



**Washington County Planning Commission  
Annual Report on Growth Related Changes  
Per SB 280/HB 295 effective June 1, 2009**

Prepared by the Washington County Planning Commission for the period  
January 2011 through December 2011

1. **Development Patterns** – List of all changes in development patterns that have occurred over the past year, including:
  - a. New subdivisions created:
    - i. Total new residential lots – 48
      1. New urban lots – 14
      2. New rural lots – 34
    - ii. Total new commercial lots – 3
      1. New urban lots – 2
      2. New rural lots - 1
  - b. New Building Permits issued - 38
    - i. Residential Permits inside PFA – 14
    - ii. Commercial Permits inside PFA – 2
    - iii. Residential Permits outside PFA – 20
    - iv. Commercial Permits outside PFA – 2
  - c. Zoning Map Amendments
    - i. **RZ-11-001 – Map Amendment** This map amendment is for property located on both sides of Old Forge Rd, near Hagerstown, to allow for the expansion of an existing quarry which is outside of the UGA. This action applied the IM (Industrial Mineral) floating Zone over 120.11 acres currently zoned A (Agricultural).
    - ii. **RZ-11-004 – Rosewood PUD** (Inside UGA) Increased the level of commercial uses from 17.89% to 29.31% (Planning Vision # 4)
  - d. Zoning Text Amendments that resulted in changes in development patterns. **RZ-11-003 (Text Amendment)** – On October 4, 2011, the Board of County Commissioners approved a text amendment to add Solar Energy Generating Systems (SEGS) as special exception use allowed in the A(R) - Agricultural Rural, EC - Environmental Conservation, P-Preservation, IG-Industrial General and 1M - Industrial Mineral zoning districts. (PV#'s 1, 8,11)
  - e. New Comprehensive Plans or plan elements adopted: The revision and/or creation of zoning classifications in the Growth Areas has been reviewed

by the Planning Commission, with a final proposal delivered to the Board of County Commissioners for review, comment, and approval. (Adopted on April 17, 2012) As a result, new development will continue to be directed into the Urban Growth Area in a continuation of the goals of the Comprehensive Plan.

- f. New Roads or substantial changes in roads or other transportation facilities: New roads reflect subdivision roads accepted into County ownership during 2011. This means that the construction was completed to County standards. Other roads are currently under design or construction per subdivision plans. Capital projects are new or widening road projects that the County will fund.
    - i. New roads:
      - Norway Maple Drive – 120 Feet
      - Maple Valley – 709 Feet
      - Corello Drive – 600 Feet (Inside UGA)
      - Red Maple Drive – 566 Feet
      - Total: 0.38 miles new roads in 2011
    - j. 2011 Capital Projects:
      - Marsh Pike and Longmeadow Road Intersection Improvements (construction will be complete on or about 6/12)
      - Robinwood Corridor Improvements (widening) (design stage)
      - Southern Blvd Phase 1A (new road) (design stage) (Inside UGA)
      - Eastern Blvd Improvements (widening) (design stage)
      - Yale Drive Extended (new road) (design stage)
  - g. New Schools or additions to schools – Ruth Anne Monroe Primary school opened during this calendar year. This facility for grades K – 2 eased the overcrowding at the adjacent Eastern Elementary School. The site design and location allows for some pedestrian access; and coordination of transportation with Eastern Elementary School. (Inside UGA)
  - h. Other changes in development patterns - In February of 2011, the Board of County Commissioners approved a resolution to implement a Residential Stimulus Program to waive a portion of the Excise Tax due on residential building permit applications. The program applied to all permits issued between March 1 and October 31, 2011 for new residential 1 or 2 family dwellings or additions. The program was designed to address high unemployment in the County by providing an incentive to new construction. The goal of this program is to encourage new home and residential addition construction projects by providing temporary relief in the application of the Washington County Excise Tax.
2. Maps –
- a. New residential lots – inside and outside PFAs
  - b. Residential Building Activity inside and outside PFAs
  - c. Map changes
3. Consistency – Changes which occurred during the 2011 calendar year were minimal and consistent with each other, the recommendations of the last annual report, the adopted portions of the Comprehensive Plan, and those of adjoining

jurisdictions and those jurisdictions which have responsibility for financing or constructing the public improvements necessary to implement the local jurisdiction's plan.

4. Process Improvements – During the latter part of calendar year 2010, county leadership developed a new operating format for departments directly involved in the planning and development process. The resulting reorganization of the departments of Permits and Inspections, Engineering, and Planning and Community Development, (effective April 1<sup>st</sup>, 2011), created three new departments. The Department of Plan Review and Permitting consolidated and streamlined all plan review and permitting functions under one department, with the purpose of facilitating development in the UGA. The Planning and Zoning Department will handle comprehensive planning and zoning issues. Engineering and Inspection is responsible for design, instruction, project management, and all inspections.
5. Ordinances and/or regulations that have been changed or adapted to implement the planning visions in Article 66B: **RZ-11-003 (Text Amendment)** – On October 4, 2011, the Board of County Commissioners approved a text amendment to add Solar Energy Generating Systems (SEGS) as special exception use allowed in the A(R) - Agricultural Rural, EC - Environmental Conservation, P-Preservation, IG-Industrial General and 1M - Industrial Mineral zoning districts. (PV#’s 1, 8,11)