

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
April 1, 2024**

The Washington County Planning Commission held its regular monthly meeting on Monday, April 1, 2024 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Vice-Chairman called the meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, Denny Reeder, Terrie Shank, BJ Goetz and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Misty Wagner-Grillo, Planner; Scott Stotelmyer, Planner; and Debra Eckard, Administrative Assistant.

OLD BUSINESS

RZ-24-001 – Text Amendment

Ms. Baker presented for review and recommendation a proposed text amendment to amend Section 23.4(a) of the Washington County Zoning Ordinance. The amendment proposes to remove exemptions for height restrictions on high-density warehouse structures. By removing the exemptions for height restrictions, limitations on these restrictions would revert back to the specific zoning district in which a warehouse structure is proposed. Ms. Baker reminded members that during the public input meeting, there was testimony from one developer describing how their operation worked and their attorney presented an alternative definition for a high-density warehouse.

Discussion and Comments: Mr. Kline asked for clarification of the amendment. Ms. Baker explained that the proposed text amendment would eliminate a modification permitted by the Zoning Ordinance to go above and beyond height limitations set in specific zoning districts. She noted that if the amendment is approved, an applicant with a proposed structure that exceeds the height limitation would have the option to seek a variance through the Board of Zoning Appeals. If the amendment is not approved, a structure could be built without any height limitations. Members believe that it would be better to have developers seek a variance from the BZA which would allow public input prior to approval of an extremely tall facility.

Motion and Vote: Mr. Reeder made a motion to approve the text amendment as presented. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the March 4, 2024 regular meeting and the March 11, 2024 workshop meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

PRELIMINARY CONSULTATION

7 Brew – Hagerstown [PC-24-001]

Ms. Wagner-Grillo presented a concept plan for a proposed 510 sq. ft. drive-thru coffee shop located at 1711 Massey Boulevard. The proposed business would be located in the Valley Plaza parking lot in front of the Boot Barn. The property is currently zoned BG (Business General). The applicant would need to request a variance and gain approval from the BZA for parking requirements because parking for the Valley Plaza shopping center would be affected. The Washington County Engineering Department is requiring a traffic study due to concerns regarding traffic circulation and congestion issues.

ORDINANCE MODIFICATION

Mark D. Myers [OM-24-001]

Ms. Wagner-Grillo presented for review and approval an ordinance modification to allow an 11-foot wide parhandle to serve as useable road frontage for the subdivision of an existing parcel with two single-family detached dwellings. The property is located at 14710 National Pike and is currently zoned A(R) – Agricultural Rural.

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

SITE PLANS

Proposed Fuel Station and Convenience Store [SP-23-024]

Mr. Stotelmyer presented for review and approval a site plan for a proposed 5,915 sq. ft. convenience store and eight-unit fuel canopy. The property is located at 13610 Pennsylvania Avenue and is currently zoned BG (Business General). Access to the property will be from Pennsylvania Avenue. Water services will be provided by the City of Hagerstown and sewer services will be provided by Washington County. Hours of operation will be 24 hours/day, 7 days/week. Proposed lighting will be pole mounted and building mounted; signage will be a monument sign as well as building mounted signage. Thirty parking spaces are required; 55 spaces will be provided. Agency approvals are pending from the City of Hagerstown Water Department and the Washington County Department of Water Quality.

Discussion and Comments: Mr. Goetz asked if there would be access from Maugans Avenue. Ms. Baker stated there is a small road beside T-Mobile that could be used for access. Commissioner Wagner asked if there would be truck parking on the site. Mr. Keith Koshier from Bohler Engineering, the consultant, stated there would be no truck parking or fueling on the site.

Motion and Vote: Mr. Reeder made a motion to approve the site plan as presented contingent upon approvals from the City of Hagerstown Water Department and the Washington County Department of Water Quality. The motion was seconded by Mr. Goetz and unanimously approved.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of February (a total of 41 projects) which included two preliminary/final plats and two site plans. Ms. Kinzer noted that permitting activity is down approximately 15% during quarter 1 of 2024 compared to the same time in 2023.

UPCOMING MEETINGS

1. Washington County Planning Commission workshop meeting April 15, 2024, 4:30 pm
2. Washington County Planning Commission workshop meeting, April 22, 2024 at 4:30 p.m.
3. Washington County Planning Commission workshop meeting, April 30, 2024 at 4:30 p.m.
4. Washington County Planning Commission regular meeting, May 6, 2024 at 6 p.m.

ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 6:30 pm The motion was seconded by Ms. Shank and so ordered by the Vice-Chairman.

Respectfully submitted,



David Kline, Vice-Chairman