

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
February 5, 2018**

The Washington County Planning Commission held a public rezoning information meeting and regular monthly meeting on Monday, February 5, 2018 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland.

Commission members present were: Vice-Chairman Drew Bowen, Jeremiah Weddle, Denny Reeder, and David Kline. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting – Tim Lung, Director.

CALL TO ORDER

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

PUBLIC REZONING MEETING

RZ-17-010 and CP-17-001

Mr. Goodrich presented for public review, comment and recommendation an application to rezone properties at 13229, 13237, 13245 and 13253 Dusty Lane and 17009 Broadfording Road from PI (Planned Industrial) to A(R) (Agricultural Rural). Also being presented is a Comprehensive Plan amendment to adjust the Urban Growth Area (UGA) boundary line to exclude these five properties from the Growth Area. Mr. Goodrich explained that the quadrant of land north of US 40, east of MD 63 and west of McDade Road is in an area designated that the quadrant of land north of US 40, east of MD 63 and 2012 comprehensive UGA rezoning, this quadrant was zoned PI (Planned Industrial) to coincide with the recommendation of the Comp Plan to provide an area suitable for industrial development in the future. At the time of the UGA rezoning, three of these five parcels in this area had existing dwellings. A subdivision approved at nearly the same time as the adoption of the UGA rezoning created two additional parcels. The two new parcels were created with the intent of constructing homes on them in the future. When one of the property owners applied for a building permit on one of the two newly created lots, it was discovered that the properties were zoned PI and residential development was not permitted. Therefore, staff has submitted the application to change the zoning on these two properties thereby allowing the construction of houses. Staff is citing a mistake in the zoning of the property because information was not available at the time of the comprehensive rezoning to help staff and the Planning Commission make the most appropriate zoning decision.

Mr. Goodrich stated that all five property owners, as well as adjacent property owners have been informed of the proposed changes and were notified of this evening's meeting. There was no one in attendance that wished to comment and no writing comment has been received to date.

The Vice-Chairman adjourned the public rezoning meeting at 7:12 p.m.

Recommendation: Mr. Reeder made a motion to recommend to the Board of County Commissioners approval of the proposed map amendment and the amendment to the Comprehensive Plan to adjust the UGA boundary line to exclude these properties based on a mistake in the zoning. The motion was seconded by Mr. Weddle and unanimously approved.

MINUTES

Motion and Vote: Mr. Weddle made a motion to approve the minutes of the December 4, 2017 regular meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

NEW BUSINESS

SITE PLANS

Rosewood PUD, Phase III Townhouses, Lots 144-181 (PSP-17-003)

Mr. Lung presented for review and approval a preliminary plat/site plan for Rosewood PUD, Phase III. He gave a brief overview of the Rosewood Planned Unit Development that has been under development for the past 20 years. The property is located on the west side of Robinwood Drive, south of the Hagerstown Community College. Phase III will include 34 dwelling units (26 semi-detached lots and 8 townhome lots) and a new public street (Isaac Court). Parking spaces required is 72 spaces; total proposed parking is 94 spaces (2 spaces per driveway plus 26 on-street spaces). The site will be served by public water and public sewer from the City of Hagerstown. Storm water management will be provided by an existing pond which provides water quantity control and extended detention. Forest Conservation requirements will be addressed via a replatted Forest Conservation area. Sidewalks are proposed on both sides of the street. Landscaping will be scattered throughout the development and on each lot. A tot lot is proposed at the end of the cul-de-sac.

Discussion: Mr. Bowen asked if the tot lot would be maintained by the HOA. Mr. Gordon Poffenberger of Fox & Associates, Inc. believes that the HOA will be responsible for the maintenance of this tot lot. Mr. Lung stated that staff will verify this issue with the developer.

