



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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
February 3, 2025, 6:00 PM

CALL TO ORDER AND ROLL CALL

NEW BUSINESS

MINUTES

1. December 2, 2024 Planning Commission regular meeting * **Discussion/Action**
2. January 13, 2025 Planning Commission Public Hearing * **Discussion/Action**

PRELIMINARY CONSULTATIONS

1. **Triple Y LLC, Federal Lookout [PC-24-006]** – Scott Stotelmyer * **Information/Discussion**
Preliminary consultation for a proposed residential housing project consisting of 10 semi-detached units and 3 single-family dwelling units on 8.94 acres; Location: 22930 Federal Lookout Road, Smithsburg; Zoning: RT (Residential Transition)

FOREST CONSERVATION

1. **Campus Avenue Realignment [TWN-24-001]** – Travis Allen * **Discussion/Action**
Request to utilize the payment-in-lieu option to satisfy .66 acre planting requirements for the realignment of Campus Avenue in the Town of Boonsboro and a request to remove one specimen tree from the site; Location: 113 Maple Avenue

OTHER BUSINESS

1. **Discussion of potential Zoning Ordinance amendments related to halfway houses and group homes** – Jill Baker and Kyla Shingleton * **Information/Discussion**
2. **Update of Projects Initialized** – Jennifer Kinzer * **Information/Discussion**
3. **Discussion of Comprehensive Plan Public Hearing** – Jill Baker **Information/Discussion**

ADJOURNMENT

UPCOMING MEETINGS

1. March 3, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

Disclaimer: Copies of plans contained in this packet do not necessarily reflect the complete plan submission received by our office. The number of pages per plan may be reduced to accommodate size limitations of our website. Complete plans may be viewed in our offices by calling for an appointment.

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET



PLAN REVIEW APPLICATION FORM

CONTACT INFORMATION

Consultant Company: FSA Phone: 301-791-3650
Consultant Address: 128 S Potomac St, Hagerstown, MD 21740
Consultant Name: Dave Trostle Email: dtrostle@fsa-inc.com
Developer Contact: Triple Y LLC Phone:
Developer Address: 421 Huntcliff Dr, Jonesboro, AR 72404

PROJECT INFORMATION

Project Name: Triple Y LLC, Federal Lookout
Project Location: 22930 Federal Lookout Road, Smithsburg, MD
8-Digit Parcel Tax ID No.: 0 7 - 0 2 3 8 2 0 (list additional parcels in "Notes")
Project Description: Residential housing project consisting of 10 semi-detached units and 3 SFD units on 8.94 acres. Public W&S, no new roads.

PLAN SUBMITTAL TYPE (SELECT ONE)

- Site Plan __ Residential __ Non-Residential __ Redline
Subdivision Plat __ Preliminary __ Final __ Combined Prelim/Final __ Replat __ Simplified
Preliminary Plat/Site Plan __ Residential __ Non-Residential
Forest Conservation Plan __ Preliminary __ Final __ Combined Prelim/Final __ Exemption
PUD/MX Development Plan __ Preliminary __ Final __ Combined Prelim/Final
Other Plan [X] Prelim. Consultation __ Cluster Plan __ Forest Stand Delineation
__ Grading Plan __ Standard Grading Plan __ Standard Stormwater Plan
__ Stormwater Concept Plan __ 2-Year Update __ Town Plan __ Traffic Study

PARCEL DATA (enter "NA" if not applicable for project type)

Gross Acreage: 8.94 Disturbed Acreage:
Subdivided Acreage:
Current No. Lots: 1 Current No. Units/Dwellings: 0
Proposed No. Lots: 13 Proposed No. Units/Dwellings: 13

SUBMITTAL REQUIREMENTS

- __ Plan/Plat (see Record Type Guidelines)
__ Completed Plan Review Fee Summary
__ Fee check made out to "Washington County Treasurer"
__ Completed Land Use and/or Engineering Checklists Checklist
__ Soils Map (8.5" x 11") w/ site delineated
__ Other applicable materials such as Stormwater Report, Geotechnical Report, Hydrology & Hydraulics Analsis, Sight Distance Worksheet

APPLICANT NOTES

Please review and schedule for a preliminary consultation.

PRELIMINARY CONSULTATION
PC-24-006 – Triple Y LLC, Federal Lookout

A preliminary consultation was held on December 10, 2024 at 10:00 a.m. at the Washington County Administrative Annex, 747 Northern Avenue, Conference Room 124, Hagerstown, MD. A concept plan was presented for a proposed residential housing project consisting of 10 semi-detached units and 3 single-family dwelling units on 8.94 acres. The property is located at 22930 Federal Lookout Road in Smithsburg and is currently zoned RT (Residential Transition).

The following were in attendance: Washington County Department of Planning & Zoning: Scott Stotelmyer, Planner; Adam Tressler, GIS Technician; Travis Allen, Senior Planner; Jennifer Kinzer, Deputy Director; and Debra Eckard, Office Manager; Washington County Division of Engineering: Rebecca Calimer, Chief of Plan Review; Brian Brandt, Town Manager, Town of Smithsburg; Dave Trostle, Frederick, Seibert & Associates, engineer/consultant; and Humdum Durrani, the developer.

Department of Planning & Zoning

Mr. Stotelmyer stated that the plat will need to show the location of the homes, entrances and any accessory structures. The final plat must comply with both Subdivision Ordinance and Zoning Ordinance regulations.

Town of Smithsburg

Mr. Brandt noted there is a 6" water line that runs to property. The Town is currently in discussions with another developer regarding an elevated water tank.

APFO Compliance

Ms. Kinzer explained that her comments mirror the comments made by the Washington County Board of Education. There will be no adverse impact on any school facility; however, the Smithsburg Elementary School is currently over 90% of its state rated capacity. Therefore, the developer will be required to make a payment to the Alternative Mitigation Contribution fund (AMC). The development will be able to move forward as long as school capacity stays under 120% of the state rated capacity. Enrollment numbers are re-evaluated on a quarterly basis. Ms. Kinzer noted that there are currently two other developments being proposed in the Smithsburg Elementary School district which could affect the capacity numbers if they move forward ahead of this development.

Addressing

Mr. Tresler stated that all addresses will be assigned to Federal Lookout Road and will not be assigned until the final plat stage.

Forest Conservation

Mr. Allen noted that Forest Conservation was not previously addressed because according to the State tax assessments all of these buildings were developed historically. There is some floodplain located in one corner of the property where part of the forest mitigation could be achieved. It is recommended that forest conservation be accomplished on-site to the greatest extent possible.

Division of Engineering

Ms. Calimer explained that Federal Lookout Road is a local county road and will require a width of 18-feet to Jefferson Boulevard per the County's Highway Adequacy Policy and APFO guidelines. A width survey will be required because there is no historic width data available. All entrances must meet intersection sight distance requirements. Based on the latest traffic counts, there are less than 400 trips per day. The

development must also comply with the County's standard site grading and sediment and erosion control ordinance.

Washington County Health Department

A representative was not present at the meeting; however, the following written comment was submitted.

- The parcel is currently designated as W-1/S-5. Prior to final approval the parcel must be designated W-1/S-1.

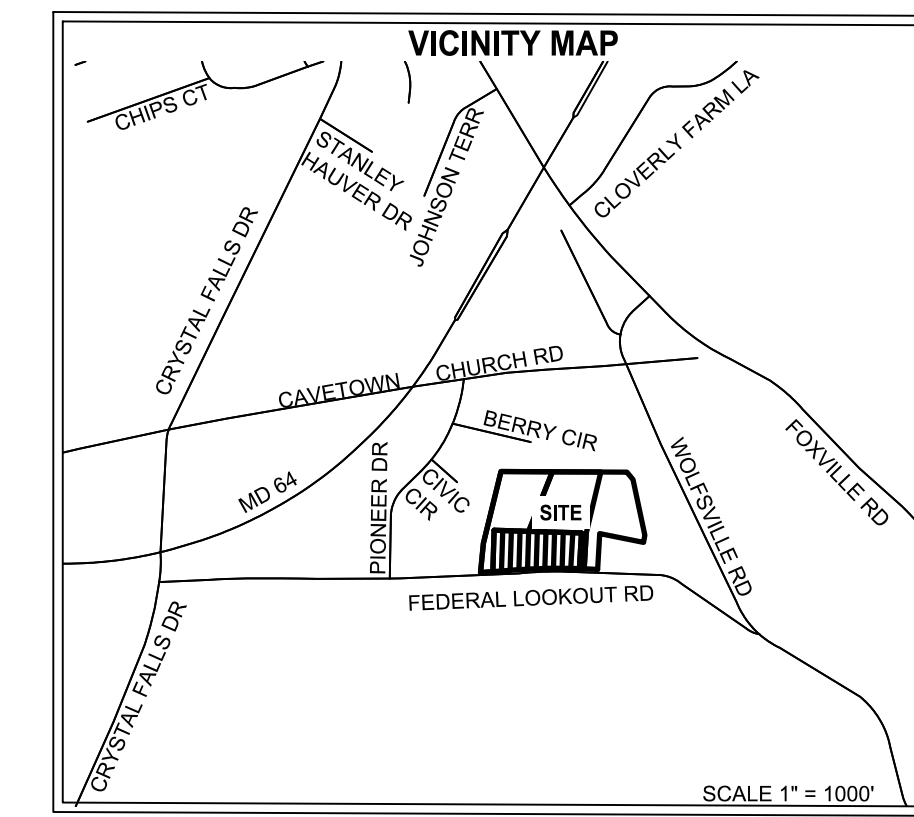
Closing Comments

All reviewing agencies will receive a copy of the written summary. If there are any discrepancies in the written summary, the Department of Planning & Zoning should be notified immediately. The summary will also be submitted to the Planning Commission for its review and comment. Planning Commission comments will be made a part of the record and should be addressed by the developer as the plan moves through the approval process.

Respectfully submitted,

Scott Stotelmyer, Planner
Washington County Department of Planning &
Zoning

SAS/dse

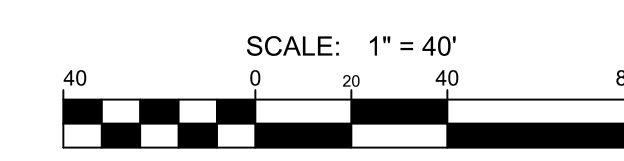
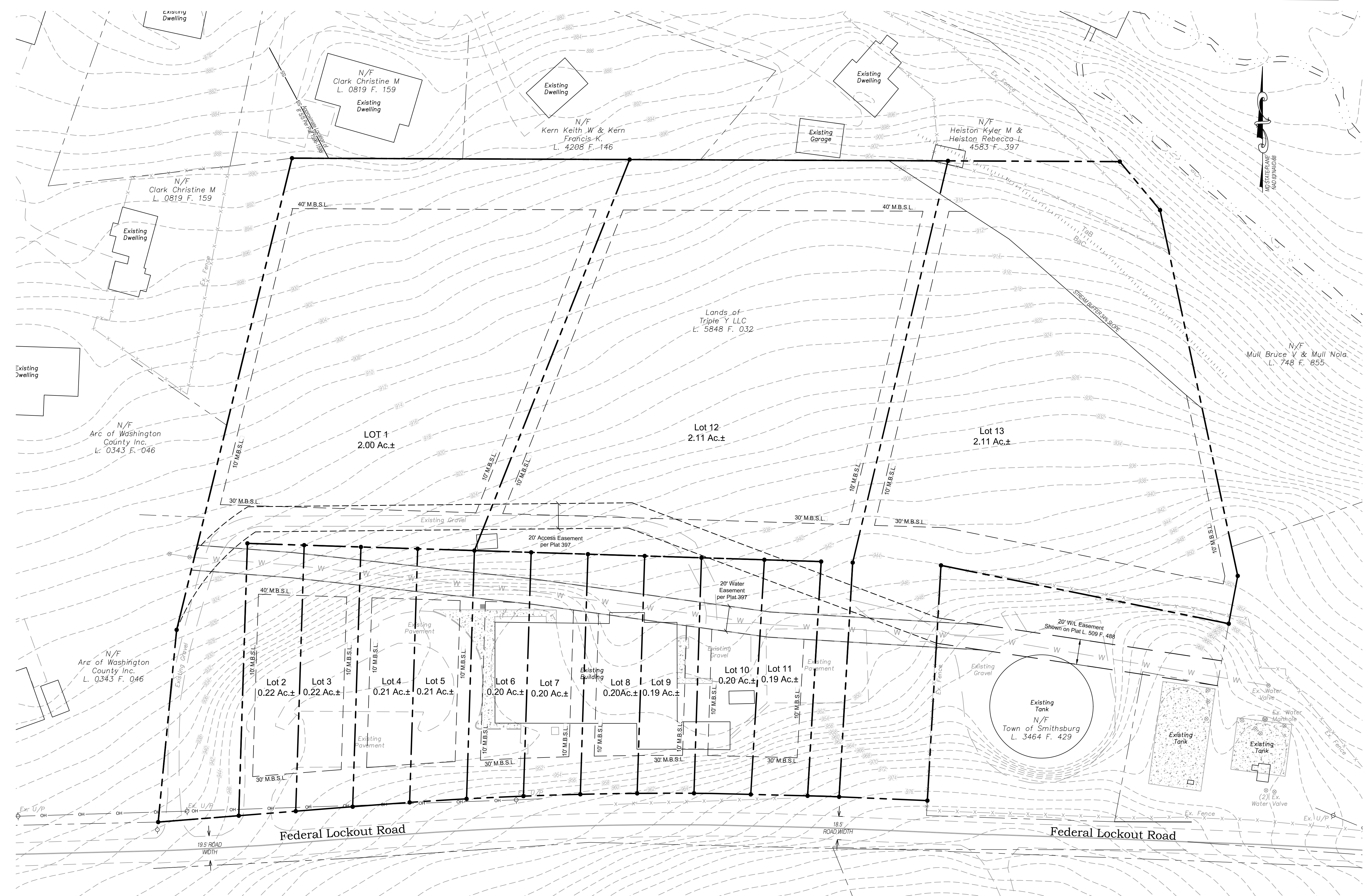


SITE DATA

TAXMAP - MAP 52 PARCEL 134
 TAXID 07023820
 ZONED - "RT" RESIDENTIAL, TRANSITION DISTRICT

SETBACKS
 SINGLE FAMILY
 FRONT YARD - 30', SIDE YARD 10', REAR YARD 40'
 SEMI-DETACHED
 FRONT YARD - 30', SIDE YARD 10' EXT SIDE, REAR YARD 40'

UTILITY CLASSIFICATION
 SEWER S-3
 WATER W-1
 LOTS ARE TO BE SERVED BY WATER AND SEWER



FSAI
 FREDERICK, SEIBERT & ASSOCIATES, INC. © 2022
 20 WEST BALTIMORE STREET
 100 SOUTH POTOMAC STREET
 WASHINGTON, DC 20001
 PH: 202.775.1111
 FAX: 202.775.1007
 fsa-inc.com

DATE	DESCRIPTION

TRIPLE Y LLC
 LOCATED AT
 22900 FEDERAL LOOKOUT ROAD
 SMITHSBURG, MD
 WASHINGTON COUNTY, MD
 TRIPLE Y LLC
 1808 WOODLAWN DRIVE, SUITE C, WOODLAWN, MD 21787
 PHONE

PROJECT NO.	7606
DWN BY	JTK
DATE	10/8/2024
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0052-0001-0134
SCALE	1" = 40'

SHEET TITLE
PRELIMINARY CONSULTATION

C-101
 SHEET 01 OF 01



PRELIMINARY CONSULTATION STAFF REPORT

BASE INFORMATION

SITE NAME.....: Triple Y LLC, Federal Lookout
NUMBER.....: PC-24-006

OWNER.....: TRIPLE Y LLC
LOCATION.....: 22930 FEDERAL LOOKOUT Road
 Smithsburg, MD 21783

DESCRIPTION.....: Preliminary Consultation for residential development consisting of 10 semi-detached lots and 3 SFD lots on 8.94 acres. Public water & sewer, no new roads.

ZONING.....: Residential, Transition
COMP PLAN LU.....: Community Facilities
PARCEL.....: 07023820
PLANNING SECTOR.....: 4
ELECTION DISTRICT.....: 07

TYPE.....: Single Family
GROSS ACRES.....: 8.94
DWELLING UNITS.....: 13
TOTAL LOTS.....: 13
DENSITY.....: 1.4541 Units Per Acre

PLANNER.....: Scott A Stotelmyer
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: October 14, 2024

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: None
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: None
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
Staff Comments: SCHOOL DISTRICT <i>Not Applicable</i>	Smithsburg	Smithsburg	Smithsburg
PUPIL YIELD	2.86		
CURRENT ENROLLMENT	710		
MAXIMUM CAPACITY	897		

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:
AMBULANCE DISTRICT.....:

WATER & SEWER INFORMATION

WATER

SEWER



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

METHOD.....:	Town	County
SERVICE AREA.....:	Town	County
PRIORITY.....:	1-Existing Service	5-Long Term Planned Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Smithsburg

PC-24-006 22930 Federal Lookout Subdivision

Proposed is a 13 lot subdivision located at 22930 Federal Lookout Road.

The current zoning is Residential Transition.

Water and sewer to be provided by the town of Smithsburg.

The attached minutes are the result of a Preliminary Consultation meeting held on June 14, 2023 with the consultant, and various affected county agencies. The future site plan for this proposal will be expected to meet the requirements of the county ordinances, including the Zoning, Adequate Public Facilities, and Stormwater Management ordinances.

