



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

July 31, 2016

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP
(via e-mail) david.dahlstrom@maryland.gov

Dear Mr. Dahlstrom;

Please find attached the Washington County, MD Annual Report for calendar year 2015. This annual report contains the requested data as detailed in the Annual Report Worksheet. It has been approved by the Washington County Planning Commission, and a copy has been filed with the Washington County Board of County Commissioners.

Recently appointed Planning Commission member Jeremiah Weddle is in the process of completing the MDP on-line training. All other members of the Planning Commission and Board of Zoning Appeals have completed the training course as required by the Land Use Article.

Please feel free to contact us if there are questions.

Sincerely,

Stephen T. Goodrich, Director
Washington County Department of Planning & Zoning
100 W. Washington St.
Hagerstown, MD 21740
240-313-2430
FAX: 240-313-2431
sgoodric@washco-md.net

**Annual Report
Washington County, MD
Reporting (Calendar) Year 2015**

Section X: Submitting Annual Reports and Technical Assistance

(A) Annual Reports may be submitted via email or hyperlink to david.dahlstrom@maryland.gov (preferred) or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

(B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.

1. Was this Annual Report approved by the planning commission/board? Y X N
2. Was this Annual Report filed with the local legislative body? Y X N
3. Does the cover letter:
 - a. Acknowledge that the planning commission/board has approved the Annual Report. Y X N
 - b. Acknowledge that the Annual Report has been filed with the local legislative body? Y X N
 - c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under [§1-206\(a\)\(2\) of the Land Use Article?](#) Y X N
(See <http://planning.maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml> for a list having completed the course.)
 - d. Indicate a point of contact(s)? Y X N

(C) You may wish to send an additional copy of your Annual Report directly to your MDP Regional Office via email or hyperlink (preferred) or hardcopy.

(D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: <http://planning.maryland.gov/OurWork/local-planning-staff.shtml>

(E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website:
<http://planning.maryland.gov/YourPart/SGGAnnualReport.shtml>

(F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.

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Section VI: Locally Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

111 Acres.

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.

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).

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

Y N X

1. If yes, skip this Section.
2. If no, then complete (C) through (I) below for each restriction.

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

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

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	199159	0	199159
Total Lot Size (Net Acres)	54.54		

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

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	199159		199159
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	100%	%	100%

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(F) Amount, Net Density and Share of Residential Growth:

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

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	78	54	132
# Units Approved	136	42	178
# Units Constructed	78	54	132
Total Approved Subdivision Area (Gross Acres)	21.17	82.42	103.59
# Lots Approved	135	42	178

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

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	136	42	178
Total Approved Lot Size (Net Acres)	21.17	82.42	103.59

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

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	136	42	178
% of Total Units (# Units/Total Units)	76%	24%	100%

(G) Amount, Net Density and Share of Commercial Growth:

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

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	5	1	6
Total Building Square Feet Approved (Gross)	82340	2361	84701
# Lots Approved	7	1	8
Total Subdivision Area (Gross Acres)	54.54	24.46	79

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(D) If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

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

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	136	42**	178
# Units Constructed	78	54	132
# Minor Subdivisions Approved	2	16	18
# Major Subdivisions Approved	1	2	3
Total Approved Subdivision Area (Gross Acres)	21.17	82.42	103.59
# Lots Approved	135	42	177
Total Approved Lot Area (Net Acres)	21.17	82.42	103.59
# Units Demolished*		3	3
# Units Reconstructed/Replaced*		3	3

*Not required.

** 33 of these units are located in a large residential development adjacent to the PFA, and in the UGA.

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

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	5	1	6
# Lots Approved	7	1	8
Total Building Square Feet Approved (Gross)	199,159	0	199,159
Total Square Feet Constructed (Gross)	82340	2361	84701

(E) Were more than 50 new residential building permits issued in 2014? Y X N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
- ii. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

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Section IV: Plan Implementation and Development Process (5-Year Report)

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 completed. These were promoted through a wide variety of social media tools and traditional methods. Summaries of these meetings, and other activities related to the process can be found at:

http://www.washco-md.net/comp_plan/comp_part.shtm

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 have been completed thru the public hearing process and await County Commissioner discussion.

