

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
August 6, 2018**

The Washington County Planning Commission held its regular monthly meeting on Monday, August 6, 2018 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Commission members present at the meeting were: Clint Wiley, Jeremiah Weddle, Denny Reeder, and David Kline. Staff members present were: Washington County Department of Planning & Zoning; Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting; Cody Shaw, Chief of Plan Review; and Lisa Kelly, Senior Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:03 p.m.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the July 9, 2018 meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

SUBDIVISIONS

Rosehill Manor (PP-18-001)

Mr. Shaw presented for review and approval a preliminary plat for Rosehill Manor located along the south side of Longmeadow Road. The property is currently zoned RS (Residential Suburban). The developer is proposing an age restricted residential development consisting of 175 residential lots (174 semi-detached lots; 1 single family dwelling) on 69.42 acres. The site is served by public water from the City of Hagerstown and public sewer from Washington County lines [treated by the City of Hagerstown]. Storm water management requirements will be met via a storm water pond facility. Forest Conservation Ordinance requirements are being addressed via on-site forest retention (12.29 acres), plantings (3.60 acres) and a payment-in-lieu for 0.08 acres. All agency approvals have been received.

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

SITE PLANS

Big Cork Vineyard (SP-18-018)

Mr. Shaw presented for review and approval a site plan for an expansion of the existing farm winery and banquet/reception facility at Big Cork Vineyard located along the west side of Rohrsersville Road. The property is currently zoned P (Preservation). The hours of operation will remain unchanged. Total required parking is 13 spaces; 20 spaces will be provided. The site is served by an existing well and existing septic system. Storm water management for the building expansion will be provided in the existing bio-retention facilities. This site is exempt from Forest Conservation Ordinance requirements per Article 3.2G of the Ordinance. All agency approvals have been obtained with the exception of the Health Department.

Discussion and Comments: Mr. Kline asked what purpose the room would serve. Mr. Gordon Poffenberger of Fox & Associates, Inc., the consultant, stated that the new room would be used for storage of new barrels and warehousing for crates of wine.

Motion and Vote: Mr. Kline made a motion to grant staff the authority to approve the site plan upon receipt of Health Department approval. The motion was seconded by Mr. Weddle and unanimously approved.

Long Delite Farm (SP-18-028)

Mr. Shaw presented for review and approval a site plan for Long Delite Farm located along the east side of Spielman Road. The applicant is proposing a dairy product processing and sales facility located on a

154.83 acre parcel. The property is currently zoned A(R) (Agricultural Rural). Proposed hours of operation are 10 a.m. to dusk. Total required parking is 8 spaces; 12 spaces will be provided. The site is served by a private well and private septic. Storm water management for the site will be handled via an on-site detention basin and the use of bio-retention areas. The site is exempt from Forest Conservation Ordinance requirements per Article 3.2G of the Ordinance.

Motion and Vote: Mr. Weddle made a motion to grant staff the authority to approve the site plan upon receipt of all outstanding agency approvals. The motion was seconded by Mr. Kline and unanimously approved.

Rockdale Solar (SP-18-020)

Ms. Kelly presented for review and approval a site plan for Rockdale Solar to establish a solar energy generating system on 16.12 acres of leased land located along the south side of Clear Spring Road (MD Route 68) near Pinesburg. The property is currently zoned A(R) (Agricultural Rural). Access to the site will be via an existing lane connecting to Clear Spring Road. The solar panels will be supported by driven posts and will be 8-9 feet in height. The array will be 800 feet from Clear Spring Road. An existing berm will shield the site from the east and a 25 foot tree buffer will shield the site along the front and west side of the leased area. No signage or lighting is proposed and there will be no employees on site. The Board of Zoning Appeals approved a special exception to allow for the establishment of the solar energy generating system in August 2017. Forest Conservation Ordinance requirements will be met by retaining 7.32 acres of existing forest off-site on the Schetrompf property located on Bottom Road. All agency approvals have been received.

