



DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION PUBLIC REZONING INFORMATION MEETING AND REGULAR MEETING

April 2, 2018, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, PUBLIC MEETING ROOM #2000

CALL TO ORDER AND ROLL CALL

OLD BUSINESS

1. RZ-18-001 – Recommendation to the BOCC for map amendment application submitted by Thomas, Bennett & Hunter to rezone 19.37 acres of land at 11661 Hopewell Road from HI (Highway Interchange) to IG (Industrial General): Planner: Travis Allen

NEW BUSINESS

MINUTES

1. March 5, 2018 Planning Commission meeting minutes *

LAND PRESERVATION

1. Approval of Ag Districts; Planners: Eric Seifarth and Chris Boggs *
2. Amendments to the Agricultural Land Preservation Districts Ordinance; Planners: Eric Seifarth and Chris Boggs *

FOREST CONSERVATION

1. Report on Annual Review by DNR - Steve Goodrich

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung
2. CIP Recommendation – Steve Goodrich *
3. Comprehensive Plan Update – Historic Resources Recommendations - Jill Baker

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, May 7, 2018, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, 2nd Floor, Public Meeting Room #2000, Hagerstown, Maryland

**attachments*

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2430, to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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**WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC REZONING MEETING
AND REGULAR MEETING
March 5, 2018**

The Washington County Planning Commission held a public rezoning information meeting and regular monthly meeting on Monday, March 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: Chairman Clint Wiley, Drew Bowen, Robert Goetz, Denny Reeder, and David Kline. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting – Tim Lung, Director.

CALL TO ORDER

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

PUBLIC REZONING MEETING

RZ-18-001 – Thomas, Bennett & Hunter

Staff Presentation

Mr. Allen presented for public review and comment a map amendment application to rezone a 19.37 acre parcel of land located at 11661 Hopewell Road from HI – Highway Interchange to IG – Industrial General. He briefly reviewed the criteria listed in Article 27.3 of the Zoning Ordinance which the Commission should consider in making its decision for a piecemeal rezoning. Mr. Allen noted that the Cedar Lawn election district has grown more rapidly than the County as a whole. The site is served by public water and sewer is split on the site. Fire and Emergency Services are provided by the Volunteer Fire Company of Halfway. No APFO mitigation would be required because the proposed zoning would not generate any students. He briefly reviewed present and future transportation patterns in the vicinity of the proposed site. There are currently projects listed near the site in the Capital Improvements Program (CIP) to extend Halfway Boulevard to MD 63/Greencastle Pike. There is no public transit service to the site; however, the Hopewell Express shuttle service, provided by the Community Action Council, runs from downtown Hagerstown to Hopewell Valley businesses from 6 a.m. to 8 p.m. Monday through Friday. Access to the site is via a gated macadam driveway from Hopewell Road. Mr. Allen noted that topography of the site is open, wooded and rocky with 3.85 acres of the existing 7.63 acres of forest currently in a permanent easement. There is a mixture of commercial and industrial uses in the vicinity of this site such as Purina Mills, AC & T, Pilot, Freightliner and Performance Pipe. A large portion of property located in the northern Hopewell Valley is zoned IG (Industrial General) while southern Hopewell Valley is currently zoned HI (Highway Interchange). There are 3 existing historic sites within ½ mile of the property.

Mr. Allen gave a brief description of the IG zoning district which allows heavy industrial uses that may require extensive measures to allow for compatibility with adjacent land uses. The 2002 Comprehensive Plan Land Use Designation for this area is Industrial Flex. Mr. Allen explained that one of the criteria to consider during a piecemeal rezoning is the “change or mistake” rule. The applicant has the burden of proof to show a substantial change in the character of the neighborhood since the last comprehensive rezoning (2012) or that a mistake was made in the original zoning of the property. In this case, the applicant is claiming there was a mistake in the zoning of the property in 2012. Mr. Allen briefly reviewed the applicant’s reasons supporting the “mistake”. He pointed out that the property has been zoned HI or HI-1 for more than 20 years and as recently as 2016 a development plan was recorded for a tenant to occupy this site as it is currently zoned. Failure of that tenant to secure a contract for the proposed use is the reason the site was not developed.

Mr. Allen briefly discussed the differences in the zoning designations of HI, IG and IR (Industrial Restricted). One important difference is the land use intensity. The HI zoning district is intended for light

industrial uses or commercial activities that “promote safe and efficient operation of the interchange”; the IR zoning district is intended for low intensity manufacturing and assembly processes that may **not** require extensive measures to allow compatibility; and the IG zoning district is intended for manufacturing, processing and other heavy industrial uses which may require extensive measures to allow compatibility.

Staff recommends that when considering this application, all applicable land uses should be considered if the IG zoning district is applied to this property. Staff believes there is minimal evidence of a mistake in the current zoning of the property. Mr. Allen noted that rezoning the property from HI to IR would offer less compatibility issues than HI to IG as requested. Staff also recommends considering the consistent past separation of the HI and IG zoning district over the past 20 years due to potential effects that a heavy industrial use could have on land use and transportation patterns in the vicinity of the I-81 interchange.

Discussion and Comments: Mr. Bowen asked what type of uses staff is concerned about with the IG zoning. Mr. Allen stated there is concern with regard to the intensity of some of the permitted uses in the IG zone given the property’s proximity to the interchange.

Applicant’s Presentation

Mr. Jason Divelbiss of Divelbiss & Wilkinson, 13424 Pennsylvania Avenue, Hagerstown, is legal counsel for the applicant. He presented applicant’s exhibit #1, an aerial map showing the Hopewell Valley targeted economic development area showing the existing uses in the area and a chart showing the current uses permitted within the zoning districts. He noted that the uses in the IG district and the IR district are very similar in nature and all of the permitted uses in the IR district are also permitted within the HI zoning district. It is the applicant’s contention that a mistake was made in the 2012 comprehensive zoning of this property because a number of the existing uses already existed, the trend of Hopewell Valley was industrial in nature, and the land use designation delineated in the 2002 Comprehensive Plan is Industrial Flex. It was also noted that the property is adjacent to an active rail line, it is within close proximity to the interstate, and there is only one property separating it from the existing IG areas.

Discussion and Comments:

Mr. Goetz expressed his opinion that there is a distinct line between the HI and the IG districts and asked why the applicant is requesting the IG zone when the uses between the HI and IR are so similar. Mr. Divelbiss reiterated that the majority of uses permitted in the IG district are also permitted in the IR district. The most intensive uses permitted in the IG district are not currently present in the district with the exception of Purina Mills which is located in the HI district.

Mr. Bowen expressed his opinion that if the map amendment application is approved, the Commission should consider connecting the two IG districts during the Comprehensive Plan Update so there is not an enclave.

There were no citizens present to make public comment.

MINUTES

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the February 5, 2018 public rezoning meeting and regular meeting as presented. The motion was seconded by Mr. Kline and unanimously approved with Mr. Goetz abstaining from the vote.

-OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported the following for the month of February: Land Development/Permit review – 20 entrance permits; 2 floodplain permits; 5 utility permit; 29 grading permits; 2 non-residential construction permits; Land Development Plan Review – 2 subdivision replats, 1 preliminary/final subdivision plat, 2 simplified plats, 5 site plans (Interstate Battery, Mountainside Teleport, Middletown Valley Bank, HCC

parking lot addition, Bowman Newgate Phase 3), 3 site specific grading plans, 4 grading plans, 2 storm water concept plans, 1 forest stand delineation and 1 final subdivision plat. Approvals issued: 1 simplified plat, 1 subdivision replat, 1 final subdivision plat for Westfields, Section 6C, and 1 site plan for Atlantic Homes.

Initial CIP Presentation

Mr. Goodrich stated that next month he will present the proposed FY 2018-2027 CIP for review and discussion. The Commission will be asked to make its recommendation to the Board of County Commissioners for the CIP's consistency with the County's adopted Comprehensive Plan.

Pending Legislation

Mr. Goodrich gave a brief summation of several bills that are being discussed in the Senate:

- Allow establishment of agricultural land preservation fee
- Lengthen recertification of ag preservation program from 3 to 5 years
- Adopt a State definition of agri-tourism – this would not override local zoning laws
- Change the Bay restoration fund and what it can be used for
- On-site sewage disposal systems that would require upgrading in some areas
- Changes to the Forest Conservation Act – define priority retention areas and increase mitigation to a 1 to 1 ratio
- Changes to Tiers 3 and 4 of the septic bill – create exemptions and criteria to define other areas in Tier 3

Proposed Rezoning Schedule Changes

Mr. Goodrich announced that on March 13th, the Board of County Commissioners is scheduled to discuss the schedule upon which rezoning applications will be accepted as part of its initiative to be more customer friendly. He noted that the Commissioners are considering an application submittal process on an as-needed basis. The Planning Commission previously discussed this topic and did not believe that a change was currently needed in the schedule.

Employee Policy Changes

Mr. Goodrich explained that the County Commissioners have been revising old policies and adopting new policies for County employees, which also includes members of appointed Boards and Commissions. Training on the policies will be scheduled in the near future for all Board and Commission members. Recently adopted policies include Anti-Harrassment and a Tobacco Free Campus.

Mr. Goodrich reminded Commission members that the Financial Disclosure statements will soon be distributed and need to be completed and returned by mid-April.

Comprehensive Plan Update

Ms. Baker reminded Commission members that the Sensitive Areas and Mineral Resources elements were previously approved by the Commission. A copy of the draft Historic Resources element was included in this evening's agenda packet for the Commission's review. She briefly reviewed contents of the element which include tax credits, State programs and funding for historic resources, heritage tourism, threats and challenges to preserving historic resources, preserving the landscapes and scenic scapes of the historic resources. Staff will be presenting the recommendations, goals and objectives at the next meeting. Staff is currently working on the Community Facilities element, which should be ready for the Commission's review in April. Staff is also working on the Economic Development and Housing element.

General Discussion

The Planning Commission briefly discussed the site of Purina Mills and its zoning designation of HI. There are numerous reasons this site has this zoning designation which does not necessarily match the

intensity of the use on the site. Members also discussed other uses that are permissible in the IG district that may be more intensive. Staff reminded the Commission that it cannot assume the applicant is proposing to move to this location and continue its current use on this site. Mr. Lung noted that a concrete business would be a special exception use in both the IR and the IG zoning districts. The Commission discussed making its recommendation for the IR zoning instead of the IG zoning; however, Ms. Baker pointed out that the applicant must make its case based on a change in the neighborhood or a mistake in the original zoning. Mr. Goodrich advised members to make discussions regarding the IR zoning versus the requested IG zoning and the reasons why the Commission believes the IR district is a better choice part of its recommendation to the BOCC. Making a recommendation for a different zoning designation than the applicant requested does not give the public the opportunity to make comments.

