

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
December 3 2018**

The Washington County Planning Commission held its regular monthly meeting on Monday, December 3, 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, and Robert Goetz, Jr. Staff members present were: Washington County Department of Planning & Zoning: Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Tim Lung, Director.

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

A request was made by staff to add the following item to the evening's agenda: Emerald Pointe PUD Commercial Area Building Mounted Signage.

**Motion and Vote:** Mr. Bowen made a motion to add the above item to the agenda. The motion was seconded by Mr. Goetz and unanimously approved.

**-NEW BUSINESS**

**MINUTES**

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the November 5, 2018 meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved.

**-OTHER BUSINESS**

**Lee Downey Concept Plan**

Mr. Lung presented for review and approval a request to waive the requirement in Section 7.A.6(a) of the Zoning Ordinance which states that "All new development in the Residential Transition District shall be served by public water and sewer facilities approved by the Washington County Health Department". The applicant is proposing to convert a previously approved parcel not for development into a developable lot. The lot will contain 1.30 acres and a proposed residential dwelling site. The property is located along the east side of Kemps Mill Road and is currently zoned RT (Residential Transition). Existing property in the vicinity is served with private wells and septic systems. Mr. Lung noted there is existing water service in close proximity to the lot; however, the configuration of the water line would require looping of the line which would consist of approximately 1100 feet of line to achieve the loop. The applicant is requesting approval of the lot with a private well and septic system. All agencies involved in the review of this request have no objection to the waiver. A memo from the Washington County Health Department states, "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."

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

**Emerald Pointe PUD Commercial Area – Building Mounted Signage**

Mr. Lung presented for review and approval a modification to the Zoning Ordinance bulk requirements for a PUD. The applicant is requesting that the Planning Commission permit building mounted signage to face an adjoining residential zoning district located across Marsh Pike from the Emerald Pointe PUD. Mr. Paul Crampton, developer, stated that signs will not be flashing and will be turned off after 11:00 p.m. or midnight.

**Discussion and Comments:** Mr. Bowen expressed his opinion that there are several buffers between the proposed signs and the residential development including trees, a parking lot and a roadway.

Mr. Bowen stated that he has reviewed the Ethics Ordinance. He noted that his brother is the architect for this development; however, he [Andrew Bowen] does not have any financial interest in his brother's

business or in this development. Mr. Goetz stated that Middletown Valley Bank has no financial interest in this development either.

**Motion and Vote:** Mr. Weddle made a motion to approve the building mounted signage as presented. The motion was seconded by Mr. Reeder and unanimously approved.

#### Update of Staff Approvals

Mr. Lung reported the following for the month of October: Land Development/Permit reviews: 15 entrance permits, 11 grading permits, 1 flood plain permit, 1 utility permit and 3 non-residential agricultural certificates. New submittals for Subdivision/Land Development: 5 storm water concept plans, 4 forest stand delineations, 1 traffic impact study, 1 ordinance modifications, 1 preliminary/final subdivision plat, 1 red-line revision and 1 simplified plat. Approvals for Land Development: 2 ordinance modifications, 1 preliminary/final plat, 3 forest stand delineations, 1 forest conservation plan, 3 grading plans, 2 simplified plats, 2 final plats (Hunter's Green Business Park, Shoppes at Sharpsburg Pike), 1 site plan and 3 red line revisions.

#### Annual Report

Mr. Goodrich presented for review the annual report. He distributed a draft copy of the Report and gave a brief summary. He noted there were a total of 10 zoning changes, 9 map amendments and 1 text amendment; 3 of the map amendments were withdrawn before decisions were made and the text amendment was approved. There was a brief discussion regarding the number of permits issued inside and outside the PFAs. It was noted that we are very close to our target of 80% growth inside the PFAs; number of lots approved is 96% in the PFAs; minor subdivisions and total approved subdivision area is just below 80%. Mr. Weddle made an inquiry regarding the acreage of agricultural land lost. There was a brief discussion regarding the 7 lot subdivision restriction now in place, how we can manage growth and the offering of incentives to manage growth.

**Motion and Vote:** Mr. Bowen made a motion to approve the Annual Report. The motion was seconded by Mr. Goetz and unanimously approved.

#### -ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 8:22 p.m. The motion was seconded by Mr. Reeder and so ordered by the Chairman.

#### -UPCOMING MEETINGS

1. Monday, January 7, 2019, 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