

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
November 5, 2018**

The Washington County Planning Commission held its regular monthly meeting on Monday, November 5, 2018 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Commission members present at the meeting were: Clint Wiley, Andrew Bowen, Jeremiah Weddle, Denny Reeder, David Kline and Robert Goetz, Jr. Staff members present were: Washington County Department of Planning & Zoning: Stephen Goodrich, Director and Jill Baker, Deputy Director; Washington County Department of Plan Review & Permitting: Tim Lung, Director and Lisa Kelly, Senior Planner.

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

-NEW BUSINESS

MINUTES

Motion and Vote: Mr. Kline made a motion to approve the minutes of the October 1, 2018 meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

MODIFICATIONS

Clemet Moyer, Lot 1, Parcel A [OM-18-009]

Ms. Kelly presented for review and approval a modification request to create a 24 acre simplified lot for conservation purposes only, not for development, located at 14522 Strite Road. The modification is being requested to assist in the settlement of an estate. A preliminary/final subdivision plat is also being reviewed by the Department of Plan Review.

Comments and Discussion: There was a brief discussion regarding the septic rights for each lot. Mr. Weddle expressed his opinion that the septic system rights should be assigned to specific parcels at this time rather than in the future.

Motion and Vote: Mr. Weddle made a motion to grant staff the authority to approve the modification request with septic system rights being assigned to specific parcels. The motion was seconded by Mr. Kline and unanimously approved.

Merritt Birkly [OM-18-010]

Mr. Lung, on behalf of Mr. Shaw, presented a modification request to create three stand-alone, not for development, parcels located at 5321 Amos Reeder Road. These lots are to be conveyed to immediate family members for estate planning purposes. When development is proposed on these lots, a development plat will be required, which must be reviewed and approved by the Planning Commission.

Motion and Vote: Mr. Kline made a motion to approve the modification request as presented. The motion was seconded by Mr. Goetz and unanimously approved.

SITE PLANS

Kevin Rowe - Washington Springs [SP-18-035]

Mr. Lung, on behalf of Mr. Shaw, presented for review and approval a site plan for a proposed commercial winery and event center located at 24900 Raven Rock Road. The property is 143.20 acres in size and is currently zoned EC (Environmental Conservation). The applicant was granted and special exception by the Board of Zoning Appeals to allow the proposed use on this site. As part of the special exception, the applicant requested parking to be permitted on a non-paved surface; this request was granted. Total required parking spaces is 208; total parking provided is 209 spaces. The hours of operation will be Friday, 4 to 10 p.m., Saturday, 12 to 10 p.m., and Sunday, 12 to 8 p.m. The site will be served by well and septic. The site is exempt from storm water management regulations because there is less than 5,000 square feet of disturbance. The site is also exempt from Forest Conservation Ordinance requirements because there is less than 20,000 square feet of disturbance. Approvals are pending from the Maryland State Highway Administration, Soil Conservation District and the Health Department; all other agencies approvals have been received.

Motion and Vote: Mr. Reeder made a motion to grant staff the authority to approve the site plan upon receipt of all agency approvals. The motion was seconded by Mr. Bowen and unanimously approved.

-OTHER BUSINESS

Perry and Melissa Brazil [RZ-18-004]

Ms. Baker presented for review and approval a request to remove part of the RB (Rural Business) floating zone on a 7.47 acre parcel of property located at 11200 Wolfsville Road. The applicants are requesting to remove 3 acres from the RB floating zone and have it reverted back to Environmental Conservation zoning. The reason for this request is because the applicants wish to sell this property but are having trouble doing so with the business attached. If the request is granted, the applicant could sell the house and business property separately which would allow the business to continue.

Motion and Vote: Mr. Reeder made a motion to approve the request as presented. The motion was seconded by Mr. Bowen and unanimously approved.

Neil Auto Body

Mr. Lung presented for review and approval a request to waive the requirement for public water and sewer service to a proposed building addition at 13003 Salem Avenue. A site plan is currently being reviewed by the Department of Plan Review for a 4,600 square foot addition to an existing business. Public water and sewer is available in the vicinity of this site but not directly adjacent to the site. The Washington County Health Department reviewed this request and responded as follows: "Pending acceptance of the proposed on-site evaluation, the Washington County Health Department does not object to a waiver of the Zoning Ordinance's requirement that the new development shown on this plan be served with public water and sewer facilities is granted only as an interim measure. The waiver would be specific to this plan only and would not prohibit the owner from connecting to public water or sewer in the future or prohibit the health department or a service providing agency from requiring connection to public water or sewer when available or upon review of any plans for additional development or use." The Health Department is requesting that additional testing to enlarge the septic reserve area be performed.

Motion and Vote: Mr. Bowen made a motion to approve the request as presented. The motion was seconded by Mr. Kline and unanimously approved.

Update of Staff Approvals

Mr. Lung reported the following for the month of October: Land Development/Permit reviews: 12 entrance permits, 13 grading permits, 2 non-residential construction permits, 1 flood plain permit and 2 utility permits. New submittals for Subdivision/Land Development: 3 storm water concept plans; 3 forest stand delineations, 1 subdivision replat, 3 site specific grading plans, 2 ordinance modifications, 1 traffic impact study, 5 preliminary/final subdivision plats and 3 simplified plats. Approvals for Land Development: 1 ordinance modification, 1 simplified plat, 1 preliminary/final plat, 3 forest stand delineations, 1 forest plan, 1 site specific grading plan, 1 subdivision replat, 1 final plat (Emerald Pointe), 1 preliminary/final plat and site plan for the Shoppes at Sharpsburg Pike, Lot 1, 1 minor site plan for a parking lot addition at Mt. Aetna Camp & Retreat, and 4 red line revisions.

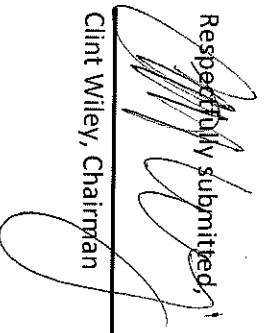
-ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by Mr. Bowen and so ordered by the Chairman.

-UPCOMING MEETINGS

1. Monday, December 3, 2018, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD 21740

Respectfully submitted,


Clint Wiley, Chairman