



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC REZONING INFORMATION MEETING AND REGULAR MEETING

June 4, 2018, 7:00 PM

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

CALL TO ORDER AND ROLL CALL

NEW BUSINESS

MINUTES

1. April 2, 2018 Planning Commission meeting minutes *
2. May 7, 2018 Planning Commission meeting minutes *

SITE PLANS

1. Bowman Halfway Trailer Parking [SP-17-028] – Proposed overnight trailer parking area on property located along the south side of Halfway Boulevard; Zoning: HI (Highway Interchange); Planner: Cody Shaw *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung
2. Comprehensive Plan Update – Community Facilities - Jill Baker
3. Mission/Vision/Values/Strategy – Steve Goodrich *
4. Election of Officers

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, July 2, 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

**a t t a c h m e n t s*

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.*

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
April 2, 2018**

The Washington County Planning Commission held its regular monthly meeting on Monday, April 2, 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, Robert Goetz, Denny Reeder, and Jeremiah Weddle. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; Eric Seifarth, Rural Preservation Administrator; Chris Boggs, Land Preservation 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.

OLD BUSINESS

RZ-18-001 – Thomas, Bennett & Hunter Recommendation

Ms. Baker briefly reviewed the map amendment application submitted by Thomas, Bennett & Hunter to rezone 19.37 acres of land located at 16611 Hopewell Road from HI (Highway Interchange) to IG (Industrial General). The applicant is claiming there was a mistake in the zoning of the property based on the following: the number of existing similar uses already in place when the UGA rezoning was adopted, the trend of Hopewell Valley is industrial in nature, the 2002 Comprehensive Plan adopted by the County designated this area as Industrial Flex, the property is adjacent to an active rail line, and it is within close proximity to an interchange. During the applicant's presentation, a comparison was made between the principal permitted uses in the IR (Industrial Restricted) district that are also permitted in the HI district. The applicant pointed out that there are already industrial type uses permitted by right in the HI district. Ms. Baker reiterated that the applicant is requesting the IG zoning designation but using the IR as a comparison between the two districts and making the linkage from the HI to the IG.

Discussion and Comments: There was a brief discussion regarding the intended use of the property, which Ms. Baker reminded members should not be considered during the rezoning process. The Commission's decision should be based on the knowledge that all uses allowed in the proposed district could potentially locate on this property.

Mr. Reeder asked if this would be considered "spot zoning". Ms. Baker explained that because there is a small portion of the property that is contiguous to a parcel already zoned IG this would not be considered "spot zoning".

Mr. Goetz expressed his opinion that Thomas, Bennett & Hunter maintains a clean, neat appearance at its current location in the City of Hagerstown and he believes they would continue the same quality appearance at this location. Mr. Wiley concurred with this comment.

There was a brief discussion regarding other properties within close proximity and the possible need to rezone these properties in the future for industrial uses. Mr. Goetz believes that the surrounding parcels should be considered during the next comprehensive plan process.

Members expressed their opinion that "mistake" is not the correct terminology; however, the term is the operative word from Maryland law. There are many factors that influence a decision during a comprehensive rezoning that are only focused on this "point in time" and a more generalized area, not a specific piece of property.

Motion and Vote: Mr. Goetz made a motion to recommend approval of the map amendment request to the Board of County Commissioners. This recommendation is based on acceptance of the applicant's claim that there was a mistake made during the 2012 comprehensive zoning because of the existing

predominant industrial nature of Hopewell Valley and the reasonably foreseeable future trend of industrial use intensification was not sufficiently taken into consideration when the HI zone was assigned. The Planning Commission also cited the existing uses on adjacent parcels, the land use designation delineated in the Comprehensive Plan of Industrial Flex, an active rail line located adjacent to this property and the close proximity to the interstate to support the recommendation. The motion was seconded by Mr. Weddle and unanimously approved.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Weddle made a motion to approve the minutes of the March 5, 2018 public rezoning meeting and regular meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved.

LAND PRESERVATION

Approval of Ag Districts

Mr. Seifarth explained that ag districts began 40 years ago with the Maryland Ag Land Preservation Program. Ag districts in the program were a five year term and an interim step that qualified farmers to apply for permanent easements at a later time. There are specific criteria that must be met to establish a district, which includes soil qualifying capabilities and size. In 1991, staff worked with a 33 member blue ribbon panel to enhance the program. These efforts generated the idea of increasing the term from five years to ten years and providing property tax credits. In 2009, the State of Maryland decided to no longer participate in the district program and in 2012 turned the districts over to their respective county.

Mr. Seifarth further explained that the Ag Board has vetted the following ag districts for compliance with specific criteria including that which was discussed above. It is the Planning Commission's responsibility to review these properties and determine if they are consistent with the Comprehensive Plan [is the district outside the Urban Growth Area, is water or sewer service available to the property, etc.]. If the districts are approved by either the Ag Board or the Planning Commission, they will be presented for approval to the Board of County Commissioners in a public hearing.

