

## AGENDA

### THE POOLESVILLE PLANNING COMMISSION

March 16, 2022

19721 BEALL STREET

7:00 PM

*To join the meeting, go to Youtube.com. Search "Poolesville"*

*Click the "Filter" Icon and Click "Today"*

*The Town Planning Commission Meeting will be visible*

*A link is also on the Town Webpage*

*The meeting starts at 7 PM. You will only be able to see the meeting once it starts*

1. **Call To Order**

2. **Citizen's Comments On Agenda Items:**

*To be able to speak During public comment, whether in person or virtual, you will need to contact Town Hall by noon on the day of the meeting to obtain access for the meeting. You will have to have access to Zoom Conferencing to join the meeting, if virtual.*

3. **Announcements**

4. **Approval Of Minutes**

4.I. **Minutes Of February 16, 2022**

5. **New Business**

5.I. **Frank Jamison - Comp Plan**

5.II. **Development Standards Accessory Structures Amendment**

Documents:

[ACCESSORY STRUCTURES.PDF](#)

6. **Old Business**

7. **Adjournment**

**Public Testimony is Limited to Three Minutes**

**This is a tentative agenda subject to change.**

Memorandum

March 9, 2022

To: Poolesville Planning Commission  
From: Wade Yost, Town Manager  
RE: Sheds/Development Standards Amendments

Since the early 90's or even before, the Planning Commission and then staff, had a policy of approving a hybrid of the Zoning code chart below. For example, 2 sheds at 150 sq ft each can be permitted in the 1/3-acre zone, or 1 - 300 sq ft shed would be permitted. No other accessory structure would be allowed.

Similarly, a detached garage could be increased to include the allowable shed square footage; a 750 sq ft garage could be permissible in the 1/3-acre zone.

This would be a notation to the chart, maintains the spirit of the provision and maintains the maximum square footage currently permissible.

<b>Development Standards</b>	<b>PR 1/3</b>	<b>PR 1/2</b>	<b>PR 3/4</b>
Maximum number of accessory buildings, including detached garages	2	2	3
Maximum floor area, accessory building <sup>7</sup>	150 sq.ft.	240 sq.ft.	400 sq.ft.
Maximum floor area, garage (one per lot, only)	600 sq.ft.	600 sq.ft.	600 sq.ft.

The proposed notation would read:

***For sheds, the maximum floor area can combine the allowable square footage for two buildings into one. This will account for 2 accessory buildings.***

***For detached garages, maximum floor area can include one accessory building square footage. This will account for 2 accessory buildings.***

Accessory Building Height needs to be defined with a notation:

***Accessory Building height is measured from the ground to the roof peak.***

Currently the only building height definition is for residential structures and is confusing and not applicable to accessory structures.