Discussion and Comments: Mr. Weddle asked if there is a maintenance plan for the area around the solar panels. Mr. Gordon Poffenberger of Fox & Associates, Inc., the consultant, stated there will be a low-growing prairie grass planted which will be mowed two times a year. Mr. Weddle expressed his concern with regard to weeds around the panels that will go to seed and affect other farmers. Mr. Poffenberger stated that a maintenance plan could be developed for the site and given to staff.

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

Mr. Willey requested that the maintenance plan, when received, be forwarded by staff to the Planning Commission.

R & L Carriers (SP-18-003)

Ms. Kelly presented for review and approval a site plan for R & L Carriers located along the east side of Greencastle Pike. The property is currently zoned HI (Highway Interchange). The developer is proposing to construct a cross dock and warehouse on a 16 acre parcel. The proposed terminal will be 37,000 square feet. A 5,000 square foot office will be attached to the terminal and a 10,000 square foot 5 bay shop and 3 diesel fuel pumps will also be located on the site. The proposed building height will be 20 feet. The site will be served by public water and public sewer. There will be one access from Greencastle Pike. There will be 44 employees. Required parking is 45 spaces; 104 spaces will be provided. Site lighting will be building mounted and pole mounted throughout the parking lot. Signage will be building mounted. A proposed chain link fence will surround the truck parking area and the terminal. A gate will be located between this parking area and the employee/visitor parking in the front of the building. Landscaping will be provided in front of the building, in the employee parking lot and at the entrance to the site. Forest Conservation Ordinance requirements will be met by on-site retention of existing forest, on-site afforestation, and payment-in-lieu in the amount of \$6,795.36. Total planting acreage required is 3.66 acres, which will be located to the rear of the site. All agency approvals have been received.

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

Vista Business Park (SP-18-019)

Mr. Shaw presented for review and approval a site plan for a proposed distribution facility to be located along the south side of Showalter Road on 83.33 acres. The property is currently zoned HI (Highway Interchange). Hours of operation will be 24 hours per day, 7 days per week. Required parking is 944 spaces; 587 spaces will be provided. The Board of Zoning Appeals approved the reduction in the parking requirements on August 1, 2018. The site is served by public water from the City of Hagerstown and public sewer from Washington County lines [treated by the City of Hagerstown]. Storm water management for this site (proposed pond) is currently being reviewed. Forest Conservation Ordinance requirements will be met via a payment-in-lieu in the amount of \$323,740.10 (approved by the Planning

Commission at its July 9, 2018 meeting). Mr. Shaw noted that a development plat will be forthcoming, which must be approved by the Planning Commission prior to site plan approval. Addressing has been approved; all other agency approvals are pending.

Discussion and Comments: Mr. Wiley asked how tall the trees will be when initially planted. A representative of Trammel-Crowe, the developer, stated the trees will be 10 feet tall when planted. Mr. Wiley expressed his concern with regard to the residential development in close proximity of this site and the need to protect these residences from the commercial development being proposed. Mr. Weddle asked what species of trees will be used. The representative noted there will be various types of trees used. Mr. Weddle suggested that the developer seek recommendations from the State Forestry Department of the species of trees to be used because of the diseases affecting several species currently. A representative from Trammel-Crowe agreed the developer would seek recommendations from the State Forestry Department.

Motion and Vote: Mr. Kline made a motion to grant staff the authority to approve the development plan as well as the site plan pending receipt of all agency approvals. The motion was seconded by Mr. Weddle and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

An update for the month of July was not available.

Anti-Harassment Training Discussion

Mr. Goodrich presented Policy PR-13 – Anti-Harassment and Complaint Procedure which was adopted by the Board of County Commissioners on November 28, 2017. He explained that all employees as well as members of all Boards must receive training on this policy. There was a brief discussion regarding when this training will occur. It was decided that we will schedule the training tentatively after the September meeting.

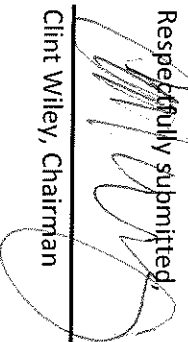
ADJOURNMENT

Motion and Vote: Mr. Weddle made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by Mr. Kline and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, September 10, 2018, 7:00 p.m., Washington County Planning Commission public meeting and regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD 21740

Respectfully submitted,


 Clint Wiley, Chairman