

**Planning Commission
MINUTES – Regular Meeting**

**April 24, 2019
City of Hagerstown, Maryland**

Douglas S. Wright, Jr., chair, opened the meeting at 6:56 p.m., on Wednesday, April 24, 2019, in the Conference Room, Fourth Floor, City Hall. Also present were commission members C. Ploscaru, J. Stone, R. Thomas, and J. Wheeler. The following staff members were present: S. Bockmiller, Development Planner/Zoning Administrator; M. Flick, Planner; and D. Calhoun, Secretary.

REGULAR MEETING

Roll Call.

Commission members S. McIntire and C. Davis were absent.

Approval of Minutes:

March 27, 2019.

MOTION: (Stone/Thomas) I'll move approval.

DISCUSSION: None.

ACTION: APPROVED (ABSTAIN – Wheeler)

Development Review:

None.

Planning Commission Business:

Comprehensive Rezoning.

(See meeting file for the referenced tables and maps.) The City's updated Comprehensive Plan, visionHagerstown 2035, was adopted in April 2019. In order to implement the Comprehensive Plan, staff will be initiating a comprehensive rezoning to create conforming uses and consistency between the future land use plan and the current zoning map. Planning Commission review will consist of a public hearing, finalization of the proposal, and a recommendation to the Mayor and City Council. Staff anticipated that the public hearing will be held at the end of June.

Commission members reviewed the properties included in the report:

Properties Rezoned in Response to the Future Land Use Map Adopted in visionHagerstown 2035.

Potomac Avenue/Maple Street. Mr. Wright recused himself from this discussion; Mr. Stone assumed the chair. The existing zoning is CG (Commercial General) and RMED (Residential Medium Density). The proposed zoning is N-MU (Neighborhood–Mixed Use). Most of the properties in this area are nonconforming. Rezoning to N-MU will remove the nonconformity in for a majority of the properties. A community meeting was held with the neighborhood and most residents are in favor of this rezoning. A concern was raised about the former Sheetz property. Staff noted this property would only become nonconforming because of the proposed gas pumps. A developer submitted a site plan (which is currently pending) for a gas canopy. Staff anticipated that the site plan will be ready for Planning Commission review very soon. Mr. Stone felt a gas station is a desirable business in this section of Hagerstown. Staff pointed out that the neighborhood would not be in favor of retaining the CG zoning on this property and would most likely appear at the public review meeting in opposition. By rezoning to N-MU it would protect the neighborhood from other less desirable uses such as adult bookstores, which are permitted outright in the CG zoning district. Ms. Wheeler pointed out that the commission discussed this change previously and all members were comfortable with N-MU, including the owner. Commission members had no additional concerns with the proposal by staff. Mr. Wright re-assumed the chair.

East Baltimore Street. This area is currently zoned CG; the proposal is N-MU. All the dwellings in this area are nonconforming and the proposed zoning would make most properties conforming uses. All the existing commercial uses would be permitted under N-MU. Property owners met with staff and had no opposition to the proposal. Commission members discussed the “Five Corners” area, in particular the former Corner Pub parking lot and the former Thumma Motors property which are currently zoned CG. Commission members agreed that the parking lot should go to N-MU to keep it consistent with the property it is associated with (currently a liquor store) and to retain the CG zoning on the former Thumma property.

North Side Hebb Road. The current zoning is RH (Residential-High Density); the proposed zoning is POM (Professional Office Mixed). The land in front is zoned CR (Commercial Regional). Once Southern Boulevard is built, POM would be conducive to the types of uses the City would like to see in that area. The Planning Commission had no concerns about the proposed POM zoning.

South Side Hebb Road. These properties are currently zoned RH; they are proposed to go to RMOD or RMED. The Planning Commission had no concerns and advised that RMED makes more sense for this area.

Cement Plant and Manbeck Bread Site. The current zoning is IR (Industrial Restricted) and the proposal is for CG zoning. Staff noted that the property is too shallow for an industrial use. The owner of the Manbeck property is requesting CG and the former Thomas, Bennett, and Hunter cement plant with CG zoning would be a good buffer to nearby residential properties. The Planning Commission had no concerns with this proposal.

North Half of Linwood. Current zoning is RMED; the proposed zoning is IG (Industrial Restricted). This is an on-paper townhouse development that was never developed. The property is proposed to be added to the Hagerstown Business Park. Access to the property is via Sweeney Drive. Commission members had no concerns with this proposed zoning.

Staff was directed to clarify the maps with the current and proposed zoning classifications; the streets labeled; and each map should have a different number for each page.

Piecemeal Rezoning.

307-309 Summit Avenue. The current zoning is CL (Commercial Local) and the proposed zoning is RMED for consistency. Planning Commission members had no concerns with this rezoning.