This information is being shared with you as part of the preliminary consultation process. There is no need to vote on anything tonight. The purpose of this stage is to familiarize you with the project and to give you an opportunity to provide your input.

Dave Trostle from FSA is here if you have any questions or comments regarding the project.



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

MEMORANDUM

TO: Washington County Planning Commission
FROM: Travis Allen, Senior Planner
DATE: January 6, 2025
RE: Forest Conservation Mitigation Requests for Campus Ave Realignment (TWN-24-001)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to utilize payment in lieu to satisfy the .66-acre planting requirement for the realignment of Campus Avenue in the Town of Boonsboro. The second request is to remove 1 specimen tree from the site as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the specimen tree proposed for removal within the project's limits of disturbance, and the justification letter from Qualified Professional Sean Mcdonough that makes their case for the tree removal request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

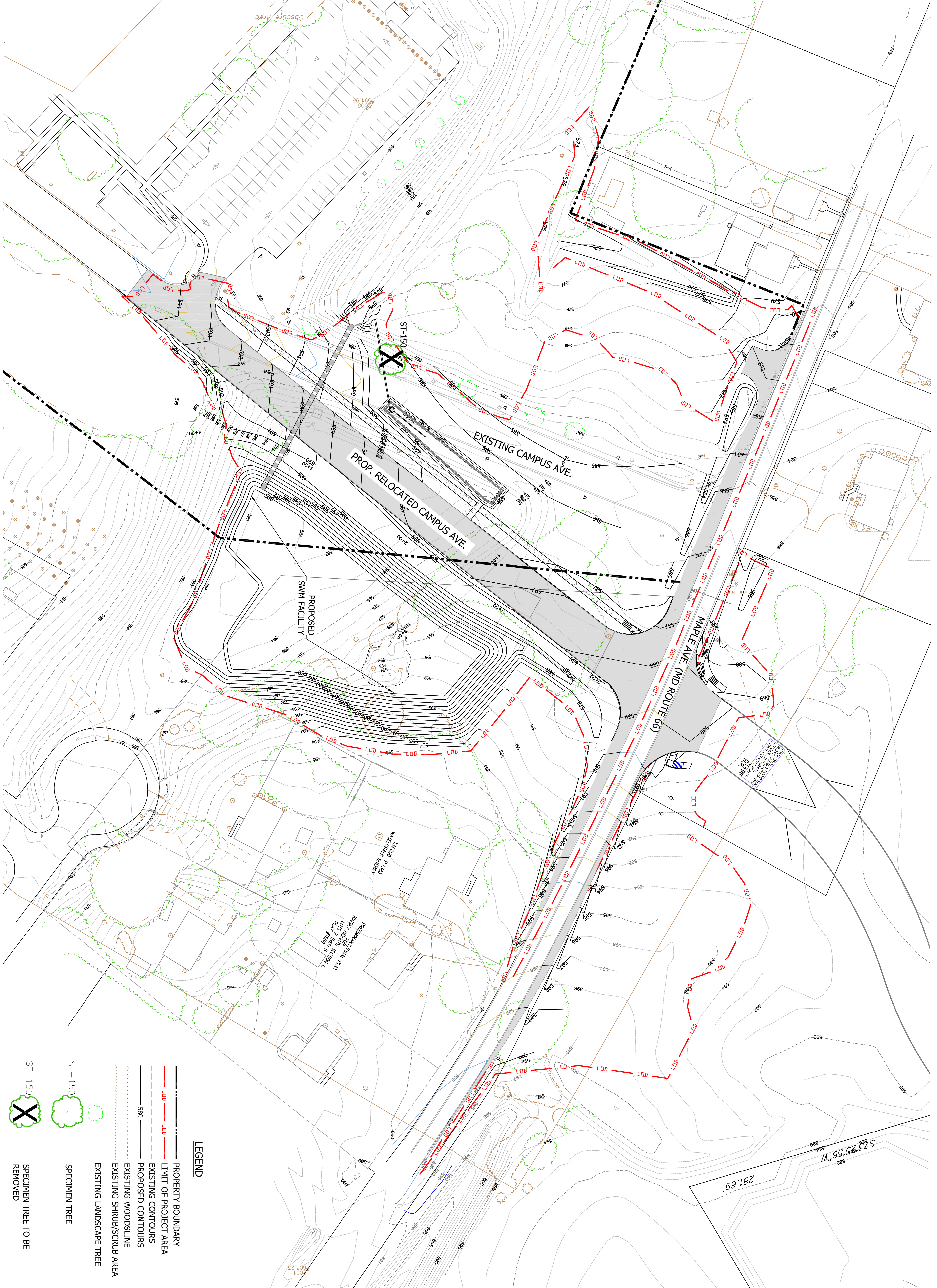
The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

747 Northern Ave | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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FOREST CONSERVATION PLAN NARRATIVE:

The proposed activity for the 4.37 acre study area involves the relocation of Campus Avenue to intersect Maple Avenue directly across from Chase Six Boulevard. The relocation of Campus Avenue will provide safer access to Boonshoro High School. There are no areas on-site that meet the technical definition of forest. The zoning on the property is Town Residential (TR-1) which has a 15% afforestation threshold and a 20% conservation threshold. Since there are no areas on-site that meet the technical definition of forest, there will be only an afforestation obligation. The afforestation requirement is 0.66 acres.

The 0.66 acre / 28,749 square foot afforestation requirement will be met by payment of a fee-in-lieu of planting. The fee will be based on the cost of \$0.30 per square foot and will total \$8,624.70. A survey will not be required since the afforestation will be met by a fee-in-lieu payment.

The relocation of Campus Avenue will require the removal of one specimen tree ST-150, a 33" Red Maple in fair condition. A specimen tree removal variance letter will be submitted for review prior to approval of a Final Forest Conservation Plan.

Forest Conservation Worksheet 2.2

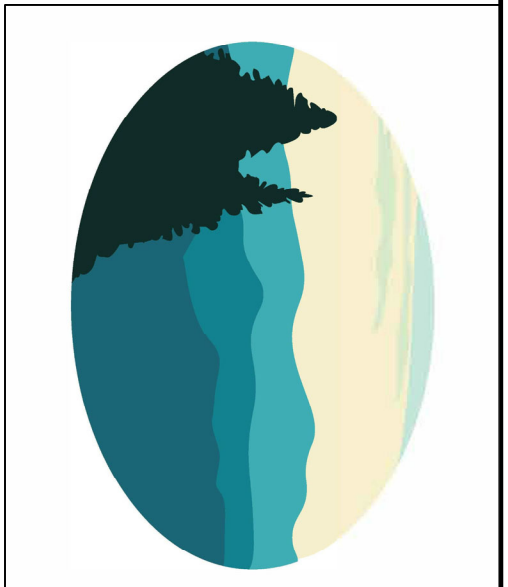
Net Tract Area		Land Use Category	
A	Total Tract Area	Input the number "1" under the appropriate land use zoning, and limit to only one entry	
A	4.37	ARA	MDR
B	0.00	IDR	HDR
C	4.37	MPD	CIA
Existing Forest Cover			
D	Afforestation Threshold (Net Tract Area x 15%)	D =	0.66
E	Conservation Threshold (Net Tract Area x 20%)	E =	0.87
Existing Forest Cover within the Net Tract Area			
F	Existing Forest Cover within the Net Tract Area	F =	0.00
G	Area of Forest Above Conservation Threshold	G =	0.00
Break Even Point			
H	Break Even Point	H =	0.00
I	Forest Clearing Permitted Without Mitigation	I =	0.00
Proposed Forest Clearing			
J	Total Area of Forest to be Cleared	J =	0.00
K	Total Area of Forest to be Retained	K =	0.00
Planting Requirements			
L	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M	Reforestation for Clearing Below the Conservation Threshold	M =	0.00
N	Credit for Retention above the Conservation Threshold	N =	0.00
P	Total Reforestation Required	P =	0.00
Q	Total Afforestation Required	Q =	0.66
R	Total Planting Requirement	R =	0.66

- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF PROJECT AREA
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING WOODSLINE
 - EXISTING SHRUB/SCRUB AREA
 - EXISTING LANDSCAPE TREE
 - SPECIMEN TREE
 - SPECIMEN TREE TO BE REMOVED

NOTE
 HORIZONTAL CONCERNING CONSTRUCTION: THE FIRST DRAWING FROM THE PROJECT SHALL BE THE MOST ACCURATE. ANY CHANGES TO THE LOCATION AND ELEVATION OF THE MAINS BY DIGGING THE PIPES BY HAND AT ALL TIMES SHALL BE AT LEAST 24 HOURS BEFORE THE START OF EXCAVATION. IF ELEVATIONS ARE LESS THAN SHOWN ON THIS PLAN OR THE VERTICAL RECORDING WITH CONSTRUCTION.

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)	CONDITION	COMMENTS
150	<i>Acer rubrum</i>	Red Maple	33	Fair	Some canopy dieback

REVISIONS	DATE:	REVISION:	INITIALS:



WATERSHED ENVIRONMENTAL, LLC
 Natural Resource Consulting • Wetlands • Forests • Streams
 1306 Knopp Road, Jarrettsville, MD 21084
 Mail: P. O. Box 562, Jarrettsville, MD 21084
 Phone: 410-260-0290
 Email: seam@watershed.com

MAPLE AVE./CHASE SIX BLVD/CAMPUS AVE. ROAD IMPROVEMENTS
 FOREST CONSERVATION PLAN
 TAX MAP: 60 & 68 PARCELS: 58, 442, 1381, & 1383
 BOONSHORO, WASHINGTON COUNTY, MD
 PROJECT #: 2405 DATE: 10/9/24 DRAWN BY: SPH CHECKED BY: JHM
 SHEET 1 OF 1



WATERSHED ENVIRONMENTAL, LLC
Natural Resource Consulting • Wetlands • Forests • Streams

December 18, 2024

Mr. Travis Allen
Senior Planner
Washington County Planning and Zoning
747 North Avenue
Hagerstown, MD 21742

***Re: Specimen Tree Variance Request
Maple Avenue (MD Route 66)/Chase Six Boulevard/Campus Avenue Road Improvements***

Dear Mr. Allen,

As part of our due diligence in the preparation of the Forest Conservation Plan for the above referenced road improvements, we are requesting a variance for the removal of one specimen tree necessary to complete the proposed Campus Avenue realignment. The Campus Avenue realignment is being completed to situate Campus Avenue and Chase Six Boulevard directly across from one another creating a traffic signal which will provide safer vehicular and pedestrian traffic in this school zone.

The subject specimen tree is a 33" diameter at breast height (DBH) Red Maple (*Acer rubrum*) labeled as ST-150 on the 'Maple Avenue (MD Route 66)/Chase Six Boulevard/Campus Avenue Road Improvements Forest Conservation Plan'. ST-150 was assessed to be in fair condition due to the observation of moderate crown dieback. The crown dieback was likely due to the stress associated with presence of concrete and asphalt immediately to the north. ST-150 is situated on the south side of Campus Avenue, south of ST-150 is an existing supporting slope for Campus Avenue which drains to the south decreasing approximately 8 feet in elevation down to a stormwater management culvert draining under campus Avenue.

The removal of ST-150 is necessary and unavoidable to remove and realign Campus Avenue from its existing location to the north. In addition, the removal of ST-150 will be necessary to provide required stormwater management for the realigned Campus Avenue. The critical root zone of ST-150 would be directly within the alignment of the proposed stormwater management outfall. The necessary realignment, natural drainage pattern, and the need to provide stormwater management negated alternatives explored to salvage this specimen tree.

*Washington County Soil Conservation District
Campus Avenue Specimen Tree Variance
December 18, 2024
Page 2 of 2*

Thank you for your consideration of our specimen tree variance request. If there are any questions or comments, please contact me via email at sean@wtshed.com or by phone at 410-459-9522.

Sincerely,

A handwritten signature in blue ink that reads "Sean McDonough". The signature is fluid and cursive, with the first name "Sean" and last name "McDonough" clearly legible.

Sean McDonough
Environmental Scientist

enclosures as noted.



DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

Draft for discussion

January 21, 2025

Proposed Text amendment for group homes and halfway houses

ARTICLE 3. DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)

Section 3.3 - Table No. 3.3 - TABLE OF LAND USE REGULATIONS (RURAL AREA USES)

Land Uses	A(R)	EC	P	RV	RB	IM	Intensity of Use
I. Health Care and Social Assistance							
Group Home, Small	P	P	P	P	N	N	N/A
Group Home, Large	P	P	P	P	N	N	N/A
Transitional or Sheltered Care Facility, not to include Assisted Living Facilities.	N	N	N	N	P	N	N/A
J. Housing							
Halfway Houses, Small	P	P	P	P	N	N	N/A
Halfway Houses, Large	P	P	P	P	N	N	N/A

ARTICLE 7A “RT” RESIDENTIAL, TRANSITION DISTRICT

Section 7A.1 Principal Permitted Uses

- (g) Nursery Schools or Child Care Centers.
- (h) Halfway Houses, Small

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- (i) Group Home, Small

ARTICLE 8 “RS” RESIDENTIAL, SUBURBAN DISTRICT

Section 8.1 Principal Permitted Uses

- (f) Mixed use developments subject to the provisions of Article 16.
- (g) Halfway Houses, Small
- (h) Group Home, Small

ARTICLE 9 “RU” RESIDENTIAL, URBAN DISTRICT

Section 9.1 Principal Permitted Uses

- (f) Mixed use developments subject to the provisions of Article 16.
- (g) Halfway Houses, Small
- (h) Group Home, Small

ARTICLE 10 “RM” RESIDENTIAL, MULTI-FAMILY DISTRICT

Section 10.1 Principal Permitted Uses

- (h) Agriculture, as defined in Article 28A, including animal husbandry facilities, as defined in Article 28A, which shall be subject to the requirements set forth in Article 22, Division IX.
- (i) Halfway Houses, Small and Large.
- (j) Group Homes, Small and Large.

ARTICLE 19C “SPECIAL ECONOMIC DEVELOPMENT DISTRICT”

Section 19C.2. Principal Permitted Uses

- Golf Course, Country Clubs, Private Clubs, and similar Recreation Uses.
- Group Homes, Small and Large.
- Halfway Houses, Small and Large.
- Health and Beauty Shops.

ARTICLE 28A- DEFINITIONS

~~Transitional or Sheltered Care Facility: A facility, including half way houses, providing 24 hr/day care of persons with special needs, which provides food and shelter, and may also provide some combination of personal care, transportation, physical, social, or psychological therapy and counseling to assist persons in overcoming physical or emotional problems.~~

Group Home: A residence that provides for the care, supervision, and protection of persons with mental or developmental disabilities on a 24 hr/ day basis.

- A small group home houses at least 4 but not more than 9 adults.
- A large group home houses at least 10 but not more than 16 adults.

Halfway House: A clinically managed, low intensity residential treatment service for individuals with substance-related disorders who are capable of self-care but are not ready to return to individual living

- A small halfway house admits at least 4 but not more than 8 individuals.
- A large halfway house admits at least 9 but not more than 16 individuals.

