

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT MEETING AND
REGULAR MEETING
May 2, 2022**

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The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, May 2, 2022 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Planning Commission members present were: Clint Wiley, Chairman, Denny Reeder, Teresa Shank, Robert Goetz, Jr., Jeff Semler, and Ex-officio County Commissioner Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Comprehensive Planner; Lisa Kelly, Senior Planner; Scott Stotelmyer, Planner; and Debra Eckard, Administrative Assistant. Washington County Soil Conservation District: Elmer Weibley and Denise Price.

CALL TO ORDER

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

REZONING PUBLIC INPUT MEETING

RZ-22-001 Text Amendment – Washington County Planning Commission

Ms. Baker presented for review a text amendment to Articles 21A.1, 21B.1 and 21C.1 of the Washington County Zoning Ordinance. The amendment is being sought as a way to consistently address accessory uses associated with educational facility campuses in the ORI (Office, Research and Industry), ORT (Office, Research and Technology) and ERT (Education, Research and Technology) zoning districts.

Discussion and Comments: Mr. Goetz asked if the language should be specific for accreditation to the State of Maryland. Ms. Baker stated she would research this further and determine the appropriate language.

Motion and Vote: Mr. Goetz made a motion to grant staff the authority to determine the appropriate accreditation sources and make any necessary changes to the text before proceeding to public hearing with the Board of County Commissioners. His motion also included the Planning Commission's recommendation to the Board of County Commissioners to approve the text amendment. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

The rezoning public input meeting ended at 7:07 p.m.

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the March 21, 2022 Planning Commission rezoning public input meeting. The motion was seconded by Mr. Goetz and unanimously approved.

Motion and Vote: Mr. Semler made a motion to approve the minutes of the March 28, 2022 Planning Commission workshop meeting. The motion was seconded by Ms. Shank and unanimously approved with Commissioner Wagner abstaining from the vote.

Motion and Vote: Ms. Shank made a motion to approve the minutes of the April 4, 2022 Planning Commission regular meeting. The motion was seconded by Mr. Reeder and unanimously approved.

NEW BUSINESS

MODIFICATIONS

Potomac Overlook LLP [OM-22-004]

Mr. Stotelmyer presented for review and approval a modification request for Potomac Overlook subdivision to allow for 7 lots without usable road frontage. These lots will use a single private entrance off of Sandy Hook Road. This request is being made to alleviate difficulties with topography, site distance

and distance between entrance requirements; much of the road frontage is not usable due to one or more of these conditions.

Discussion and Comments: Mr. Goetz asked why a cul-de-sac is not being proposed. Ms. Baker stated that it is not feasible or cost-effective for the developer due to the topography in this area. This would be a private driveway that the County would not maintain. There will be a deeded right-of-way to the private driveway for each property owner. There are alternatives if property owners do not want to share the private driveway in the future; however, the property owner at the time would be responsible for the cost.

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

SITE PLANS

Halfway Substation MD051 [SP-22-005]

Mr. Stotelmyer presented for review and approval a proposed substation located at 11678 Hopewell Road. The developer is proposing a fenced compound with a 195' monopole on an existing substation. Setback variances have been approved per Appeal #AP2021-032. There will be one access point from Hopewell Road. No water or sanitary services are required. Lighting and signage are not present on the site. The site is exempt from Forest Conservation requirements because the area of disturbance is less than 20,000 square feet. All agency approvals have been received.

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

55 West Oak Ridge Drive [SP-21-028]

Ms. Kelly presented for review and approval a site plan for a proposed warehouse on property located at 55 West Oak Ridge Drive (formerly the site of the Review & Herald Publishing). The property is currently zoned HI (Highway Interchange). The developer is proposing the construction of a 1,247,111 square foot warehouse (Building A) on an existing 1.26 acre parcel. A future Building B is not part of this site plan review. There will be two access points from Oak Ridge Drive. A total of 491 parking spaces will be provided. A variance was granted from the Board of Appeals in 2021 to reduce the number of required parking spaces from 879 to the proposed 491 spaces. There will be transfer truck parking spaces on each side of the building. The proposed number of employees, hours of operation and freight and delivery services will be determined when a tenant has been found; this is noted on the site plan. Public water and sewer will serve the site. Lighting will be building and pole mounted. A monumental sign will be installed at both access points. A solid waste compactor facility will be located along the eastern side of the building. Landscaping will be installed throughout the parking area, in storm water ponds and throughout the entire site. Forest Conservation requirements are being met by planting forest, retaining existing forest and a payment in lieu of planting in the amount of \$188,179.20. Final approvals are pending from the City of Hagerstown Water & Sewer Department, State Highway Administration, Washington County Engineering Department and the Health Department.

Discussion and Comments: Mr. Reeder asked if solar panels are being considered for installation on the roof. A representative of the developer stated that solar is not planned at this time; however, it could occur depending on the tenant.

Motion and Vote: Mr. Reeder made a motion to grant staff the authority to approve the site plan pending approval from all outstanding reviewing agencies and to approve the payment-in-lieu of planting fee. The motion was seconded by Mr. Semler and unanimously approved.

FOREST CONSERVATION

Brian Forsythe

Mr. Allen presented for review and recommendation a proposed Forest Conservation easement candidate for expenditure of payment-in-lieu (PIL) funds. Ms. Price stated the property is owned by Brian Forsythe and is located on Independence Road. The existing forested parcel is along the flood plain and slopes along the southern edge of the Conococheague Creek. She noted there is a dominated, very well managed stand of Eastern Hemlock, which is unique, and is a very good candidate for an easement. One acre of land has been withheld from the easement for a hunting cabin.

Motion and Vote: Mr. Semler made a motion to recommend approval to the Board of County Commissioners to expend the Payment-in-Lieu funds for this easement. The motion was seconded by Mr. Reeder and unanimously approved with Ms. Shank and Commissioner Wagner abstaining from the vote.

OTHER BUSINESS

Update of Staff Approvals

Ms. Kinzer presented a report for the land development plan review projects submitted in March. There were 65 land use development permits; most of these were for commercial projects. There have been several inquiries regarding residential projects but none have been submitted.

CIP Recommendation

Ms. Baker presented for review and recommendation the draft FY 2023-2032 Capital Improvements Plan. She noted there are a few new recreational trail projects for which we have received grants. There are several new public safety projects that include the police indoor firing range, apparatus operator/defensive driver training and a tactical village/simulation training area. These projects are in the out-years.

Motion and Vote: Mr. Semler made a motion to recommend that the CIP projects are consistent with the County's adopted Comprehensive Plan. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

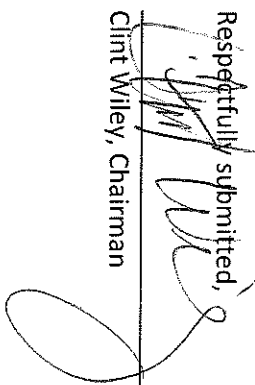
UPCOMING MEETINGS

1. Monday, May 16, 2022, 6:30 p.m. – Washington County Planning Commission workshop meeting
2. Monday, June 6, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Mr. Semler and so ordered by the Chairman.

Respectfully submitted,


Clint Wiley, Chairman