UPCOMING MEETINGS

1. Monday, April 2, 2018, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 8:20 p.m. The motion was seconded by Mr. Kline and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley, Chairman

Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:

Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 0.00 miles from Urban Growth Area

Acreage: 65.29

Zoning: AR

Soils: Class I, II, and III – 76.7%

Land Use:

Crops	45.40 acres
Pasture	13.97 acres
Woods	4.63 acres
Buildings	1.30 acres
Water	0.00 acres

Staff Recommendation:

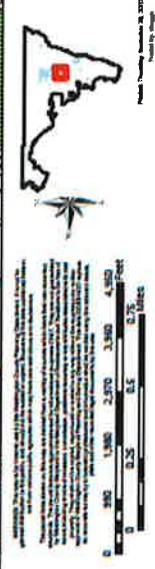
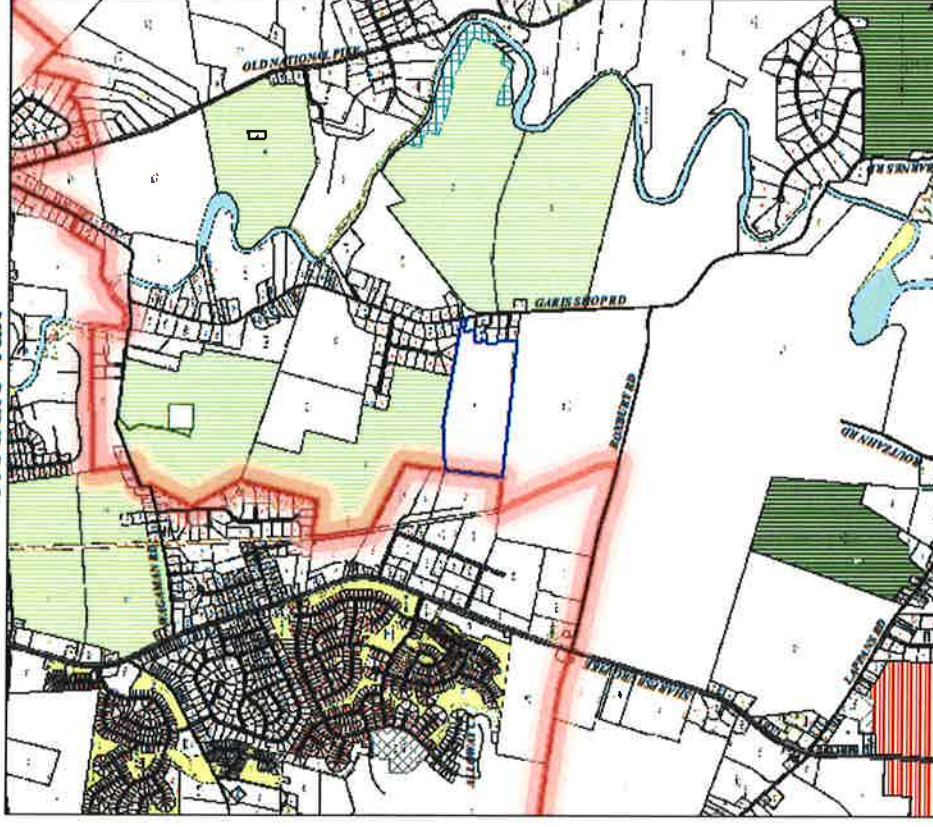
The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.


Comprehensive Plan

Weddle, Jeremiah A. & Janelle R.

Application No: AD-16-014

Weddle Tax



Agricultural Preservation District	Site Location										
<u>Applicant:</u> Weddle, Jeremiah A. & Janelle R.	<u>Application No:</u> AD-16-014										
<u>Tax Map(s):</u> 62 <u>Grid:</u> 5 <u>Parcel:</u> 64 <u>Election District:</u> 10 <u>Deed References:</u> 3585/747 <u>Acres:</u> 65.29 <u>Planning Sector(s):</u> 2	<u>Location:</u> 9320 Garis Shop Rd., Hagerstown, MD 21740 <div data-bbox="430 289 1388 1024">  </div>										
<u>Water and Sewer Classification:</u> No Planned Water or Sewer Service <u>"201" Facilities Plan:</u> Does not lie within the borders of a 201 Facilities Planned Service Area. <u>Soils in acres</u> <table border="1" data-bbox="1153 1186 1404 1953"> <tr> <td>Class I: 4.12</td><td>Class II: 30.02</td></tr> <tr> <td>Class III: 15.92</td><td>Class IV: 0.00</td></tr> <tr> <td>Class V: 0.00</td><td>Class VI: 15.24</td></tr> <tr> <td>Class VII: 0.00</td><td>Woods 1: 0.00</td></tr> <tr> <td>Woods 2: 0.00</td><td>Floodplain: 0.00</td></tr> </table>	Class I: 4.12	Class II: 30.02	Class III: 15.92	Class IV: 0.00	Class V: 0.00	Class VI: 15.24	Class VII: 0.00	Woods 1: 0.00	Woods 2: 0.00	Floodplain: 0.00	
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Class III: 15.92	Class IV: 0.00										
Class V: 0.00	Class VI: 15.24										
Class VII: 0.00	Woods 1: 0.00										
Woods 2: 0.00	Floodplain: 0.00										

Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 0.95 miles from Urban
Growth Area

Acreage: 129.67

Zoning: EC

Soils: Class I, II, and III- 60.7%

Land Use:

Crops	39.15 acres
Pasture	25.35 acres
Woods	63.62 acres
Buildings	0.46 acres
Water	1.09 acres

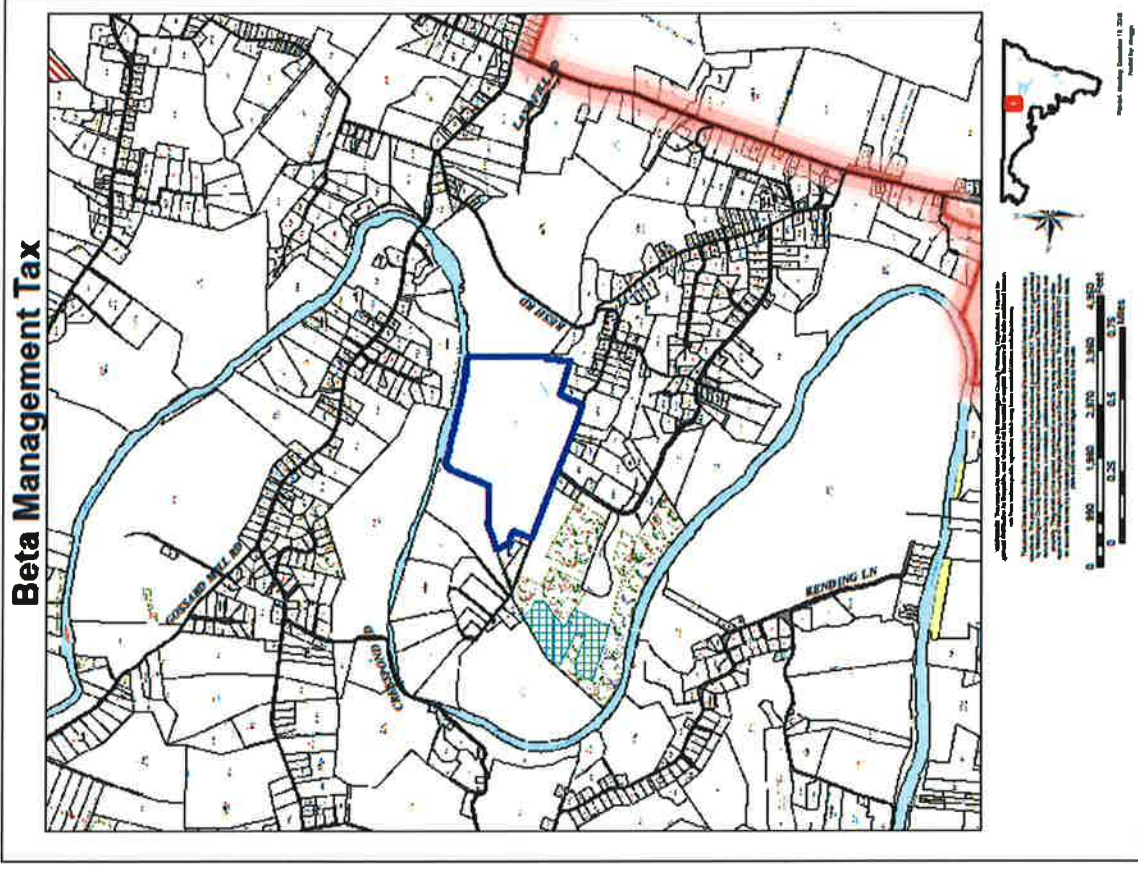
Staff Recommendation:

The farm is consistent with the
Comprehensive Plan for the establishment of
an agricultural land preservation district.

Comprehensive Plan

Beta Management Trust

Application No: AD-17-006



<p>Agricultural Preservation District</p>	<p>Site Location</p>										
<p><u>Applicant:</u> Beta Management Trust</p>	<p>Application No: AD-17-006</p>										
<p><u>Tax Map(s):</u> 23</p> <p><u>Grid:</u> 20</p> <p><u>Parcel:</u> 165</p> <p><u>Election District:</u> 13</p> <p><u>Deed References:</u> 1141/142</p> <p><u>Acres:</u> 129.67</p> <p><u>Planning Sector(s):</u> 2</p>	<p><u>Location:</u> 16026 Spade Road, Hagerstown, MD 21740</p>										
<p><u>Water and Sewer Classification:</u> No Planned Water or Sewer Service</p> <p><u>"201" Facilities Plan:</u> Does not lie within the borders of a 201 Facilities Planned Service Area.</p> <p><u>Soils in acres</u></p> <table border="1"> <tr> <td>Class I: 0.00</td><td>Class II: 26.37</td></tr> <tr> <td>Class III: 35.13</td><td>Class IV: 23.97</td></tr> <tr> <td>Class V: 0.00</td><td>Class VI: 3.62</td></tr> <tr> <td>Class VII: 14.71</td><td>Woods 1: 0.00</td></tr> <tr> <td>Woods 2: 1.57</td><td>Floodplain: 25.79</td></tr> </table>	Class I: 0.00	Class II: 26.37	Class III: 35.13	Class IV: 23.97	Class V: 0.00	Class VI: 3.62	Class VII: 14.71	Woods 1: 0.00	Woods 2: 1.57	Floodplain: 25.79	<p>Beta Management Aerial</p>
Class I: 0.00	Class II: 26.37										
Class III: 35.13	Class IV: 23.97										
Class V: 0.00	Class VI: 3.62										
Class VII: 14.71	Woods 1: 0.00										
Woods 2: 1.57	Floodplain: 25.79										

Comprehensive Plan

Farmland Preservation

Comprehensive Plan

Eby, Curvin & Glennis

Application No: AD-18-005

Adopted Comprehensive Plan Designation:

Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 0.25 miles from Urban Growth Area