Plan Review Projects Initialized - November 01, 2024 - November 30, 2024

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
CL-24-001	Cluster Plan	In Review	05-Nov-24	ARBORVIEW CLUSTER DEVELOPMENT PLAN	11009 SASHA BOULEV HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	BLACK ROCK HOLDING II LLC
FS-24-023	Forest Stand Delineation	Approved	11-Nov-24	ED & SANDRA HOSE, LOT 8 FSD	11107 MAPLEVILLE ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HOSE EDWARD S & HOSE SANDRA W
FS-24-024	Forest Stand Delineation	Approved	20-Nov-24	IMPROVEMENT PLANS FOR MAPLEVILLE RD., CHASE SIX BLVD. & REALIGNMENT OF CAMPUS AVE.	10 CAMPUS AVENUE BOONSBORO, MD 21713	B&R DESIGN GROUP	BOARD OF EDUCATION
SIM24-082	IMA	Active	07-Nov-24	5611 MOUNT CARMEL CHURCH RD KE	5611 MOUNT CARMEL CHURCH ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	DROSDAK KELLY
SIM24-083	IMA	Active	07-Nov-24	9727 DOWNSVILLE PIKE HN	9727 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GRAB DENISE E
SIM24-084	IMA	Active	14-Nov-24	BOWMAN LIGHTNER - PHASE 3		FREDERICK SEIBERT & ASSOCIATES	BOWMAN SPIELMAN LLC
TWN-24-009	Improvement Plan	In Review	11-Nov-24	FREDERICK ROAD WATER MAIN REPLACEMENT (TOWN OF FUNKSTOWN)			FUNKSTOWN TOWN OF
TWN-24-010	Improvement Plan	In Review	19-Nov-24	THE ORCHARDS (TOWN OF SMITHSBURG)			ORCHARDS INVESTMENT LLC
OM-24-008	Ordinance Modification	Approved	07-Nov-24	BURTNER ORDINANCE MODIFICATION	114 SOARING EAGLE LANE KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	BURTNER MEGAN LEIGH TRUSTEE BURTNER JACOB KELBY TRUSTEE
OM-24-009	Ordinance Modification	Approved	18-Nov-24	MATT BREEDING ORDINANCE MODIFICATION	14013 MAPLE RIDGE HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	MOSIER STUART L MOSIER STACY J
OM-24-010	Ordinance Modification	Approved	20-Nov-24	HARRY GOUFF (FAGER LOT 2)	21611 LEITERSBURG SMITHSBURG ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GOUFF HARRY E III & GOUFF CARRIE S
S-24-038	Preliminary-Final Plat	In Review	08-Nov-24	SUBDIVISION OF LANDS OF ALLEN BECKETT, CHERYL MOORE, JOHN & KATHE BAKER	12141 OREBANK ROAD CLEAR SPRING, MD 21722	UNGER SURVEYING & CONSTRUCTION	Allen Beckett KENNEY KEVIN F
S-24-039	Preliminary-Final Plat	In Review	19-Nov-24	ED & SANDRA HOSE, LOT 8	11107 MAPLEVILLE ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HOSE EDWARD S & HOSE SANDRA W
S-24-040	Preliminary-Final Plat	In Review	27-Nov-24	CRABTREE DEVELOPMENT PLAT	20509 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	YANG DINGWU LI HONG
SI-24-023	Simplified Plat	Approved	04-Nov-24	DAVID ANKENY ESTATE, PARCEL A	11401 BOYD ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	ANKENY DAVID H ANKENY ELIZABETH H
SI-24-024	Simplified Plat	Waiting for Final Paper Copies	13-Nov-24	SIMPLIFIED PLAT LAND OF OAK RIDGE PLACE	1445 OAK RIDGE PLACE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	PP&L, LLC
SI-24-025	Simplified Plat	In Review	13-Nov-24	SIMPLIFIED PLAT LOTS 1 AND 2	16515 RUBY CIRCLE HAGERSTOWN, MD 21740	UNGER SURVEYING & CONSTRUCTION	OBANDO BENJAMIN & MILENA A
SP-24-031	Site Plan	In Review	08-Nov-24	REVISED ROSEWOOD PUD LOT 17B SITE PLAN	20115 PROFESSIONAL BOULEV 101 HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	

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Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SP-24-032	Site Plan	Pending	21-Nov-24	LEITERSBURG	21536 LEITERSBURG SMITHSBURG ROAD HAGERSTOWN, MD 21742	MORRIS & RITCHIE ASSOCIATES, INC.	VEIL ROBERT C JR & VEIL MARVINA C
GP-24-016	Site Specific Grading Plan	In Review	27-Nov-24	FORTY WEST LANDFILL CELL 5	12630 EARTH CARE ROAD HAGERSTOWN, MD 21740		WASH CO COMMISSIONERS
SGP-24-072	Standard Grading Plan	Approved	06-Nov-24	PEMBERTON LOT D 14	20407 TROUT DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
SGP-24-073	Standard Grading Plan	In Review	08-Nov-24	BAUSMAN JAMES	13209 SLEEPY CREEK LANE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	BAUSMAN JAMES WILLIAM JENNIFER LYNN
SGP-24-074	Standard Grading Plan	Final Approvals	08-Nov-24	CHARLES BURGAN JR	14436 WHITE OAK RIDGE HANCOCK, MD 21750		BURGAN CHARLES E JR BURGAN CHRISTIINE L
SGP-24-075	Standard Grading Plan	Pending	18-Nov-24	NEW CONSTRUCTION - DUPLEX BUILD	17326 LEXINGTON AVENUE HAGERSTOWN, MD 21740	FACELIFT REMODELING INC	RAB RENTALS LLC
SGP-24-076	Standard Grading Plan	Pending Payment	18-Nov-24	ABL MANAGEMENT LLC	11711 ASHTON ROAD CLEAR SPRING, MD 21722	AHC NEW HOMES LLC	ABL MANAGEMENT LLC
SGP-24-077	Standard Grading Plan	Revisions Required	21-Nov-24	BRADLEY HINEMAN JOB	17418 SHEPHERDSTOWN PIKE SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	HINEMAN BRADLEY P
SGP-24-078	Standard Grading Plan	In Review	22-Nov-24	SHENANDOAH ESTATES LOT 2	7620 SHENANDOAH COURT BOONSBORO, MD 21713	TRIAD ENGINEERING	OLIVER JOHN R CO INC
SGP-24-079	Standard Grading Plan	In Review	28-Nov-24	GENE MULLINS	232 NO COLONIAL DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MULLINS GENE E MULLINS TINA M
SWCP24-022	Stormwater Concept Plan	In Review	19-Nov-24	ARBORVIEW PHASES 1 TO 3	11009 SASHA BOULEV HAGERSTOWN, MD 21742		BLACK ROCK HOLDING II LLC
SSWP24-055	Stormwater Standard Plan	Approved	06-Nov-24	PEMBERTON LOT D-14	20407 TROUT DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
SSWP24-056	Stormwater Standard Plan	In Review	08-Nov-24	BAUSMAN JAMES	13209 SLEEPY CREEK LANE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	BAUSMAN JAMES WILLIAM JENNIFER LYNN
SSWP24-057	Stormwater Standard Plan	In Review	08-Nov-24	CHARLES BURGAN JR	14436 WHITE OAK RIDGE HANCOCK, MD 21750		BURGAN CHARLES E JR BURGAN CHRISTIINE L
SSWP24-058	Stormwater Standard Plan	Pending Payment	18-Nov-24	ABL MANAGEMENT LLC	11711 ASHTON ROAD CLEAR SPRING, MD 21722	AHC NEW HOMES LLC	ABL MANAGEMENT LLC
SSWP24-059	Stormwater Standard Plan	In Review	20-Nov-24	BRADLEY HINEMAN JOB	17418 SHEPHERDSTOWN PIKE SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	HINEMAN BRADLEY P
SSWP24-060	Stormwater Standard Plan	In Review	28-Nov-24	GENE MULLINS	232 NO COLONIAL DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MULLINS GENE E MULLINS TINA M
S-24-037	Subdivision Replat	In Review	08-Nov-24	REPLATS LANDS OF PETRE FILIP		FOX & ASSOCIATES INC	FILIP PETRE
TYU-24-016	Two Year Update	In Review	05-Nov-24	MERRBAUGH JOEL W. & JUDY L.	BROADFORDING ROAD @ CONOCHEAGUE CREEK	TRIAD ENGINEERING	MERRBAUGH JOEL W MERRBAUGH JUDY L
GPT-24-035	Type 2 Grading Plan	Approved	25-Nov-24	MARONDA HOMES (REGENT PARK LT 18)	20103 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-05270	Entrance Permit	Review	06-Nov-24	STEVEN VERRILL	LOR BROWN ROAD		PETRULLO LAND LLC
2024-05276	Entrance Permit	In Progress	06-Nov-24	STICK BUILT HOME	S-03-142 20407 TROUT DRIVE, LOT D-14	KENNY GARDNER	GHATTAS HOLDINGS LLC
2024-05351	Entrance Permit	Approved	12-Nov-24	STICK BUILT HOME	S-18-035 9435 ALLOWAY DRIVE, LOT 216		WESTFIELDS INVESTMENT LLC
2024-05297	Floodplain Permit	Review	07-Nov-24	UTILITY	8 WYE OAK DRIVE		CRAMPTON PAUL N JR
2024-05254	Grading Permit	In Progress	05-Nov-24	COMMERCIAL	SP-24-029 16650 HALFWAY BOULEVARD		HITACHI RAIL STS USA LLC
2024-05277	Grading Permit	In Progress	06-Nov-24	STICK BUILT HOME	S-03-142 20407 TROUT DRIVE, LOT D-14	KENNY GARDNER	GHATTAS HOLDINGS LLC
2024-05352	Grading Permit	Approved	12-Nov-24	WESTFIELDS LOT #216	S-18-035 9435 ALLOWAY DRIVE, LOT 216		WESTFIELDS INVESTMENT LLC
2024-05420	Grading Permit	In Progress	14-Nov-24	BOONSBORO RESERVOIR REPLACEMENT & 12-INCH WATER MAIN	SP-24-011 20854 BOONSBORO MOUNTAIN ROAD		
2024-05431	Grading Permit	Review	14-Nov-24	BOWMAN LIGHTNER - PHASE III	SP-23-041		BOWMAN SPIELMAN LLC
2024-05479	Grading Permit	In Progress	18-Nov-24	STICK BUILT HOME	S-10-040 11711 ASHTON ROAD, LOT 9	AHC NEW HOMES LLC	ABL MANAGEMENT LLC
2024-05600	Grading Permit	Approved	21-Nov-24		140 EAST MAIN STREET	HUNTZBERRY BROTHERS	MAYOR AND COUNCIL OF SHARPSBURG
2024-05687	Grading Permit	In Progress	25-Nov-24		S-17-041 17418 SHEPHERDSTOWN PIKE, LOT 2		HINEMAN BRADLEY P
2024-05709	Grading Permit	In Progress	27-Nov-24	STICK BUILT HOME	S-94-34 14436 WHITE OAK RIDGE, LOT 1		BURGAN CHARLES E JR BURGAN CHRISTIINE L
2024-05300	Non-Residential Ag Certificate	Review	07-Nov-24	FARM BUILDING	LOR 13061 LICKING CREEK ROAD	PIONEER POLE BUILDERS INC	JOHNSON DONALD M JR & KAREN L
2024-05201	Utility Permit	Approved	01-Nov-24		18712 ROLLING ROAD	SEMLER CHARLES R JR	SUNDERLIN DAVID L
2024-05249	Utility Permit	Approved	05-Nov-24	COMCAST	1714 MASSEY BOULEVARD	COMCAST	ASCHENBACH HAGERSTOWN LLC
2024-05335	Utility Permit	Approved	11-Nov-24	COLUMBIA GAS	18720 ROLLING ROAD	COLUMBIA GAS OF MARYLAND INC	OCASIO ELI ALEXANDER RIVERA CUEVAS RAYMARIE
2024-05427	Utility Permit	Approved	14-Nov-24	COMCAST	12135 ITNYRE ROAD	COMCAST	LEHMAN THOMAS E & LEHMAN LINDA E
2024-05552	Utility Permit	Approved	20-Nov-24	POTOMAC EDISON	21511 KELSO DRIVE	POTOMAC EDISON	GRAYBILL ZACHARIAH & MILLER KAITLYN
2024-05700	Utility Permit	Approved	26-Nov-24	POTOMAC EDISON	14110 HOLLOW ROAD	POTOMAC EDISON	MCKEE AUSTIN DOUGLAS III MCKEE DEBRA F
2024-05317	Utility Permit	Review	08-Nov-24	COLUMBIA GAS	13714 PULASKI DRIVE	COLUMBIA GAS OF MARYLAND INC	PARADISE HEIGHTS LAND
2024-05337	Utility Permit	Approved	11-Nov-24	COLUMBIA GAS	19219 SHARON DRIVE	COLUMBIA GAS OF MARYLAND INC	BURDETTE JOHN G BRUDETTE ELIZABETH M
2024-05419	Utility Permit	Review	14-Nov-24	TOWN OF BOONSBORO	20854 BOONSBORO MOUNTAIN ROAD	TOWN OF BOONSBORO	
2024-05559	Utility Permit	Review	21-Nov-24	COMCAST	10904 GAYWOOD DRIVE	COMCAST	MOSSER TREVOR J
2024-05560	Utility Permit	Review	21-Nov-24	COMCAST	10801 OAK VALLEY DRIVE	COMCAST	DIXON ANGELA MARIA
2024-05563	Utility Permit	Approved	21-Nov-24	COMCAST	10702 APPLE TREE LANE	COMCAST	THORPE RICHARD E TRUSTEE
2024-05567	Utility Permit	Review	21-Nov-24	COMCAST	17212 TAMARACK DRIVE	COMCAST	LOAR RICHARD A & ELIZABETH A
2024-05704	Utility Permit	Approved	26-Nov-24		11328 MARBERN ROAD	LLOYD GEARHART	GEARHART LLOYD W JR
2024-05708	Utility Permit	Approved	27-Nov-24	COMCAST	17910 HALFWAY BOULEVARD	COMCAST	DIVELBLISS WILLIAM LEE DIVELBLISS SHIRLEY ANN
2024-05712	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	10806 ROSEWOOD DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	KLECKNER WILLIAM J KLECKNER DIANNE Y

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-05713	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	16913 HAMPSHIRE DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	GARCIA ANDRES AGUILAR
2024-05714	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	13430 CHERRY TREE CIRCLE	CITY OF HAGERSTOWN (WATER DEPT)	HERSHEY ROBERT WELLES
2024-05715	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	12911 THE TERRACE	CITY OF HAGERSTOWN (WATER DEPT)	REYNOLDS BRANDON WE
2024-05716	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	16124 CLOVERTON LANE	CITY OF HAGERSTOWN (WATER DEPT)	MENJIVAR MORALES RODOLFOR DE JESUS MENJIVAR GLORIA N
2024-05717	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	11334 MANSE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	STAMPER HAMILTON D STAMPER MILTON NEIL JR
2024-05718	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	11326 MANSE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	GALL DONALD R
2024-05719	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	11330 MANSE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	J & J BROTHERS LLC
2024-05721	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	11320 MANSE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	WALTEMIRE CHARLES H JR
2024-05722	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	11322 MANSE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	DUFFEY COURTNEY A
2024-05723	Utility Permit	Review	27-Nov-24	CITY OF HAGERSTOWN	11324 MANSE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	MASTIANO LONA ANN

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	Type	Total
LandDev Total by Group: 38	Cluster Plan	1
	Forest Stand Delineation	2
	IMA	3
	Improvement Plan	2
	Ordinance Modification	3
	Preliminary-Final Plat	3
	Simplified Plat	3
	Site Plan	2
	Site Specific Grading Plan	1
	Standard Grading Plan	8
	Stormwater Concept Plan	1
	Stormwater Standard Plan	6
	Subdivision Replat	1
	Two Year Update	1
Type 2 Grading Plan	1	
Permits Total by Group: 40	Entrance Permit	3
	Floodplain Permit	1
	Grading Permit	9
	Non-Residential Ag Certificate	1
	Utility Permit	26
Total		78

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Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
AR-24-001	APFO Road Adequacy	Paid	26-Dec-24	TRAMMELL CROW - RHOTON FARM WAREHOUSE	16545 CARGO DRIVE HAGERSTOWN, MD 21740		RHOTON DOROTHY F
S-24-041	Final Plat	In Review	06-Dec-24	FINAL PLAT FOR PARADISE HEIGHTS SECTION C PHASE 1		FOX & ASSOCIATES INC	PARADISE HEIGHTS LAND
S-24-042	Final Plat	In Review	06-Dec-24	FINAL PLAT FOR PARADISE HEIGHTS SECTION C PHASE 2		FOX & ASSOCIATES INC	PARADISE HEIGHTS LAND
FS-24-025	Forest Stand Delineation	Revisions Required	03-Dec-24	LEITERSBURG	21536 LEITERSBURG SMITHSBURG ROAD HAGERSTOWN, MD 21742	MORRIS & RITCHIE ASSOCIATES, INC.	VEIL ROBERT C JR & VEIL MARVINA C
SIM24-085	IMA	Active	06-Dec-24	20509 GATHLAND TRAIL RO	20509 GATHLAND TRAIL ROHRERSVILLE, MD 21779	FOX & ASSOCIATES INC	HANSEN TODD H LANAHAN JULIEANNE
SIM24-086	IMA	Active	12-Dec-24	SHEETZ - SPIELMAN ROAD	15919 SPIELMAN ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BOWMAN SPIELMAN LLC
SIM24-087	IMA	Requested	17-Dec-24	14436 WHITE OAK RIDGE HK	14436 WHITE OAK RIDGE HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	BURGAN CHARLES E JR BURGAN CHRISTIINE L
SIM24-088	IMA	Requested	20-Dec-24	13209 SLEEPY CREEK LANE SM	13209 SLEEPY CREEK LANE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	BAUSMAN JAMES WILLIAM JENNIFER LYNN
SIM24-089	IMA	Active	23-Dec-24	HITACHI DIGITAL LAB	16650 HALFWAY BOULEV HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HITACHI RAIL STS USA LLC
SIM24-090	IMA	Active	23-Dec-24	PARKVIEW KNOLL OFFICE BUILDING (HOUSING AUTHORITY)	213 OTHO HOLLAND DRIVE WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	HOUSING AUTHORITY OF WASH CO
TWN-24-011	Improvement Plan	In Review	19-Dec-24	HIGHS DAIRY STORE-BOONSBORO	6810 OSTERTAG PASS BOONSBORO, MD 21713	MESSICK & ASSOCIATES	OLD NATIONAL PIKE (BOONSBORO) LLC
OM-24-011	Ordinance Modification	Approved	23-Dec-24	DALE PRICE LOT 1	17314 BAKERSVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	PRICE DALE A & PRICE WENDY SUE
PWA2024-007	PWA	Active	18-Dec-24	EMMERT ROAD - NORTH	706 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID LYLES DEVELOPER LTD
SP-06-048.R04	Redline Revision	Approved	04-Dec-24	REDLINE TO ADD 2 SITE IMPROVEMENTS TO EXISTING DOT FOODS FACILITY	16301 ELLIOTT PARKWAY DOT FOOD WILLIAMSPORT, MD 21795	THE STELLAR GROUP	DOT FOODS INC. P O BOX 192
SP-11-029.R01	Redline Revision	Approved	06-Dec-24	REDLINE REVISION TO ADD 30 X 30 ADDITION TO EXISTING STRUCTURE		FOX & ASSOCIATES INC	ALLEGANY BUSINESS CONSULTING, INC. 17614 VIRGINIA AVENUE
SP-21-008.R01	Redline Revision	Approved	09-Dec-24	REDLINE REVISION TO ADD 24/7 COMMERCIAL PARKING LOT	16925 BENTWOOD DR HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	AKHMEDOV IZMIR & AKHMAD ET AL ATTN: ALEX AKHMEDOV
SP-22-032.R01	Redline Revision	Approved	13-Dec-24	REDLINE TO REDUCE THE SIZE OF THE PROPOSED BUILDING	16965 VIRGINIA AVENUE WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	VA AVE LLC C/O TED SHANK
SI-24-026	Simplified Plat	Approval Letter Issued	05-Dec-24	HORST PARCEL A	6821 SHARPSBURG PIKE SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	HORST MYRON HORST HAZEL

