

Annual Report Worksheet Reporting (Calendar) Year 2014

Jurisdiction Name: Washington County

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Section I: Amendments and Growth Related Changes In Development Patterns

Intersection improvements at Underpass Way, Railway Lane, and Valley Mall Road included the construction of a new traffic signal at Underpass Way and Valley Mall Road and two roundabouts (a roundabout on Underpass Way at the on/off ramps to Halfway Blvd and a roundabout on Valley Mall Road at the off ramp for Halfway Blvd). Intersection improvements will improve safety and level of service at these locations.

An ongoing project will widen Robinwood Drive to four lanes between Medical Campus Drive and Hagerstown Community College (approximately 5,800'). New road section will consist of two 12 foot wide lanes in each direction with a raised grassed median and closed storm drain system terminating at the intersection with the Academic Boulevard serving the HCC campus where a new traffic roundabout will be constructed. This project is needed to provide additional road capacity resulting from continued development in this area.

Another project, which is ongoing, involves the extension of Yale Drive across the land formerly known as Mt. Aetna Farms to connect to Scholar Drive at Hagerstown Community College. The total road length is approximately 4,600 linear feet (2-lanes). It will provide a second access to HCC to relieve congestion at Robinwood Drive and Academic Blvd. It will also provide access to property intended for development as a high tech office park.

Amendments made to the zoning regulations included:

RZ-13-004 The purpose of this Division of the Zoning Ordinance is to provide a mechanism for adjoining properties with singular ownership to effectively "cluster" multiple lot development rights into one existing parcel of record for the purpose of residential development under the provisions Maryland Annotated Code, Environmental Section 9-206.

RZ-14-003 TEXT AMENDMENT - Section 21.3 AP/O – The Airport Overlay District was amended to correct a typographical error in paragraph (d) that labels the district incorrectly as AP/P instead of the correct label of AP/O.

Article 22.93(a) and (b) were amended to correct a typographical error that incorrectly placed notification requirements for Animal Husbandry operations in paragraph (a) instead of where those notification requirements were intended to be included in paragraph (b).

Amendments made to the zoning map were limited to:

RZ-14-001 This rezoning changed the existing RU (Residential, Urban) Zoning to BG (Business General), on two adjacent parcels totaling 5.69 acres based on a mistake in the original zoning.

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RZ-13-005 RT-PUD - Residential Transition-Planned Unit Development The purpose of this amendment to the approved PUD Development Plan was to substitute a mixed office/retail use for the for the previously approved retirement living community and to substitute an expanded community center for the former commercial area in the interior of the development.

Section II: Mapping and GIS Shapefiles

See Maps in the Appendix

Section III: Consistency of Development Changes

There were no growth related changes identified in *Sections I(B) through (D)* in calendar year 2014.

Section IV: Plan Implementation and Development Process

The Comprehensive Plan for Washington County was adopted in August, 2002. It is currently undergoing an update, with preliminary background and information gathered and in the analysis stage. In addition, an aggressive program of stakeholder meetings and public information gathering sessions has been scheduled. These are being promoted through a wide variety of social media tools and traditional methods. http://www.washco-md.net/comp_plan/

Changes in development trends have been consistent with the 2002 Comprehensive Plan. The Rural areas of the county were rezoned in 2005; the Urban Growth Area was rezoned in 2012. Town Growth areas are under review with the towns, and will proceed as town schedules permit. Achievement of the visions and goals of the current comprehensive plan continues at a pace determined by the Board of County Commissioners. State or federal laws, or regulations have not been a factor in the pace of local implementation of the Comprehensive Plan. Future land use challenges and issues are primarily focused on the availability of water, sewer, and general infrastructure improvements.

There were no recommendations for improving the planning and development process within the jurisdiction identified in the current reporting year as a significant restructuring had occurred during the previous reporting year. There were no ordinances or regulations adopted related to the 12 planning visions under [§1-201 of the Land Use Article](#).

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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	19	16	35

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

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	19	16	35
# Units Constructed	82	51	123
# Minor Subdivisions Approved	1	22	23
# Major Subdivisions Approved	2	2	4
Total Approved Subdivision Area (Gross Acres)	18.86	280.5	299.4
# Lots Approved	41	33	74
Total Approved Lot Area (Net Acres)	18.86	280.5	299.4
# Units Demolished*	5	5	10
# Units Reconstructed/Replaced*	4	9	13

**Not required.*

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

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	7	0	7
# Lots Approved	2	0	2
Total Building Square Feet Approved (Gross)	50464	0	50464
Total Square Feet Constructed (Gross)	632842	9407	642249

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(A) There were 29 new residential building permits issued in 2014. Y N X

Growth:

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

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	7	0	7
Total Building Square Feet Approved (Gross)	44696	807	45503
# Lots Approved	2	0	2
Total Subdivision Area (Gross Acres)	34.68	0	34.68

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

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	632842	9407	642249
Total Lot Size (Net Acres)	348.64	284.10	632.74

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

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	632842	9407	642249
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	99	1	100%

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Section VI: Locally Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding.

111.3 Acres. This is a ten-year installment program, the total acreage is 1113 acres, local funding is expended at the rate of 111.3 acres purchased per year.

Section VII: Local Land Use Percentage Goal

Washington County does not have a specific land use percentage goal tied to PFAs. County Goals were established based on growth in the UGA as a result of the last Comprehensive Plan. The current comprehensive plan process will result in PFA based goals.

Section VIII: Development Capacity Analysis (DCA)

The DCA is being completed as part of the Comprehensive Plan process.

Section IX: Adequate Public Facility Ordinance (APFO) Restrictions (Section IX is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs? Y X N

1. If no, skip this Section.
2. If yes, go to (B).

Start here

(B) Has your jurisdiction submitted a biennial APFO Report under [§7-104 of the Land Use Article](#)?

The adopted Adequate Public Facility Ordinance for Washington County did not result in any restrictions of development during the reporting period.

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APPENDIX

