

**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
March 28, 2022**

the Washington County Planning Commission held a workshop meeting on Monday, March 28, 2022 at 6:30 p.m. in the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Planning Commission members present were: Clint Wiley, Chairman, Denny Reeder, Jeff Semler, and Terrie Shank. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant.

Comprehensive Plan Update

Ms. Baker distributed copies of overview maps showing the areas where staff is proposing retractions from the growth area. Staff is proposing these retractions based on the overabundance of potential development, urban sprawl, water and sewer capacities, etc. The City of Hagerstown has a defined MRGA (Medium Range Growth Area) boundary in its Comprehensive Plan. The MRGA delineates the limits of the City's water capacity. Ms. Baker explained the criteria that Staff used in determining areas to be retracted from the growth area. Members reviewed each map and staff gave a brief explanation of the reasons why these areas should be retracted.

Area #1 – West side of I-81 and Maugansville Road, north of Showalter Road

Justification: Environmental impacts, lack of adequate road access, no public water or sewer, no extension of public services are projected, not a good area to expand public services, other areas are better suited for expansion of industrial and commercial properties

Areas #2 and #3 – South of Reidtown Road

Justification: Lack of adequate road access, agricultural land, lack of support for Airport zoning district, no public water and sewer, no extension of public services are projected, environmental impacts on stream area on Reidtown Road

Areas #4 and #5 – Northeast side of Growth Area boundary

Justification: scattered availability of water, sewer does not extend to the same areas as the water extends to, expansive amount of existing sensitive areas (Marsh Run) including flood plain, stream buffers, tree cover, etc., no extension of public services because most the area is already developed and extension of services would not be economically feasible, limited development potential

Area #6 – back of Holcim property (correction)

Justification: large expanse of environmentally sensitive areas, no development potential, no water or sewer services, zoning is Residential Transition

Areas #7, #8, #9 and #10 – Security Road close to Holcim quarry

Justification: residential area, heavy environmental issues, buffer mining area, no public water and sewer, no projected extension of services

Area #11 – East of Robinwood Drive, north of Black Rock Estates along Kieffer Funk Road

Justification: agricultural land, road network is inadequate, some environmental issues, no public water or sewer services, no projected extension of services

Area #12 – Existing 3 lot subdivision along Mt. Aetna Road next to golf course property(Correction)

Justification: No public water or sewer facilities

Areas #13 and #14 – East side of US Route 40, south side of I-70

Justification: No public water or sewer facilities, no plans for extension of services, heavy environmental issues (flood plains, tree cover, sensitive areas, etc.)

Areas #15A and #15B – South side of I-70 between National Pike and Old National Pike and Poffenberger Road

Justification: Challenges of the road network and the two historic bridges on Poffenberger Road, environmental issues (Antietam Creek), existing residential areas, hurdles for development will be difficult

Area #16A – between Poffenberger Road and Wagaman Road

Justification: Public water will not be extended to these parcels (past Poffenberger Road). Staff also based their decision on the location of the current MRGA boundary.

Discussion: There was a brief discussion regarding the decision to take some parcels out of the growth area and leaving other parcels in the growth area. Why were these decisions made? Can they be changed? Reasons for the change. There was also discussion regarding a new septic tiers map, property values and down-zoning of properties.

Area #16B – Wagaman's Glen

Justification: Existing multi-family subdivision on well and septic, no public facilities projected for expansion

Area #17 – West side of St. James Village and St. James Village North

Justification: outside of the designated MRGA, no public water, public sewer would be available from the County; however this may be difficult on wells, significant number of septic failures, do not want to promote further development in this area

Area #18 – South of I-70, west of Sharpsburg Pike

Justification: outside of MRGA, no public water or sewer services

Area #19 – Rench Road

Justification: outside of MRGA, no public water or sewer services

Areas #20A, #20B, and #20C – West side of Downsview Pike, South of I-70 (Britner and Ebersole farms, all of Edward Doub Road)

Justification: Poor road network, no public water or sewer services, no expansion of services projected, all parcels are zoned residential, active farmland

Area 21 – South side of Lappans Road

Justification: No public water, no road access, outside the MRGA, splits a parcel

Area #22 – West side of Williamsport along Clear Spring Road (former Tannery)

Justification: a lot of environmental issues (brownfield)

Area #23 – West side of Williamsport along Clear Spring Road (slaughterhouse)

Justification: an adjustment to take out the entire parcel which is currently split

Area #24 – west side of railroad and Honeyfield Drive

Justification: West of Honeyfield has no road frontage, no public water and sewer facilities, splits the parcel, significant environmental issues

Area #25 – South side of I-70, west of Greencastle Pike and Kemps Mill Road

Justification: no direct road frontage, no public water and sewer facilities, no projected expansion of services, poor topography, do not want to encourage further development

Area #26 – West side of Greencastle Pike to Walnut Point Road

Justification: Poor road access, no public water or sewer services, proposing to include the HI zoned properties along Greencastle Pike in the MRGA due to development potential occurring currently

Area #27 – North side of Hager's Crossing along Broadfording Road extending to Salem Avenue

Justification: Significant environmental issues (active stream); parcel directly north of Hager's Crossing we will probably need to leave in growth area), poor access, no public water or sewer facilities, poor water conditions (quality and quantity), do no promote wells

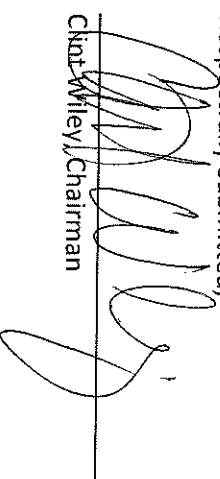
Next Workshop

We will hold our next Workshop meeting on Monday, April 18, 2022 at 6:30 p.m. to discuss the septic tiers.

ADJOURNMENT

The Chairman adjourned the meeting at 7:55 p.m.

Respectfully submitted,


Clint Wiley, Chairman