Mr. Boggs presented the following districts which meet the specified criteria and consistency with the Comprehensive Plan for the establishment of an agricultural land preservation district:

- Jeremiah and Janelle Weddle, 9320 Garis Shop Road (AD-16-014)
- Beta Management Trust, 16026 Spade Road (AD-17-006)
- Curvin and Glennis Eby, 19534 Reidtown Road (AD-18-005)
- Donna McCauley, 16030 Wishard Road (AD-18-008)
- Page and Ronda Houser, 16517 Shaffer Road (AD-18-009)
- Bragunier Farms, Inc., 13040 Blairs Valley Road (AD-18-010)
- David Forcino, 13215 Smithsburg Pike (AD-18-011) [meets all qualifications if the Terry and Deborah Roane property is approved because it is less than 50 acres in size]
- Terry and Deborah Roane, 13201 Sleepy Creek Lane (AD-18-012)
- Donald and Linda Ebersole, 16620 Kendle Road (AD-18-014)
- Charles (Jr.) and Denise Grab, 9705 Downsville Pike (AD-18-016)
- Donald Houser, 9034 Downsville Pike (AD-18-017)
- Neal and Kathryn Corwell, 11702 Rock Meadow Road (AD-18-021)
- Houser's Produce Farm, Inc., Shaffer Road (AD-18-023)

Motion and Vote: Mr. Goetz made a motion to approve the Weddle ag district based on its soils and size qualifying capabilities and its consistency with the Comprehensive Plan. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Weddle abstaining from the vote.

Motion and Vote: Mr. Goetz made a motion to approve the remaining 12 ag districts based on soils and size qualifying capabilities and consistency with the Comprehensive Plan. The motion was seconded by Mr. Reeder and unanimously approved.

Mr. Boggs presented the following ag district which he pointed out does meet the soil and size qualifying capabilities; however, it is not consistent with the Comprehensive Plan because it is inside the Urban Growth Area and has the capability to hook up to public water and public sewer facilities. The Ag Board approved the property as an ag district based solely on its agricultural capabilities. Mr. Boggs noted that the land owners wish to keep the property as an agricultural use for at least the next ten years. Mr. Seifarth noted that the Maryland Ag Land Preservation Foundation will most likely not approve this property for a permanent easement in the future because it is inside the UGA and has public water and sewer capabilities.

- Robert, Clyde and Daniel Ebersole, 16438 Kendle Road (AD-18-013)

Discussion and Comments: Mr. Wiley asked why this property was given an RS (Residential Suburban) zoning classification instead of an agricultural zoning. Ms. Baker stated that during the Comprehensive rezoning of the UGA, the property owners requested that the property be included in the UGA. At that time, this property was under contract as part of a proposed development.

Mr. Weddle expressed his opinion that the owners want to take advantage of the ag tax credits until such time as the housing market takes an up-turn. Mr. Wiley concurred with this opinion. There was a brief discussion with regard to the property being taken out of the growth area. Members expressed their opinion that the owners should request that the property be taken out of the growth area and rezoned with an agricultural zoning before requesting the ag tax credits.

Motion and Vote: Mr. Reeder made a motion to deny the ag district request for the Ebersole property because it is inside the Urban Growth Area, has the capability for public water and sewer facilities, and is inconsistent with the Comprehensive Plan. The motion was seconded by Mr. Goetz and unanimously approved.

Policy Discussion

Mr. Seifarth explained that approximately 15 years ago, the Planning Commission gave staff the authority to approve ag districts that meet the specified criteria as previously discussed this evening. In the case of requests that did not meet the criteria, staff would present them to the Planning Commission for their approval or denial. Staff is seeking the Commission's direction to determine if this policy should be changed or remain the same.

Discussion and Comments: Mr. Wiley expressed his opinion that the existing policy provides an efficient, timely, customer-friendly process and should not be changed.

Motion and Vote: Mr. Reeder made a motion to re-affirm the current policy as stated by Mr. Seifarth. The motion was seconded by Mr. Goetz and unanimously approved.

Agricultural Land Preservation Districts Ordinance

Mr. Weddle abstained from all discussion and the vote on this agenda item.

Mr. Seifarth stated that the Ag Land Preservation District Ordinance is being amended including definitions and minor changes to the extension of district agreements. He explained the proposed changes in Section 4.01 and Section 9.05(c) of the Draft document. After a brief discussion, the Commission recommended that the language in both of these sections should not be changed.

Motion and Vote: Mr. Goetz made a motion to approve the text of the Ordinance as discussed. The motion was seconded by Mr. Reeder and unanimously approved.

FOREST CONSERVATION

Department of Natural Resources Annual Review

Mr. Goodrich reported that the annual review by DNR was held over two days for the County's Forest Conservation program. He noted that several non-compliance issues are being addressed with much success seen over the past year in gaining compliance with the Ordinance and approved conservation plans. DNR has requested that the County analyze and report to them that the payment-in-lieu funds received from developers is producing the equivalent amount of mitigation.

Another issue discussed with DNR was solar generating systems and whether these systems require a certificate of public necessity and if the Forest Conservation Ordinance requirements apply to solar projects. Mr. Goodrich noted that there was some confusion over this issue and several of the solar projects in Washington County received exemptions from the forest conservation requirements; This issue has now been clarified and these projects should have complied. Mr. Goodrich noted that a certificate of public necessity indicates that the Public Service Commission has considered forest conservation and have implemented the appropriate mitigation; however, if there is not a certificate when the County receives the plan, forest conservation requirements should be addressed. There was a brief discussion regarding the PSC's authority overriding the local jurisdiction's authority when considering these issues. Further clarification is pending.

-OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported the following for the month of March: Land Development/Permit review – 16 entrance permits; 1 floodplain permits; 17 grading permits; 2 non-residential addition/alteration permits; 1 non-residential construction permit; and 2 utility permits; Land Development Plan Review –1 preliminary/final subdivision plat for a single residential lot; 1 simplified plat, 5 site plans; 1 red-line revision for a previously approved site plan; 1 ordinance modification to create a lot with public road frontage; 2 storm water concept plans, 4 standard grading plans; 3 standard storm water plans; 1 traffic impact study. Approvals issued: 2 subdivision plats, 1 subdivision replat, 2 site plan red-line revisions; 1 town plan (Williamsport) and 2 site specific grading plans.

CIP Recommendation

Mr. Goodrich presented the proposed Capital Improvements Program for FY 2019-2028. The Planning Commission is responsible for reviewing the CIP and determining its consistency with the Comprehensive Plan. The Commission should ensure that projects listed in the CIP support or encourage growth within the growth areas identified in the Comp Plan and not in areas where preservation is the priority. Examples of these types of projects include Eastern Boulevard, Professional Boulevard, the Professional Boulevard Bridge, etc. The Planning Commission reviewed several selected pages from the Draft CIP showing a summary of planned projects and detail sheets for projects located in the UGA.

Motion and Vote: Mr. Reeder made a motion to recommend approval of the Capital Improvements Program to the Board of County Commissioners. This recommendation is based on a review of the CIP which supports and encourages growth within the growth areas and is therefore consistent with the Comprehensive Plan. The motion was seconded by Mr. Weddle and unanimously approved.

Comprehensive Plan Update

Ms. Baker reported that work is continuing on the Community Facilities element of the Comp Plan and should be ready for presentation to the Commission at its May meeting. She presented the Historic Resources recommendations and noted they are broken down as short-range, medium-range and long-range goals.

Consensus: By consensus, the Planning Commission adopted the Historic Resources element recommendations and goals.

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, Room 2000, Hagerstown, Maryland

ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 9:05 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley, Chairman

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
May 7, 2018**

The Washington County Planning Commission held its regular monthly meeting on Monday, May 7, 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, Andrew Bowen, Robert Goetz, 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; Cody Shaw, Deputy Director, and Lisa Kelly, Senior Planner.

CALL TO ORDER

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

NEW BUSINESS

MODIFICATIONS

Pax-Edwards LLC [OM-18-001]

Mr. Shaw presented for review and approval a modification request from Section 405.11.B of the Washington County Subdivision Ordinance to allow the creation of a lot without public road frontage. The property will be accessed by an easement which already exists. The property is located at 11204 Pepperbush Circle and is currently zoned RM (Residential, Multi-family). The proposed lot consists of 2.11 acres of a 6.20 acre parcel. The applicant's justification statement indicates that the lot in question is associated with the Hopewell Manor Apartment complex. The owners would like to build two more apartment buildings; however, financing requires that the new building be under a different entity than the current ownership. No reviewing agencies had any comment or objection to the approval of the modification request.

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

Derek and Lisa Clark [OM-18-002]

Ms. Kelly presented for review and approval a modification request from Section 402.A of the Washington County Subdivision Ordinance for property located along the north side of Fairview Road (MD 494), just east of the intersection with St. Paul's Road. The property is currently zoned A(R) – Agricultural Rural. The site is 1.36 acre in size and is currently undeveloped. The property was originally subdivided and approved as Lot 21 of Wild Flower Meadows. Access originally approved for this lot was part of a shared access with Lot 20. The applicant would like to relocate the proposed driveway to the opposite side of Lot 21 along the eastern property boundary. Section 402.A of the Subdivision Ordinance states that all new access points must conform to the County Highway Plan which classifies Fairview Road as a "major collector". The County Highway Plan requires a minimum of 300 feet between all access points on a major collector road. The proposed driveway is approximately 150 feet from Lot 20 and 160 feet from the property access located to the east. The State Highway Administration has visited the site and determined that the proposed site distance is good.

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

SITE PLANS

The Shops at Sharpsburg Pike, Lots 2 and 3 [PSP-17-004]

Ms. Kelly presented for review and approval a preliminary plat for Lots 2 and 3, a site plan for Lot 2, and a modification request for Lots 2 and 3 of The Shops at Sharpsburg Pike. The property is located along the east side of Sharpsburg Pike and the south side of Col. H.K. Douglas Drive and is currently zoned HI (Highway Interchange). Lot 2 is 1.28 acres in size and proposes the construction of a 2,348 square foot Dunkin Donuts with drive-thru window on the east side of the building. Hours of operation will be 5:00 a.m. to 10:00 p.m., 7 days per week. Required parking is 32 spaces; 34 spaces will be provided. There will be one delivery per week. Site lighting and signage will be building mounted and pole mounted. Landscaping will include plantings in the parking lot and in the bio-retention area. Lot 3 is 1.04 acres in size; no construction is proposed at this time. Both lots will be served by public water and public sewer.

Lots 2 and 3 do not meet the requirements of Section 405.11.B of the Washington County Subdivision Ordinance which requires that all lots have frontage and access to a road or street dedicated to public use. These lots will have access from a right in only entrance off of Sharpsburg Pike with a full access entrance and exit from H.K. Douglas Drive, which will be constructed by the County. The applicant disagrees with Staff's determination stating that the words "useable frontage" was cited many times in discussions with Staff; however, the term "useable frontage" is not used in the Subdivision Ordinance itself. In a letter to the Planning Commission, the applicant cited several examples of similar developments throughout the County in which lots meet the requirements of Section 405.11.B.

