

Douglas S. Wright, Jr., chair, opened the meeting at 11:00 a.m., on Wednesday, April 5, 2021. This was a virtual meeting. Also participating via Zoom were C. Davis, S. McIntire, C. Ploscaru, J. Stone, and R. Thomas (late). The following staff members participated in the meeting: K. Maher, Director of Planning & Code Administration; M. Flick, Planner; and D. Calhoun, Planning Commission Secretary. (NOTE: Planning Commission revisions are indicated in red text.)

## **SPECIAL MEETING**

### **Land Management Code Text Amendment – Secondary Front Yard Fences, Recommendation to Mayor and City Council, Case No. ZT-2021-01.**

Staff Report: (Copy of the staff report is in the meeting file.) Mr. Wright reported that a public review meeting was held on March 31; Mr. and Mrs. Andrews testified that they want to put up a fence to protect their grandchildren. The record was kept open until 10:30 a.m. on Monday, April 5, 2021. No additional comments were received during the comment period.

Commission/Applicant Discussion: Mr. Stone indicated he was not present for the public review meeting and asked if there were any changes to the language since the March 31 meeting. Staff stated that no changes were made by the commission at the hearing.

**MOTION:** (Stone/Davis) I make a motion that we make a recommendation to the Mayor and Council the adoption of the changes to the front yard fence provision as outlined in Megan’s March 25, 2021, memo.

**DISCUSSION:** None.

**ACTION:** APPROVED (ABSTAIN - McIntire)

(Mr. Thomas joined the meeting.)

### **Comprehensive Plan’s Proposed Alignment of R. Paul Smith Boulevard, North of Edgewood (Tabled on March 31, 2021).**

Staff Report: (staff report is in the meeting file): This is for a waiver of a Comprehensive Plan provision concerning the extension of R. Paul Smith Boulevard north of Edgewood Drive. If the remainder of Harrison Tract north of Edgewood Drive is developed by a single user, staff believe extending R. Paul Smith Boulevard would no longer serve a public interest. Due to development that occurred in Washington County along the Dual Highway and Beaver Creek Road, R. Paul

Smith Boulevard can no longer connect to Mt. Aetna Road nor Alternate Route 40. However if the Harrison Tract is subdivided into several lots and developed by several different entities R. Paul Smith Boulevard would need to be built to serve that development. Private driveways to Howell Road could be used for emergency and employee access.

Mr. Wright was concerned about increased traffic on Howell Road and was not in favor of driveways from the Harrison Tract connecting to Howell Road. Ms. Maher stated that a traffic study would be required before development could take place. Mr. Stone did not want the City to abandon the opportunity to extend R. Paul Smith Boulevard. It has been on numerous plans for many years, although the bridge over the Antietam Creek would be expensive to build. If the City doesn't require R. Paul Smith Boulevard to be extended through the Harrison Tract the whole scheme that the commission has worked very hard over the years to implement falls apart. Ms. Maher noted that a large apartment building was built on Beverly Drive in the path of proposed road in Washington County.

Mr. Wright was opposed to the waiver for the public good. The road is needed to provide at least two significant access points for the Harrison Tract. Mr. Stone and other commission members agreed with Mr. Wright. The plans for R. **Paul** Smith Boulevard have been available and other planning organizations in the area know about the City's plans. It is important to support the development of the Harrison Tract and if the tract is to be developed as a single-use site, it will be an issue that developers will need to solve.

Ms. Maher clarified that the plan was on City maps, but not on Washington County's maps. Mr. Wright contended that Washington County was aware of the plans for R. Paul Smith Boulevard when they approved the development in the path of the connection to the Dual Highway. Mr. Stone stated that the plan to extend R. Paul Smith Boulevard also benefits the County as well as a result of the infrastructure improvements that will open up Washington County land for development.

Based on the commission's discussion Ms. Maher suggested a motion that the Planning Commission does not want to abandon this recommendation for R. Paul Smith Boulevard; it feels that it serves a public purpose still, and it should be implemented.

**MOTION:** (Thomas/Davis) I'll accept Ms. Maher's explanation as my motion.

**DISCUSSION:** None.

**ACTION:** APPROVED (ABSTAIN - McIntire)

Concerning the Zoom meeting, Mr. Wright stated that he was having difficulty hearing the proceeding during this meeting. The microphone must be placed in the middle of the table. He pointed out that the audio was poor for the last Planning Commission meeting as well.

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Ms. Maher advised that staff is working on the issue and she has been told that there could be an issue with the “joiner’s” settings on their computers. Mr. Wright disagreed and encouraged staff to look at this further. In reality the Zoom setup does not work. People who are speaking must also make sure that they are speaking into the microphones.

**Adjourn.** It was moved and seconded that the meeting adjourn (11:32 a.m.)

4/28/2021  
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Approved

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Debra C. Calhoun – Secretary