the site and will be split to serve travelers at one entrance and tractor trailers at the second entrance. Truck parking will be provided to the rear of the site. Public water and public sewer will service the site. Solid waste will be provided by an enclosed dumpster. The hours of operation will be 24 hours per day, 7 days per week. A total of 83 employees are projected with approximately 20 employees on site during a peak hour shift. Freight and delivery will include two trucks per week. There will be 94 car spaces and 84 truck parking spaces provided. The number of parking spaces was determined using Zoning Ordinance requirements, a review of the plans, and traffic analysis performed by staff. Lighting will be downward facing pole lights throughout the site and building mounted lights. A photometric plan was submitted with the site plan. A pylon sign will be located along Showalter Road as well as building mounted signs and directional signs for traffic. Forest Conservation Ordinance requirements will be met using the payment-in-lieu of option in the amount of \$25,351.92. The conditions required by the Board of Appeals have been met and included the location of truck parking to the rear of the site and screening of the parking area using a six-foot fence and 84 Nelly Stevens holly trees planted behind it. All reviewing agencies have given verbal approvals.

Discussion and Comments: Mr. Reiber made an inquiry regarding improvements and traffic flow off the ramps from I-81 onto Showalter Road. Mr. Jason Gearhart with Gordon Civil Engineering, consultant, stated that the traffic study prepared by The Traffic Group analyzed the intersection with I-81. The plans were reviewed by the State Highway Administration and the County's Engineering Department and a determination was made that Showalter Road would need to be widened to have an eastbound right-turn lane into the site and to re-stripe the intersection of Showalter Road and Route 11 to have a left-turn lane going northbound onto Showalter Road. There were no required improvements for the ramps.

Mr. Wiley expressed his concern with regard to the number of parking spaces proposed for the convenience store area of the site. The consultant noted that generally with two restaurants on a Love's travel center site, a minimum of 75 parking spaces for cars is sufficient for both employee and customer based needs.

Commissioner Myers expressed his concern with regard to truck stacking issues along the access road off of Showalter Road. The consultant noted that the cars will enter an access before the truck parking area, there are several parking spaces upon entering the truck parking area and there are 8 pumping stations for trucks to park and fuel. Commissioner Myers asked if there have been studies to predict the volume of truck traffic that will be seen on this site. The consultant stated that there have been volume projections prepared; this is projected to be a high volume location.

Motion and Vote: Mr. Wiley made a motion to grant staff the authority for final approval of the site plan contingent upon receipt of all reviewing agency approvals and to approve the payment in lieu option to meet Forest Conservation Ordinance requirements. The motion was seconded by Mr. Kline and unanimously approved.

FT & K Inc. (SP-16-016)

Ms. Kelly presented for review and approval a site plan for property located along the east side of Smoketown Road, north of Sharpsburg. The property is currently zoned P (Preservation). The property owners are proposing to establish a pet kennel with boarding on 142 acres. An appeal was granted by the Board of Zoning Appeals in 2016 to establish a commercial boarding kennel with outdoor exercise area. There will be a total of 20 kennels. The proposed office and kennels will be located in the existing barn. The facilities will be located approximately 800 feet from Smoketown Road. The number of employees will be two; hours of operation will be Monday thru Friday, 8:00 a.m. to 5:00 p.m. or by appointment. Five parking spaces are required and six parking spaces will be provided with one handicapped space that will be paved. Water and sewer services will be provided by a private well and septic. There will be pole and building mounted lighting; no new signs are proposed. The site is exempt from Forest Conservation Ordinance requirements because there is less than 20,000 square feet of disturbance. All agency approvals have been received; there were no conditions cited by the Board of Zoning Appeals.

Discussion and Comments: Mr. Kline asked the distance to the closest neighbor. Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, stated it is more than 1,000 feet to the nearest neighbor.

Motion and Vote: Mr. Kline made a motion to approve the site plan as presented. The motion was seconded by Commissioner Myers and unanimously approved.