Clarification: Mr. Lung stated that staff has no objection to the proposed modification or layout of the site. He did, however, express concern with regard to the applicant's assertion that staff has misinterpreted the Subdivision Ordinance. He expressed his opinion that if the usability of the road frontage is not considered, the provision could be considered pointless. Mr. Lung noted that the similar cases cited by the applicant were presented to the Planning Commission for its approval in the form of a variance from the requirement. Mr. Reeder stated that he agreed with staff and that each situation is reviewed and considered by the Planning Commission on a case-by-case basis.

The developer is proposing to meet Forest Conservation Ordinance requirements using payment in lieu in the amount of \$94,163.11 (7.21 acres of mitigation) to cover the entire 17 acres owned by Mr. Shaool (the developer), which includes Lots 1, 2, 3 and the remaining lands.

All agency approvals have been received with the exception of the Health Department, which is waiting for allocation letters from the City of Hagerstown Water Department and the Washington County Department of Water Quality.

Discussion and Comments: Mr. Bowen asked if this section of Col. H.K. Douglas Drive currently exists. Ms. Kelly stated it does not currently exist. Mr. Gordon Poffenberger of Fox & Associates, Inc., the consultant, explained there is a note on the plat that states that a Use and Occupancy permit cannot be issued for this building until the road is completed. Washington County will be constructing the road.

Motion and Vote: Mr. Bowen made a motion to approve the preliminary plat for Lots 2 and 3, the site plan for Lot 2, the payment-in-lieu for all lots and the modification request for Lots 2 and 3 with the following conditions: approval must be received from the Health Department, the road must be constructed by the County prior to the issuance of the Use & Occupancy permit, and the payment in lieu must be paid by the developer. The motion was seconded by Mr. Kline and unanimously approved.

The Shops at Sharpsburg Pike, Lot 1 [PSP-17-005]

Ms. Kelly presented for review and approval a preliminary plat and site plan for Lot 1 of The Shops at Sharpsburg Pike located along the east side of Sharpsburg Pike and the south side of Col. H.K. Douglas Drive. The property is currently zoned HI (Highway Interchange). Lot 1 is 2.89 acres in size and proposes the construction of a 21,998 square foot Aldi grocery store. The lot will have access from the newly extended Col. H.K. Douglas Drive which will connect with an access drive along the south side of the building. The property will be served by public water from the City of Hagerstown and County sewer. The hours of operation will be 9:00 a.m. to 8:00 p.m., 7 days per week. There will be 3 to 4 employees per

shift. Parking spaces required is 110 spaces; 111 spaces will be provided. There will be three truck deliveries per day. Site lighting and signage will be building mounted and pole mounted. Landscaping will include plantings in the parking islands and adjacent to the retaining wall which will surround the lot. Ms. Kelly reiterated that Forest Conservation Ordinance requirements will be met using the payment in lieu as previously discussed. Approvals have not been received from the State Highway Administration (awaiting an access permit), Health Department (awaiting allocation letters) and the Engineering Department (awaiting revisions); all other agency approvals have been received.

Discussion and Comments: Mr. Bowen asked when the H.K. Douglas Drive extension would be constructed. Mr. Lung stated that funding has been secured for this project and construction should begin later this year.

Motion and Vote: Mr. Bowen made a motion to approve the preliminary plat and site plan for Lot 1 as presented with the following condition: H.K. Douglas Drive is constructed and all agency approvals have been received. The motion was seconded by Mr. Kline and unanimously approved.

Stillwater Farm [SP-18-002]

Mr. Shaw presented for review and approval a site plan for a seasonal event center located at 4040 Mills Road. The property is 32.63 acres in size and is currently zoned P (Preservation). On December 13, 2017 the Board of Zoning Appeals approved [with conditions] the establishment of a banquet/reception facility and a variance from the requirement to provide a stable, dust free surface for parking. Handicapped spaces will be provided in a paved area. Conditions for approval include: hours of operation shall be 4:00 p.m. to 10:00 p.m. Friday, noon to 10:00 p.m. on Saturday and noon to 8:00 p.m. on Sunday; there shall be no more than 100 attendees per event; uses must be restricted to the existing buildings and tents are permitted for outdoor events (no new physical buildings may be constructed on the site). Required parking spaces is 48; 50 spaces will be provided. The site will be served by well and septic. The site is exempt from stormwater management requirements because there is less than 5,000 square feet of disturbance and from Forest Conservation Ordinance requirements because there is less than 20,000 square feet of disturbance. Sight lighting will be provided by rented pole lights which will be used for the parking areas. All agency approvals have been received.

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

Conservit Inc. [SP-18-012]

Ms. Kelly presented for review and approval a site plan for Conservit Inc. to replace existing conveyance/stacking equipment with modern equipment used for the processing of recyclable materials. The property is located at 18656 Leslie Drive and is currently zoned IG (Industrial General). The site is approximately 19.98 acres in size. No new access is proposed. The business is currently served by public water and public sewer. No new employees will be hired. Hours of operation will remain the same. No new signage or lighting is proposed. In March 2018, the Board of Zoning Appeals granted a request for the reduction of the side yard setback from the required 100 feet to 45 feet for the placement of the conveyor system. The site is exempt from Forest Conservation Ordinance requirements because there is less than 20,000 square feet of new disturbance. All agency approvals have been received.

