

WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
April 30, 2024

The Washington County Planning Commission held a workshop meeting on Monday, April 30, 2024 at 4:30 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

Mr. Kline called the meeting to order at 4:35 p.m.

Planning Commission members present were: David Kline, BJ Goetz, Denny Reeder, and Jeff Semler. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Meghan Jenkins, GIS Coordinator; and Debra Eckard, Administrative Assistant.

Comprehensive Plan Update

Members continued their review of the Urban Growth Area and staff's recommendations.

- Claggett's Mill, Villas at Valencia, Carriage Hills, Cross Creek – medium density residential
- Rashti Court (duplex development behind Arby's on Sharpsburg Pike) – medium density residential
- Parcels south along Sharpsburg Pike are mixed-use development (St. James North), St. James Village and Westfield – medium density residential
- Parcels along I-70 west to Downsville Pike that include the Oak Ridge Apartments and across the street on Fairway Lane – high density residential
- Parcels along Halfway Boulevard and Oak Ridge Drive consist of existing development – medium density residential
- North side of Route 11 – low density residential
- Marbern Road – two parcels with existing apartment buildings - high density residential
- Parcel on Nursery Road adjacent to Massey Boulevard has an existing six lot subdivision with duplexes; however, the rest of the parcel is vacant. Staff recommends high density residential for the vacant parcel due to the parcel's location near other high-density development. It is staff's opinion that high-density development will be needed to make development cost-effective due to improvements needed on Nursery Road.
- Continuing on Route 11 passing under I-70 along Hickory School Road (Parcel 54) – there is a significant amount of floodplain; recommendation: low-density residential due to environmental and road constraints
- Hickory Elementary School – currently zoned for residential uses and the land use is institutional; both the zoning and land use will not change at this time
- Lakeside Mobile Home Park – high density residential
 - **Consensus:** The Planning Commission concurs with staff's recommendations on all of the above.
- South side of I-70 at Tower Avenue and Allison Avenue (Parcels 263, 829 and 724) – recommended for low density residential because there are no water and sewer services and it is outside of the Medium Range Growth Area (MRGA)
 - **Consensus:** The Planning Commission recommends medium-density residential. It will not be cost effective to develop the property at a low density use.
- Tammany Manor North and South – medium density residential
- Brookmeade – existing apartment complexes – high density residential
- Parcels 31 and 695 along Wright Road – recommended for low density residential due to environmental issues (significant amount of floodplain on both parcels and Wright Road is inadequate).
 - ❖ **Discussion:** On Parcel 695, members discussed a higher density residential use clustering development in the non-floodplain area. Staff reminded members that there is a large amount of environmentally sensitive area.
 - **Consensus:** The Planning Commission concurs with staff's recommendations.
- Hopewell Station - high-density residential.
- Milestone Apartments – high density residential
- Cloverton – medium density residential
- West of Greencastle Pike, parcels immediately adjacent to the Town of Williamsport – staff is recommending high-density residential because water and sewer could be extended and there is good access from Greencastle Pike.

