

REQUIRED MOTION

**MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Date: June 23, 2020

TOPIC: APPROVAL OF ORDINANCE:
(Case No. ZM-2019-01)
City of Hagerstown Comprehensive Rezoning

Charter Amendment	_____
Code Amendment	_____
Ordinance	<u> X </u>
Resolution	_____
Other	_____

MOTION: I hereby move that the Mayor and City Council Approve an Ordinance for a Zoning Reclassification and Zoning Map amendments, Case No. ZM-2019-01, to rezone those areas which are associated with the Comprehensive Rezoning, based on the 2018 Comprehensive Plan. A chart and map are attached to and made part of this Ordinance.

DATE OF INTRODUCTION: 05/26/20
DATE OF PASSAGE: 06/23/20
EFFECTIVE DATE: 07/23/20

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP OF THE CITY OF HAGERSTOWN**

WHEREAS; pursuant to the provisions of Chapter 140, Land Management Code, Article 4, Zoning Ordinance, of the Code of the City of Hagerstown, Maryland, a Comprehensive Rezoning for multiple zoning map area reclassifications was made by **The City of Hagerstown**;

WHEREAS; said application for zoning classification amendments, to the Zoning Map and Zoning Ordinance is known and designated as Case No. ZM-2019-01;

WHEREAS; the Mayor and City Council, as the duly constituted legislative body for the City, held a Public Hearing in compliance with said Ordinance on February 25, 2020 and on April 28, 2020 wherein the City and the general public were given an opportunity to fully present evidence and information pertinent to the zoning classification amendments and amendment to the Zoning Ordinance;

WHEREAS; the Mayor and City Council, prior to and subsequent thereto, have complied with all of the provisions of the General Laws of the State of Maryland and the Zoning Ordinance for the City of Hagerstown;

WHEREAS; said Mayor and City Council do find and determine in this case, based on said Public Hearing and the evidence presented therein, and having considered all of the criteria as set forth by the laws of the State of Maryland and the Zoning Ordinance, and the land use recommendations of the 2018 Comprehensive Plan, visionHagerstown 2035, enter into a Comprehensive Rezoning of the City;

WHEREAS; the Mayor and City Council did make necessary deliberations and have determined that the proposed comprehensive rezonings are appropriate, which are attached hereto

as a chart incorporated here in (“Attachment A”) and entitled “ZM-2019-01 Comprehensive Rezoning Chart” and a map incorporated here in (“Attachment B”) and entitled ZM-2019-01 Comprehensive Rezoning Map;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Hagerstown, Maryland, that the Zoning Reclassification and Zoning Map Amendments as defined by Case No. ZM-2019-01 for a Comprehensive Rezoning is hereby granted.

WITNESS:

MAYOR AND CITY COUNCIL OF
THE CITY OF HAGERSTOWN,
MARYLAND

Donna K. Spickler, City Clerk

By: _____
Robert M. Bruchey, II Mayor

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EXHIBIT A: ZM-2019-01 COMPREHENSIVE REZONING CHART

**Properties to be Rezoned in Response to the
Future Land Use Map adopted in visionHagerstown2035**

Location	Current Zoning	Recommended Future Land Use Designation	Proposed Zoning Designation	Comments
Potomac Ave/Maple St. Area	CG	Mixed-Use	N-MU Zoning	CG is not well suited here due to the mixture of residential and commercial. Most properties are non-conforming. N-MU would make most properties conforming.
East Baltimore Street	RO, CG	Mixed-Use	N-MU Zoning	CG is not well suited here due to the mixture of residential and commercial. Most properties are non-conforming. N-MU would make most properties conforming.
N/S Hebb Road (Harrison Lands)	RH	Business Employment	POM Zoning	Property is adjacent to large areas of non-residentially zoned land and may lend itself better to business-employment uses.
Manbeck Bread Site on N. Burhans & Church	IR	Commercial General	CG	Very narrow properties. Former use has been abandoned. Redevelopment for new industrial uses would be difficult.
Linwood Tract	RMED	Industrial	IG	Linwood project and Housing Authority's plan have both been abandoned. Rezoning would allow expansion of Hagerstown Business Park.
Doub Farm	POM	Commercial General	CR	To provide consistency and allow maximum flexibility.