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

-OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported the following for the month of April: Land Development/Permit review – 15 entrance permits; 19 grading permits; 6 non-residential permits; and 1 utility permit; Land Development Plan Review – 2 preliminary/final subdivision plats; 1 simplified plat; 1 replat; 1 preliminary plat with site plan

for Emerald Pointe, Phase 3, Section 2; 3 site plans – Elmwood Farm B & B, Bowman Airpark, John Alexander Storage Sales; 1 ordinance modification; 1 storm water concept plan for Vista Business Park; 1 PUD development plan revision for Emerald Pointe; 1 Forest Stand Delineation; 1 site specific grading plan for Vista Business Park; 5 standard grading plans; 1 standard storm water plan; and 2 storm water and maintenance agreements. Approvals issued: 3 simplified plats; 1 replat; 1 forest stand delineation; 2 preliminary plats for Westfields, Sections 6 and 7; 1 preliminary/final subdivision plat; 1 final plat for Emerald Pointe, Section 2, Phase 2B; 1 site specific grading plan; and 5 site plans – PNC Bank on Virginia Avenue, HCC parking lot addition, Mountainside Teleport, Love's Travel Center at Vista Business Park and Interstate Battery Warehouse.

Rezoning Schedule

Mr. Goodrich reminded members that a discussion was held several months ago regarding a change to the rezoning schedule. He stated that the County Commissioners have decided to go to an "as-needed" schedule for rezoning applications. He briefly reviewed a draft schedule with members and discussed time-saving measures that will be implemented.

UPCOMING MEETINGS

1. Monday, June 4, 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 8:05 p.m. The motion was seconded by Mr. Bowen and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley, Chairman



DIVISION OF
PLAN REVIEW & PERMITTING

MEMORANDUM

TO: Washington County Planning Commission

FROM: Cody Shaw, Chief of Plan Review

DATE: May 23, 2018

SUBJECT: Bowman Halfway Trailer Parking Site Plan (SP-17-028)

A site plan has been submitted for review and approval for Bowman Halfway Trailer Parking on a parcel along the south side of Halfway Blvd. The property is located in the Highway Interchange Zoning District.

The functional description for this site is for overnight trailer parking. The site is located on a 29.62 acre parcel, and the applicant is looking to develop the site.



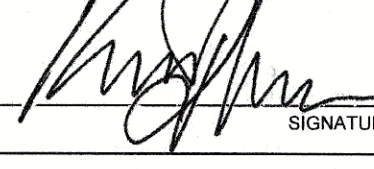
The proposed improvements are shown on the site plan can be summarized as follows:

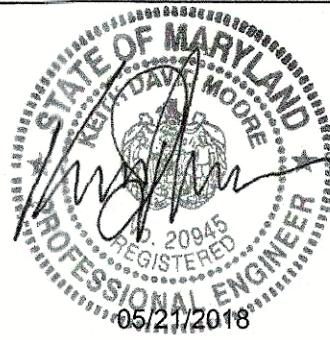
- Functional description is for overnight trailer parking
- Hours of operation are 24 hours a day, 7 days a week
- Total required parking spaces is N/A; total parking provided is 162 spaces
- Proposed impervious area is 73% (6.69 acres)
- Site does not propose any water or sewer usage nor is any required
- Site is utilizing the existing Stormwater Facility created for the Pilot Travel Center Site Plan to address Stormwater Management
- Forest Conservation was addressed on a previously approved PIL (PIL-07-017)

The site plan was routed to Land Use Planning, Addressing, Engineering, City Water, Health Department, Soil Conservation, MD State Highway, and Water Quality. All approvals have been obtained except Land Use Planning and Engineering.

A copy of the site plan is attached.

Approvals

MD-ENG-6A 1/89	USDA SCS	OWNER / DEVELOPERS CERTIFICATION "I/We certify all parties responsible for clearing, grading, construction and/or development will, be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment."
UTILITY NOTIFICATION The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. 1-800-257-7177.		09-13-17 DATE Donald Bowman PRINTED NAME  SIGNATURE
DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 10.2 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 7.889 CU. YDS. OF EXCAVATION AND APPROXIMATELY 14.995 CU. YDS. OF FILL.		OWNER / DEVELOPERS CERTIFICATION "I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL By: _____ Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)		09-13-17 DATE Donald Bowman PRINTED NAME  SIGNATURE
APPROVED: WASHINGTON COUNTY PLAN REVIEW DEPARTMENT SIGNATURE _____ DATE _____		ENGINEER / ARCHITECT DESIGN CERTIFICATION I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.11.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control. 05/21/2018 20945 DATE REG. NO. SIGNATURE 
		Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20945, Expiration Date: 2019-08-23.