- ❖ **Discussion:** This property is currently zoned RS (Residential Suburban). The property owner has discussed giving a portion of the property to the Town of Williamsport in exchange for the property being annexed into the Town and given an industrial or commercial zoning designation. If the annexation would occur and the Town gives the property an industrial/commercial zoning designation, the owner would not be able to develop the property for a period of five years unless the County Commissioners give an “express approval” per State law. Mr. Goetz suggested changing the zoning to an industrial district; however, staff pointed out that this would be heavily encroaching upon the residential uses in the area.
 - Parcel 61 along Honeyfield Road – medium density residential (this is a good transition to the existing low density residential).
 - On the left side of Elliott Parkway, there is an auto repair shop, Kemps Mill Park, and a church. Members asked why this is not designated for commercial use. Staff responded there is a lot of flood plain in the area, Greencastle Pike is a natural divide , and it is at the edge of the growth area. Staff recommends low-density residential.
 - Elmwood Farms – low density residential
 - Parcels 191 and 873 - medium density residential
 - Lockwood Road – existing residential development - medium density residential
 - Parcel 919 is part of the MET scenic easement – low density residential
 - Fenton Avenue (going towards the Tannery Parcels 110 and 107) – low density residential because significant amount of floodplain
 - Greencastle Pike – all low density residential
 - Interchange on Greencastle Pike where Pilot, French Lane, etc. is located is the existing Walnut Point development – low density residential because of its proximity to the growth area and we do not want to encourage residential development going through a business park
 - Highland Manor Mobile Home Park – medium density residential because of its proximity to the growth area boundary
 - Huyetts Crossroads/US 40/Greencastle Pike – existing commercial and industrial development
 - Parcel 373 and the three parcels on the corner of Smithfield Farm Lane and National Pike— low density residential; parcels to the right of this area should have commercial land uses
 - Cedar Lawn - medium density residential
 - Wabash Avenue - medium density residential
 - Parcels 52 and 439 on the opposite side of Route 40 – medium density residential
 - Broadfording Road/Pt. Salem Road – low density residential
 - Salem Avenue – low density residential
 - East side of Maugansville Road – business/commercial mix
 - Along Maugansville Road – low density residential
 - Maugans Meadows - medium density residential
 - Seneca Ridge and parcels close to the interstate – high density residential
 - Shelby Circle and Green Spring Apartments – high density residential
 - **Consensus:** The Planning Commission concurs with staff’s recommendations on all of the above.

Members then reviewed individual requests that have been received. A map was distributed showing water and sewer service, aerial photos, current land use in the Comp Plan and the proposed land use.

- Tax Map 10, Parcels 36, 37 and 176 - Staff recommendation: remove these parcels from the growth area; Request from Washington County Division of Public Works to leave these parcels in the growth area and designate them as a commercial land use to help support airport operations.
 - ❖ **Discussion:** Reidtown Road is inadequate; taking it out of the growth area the property owners would be eligible for agricultural preservation easements or to develop the property; the property owners did not make this request
 - **Consensus:** The Planning Commission concurs with staff’s recommendation to take these parcels out of the growth area.
- Tax Map 25, Parcel 28 owned by Perini - Staff recommendation: remove this parcel from the growth area; Request by property owner to leave this parcel in the growth area
 - **Consensus:** The Planning Commission concurs with staff’s recommendation to take this parcel out of the growth area.
- Tax Map 25, Parcel 74 owned by Perini – Staff recommendation: remove this parcel from the growth area; Request by property owner to leave this parcel in the growth area
 - **Consensus:** The Planning Commission concurs with staff’s recommendation to take this parcel out of the growth area.
- Tax Map 25, Parcel 77 owned by Perini – Staff recommendation: leave this parcel in the growth area and give it a commercial land use due to its location and access to Longmeadow Road and

