

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
June 6, 2022**

The Washington County Planning Commission held its regular monthly meeting on Monday, June 6, 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, 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; and Debra Eckard, Administrative Assistant.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the May 2, 2022 Planning Commission regular meeting as presented. The motion was seconded by Mr. Semler and unanimously approved.

NEW BUSINESS

SITE PLANS

Pavestone LLC c/o Quikrete Companies, Inc. [SP-22-001]

Ms. Kelly presented for review and approval a site plan for the proposed Quikrete Warehouse located at 11831 Hopewell Road. The developer is proposing to construct a 39,000 sq. ft. warehouse and office on a 13-acre parcel currently zoned IG (Industrial General). The site will have access through the existing Pavestone development to its entrance on Hopewell Road. The hours of operation will be 24 hours per day, 7 days per week. There will be two employees in the office and ten in the warehouse. Lighting will be building mounted; there is no proposed signage. Solid waste will be collected inside. Parking required is 34 spaces and 34 spaces will be provided on three sides of the building. Forest Conservation requirements were addressed when the site plan for Pavestone was approved in 2006. All agency approvals have been received.

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

Mid Atlantic Crossroads [SP-22-007]

Ms. Kelly presented for review and approval a site plan for the proposed Mid Atlantic Crossroads warehouses located at 17222 Sterling Road. The developer is proposing to construct a 1,200,000 sq. ft. warehouse (Warehouse 1) and a 797,000 sq. ft. warehouse (Warehouse 2) on 134.80 acres currently zoned HI (Highway Interchange). Hours of operation will be 24 hours per day, 7 days per week. Freight and delivery will be 200 trucks per day for Warehouse 1 and 165 trucks per day for Warehouse 2. There will be 22 office and 630 warehouse employees (maximum) per shift in Warehouse 1 and 16 office and 460 warehouse employees (maximum) per shift in Warehouse 2. The site would be served by public water and public sewer. There will be one access into the site from Downsville Pike and two access points off Sterling Road. Solid waste will be disposed of in a trash compactor in the bay. Lighting will be building mounted and pole mounted throughout the parking lot. A total of 1,450 parking spaces are required; 1,105 parking spaces will be provided. The Board of Zoning Appeals granted a variance in April 2022 to allow for the reduction of parking spaces (AP-2022-006). A total of 673 truck parking spaces will be provided. There will be a monument sign at the entrance from Downsville Pike. Forest Conservation requirements will be met by planting 3.23 acres of forest on-site and 39.42 acres off-site along Falling Waters Road at a 2:1 ratio totaling 78.64 acres. An easement plat has been recorded. There are several outstanding agency approvals.

Discussion and Comments: Mr. Semler asked if all entrances would be used by tractor trailers. Mr. Trevor Frederick of Frederick, Seibert & Associates stated that the traffic study indicates that most of the traffic will come from the Interstate; therefore, a full-movement access on Downsville Pike will be provided. A

secondary full-movement access and an auxiliary entrance for cars only will also be provided. Mr. Semler asked if there are other traffic mitigation measures proposed. He noted that traffic can get backed up at the off ramp for I-70. Mr. Frederick stated that the eastbound ramp heading to Downsville Pike will have dedicated left and right turn lanes at the interchange. There are currently two lanes on Downsville Pike that merge into one lane; the two lanes are going to be carried down to the site's access point and a short distance beyond to provide a right-hand acceleration lane coming out of the site.

Mr. Reeder asked the developer if they have considered putting solar panels on the rooftops. A representative of the developer stated that it has been investigated; however, at this time it is not financially feasible due to the escalation in steel prices and the lower energy prices in this area. It may be considered again in the future.

Motion and Vote: Mr. Semler made a motion to approve the site plan contingent upon final approval from all outstanding reviewing agencies. The motion was seconded by Mr. Reeder and unanimously approved.

National Pike Logistics Center [SP-22-016]

Ms. Kelly presented for review and approval a site plan for the proposed warehouses to be located at 16822 National Pike. The developer is proposing to construct a 1,000,000 sq. ft. warehouse (Warehouse 1) and a 631,00 sq. ft. warehouse (Warehouse 2) on 133 acres currently zoned P1 (Planned Industrial). There will be two access points from National Pike. The main road into the site has been designed to become a county road in the future; however, the County is not taking dedication of this road at this time. Public water and public sewer will serve the site. Hours of operation will be 24 hours per day, 7 days per week. Freight and delivery will be approximately 365 trucks per day for both buildings. Warehouse 1 will have approximately 250 employees and Warehouse 2 will have approximately 216 employees. Solid waste will be handled by a trash compactor in the bay. Lighting will be building mounted and pole mounted throughout the parking lot. There will be one building mounted sign. The Board of Appeals held a public hearing in May to review a request to allow for the reduction of parking spaces from 1139 spaces to 715 spaces. At this time, an opinion was not available. There will be 354 truck parking spaces. Forest Conservation requirements will be met by the retention of 16.67 acres of existing forest on site.

