

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
August 31, 2020**

Due to current social meeting restrictions put in place by the Governor of Maryland because of the COVID-19 pandemic, the Washington County Planning Commission held its regular monthly meeting on Monday, August 31, 2020 at 7:00 p.m. virtually using Zoom software. No physical meeting took place.

Planning Commission members present were: Clint Wiley, Dennis Reeder, David Kline, Jeremiah Weddle 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; Meghan Jenkins, GIS Analyst; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Ashley Holloway, Director; Rebecca Calimer, Chief of Plan Review; and Lisa Kelly, Senior Planner.

Other attendees included: Brady Blair, Adam Hager and Dave Trostle, Frederick, Seibert & Associates; Julie Greene, Herald Mail; [PC-20-002] Elmer Weibley, Washington County Soil Conservation District; Lyndon Miller, Joel Strite, and Glenn Flickinger, property owners; [SP-20-013] Leroy Myers, property owner; [SP-20-014] James LaFleur and Terry Randall, Heritage Huyett, property owner; Jim Snyder and Joseph Peters, Snyder, Secary & Associates; Tim Johnston, Skelly Loy; [2020-02248] Ronald Bennett, property owner.

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 August 3, 2020 regular meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

-NEW BUSINESS

PRELIMINARY CONSULTATION

Stoney Hill Farms Dairy [PC-20-002]

Ms. Baker presented for review a preliminary consultation for Stoney Hill Farms Dairy located at 12968 Rowe Road, Smithsburg. In accordance with Division IX of the Animal Husbandry Ordinance, the expansion of any farming operation that produces more than 6,000 tons of manure per year must go through the preliminary consultation process and be reviewed by the Planning Commission. Ms. Baker noted that the plan was sent to six different agencies; no negative comments were received.

Mr. Elmer Weibley with the Washington County Soil Conservation District stated that the expansion will include a robotic milking facility with 6 milking robots, 360 milking cows and 40 dry cows. A new building will be constructed as well as a manure storage facility and access roads around the facility. The manure facility has been designed in accordance with Natural Resources Conservation standards as agricultural BMPs and are therefore exempt from storm water management requirements. Mr. Weibley recommends approval of the facilities because they meet all ordinance requirements. Mr. Weibley recommends **Discussion and Comments:** Mr. Reeder noted that this facility sits approximately 2,000 feet from any public roadways and would not be easily seen by the general public.

Mr. Weddle noted that there is a statement on the plan that says, "for maximum nutrient value and odor control, manure should be incorporated into the soil where feasible". He stated that this farm is highly erodible and it is a "no till" farm. Mr. Weibley stated that there are 700 acres available so a portion of the manure may be spread but most of it will not be.

Consensus: The Planning Commission recommends approval of the proposed plans for Stoney Hill Farms Dairy as presented.

Dollar General – Huyetts [SP-20-013]

A site plan for the proposed Dollar General – Huyetts located at 16527 National Pike was presented for review and approval. The property is currently zoned BG – Business General. Ms. Baker began the presentation by noting that this site was the subject of a variance requesting the continued use of the existing septic system on the site. Mr. Trostle of Frederick, Seibert & Associates noted that the existing

existing septic system on the site. Mr. Trostle of Frederick, Seibert & Associates noted that the existing site formerly housed a residential and a commercial use. The house and outbuildings have been demolished and the existing commercial structure was a former quilt shop. The existing commercial entrance previously used for the quilt shop will be the access for the Dollar General. The former driveway for the residential use will be closed. Ms. Kelly stated that the developer is proposing a 9,100 square foot Dollar General retail store on .75 acres with one access onto National Pike. Thirty parking spaces will be provided; 23 spaces are required. The hours of operation will be 9 a.m. to 10 p.m., 7 days per week. Six to 10 employees are projected. Public water will be provided by the City of Hagerstown and septic service will be provided by an on-site private septic system. There will be a screened dumpster to the rear of the building. Lighting will be pole and building mounted. There will be a free-standing sign along National Pike. Landscaping will be in front of the building, along the side and to the rear in a retention pond. Forest Conservation requirements will be met by paying the fee in lieu of planting for \$2,482.92.