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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SI-24-027	Simplified Plat	Revisions Required	10-Dec-24	MOSIER PARCEL B	14013 MAPLE RIDGE HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	MOSIER STUART L MOSIER STACY J
SI-24-028	Simplified Plat	In Review	11-Dec-24	BURTNER PARCEL A	39 MOUNT HEBRON ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	BURTNER MEGAN LEIGH TRUSTEE BURTNER JACOB KELBY TRUSTEE
SI-24-029	Simplified Plat	Revisions Required	30-Dec-24	DLSY PARCEL A	23624 FOXVILLE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	YONKER DANNY L YONKER LAURI M
SI-24-030	Simplified Plat	In Review	30-Dec-24	DEAVERS PARCELS A-D	11041 HICKORY SCHOOL ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	DEAVERS PHILIP JOSIAH MAY JONELLE ELAINE
SP-24-033	Site Plan	In Review	02-Dec-24	SITE PLAN FOR HARD ROCK EXCAVATION	17026 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	EBY DWIGHT M EBY KRISTINE J
SP-24-034	Site Plan	Pending	06-Dec-24	REID	20026 LEHMANS MILL ROAD HAGERSTOWN, MD 21742	CAMILLE SHABSHAB	COOL BROOK LANDS INC
SP-24-035	Site Plan	In Review	12-Dec-24	STORMWATER & WATERSHED SERVICES ADMINISTRATION BUILDING	11118 KEMPS MILL ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	WASH CO COMMISSIONERS
SP-24-036	Site Plan	Pending	13-Dec-24	HANCOCK LEVEL 3 EXPANSION	7257 MILLSTONE ROAD HANCOCK, MD 21750	RYAN JOLINE	LEVEL 3 COMMUNICATIONS LLC
GP-24-017	Site Specific Grading Plan	In Review	20-Dec-24	SECTION II, PHASE III FOR SILVERMAN COMPANIES, LLC (ROSEBANK WAY)	20019 ROSEBANK WAY HAGERSTOWN, MD 21742		DAVID C LYLES DEVELOPERS LLC
SGP-24-080	Standard Grading Plan	Final Approvals	09-Dec-24	DAVE VANCE	12259 SAINT PAUL ROAD CLEAR SPRING, MD 21722	MT. TABOR BUILDERS	MILES DALE EUGENE & MILES BURMA KLEIN
SGP-24-081	Standard Grading Plan	Approved	09-Dec-24	CONSORTI - REVISED	2622 HAWKS HILL LANE KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	CONSORTI JULIE
SGP-24-082	Standard Grading Plan	Final Approvals	11-Dec-24	VAUGHAN	20504 GATHLAND TRAIL ROHRERSVILLE, MD 21779	FREDERICK SEIBERT & ASSOCIATES	VAUGHAN TO LICH THI BUI
SGP-24-083	Standard Grading Plan	In Review	20-Dec-24	STANDARD RESIDENTIAL PLAN FOR ROSEBANK WAY LOTS 3 & 4	20023 ROSEBANK WAY HAGERSTOWN, MD 21742		DAVID C LYLES DEVELOPERS LLC
SWCP24-023	Stormwater Concept Plan	In Review	03-Dec-24	MILESTONE TOWERS LEITERSBURG	21536 LEITERSBURG SMITHSBURG ROAD HAGERSTOWN, MD 21742	MORRIS & RITCHIE ASSOCIATES, INC.	VEIL ROBERT C JR & VEIL MARVINA C
SWCP24-024	Stormwater Concept Plan	In Review	17-Dec-24	MILESTONE TOWERS - REID	20026 LEHMANS MILL ROAD HAGERSTOWN, MD 21742	WETLAND STUDIES AND SOLUTIONS, INC.	COOL BROOK LANDS INC
SSWP24-061	Stormwater Standard Plan	In Review	09-Dec-24	DAVE VANCE	12259 SAINT PAUL ROAD CLEAR SPRING, MD 21722	MT. TABOR BUILDERS	MILES DALE EUGENE & MILES BURMA KLEIN
SSWP24-062	Stormwater Standard Plan	Approved	09-Dec-24	CONSORTI -REVISED	2622 HAWKS HILL LANE KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	CONSORTI JULIE
SSWP24-063	Stormwater Standard Plan	In Review	11-Dec-24	VAUGHAN	20504 GATHLAND TRAIL ROHRERSVILLE, MD 21779	FREDERICK SEIBERT & ASSOCIATES	VAUGHAN TO LICH THI BUI

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-05734	Entrance Permit	In Progress	02-Dec-24	2 FAMILY DWELLING	LOR 232 N COLONIAL DRIVE, LOT 21, RIGHT SIDE	GENE MULLINS	MULLINS GENE E MULLINS TINA M
2024-05772	Entrance Permit	Approved	04-Dec-24	STICK BUILT HOME	S-92-109 5903 APPLETON ROAD		DECKERT CHRISTOPHER R JR
2024-05802	Entrance Permit	Approved	09-Dec-24	FOREST HARVEST	CHESTNUT GROVE ROAD		PEACHEY AQUILLAS PEACHEY BARBARA
2024-05804	Entrance Permit	Approved	09-Dec-24	SEMI-DETACHED HOME	S-21-031 13358 SNAPDRAGON WAY, LOT 3		DAN RYAN BUILDERS MID ATLANTIC INC
2024-05808	Entrance Permit	Approved	09-Dec-24	SEMI-DETACHED HOME	S-21-031 13360 SNAPDRAGON WAY, LOT 4		DAN RYAN BUILDERS MID ATLANTIC INC
2024-05811	Entrance Permit	Approved	09-Dec-24	SEMI-DETACHED HOME	S-21-031 19639 LAVENDER LANE, LOT 111		DAN RYAN BUILDERS MID ATLANTIC INC
2024-05814	Entrance Permit	Approved	09-Dec-24	SEMI-DETACHED HOME	S-21-031 19641 LAVENDER LANE, LOT 112		DAN RYAN BUILDERS MID ATLANTIC INC
2024-05866	Entrance Permit	Review	12-Dec-24	RECREATIONAL	S-77-144 E/S SHANKTOWN ROAD, LOT 11		ROSENBLUM MICAH ROSENBLUM NADINE
2024-05916	Entrance Permit	In Progress	17-Dec-24	STICK BUILT HOME	S-02-166 20504 GATHLAND TRAIL, LOT 12	GROSSNICKLE CONSTRUCTION LLC	VAUGHAN TO LICH THI BUI
2024-05959	Entrance Permit	Approved	20-Dec-24	PUBLIC	TWN-20-006 14 PATTI LANE	LYLES DAVID DEVELOPERS	LAWAL GBENGA DAMILARE ABABAH MARIA EDUGWU
2024-05744	Entrance Permit	Approved	02-Dec-24	STICK BUILT HOME	S-16-100 7620 SHENANDOAH COURT, LOT 2		OLIVER JOHN R CO INC
2024-05735	Grading Permit	In Progress	02-Dec-24	2 FAMILY DWELLING	LOR 232 N COLONIAL DRIVE, LOT 21, RIGHT SIDE AND LEFT SIDE	GENE MULLINS	MULLINS GENE E MULLINS TINA M
2024-05805	Grading Permit	Approved	09-Dec-24	ROSEHILL MANOR LOTS 3 & 4	S-21-031 13358 AND 13360 SNAPDRAGON WAY, LOT 3 AND 4		DAN RYAN BUILDERS MID ATLANTIC INC
2024-05812	Grading Permit	Approved	09-Dec-24	ROSEHILL MANOR LOT #111	S-21-031 19639 LAVENDER LANE, LOT 111		DAN RYAN BUILDERS MID ATLANTIC INC
2024-05917	Grading Permit	In Progress	17-Dec-24	STICK BUILT HOME	S-02-166 20504 GATHLAND TRAIL, LOT 12	GROSSNICKLE CONSTRUCTION LLC	VAUGHAN TO LICH THI BUI
2024-05745	Grading Permit	Approved	02-Dec-24	GRADING PERMIT FOR LOT 2 SHENANDOAH ESTATES	S-16-100 7620 SHENANDOAH COURT, LOT 2		OLIVER JOHN R CO INC
2024-05946	Grading Permit	Review	19-Dec-24	BAUSMAN JAMES	LOR 13209 SLEEP CREEK LANE		BAUSMAN JAMES WILLIAM JENNIFER LYNN
2024-02849.R03	Revision	Approved	09-Dec-24	CONSORTI	SI-01-021 HAWKS HILL LANE, LOT 42	GROSSNICKLE CONSTRUCTION LLC	CONSORTI JULIE
2024-01027.R01	Revision	Approved	10-Dec-24	PV CARPORT RELOCATION	SP-21-033 16650 HALFWAY BLVD	SUNTRAIL ENERGY LLC	HITACHI RAIL STS USA LLC
2024-05853	Utility Permit	Approved	12-Dec-24	POTOMAC EDISON	11300 YOUNGSTOUN DRIVE	POTOMAC EDISON	MEADOW VIEW ASSOCIATES LIMITED PARTNERSHIP
2024-06024	Utility Permit	Approved	31-Dec-24	COMCAST	18012 KNOLL DRIVE	COMCAST	TOLOSO DANIEL E & CHRISTIE L
2024-05737	Utility Permit	Approved	02-Dec-24	COMCAST	18136 OAK RIDGE DRIVE	COMCAST	BYRD & PALKOVITZ LTD PTSP C/O HAG PAINT & GLASS
2024-05860	Utility Permit	Review	12-Dec-24	COMCAST	16208 BUSINESS PARKWAY	COMCAST	ELLIS HOLDINGS LLC
2024-05879	Utility Permit	Review	13-Dec-24	COMCAST	19608 PORTSMOUTH DRIVE	COMCAST	GUPTA SANDEEP KUMAR GUPTA DIVYA

Plan Review Projects Initialized - December 01, 2024 - December 31, 2024

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-05880	Utility Permit	Review	13-Dec-24	COMCAST	16256 MCGREGOR DRIVE	COMCAST	WILLIAMS CHRISTOPHER P WILLIAMS ASHLEY G
2024-05892	Utility Permit	Review	16-Dec-24	COMCAST	12906 OAK HILL AVENUE	COMCAST	JONES MICHAEL R JONES OLA V
2024-05893	Utility Permit	Review	16-Dec-24	COMCAST	13120 GENTRY DRIVE	COMCAST	BROCCA JOEL TRUSTEE BROCCA CIDALIA TRUSTEE
2024-05899	Utility Permit	Approved	16-Dec-24	ANTIETAM BROADBAND	14724 SAINT PAUL ROAD	ANTIETAM CABLE TELEVISION INC	BURGAN JOHN R BURGAN MALLORY
2024-05904	Utility Permit	Approved	16-Dec-24	TOWN OF FUNKSTOWN SEWER	600 EDGEWOOD DRIVE		CRAMPTON PAUL RENTALS LLC
2024-05913	Utility Permit	Review	17-Dec-24		1910 DUAL HIGHWAY		DFIN LLC
2024-05953	Utility Permit	Review	20-Dec-24	COMCAST	MASSEY BOULEVARD & HALFWAY BOULEVARD		SUBCONSCIOUS LLC

Plan Review Projects Initialized - December 01, 2024 - December 31, 2024

	Type	Total
LandDev Total by Group: 36	APFO Road Adequacy	1
	Final Plat	2
	Forest Stand Delineation	1
	IMA	6
	Improvement Plan	1
	Ordinance Modification	1
	PWA	1
	Redline Revision	4
	Simplified Plat	5
	Site Plan	4
	Site Specific Grading Plan	1
	Standard Grading Plan	4
	Stormwater Concept Plan	2
	Stormwater Standard Plan	3
Permits Total by Group: 31	Entrance Permit	11
	Grading Permit	6
	Revision	2
	Utility Permit	12
Total		67

From: [Robin L. Ferree](#)
To: [Planning Email](#)
Cc: tbritner@dmbowman.com; [Baker, Jill](#)
Subject: Comprehensive Plan 1/13/25 Public Hearing Response
Date: Friday, January 10, 2025 8:16:59 AM
Attachments: [Bowman-CompPlanResponce1-10-25.pdf](#)

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In response to the opportunity to once again provide comments to the Planning Commission's public hearing scheduled for January 13th, 2025, **please find attached comments from Bowman Development Corp with recommendations**. Similar expanded comments, issues and concerns were sent to the planning staff and Planning Commission on 10/25/24. No feedback was received and it does not appear they were addressed in the final draft.

In summary to the attached, as one of the largest commercial developers and land owners in Washington County, we cannot understand in a Plan for the next 20+ years why:

1. The County would want to vastly increase Industrial land uses and decrease Industrial Flex (Business Commercial Mix) uses? Flexibility is the key to serve the business community.
2. Why reduced the UGA for the next 20+ years because of public water limitations, when solutions can and should be found in this time frame. It will inhibit both commercial and residential growth and increase costs.

I will not be able to attend the public hearing on the 13th. Thomas Britner, our corporate attorney will be speaking on our behalf. As an individual citizen, he will also be taking the opportunity to speak on behalf of his family's real estate holdings and the Commission should give him both opportunities.

Respectfully, Rob

Robin L. Ferree, President



**10228 Governor Lane Blvd.
Suite 3002
Williamsport, MD 21795
Office: 301-582-1555
Direct: 301-223-1090
Cell: 301-730-3345**

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Chapter 14: Growth Management and Land Use Element

Per the draft Plan: “The Land Use Plan is the core element of the Comprehensive Plan. It is the portion of the document where policies, strategies and recommendations articulate in the other chapters are interwoven to form a detailed plan of how the community should developed in the future. (remember for the next 20 plus years)

Land Use Plan is also the instrument through which growth management policies are primarily implemented and **establishes the framework for defining various zoning classifications as well as their locations.** (it is most important chapter in the draft)

Issues/Concerns #1:

1. We refer to the Land Use Policy Areas and descriptions on pages 14-21 thru 23 and Table 14-13.
 - a. Industrial Land Use Areas grew from 2,630 acres in 2002 to 6,806 acres in 2024 – 160% increase!
 - b. Industrial Flex (Business Commercial Mix) decreases from 7,793 acres in 2002 to 3,017 acres in 2024 – 60% Decrease.
2. Per the plan: “Industrial land uses will primarily focus on manufacturing, processing and freight movement.”
3. Past recent history says that within this limited definition most of the future development will be warehouses – is this what the County really wants
4. Our concern is the lack of flexibility in the Industrial Use description – it is very limited to manufacturing and warehouse only.
5. It would not allow industrial or commercial flex buildings, such as the Bowman Business Park in Williamsport that supports over 65 separate business, almost of all do not confirm to the Industrial Land Use description. Uses at the park range from micro-breweries and coffee shops to eye surgery centers; from office users to beauty parlors; kitchen remodeling, fire system providers, investment advisors’ businesses, etc. It would also limit contractor shops/offices/yards and convenience stores.
WHY?
6. To illustrate a particular location. In the lands between Newgate Blvd. and Greencastle Pike that the new Halfway Blvd. is being built through – none of the uses described in our last point #5 would be allowed. It is limited to Industrial! Bowman Development has plans to start two buildings similar to those at the Bowman Business Park. If zoning is changed from HI to Industrial in this area – this all for moot and if we follow the plan we should consider building another large warehouse.
7. The Land Use map is very difficult to be used, we asked a number of times for a map that shows better definition with no responses from the County.
8. **Recommendation:**
 - a. **Change much of the Industrial Use land to Industrial Flex, in particular the land along the new Halfway Blvd, extended and along Greencastle Pike.**

Issues/Concerns #2:

1. **Decreasing the UGA by 3,449 acres or by 9%.**
2. Seems to be driven by the County's concern over the City's current limitations on providing water. Why limit growth because of a current limitation that can be address, hopefully within the next 20 plus years. In fact, the draft plan makes the point in this Chapter – "It is imperative that alternative solutions to increasing capacity of public water be evaluated and planned sooner"
3. Losing land that can be developed for residential will only increase the cost of th eland where in residential development in Washington County is already much higher than our neighbors in WV and PA – why add to this cost?
4. **Recommendation:**
 - a. **Do not decrease the UGA, think about future areas where it could be increased in the next 20 plus years**
 - b. **Develop recommendations/plans to increase public and implement them ASAP.**
 - c. **While higher density housing is an important part of this Plan, there's still needs to be residential developable land available for large single-family houses that highly skilled, high income folks would look for if considering a move into the County.**

From: [Thomas Britner](#)
To: [Planning Email](#)
Subject: Comprehensive Plan 2040
Date: Thursday, November 14, 2024 9:15:50 AM
Attachments: [Annexation Agreement 3485; 34.pdf](#)

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Dear Planning Staff:

I represent my 30 + family members having an interest in Britner Family Farms, LLC (collectively the “**Britner Family**”). The Britner Family owns the 191.06 +/- acre farm fronting Sterling Road in Williamsport, Maryland, being identified on Tax Map 56 as Parcel 133 & 134 (the “**Britner Farm**”). I am writing to express the Britner Family’s opposition to the classification of the Britner Farm as proposed in the Washington County Comprehensive Plan 2040. Specifically, the Britner Family objects to the removal of Britner Farm from the Urban Growth Area, and the classification of Britner Farm as “*Agriculture*” in the Land Use Plan. In the draft plan the Britner Farm is now directly adjacent to (but not included in) the Urban Growth Area. **It is our position that Britner Farm must remain in the Urban Growth Area and must be accurately classified as “Medium/High Density Residential” in the Land Use Plan.** I have outlined our arguments in support of our position below.

