

**Planning Advisory Board
Meeting Summary
November 18, 2020**

Attendance:

James Thornton
Diane Sengstacke
Aaron Penman
Geoffrey Close

P&Z Staff:

Brad Killian
Jennifer Freeman
Moe Davenport

Also in Attendance:

Kim Spence, Budget
Christen Sullivan, Budget
Rob Sandlass, Treasury
Joe Siemek, DPW
Jeff Schoenberger, DPW
Christine Buckley, DPW
Glen Hebel, DPW
Dave Pergrin, DPW

- 1) The meeting was called to order at 6:00 p.m.
- 2) **Minutes/Summary**

The PAB members approved the summary of the October 2020 PAB meeting.

- 3) **Rezoning Review**

Moe Davenport presented the rezoning for Foster Run LLC. They are asking to rezone 133.61 acres in Joppa. It is located with Route 40 to the north, Trimble Road to the south and Pine Road to the north. They are asking rezone from R1 to R3/Urban Residential. It is located in the Magnolia Neighborhood Overlay District. It is located south of the Chesapeake Science and Security Corridor. Mountain Road lies to the west. The area is Medium Intensity. There are limited commercial uses. For piecemeal rezoning the applicant has to show there has been a change in the neighborhood or there was a mistake under the last comprehensive rezoning for the property. The applicants are saying there was a mistake in the 2016 comprehensive rezoning. The applicant did not have access to Route 40 and did not apply for rezoning. They say there is a change in the

neighborhood because of legislation to the MNOD which changes how the properties can be developed. The property is recorded in the land records and consists of single family homes. The proposed rezoning would be consistent with the Land Use Plan.

Mr. Penman asked what the process for the PAB was for rezoning. Mr. Davenport said the PAB recommendation is added to the staff report. The staff report goes to the Hearing Examiner for review. Mr. Killian said these cases are required to be treated like a variance. Ms. Sengstacke asked about the requirement of a change in the neighborhood or a mistake. Mr. Killian said the PAB just makes a recommendation. Mr. Close asked if they were asking for all housing. Mr. Davenport said it would be residential. Mr. Close asked what the difference was in the zoning. Mr. Davenport said R1 has 1.8 dwelling units per acre. R3 has 5 units per acre. Mr. Penman asked why the property is R1 when it is surrounded by R2 and R3. Mr. Davenport said it was zoned R1 in 1982. It has been asked to be rezoned but it hasn't been approved. The Land Use has the land until 2016 as Low Intensity. Ms. Sengstacke asked what they have proposed to build there. Mr. Davenport said they haven't submitted anything yet. The PAB decided to hold off on voting until the next meeting.

4) Fiscal Year 22 Budget – Environmental Services

Jeff Schoenberger presented the plan for Environmental Services. There are 3 projects they are asking money for: Solid Waste Facilities Repair Program, Environmental Studies and HWDC Landfill Capping.

5) Fiscal Year 22 Budget – Water Resources

Christine Buckley represented Water Resources. Ms. Buckley presented Water Resources' Capital Projects. There are asking for money for several projects: County Owned Watershed Restoration, Middle Bynum Run Watershed Restoration, Plumtree Run Watershed Restoration, Riverside Watershed Restoration, Sams Branch Watershed Restoration, Septic System Disconnection, Stormwater Pollution Prevention, Upper Bynum Rn Watershed Restoration, Watershed Restoration Assessments, Watershed Restoration Improvements, Watershed Restoration Maintenance, and Wheel Creek Watershed Restoration. She went over a few other specific projects that are ongoing or finishing up.

6) Fiscal Year 22 Budget – Highways

Glen Hebel represented Highways. Mr. Hebel presented their Capital Projects. He went over their 30 capital projects this year in the budget. The Pay-go requests in the budget is \$13.2 million. The total highway capital budget is \$26,066,000. He presented both the road and bridge projects.

7) Fiscal Year 22 Budget – Water and Sewer

Dave Pergrin presented Water and Sewer. They are asking for about \$16.6 million. The Water projects include the following: Abingdon Water Treatment Plan pH Control System, Abingdon Water Treatment Plant Generator & Switchgear, City of Baltimore – Deer Creek Pump Station and Valve Improvements, City of Baltimore Raw Water Supply, Fleet Replacement, Infrastructure Management System Enhancements, MDTA I-95 Improvements, Renewal and Replacement Water Infrastructure, Route 40 Water Main Replacement, SCADA Information Management, SHA Improvement Projects, Tank Painting, Water and Sewer Infrastructure Improvement Projects, and Water Meter Upgrade.

Mr. Pergrin presented Sewer projects. The projects include the following: Biosolids Facilities Enhancements, Future Petition Projects, Sod Run Facility Improvements, and Utility Protection/Restoration.

Mr. Close asked where the Biofacility is going to be. Mr. Pergrin said at the Sod Run Waste Water Treatment Plant. Mr. Close said are you going to sell the pellets. Mr. Pergrin said what we generate is something we have to dispose of. We could in the future give it away.

8) Other Business

The next meeting is December 9th at 12 pm for the Budget review and rezoning.

This meeting was adjourned at 7:00 PM.