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 a previous reporting year. There were no ordinances or regulations adopted related to the 12 planning visions under §1-201 of the Land Use Article.

Section V: Measures and Indicators

(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).

(A) In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in 2015. Enter 0 if no new residential building permits were issued in 2015.

(B) In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2015.

(C) In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA. Enter 0 if no new residential building permits issued outside the PFA in 2015.

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

<u>Residential</u>	PFA	Non - PFA	Total
# New Residential Permits Issued	136	42	178

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(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y X N

1. If no, include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*
2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be uploaded on the online Annual Report Webtool or via email or cd/dvd disk.

(B) Were there any growth related changes identified in *Sections I(B)* ? Y N X

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s).

(C) Were there any zoning map amendments identified in *Section I(D)*. Y X N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

Section III: Consistency of Development Changes

There were no growth related changes identified in Sections I(B) through (D) in Calendar Year 2015.

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Jurisdiction Name: Washington County

Planning Contact Name: Stephen T. Goodrich, Director

Planning Contact Phone Number: 240-313-2430

Planning Contact Email: SGoodric@washco-md.net

Section I: Amendments and Growth Related Changes In Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y N X

1. If no, go to (B).

2. If yes, briefly summarize what was adopted.

(B) Were there any growth related changes in development patterns? Y N X

(C) Were any amendments made to the zoning regulations? Y X N

RZ-15-003 – This text amendment added a new ARTICLE 16A "PUD" PLANNED UNIT DEVELOPMENT DISTRICT to provide procedural guidelines and review standards for existing PUD districts.

(D) Were any amendments made to the zoning map? Y X N

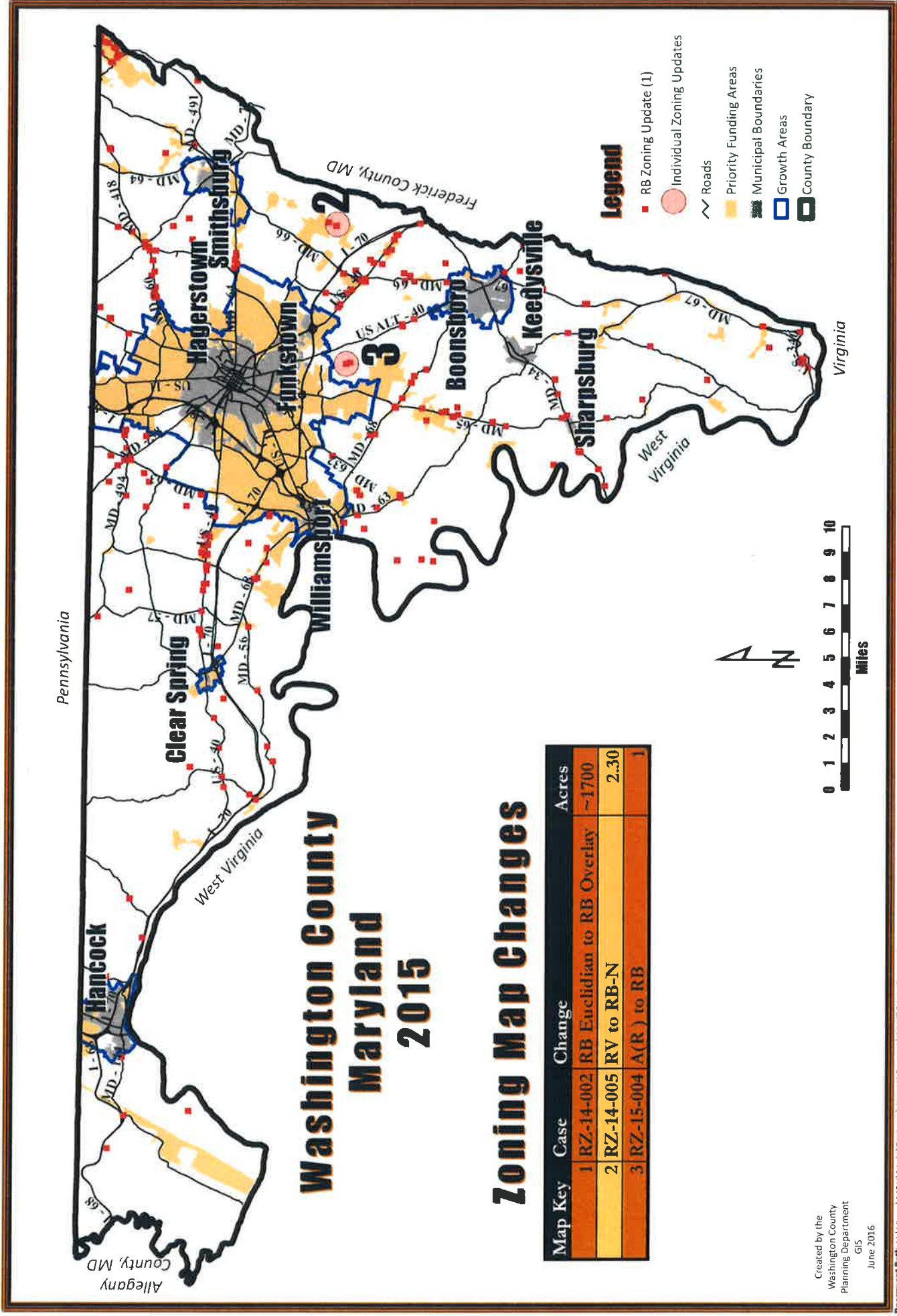
RZ-14-002 Modification of Rural Business Zoning Districts