Discussion and Comments: Mr. Reeder asked if the septic system will handle both the existing 3,600 square foot commercial structure and the proposed 9,100 square foot Dollar General. Mr. Trostle stated that the proposed upgrades to the septic system will handle both buildings on the property. Mr. Reeder noted that the existing structure shows 4 parking spaces with one handicapped space and asked if that meets the Zoning Ordinance requirements. Ms. Kelly stated it does meet all the applicable requirements.

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

Creekside Logistics Center [SP-20-014]

Mr. Holloway presented for review and approval a site plan for Creekside Logistics Center located at 12520 Greencastle Pike. The property is currently zoned P1 – Planned Industrial. The developer is proposing to construct a 730,910 square foot warehouse/distribution facility. Approximately 222 employees are anticipated per shift. Public water service will be provided by the City of Hagerstown and public sewer will be provided by Washington County. On May 13, 2020, a variance was granted by the Board of Appeals [AP-2020-010] to reduce the number of parking spaces from 544 spaces to 408 spaces. A small portion of the property to the rear of the site is located in the 100 year floodplain; however, no construction will be taking place in that area. Currently, there are no specific tenants for the property; therefore, signage will be addressed separately for each tenant.

Discussion and Comments: Mr. Reeder asked if deceleration lanes would be provided on Greencastle Pike into the site and if the plans have been approved by the State Highway Administration. Mr. Jim Snyder of Snyder, Secary & Associates, stated decel lanes were not required per the Traffic Impact Study which was reviewed and approved by the State Highway Administration. However, the radii of the driveway into the site will be increased to accommodate larger vehicles.

Motion and vote: Mr. Reeder made a motion to grant staff the authority to approve the site plan pending all approvals from reviewing agencies. The motion was seconded by Mr. Weddle and unanimously approved.

FOREST CONSERVATION

Creekside Logistics Center [SP-20-014]

Mr. Allen presented for review and approval a variance request to remove six different specimen trees from the proposed Creekside Logistics Center site located at 12520 Greencastle Pike. Article 8 of the Forest Conservation Ordinance defines specimen trees as trees larger than 30 inches in diameter. The removal of specimen trees requires approval of a variance by the Planning Commission under Article 15 of the Ordinance. The applicant must demonstrate that conditions of hardship exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality. A justification letter from a qualified professional dated August 13, 2020 was submitted with the Forest Conservation Plan. It contends that site constraints require removal of these trees due to parcel size, parking requirements, storm water requirements, etc. The developer intends to preserve 11 of the 17 specimen trees delineated on the Plan. It was noted that other building site locations would require removal of better specimen trees on the site. The letter states that the majority of the trees to be removed are in fair or poor condition. The developer is proposing to mitigate the water quality effects by creating a 1.25 acre area of wetland and a pollinator habitat. The FCP is actually proposing to remove less forest than permitted according to the forest plan worksheet.

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

OTHER BUSINESSSouth Pointe PUD [2020-02248]

Mr. Holloway presented for review and approval a variance request to reduce the side yard setback from 8 feet to 4 feet. The property is located at 1209 Hillbrook Drive in the South Pointe PUD. Mr. Bennett, the property owner, stated that he wants to make the single car carport into a double car garage. He has spoken to his neighbors and they are not opposed.

Motion and Vote: Mr. Weddle made a motion to approve the variance as presented. The motion was seconded by Mr. Kline and unanimously approved.

Update of Staff Approvals

Mr. Holloway noted that Commission members received a full written report of all approvals prior to the meeting. During the month of August, the following plans were received: 4 standard grading plans, 2 simplified plats, 1 subdivision replat, 2 storm water concept plans, 1 red-line revision, 1 forest stand delineation, and 6 inspection and maintenance agreements. Also, there were 1 utility permit, 11 entrance permits, 16 grading permits, and 2 non-residential construction permits issued.

ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 7:40 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

UPOMING MEETINGS

Monday, October 5, 2020, 7:00 p.m. – Washington County Planning Commission regular meeting.

Respectfully submitted,


Clint Wiley, Chairman