Acreage: 97.49

Zoning: AR

Soils: Class I, II, and III- 94.5%

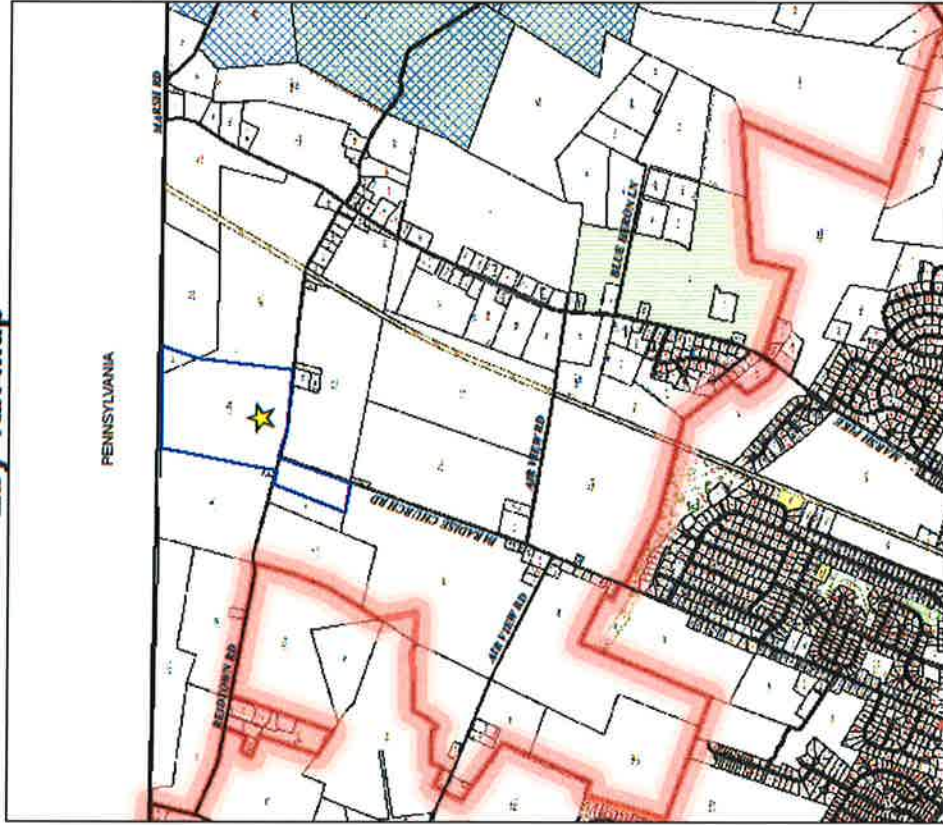
Land Use:

Crops	83.60 acres
Pasture	8.77 acres
Woods	3.56 acres
Buildings	1.56 acres
Water	0.00 acres

Staff Recommendation:

The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Eby Tax Map



<p>Agricultural Preservation District</p>	<p>Site Location</p>										
<p><u>Applicant:</u> Eby, Curvin & Glennis</p>	<p>Application No: AD-18-005</p>										
<p><u>Tax Map(s):</u> 11</p> <p><u>Grid:</u> 14</p> <p><u>Parcel:</u> 37 & 38</p> <p><u>Election District:</u> 27</p> <p><u>Deed References:</u> 1141 / 142</p> <p><u>Acres:</u> 97.49</p> <p><u>Planning Sector(s):</u> 2</p>	<p><u>Location:</u> 19534 Reidtown Rd., Hagerstown, MD 21742</p>										
<p><u>Water and Sewer Classification:</u> No Planned Water or Sewer Service</p> <p><u>“201” Facilities Plan:</u> Does not lie within the borders of a 201 Facilities Planned Service Area.</p> <p><u>Soils in acres</u></p> <table border="1"> <tr> <td>Class I: 9.59</td><td>Class II: 74.57</td></tr> <tr> <td>Class III: 4.44</td><td>Class IV: 0.12</td></tr> <tr> <td>Class V: 0.00</td><td>Class VI: 5.27</td></tr> <tr> <td>Class VII: 0.00</td><td>Woods 1: 0.00</td></tr> <tr> <td>Woods 2: 0.00</td><td>Floodplain: 0.00</td></tr> </table>	Class I: 9.59	Class II: 74.57	Class III: 4.44	Class IV: 0.12	Class V: 0.00	Class VI: 5.27	Class VII: 0.00	Woods 1: 0.00	Woods 2: 0.00	Floodplain: 0.00	<p>Eby Aerial</p>
Class I: 9.59	Class II: 74.57										
Class III: 4.44	Class IV: 0.12										
Class V: 0.00	Class VI: 5.27										
Class VII: 0.00	Woods 1: 0.00										
Woods 2: 0.00	Floodplain: 0.00										

Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:
Prime Long Term

Distance to Urban or Town Growth Area:
Approximately 3.00 miles from Urban Growth Area

Acreage: 81.04

Zoning: AR

Soils: Class I, II, and III- 67.1%

Land Use:

Crops	58.55 acres
Pasture	2.31 acres
Woods	13.80 acres
Buildings	1.70 acres
Water	4.68 acres

Staff Recommendation:

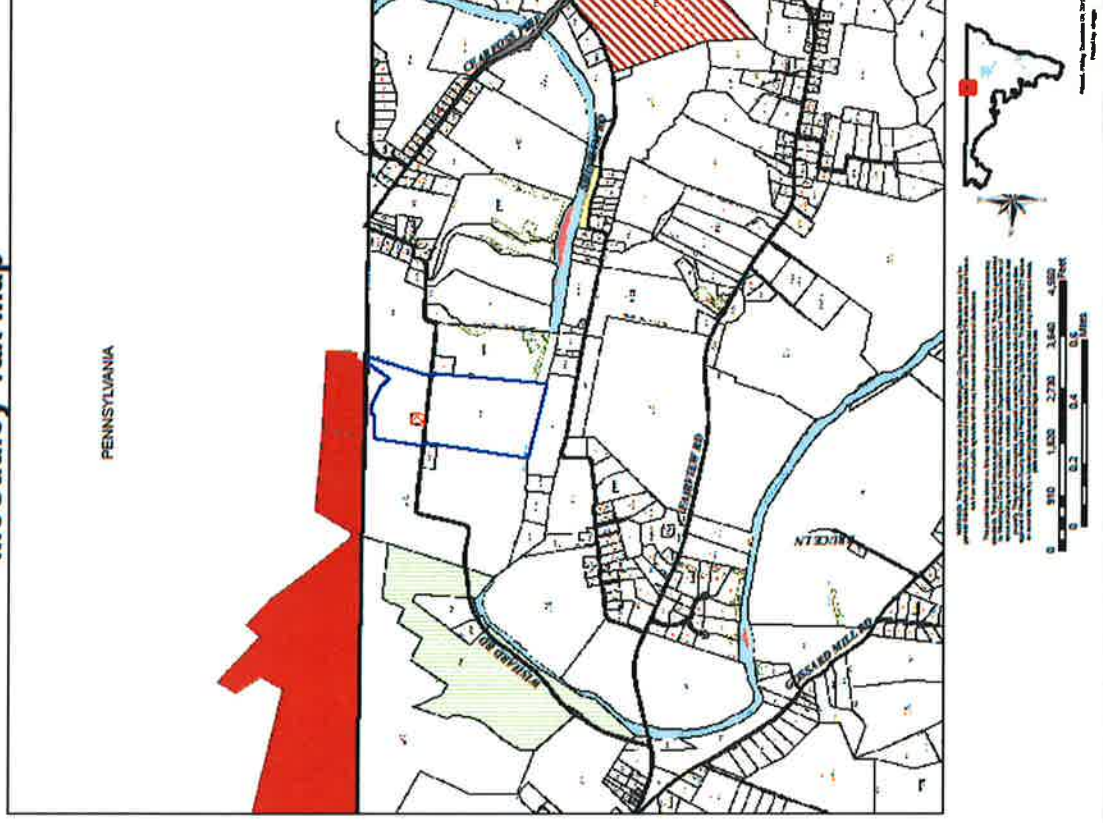
The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Comprehensive Plan

McCauley, Donna

Application No: AD-18-008

McCauley Tax Map



Agricultural Preservation

District

Applicant: McCauley, Donna K.

Tax Map(s): 9

Grid: 20

Parcel: 38

Election District: 13

Deed References: 897/955

Acres: 81.04

Planning Sector(s): 2

Water and Sewer Classification:

No Planned Water or Sewer Service

“201” Facilities Plan:

Does not lie within the borders of a 201 Facilities Planned Service Area.

Soils in acres

Class I: 0.00	Class II: 23.74
Class III: 12.43	Class IV: 8.46
Class V: 0.00	Class VI: 9.24
Class VII: 0.00	Woods 1: 0.00
Woods 2: 0.00	Floodplain: 27.16

Site Location

Application No: AD-18-008

Location: 16030 Wishard Rd., Hagerstown, MD 21740



Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 3.89 miles from Urban
Growth Area

Acreage: 152.73

Zoning: AR

Soils: Class I, II, and III- 73.6%

Land Use:

Crops	94.36 acres
Pasture	28.75 acres
Woods	28.49 acres
Buildings	0.96 acres
Water	0.16 acres

Staff Recommendation:

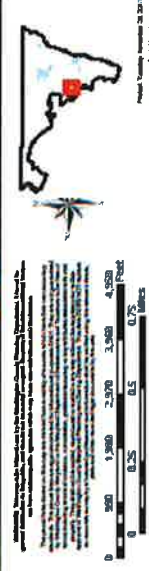
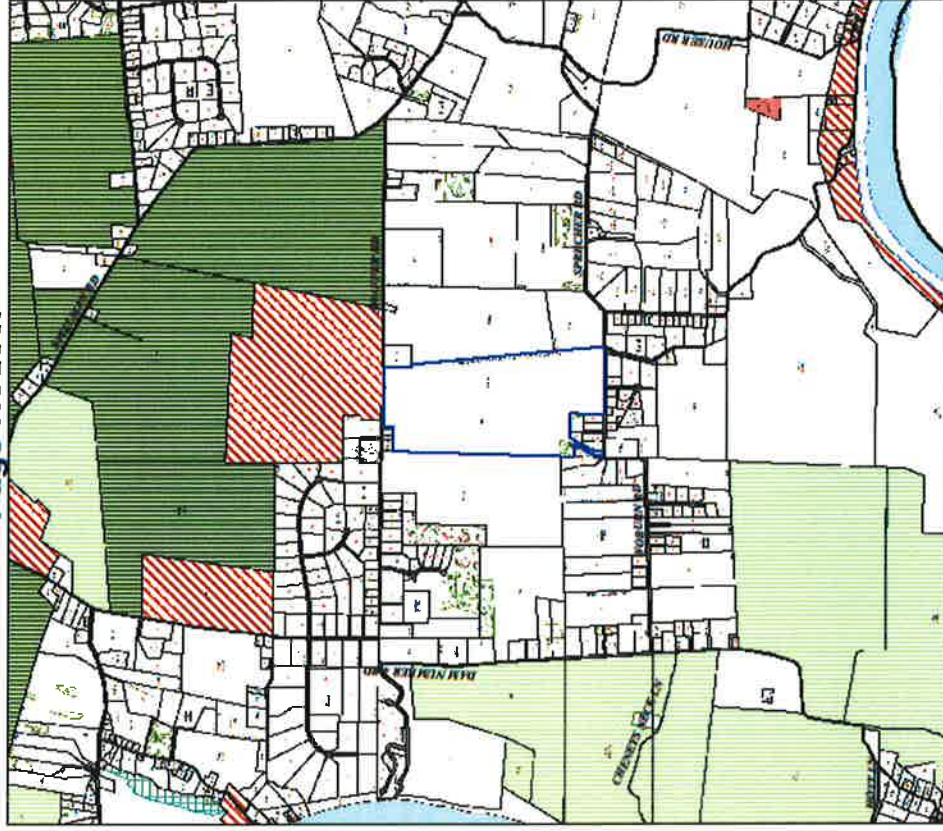
The farm is consistent with the
Comprehensive Plan for the establishment of
an agricultural land preservation district.