This rezoning combined RB-E (Rural Business – Existing) and RB-N (Rural Business-New) Districts into a single RB (Rural Business) floating district. It simplified the procedures to apply the RB district and assigned underlying districts to all existing Rural Business districts. It also includes a change in the definition of “Home Occupations”, along with a change removing related percentage requirements and replacing them with universal square footage requirements.

RZ-14-005 – This rezoning was in response to a request to bring the zoning in line with an existing use; it changed the Zoning District from Rural Village (RV) to Rural Business (RB).

RZ-15-004 – This rezoning granted Rural Business (RB) Zoning to an existing business in a rural area.

Section II: Mapping and GIS Shapefiles



Pennsylvania

Allegany County, MD

West Virginia

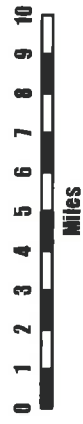
Washington County Maryland 2015

Zoning Map Changes

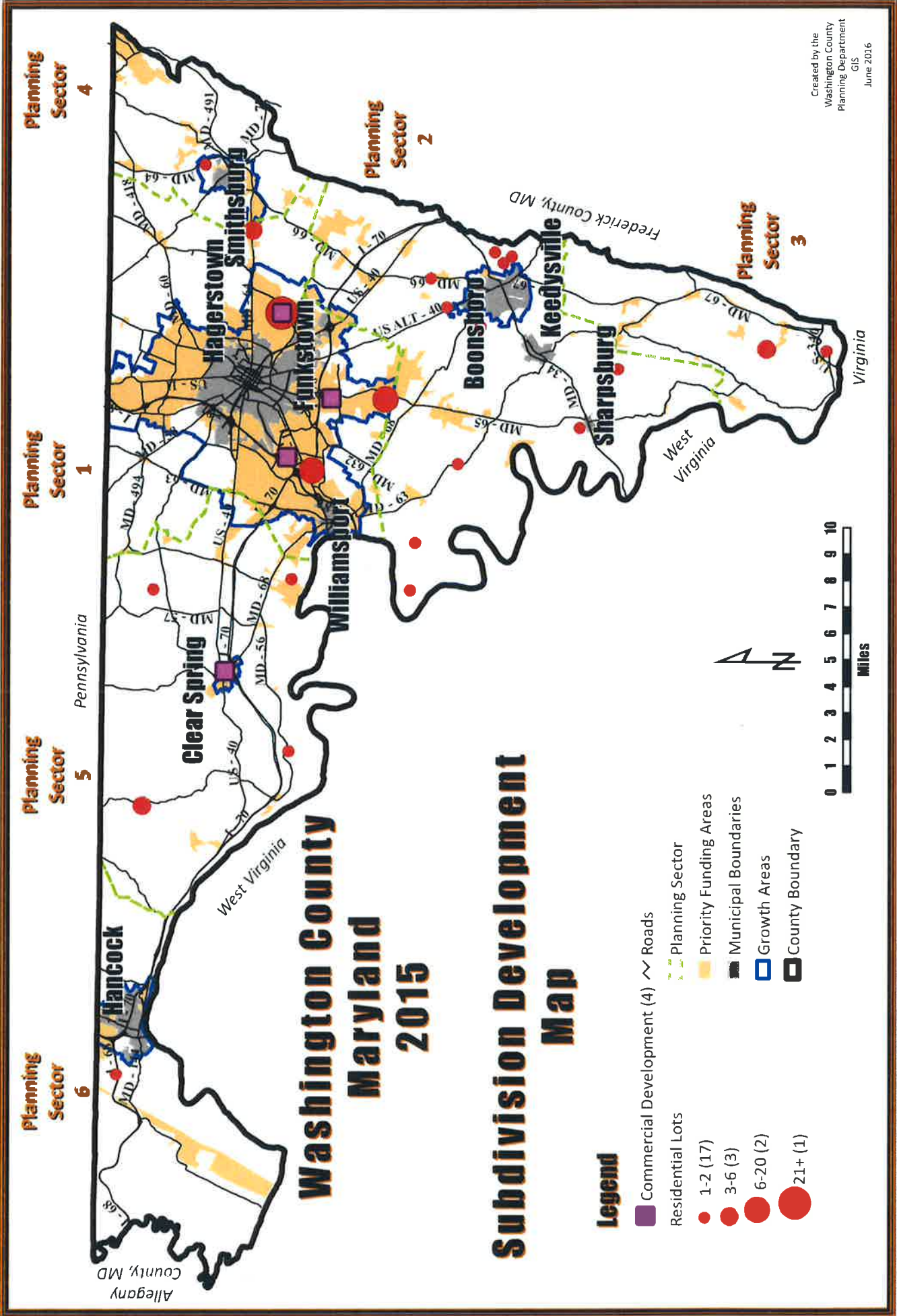
Map Key	Case	Change	Acres
1	RZ-14-002	RB Euclidian to RB Overlay	~1700
2	RZ-14-005	RV to RB-N	2.30
3	RZ-15-004	A(R) to RB	1

Legend

- RB Zoning Update (1)
- Individual Zoning Updates
- ~ Roads
- Priority Funding Areas
- ▭ Municipal Boundaries
- ▭ Growth Areas
- ▭ County Boundary