1. **The City of Hagerstown MUST Provide Water to Britner Farm.** On April 22, 2008, the Britner Family entered an **Annexation Agreement** with the City of Hagerstown (the “**City**”) in which the City agreed to provide **Water** to the Britner Farm in exchange for future annexation. The annexation agreement is recorded among the land records at liber 3485, folio 34, and a copy has been attached to this e-mail. The Britner Farm is currently within the City’s Medium Range Growth Area.
2. **Water & Sewer is near Britner Farm.** Britner Farm is within **400 feet** of the property known as 10440 Downsville Pike, Hagerstown, Maryland 21740, that is improved with a 2,143,898 +/- square foot warehouse facility (the “**Mega-Warehouse Property**”). The Mega-Warehouse Property is serviced by City water and County sewer. The extension of water & sewer services to Britner Farm is practical and achievable.
3. **Natural Gas is Available.** In 2024 a large natural gas line was installed along the length of Sterling Road to service the Mega-Warehouse Property. Natural Gas is available to service any future residential development on Britner Farm.
4. **Residential Development near Interstate Access Points Reduces Traffic.** Britner Farm is located 1.2 miles (i.e., 2 minutes’ drive time) from I-70, Exit 28, and 1.7 miles (i.e., 4 minutes’ drive time) from I-81, Exit 2, and 3 miles (i.e., 6 minutes’ drive time) from I-81, Exit 1. Britner Farm’s close proximity to 2 interstates and 3 interstate access points is ideal for higher density residential development; concentrating higher density

residential development near interstate access points reduces traffic through rural areas.

5. **Substantial Road Improvements were made near the Intersection of Downsville Pike (632) and Sterling Road.** In connection with the development of the Mega-Warehouse Property, Downsville Pike (632) has been widened and a dedicated turn lane onto Sterling Road has been added. Also, a new traffic signal has been installed near the Downsville Pike entrance to the Mega-Warehouse Property.
6. **The Neighborhood Surrounding Britner Farm is NOT “Agricultural”.** The intersection of Sterling Road and Downsville Pike (Route 632) is commercial, industrial and institutional in nature; the Mega-Warehouse Property (zoned HI), the central offices for Washington County Public Schools (zoned ORI), and property owned by the Potomac Edison Company (zoned ORI) are situated at this intersection. The remainder of Sterling Road is bordered by residential development. Following the development of the Mega-Warehouse Property, **Britner Farm became the last cultivated farm operating along Sterling Road.**
7. **Undue Financial Hardship to the Britner Family.** In the early 1990’s the Britner Family applied with the County to have Britner Farm placed in agricultural preservation; however, the application was rejected because Britner Farm was located within the Urban Growth Area. After this rejection, the Britner Family partnered with a land developer and invested over **\$200,000** into the future residential development of Britner Farm. If Britner Farm is removed from the Urban Growth Area or is downzoned, the Britner Family must repay the land developer.
8. **Future Generations Need Affordable Housing.** Demand for affordable housing will continue. Properties having potential for residential development must be properly classified so the community can accurately plan for the future. Britner Farm has excellent potential to house hundreds of Washington County families in the future. The removal of Britner Farm from the Urban Growth Area and classifying it as “*Agricultural*” on the Land Use Plan wastes potential affordable housing for future generations and causes uncertainty for neighboring property owners.

Thank you for taking the time to review our arguments against the removal of Britner Farm from the Urban Growth Area and the classification of Britner Farm as “*Agriculture*” on the Land Use Plan. Again, it is our position that the Britner Farm must remain in the Urban Growth Area and must be accurately classified as “*Medium/High Density Residential*” in the Land Use Plan. **I am requesting that you please respond to this e-mail with a brief statement highlighting the staff’s reasoning behind the removal of the Britner Farm from the Urban Growth Area and the classification as “Agriculture” on the Land Use Plan.** I thank you in advance for your prompt response.

Very truly yours,

Thomas Britner

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From: [Baker, Jill](#)
To: [Eckard, Debra S.](#)
Subject: FW: Britner Farm and Comprehensive Plan 2040
Date: Monday, November 25, 2024 8:20:32 AM
Attachments: [image001.png](#)
[image002.png](#)

Please add this to the list of comments for the Comp Plan. Thanks.

From: Wagner, Randall <rwagner@washco-md.net>
Sent: Friday, November 22, 2024 12:32 PM
To: Baker, Jill <JBaker@washco-md.net>
Subject: Fw: Britner Farm and Comprehensive Plan 2040

Email for record on Britner farm comp plan

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From: Wagner, Randall <rwagner@washco-md.net>
Sent: Friday, November 22, 2024 12:30:53 PM
To: tbritner@dmbowman.com <tbritner@dmbowman.com>
Subject: Re: Britner Farm and Comprehensive Plan 2040

Thank you Sir.

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From: Thomas Britner <TBritner@dmbowman.com>
Sent: Friday, November 22, 2024 11:43:12 AM
To: Wagner, Randall <rwagner@washco-md.net>
Subject: Britner Farm and Comprehensive Plan 2040

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Dear Commissioner Wagner:

I represent my 30 + family members having an interest in Britner Family Farms, LLC (the “**Britner Family**”). The Britner Family owns the 191.06 +/- acre farm fronting Sterling Road in Williamsport, Maryland, being identified on Tax Map 56 as Parcel 133 & 134 (the “**Britner Farm**”). I am writing to express the Britner Family’s opposition to the classification of the Britner Farm recommended by the Washington County Planning Commission (the “**Planning Commission**”) in the draft Washington County Comprehensive Plan 2040 (the “**Draft Plan**”). Specifically, we object to the removal of Britner Farm from the Urban Growth Area (“**UGA**”) and the classification of Britner Farm as “*Agriculture*” in the Land Use Plan. In the Draft Plan the boundary of the UGA is directly adjacent to Britner Farm. **We believe that Britner Farm must remain in the UGA and must be accurately classified as “Medium/High Density Residential” in the Land Use Plan.**

In my review of the Planning Commission’s workshop minutes, the Planning Commission largely based its decision to remove Britner Farm from the UGA on the assumption that no public water or sewer services were available to Britner Farm. Below are excerpts from the Planning Commission’s March 28, 2022, and April 30, 2024 workshop minutes describing their reasoning for the removal of Britner Farm from the UGA.

*Areas #20A, #20B, and #20C – West side of Downsville Pike, South of I-70 (Britner and Ebersole farms, all of Edward Doub Road)
Justification: Poor road network, no public water or sewer services, no expansion of services projected, all parcels are zoned residential, active farmland*

- Tax Map 56, Parcels 133 and 134 (Britner Farm) – Staff recommendation: remove these parcels from the growth area because they are outside the City’s MRGA, the property is on the edge of the rural area, and there are no available water or sewer services.

However, the Planning Commission’s statements that water and sewer services are unavailable to Britner Farm are factually wrong. On April 22, 2008, the Britner Family entered a **pre-annexation agreement** with the City of Hagerstown (the “**City**”) in which the City agreed to provide water service to Britner Farm in exchange for future annexation. The annexation agreement is recorded among the land records at liber 3485, folio 34, and a copy has been attached to this e-mail for your information. Britner Farm is directly adjacent to the City’s Medium Range Growth Area. Moreover, Britner Farm is within **400 feet** of the property known as 10440 Downsville Pike, Hagerstown, Maryland 21740, that is improved with a **2,143,898 +/-** square foot warehouse facility (the “**Mega-Warehouse Facility**”) that is currently serviced by City water and County sewer. Britner Farm’s proximity to the Mega-Warehouse Facility makes the extension of water and sewer services to Britner Farm practical and achievable. Also, in 2024 a large natural gas line was installed along the length of Sterling Road to service the Mega-Warehouse Facility. Natural Gas is now available to service any future residential development on Britner Farm. Nothing in the workshop minutes indicates that the Planning Commission considered (i) the Britner Family’s pre-annexation agreement with the City, (ii) the Britner Farm’s proximity to the Mega-Warehouse Facility, or (iii) the installation of the natural gas line along Sterling Road, when making its recommendation. The Planning Commission’s failure to consider the foregoing factors is a mistake and their recommendation to remove Britner Farm from the UGA is based on inaccurate and incomplete information.

The Planning Commission also cited a “poor road network” as justification for its recommendation to remove Britner Farm from the UGA. **This statement is also factually wrong.** Sterling Road is an adequate 2 lane highway with shoulders. Any future residential development on Britner Farm would utilize Sterling Road (and not the inadequate portions of Edward Doub Road) as its primary point of access. Moreover, in connection with the development of the Mega-Warehouse Facility, Downsville Pike (632) was widened, a dedicated turn lane onto Sterling Road was added, and a new traffic signal was installed near the intersection. Furthermore, Britner Farm is located 1.2 miles (2 minutes’ drive time) from I-70, Exit 28, and 1.7 miles

(4 minutes' drive time) from I-81, Exit 2, and 3 miles (6 minutes' drive time) from I-81, Exit 1. The concentration of higher density residential development near interstate access points reduces traffic through rural areas. Britner Farm's proximity to 2 interstates and 3 interstate access points is ideal for higher density residential development.

We also object to the Planning Commission's recommendation that Britner Farm be classified as "*Agriculture*" on the Land Use Plan. The neighborhood surrounding Britner Farm is **not** agricultural. The intersection of Sterling Road and Downsville Pike (Route 632) is commercial, industrial and institutional in nature; the Mega-Warehouse Facility (zoned HI), the central offices for Washington County Public Schools ("WCPS"), zoned ORI, and property owned by the Potomac Edison Company (zoned ORI) are situated at this intersection. It is our understanding that WCPS is planning to build a new public school near this intersection. The remainder of Sterling Road is bordered by residential development. **Following the development of the Mega-Warehouse Facility, Britner Farm became the last cultivated farm operating along Sterling Road.**

Finally, we object to Britner Farm's removal from the UGA and "*Agriculture*" classification in the Land Use Plan because it is a dramatic reversal from decades of prior Comprehensive Plans and would cause undue financial hardship to the Britner Family. The Britner Family has owned and operated Britner Farm for nearly **65 years**. In the early 1990's the Britner Family applied to have Britner Farm placed in agricultural preservation; however, the application was rejected because Britner Farm was located within the UGA. After this rejection, the Britner Family partnered with a land developer and invested over **\$200,000** into the future residential development of Britner Farm. If Britner Farm is removed from the UGA or is downzoned, the Britner Family's investment would be totally lost.

Washington County's Comprehensive Plan must be accurate and consistent so that both the County and individual property owners may plan for the future. We believe that the Draft Plan is both inaccurate and a dramatic departure from past Comprehensive Plans. **We are requesting that you reject the Draft Plan presented by the Planning Commission; or alternatively, you send the Draft Plan back to the Planning Commission with instruction to include Britner Farm in the UGA and accurately classify Britner Farm as "*Medium/High Density Residential*" in the Land Use Plan.** Thank you for taking the time to read this e-mail. **We are requesting that you please respond to this e-mail with a brief statement on your position regarding Britner Farm.** We look forward to hearing from you. Please let me know if you have any questions about the foregoing. I'm available by phone if you would like to discuss this in more detail. I will also be speaking at the public hearing scheduled for January 13, 2025.

Sincerely,

Thomas Britner

Thomas O. Britner, Esquire
Attorney at Law for The Bowman Group, LLC
10228 Governor Lane Blvd. Suite 3002
Williamsport, Maryland 21795
Phone (301) 223 1076

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From: [Thomas Britner](#)
To: [Planning Email](#)
Subject: RE: Comprehensive Plan 2040
Date: Tuesday, December 3, 2024 8:49:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[E-mail with Nancy Hausrath.pdf](#)
Importance: High

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Debra:

Attached is my e-mail correspondence with **Nancy Hausrath, the Director of Utilities for the City of Hagerstown**. In the attached correspondence she confirms that the City will provide water service to Britner Farm in accordance with the terms of our pre-annexation agreement (liber 3485, 34) if a Site Plan for Britner Farm is submitted and water capacity is available at the time. She was clear that water capacity issues may exist in the future and water service would be granted on a first come, first serve basis. **However, the City would not deny service because Britner Farm is outside of the City's Medium Range Growth Area ("MGRA").** Britner Farm is directly adjacent to the boundary of the MGRA.

Again, the primary justification given by the Planning Commission for removing Britner Farm from the Urban Growth Area was that Britner Farm was located outside of the MGRA and that water service would be unavailable. **The attached correspondence, together with our pre-annexation agreement refute the Planning Commission's justification for removing Britner Farm from the Urban Growth Area.**

I request that this email, together with the attached e-mail correspondence with Nancy Hausrath be included in the record.

Thomas Britner

From: Eckard, Debra S. <deckard@washco-md.net> **On Behalf Of** Planning Email
Sent: Friday, November 15, 2024 3:02 PM
To: Thomas Britner <TBritner@dmbowman.com>
Subject: RE: Comprehensive Plan 2040

Mr. Britner,

I have talked to members of our staff regarding your property which has been removed from the Urban Growth Area. I am attaching the 2022 minutes of the Planning Commission meetings where they discussed retraction of the growth area to match the City's Medium Range Growth Area (MRGA)

due to the lack of water services from the City of Hagerstown. Currently, your property is located outside of the City of Hagerstown's medium range growth area (MRGA) and where the City is not projecting an expansion of services anytime in the near future. Water services are projected to first serve those properties within the MRGA. Questions regarding water services and your pre-annexation agreement would need to be discussed with the City of Hagerstown, not the County.

As I stated before, your comments will be made part of the public record and will be shared with the Planning Commission as well as the Board of County Commissioners. You are welcome to attend the public hearing scheduled on Monday, January 13th at 6 p.m. at the Public Safety Training Center at 18350 Public Safety Place and present your comments. Please note, you will be given three minutes to speak.



Debra Eckard
Office Manager
747 Northern Avenue
Hagerstown, MD 21742
P: (240) 313-2437
www.washco-md.net

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From: Thomas Britner <TBritner@dmbowman.com>
Sent: Thursday, November 14, 2024 11:10 AM
To: Planning Email <askplanning@washco-md.net>
Subject: RE: Comprehensive Plan 2040

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Thank you, Debra.

From: Eckard, Debra S. <deckard@washco-md.net> **On Behalf Of** Planning Email
Sent: Thursday, November 14, 2024 10:12 AM
To: Thomas Britner <TBritner@dmbowman.com>
Subject: RE: Comprehensive Plan 2040

Your comments have been received and made part of the public comments. Someone from our office will respond to your request for an explanation in the next few days.



Debra Eckard
Office Manager
747 Northern Avenue
Hagerstown, MD 21742
P: (240) 313-2437
www.washco-md.net

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From: Thomas Britner <TBritner@dmbowman.com>
Sent: Thursday, November 14, 2024 9:15 AM
To: Planning Email <askplanning@washco-md.net>
Subject: Comprehensive Plan 2040

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Dear Planning Staff:

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Plan 2040. Specifically, the Britner Family objects to the removal of Britner Farm from the Urban Growth Area, and the classification of Britner Farm as “*Agriculture*” in the Land Use Plan. In the draft plan the Britner Farm is now directly adjacent to (but not included in) the Urban Growth Area. **It is our position that Britner Farm must remain in the Urban Growth Area and must be accurately classified as “*Medium/High Density Residential*” in the Land Use Plan.** I have outlined our arguments in support of our position below.

