



DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

ANNUAL REPORT
REPORTING (Calendar) Year 2013

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Section I: Amendments and Growth Related Changes In Development Patterns

(IA) There were no comprehensive plan or plan elements adopted during Calendar Year 2013, nor were there any growth related changes in development patterns (IB). (IC & ID) Amendments to the zoning regulations, APFO and Excise Tax Ordinances included:

- ORD-2013-03 / RZ-12-004 (text) – amended the language in sections 3,4, 5D, 8, 9, 10, and 28A of the existing ordinance to allow barber and beauty shops in residences with no changes in bulk requirements; defined Certified Adult Residential Homes; defined the bulk parking requirements for mixed use developments; moved community centers and associated swimming pools from Special Exceptions to Principal Permitted Uses; and deleted the definition for Recycling Facility.
- ORD-2013-04 / RZ-12-005 (map)- applied RM Zoning to the Carriage Hill Subdivision, resulting in a Zoning Map change with no change in the development pattern. This staff initiated change correcting an earlier error; the development was partially built out, located in an Urban Growth Area and a PFA, and the RU Zoning was misapplied.
- ORD-2013-10 / RZ-12-003 (map)- applied BL zoning to a multi-parcel area originally zoned RR resulting in a Zoning Map change. This action was precipitated by a request from property owners and proposed developer, and was granted based on the criteria that the neighborhood had changed, the parcels are located in a PFA and the Smithsburg Town Growth Area.
- ORD-2013-11 - repealed the existing Excise Tax Ordinance, and enacted a revision. The end result of this process was a reduction in the tax rate applied to new construction and additions to existing construction. This could contribute to a change in development patterns if new construction or additions to existing construction had been postponed due to the expense.
- ORD-2013-13 / RZ12-002 - amended Sections 3.3,.1, 12.1, and Article 28A to add use designations for farm wineries, farm breweries, commercial wineries, commercial breweries, banquet and reception facilities and conference centers. It was the result of a demand for this use, as evidenced by the increase in the number of wineries in Washington County and promoting a diversified agricultural economy and providing options for the agricultural community.

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ORD-2013-21 / APF-13-001 -amended the Adequate Public Facilities Ordinance definition of a Minor Subdivision to include 7 (seven) or fewer lots. This action removed the requirement for these subdivisions to comply with the APFO, and anticipates the Tier Map Adoption.

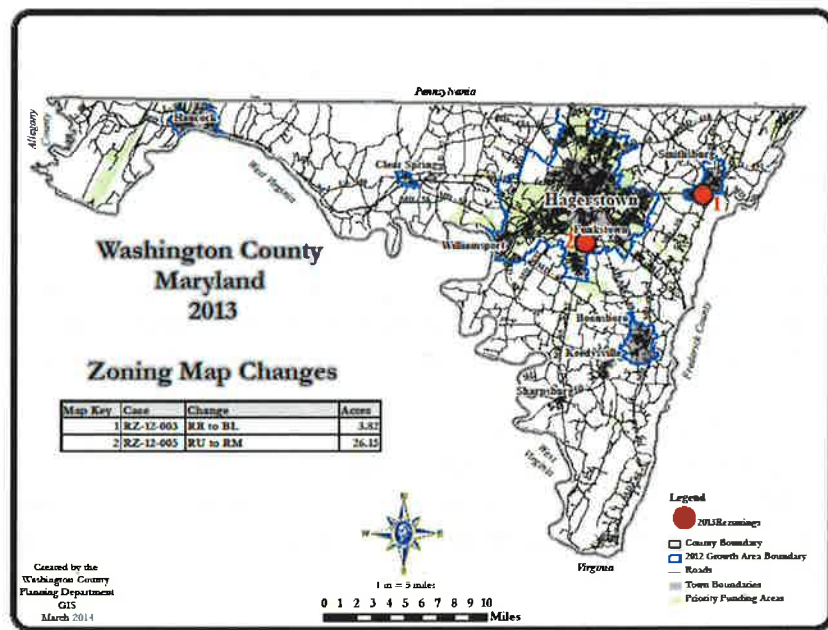
ORD-2013-22 / RZ-13-001 - amended Section 3.1 of the Zoning Ordinance for the purpose of amending and clarifying the language related to the definition, location, and applicability of the "Official Zoning Map" for Washington County Maryland. Specifically, the amendment stated that the map be maintained in digital format, and maintained by the Department of Planning and Zoning. It also detailed the process for authorizing changes to the Zoning Map.

ORD-2013-25 / RZ-13-002 - amended Sections 18.2, 21.42 and 21.43 to correct errors relating to Solar Energy Generating Systems (SEGS).

ORD-2013-29 / APF-13-002 - amended the Adequate Public Facilities Ordinance by adding reference to a fee formula as an alternate mitigation method for inadequate schools. It allows development to proceed after fee payment if the school is over capacity, but does not exceed 120% of capacity.

ORD-2013-24 / RZ-13-008 - amended the definition of "Sanitary Landfill" in Section 28A.

Section II(A,B &C): Mapping and GIS Shape Files



Section III: Consistency of Development Changes

The changes which occurred in 2013 were not related to each other, due to location, and the reasons for the change; one was to correct an error, the other was due to a change in the neighborhood. Each was consistent with the recommendations of the last annual report, the adopted 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. Both zoning changes were located in County designated growth areas and PFA's.