Comprehensive Plan

Houser, Page A. & Ronda L.

Application No: AD-18-009

Page Houser



Agricultural Preservation District

Site Location

Applicant: Houser, Page A. & Ronda L.

Application No: AD-18-009

Location: 16517 Shaffer Rd., Sharpsburg, MD 21782

Tax Map(s): 66

Grid: 15

Parcel: 20

Election District: 20

Deed References: 1615/184; 3043/719

Acres: 152.73

Planning Sector(s): 2

Water and Sewer Classification:

No Planned Water or Sewer Service

"201" Facilities Plan:

Does not lie within the borders of a 201 Facilities Planned Service Area.

Soils in acres

Class I: 0.68	Class II: 103.50
Class III: 8.28	Class IV: 30.94
Class V: 0.00	Class VI: 8.78
Class VII: 0.00	Woods 1: 0.00
Woods 2: 0.00	Floodplain: 0.38



Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 0.53 miles from Urban Growth Area

Acreage: 72.17

Zoning: EC

Soils: Class I, II, and III- 60.0%

Land Use:

Crops	39.31 acres
Pasture	0.00 acres
Woods	32.76 acres
Buildings	0.10 acres
Water	0.00 acres

Staff Recommendation:

The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Comprehensive Plan

Bragunier Farms, Inc.

Application No: AD-18-010



Agricultural Preservation District

Site Location

Application No: AD-18-010

Applicant: Bragunier Farms, Inc.

Location: 13040 Blairs Valley Rd., Clear Spring, MD 21722

Tax Map(s): 34

Grid: 3

Parcel: 9

Election District: 04

Deed References: 1615/184

Acres: 72.17

Planning Sector(s): 2

Water and Sewer Classification:

No Planned Water or Sewer Service

“201” Facilities Plan:

Does not lie within the borders of a 201 Facilities Planned Service Area.

Soils in acres

Class I: 0.00	Class II: 41.77
Class III: 1.52	Class IV: 0.13
Class V: 0.00	Class VI: 0.00
Class VII: 28.74	Woods 1: 0.00
Woods 2: 0.00	Floodplain: 0.00



Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 0.15 miles from Urban Growth Area

Acreage: 25.5

Zoning: AR

Soils: Class I, II, and III- 79.8%

Land Use:

Crops	17.36 acres
Pasture	1.31 acres
Woods	6.37 acres
Buildings	0.23 acres
Water	0.23 acres

Staff Recommendation:

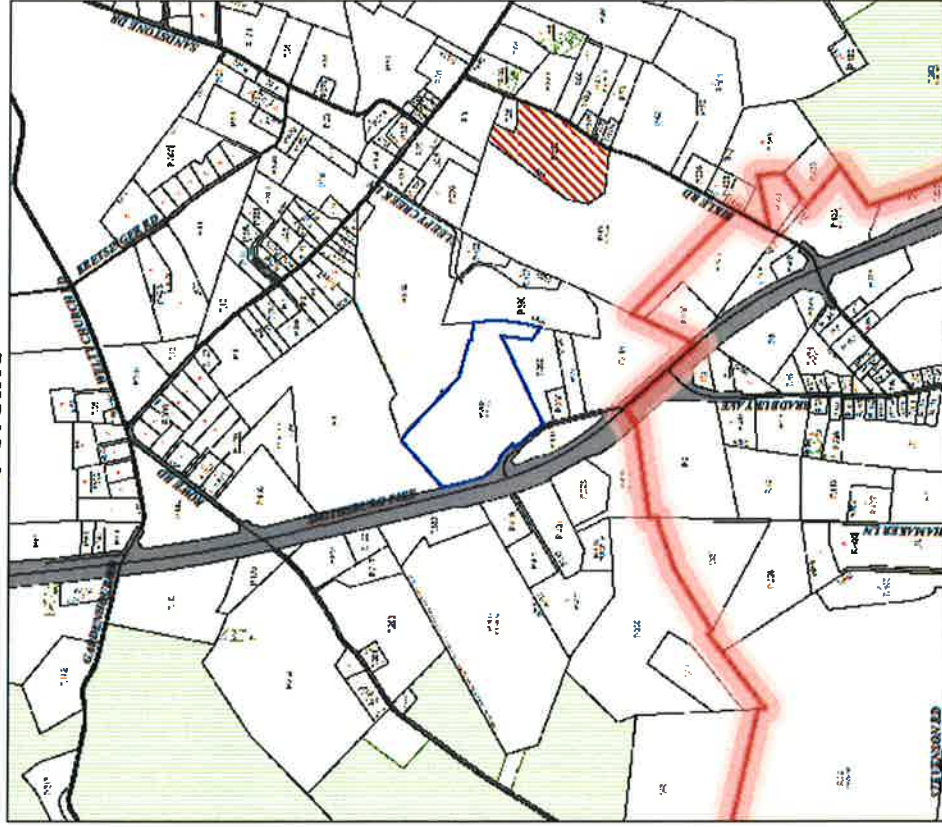
The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Comprehensive Plan

Forcino, David C.

Application No: AD-18-011

Forcino



Agricultural Preservation

District

Applicant: Forcino, David C.

Tax Map(s): 40

Grid: 1

Parcel: 203

Election District: 07

Deed References: 1329/729

Acres: 25.5

Planning Sector(s): 2

Water and Sewer Classification:

No Planned Water or Sewer Service

"201" Facilities Plan:

Does not lie within the borders of a 201 Facilities Planned Service Area.

Soils in acres

Class I: 0.00	Class II: 11.45
Class III: 8.91	Class IV: 2.10
Class V: 0.00	Class VI: 0.00
Class VII: 0.00	Woods 1: 0.00
Woods 2: 0.00	Floodplain: 3.02

Site Location

Application No: AD-18-011

Location: 13215 Smithsburg Pike, Smithsburg, MD 21783

Forcino



Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:
Prime Long Term

Distance to Urban or Town Growth Area:
Approximately 0.28 miles from Urban Growth Area

Acres: 75.99

Zoning: AR

Soils: Class I, II, and III- 100.0%

Land Use:

Crops	60.64 acres
Pasture	1.95 acres
Woods	10.89 acres
Buildings	0.34 acres
Water	2.17 acres

Staff Recommendation:

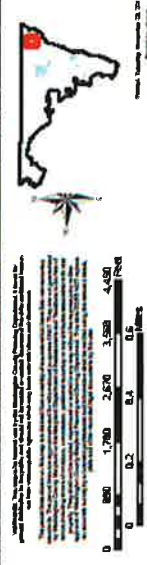
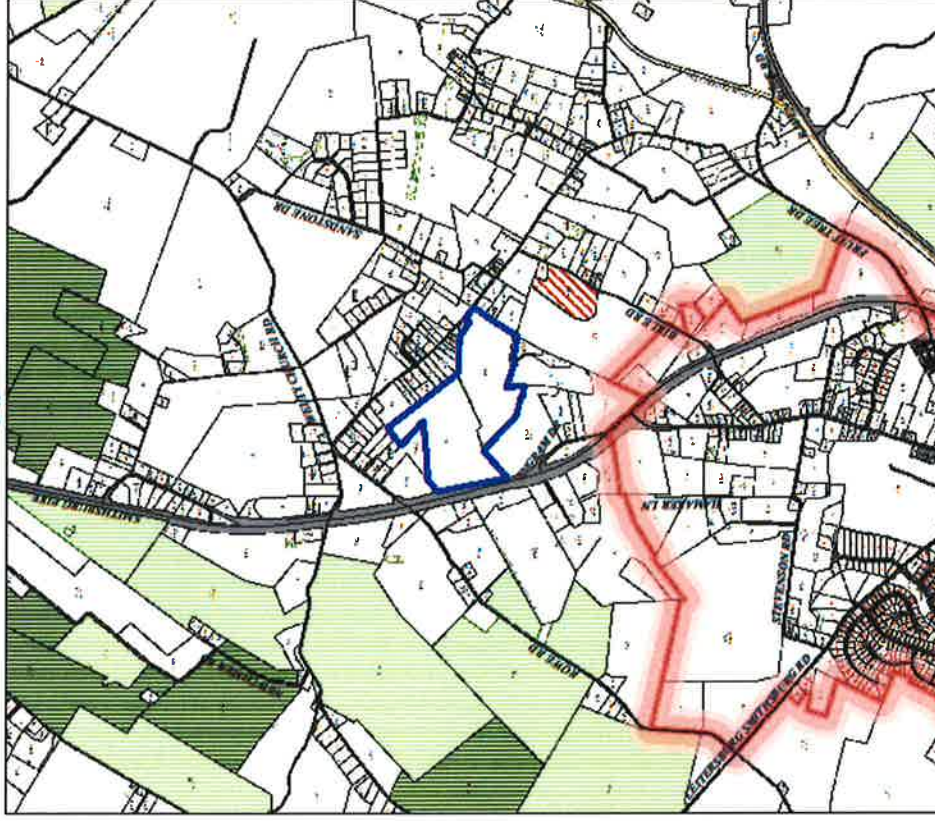
The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Comprehensive Plan

Roane, Terry R. & Deborah A.

Application No: AD-18-012

Roane



Agricultural Preservation District

Site Location

Application No: AD-18-012

Applicant: Roane, Terry R. & Deborah A.