1. **The City of Hagerstown MUST Provide Water to Britner Farm.** On April 22, 2008, the Britner Family entered an **Annexation Agreement** with the City of Hagerstown (the “City”) in which the City agreed to provide **Water** to the Britner Farm in exchange for future annexation. The annexation agreement is recorded among the land records at liber 3485, folio 34, and a copy has been attached to this e-mail. The Britner Farm is currently within the City’s Medium Range Growth Area.
2. **Water & Sewer is near Britner Farm.** Britner Farm is within **400 feet** of the property known as 10440 Downsville Pike, Hagerstown, Maryland 21740, that is improved with a 2,143,898 +/- square foot warehouse facility (the “**Mega-Warehouse Property**”). The Mega-Warehouse Property is serviced by City water and County sewer. The extension of water & sewer services to Britner Farm is practical and achievable.
3. **Natural Gas is Available.** In 2024 a large natural gas line was installed along the length of Sterling Road to service the Mega-Warehouse Property. Natural Gas is available to service any future residential development on Britner Farm.
4. **Residential Development near Interstate Access Points Reduces Traffic.** Britner Farm is located 1.2 miles (i.e., 2 minutes’ drive time) from I-70, Exit 28, and 1.7 miles (i.e., 4 minutes’ drive time) from I-81, Exit 2, and 3 miles (i.e., 6 minutes’ drive time) from I-81, Exit 1. Britner Farm’s close proximity to 2 interstates and 3 interstate access points is ideal for higher density residential development; concentrating higher density residential development near interstate access points reduces traffic through rural areas.
5. **Substantial Road Improvements were made near the Intersection of Downsville Pike (632) and Sterling Road.** In connection with the development of the Mega-Warehouse Property, Downsville Pike (632) has been widened and a dedicated turn lane onto Sterling Road has been added. Also, a new traffic signal has been installed near the Downsville Pike entrance to the Mega-Warehouse Property.
6. **The Neighborhood Surrounding Britner Farm is NOT “Agricultural”.** The intersection of Sterling Road and Downsville Pike (Route 632) is commercial, industrial and institutional in nature; the Mega-Warehouse Property (zoned HI), the central offices for Washington County Public Schools (zoned ORI), and property owned by the Potomac Edison Company (zoned ORI) are situated at this intersection. The remainder of Sterling Road is bordered by residential development. Following the development of the Mega-Warehouse Property, **Britner Farm became the last cultivated farm operating along Sterling Road.**
7. **Undue Financial Hardship to the Britner Family.** In the early 1990’s the Britner

Family applied with the County to have Britner Farm placed in agricultural preservation; however, the application was rejected because Britner Farm was located within the Urban Growth Area. After this rejection, the Britner Family partnered with a land developer and invested over **\$200,000** into the future residential development of Britner Farm. If Britner Farm is removed from the Urban Growth Area or is downzoned, the Britner Family must repay the land developer.

8. **Future Generations Need Affordable Housing.** Demand for affordable housing will continue. Properties having potential for residential development must be properly classified so the community can accurately plan for the future. Britner Farm has excellent potential to house hundreds of Washington County families in the future. The removal of Britner Farm from the Urban Growth Area and classifying it as "*Agricultural*" on the Land Use Plan wastes potential affordable housing for future generations and causes uncertainty for neighboring property owners.

Thank you for taking the time to review our arguments against the removal of Britner Farm from the Urban Growth Area and the classification of Britner Farm as "*Agriculture*" on the Land Use Plan. Again, it is our position that the Britner Farm must remain in the Urban Growth Area and must be accurately classified as "*Medium/High Density Residential*" in the Land Use Plan. **I am requesting that you please respond to this e-mail with a brief statement highlighting the staff's reasoning behind the removal of the Britner Farm from the Urban Growth Area and the classification as "Agriculture" on the Land Use Plan.** I thank you in advance for your prompt response.

Very truly yours,

Thomas Britner

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Thomas Britner

From: Nancy Hausrath <nhausrath@hagerstownmd.org>
Sent: Monday, December 2, 2024 10:55 AM
To: Thomas Britner
Subject: RE: Annexation Agreement

Categories: Red Category

Mr. Britner – Per the second paragraph of my email (**below in red**), your assumption is correct provided your property receives site plan approval from Washington County. You must receive Washington County site plan approval to receive water service.

Please let me know if you have any additional questions.

Thank you,
Nancy

It is unlikely that the pre-annexation agreement would take precedence over the County's refusal to approve development plans associated with a growth boundary. When a project does not acquire County site plan approval, the actual water connection approval never arises.



Nancy Hausrath
Utilities Department
Phone: 301-739-8577, Ext. 677
Email: NHausrath@Hagerstownmd.org
1 Clean Water Circle
Hagerstown, MD 21740
www.hagerstownmd.org

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From: Thomas Britner <TBritner@dmbowman.com>
Sent: Monday, December 2, 2024 10:49 AM
To: Nancy Hausrath <nhausrath@hagerstownmd.org>
Subject: RE: Annexation Agreement

Nancy:

Thank you so much for getting back to me.

I understand that (i) there is a water capacity issue and, (ii) water is provided on a first come first serve basis. I also understand that the County ordinances will control the development of Britner Farm. My

interpretation of your statement below is as follows: **If water is available at the time a site plan is submitted for Britner Farm, the City will provide Water to Britner Farm. Is this a correct interpretation?** Please Advise.

Thank you for patience with me.

Thomas Britner.

From: Nancy Hausrath <nhausrath@hagerstownmd.org>
Sent: Monday, December 2, 2024 10:14 AM
To: Thomas Britner <TBritner@dmbowman.com>
Subject: RE: Annexation Agreement

Good Morning Mr. Britner –

The City’s annexation agreement process only removes the hurdle of whether water can be approved outside the City’s approved service area. Approvals state that water is available on a first come, first served basis. If there is no remaining water capacity in the City’s water system by the time a pre-annexation agreement site plan/subdivision moves forward, the City would not be able to approve water service for that plan.

It is unlikely that the pre-annexation agreement would take precedence over the County’s refusal to approve development plans associated with a growth boundary. When a project does not acquire County site plan approval, the actual water connection approval never arises.

Thank you,
Nancy



Nancy Hausrath
Utilities Department
Phone: 301-739-8577, Ext. 677
Email: NHausrath@Hagerstownmd.org
1 Clean Water Circle
Hagerstown, MD 21740
www.hagerstownmd.org

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From: Thomas Britner <TBritner@dmbowman.com>
Sent: Monday, December 2, 2024 9:46 AM
To: Nancy Hausrath <nhausrath@hagerstownmd.org>
Subject: RE: Annexation Agreement
Importance: High

Hi Nancy:

I hope you and your family had a nice Thanksgiving. I'm sorry if I'm becoming a nuisance, but this matter is very important to my family. **We are just looking for confirmation that the City will honor the terms of our pre-annexation agreement and provide Britner Farm with water in the future.** A copy of the pre-annexation agreement is attached for your information. Again, there is no development planned for Britner Farm at this time.

Thanks,

Thomas Britner

From: Thomas Britner
Sent: Friday, November 22, 2024 9:02 AM
To: nhausrath@hagerstownmd.org
Subject: RE: Annexation Agreement

Good Morning, Nancy. I just wanted to check in regarding my request below. Please let me know if you have any questions. I hope you have a great day and a nice weekend.

Thanks,

Thomas

From: Thomas Britner
Sent: Friday, November 15, 2024 4:08 PM
To: nhausrath@hagerstownmd.org
Cc: Robin L. Ferree <rferree@dmbowman.com>
Subject: Annexation Agreement
Importance: High

Dear Nancy:

I represent Britner Family Farms, LLC the owner of the 191.06 +/- acre farm fronting Sterling Road in Williamsport, Maryland, being identified on Tax Map 56 as Parcel 133 & 134 (the "**Britner Farm**"). On April 22, 2008, the Britner family entered an **Annexation Agreement** with the City of Hagerstown (the "**City**") in which the City agreed to provide **Water** to the Britner Farm in exchange for future annexation. The annexation agreement is recorded among the land records at liber 3485, folio 34, and a copy has been attached to this e-mail.

Washington County is in the process of revising its Comprehensive Plan and has proposed that Britner Farm be removed from the County's Urban Growth Area ("**UGA**"). The underlying reason for the County's proposed removal of Britner Farm from the UGA is the lack of water provided by the City. It is my understanding that the County is adjusting the UGA to match the boundaries of the City's Medium Range Growth Area. We are objecting to the removal of Britner Farm from the UGA because we have an Annexation Agreement with the City to provide water to Britner Farm. **I am requesting that you please respond to this e-mail giving your position on the Annexation Agreement. Specifically, will water be made available to Britner Farm in the**

future? Please note that there are no plans for the development of Britner Farm currently; we are just seeking to preserve our development rights in the future. Also, please note that Britner Farm is within **400** feet of the 2,143,898 +/- square foot warehouse facility known as 10440 Downsville Pike, Hagerstown, Maryland 21740, which is serviced by City Water.

Thank you for your time and attention this matter. I appreciate your help.

Thomas

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3485 0034

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Case No. WS- 2008 - 11

THIS AGREEMENT, MADE AND EXECUTED IN DUPLICATE, this 22nd day of April, 2008, by and between Kurt I. Britner, Trustee of Washington, Maryland, party of the first part, hereinafter called "PROPERTY OWNER(S)" and the MAYOR AND CITY COUNCIL OF HAGERSTOWN, a municipal corporation of the State of Maryland, party of the second party, hereinafter called "CITY".

WITNESSETH:

DJW HAD2
Apr 22, 2008 12:02 PM

WHEREAS, the City has established an annexation policy whereby annexation, except in certain situations, is a prerequisite to the City providing its services including water and sewerage services to serve any properties beyond the corporate boundaries of the City; and

WHEREAS, the property of the Property Owner(s) as hereinafter described (hereinafter "the Property") is subject to the annexation policy and no exception in said policy is applicable; and

WHEREAS, the Property is not now contiguous to the City; and

WHEREAS, the Property Owner(s) is willing to consent to have the Property annexed into the City at such time as the Property shall become contiguous to the City; and

WHEREAS, the Property Owner(s) agree that if and when the Property becomes contiguous to the City it is in the interest of the Property Owner(s) and the Property that it become a part of the City of Hagerstown; and

WHEREAS, Property Owner has been fully informed and fully understands that he must request annexation and submit to annexation the Property in order to obtain the benefit of the said City services.

3485 0035

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00)

paid by the Property Owner to City, the mutual covenants and promises of the parties and other good and valuable consideration, receipt whereof is hereby acknowledged, and the further considerations of the City extending its Potable Water Utilities services to serve the property of Property Owner prior to annexation, it is hereby understood and agreed between the parties hereto as follows:

1. The Property which is the subject of this Agreement is the Property known as

TM 56 Parcels 133 & 134

- * *The lot number and the name of the recorded subdivision. Provide as an attachment a copy of the recorded plat referenced as "Exhibit A" in 8-1/2 x 11-inch format; OR*
- * *The legal description of the Property. Provide as an attachment a copy of the metes and bounds description referenced as "Exhibit A" in 8-1/2 x 11-inch format; OR*
- * *The liber/folio number of the current deed. Provide as an attachment a copy of the deed referenced as "Exhibit A" in 8-1/2 x 11-inch format.*

NOTE: A street address is not sufficient.

2. City shall, subject to the terms and conditions of this Agreement, extend the following City services, Potable Water Utilities to and for the benefit of the Property and the Property Owner herein.

2. The Property Owner shall pay all of the costs and expenses of the extension of these services to the Property adhering to all of the requirements of the City of Hagerstown for the extension of the services and the payment therefor.

3485 0036

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

4. Property Owner(s) agree to pay for connection, benefit and other charges in accordance with the rates then in effect according to Water Department and Sewer Department rules and regulations and applicable City Ordinances.

5. It is understood and agreed that the Property to be served shall be subject to all the Ordinances and rules and regulations of the City with respect to the services provided, now in effect, and which may be placed in effect at any future date.

6. Property Owner(s) agrees that he will, if an annexation resolution shall be initiated for the Property, agree to support the annexation of the Property and the annexation procedure.

7. It is distinctly understood and agreed that, if the Property Owner(s) take action in opposition to the annexation of the property and/or withholds or withdraws support for such annexation, City shall not be required to make any further provision of the requested services to the Property. (However, no then existing services shall be discontinued.)

8. It is further understood and agreed that should Property Owner's property be annexed, Property Owner shall be subject to all the Ordinances and rules and regulations of City and shall be entitled to all of the privileges of a citizen of Hagerstown, now in effect, or which may be placed in effect at any future date.

9. Additional Provisions:

10. It is further agreed that the use of the masculine gender in this Agreement shall include all genders, and the word "Property Owner" shall include individuals, firms or corporations, as the case may be and each and every subsequent holder of any interest legal or equitable in the Property.

11. This Agreement shall be valid and binding upon the heirs, personal representatives, successors and assigns of the parties hereto, and shall be considered as a

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

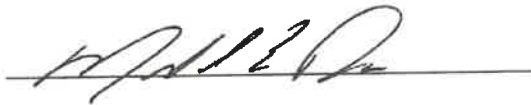
covenant running with the land of Property Owner, and a copy of this Agreement shall be recorded by the City among the Land Records of Washington County, Maryland, at the expense of Property Owner.

12. Covenant of further assurances.

13. The parties agree that in the event that the Property Owner(s) fail to comply with the terms of this Agreement or attempt to avoid the annexation of the Property pursuant to this Agreement, such failure shall be a breach of this Agreement and the City may, in addition to asserting any other legal right, seek to enforce the terms of this Agreement by a suit for specific performance.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals, and the Mayor and City Council of Hagerstown has caused its name to be signed hereto by its Mayor, and its corporate seal to be hereunto affixed, duly attested by its City Clerk, all on the day and date first above written.

WITNESS:



PROPERTY OWNER

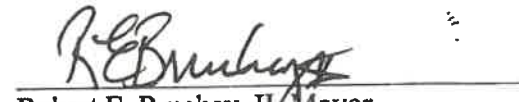
 (SEAL)
Signature

KURT T. BERTNER
Typed/Printed Name

ATTEST:


Donna Spickler, City Clerk

MAYOR AND CITY COUNCIL
OF HAGERSTOWN


Robert E. Bruchey, II, Mayor

3485 0038

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

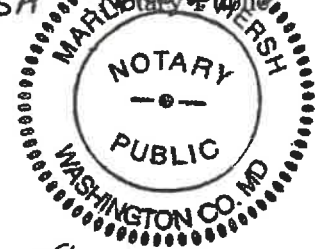
STATE OF MARYLAND)
COUNTY OF Washington) SS:

I hereby certify, that on this 21st day of April, 2008, before me, a Notary Public in and for said County and State, personally appeared KURT I BRITNER and acknowledged the foregoing Agreement to be his act and deed, or the act and deed of _____.

WITNESS my hand and Notarial Seal.

My Commission Expires: 2-1-2008

Marlene V. Hersh
MARLENE V. HERSH



STATE OF MARYLAND)
COUNTY OF WASHINGTON) SS:

I hereby certify, that on this 22 day of April, 2007, before me, a Notary Public in and for said County and State, personally appeared Robert E. Bruchey, II, Mayor of the City of Hagerstown who acknowledged the foregoing Agreement to be the act and deed of said municipal corporation.

WITNESS my hand and Notarial Seal.

My Commission Expires: BRENDA HAWBAKER
NOTARY PUBLIC
WASHINGTON COUNTY
STATE OF MARYLAND
My Commission Expires
March 1, 2009

Brenda Hawbaker
, Notary Public



MAIL TO: City of Hagerstown Planning Department
One East Franklin Street, Room 400
Hagerstown, Maryland 21740-4987

Revised: January 3, 2005; November 30, 2005; July 18, 2006; October 19, 2006

H:/Planning/Annexation Review/PreAnnex Agreement.doc

3485 0039

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY
DESCRIPTION OF PROPERTY

DAVIS, RENN & ASSOCIATES, INC.
CONSULTING ENGINEERS
FORMERLY
J. B. FERGUSON ENGINEERING INC.



Conveyed by: Kurt I. Britner, Trustee To: Williamsport Vertu8es, LLC

Location: at the intersection of Sterling Road and Edward Doub Road,
near Bower Avenue

Prepared by JWB Date 4/21/08 from survey by VD Date: 5/17/07
Chkd. by RAW 4/21/08

From Court Record L.2848 F.550 Plan No. B-1794 Project No. 041037
Bearings: N.A.D. '83 North

Copies to:

NO.	BEARINGS	DISTANCE	CALL
-----	----------	----------	------

Situate at the intersection of Sterling Road and Edward Doub Road,
near Bower Avenue, shown on Property Map 56, Parcel 133, 134, 951 &
1045, in Election District 2, Washington County, Maryland, and more
particularly described as follows:

PARCEL 1 - SOUTHEAST OF EDWARD DOUB ROAD

Beginning at a corner post found, corner to lands OF Joseph D. &
Destiny M. Reese, as recorded in Liber 1219, at folio 969 and corner to
lands of Robert B. Ebersole, et al, as recorded in Liber 844, at folio
431, thence with line of lands of said Ebersole by the following two
(2) courses

1. N 56° 27' 46" W 901.88' to a 5/8" rebar w/cap set in line of
lands of said Ebersole and in the
southeastern marginal line of Edward
Doub Road, thence with the said
southern marginal line of Edward Doub
Road by the following eight (8) courses
2. N 20° 58' 48" W 920.67' to a 5/8" rebar w/cap set in line of
lands of said Ebersole and in the
southeastern marginal line of Edward
Doub Road, thence with the said
southern marginal line of Edward Doub
Road by the following eight (8) courses

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 3485, p. 0039, MSA_CE18_3435. Date available 04/28/2008. Printed 02/20/2024.

