

**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

April 18, 2022

the Washington County Planning Commission held a workshop meeting on Monday, April 18, 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, BJ Goetz, 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 reminded members that during the last workshop meeting we discussed retraction of the growth area and the minimal water capacity from the City of Hagerstown. She reminded members that in 2012 the State adopted SB 236 a septic tiers bill that provides guidance from the State. The County Commissioners did not adopt a septic tiers bill; therefore, the County has been relegated to a maximum of 7 lots per parcel based on zoning. Ms. Baker briefly reviewed the four tiers in the Plan, as follows: Tier 1 is everything that is served by public sewer; Tier 2 is a designated growth area that does not have existing water service but does have planned or programmed water or sewer services per the adopted Water & Sewerage Plan; Tier 3 is anything outside of the Priority Preservation Areas not dominated by agricultural or forested lands; and Tier 4 is the most restrictive area delineated for areas that are part of land preservation programs including Rural Legacy and Priority Preservation Areas. Ms. Baker noted that the legislation states if a tiers map is adopted, a Tier 3 area permits major residential subdivisions served by on-site sewage disposal systems.

Members reviewed a map showing the 40+ rural villages around the County. PFA legislation allowed the County to designate rural villages as Priority Funding Areas. Ms. Baker noted that in-fill development can occur in these areas. It is not intended to expand residential areas. Staff performed a multi-layer analysis to see where residential development existed, where environmentally sensitive areas were, the relationships to water and sewer facilities, etc. to define the rural village areas. This analysis provides some relief in picking up development, helps smaller home builders, and gives more diversity in housing opportunities and options.

There was a discussion relative to rezoning properties if they are taken out of the Growth Area. If a property is taken out of the Growth Area, it will be given a rural area zoning designation because we do not want to promote development outside the Growth Area.

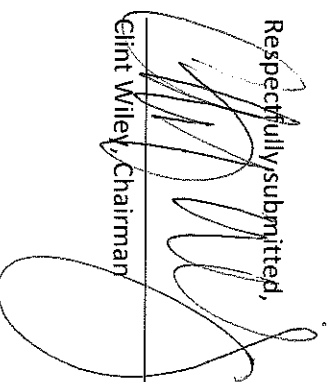
Ms. Baker briefly discussed how the Growth Areas were originally chosen. She noted that now we must consider water capacity issues and where infrastructure is currently available to serve development. With the projected residential growth over the next 20 years, the City of Hagerstown has indicated there is barely enough water to serve it; this does not include any commercial growth. There was a brief discussion regarding the establishment of a transitional zone.

NEXT WORKSHOP MEETING

The next Comp Plan Workshop meeting will be held on Monday, May 16, 2022 at 6:30 p.m.

ADJOURNMENT

The Chairman adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Clint Wiley, Chairman