

**Planning Commission
MINUTES – Special Meeting**

**August 31, 2020
City of Hagerstown, Maryland**

Douglas S. Wright, Jr., chair, opened the special meeting at 12:00 p.m., on Monday, August 31, 2020, in the Council Chamber, Second Floor, City Hall. Also present were commission members C. Davis (via Zoom), S. McIntire (via Zoom), C. Ploscaru (via Zoom), J. Stone, R. Thomas, and J. Wheeler. The following staff members were present: K. Maher, Director of Planning and Code Administration; S. Bockmiller, Development Planner/Zoning Administrator; M. Flick, Planner; and D. Calhoun, Secretary.
(NOTE: Planning Commission revisions are indicated in red text.)

This meeting was scheduled because the commission could not get a quorum on Wednesday, August 26.

REGULAR MEETING

Roll Call.

All commission members were present either in person or virtually.

Approval of Minutes:

July 29, 2020.

MOTION: (Wheeler/Thomas) I will move approval of the minutes for July 29.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

August 12, 2020.

MOTION: (Thomas/Wheeler) I move that we approve the minutes for August 12.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Development Review:

**Verizon – 18000 Garland Groh Boulevard – Retail Store, Forest Conservation Plan,
Case No. FC-2020-01.**

**Garland Groh Boulevard – Lots 6A, 6B, 6C, 6D, 6E and 6R, Final Plat,
Case No. S-2020-06.**

Staff Report. (A copy of staff report is in the meeting file.) This proposed plat resubdivides the former Aschenbach parcel into six tracts as follows:

- **Lot 6A** – A 2.6-acre lot adjacent to the Walmart building. This site has been discussed in the past as the potential site for a small supermarket; there are no active plans at this time.
- **Lot 6B** – A 2.09-acre lot between Lot 6A and Garland Groh Boulevard. This site currently has a site plan pending for a gas station and convenience store.
- **Lot 6C** – A 0.90-acre lot north of the existing credit union building. The commission recently approved a site plan for a Verizon store on this lot.
- **Lot 6D** – A 1.66-acre lot located between the future Verizon store and Hager’s Crossing Drive. There are currently no plans for this lot.
- **Lot 6E** – A 4.22-acre lot which includes a pad site behind the Verizon store lot. This lot encompasses all of the floodplain area adjacent to Hager’s Crossing Drive.
- **Lot 6R** – A 3.13-acre lot located in the rear of the property behind the credit union parcel.

An easement for common access bisects the site behind the lots that front Garland Groh Boulevard. One end connects to a planned entrance on Hager’s Crossing Drive. The easement on the other end goes up to the property line and will permit connection in the future should the City find an opportunity to require Walmart to connect to this stub to create common access through the developments on this side of Garland Groh Boulevard.

Concerning the forest conservation plan, the area included in Lot 6D, part of 6C and part of 6E is not currently included in a forest conservation plan. The rest of the development is already included in the forest conservation plan for Hager’s **Hagerstown** Crossing Shopping Center. The area delineated is 4.9 acres. There is no existing forest in this area. Planting required is 0.57 acres and they propose to plant in the floodplain (a priority treatment), between the western property line and the proposed driveway connection to Hager’s Crossing Drive, and **south of** Hager’s Crossing Drive.

The plat was routed and all agencies have approved the plan, with the exception of conditional approval from the Planning and Code Administration Department, subject to three minor items.

Staff recommended approval of the final plat, subject to satisfaction of the outstanding Planning comments, and approval of the forest conservation plan.

Planning Commission/Staff Discussion: Ed Schreiber was present. Mr. Wright asked about the confusing designation for Parcel C in the upper right-hand corner in the subdivision plat, immediately south of the access road. The correct label for this lot should be “Previously Approved Parcel C.” Mr. Wright asked which roads are being built as a result of the Verizon development. Mr. Bockmiller indicated that Jocelyn Drive will be built with the Verizon project. Justine Drive will be built when the back lots are developed.

For the Forest Conservation Plan:

MOTION: (Stone/Ploscaru) I move that we approve the forest conservation plan.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

For the subdivision:

MOTION: (Wheeler/McIntire) I’ll make a motion to approve the final plat with the correction being made to Parcel C and the three minor comments by the Planning and Code Administration Department.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Hager’s Crossing, Phase 2B-6, Final Plat, Case No. S-2020-08.

Staff Report. (A copy of staff report is in the meeting file.) This plat is for recording 54 single-family lots and associated street rights-of-way. This will be the last section to be platted north of Hager’s Crossing Drive. Street tree easements are located across all street frontages as the street trees in this development are credited toward forest conservation plan requirements.

The final plat was routed and all review agencies have provided approval, with the exception of the Planning and Code Administration Department. Staff noted that the Board of Education provided comments addressing school capacity in this area (copy in the meeting file); however this information was provided for informational purposes only since the City does not have an adequate public facilities ordinance for schools at this time.

Staff recommended approval, subject to resolution of the outstanding Planning comment concerning the addition of a reference to the previously recorded plat to the adjacent stormwater management lot.

Planning Commission/Staff Discussion: The engineer was asked to correct the final plat for Verizon in that it is labeled as Hager’s Crossing, but it should be Hagerstown Crossing. The commission had no comments or concerns about the Hager’s Crossing subdivision plat for Phase 2B-6.

MOTION: (Stone/Davis) I make a motion to approve the Hager’s Crossing final plat, conditioned upon the one comment by the Planning and Code Administration Department.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

The ARC of Washington County – 820 and 840 Florida Avenue – Canopy Addition and Parking Lot Reconfiguration, Site Plan, Case No. ZS-2020-04.

Staff Report. (A copy of the staff report is in the meeting file.) This site plan is for removal of a drive aisle and parking between the buildings at 820 and 840 Florida Avenue; filling and landscaping; constructing a covered walkway between the two buildings; and reconfiguring some of the parking in the front of this area to create a drop-off area. A net increase of 20 parking spaces for the complex (for a total of 307 spaces) will result.

The Board of Zoning Appeals approved variances for the two properties to reduce the required side yard setback to zero in order to construct the covered walkway that will cross the interior property line between the two buildings. The Board placed a condition on the approval that should the buildings ever come under separate ownership, the covered walkway will be removed from the two ten-foot side setbacks.

The disturbed area is 1.2 acres. Forest Conservation is not required in this case due to it being the redevelopment of impervious surface. Parking lot landscaping has been retrofitted to the extent practicable, including plantings along the side property line adjacent to the industrial property to the east, installation of street trees to the west of the driveway entrance, eight additional parking lot trees, and plantings around the front entrance of the building. This is a retrofit situation where some landscaping previously exists, and staff suggested that rather than analyze the landscaping for line-by-line compliance with the landscaping requirements, this be treated as an “alternate landscaping plan” proposal.

The site plan was routed and all agencies have approved it with the exception of Planning and Code Administration Department. Staff recommended approval contingent upon satisfaction of outstanding comments from Planning, subject to several minor issues.

Planning Commission/Engineer Discussion: Commission and staff were agreeable to the proposed landscaping plan. Mr. Bockmiller noted that a pedestrian walkway was added to give

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safe pedestrian access to the building from Florida Avenue. Mature evergreen trees exist on the site and the developer is adding street trees and additional landscaping.

MOTION: (Thomas/Ploscaru) I make a motion that we accept the proposed site plan and the landscaping plan.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Planning Commission Business:

None.

Announcements.

None.

Adjourn.

It was moved and seconded that the meeting adjourn (12:25 p.m.)

9/9/2020

Approved



Debra C. Calhoun - Secretary