South End Shopping Center Area	CG	Industrial	IG	Rezone southern- most parking area to industrial for expansion of Southern Wood. Would shift IG line to the north.
Hagerstown Industrial Park	IR	Industrial	IG	Restricted industrial use is inconsistent with the character of this park and the IG-zoned Hagerstown Business Park.
Split zoning of Zion's parsonage	CC-MU and RO	Downtown	CC-MU	Put parsonage all in one zone - CC-MU
Corner of Potomac Avenue and Northern	POM	Commercial General	CL	CL provides drop down in intensity from CR to the north and RMOD across Eastern Boulevard North.
Vacant Tract on Security Rd	RMOD	Med Den Residential	RMED	RMED fits the character of the area as it is surrounded by townhouse developments.
Pangborn Park Townhomes	RMOD	Med Den Residential	RMED	Development is currently a non-conforming use in RMOD; rezoning to RMED would make development a conforming use.

**Properties to be Rezoned to Clean-Up Map
Recommended by Comprehensive Plan**

Location	Current Zoning	Future Land Use Designation	Proposed Zoning Designation	Comments
307-309 Summit	CL	Med Den Residential	RMED	Consistency
300-334 Summit	CG	General Comm	CL	Consistency
329 South Street	IR	Med Den Resid	RO	Consistency
11-19 Fairground Ave	CG	Med Den Resid	RMED	Consistency
24-32 Fairground Ave	CG	Med Den Resid	RMED	Consistency
Rear of Stone Soup and Eddie's Tire	POM	Comm Gen	CG	Prior comprehensive rezoning split the zoning on these parcels.

Properties to be Rezoned in Creating New Institutional Zoning District

Location	Current Zoning	Future Land Use Designation	Proposed Zoning Designation	Comments
Fairgrounds Park	RMED	Institutional	INST	
Funkhouser Park	RMED	Institutional	INST	
Golf Course	RMED/RMOD	Institutional	INST	
Hellane Park	RMOD	Institutional	INST	
City Park & Hager House	RMOD	Institutional	INST	
Municipal Stadium	RMED	Institutional	INST	
Bester Elementary School	RMED	Institutional	INST	
Rose Hill Cemetery	RMOD	Institutional	INST	
South Hagerstown High School	RMOD	Institutional	INST	
E. Russell Hicks Middle School	RMOD	Institutional	INST	
Emma K. Doub Elementary School	RMOD	Institutional	INST	
Washington County Technical High School	RMOD	Institutional	INST	
Doubs Woods Park	RMOD	Institutional	INST	
St. Maria Goretti High School	RH	Institutional	INST	
YMCA	RMOD	Institutional	INST	
Pangborn Elementary School	RMOD	Institutional	INST	
Western Heights Middle School	RMOD	Institutional	INST	
Marshall Street School	RMOD	Institutional	INST	
North Hagerstown High School	RMOD	Institutional	INST	