Location: 13201 Sleepy Creek Ln., Smithsburg, MD 21783

Tax Map(s): 27

Grid: 19

Parcel: 1 & 304

Election District: 07

Deed References: 3615/84; 3177/536

Acres: 75.99

Planning Sector(s): 2

Water and Sewer Classification:

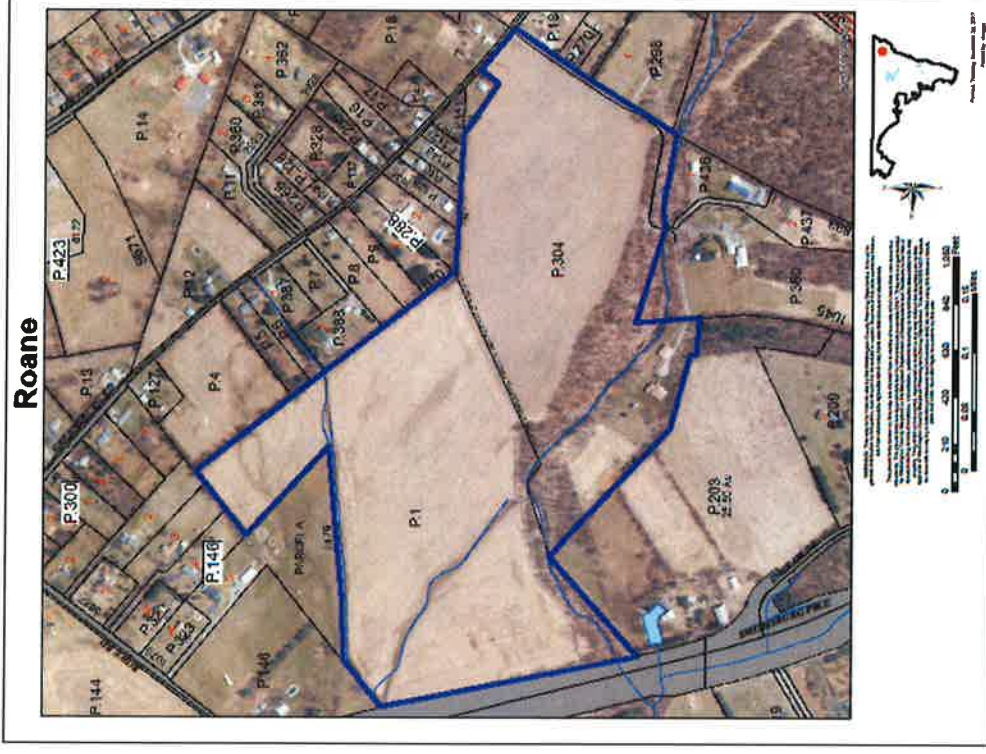
No Planned Water or Sewer Service

“201” Facilities Plan:

Does not lie within the borders of a 201 Facilities Planned Service Area.

Soils in acres

Class I: 0.00	Class II: 19.17
Class III: 1.75	Class IV: 0.00
Class V: 0.00	Class VI: 0.00
Class VII: 0.00	Woods 1: 0.00
Woods 2: 0.00	Floodplain: 55.08



Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:
Prime Long Term

Distance to Urban or Town Growth Area:
Lies within Urban Growth Area

Acreage: 137.1

Zoning: RS

Soils: Class I, II, and III- 53.6%

Land Use:

Crops	84.95 acres
Pasture	6.60 acres
Woods	44.96 acres
Buildings	0.60 acres
Water	0.00 acres

Staff Recommendation:

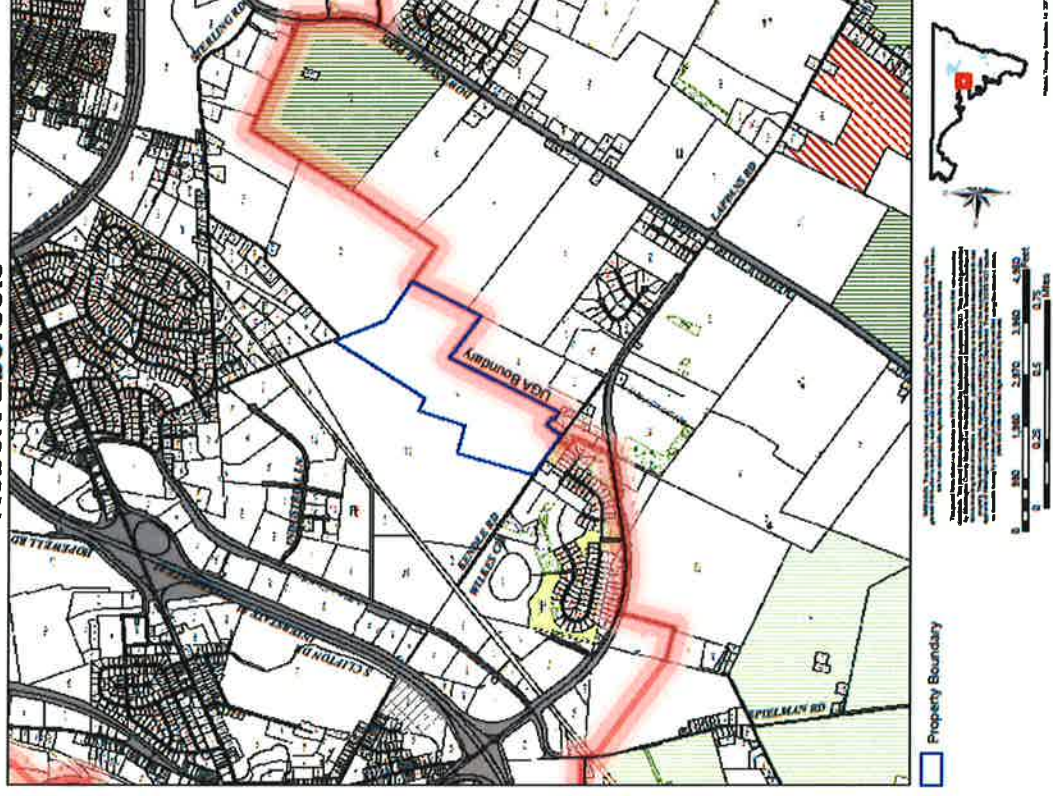
The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Comprehensive Plan

Ebersole, Robert B., Clyde F. & Daniel R.

Application No: AD-18-013

Robert Ebersole



<p>Agricultural Preservation District</p>	<p>Site Location</p>										
<p><u>Applicant:</u> Ebersole, Robert B., Clyde F. & Daniel R.</p>	<p>Application No: AD-18-013</p>										
<p><u>Tax Map(s):</u> 56</p> <p><u>Grid:</u> 16</p> <p><u>Parcel:</u> 142</p> <p><u>Election District:</u> 02</p> <p><u>Deed References:</u> 844/341</p> <p><u>Acres:</u> 137.1</p> <p><u>Planning Sector(s):</u> 2</p>	<p><u>Location:</u> 16438 Kendle Rd., Williamsport, MD 21795</p> <div data-bbox="446 283 1432 1031"> </div>										
<p><u>Water and Sewer Classification:</u></p> <p>No Planned Water or Sewer Service</p> <p><u>“201” Facilities Plan:</u></p> <p>Does not lie within the borders of a 201 Facilities Planned Service Area.</p> <p><u>Soils in acres</u></p> <table border="1"> <tbody> <tr> <td>Class I: 9.51</td> <td>Class II: 57.11</td> </tr> <tr> <td>Class III: 6.90</td> <td>Class IV: 15.37</td> </tr> <tr> <td>Class V: 0.00</td> <td>Class VI: 48.22</td> </tr> <tr> <td>Class VII: 0.00</td> <td>Woods 1: 0.00</td> </tr> <tr> <td>Woods 2: 0.00</td> <td>Floodplain: 0.00</td> </tr> </tbody> </table>	Class I: 9.51	Class II: 57.11	Class III: 6.90	Class IV: 15.37	Class V: 0.00	Class VI: 48.22	Class VII: 0.00	Woods 1: 0.00	Woods 2: 0.00	Floodplain: 0.00	
Class I: 9.51	Class II: 57.11										
Class III: 6.90	Class IV: 15.37										
Class V: 0.00	Class VI: 48.22										
Class VII: 0.00	Woods 1: 0.00										
Woods 2: 0.00	Floodplain: 0.00										

Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:
Prime Long Term

Distance to Urban or Town Growth Area:
Lies within Urban Growth Area

Acreage: 51.15

Zoning: AR

Soils: Class I, II, and III- 95.1%

Land Use:

Crops	11.15 acres
Pasture	0.28 acres
Woods	39.55 acres
Buildings	0.11 acres
Water	0.06 acres

Staff Recommendation:

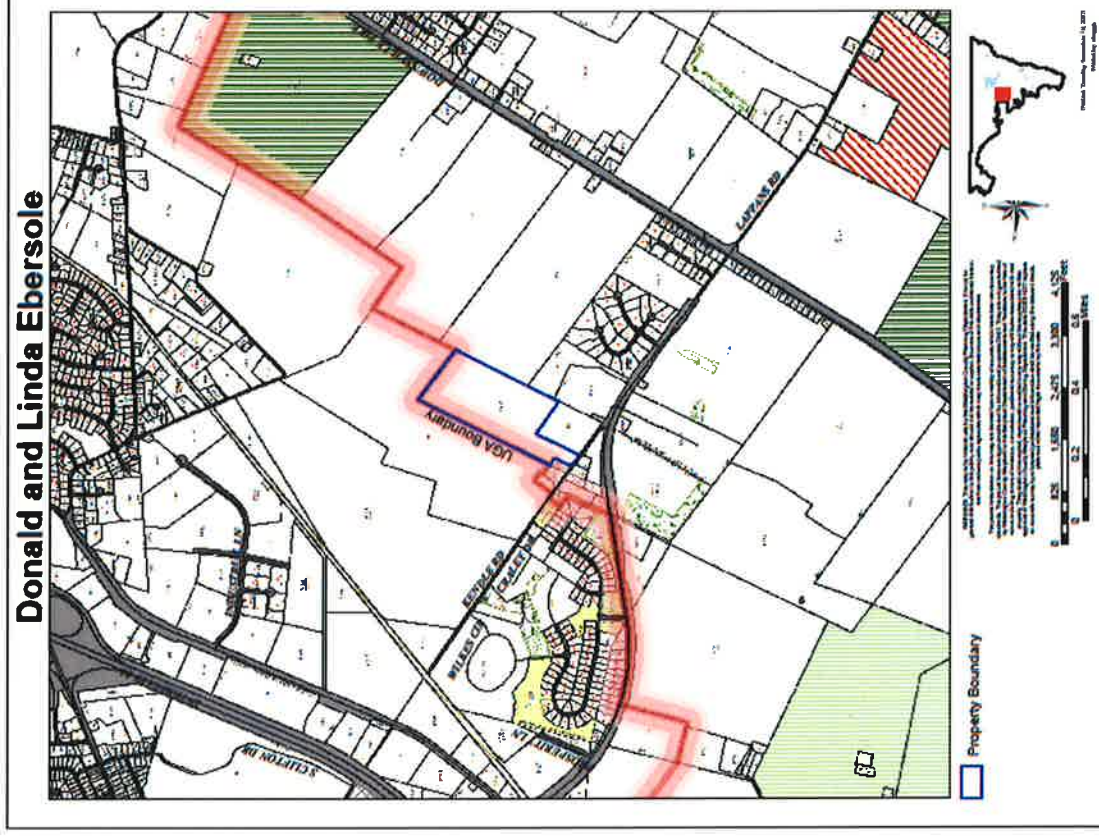
The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Comprehensive Plan

Ebersole, Donald W. & Linda M.