3485 0040

NO.	BEARINGS	DISTANCE CLERK OF CIRCUIT COURT WASHINGTON COUNTY	CALL
3.	by a non-tangent curve to the left having a delta angle of 81°32'11", a radius of 80.00', a length of 113.85', subtended by a chord bearing N86°09'21"E 104.48' to a 5/8" rebar w/cap set, thence		
4.	N 45° 23' 16" E	1,904.66'	to a 5/8" rebar w/cap set, thence
5.	by a non-tangent curve to the right having a delta angle of 45°55'02", a radius of 175.00', a length of 140.25', subtended by a chord bearing N68°20'57" E 136.52' to a 5/8" rebar w/cap set, thence		
6.	S 88° 41' 41" E	53.61'	to a 5/8" rebar w/cap set, thence
7.	by a tangent curve to the left having a delta angle of 60°58'49", a radius of 125.00', a length of 133.04' subtended by a chord bearing N60°48'54" E 126.85' to a 5/8" rebar w/cap set, thence		
8.	N 30° 19' 30" E	1,114.56'	to a 5/8" rebar w/cap set, thence
9.	S 59° 11' 13" E	5.41'	to a 5/8" rebar w/cap set, thence
10.	N 30° 48' 47" E	67.22'	to a 5/8" rebar w/cap set in the said southeastern marginal line of Edward Doub Road and the southern marginal line of Sterling Road, thence with the said southern marginal line of Sterling by the following four (4) courses
11.	by a tangent curve to the right having a delta angle of 59°33'50', a radius of 50.00', a length of 51.98', subtended by a chord bearing N60°35'42"E 49.67' to a 5/8" rebar w/cap set, thence		
12.	S 89° 37' 23" E	64.73'	to a 5/8" rebar w/cap set, thence
13.	by a tangent curve to the left having a delta angle of 04°14'44", a radius of 5,759.58', a length of 426.78', subtended by a chord bearing N88°15'15"E 426.68' to a 5/8" rebar w/cap set, thence		
14.	S 86° 07' 53" E	940.33'	to a 5/8" rebar w/cap set in the said southern marginal line of Sterling Road, corner to lands of John C. & Linda C. Wintermoyer, as recorded in Liber 2511, at folio 132, thence with lands of said Wintermoyer by the following four (4) courses

NO.	BEARINGS	CLERK OF DISTRICT COURT WASHINGTON COUNTY	CALL
15.	S 31° 22' 12" W	349.05'	to an iron pipe found, thence
16.	S 31° 21' 06" W	388.67'	to a post found, thence
17.	S 31° 19' 33" W	786.73'	to a post found, thence
18.	S 31° 23' 00" W	374.73'	to a rebar found, corner to lands of said Wintermoyer and said Ebersole, thence with said Wintermoyer and Ebersole
19.	S 69° 06' 39" E	632.40'	to a corner post found, corner to said Wintermoyer and corner to lands of Michael B. & Christine A. Forsythe, as recorded in Liber 1901, at folio 542, thence with a line of said Forsythe
20.	S 28° 53' 10" W	365.02'	to a corner post found, thence with a line of said Forsythe, line of George F. Durham, as recorded in Liber 1201, at folio 713, and line of Joseph D. and Destiny M. Reese
21.	S 33° 58' 59" W	2,687.33'	to a corner post found, corner to said Reese, thence with said Reese the following two (2) courses
22.	N 56° 56' 26" W	426.76'	to a fence post found, thence
23.	N 53° 20' 34" W	387.84'	to the place of beginning containing 183.3933 acres, more or less, as shown on a Preliminary Plat prepared for Williamsport Ventures, LLC by Davis, Renn & Associates, Inc. on May 13, 2007, Map File No. B-1793, attached hereto and made a part of this description.

PARCEL 2 - NORTHWEST OF EDWARD DOUB ROAD

Beginning at a 5/8" rebar w/cap set in the northwestern marginal line of Edward Doub Road which stands N 42°02'54" E 858.32' from a 5/8" rebar with cap set, being at the end of the third line of Parcel 1, thence leaving said Edward Doub Road

1. N 40° 03' 09" W 236.08' to a 5/8" rebar w/cap set, thence
2. N 31° 40' 51" E 289.95' to a 5/8" rebar w/cap set, thence

NO.	BEARINGS	CLERK OF DISTRICT COURT WASHINGTON COUNTY	CALL
3.	S 44° 56' 18" E	304.04'	to a 5/8" rebar w/cap set in the said northwestern marginal line of Edward Doub Road, thence with the said northwestern marginal line of Edward Doub Road
4.	S 45° 23' 16" W	302.19'	to the place of beginning containing 1.8007 acres, more or less, as shown on a Preliminary Plat prepared for Williamsport Ventures, LLC, by Davis, Renn & Associates, Inc. on May 17, 2007, Map File No. 1793, attached hereto and made a part of this description.

PARCEL 3 - NORTHWEST OF EDWARD DOUB ROAD

Beginning at a 5/8" rebar w/cap set in the northwestern marginal line of Edward Doub Road which stands N 43°16'51" E 1,359.98' from a 5/8" rebar w/cap set, being at the end of the third line of Parcel 1, thence leaving said Edward Doub Road

1. N 44° 56' 18" W 352.76' to a 5/8" rebar w/cap set, thence
2. N 31° 40' 51" E 492.07' to a 5/8" rebar w/cap set, thence
3. N 29° 45' 51" E 132.83' to a 5/8" rebar w/cap set, thence
4. S 44° 56' 20" E 234.94' to a 5/8" rebar w/cap set, thence
5. S 45° 03' 40" W 418.69' to a 5/8" rebar w/cap set, thence
6. S 44° 56' 20" E 267.80' to a 5/8" rebar w/cap set in the said northwestern marginal line of Edward Doub Road, thence with the said northwestern marginal line of Edward Doub Road
7. S 45° 23' 16" W 188.15' to a place of beginning containing 3.3650 acres, more or less, as shown on a Preliminary Plat prepared for Williamsport Ventures, LLC, by Davis, Renn & Associates, Inc. on May 17, 2007, Map File No. 1793, attached hereto and made a part of this description.

PARCEL 4 - NORTHWEST OF EDWARD DOUB ROAD

Beginning at a 5/8" rebar w/cap set in the northwestern marginal line of Edward Doub Road which stands S 34° 43' 23" W 652.00' from a 5/8" rebar w/cap set, being at the end of the eleventh line of Parcel 1, thence with the said northwestern marginal line of said Edward Doub Road

NO.	BEARINGS	CLERK OF DISTRICT COURT WASHINGTON COUNTY	CALL
1.	S 30° 19' 30" W	123.16'	to a 5/8" rebar w/cap set in the said northwestern marginal line of Edward Doub Road, thence leaving said Edward Doub Road
2.	N 55° 33' 55" W	295.20'	to a 5/8" rebar w/cap set, thence
3.	S 45° 23' 45" W	187.42'	to a 5/8" rebar w/cap set, thence
4.	N 44° 40' 42" W	320.30'	to a 5/8" rebar w/cap set, thence
5.	N 50° 02' 12" E	404.14'	to a 5/8" rebar w/cap set, thence
6.	S 56° 26' 05" E	74.80'	to a 5/8" rebar w/cap set, thence
7.	S 56° 17' 12" E	144.44'	to a 5/8" rebar w/cap set, thence
8.	N 33° 57' 54" E	59.23'	to a 5/8" rebar w/cap set, thence
9.	S 56° 04' 01" E	127.00'	to a 5/8" rebar w/cap set, thence
10.	S 30° 12' 14" W	208.00'	to a 5/8" rebar w/cap set, thence
11.	S 56° 02' 12" E	196.78'	to the place of beginning, containing 4.1193 acres, more or less, as shown on a Preliminary Plat prepared for Williamsport Ventures, LLC, by Davis, Renn & Associates, Inc. on May 17, 2007, Map File No. 1793, attached hereto and made a part of this description.

Parcels 1, 2, 3, and 4 are the same lands conveyed by C. Rose Marie Britner, et al to Kurt I. Britner, Trustee of the residual Trust created under the Will of Oliver Irwin Britner on April 4, 2004, as recorded in Liber 2848, at folio 550 (Second Deed of Correction) among the land records of Washington County, Maryland

Prepared under my responsible charge



Jedd W. Beall
Property Land Surveyor
MD Reg. No. 540

4-21-08
Date



From: kbuckler@radiofreehubcity.com
To: [Planning Email](#); [County Commissioners](#)
Cc: [Shaun Porter](#); [Justin Holder](#); [bbthebat13](#)
Subject: Public Comment Regarding Proposed Re-Zoning in 2040 Comprehensive Plan
Date: Tuesday, January 7, 2025 4:38:31 PM

You don't often get email from kbuckler@radiofreehubcity.com. [Learn why this is important](#)

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Hello,

This is my official comment which I request be entered into the record regarding the proposed 2040 Comprehensive Plan.

I am deeply concerned by this plan, as it rezones a significant number of acres across the county from Agricultural Rural A(R) to Environmental Conservation EC, specifically areas surrounding public waterways such as the Antietam Creek. While the immediate effects of this rezoning are currently minor and mostly affect the ability to subdivide the land, the longterm effects are most concerning.

One of my properties, 20338 Trovinger Mill Rd, is one of the properties affected by this zoning change. Attached is a screenshot from the county's final draft showing the zoning change.

For reference, in neighboring Frederick County, the residents fought fiercely against proposed changes to the Monocacy River Plan, viewing it as a potential land grab. Reference <https://www.change.org/p/february-2018-update-stop-the-monocacy-river-government-land-grab>

Establishing special Environmental Conservation zoning surrounding public waterways may open the door for further restrictions to implemented in these zones, potentially detrimental to property owners interests in using and enjoying their property. When I purchased my property several years ago, I specifically purchased it due to its zoning as A(R). I am extremely concerned about the potential for rezoning my property to EC, and the unknowns this creates for future usage of my own property.

Furthermore, as much of the change affects agricultural properties currently in A(R) zoning, this change also has the potential to blindside farmers who currently are unaware of the potential that changes to EC zoning in the future could affect their family farms, possibly reducing the area which they can use for agriculture.

Noted differences between A(R) and EC:

"Travel trailer parks/Camp grounds" - Shifts from special exception to not permitted

"Public or private college, trade and technical institutions" - Shifts from special exception to not permitted

"Grain elevators, grain bins, and feed mills, primarily for wholesale use." - Shifts from

permitted to special exception

Most concerning however, is that this shifts the entire purpose of lands, based upon the purpose stated in Washington County's current zoning:

A(R):

The purpose of this district is to provide for continued farming activity and the many uses that do not require public water and sewerage facilities and which may be more suitably located outside of the urban-type growth of the larger communities of the County. The Agricultural zoning district has been purposely drawn to enclose large blocks of the best soils for intensive agricultural production as well as gently rolling topography for farming. Most of the operating farms as well as the largest block of farmland preserved through the Agricultural Preservation Program is located in this area.

EC:

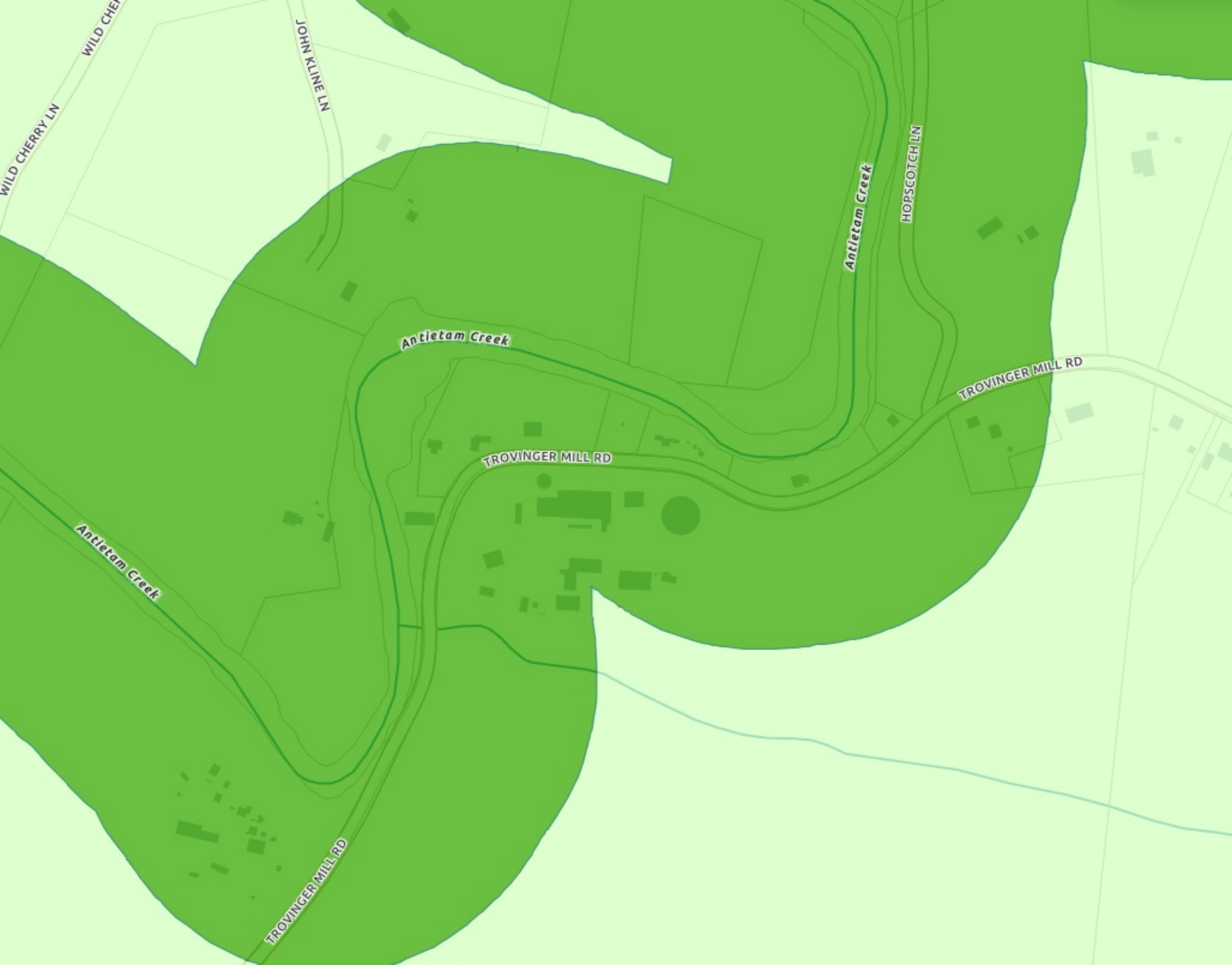
The purpose of this district is to prescribe a zoning category for those areas where, because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This district may include extensive steeply sloped areas, stream valleys, water supply sources, and wooded areas adjacent thereto.

The change in primary purpose in zoning significantly opens up agricultural land owners to potential future headaches as EC zoning restrictions are modified. Much like what Frederick County residents faced with the Monocacy River Board, this quite honestly feels like a land grab, preparing to deprive me of future use and modifications to my own property.

Therefore, I hereby strongly object to the rezoning of not only my own property, but all properties which are currently zoned as A(R) and would be re-zoned to EC through this comprehensive plan.

Thank you,

Ken Buckler
President
Radio Free Hub City



WILD CHERRY LN

JOHN KLINE LN

HOPSCOTCH LN

Antietam Creek

Antietam Creek

TROVINGER MILL RD

TROVINGER MILL RD

Antietam Creek

TROVINGER MILL RD



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

One East Franklin Street • Hagerstown, MD 21740

E-mail: planning@hagerstownmd.org

Telephone: 301-739-8577, ext. 138 • Website: www.hagerstownmd.org

MEMORANDUM

TO: Jill Baker, County Planning Director

FROM: Kathleen A. Maher, Director 

DATE: December 20, 2024

SUBJECT: City of Hagerstown Comments on Draft County Comprehensive Plan 2040

City Planning staff reviewed proposed comments on the draft County Comprehensive Plan with the Mayor and City Council on December 3 and with the Hagerstown Planning Commission on November 13. Both bodies approved forwarding of comments as presented to them with two tweaks from the Council.

The City appreciates the hard work undertaken by the County's Planning staff and Planning Commission in preparation of an in-house update to the 2002 Comprehensive Plan. This plan provides a great deal of information to educate the public on important issues and services affecting our citizens and businesses. It also offers new policy and code change recommendations to facilitate growth in our community which should spark some interesting discussions.

The City took our responsibility seriously to review the plan and prepare comments on issues affecting the city since the County Comprehensive Plan has an impact on growth and service planning in our region, as well as provides direction for other important planning documents effecting the Hagerstown region, such as the County Water & Sewer Plan and the Board of Education's Facilities Master Plan. Attached is a document of City comments on issues and recommendations in the draft plan that support City goals and issues of concern from a City perspective.

Again, we appreciate the opportunity to comment on the County's draft comprehensive plan. We would be happy to meet to further discuss these issues as public input on the draft plan is evaluated.

Attachment

C: Mayor and City Council
Hagerstown Planning Commission
City Directors Team
Mark Bradshaw, County Director of Environmental Management
Jonathan Horowitz, County Director of Business & Economic Development
Chad Criswell, Washington County Public Schools Facilities Planning & Development

Recommendations Supporting City Goals

- 1) Reduction of Size of Urban Growth Area – the City appreciates recommending reducing the size of the UGA in acknowledgement of the capacity constraints of the City water system.
 - a) As the plan anticipates new development in this reduced UGA to be served by City water, the City recommends the boundary be reduced even further to approximate the City's MRGA boundary in order to be consistent with the City Comp Plan's analysis of the City's ability to serve areas outside the corporate boundaries with City water.

- 2) Water and Wastewater Infrastructure Assessment Study with the City – the City agrees this would be a worthy endeavor and would help everyone in the community understand the real constraints facing us with water and wastewater service.
 - a) Suggest including land capacity analysis for all of the UGA, not just the unincorporated areas, to give a fuller picture of the amount of development that could be generated with the planned zoning for the entire UGA.

