

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
May 6, 2019**

The Washington County Planning Commission held its regular monthly meeting on Monday, May 6, 2019 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, Denny Reeder, Robert Goetz, Jr., David Kline, Jeremiah Weddle, and Ex-Officio County Commissioner Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Deputy Director; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Ashley Holloway, Director; Cody Shaw, Chief of Plan Review; and Lisa Kelly, Senior Planner.

**CALL TO ORDER**

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

**OLD BUSINESS**

**RZ-19-001 – Text Amendment – Alcohol Manufacturing Facilities**

During the April 1, 2019 public information meeting, Ms. Baker presented a text amendment application to amend several sections of the Washington County Zoning Ordinance to address uses associated with alcohol manufacturing facilities. Public comments from the April 1<sup>st</sup> meeting as well as comments received via e-mail were distributed to the Commission members.

**Discussion and Comments:** Mr. Wiley reminded Commission members that Mr. Bowen, during the previous meeting, expressed his concerns with regard to the location of alcohol manufacturing facilities especially in residential areas. Mr. Kline stated that he likes the idea of simplifying an agricultural based alcohol manufacturing facility and he agrees that these facilities should not be located in residential neighborhoods. Ms. Baker explained that the proposed amendments would allow these facilities as a special exception use in the rural areas of the County with the exception of the farm breweries, wineries and distilleries which would be a principal permitted use. A pub brewery would not be permitted in the rural areas but would be considered a rural business because a pub brewery must be associated with a restaurant which is permitted in a rural business district. Staff is proposing to link the County's Ordinance with State Code because there are definitions that are unique to alcohol manufacturing facilities.

There was a brief discussion with regard to manufacturing alcohol for private consumption or for public consumption. Public safety is of utmost concern to staff as well as Commission members. Members also discussed at what point the business becomes commercialized versus an agricultural element for a small business. Ms. Baker explained this is the reason for the minimum requirement of 2 acres of product grown on the property to be used in the manufacturing of the specific product.

Mr. Goetz expressed his opinion that regardless of the type of business being conducted, requirements for the establishment of these types of businesses should be the same.

Mr. Weddle expressed his opinion that there should be some setback regulations for planting grapes on land adjacent to other agricultural activities.

**Consensus:** Members agreed that if the public is coming to the property regardless of the type of retail based business (i.e. tasting room, ice cream shop, etc.) the same requirements should be required including a site plan for the facilities. It was decided that the current text amendment application should be withdrawn at this time and a new application submitted to include recommendations made by Commission members. As part of the new application, members will consider setback requirements for planting grapes along property lines next to other agricultural uses. However, Mr. Goetz expressed his concern that there may be consequences in the future to such a requirement.

**RZ-19-002 – Text Amendment – Mineral Extraction**

During the April 1, 2019 public information meeting, Mr. Allen presented a text amendment application to amend several sections of the Washington County Zoning Ordinance pertaining to the regulation of mineral extraction activities. No public comments have been received regarding these amendments.

**Motion and Vote:** Mr. Reeder made a motion to recommend approval of the proposed text amendments to the Board of County Commissioners. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

#### **Rosewood Commons Shared Parking Request**

During the April 1, 2019 regular meeting, Mr. Shaw presented a shared parking request for Rosewood Commons within the Rosewood Village PUD. The developer has provided additional information in response to questions from the Commission last month. The maximum projected parking requirement is 243 spaces with 121 spaces being shared parking with the Rosewood PUD. The Rosewood PUD has a total of 736 parking spaces provided; the maximum parking required is 702 spaces. Therefore, there would be 34 extra spaces provided above the minimum requirement. Mr. Shaw noted that a redline revision to the site plan would be required to show the updated parking request, if approved.

**Discussion and Comments:** There was a brief discussion with regard to the vacant store fronts at Rosewood Commons and parking for these businesses in the future. It was noted that the shared parking areas away from the businesses are to be used by employees, not patrons.

Mr. Kline expressed his concern that there are no designated crosswalks when using the shared parking lot across the road from Rosewood Commons.

**Motion and Vote:** Mr. Reeder made a motion to approve the shared parking request. The motion was seconded by Mr. Goetz and unanimously approved.

#### **-NEW BUSINESS**

#### **MINUTES**

**Motion and Vote:** Mr. Kline made a motion to approve the minutes of the April 1, 2019 meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

Mr. Goetz left the meeting at 7:45 p.m.

#### **SUBDIVISIONS**

##### **Perini Industrial Land LLC [S-19-003]**

Mr. Shaw presented for review and approval a preliminary/final plat for Lot 3 of Perini Industrial Land LLC located along the west side of Crayton Boulevard. The property is 10.18 acres in size and is currently zoned HI (Highway Interchange) with an AP/HW (Airport/Hazardous Wildlife Attractant Management) overlay. This plat is the result of an associated grading plan for Vista Business Park – Perini Avenue Extension, which will be connected to Crayton Boulevard thereby creating a subdivision. All agency approvals have been received with the exception of Plan Review Land Use, City of Hagerstown Sewer Department and Washington County Health Department.