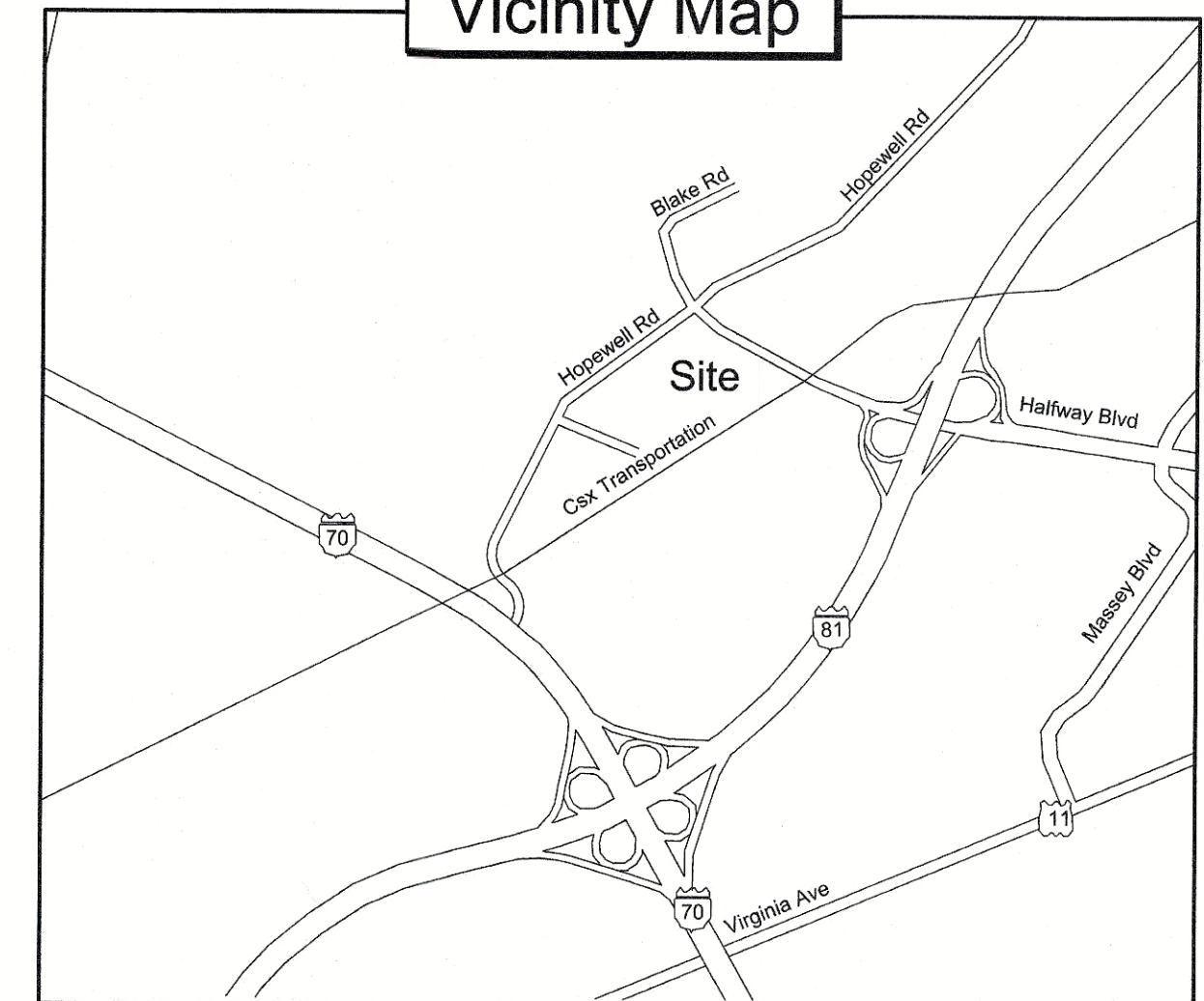
Site Plan for

Bowman Halfway Trailer Parking

Situate at 16921 Halfway Blvd.
Hagerstown, Maryland 21740

Owner/Developer:
Bowman - Pilot
10228 Governor Lane Blvd.
Williamsport, Maryland 21795
Attn: Jeff Tedrick
Phone: 301-582-1555
Fax: 301-582-0049

Vicinity Map



SCALE: 1" = 500'

Sheet Index

TYPE	NUMBER	TITLE
G-001	Sheet 1	Cover Sheet
G-001	Sheet 2	General & Sediment Erosion Control Details & Notes
V-101	Sheet 3	Existing Conditions Plan
C-101	Sheet 4	Site Plan, Grading and Sediment Erosion Control Plan
C-501	Sheet 5	Sediment and Erosion Control Details & Notes
C-502	Sheet 6	Site and Utility Details and Notes

SWM Narrative

A stormwater facility, for parcels 588 and 8, was designed and constructed as part of the Pilot Travel Center site plan. The Stormwater Facility was designed to provide Water Quality and Quantity Control for the 10 year post development storm to below its pre-development runoff rate for the entire lot but the Pilot Travel Center only occupied approximately 50% of the site's disturbed area. The proposed 73% impervious cover falls well below the modeled impervious cover of 85%.