Application No: AD-18-014

Donald and Linda Ebersole



Agricultural Preservation District

Site Location

Application No: AD-18-014

Applicant: Ebersole, Donald W. & Linda M.

Location: 16620 Kendle Rd., Williamsport, MD 21795

Tax Map(s): 56

Grid: 22

Parcel: 456

Election District: 02

Deed References: 1605/220

Acres: 51.15

Planning Sector(s): 2

Water and Sewer Classification:

No Planned Water or Sewer Service

“201” Facilities Plan:

Does not lie within the borders of a 201 Facilities Planned Service Area.

Soils in acres

Class I: 0.00	Class II: 6.97
Class III: 2.10	Class IV: 0.23
Class V: 0.00	Class VI: 2.30
Class VII: 0.00	Woods 1: 39.55
Woods 2: 0.00	Floodplain: 0.00



Comprehensive Plan

Farmland Preservation

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:
Prime Long Term

Distance to Urban or Town Growth Area:
Approximately 0.66 miles from Urban Growth Area

Acreage: 110.00

Zoning: AR

Soils: Class I, II, and III- 62.88%

Land Use:

Crops	61.43 acres
Pasture	0.38 acres
Woods	42.80 acres
Buildings	0.36 acres
Water	0.00 acres

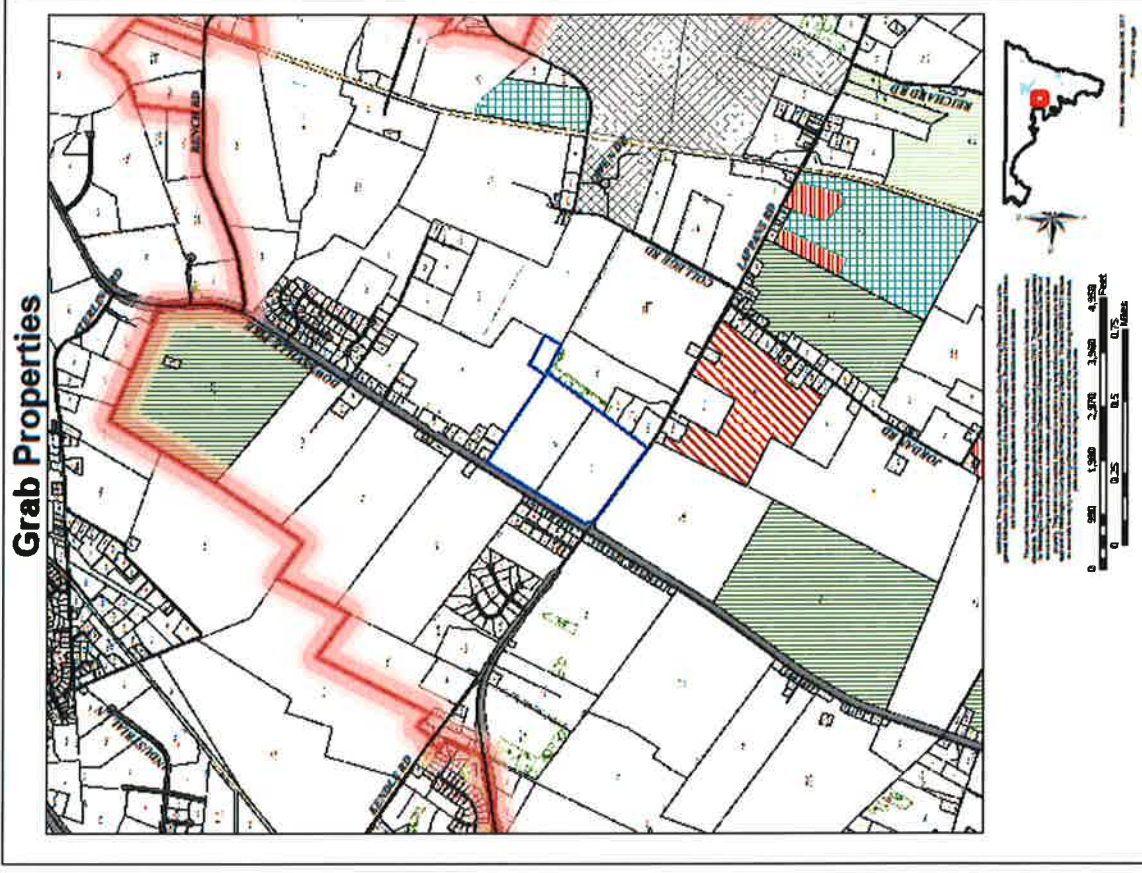
Staff Recommendation:

The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.

Comprehensive Plan

Grab, Charles L., Jr. & Denise E.

Application No: AD-18-016



Agricultural Preservation District

Applicant: Grab, Charles L., Jr. & Denise E.

Tax Map(s): 56

Grid: 24

Parcel: 431 & 431A

Election District: 02

Deed References: 1688/551

Acres: 110.00

Planning Sector(s): 2

Water and Sewer Classification:

No Planned Water or Sewer Service

“201” Facilities Plan:

Does not lie within the borders of a 201 Facilities Planned Service Area.

Soils in acres

Class I: 0.30	Class II: 68.87
Class III: 0.00	Class IV: 0.77
Class V: 0.00	Class VI: 35.03
Class VII: 0.00	Woods 1: 0.00
Woods 2: 0.00	Floodplain: 0.00

Site Location

Application No: AD-18-016

Location: 9705 Downsview Pike, Hagerstown, MD 21740



Comprehensive Plan

Farmland Preservation

Comprehensive Plan

Houser, Donald J.

Application No: AD-18-017

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:
Prime Long Term

Distance to Urban or Town Growth Area:
Approximately 0.66 miles from Urban Growth Area

Acreage: 130.81

Zoning: AR

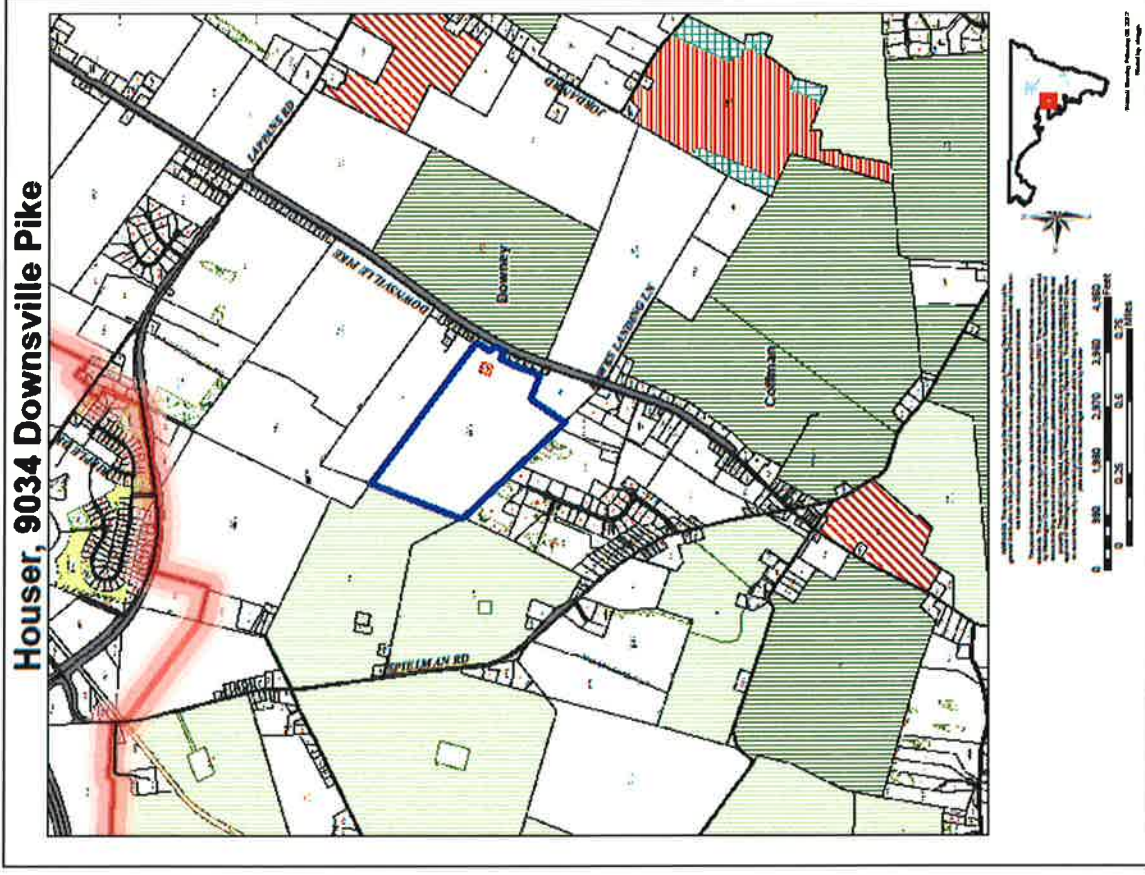
Soils: Class I, II, and III- 72.9%

Land Use:

Crops	70.72 acres
Pasture	30.67 acres
Woods	27.61 acres
Buildings	1.81 acres
Water	0.00 acres

Staff Recommendation:

The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.