**Motion and Vote:** Mr. Kline made a motion to grant staff the authority to approve the plat pending receipt of all agency approvals. The motion was seconded by Mr. Weddle and unanimously approved.

#### **SITE PLANS**

##### **Project Snowman [SP-19-012]**

Mr. Shaw presented for review and approval a site plan for a proposed manufacturing warehouse located at 100 Tandy Drive. The property is 20.5 acres in size and is currently zoned IG – Industrial General. The functional description of the site is for the manufacturing of roofing membranes and polyisocyanurate insulation materials and storage/distribution of roofing materials. The hours of operation will be 24 hours per day, 7 days per week. Total required parking spaces is 40; 126 spaces will be provided. The site will be served by public water and public sewer from the City of Hagerstown. Storm water management will be handled via underground treatment facilities and a regional pond facility. The developer is requesting the use of the payment-in-lieu to meet Forest Conservation requirements. All agency approvals have been received with the exception of the Health Department and Soil Conservation District.

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

### **Hub City Vineyards [SP-19-009]**

Ms. Kelly presented for review and approval a site plan for Hub City Vineyard Church at the current site of the Church of the Holy Trinity located along the south side of Oak Ridge Drive. The property is currently zoned RU – Residential Urban. Hub City Vineyard is proposing to construct a 13,007 square foot addition to the existing 14,600 square foot Church of the Holy Trinity. Both congregations will use the enlarged church for services. Hub City Vineyard will also run a child daycare facility during the week. The church offices are currently located in a separate building behind the church, which will remain as an office for both churches. An existing child play area and pavilion will remain. The site will have two entrances – one from Glenside Avenue and an exit only onto Oak Ridge Drive. Public water and public sewer will serve the site. Church services will be held on Sunday mornings. The child daycare facility will be open Monday thru Friday from 6:00 a.m. to 6:00 p.m. Parking required is 152 spaces; 164 spaces will be provided. A screened dumpster will provide for solid waste. Site lighting will be building mounted and pole mounted in the parking lot. Site signage will be building mounted. The owners are proposing to use the payment-in-lieu option in the amount of \$5,096.52 to meet Forest Conservation Ordinance requirements. Landscaping will be located around the church and throughout the parking lot. Storm water management will be provided via a bio-retention pond.

Ms. Kelly noted that when turning left onto Halfway Boulevard there is an embankment which will be graded slightly to help improve sight distance. Upgrades to the intersection by the developer will be completed at the access permitting stage.

**Motion and Vote:** Mr. Kline made a motion to grant staff the authority to approve the site plan pending receipt of all agency approvals and to approve the payment-in-lieu fee to meet forest conservation requirements. The motion was seconded by Mr. Reeder and unanimously approved.

### **FOREST CONSERVATION**

#### **Bowman Truck Terminal [FP-19-007; GP-18-008]**

Mr. Allen presented for review and approval a request to utilize off-site retention to satisfy the .87 acre planting requirement for the grading of three lots adjacent to the existing truck terminal at 10038 Governor Lane Boulevard. The developer is proposing off-site forest retention on a 75.38 acre parcel owned by Mr. Bowman (the developer). Because off-site retention is a less preferred option for mitigation as described in the County's Forest Conservation Ordinance, 1.74 acres of off-site mitigation is required.

**Motion and Vote:** Mr. Reeder made a motion to approve the off-site retention request as presented. The motion was seconded by Mr. Kline and unanimously approved.

#### **Fountainhead Properties Management [FP-19-009]**

Mr. Allen presented for review and approval a request to move a disturbed portion of an existing forest conservation easement at 13716 Crayton Boulevard off-site into the Andrew Michael forest mitigation bank recently established near Cearfoss. The applicant is requesting to modify the existing forest easement and forest conservation plans previously recorded for the site and to move a small portion of the easement off-site into the forest bank. The property was encumbered by an easement as part of various development projects in the early 2000s. The easement has been temporarily and permanently disturbed by adjacent land uses that have made replanting all existing acreage onsite unrealistic. The proposed plan seeks to restore the disturbed acreage both through onsite replanting and offsite retention in the Andrew Michael Forest Bank.

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

### **OTHER BUSINESS**

#### **Update of Staff Approvals**

Mr. Holloway presented the following update for April: Land Development – 3 public works agreements; 2 site plans, 1 forest conservation plan, 1 storm water management concept plan, 1 traffic study, 1 ordinance modification, 1 subdivision plat, 6 inspection and maintenance agreements; Permits – 8 grading permits, 3 residential addition/alteration permits, 9 entrance permits and 2 non-residential new construction permits.

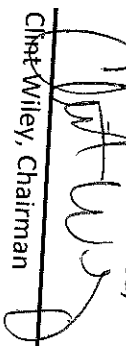
-ADJOURNMENT

Mr. Weddle made a motion to adjourn the meeting at 8:15 p.m. The motion was seconded by Mr. Kline and so ordered by the Chairman.

-UPCOMING MEETINGS

1. Monday, June 3, 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,

  
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Chet Wiley, Chairman