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ASSOCIATES, INC.** © 2018



CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
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(301) 791-3650 (301) 416-7478 (717) 597-1007 FAX (301) 739-4956

Notes:

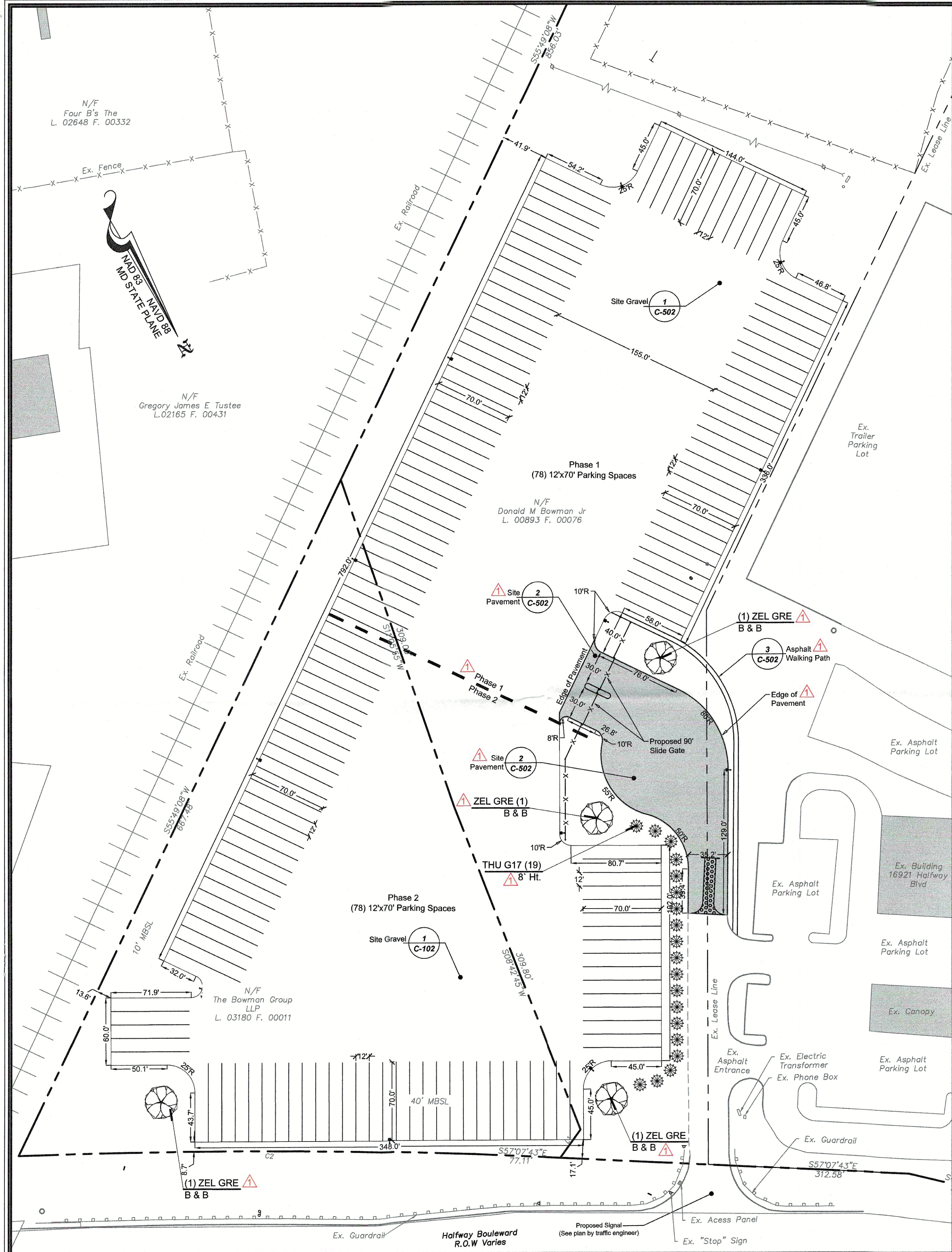
1. The USDA Soil Survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation.
2. All sinkholes that are present or develop during construction must be remediated and certified by the site geotechnical engineer. contractor to contact geotechnical engineer immediately after the discovery of any sinkhole.

RECEIVED

MAY 21 2018

WASHINGTON COUNTY
PLAN REVIEW DEPARTMENT

		GRADING CHK BY: KDM	DATE: 2018	PROJECT NUMBER:
Construction Set	5-21-18	SEC CHK BY: DST	DATE: 2018	COVER SHEET
2nd Resubmittal	4-2-18	SWM CHK BY: KDM	DATE: 2018	
1st Resubmittal	3-6-18	PLAN CHK BY: DST	DATE: 2018	
SUBMITTAL	12-8-18			C-001
DESCRIPTION:	DATE:			SHEET 1 OF 6
				SP-17-028