Section IV: Plan implementation and the Development Process

- A. The current Comprehensive Plan for Washington County was adopted in August, 2002. Since then, development in the county has generally followed the trends predicted and intended in the plan; with larger scale residential development occurring in the growth areas and PFAs through the rapid appreciation years of the first decade of this century. In the ensuing years, from approximately 2008 through 2012, residential development was occurring outside of the PFAs at a higher rate as individual property owner and single lot developers built while the large multi-lot residential developers inside PFA's sat idle, waiting for the real estate slow down to end.

The Comprehensive rezoning of the rural area was completed in 2005, and implemented a major reduction in permitted rural development density and encouraged agricultural preservation. Other changes to existing programs, zoning ordinances, and regulations would be characterized as minor fine tuning changes to bring ordinance language up to date; and small rezonings to cure errors in zoning applications or in the event of changes in the neighborhood.

In 2012 the comprehensive rezoning of the Urban Growth Area (UGA) was adopted which implemented additional Comprehensive Plan recommendations that are complementary to the rural rezoning of 2005. The UGA rezoning updated all urban zoning districts allowing greater densities in residential districts, greater flexibility and still greater density in mixed use floating zones and a wider array of uses and stricter design and environmental standards in industrial districts. These were all intended to make the urban zoning districts more attractive and functional. Corresponding zoning map amendments were also made but the UGA boundary was not expanded.

The final implementation of the current Comprehensive Plan recommendations will be accomplished when the Town Growth Area zoning amendments that are currently underway are completed in 2015.

Since adoption in 2002 and in addition to the implementation noted above, the Washington County Comprehensive Plan has been amended and updated on multiple occasions to address additional policy requirements and needs. Updates include Priority Preservation Areas and the Water Resources Element

Future land use challenges include the adoption of a Tier Map, limits on water and sewer capacity, restrictions on septic systems in the rural area, and implementing state "Accounting for Growth" regulations.

The Comprehensive Plan is currently being updated at the staff level with a series of public hearings tentatively scheduled for late 2014 and over 2015.

- B. During 2013, the Planning and Zoning Department continued their coordinated efforts with the Plan Review and Permitting Department to improve the planning and development process as begun with the department reorganization in 2012.
- C. During 2013, Washington County continued practices adopted earlier to implement the 12 Planning Visions.

Section V: Measures and Indicators

Table 1: New Residential Permits Issued (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# New Residential Permits Issued	83	64	147

Table 2A: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	79	16	95
# Units Constructed	83	64	147
# Minor Subdivisions Approved	5	16	21
# Major Subdivisions Approved	3	0	3
Total Approved Subdivision Area (Gross Acres)	58.32	102.77	161.09
# Lots Approved	57	16	73
Total Approved Lot Area (Net Acres)	58.32	102.77	161.09
# Units Demolished*	7	4	11
# Units Reconstructed/Replaced*	0	7	7

*Not required.

Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	4	0	4
# Lots Approved	5	0	5
Total Building Square Feet Approved (Gross)	55910	2480	58390
Total Square Feet Constructed (Gross)	55910	2480	58390

Table 3: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	83	64	147
# Units Approved	79	16	95
# Units Constructed	83	64	147
Total Approved Subdivision Area (Gross Acres)	58.32	102.77	161.09
# Lots Approved	57	16	73

Table 4: Net Density of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	79	16	95
Total Approved Lot Size (Net Acres)	58.32	102.77	161.09

Table 5: Share of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	79	16	95
% of Total Units (# Units/Total Units)	83%	17	100%

Table 6: Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	6	4	10
Total Building Square Feet Approved (Gross)	113018	3026	116044
# Lots Approved	5	0	5
Total Subdivision Area (Gross Acres)	24.36		24.36

Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	113018	3026	116044
Total Lot Size (Net Acres)	4555.36	55.20	510.53

Table 8: Share of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	113018	3026	116044
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	97	3	100%

Section VI: Locally Funded Agricultural Land Preservation

111.39 acres were preserved using local agricultural land preservation funding.

Section VII: Local Land Use Percentage Goal

In the 2002 Comprehensive Plan for Washington County (Page 234), the urban/rural land use goal was set at 90% urban 10% rural development, which was intended to be met by the end of the plan. The subsequent change to an emphasis on Priority Funding Areas by the state appears to support the gradual achievement of the long term goal as is shown in Tables 5 and 8 above.

The resources necessary for infrastructure to support growth in the PFAs has been provided primarily through the efforts of Washington County Government through access development in areas zoned for growth. Land preservation outside the PFAs is supported through the county land transfer tax and state and federal funding.

The provision of growth related infrastructure in appropriate growth area locations and on an appropriate schedule is accomplished thru the County’s Capital Improvements Program and the Planning Commission’s analysis of same to advise that growth promoting infrastructure is located in growth areas.

Section VIII: Development Capacity Analysis (DCA)

An initial DCA was submitted by the Maryland Department of Planning; Washington County has not submitted an updated Development Capacity Analysis. An analysis was performed during the development of the Water Resources Element amended into the Comprehensive Plan in 2011. A complete DCA is in process as part of the Comprehensive Plan update now in process and is delayed until all zoning changes recommended by the Comprehensive Plan are complete.

Section XI: Adequate Public Facility Ordinance (APFO) Restrictions

The Washington County APFO has not resulted in a restriction within the Priority Funding Area.