Bowman Development – Eldorado Stone

Mr. Lung presented a concept plan for Eldorado Stone for a proposed light manufacturing and warehousing facility on 55.68 acres of land located at 18238 Showalter Road. The property is currently zoned AP (Airport). Mr. Lung stated that the proposed use [the manufacturing, compounding, assembly or treatment of pre-processed material] is a principally permitted use in the AP district. The proposed use and building expansion has been reviewed by the Airport Director as well as the Airport's consultant; the developer has been given the standards for height limitations. The re-development of the site would also include re-alignment of the entrance road to align with the new access road across Showalter Road. Traffic information will be required regarding the entrance to insure that the entrance will support the traffic generated by the proposed use. Staff is requesting that the Planning Commission give staff the authority to approve a site plan for this facility once it is submitted. Bowman Development is currently in the process of negotiating with Eldorado Stone to relocate to Washington County and a "fast-track" approval would make the proposal more attractive.

Discussion and Comments: Mr. Reiber asked if the proposed building expansion will meet the height requirements of the Airport. Mr. Rob Ferree of Bowman Development stated the building will meet the requirements set forth by the Airport and the Airport's consultant.

Commissioner Myers made an inquiry with regard to new jobs if Eldorado Stone were to re-locate to Hagerstown from Greencastle. Mr. Ferree stated that if Eldorado Stone re-locates it would provide approximately 200 new jobs in the Hagerstown area. These jobs would pay approximately \$11.00 to \$14.00 per hour.

Mr. Wiley expressed his disappointment that the Economic Development Commission is requesting a project of this caliber be fast-tracked through the system especially since the wages these jobs would bring to our area would not support a family. He does not believe these are the kinds of jobs we should be trying to attract to Washington County.

Mr. Kline asked when a traffic light would be warranted at this intersection. Mr. Lung believes that a traffic light will eventually be warranted here; however, it is not proposed at this time. Mr. Kline asked who would pay for the installation of the traffic light. Mr. Ferree stated that Bowman Development would pay for the installation of the light and the entrance will be constructed this summer. Bowman also has five pad sites already approved by the State Highway Administration on another 130 acre parcel in this area; the entrance for this site will also be constructed this summer.

Motion and Vote: Mr. Kline made a motion to give staff the authority to approve the site plan for Eldorado Stone when it is submitted. The motion was seconded by Commissioner Myers and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported the following: 49 new submittals for review in June, 22 of which were permit related reviews including grading, entrance and utility plans; 9 new grading plans for plan updates; 9 new minor subdivision and subdivision re-plats; 5 minor site plans including the re-use of an existing building on Virginia Avenue for an auto repair shop, improvements to Mountainside Teleport, and the expansion of

mini-warehouses by Valley Storage along Leitersburg Pike. Plan approvals included: 9 subdivision plats, 2 grading plans, 2 Forest Stand Delineations and 7 site plans including 2 solar energy generating systems on County landfill properties.

Annual Report

Mr. Goodrich presented for review and approval the County's Annual Report required by the Maryland Department of Planning (MDP) each year. The Report delineates new development and where it is located especially in the Growth Areas [or Priority Funding Areas].

Discussion and Comments: Mr. Reiber requested that specific language be added indicating the projected date of completion of the Comp Plan.

Mr. Goodrich explained that the County, in accordance with MDP guidelines, is not late in its update of the Comp Plan. He noted that staff will need to re-check some of the tables for accuracy before sending the Report to MDP.

Motion and Vote: Commissioner Myers made a motion to approve the Annual Report contingent upon staff re-checking the accuracy of information provided in some of the tables. The motion was seconded by Mr. Wiley and unanimously approved.

Planning Commission member re-appointment

Motion and Vote: Mr. Kline made a motion to recommend to the Board of County Commissioners the re-appointment of Jeremiah Weddle to the Planning Commission. The motion was seconded by Mr. Wiley and unanimously approved.

UPCOMING MEETINGS

1. Monday, August 1, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, August 22, 2016, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland

ADJOURNMENT

Commissioner Myers made a motion to adjourn the meeting at 8:25 p.m. The motion was seconded by Mr. Wiley and so ordered by the Chairman.

Respectfully submitted,



Terry Reiber, Chairman