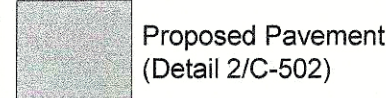


Site and Dimensioning Plan

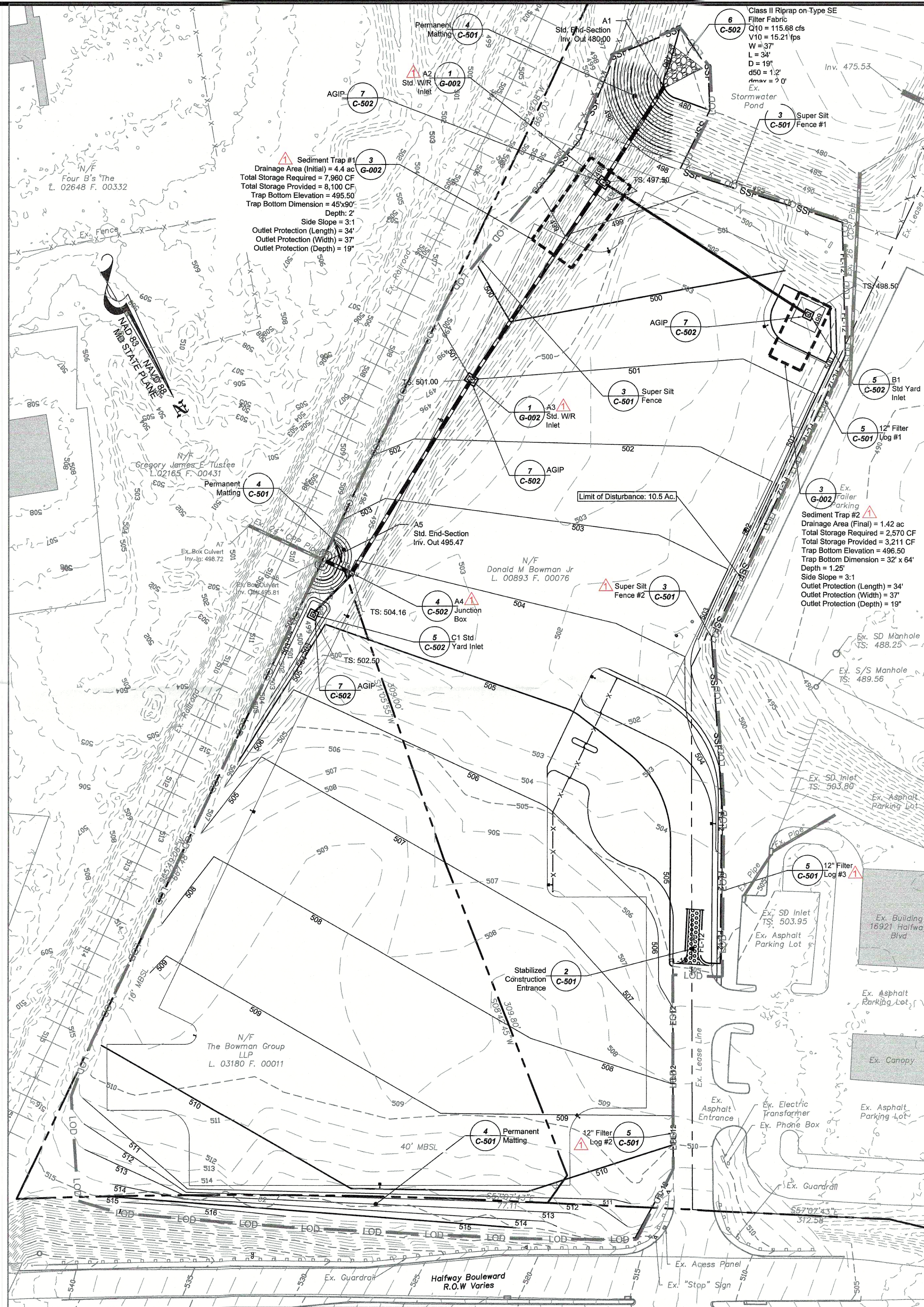
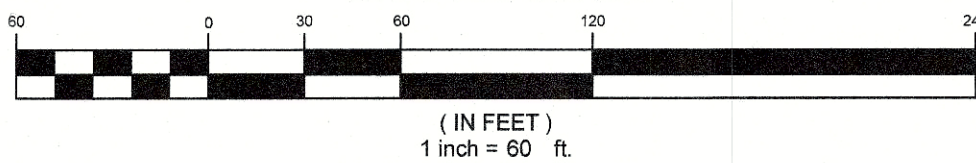
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
THU G17		Thuja occidentalis 'Green Giant' / Green Giant Arborvitae	8' Ht.	B&B	19	7/C-502
ZEL GRE		Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B & B	2.5' Cal	4	6/C-502

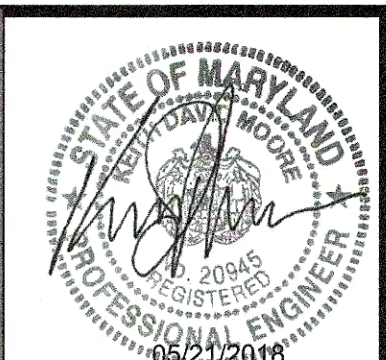
Hatch Legend



GRAPHIC SCALE



Grading and Sediment Erosion Control Plan



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20965. Expiration Date: 06/21/2018.

FREDERICK S. SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
128 SOUTH POTOMAC STREET, AGERSTOWN, MARYLAND 21740
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101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
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DATE:	3-6-18
DESCRIPTION:	Revised per agency comments
MARK:	Revised per agency comments

Bowman Halfway Trailer Parking
Situate at 16231 Halfway Blvd
Hagerstown, Maryland 21740
Washington County, Maryland
CLIENT:
Bowman-Plot
10222 Governor Land Blvd
Williamsport, Maryland 21783

PROJECT NO:	5535.TP
CAD DWG FILE:	02 - Existing Conditions
DWN BY:	DATE
CHK BY:	DATE
DST	2016
TAX MAP	ELECTION DIST.
0048-0011-0588	24
SCALE	1" = 60'

SHEET TITLE
Site Plan, Grading, & SEC Plan
C-101
SHEET 4 OF 6
SP-17-028