Discussion and Comment: Mr. Frederick gave a brief overview of traffic improvements being made by the developer. The developer was required to contribute approximately \$24,000 to the Halfway Boulevard/Greencastle Pike inter-section. Mr. Frederick gave a brief overview of flood plain improvements being made on the site and water and sewer line extensions that were made in order to access the site.

Motion and Vote: Mr. Semler made a motion to approve the site plan contingent upon final approvals from all outstanding reviewing agencies. The motion was seconded by Ms. Shank and unanimously approved.

OTHER BUSINESS

Jason Adkins and Tanya Phillips [RZ-22-002]

Mr. Allen presented a request from JTA Investments LLC to terminate a portion of the RB (Rural Business) overlay on property located at 21036 National Pike. The applicant is requesting the removal of 5.64 acres from the 19.27 acre parcel that is zoned RB, in order to subdivide a lot and build a house. Section 5.E of the Washington County Zoning Ordinance requires a written request from the applicant to the Planning Commission, as well as a detailed drawing showing the metes and bounds of the requested change.

Motion and Vote: Ms. Shank made a motion to recommend approval to the Board of County Commissioners the request to terminate a portion of the RB overlay zone. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

Land Preservation, Parks and Recreation Plan Update

Mr. Allen presented a brief overview of the Land Preservation, Parks and Recreation Plan update. He explained that the Plan is updated every 5 years and outlines the County's goals and strategies for improving parks, recreational facilities and open space for the public's benefit. It also allows the County to apply for and receive funding from various sources. There are three major components to the Plan: Parks and Recreation, Natural Resource Land Conservation, and Agricultural/Land Preservation.

The first major section of the Plan is the Parks Inventory. There are more than 33,248 acres of land in local, State and Federal public parklands and open space in Washington County. The County also has many

quasi-public and private park and recreation facilities. Mr. Allen then briefly discussed demand, participation and usage statistics for parks and recreation facilities including the public on-line survey that was conducted the previous fall as well as adult and youth program statistics. He also reviewed other information covered in this section of the Plan including the level of service analysis that maps where new parks or facilities may be developed and goals and recommendations of the Plan, etc.

The next section of the Plan deals with Natural Resources Conservation. This section includes lands preserved primarily for environmental protection purposes. Regulatory tools for the implementation of natural resource conservation programs were briefly mentioned. The final section of the Plan discusses the Agricultural Land Preservation efforts of the County. This portion of the Plan noted several trends in Washington County related to agricultural land preservation including the number and size of farms, the ratio of agricultural lands preserved versus those developed and non-traditional commercial uses that are now occurring on agricultural lands, such as solar farms, lodging, etc.

Motion and Vote: Mr. Reeder made a motion to recommend approval of the Land Preservation, Parks and Recreation Plan update to the Board of County Commissioners. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

Annual Report

Ms. Kinzer presented the 2021 Annual Report for Washington County. The Report is based on the past year's land use indicators and measures with an emphasis placed on achieving future State and local land use goals and visions. This includes funding for infrastructure inside Priority Funding Areas (PFA) as well as Land Preservation outside of the PFAs. The Statewide land use goal is to increase the current percentage of growth inside the PFAs and to decrease development outside the PFAs. Historically, the County has seen 20% development in the rural areas and 80% development in the urban areas. Ms. Kinzer briefly reviewed each section of the Annual Report.

Motion and Vote: Mr. Semler made a motion to approve the Annual Report as presented and submittal of the Report to the Maryland Department of Planning. The motion was seconded by Ms. Shank and unanimously approved.

Update of Staff Approvals

Ms. Kinzer presented a report for the land development plan review projects submitted in April. There were 58 land use development permits and 68 permitting submittals.

ELECTION OF OFFICERS

Motion and Vote: Mr. Reeder made a motion to nominate Mr. Wiley as the Chairman and Mr. Kline as the Vice-Chairman. The motion was seconded by Mr. Semler and unanimously approved.

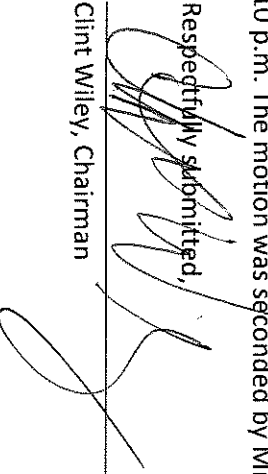
UPCOMING MEETINGS

1. Monday, July 11, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

ADJOURNMENT

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

Respectfully submitted,


Clint Wiley, Chairman