

**WASHINGTON COUNTY PLANNING COMMISSION  
WORKSHOP MEETING  
May 16, 2022**

the Washington County Planning Commission held a workshop meeting on Monday, May 16, 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 Willey, Chairman, Denny Reeder, BJ Goetz, David Kline, Jeff Semler, and Terrie Shank. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director and Jennifer Kinzer, Deputy Director.

**Comprehensive Plan Update**

Ms. Baker reminded members that staff has decided to retract the Growth Area due to lack of public facilities (water and wastewater) to handle growth. There was a brief discussion about purchasing public water and sewer services to hold the capacity until the time of development.

- *Area 1 (west of I-81 and Maugansville Road at Airport) - Current Zoning: H1, P1, and IR; leave in the Growth Area with the current zoning*
  - **Discussion:** There was a lengthy discussion about removing properties from the Growth Area and leaving the current zoning in place. Ms. Baker explained that if a property is retracted from the Growth Area it must have a rural zoning designation. Members believe there are industries that could develop on properties zoned H1, P1 or IR that would not require public water and sewer. They cited the example of the data processing facility on Downsville Pike, where there are few employees. Ms. Baker explained that if a use is permitted within a specific zoning district, there is the expectation of public water and sewer to handle the development.
- *Areas 2 and 3 (South of Reidtown Road) – Retract from the Growth Area*
- *Areas 4 and 5 (Northeast side of Growth Area boundary) – Retract from the Growth Area*
- *Area 6 (back of Holcim property) – Leave in the Growth Area*
  - **Discussion:** Members discussed retracting Parcels 15 and 16 from the Growth Area. Ms. Baker explained that those parcels were being left in the Growth Area because of future plans to extend Eastern Boulevard. If those parcels are taken out now, it could jeopardize that project.
- *Areas 7, 8, 9 and 10 (Security Road close to Holcim quarry) – Retract from Growth Area*
- *Area 11 (east of Robinwood Drive, along Kieffer Funk Road) - Retract from Growth Area*
- *Area 12 (Mt. Aetna Road next to golf course) – Retract from Growth Area*
- *Areas 13 and 14 (east side of US Route 40, south side of I-70) – Leave in Growth Area*
- *Area 15A (south side of I-70 between National Pike and Old National Pike) – Leave in Growth Area*
- *Area 15B (Poffenberger Road) – Leave in Growth Area except for Mar Rock Drive*
- *Area 16A (between Poffenberger Road and Wagaman Road) – Leave in Growth Area*
- *Area 16B (Wagaman's Glen) – Retract from Growth Area*
- *Area 17 (west side of St. James Village and St. James Village North), Area 18 (south of I-70, west of Sharpsburg Pike), and Area 19 (Rench Road) – Retract from Growth Area*
- *Areas 20A, 20B (west side of Downsville Pike, south of I-70) – Retract from Growth Area*
- *Area 20C (Edward Doub Road) – Retract from Growth Area*
- *Area 21 (south of Lappans Road) – Retract from Growth Area*
- *Area 22 (west side of Williamsport along Clear Spring Road) – Retract from Growth Area*
- *Area 23 (west side of Williamsport along Clear Spring Road) – Retract from Growth Area*
- *Area 24 (west side of railroad and Honeyfield Drive) – Retract from Growth Area*
- *Area 25 (south side of I-70, west of Greencastle Pike and Kemps Mill Road) – Retract from Growth Area*
- *Area 26 (west side of Greencastle Pike to Walnut Point Road) – Retract from Growth Area*
- *Area 27 (north side of Hager's Crossing along Broadfording Road) – Retract from Growth Area*

Ms. Baker explained that the next step will be to run a new water resources analysis and development capacity analysis to determine how close we are to meeting our allocation goals.

ADJOURNMENT

The Chairman adjourned the meeting at 7:45 p.m.

Respectfully submitted,

  
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Clint Wiley, Chairman