

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
July 11, 2022**

The Washington County Planning Commission held its regular monthly meeting on Monday, July 11, 2022 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Planning Commission members present were: Clint Wiley, Chairman, Denny Reeder, Teresa Shank, Jeff Semler, BJ Goetz and David Kline. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Lisa Kelly, Senior Planner; and Debra Eckard, Administrative Assistant.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the April 18, 2022 Planning Commission workshop meeting as presented. The motion was seconded by Mr. Semler and unanimously approved.

Motion and Vote: Ms. Shank made a motion to approve the minutes of the May 16, 2022 Planning Commission workshop meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

Motion and Vote: Mr. Semler made a motion to approve the minutes of the June 6, 2022 Planning Commission regular meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

NEW BUSINESS

SITE PLANS

Western Maryland Parkway Warehouse [SP-21-035]

Ms. Kelly presented for review and approval a site plan for a proposed 267,000 square foot warehouse with office located along the southeast side of Western Maryland Parkway and the north side of MD Route 144. The property is currently zoned HI (Highway Interchange). There will be two access points onto Western Maryland Parkway; there will be no access onto MD Route 144. The proposed building will be 45 feet in height. There will be a maximum of 140 employees. Hours of operation will be 24 hours per day, 7 days per week. Parking spaces required is 246 spaces and 246 spaces will be provided. The site will be served by public water and public sewer. Solid waste will be provided by an enclosed dumpster on the east side of the site. Lighting will be building mounted and pole mounted throughout the parking area. Signage will be determined by the future tenant; a note on the site plan states that any signage must meet all Zoning Ordinance requirements. Landscaping will be located throughout the parking lot. Forest Conservation requirements of 7.90 acres will be met as follows: on-site forest retention - 1.98 acres; forest planting - .07 acre; and payment in lieu - 5.85 acres (\$76,447.80).

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

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer presented a report for the land development plan review projects initialized in May. A few examples of projects initialized were 4 commercial site plans, 3 preliminary/final plats, and 2 replats. Total projects initialized in May were 44.

UPCOMING MEETINGS

1. Monday, July 11, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

ADJOURNMENT

Mr. Kline made a motion to adjourn the regular meeting at 7:10 p.m. The motion was seconded by Ms. Shank and so ordered by the Chairman.

WORKSHOP MEETINGCALL TO ORDER

The Chairman called the workshop meeting to order at 7:10 p.m.

Comprehensive Plan Update

Ms. Baker distributed copies of the revised Growth Area Map that has been discussed during the last several workshop meetings. She noted that currently, at full residential build out, 27,844 units are estimated. Staff presented a recommendation of areas to be retracted from the Growth Area with a new estimate of 16,039 units. The Planning Commission then reviewed and discussed these recommendations. With the Planning Commission changes that are proposed, 17,856 units are estimated; this is for residential areas only. Over the next 20 years, it is projected there will be approximately 11,682 new households in Washington County.

Members briefly reviewed the proposed changes on the updated map. Area 15A has a portion of the parcel zoned RM (Residential Multi-family). This property could be downzoned to an RS zoning district due to the lack of water and sewer services in this area. Ms. Baker stated that staff is proposing to slightly increase the density in the RT district from 15,000 sq. ft. lots to 12,000 sq. ft. lots which would make it consistent with the Priority Funding Areas which requires a density of 3 units per acre in order to qualify as a PFA. This would give the County more access to funding from the State to upgrade the utility.

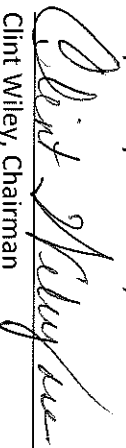
There was a brief discussion regarding the adoption of a Septic Tiers Map, which would allow subdivisions of more than 7 lots. Currently, the County does not have a Septic Tiers Map; therefore, no parcels can be developed with more than 7 lots. Members believe this is too restrictive and is not financially viable for smaller developers. If a Tier Map is adopted, any subdivision of 8 lots or more would require a public meeting with public input from citizens. Members believe that adopting a Septic Tiers Map would provide better opportunities for the small business owners and would provide better land use rights.

The next Workshop meeting will be held on August 15, 2022 at 6:30 p.m.

ADJOURNMENT

Mr. Goetz made a motion to adjourn the Workshop meeting at 8:05 p.m. The motion was seconded by Mr. Semler and so ordered by the Chairman.

Respectfully submitted,


Clint Wiley, Chairman