<h1>Agricultural Preservation District</h1>	<h1>Site Location</h1>										
<u>Applicant:</u> Houser, Donald J.	<u>Application No:</u> AD-18-017										
<u>Tax Map(s):</u> 61 <u>Grid:</u> 10 <u>Parcel:</u> 231 <u>Election District:</u> 20 <u>Deed References:</u> 515/298 <u>Acres:</u> 130.81 <u>Planning Sector(s):</u> 2	<u>Location:</u> 9034 Downsville Pike, Williamsport, MD 21795 <div data-bbox="435 283 1425 1039"> </div>										
<u>Water and Sewer Classification:</u> No Planned Water or Sewer Service <u>"201" Facilities Plan:</u> Does not lie within the borders of a 201 Facilities Planned Service Area. <u>Soils in acres</u> <table border="1"> <tr> <td>Class I: 4.72</td> <td>Class II: 39.69</td> </tr> <tr> <td>Class III: 51.00</td> <td>Class IV: 0.00</td> </tr> <tr> <td>Class V: 0.00</td> <td>Class VI: 18.14</td> </tr> <tr> <td>Class VII: 0.00</td> <td>Woods 1: 0.00</td> </tr> <tr> <td>Woods 2: 0.00</td> <td>Floodplain: 0.00</td> </tr> </table>	Class I: 4.72	Class II: 39.69	Class III: 51.00	Class IV: 0.00	Class V: 0.00	Class VI: 18.14	Class VII: 0.00	Woods 1: 0.00	Woods 2: 0.00	Floodplain: 0.00	
Class I: 4.72	Class II: 39.69										
Class III: 51.00	Class IV: 0.00										
Class V: 0.00	Class VI: 18.14										
Class VII: 0.00	Woods 1: 0.00										
Woods 2: 0.00	Floodplain: 0.00										

Comprehensive Plan

Farmland Preservation

Comprehensive Plan

Neal Lynn Corwell & Kathryn Sincell-Corwell

Application No: AD-18-021

Adopted Comprehensive Plan Designation:

Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 0.93 miles from Urban Growth Area

Acreage: 152.73

Zoning: AR

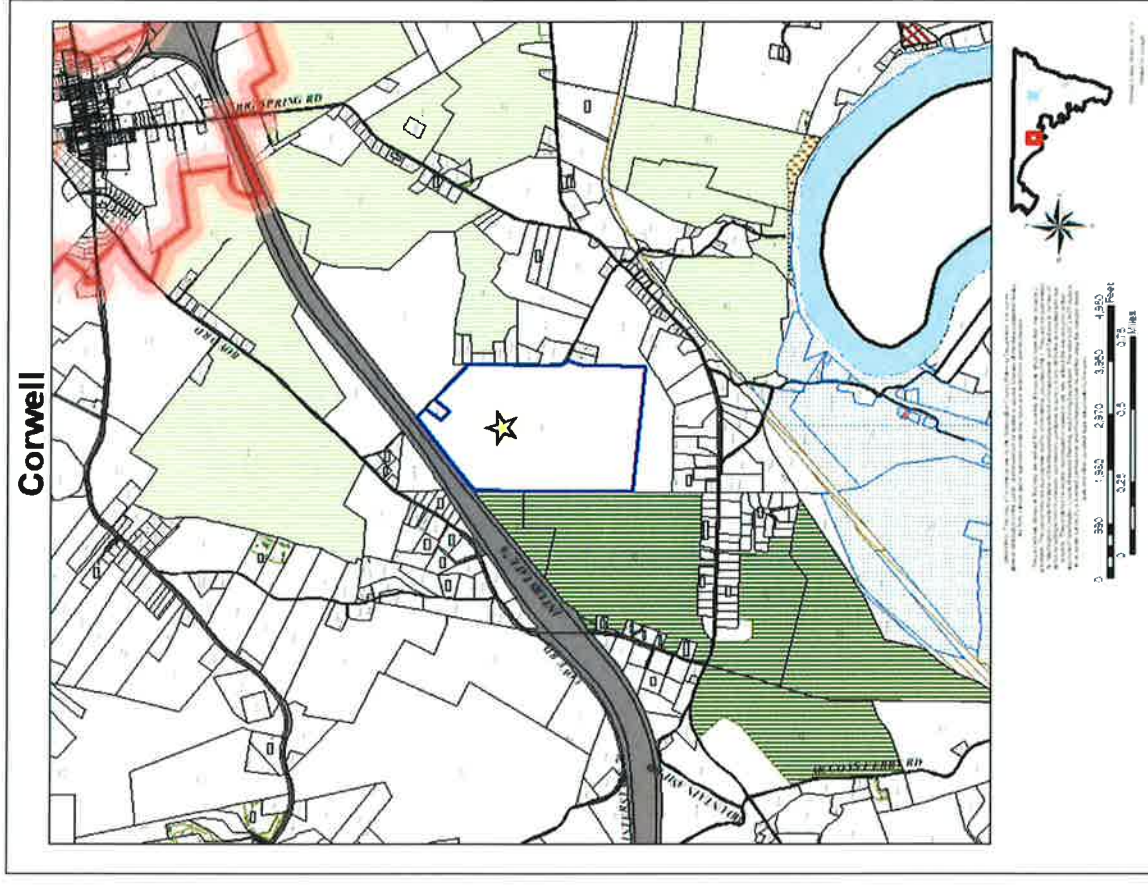
Soils: Class I, II, and III- 60.11%

Land Use:

Crops	52.27 acres
Pasture	132.07 acres
Woods	5.11 acres
Buildings	0.68 acres
Water	0.00 acres

Staff Recommendation:

The farm is consistent with the Comprehensive Plan for the establishment of an agricultural land preservation district.



<p>Agricultural Preservation District</p>	<p>Site Location</p>										
<p><u>Applicant:</u> Neal Lynn Corwell & Kathryn Sincell–Corwell</p>	<p><u>Location:</u> 11702 Rocky Meadow Road, Clear Spring</p>										
<p><u>Tax Map(s):</u> 46</p> <p><u>Grid:</u> 7</p> <p><u>Parcel:</u> 45</p> <p><u>Election District:</u> 04</p> <p><u>Deed References:</u> 5693/217</p> <p><u>Acres:</u> 189.18</p> <p><u>Planning Sector(s):</u> 2</p>	<div data-bbox="451 273 1453 1033"> </div>										
<p><u>Water and Sewer Classification:</u> No Planned Water or Sewer Service</p> <p><u>“201” Facilities Plan:</u> Does not lie within the borders of a 201 Facilities Planned Service Area.</p> <p><u>Soils in acres</u></p> <table border="1"> <tbody> <tr> <td>Class I: 0.00</td><td>Class II: 78.02</td></tr> <tr> <td>Class III: 35.70</td><td>Class IV: 17.59</td></tr> <tr> <td>Class V: 0.00</td><td>Class VI: 37.76</td></tr> <tr> <td>Class VII: 20.09</td><td>Woods 1: 0.00</td></tr> <tr> <td>Woods 2: 0.00</td><td>Floodplain: 0.00</td></tr> </tbody> </table>	Class I: 0.00	Class II: 78.02	Class III: 35.70	Class IV: 17.59	Class V: 0.00	Class VI: 37.76	Class VII: 20.09	Woods 1: 0.00	Woods 2: 0.00	Floodplain: 0.00	
Class I: 0.00	Class II: 78.02										
Class III: 35.70	Class IV: 17.59										
Class V: 0.00	Class VI: 37.76										
Class VII: 20.09	Woods 1: 0.00										
Woods 2: 0.00	Floodplain: 0.00										

Comprehensive Plan

Farmland Preservation

Comprehensive Plan

Houser's Produce Farm, Inc.

Application No: AD-18-023

Adopted Comprehensive Plan Designation:
Agriculture Rural

Agricultural Lands Inventory Map:

Prime Long Term

Distance to Urban or Town Growth Area:

Approximately 3.75 miles from Urban
Growth Area

Acres: 83.21

Zoning: AR

Soils: Class I, II, and III- 66.0%

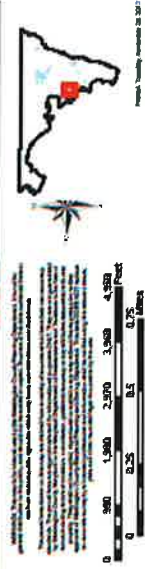
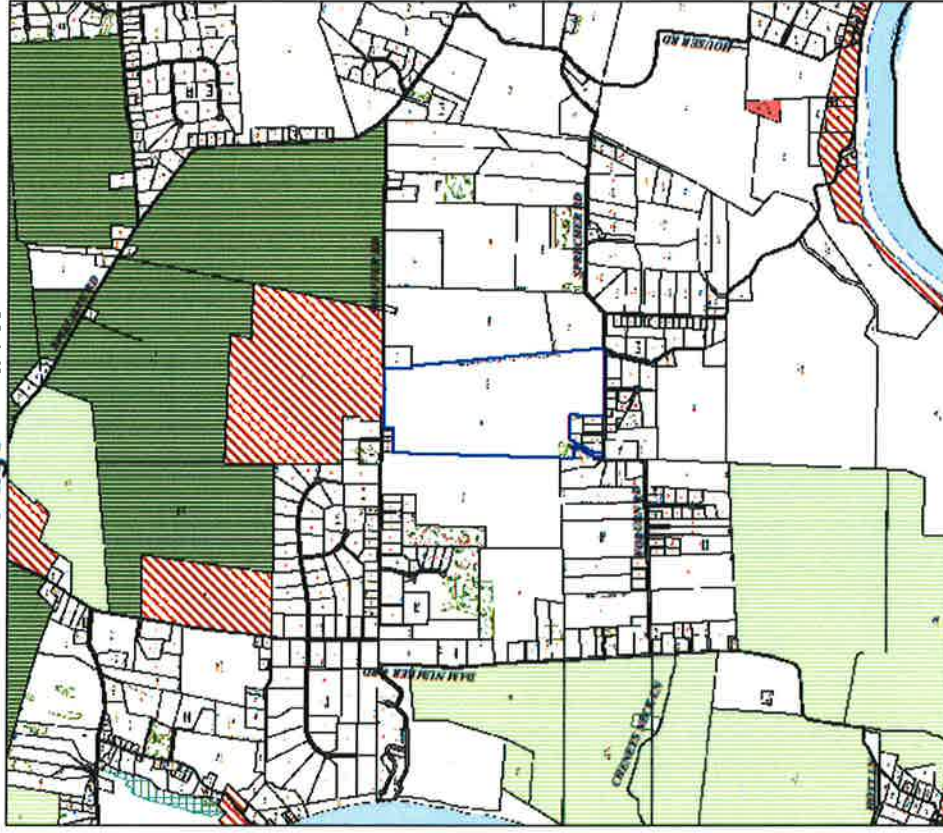
Land Use:

Crops	39.99 acres
Pasture	1.84 acres
Woods	41.38 acres
Buildings	0.00 acres
Water	0.00 acres

Staff Recommendation:

The farm is consistent with the
Comprehensive Plan for the establishment of
an agricultural land preservation district.

Page Houser



Agricultural Preservation District	Site Location										
<u>Applicant:</u> Houser's Produce Farm, Inc.	<u>Application No:</u> AD-18-023										
<u>Tax Map(s):</u> 66 <u>Grid:</u> 16 <u>Parcel:</u> 220 <u>Election District:</u> 20 <u>Deed References:</u> 4725/168 <u>Acres:</u> 83.21 <u>Planning Sector(s):</u> 2	<u>Location:</u> Shaffer Rd., Sharpsburg, MD 21782 <div data-bbox="431 283 1422 1037"> </div>										
<u>Water and Sewer Classification:</u> No Planned Water or Sewer Service <u>"201" Facilities Plan:</u> Does not lie within the borders of a 201 Facilities Planned Service Area. <u>Soils in acres</u> <table border="1" data-bbox="1183 1184 1435 1957"> <tr> <td>Class I: 0.00</td><td>Class II: 35.00</td></tr> <tr> <td>Class III: 19.89</td><td>Class IV: 1.86</td></tr> <tr> <td>Class V: 0.00</td><td>Class VI: 16.59</td></tr> <tr> <td>Class VII: 9.86</td><td>Woods 1: 0.00</td></tr> <tr> <td>Woods 2: 0.00</td><td>Floodplain: 0.00</td></tr> </table>	Class I: 0.00	Class II: 35.00	Class III: 19.89	Class IV: 1.86	Class V: 0.00	Class VI: 16.59	Class VII: 9.86	Woods 1: 0.00	Woods 2: 0.00	Floodplain: 0.00	
Class I: 0.00	Class II: 35.00										
Class III: 19.89	Class IV: 1.86										
Class V: 0.00	Class VI: 16.59										
Class VII: 9.86	Woods 1: 0.00										
Woods 2: 0.00	Floodplain: 0.00										

**ORDINANCE FOR THE ESTABLISHMENT OF
AGRICULTURAL LAND PRESERVATION DISTRICTS**

Adopted January 13, 2009

Repealed and Reenacted (Revision 1) – Adopted and Effective _____, 2018

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1. Purpose.