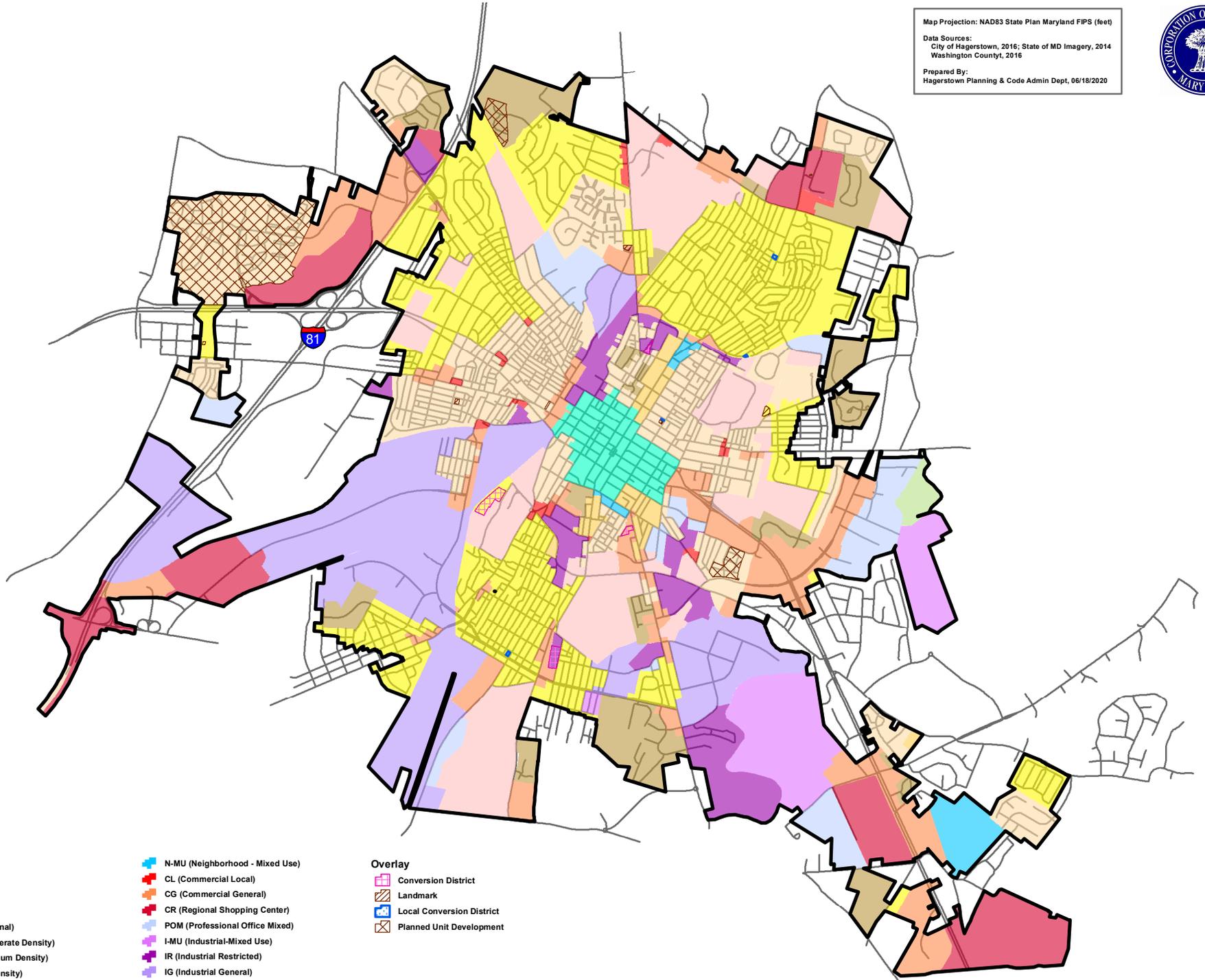
Potomac Center	RMOD	Institutional	INST	
Washington County Health Department	RMOD	Institutional	INST	
Coffman Nursing Home	RMOD	Institutional	INST	
Western Maryland Hospital Center	RMOD	Institutional	INST	
Fountaindale Elementary School	RMOD	Institutional	INST	
Northern Middle School	RMOD	Institutional	INST	
Federal Little League	RMOD	Institutional	INST	
Washington County Highway	RMOD	Institutional	INST	
Mills Park	RMOD	Institutional	INST	
American Legion	RMOD	Institutional	INST	
Pangborn Park	RMOD	Institutional	INST	
Potterfield Pool & Staley Park	IR	Institutional	INST	
Hager Park	RO	Institutional	INST	
Memorial Park	IR	Institutional	INST	
Reservoir Park	RMOD	Institutional	INST	
City Water Department & Public Works Shed	IR	Institutional	INST	

EXHIBIT B: ZM-2019-01 COMPREHENSIVE REZONING MAP

ZM-2019-01 Comprehensive Rezoning Map



Map Projection: NAD83 State Plan Maryland FIPS (feet)
 Data Sources:
 City of Hagerstown, 2016; State of MD Imagery, 2014
 Washington County, 2016
 Prepared By:
 Hagerstown Planning & Code Admin Dept, 06/18/2020



- Major Road
- Street
- Corporate Boundary

- Zoning District**
- AT (Agricultural Transitional)
 - RMOD (Residential - Moderate Density)
 - RMED (Residential - Medium Density)
 - RH (Residential - High Density)
 - RO (Residential - Office)
 - CC-MU (City Center - Mixed Use)
 - N-MU (Neighborhood - Mixed Use)
 - CL (Commercial Local)
 - CG (Commercial General)
 - CR (Regional Shopping Center)
 - POM (Professional Office Mixed)
 - I-MU (Industrial-Mixed Use)
 - IR (Industrial Restricted)
 - IG (Industrial General)
 - INST (Institutional)

- Overlay**
- Conversion District
 - Landmark
 - Local Conversion District
 - Planned Unit Development