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GIS
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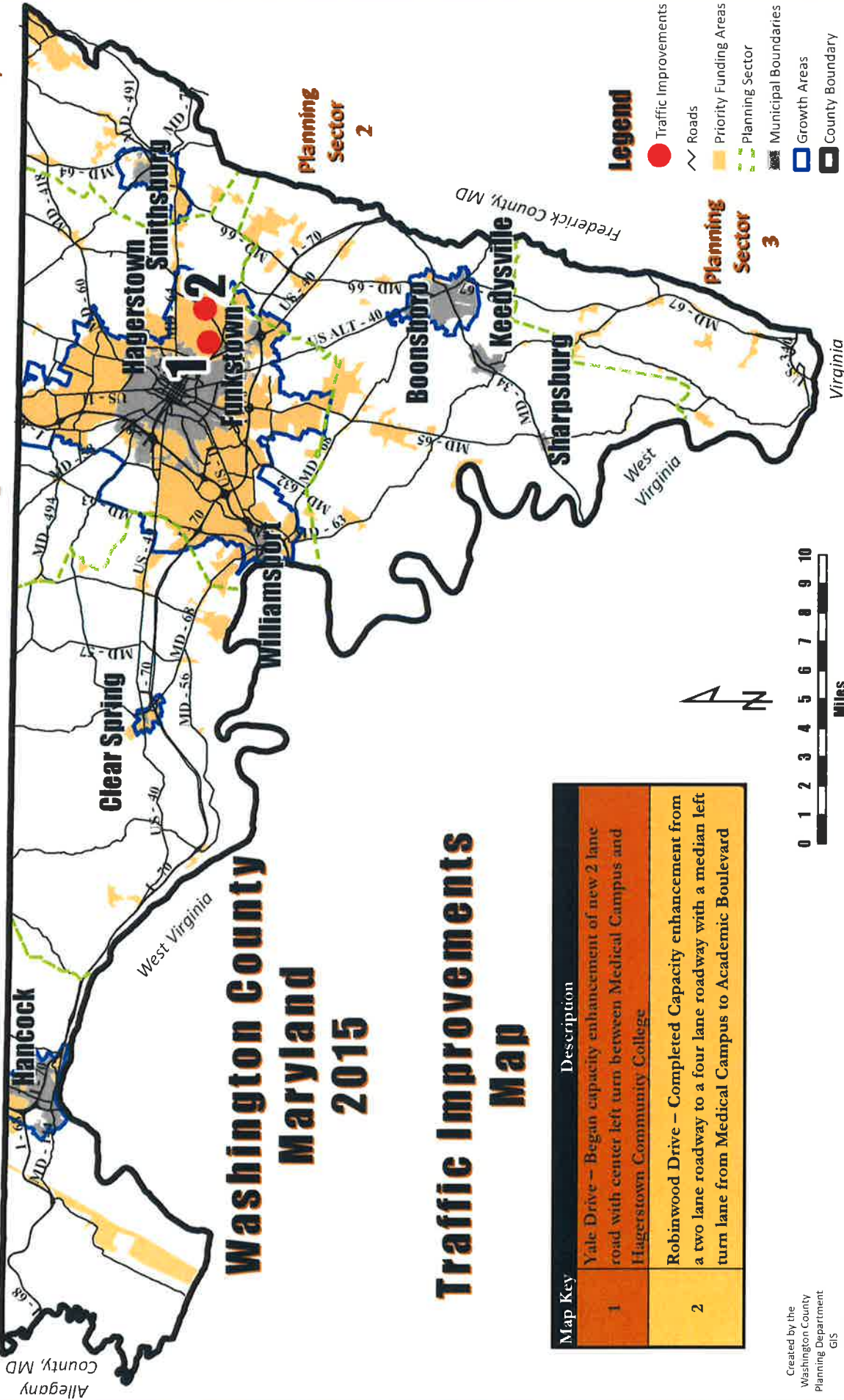


Planning Sector 6

Planning Sector 5

Planning Sector 1

Planning Sector 4



Washington County Maryland 2015 Traffic Improvements Map

Map Key	Description
1	Yale Drive – Began capacity enhancement of new 2 lane road with center left turn between Medical Campus and Hagerstown Community College
2	Robinwood Drive – Completed Capacity enhancement from a two lane roadway to a four lane roadway with a median left turn lane from Medical Campus to Academic Boulevard

Legend

- Traffic Improvements
- Roads
- Priority Funding Areas
- Planning Sector
- Municipal Boundaries
- Growth Areas
- County Boundary



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