Mr. Lung explained that the side yard setback for the townhome units is 10 feet. However, due to the design of these units with covered porches, the developer is requesting a variance from the 10 foot side yard setback to a 7 foot side yard setback. Approvals are pending from the following agencies: Plan Review & Permitting – Land Use; Forest Conservation; City of Hagerstown Water Department; City of Hagerstown Sewer Department; Addressing; and Engineering. Mr. Lung noted that Forest Conservation is scattered throughout the development – some areas have been planted and other areas have not been planted. A meeting has been recommended between the Department of Planning & Zoning, Plan Review & Permitting and the developer to discuss a strategy for completing the Forest Conservation requirements since this is the last section of the development.

Mr. Lung reported that a final plat will be required to create these lots at which time school adequacy issues will be addressed.

Comments: Mr. Bowen recommended that staff review all files for this development since this is the final section to insure that all outstanding issues have been identified and addressed prior to final plat approval.

Motion and Vote: Mr. Kline made a motion to grant staff the authority to approve the preliminary plat/site plan after approvals have been received from all reviewing agencies. As part of this approval, the Planning Commission recommends that the Department of Planning & Zoning, Plan Review & Permitting and the developer meet to finalize a strategy for completing the Forest Conservation requirements for this entire development. The motion was seconded by Mr. Weddle and unanimously approved.

-OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported the following for the month of December: Land Development/Permit review – 8 entrance permits; 1 utility permit; 8 grading permits; 1 non-residential addition/alteration permit; Land Development Plan Review – 1 subdivision replat; 1 preliminary subdivision plat for Westfields, Section 7; 1 site plan for a tractor trailer parking facility, 1 site specific grading plan, 2 standard storm water plans, and 2 storm water concept plans, 4 standard grading plans, 1 traffic impact study scoping letter, and a town plan review for Smithsburg. Approvals issued: 10 subdivision plans including an administrative variance for a panhandle width; 1 subdivision replat; 1 Forest Stand Delineation; 3 staff approval change-of-use site plans; and 4 site plans including Solar Gaines, Brook's House, Bowman North, and Arnett Farms Lot 4.

Mr. Lung reported the following for the month of January: Land Development/Permit review – 18 entrance permits; 9 grading permits; 3 non-residential addition/alteration permits; 1 non-residential new construction permit; Land Development Plan Review – 1 single lot preliminary/final subdivision plat, 4 site plans including a special events center on Mills Road, a trucking warehouse on Greencastle Pike, improvements to the PNC Bank at Virginia Avenue/Halfway Boulevard, and Hicksville Lumber; 2 simplified plats; 1 replat; 1 site plan red line revision for the St. James Fine Arts Center; 1 site specific grading plan; 4 standard storm water management plans, and 4 standard grading plans.

Comprehensive Plan Update Progress Report

Mr. Goodrich reminded members that the Planning Commission previously completed its review of the Goals and Objectives as well as the Mineral Resources and Sensitive Areas sections of the Comp Plan. Staff is currently working on the Historic Resources and Community Facilities sections. Mr. Goodrich explained there are several factors that have contributed to the slow progress on the Plan including staffing issues, the number of rezonings received during the last rezoning cycle, water and sewer plan amendments, and other plan updates. Mr. Goodrich noted that County Commissioners' input is needed on the tiers map because it will affect the development capacity analysis and the Water Resources Analysis.

Comment: Commission members would like workshops scheduled in advance.

Board of Zoning Appeals Discussion

Mr. Goodrich briefly discussed the Commission's representation before the Board of Zoning Appeals when Planning Commission decisions are appealed. There are currently two decisions that have been appealed - Bowman Cornfield and Community Rescue Services. Staff would like the Commission's feedback and opinions how these cases should be handled.

Discussion and Comments: Mr. Bowen expressed his opinion that the Chairman and/or his designee should be present at the BZA meetings to answer questions. Members agreed that this discussion needs to be tabled until all members are present to give input.

UPCOMING MEETINGS

1. Monday, March 5, 2018, 7:00 p.m., Washington County Planning Commission public rezoning information meeting and regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

ADJOURNMENT

Mr. Weddle made a motion to adjourn the meeting at 8:00 p.m. The motion was seconded by Mr. Kline and so ordered by the Vice-Chairman.

Respectfully submitted,



Andrew Bowen, Vice Chairman