1.01 The purpose of this Ordinance is to provide for the creation of agricultural preservation districts within Washington County, Maryland and to provide for the standards and guidelines under which real property in Washington County is eligible for inclusion within an agricultural land preservation district.

2. Definitions.

For the purpose of this Ordinance, the following words shall have the following meanings:

2.01 "County" shall mean the Board of County Commissioners of Washington County, Maryland, its departments, divisions and assigns.

2.02 "Planning Commission" shall mean the Washington County Planning Commission.

2.03 "Ag Board" shall mean the Washington County Agricultural Land Preservation Advisory Board.

2.04 "District" shall mean Agricultural Land Preservation District

3. Establishment of a District.

3.01 One or more owners of land located within Washington County which is used primarily (i) for the active production of food or fiber or (ii) is of such open space character and productive capability that continued agricultural production is feasible, may voluntarily file a petition with the Ag Board, in the form prescribed by the County, requesting the establishment of an agricultural land preservation district composed of the land owned by the petitioners. All land to be located within an agricultural land preservation district shall be titled the same.

3.02 If the petition is approved, the petitioners shall execute an Agricultural Land Preservation District Agreement in the form prescribed by the County, agreeing, among other things, that the following covenants, conditions, and restrictions shall run with the land for so long as the Agreement remains in effect:

(a) The landowner agrees to keep the land in agricultural use in a district for, except as otherwise permitted by this Ordinance or other law, a minimum period of 10 years from the date the district agreement is recorded in the land records of the county, or a minimum period of 5 years in the event that the original 10-year agreement has met or exceeded its 10-year time frame and the landowner has exercised their right to enter into an additional 5-year district;

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(b) Except as otherwise permitted in this Ordinance, the landowner agrees not to use the land for any commercial, industrial, or residential purpose except as indicated in any County Regulations associated with this Ordinance;

(c) The landowner agrees not to subdivide the land encumbered by a district for any purpose unless the County first has approved the proposed subdivision; and

(d) The landowner agrees not to construct buildings or structures on the land that are not designed or intended to be used for agricultural purposes, or any residential building unless the County first has approved the proposed construction.

3.03 The landowner may apply for Maryland Agricultural Land Preservation Foundation easements and other County approved easements on land in a district.

4. Procedures.

4.01 After receipt of a petition to establish an agricultural land preservation district:

(a) The Ag Board or the Planning Commission shall inform the County whether the land in the proposed district meets the qualifications established in this Ordinance and associated Regulations and whether the Ag Board recommends establishment of the district.

(b) The Ag Board or the Planning Commission shall inform the County whether establishment of the district is compatible with existing and approved State and county plans, programs, and overall county policy, and whether the planning and zoning body recommends establishment of the district.

4.02 If either the Ag Board or the Planning Commission recommends approval, the County shall hold a public hearing on the petition. Adequate notice of the hearing shall be provided to landowners in the proposed district and to landowners adjacent to the proposed district.

4.03 If neither the Ag Board nor the Planning Commission recommends approval, the petition shall be deemed denied and the County shall notify the landowner or landowners stating the reasons for the denial.

4.04 The County may approve a petition for the establishment of an agricultural land preservation district only if:

(a) The land within the proposed district meets the qualifying criteria established under this Ordinance and any Regulations associated herewith;

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(b) Approval of the petition has been recommended by either the ~~Ag~~ Board or the Planning Commission; and

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(c) The County has held a public hearing as indicated in Section 4.02.

4.05 Establishment of a district shall not occur until:

(a) The County approves the petition;

(b) All parties have executed an Agricultural ~~Land~~ Preservation District Agreement; and

(c) The Agricultural ~~Land~~ Preservation District Agreement is recorded, by the County, in the Land Records ~~of~~ Washington County.

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5. Qualifying Criteria.

5.01 The criteria necessary to qualify land for consideration as an Agricultural ~~Land~~ Preservation District shall be determined by Regulations adopted by the County. The Regulations may include, but need not be limited to, criteria for district size, productive capability and location. The Regulations may be amended from time to time by the County.

5.02 Amendments to qualifying criteria in the Regulations occurring after the establishment of a district shall not cause disqualification of the district so long as the Agricultural ~~Land~~ Preservation District Agreement remains in effect.

6. Addition to an Existing District.

6.01 The procedures for adding land to existing districts shall be the same as for the initial establishment of districts.

6.02 There shall be no minimum size criteria for the addition of land parcels contiguous to an existing agricultural ~~land~~ preservation district.

7. Exclusion of Property within a District.

7.01 Subject to the limitations of Section 7.02 and any Regulations associated with this Ordinance, a landowner may request to have excluded from a district certain portions of the owner's property, constituting lots of either 2 acres or less, if the purpose for excluding the property is to construct a dwelling house for the owner or the owner's children.

7.02 The number of lots allowed to be released under this Section 7 may not exceed:

- (a) 1 lot per district if the size of the district is 20 acres or more but fewer than 70 acres;
- (b) 2 lots per district if the size of the district is 70 acres or more but fewer than 120 acres; or
- (c) 3 lots per district if the size of the district is 120 acres or more.

7.03. If a landowner sells a land preservation development rights easement after entering into a ten (10) year, or subsequent five (5) year district, the terms and conditions of the deed of easement shall take precedence over the District Agreement.

7.04 Any request for exclusion under this Section 7 shall be made in accordance with the procedures described in Sections 3 and 4 of this Ordinance.

8. Continuation of a District.

8.01 ~~After the initial 10-years is reached, the landowner must enter into a subsequent five (5) year district, unless they elect to terminate the district as provided in this Ordinance or Regulations associated herewith.~~

8.02 Nothing in this Ordinance shall preclude a landowner from selling land within an agricultural land preservation district. A landowner that sells land within an agricultural land preservation district shall notify the County within thirty (30) days after the sale.

9. Termination and Alteration of a District.

9.01 The provisions of this Section 9 are applicable only to land in agricultural land preservation districts on which an agricultural land preservation easement has not been purchased.

9.02 After ten (10) years from the establishment of the district, a landowner may terminate the property's inclusion in an agricultural land preservation district by giving written notice to the County. Notice of intention to terminate may be submitted to the County at the end of the tenth year of the district's establishment, or anytime thereafter.

9.03 If severe economic hardship occurs, the County may release the landowner's property from an agricultural land preservation district at any time upon petition by the landowner. The petition shall be in a form prescribed by the County and the County may require such information necessary to determine whether severe economic hardship exists. If the County approves the petition to release the landowner's property from a district, the County shall prepare the release.

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Comment [VLG1]: Per Eric, this language applies mainly to the lot rights but it could apply to other items such as the term of commitment (easement forever) so the language could be placed at your discretion.

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Comment [BC2]: Does John prefer that we require 5-year renewals after the 10 years is up?

9.04 If a district is terminated prior to the completion of the initial ten (10) year period, the current landowner will be liable to reimburse the County the property taxes that would have been due if the property tax credit had not been granted as well as applicable interest on those taxes.

9.05 The County may approve alteration or abolishment of the district, if the following occur:

(a) The use of land within the district has so changed as to cause land within the district to fail to meet the qualifications under this Ordinance or the Regulations associated herewith;

(b) The County has assessed the potential impacts of alteration on remaining lands in the district;

(c) The alteration or abolition of the district has been recommended by the ~~Ag~~ Board ~~or~~ the Planning Commission, and a public hearing has been held; and

(d) The alteration or abolition is approved by the County Commissioners.

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DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

MEMORANDUM TO : Washington County Planning Commission

FROM : Stephen T. Goodrich, Director 
Department of Planning and Zoning

SUBJECT : PROPOSED FY 19-28 CIP AND
2002 COMPREHENSIVE PLAN CONSISTENCY

DATE : March 21, 2018

Each year the Planning Commission reviews the proposed Capital Improvement Program for consistency with the adopted Comprehensive Plan. The information attached as well as additional analysis to be presented during the April 2 meeting is provided to assist in that evaluation.

The Capital Improvement Plan is a long term (10 years) program for funding and scheduling capital projects. It is updated each year during the budget process according to prioritized needs and available revenue. The first year of the 10 year CIP is also the Capital Budget and is the County's proposal for actual spending on capital projects in FY 19. Attached to this memo is a summary list of CIP projects by category. There is a column on each page of the summary list with the heading **2019**. An entry in this column indicates funding for that project in the coming budget year. The project titles in the left column are underlined also for ease of identification. Projects with a check mark are new to the CIP this year. ***These are the projects that are to be reviewed for their consistency with the Comprehensive Plan.*** There is a corresponding page for each project that describes it in more detail.

While the proposed CIP and budget is very project and schedule specific, the Comprehensive Plan is rarely so. Instead, the Comprehensive Plan recommends prioritization of spending on capital projects in order to implement the Plan's goals. As you are well aware, the Plan designates the Urban Growth Area where spending on infrastructure and programs that support continued growth and new development are encouraged. This accomplishes the Plan's goal of focusing growth in areas where infrastructure exists or can economically be provided or improved to support it. This supports the complimentary goals for the Rural Areas of the County where new urban type development is discouraged in order to relieve pressure on and preserve agricultural, environmental, historic and open space resources. Capital projects in the rural areas should maintain existing services and infrastructure at a level that provides safety for citizens and promotes programs that protect the rural environment.

As further assistance, listed below are the twelve planning visions required to be included in all local Comprehensive Plans by the Land Use Article of the Annotated Code of Maryland.

1. Quality of Life and Sustainability: a quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. Growth Areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically located new centers.
4. Community Design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. Transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. Economic Development: economic development and natural resources-based businesses that promote employment opportunities for all income levels within the capacity of the state's natural resources, public services, and public facilities are encouraged.
9. Environmental Protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.

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10. Resource Conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. Stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
12. Implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

With these guidelines in mind the Planning staff is comfortable and confident in recommending to the Planning Commission that the proposed FY 2019-2028 CIP is consistent with the goals of the adopted 2002 Comprehensive Plan. An opportunity for additional analysis and discussion will be provided during the meeting to support this recommendation.