300-334 Summit Avenue. The current zoning is CG; the proposed zoning is CL. There are numerous dwellings in these old buildings and CL would allow the apartments. N-MU was not considered because there are no setbacks in N-MU and it would also keep out the less desirable permitted uses in CG. Commission members had no concerns about this rezoning.

329 South Street. The current zoning is IR; the proposed zoning is RO (Residential Office). A residence occupies this lot and the properties to the south are zoned RO. Planning Commission members had no concerns.

11-19 Fairground Avenue. The current zoning is CG; proposed zoning is RMED. This is based on the future land use designation of Medium Density-Residential. The uses in this neighborhood are predominantly residential in nature. Planning Commission members had no concerns.

24-32 Fairground Avenue. The current zoning is CG; proposed zoning is RMED. The uses in this neighborhood are predominantly residential in nature. Planning Commission members had no concerns.

Rear of Stone Soup/Eddie's Tire. The current zoning is POM; the proposed zoning is CG. This discussion was postponed to allow staff to pinpoint where this property is located.

Properties to be Considered for Rezoning in Response to Requests Received from Property Owners.

Doub Farm. The old floodplain maps show floodplain and that was a natural divider for zoning classifications. FEMA recently updated the floodplain maps and there is no longer a floodplain on this property. Staff recommended designating the entire property CR. The existing zoning on the east side of the former floodplain is POM. CR zoning would allow the owner to come in with a PUD proposal. When the site is engineered, if and when developed, the existing stream will have to be taken into account. CR zoning would allow for maximum flexibility for the developer. Planning Commission members had no concerns with the zoning proposal.

South End Shopping Center Area. The current zoning is CG for the entire shopping center. A request was received from Great Southern Wood to rezone a portion of the very southern end of the South End Shopping Center to IG. Great Southern Wood would like to purchase a small portion of the shopping center for truck parking for their options. Staff noted that the pipestem portion of the Great Southern Wood property (used for the driveway) is zoned CG. The intention would be to rezone the pipe stem driveway and some land between the driveway and the shopping center to IG. Great Southern Wood would have to demonstrate that they are not creating a parking shortage at the shopping center. The parcel would be split zoned until Great Southern Wood purchases the property. A site plan will be required and the parking lot will need to be designed to current standards. Mr. Stone requested a drawing that illustrates these plans for the next time this is discussed.

Hagerstown Industrial Park. This request was postponed until the Planning Director can be present. The property is currently zoned IR; the proposal is for IG.

Split Zoning of Zion's Parsonage. This property is currently split zoned between CC-MU and RO. Staff recommended that the property be zoned either one or the other. Commission members favored CC-MU to keep the zoning the same for both the parsonage and the church.

Corner of Potomac Avenue and Northern Avenue (Evergreen Property). Mr. Wright recused himself from the discussion of this property; Mr. Stone assumed the chair. The property is zoned POM; the proposed zoning is CL. Staff noted that marketing for an office development failed. The owners want commercial zoning and the CL zoning would keep out nefarious uses. Mr. Stone requested a drawing of this property for clarity. Commission members had no concerns with the proposed CL zoning designation.

Mr. Wright re-assumed the chair.

South Half of Linwood Road. The existing zoning is RMED; the proposed zoning is IG to be consistent with the Hagerstown Business Park. Planning Commission member had no concerns.

The remaining section of proposed rezonings are all the properties that will go to the new “Institutional” (INST) zoning classification. Only schools located in the RMOD and RMED districts will be changed to INST. Planning Commission members had no concerns.

The new Land Management Code will go into effect in mid-June. The regulations need to be in effect before the zoning map can be amended.

Proposed 2020 Capital Improvements Program.

(Staff memo is in the meeting file.) Each year the Planning Commission reviews the proposed Capital Improvements Program (CIP) for consistency with the Comprehensive Plan and offers comments to the Mayor and City Council as warranted. Review comments by the commission included:

- There is a typographical error on page 2 of the CIP excerpt. “West Potomac Street” should be “West Washington Street” under “Economic Development.”
- Mr. Thomas noted that the water pressure project in the east end of Hagerstown is not listed in the 2020 CIP and asked if it had been moved further out in the program. Staff will look into this and report back.

MOTION: (Stone/Ploscaru) I make a motion that we generally support the CIP as outlined in the materials we were given; but there is a concern still about water pressure in the east end of town.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Election of Officers.

MOTION: (Thomas/Wheeler) I move that we keep the existing slate of officers for the next year.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Announcements.

None.

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Adjourn. It was moved and seconded that the meeting adjourn (8:35 p.m.)

5/8/2019

Approved



Debra C. Calhoun - Secretary