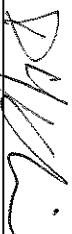
- proximity to other commercial uses; Request by property owner is to leave this parcel in the growth area with a residential land use
- **Consensus:** The Planning Commission recommends leaving this parcel in the growth area with a low-density residential land use.
 - Tax Map 50, Parcel 293 owned by Abram Family Farm LLC – property owner is requesting that the portion of this parcel along Professional Boulevard have a commercial land use with the remaining portion of the parcel having a low-density residential land use. Staff recommendation: concur with owner’s request.
 - **Consensus:** The Planning Commission concurs with the request and Staff’s recommendation.
 - Tax Map 57, Parcels 408. 329 and 210 at the intersection of Halfway Boulevard and Downsville Pike owned by Downsville Pike LLC – Staff recommendation: low density residential; Property owner is requesting a commercial land use designation;
 - ❖ **Discussion:** These parcels only contain approximately 1 acre of land; there is inadequate access for a commercial land use
 - **Consensus:** The Planning Commission recommends low-density residential land use.
 - Tax Map 49, Parcels 274, 276 and 927 owned by the Washington County Housing Authority – Staff recommendation: high-density residential land use
 - **Consensus:** The Planning Commission concurs with staff’s recommendation.
 - Tax Map 56, Parcels 133 and 134 (Britner Farm) – Staff recommendation: remove these parcels from the growth area because they are outside the City’s MRGA, the property is on the edge of the rural area, and there are no available water or sewer services.
 - **Consensus:** The Planning Commission concurs with staff’s recommendation.
 - Tax Map 56, Parcels 309 and 766 owned by AC&T – Staff recommendation: commercial land use on Parcel 309 and a residential land use on Parcel 766; Property owner is requesting that both parcels be given a commercial land use.
 - ❖ **Discussion:** Ms. Baker stated there is a “paper alley” between these two parcels which creates a good divider between commercial and residential uses. Staff believes that if Parcel 766 is given a commercial land use, it will encroach upon the residential uses. There was discussion by the members to make the three parcels up to Hoffman Drive also commercial; however, that change would affect the current property tax assessment if it is sold in the future.
 - **Consensus:** The Planning Commission recommends giving both parcels a commercial land use.
 - Tax Map 56, Parcels 107 and part of 110 (the Tannery in Williamsport) – Staff recommendation: leave in the growth area
 - **Consensus:** The Planning Commission concurs with staff’s recommendation.
 - Tax Map 48, Parcel 916 on Findlay Mill Lane – Staff recommendation: low-density residential; property owner is requesting a commercial use; Staff considers this request a “spot” zoning because you are creating a commercial zoning where there is currently no other commercial zoning.
 - **Consensus:** The Planning Commission concurs with staff’s recommendation.
 - Tax Map 37, Parcel 454 and Tax Map 36, Parcel 41 owned by Bostetter property behind the Hager’s Crossing development – Staff recommendation: no changes from the current Comp Plan; Property owner is requesting to be in the growth area and have a residential land use designation;
 - ❖ **Discussion:** Ms. Baker stated that this property is not currently in the growth area; this would expand the growth area and goes against our current goal of retracting the growth area.
 - **Consensus:** The Planning Commission concurs with staff’s recommendation.
 - Tax Map 24, Parcel 442 owned by Victor Martin along Pennsylvania Avenue – Staff recommendation: residential land use; Property owner wants an industrial land use
 - ❖ **Discussion:** The property is in close proximity to Mack Trucks; however, the parcels located at the intersection of Maugans Avenue and Pennsylvania Avenue were the subject to a rezoning request several years ago to change the parcels from residential to commercial. There was a lot of opposition from the neighboring property owners at that time.
 - **Consensus:** The Planning Commission recommends a commercial/business land use to make this a better transition to the neighboring residential properties and due to the proximity and sight lines to Pennsylvania Avenue.
 - Tax Map 24, Parcels 470 and 1027 located along Crayton Boulevard and Showalter Road owned by Perini; Staff recommendation: commercial and industrial land uses; Property owner wants to keep his Highway Interchange zoning and permitted uses
 - **Consensus:** The Planning Commission concurs with staff’s recommendation.
 - Tax Map 40, Parcel 178 owned by Michael Scott (previously the Oswald Nursery) – Staff recommendation: concur with owner’s request; Property owner is requesting a commercial land use designation;

- **Consensus:** The Planning Commission concurs with staff's recommendation and the owner's request.
- Tax Map 46, Parcel 40 owned by Thomas Grosh: Staff recommendation: agricultural land use; Property owner is requesting a commercial or Rural Village zoning
 - **Consensus:** The Planning Commission concurs with staff's recommendation.

ADJOURNMENT

Mr. Kline adjourned the meeting at 6:10 p.m.

Respectfully submitted,



David Kline, Vice-Chairman