- 3) Explore Sending More County Wastewater Customers from City Plant to County Plant – the City appreciates the acknowledgement that the City wastewater plant has constraints on capacity set by the State due to phosphorus treatment limitations.
 - a) Many may not realize that all of the development on public wastewater on the north and east side of the city in the UGA is served by the City plant.
 - b) Given the large amount of new development planned in and outside of the city that would go to the City wastewater plant, the City would support sending any of the JSSA areas on the north side of the city over to the County plant to free up capacity at the City plant for new development in and outside the city unable to be served by the County plant.
 - c) The most economical manner in which to serve customers should be paramount although it is recognized that wastewater treatment capacity at the City plant is constrained by State regulations regarding treatment of phosphorus.

- 4) Continue to Identify and Eliminate I&I to Free Up Capacity at the WW Plant – the City appreciates this goal since some of the highest inflow and infiltration coming to the City's wastewater plant is coming from County pipes in the JSSA in the north side of the UGA.

- 5) Coordinate with Municipalities on Land Use Planning for Annexations – the City appreciates the recommendation to coordinate with municipalities to plan for future annexation areas and for compatible land use along common boundaries.
 - a) Would be helpful if the recommended Future Land Use Map in the County plan showed more compatibility with the densities in the adjoining city areas and with land use recommendations for the MRGA in the City Comp Plan. Low density against the city borders is not going to be compatible with city zoning and will complicate annexation activities.

City of Hagerstown Review of Draft County Comprehensive Plan (2024)

- 6) Changes Proposed for Highway Interchange (HI) Zoning – the City appreciates the recommendations to rezone a good portion of the HI zoned areas to Industrial to better reflect the County's goals for economic development, and to remove industrial uses from the list of permissible uses in the HI.
 - a) The existing HI zone is so encompassing of uses and covers so much territory that it makes it difficult for water and wastewater planning.
 - b) The change to the list of uses will also make the HI more compatible with City commercial zoning districts.

- 7) Providing More Clarity for Residential Density on Future Land Use Map – the City appreciates the residential areas expanding from low and high density categories to low, medium, and high density categories.
 - a) It was difficult to do water and wastewater planning without more detailed guidance on intended density of residential development.

- 8) More Flexible Residential Zoning – the City appreciates the recommendation to enact higher densities in residential zones, create mixed-use opportunities, promote compact land use patterns through infill and redevelopment, and promote flexible land use regulations for mixed-income communities.
 - a) Caveat being to ensure there is adequate water and wastewater capacity to serve the intensification of zoning proposed for the unincorporated areas of the UGA.

- 9) Sidewalks – the City appreciates the recommendation to coordinate with municipalities on priorities for infill in pedestrian network on County roads and amend APFO to include provision of bike, pedestrian, and/or transit facilities for new development or redevelopment in the UGA.
 - a). It is a major goal of the City to fill gaps in the pedestrian network in the urban area. We require sidewalks in front of all new development if at all feasible and it would be great if the County would allow and require sidewalks on County roads in the UGA, too.

- 10) Transit – the City appreciates the recommendations to provide transit services to all major subdivisions and major employment centers in the UGA, enhance on-time performance, and incorporate Hopewell Express into the County Transit system.
 - a) Suggest updating data in Chapter 7 to reflect new warehouses built within last 3-4 years that are not currently served by transit.
 - b) Reliable service is critical if people are to use County Transit to get to work or to classes at HCC.
 - c) The Hopewell Express is the only transit service to the Hopewell Valley area. If CAC's federal funding dries up, so will this service, which will negatively affect low-income citizens relying on this service to get to their places of employment.

City of Hagerstown Review of Draft County Comprehensive Plan (2024)

- 11) Forest Conservation – the City recognizes the importance of prioritizing use of payment-in-lieu from developers for forest conservation that retains and expands riparian forest and large contiguous forested areas.
 - a) It would be helpful if the County would explore a program to receive PIL from municipalities to further assist with achieving this County goal. The City is running out of places to plant trees with PIL funds from developers.

- 12) Downtown Revitalization Assistance – the City appreciates the recommendation to continue to partner with municipalities to help support downtown and Main Street revitalization efforts and help bolster the overall county economy.

- 13) School Planning – the City appreciates the recommendation to coordinate with WCPS to identify and locate future school facilities to meet the needs of expanding school enrollment.
 - a) This is especially critical in the UGA where many schools are already over-capacity and growth planning goals as well as actual pending new development will generate more children to be served by these schools.
 - b) Identifying funding and including projects in the CIP is also a critical component of having an APFO for schools in Maryland.

Issues of Concern

- 1) Exclusion of Municipalities from Development Tracking Data and Land Capacity Analysis: While the draft Comp Plan uses U.S. Census data and past history for the entire county to calculate growth projections and to extrapolate the total number of housing units needed to accommodate population projections, the plan excludes the municipalities from the analysis of development in the last 20 years and the analysis of the capacity of vacant and under-utilized land to accommodate projected growth. The plan's assessment following this analysis is that the amount of land remaining in the UGA can accommodate the growth projections.
 - a) By excluding the municipalities but referring to "the county" in the analysis, this appears to assume that no residential development has been or will be occurring within the municipalities to contribute to the population growth of the county. If municipal growth potential were included, less unincorporated land would need to be planned for future residential growth.
 - b) The exclusion of the growth activity in the municipalities also doesn't give the whole picture of the demand on the water and wastewater infrastructure in the UGA and TGAs.
 - c) Data on Hagerstown's residential permitting activity over the past 24 years was shared with County staff this month, as well as the projected growth in the pipeline in 2024 for new residential development. Between 2000-2024, 3,549 dwelling units were permitted in the city. Even with COVID, over the past 5 years, 411 units were built. There are currently 3,416

City of Hagerstown Review of Draft County Comprehensive Plan (2024)

new units in the pipeline in the city that either have plan approval, plans are under review, or concepts have been shared.

- 2) UGA versus MRGA as City Water Service Areas: The draft Comp Plan still plans for a UGA larger than the City's MRGA as the City water service territory for the projected growth in the plan.
 - a) The City's 2018 Comp Plan showed that the full build-out of the MRGA would demand more water capacity than even a larger permit for the City plant could produce. The County plans should not assume that growth outside the MRGA in the UGA will be accommodated by the City water plant, if it was only upgraded and then assigned a larger permit size. The fact is that the City's 2018 analysis showed that there will not be enough capacity for the full build-out of the MRGA even if the plant went from a 15 MGD to an 18 MGD plant. While the City is exploring a second source for water, it is too soon to identify it as viable to accommodate additional growth planning.
 - b) To give a more realistic picture of what growth can be accommodated in the UGA, County growth planning could either: a) seriously explore another water source so this plan's growth projections can be realized; or b) the size of the UGA could be reduced and growth projections narrowed to a more feasible forecast given the resources available to accommodate growth.
 - c) Serious concerns expressed on Council about the fact the State continues to assign water and wastewater planning authority to counties who in some instances are not the utility owners. This would not occur with electric and gas utilities owned by private companies, and it should not happen with municipal-owned water and wastewater utilities.
- 3) Out of Date Data on Municipal Utility Plants: The WRE in the County Plan uses the data on the municipal plants from the municipalities' last comprehensive plans. Therefore, the data for the Hagerstown water and wastewater plants in Table 13-3 (p.13-8) and Table 13-5 (p.13-16) is apparently coming from the City's 2018 Comp Plan which means the numbers on available capacity would have been from 2010-2014.
 - a) More up to date data for this WRE analysis would help to give a more accurate picture of available capacity for growth.
 - b) It would be helpful if there was an explanation of the data behind the projected demand numbers for wholesale, municipal, and county in the moderate and high growth scenarios in the two tables.
- 4) Cost-sharing with the City for Transit Operational Funding – City taxpayers already help pay for this service through their County taxes. Cost-sharing for this service would have city taxpayers paying twice. If additional resources are needed to strengthen service in the UGA, this would be a good conversation to have with all levels of government.
- 5) Contribution of Hagerstown Fire Department to Fire-Rescue/EMS Service in UGA – The draft plan still does not acknowledge the important service provided by HFD to areas outside the city

City of Hagerstown Review of Draft County Comprehensive Plan (2024)

in the UGA and beyond. Our assistance is formalized in an automatic aid agreement with the volunteer companies in the UGA. HFD also assists the County's Special Operations team and operates a fire training center open to all volunteer companies.

December 20, 2024

From: [Dan Spedden](#)
To: [Planning Email](#)
Subject: Comprehensive Plan 2040 Question
Date: Monday, January 13, 2025 7:50:10 PM

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The CVB is not properly represented in the plan.

The draft reads like this....

The Hagerstown/Washington County Convention and Visitors Bureau (CVB) is a non-profit organization that seeks to promote tourism derived economic development throughout the City and County through the marketing and promotion of attractions, businesses, events and services. The CVB operates the Visitor Welcome Center just north of Public Square on Potomac Street, where its offices are located. The CVB is guided in its work by a 15-member Board of Directors comprised of members representing various facets of the local tourism and business sectors. The Board has directed that the CVB put 70% of all funds towards operations, marketing, programs, advertising, and publications.

Delete this sentence.

The CVB operates the Visitor Welcome Center just north of Public Square on Potomac Street, where its offices are located.

The visitor center was closed in 2020. The CVB office suite remains at 16 Public Square Hagerstown MD 21740.

Daniel P. Spedden
President
Hagerstown/Washington County Convention and Visitors Bureau
16 Public Square
Hagerstown, MD 21740

Office 301.791.3246 ext. 12
Fax 301.791.2601
Cell 301.991.0521
dan@visithagerstown.com

From: [Baker, Jill](#)
To: [Eckard, Debra S.](#)
Subject: Fw: Comp plan question
Date: Monday, January 13, 2025 8:01:53 AM

Go ahead and add this to our list of comments.

From: Wagner, Randall <rwagner@washco-md.net>
Sent: Monday, January 13, 2025 7:05 AM
To: Baker, Jill <JBaker@washco-md.net>
Subject: Fw: Comp plan question

Jill

Give me a call on this, an item that is a concern from a citizen, how accurate is this, seems like a concern to me

Randall Wagner
Washington County Commissioner
301-491-7394

From: Randy Wagner <randyw@machomes.com>
Sent: Monday, January 13, 2025 7:02 AM
To: Wagner, Randall <rwagner@washco-md.net>
Subject: Comp plan

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The final draft of the Washington County Comprehensive Plan establishes an Environmental Conservation zone in 500 feet per side (1000 feet wide total) of creeks such as Antietam Creek or Beaver Creek. In at least one case this fully engulfs a dairy farm's livestock area. If the plan is implemented as-is, the next step will be to prohibit agriculture in this buffer created around county creeks.

The result? This will destroy some of the family farms of area residents. The second photo I have added shows the Weber farm on Trovinger Mill.

My own property is between the Webers and the Antietam Creek. I conduct agricultural operations on this property, which has been in my family since the 1980's, and I only started this past year in growing produce to pay for the ongoing expenses of keeping the property in my family. The Weber farm has been in their family for multiple generations. If this plan is put in place, both my property and the Weber property will find ourselves without any ability to produce income from our properties as they currently stand. We'll likely both have no choice but sell to housing developers.

After further digging, this gets worse. Because these farm lands will no longer be classified as "Agricultural", this removes the protections provided to farmers through the county's Right to Farm ordinance. So what can happen? Well, let's say someone doesn't like the smells coming from the dairy farm across the road from my own property. If the property is no longer zoned as Agricultural, a neighbor could potentially take the farm owner to court declaring the manure smell a nuisance. I've added a screenshot from the county's Right to Farm ordinance that shows this could become a serious problem for farmers.



Sent from my iPhone

From: [Baker, Jill](#)
To: [Eckard, Debra S.](#)
Cc: [Boggs, Christopher](#)
Subject: Fw: Washington County Urban Growth Area
Date: Thursday, January 16, 2025 3:17:22 PM

Hey Deb,

Please add this to the list of comments. Thanks.

FYI Chris.

From: Don <ebersoledw@myactv.net>
Sent: Thursday, January 16, 2025 12:50 PM
To: Baker, Jill <JBaker@washco-md.net>
Subject: Washington County Urban Growth Area

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Hi Jill,

I just read in today's paper " The Herald Mail " about the issues the Washington County Planning Commission heard from various people concerning the draft of the new comprehensive plan for Washington County.

This is to let you know that Clyde Franklin Ebersole and myself Donald W Ebersole would like for our farms moved back to be zoned Agriculture Use from the present zoning of Urban Growth Area. They are both located on Kendle Road, which has already a large housing development (Elmwood). This has resulted in a lot of traffic using this road. Frank and I have already met with you and discussed this with you in person, but this is a follow-up to the meeting on Monday night and our previous meeting with you.

If the zoning on Frank's farm and my location is changed to Agriculture Use from Urban Growth Area, Frank and I both would like them put into the Land Preservation Program. This would be a great benefit for the Ebersole family's in preserving the family farm and would help Frank a lot in maintaining the farm. The farmers in the area need more land to farm and spread the farm waste in order to survive, so by making these two locations Agriculture Use, would be a step forward in that direction.

I would appreciate anything you can do in making this happen. Please let us know of anything we should be doing and any meeting we should attend.

Best Regards,

Clyde Franklin Ebersole
301-800- 2668

Donald W. Ebersole
301-992-4303
16610 Kendle Road, Wmspt. Md 21795
Ebersoledw@myactv.net

From: [Skadi Cooke](#)
To: [Planning Email](#)
Subject: Planning meeting for Washington county
Date: Wednesday, January 8, 2025 11:23:51 AM

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Dear Planning Committee

My name is Skadi Cooke, and I'm a resident of Washington Co. I live in Keedysville. I love a lot about the area, and I think there are many great ideas/plans in the comprehensive document.

However, I was disappointed to see no discussion of public transportation improvements/additions from the more rural areas of the county to the Hagerstown area.

Additionally, I'd like to see a portion of the housing budget/planning efforts go towards a grant program that would help our elderly/disabled neighbors retrofit their houses to be ADA compliant. At the very least, to provide ramps for those who need them.

Third, I'd ask that you include something that I know other citizens have proposed for Hagerstown -- there are a number of unused buildings in the area : please purchase one and turn it into a proper servicing center / housing opportunity for our unhoused neighbors. I know the school across from city park was used for years as a public service by providing child care. Surely it could be retrofitted to offer non-congregate housing for those in need. Additionally, it could serve as a permanent home for charities such as It's A Blessing to be a Blessing, who do work with this community out of various church basements.

Lastly, I'd ask that you consider the creation of a Tool Library to complement our current excellent library services. This would be a way to help citizens help themselves, particularly those who are unable to pay to purchase or rent small and medium sized equipment.

Thank you for your attendance to these matters
Skadi Cooke
16 Antietam Dr Keedysville MD

From: [Alice G. Backman](#)
To: [Planning Email](#)
Subject: Protecting the Preservation Zone
Date: Wednesday, January 22, 2025 1:15:17 PM

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To Whom it May Concern,

I am a resident of Washington County and would like to voice my opposition to the County's Comprehensive 2040 Plan proposal to eliminate the current Preservation Zoning from one house per 30 acres to either Conservation Zoning (one house per 20 acres) or Agricultural Zoning (one house per 10 acres).

Washington County has a rich, historic heritage, bringing thousands of visitors to the area annually. Antietam Battlefield and the countryside in the Preservation Zone hold great significance in the history and formation of this nation. It is hallowed ground, not only the Battlefield, but the properties and farms throughout Washington County. Those homes, farms and barns also played a major role in the Civil War, as hospitals, places of safety, headquarters of generals, etc. To allow further development of the Preservation Zone would be reckless. We have a responsibility to preserve and protect this County that we are all so fortunate to live in. Should the building restrictions become relaxed, the value of land will diminish as will the distinct character and atmosphere of the region.

If the Preservation Zone is altered to conform with the County's Comprehensive 2040 plan then Washington County will become a confluence of development, the ruination of what we are so fortunate to still have. We live in an area of outstanding natural beauty but it is fast disappearing. Visitors come here because of that beauty and its historic importance. To allow the land in the Preservation Zone to experience further development would be a travesty. To be able to rest one's eyes on an uninterrupted landscape is tonic for everyone's soul. Once it is marred by modern development it will be gone forever. There is no bringing it back.

Therefore, I urge you to deny the elimination of the Historic Preservation Zoning and to continue the Preservation Zoning in its present state. Thank you.

Respectfully yours,

Alice Backman

Alice Backman
Founder
Alice's Cottage

Makers of fabric gifts and kitchen textiles
Made in the U.S.A

301-766-7344 - phone
www.alicescottage.com



From: [Robert Thomason](mailto:robert.thomason@gmail.com)
To: [Planning Email](#)
Subject: Comment on Comprehensive Plan - Tree Canopy proposals will ultimately yield high returns; Good enforcement
Date: Friday, January 10, 2025 12:52:28 PM

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Thank you for the opportunity to comment on the final draft of Washington County's 2040 Comprehensive Plan. In short, the Plan is a very good one.

1. Adequate enforcement

First, placing growth areas near the urban and industrial infrastructure and activity of Hagerstown while maintaining the agricultural and environmental conservation areas further from the city is wise. However, the county should **guard against piecemeal exemptions and zoning appeal adjustments that could eat away at the core of the good principles** you have established.

2. Tree Canopy is the leverage that will yield many economic benefits

The plan properly looks at the value of the tree canopy in this County, which is known for its natural beauty, its hosting of several local, state and Federal parks and its reputation for hunting, fishing, boating and other outdoor activities. But the economic, business and policy benefits of a good canopy extend far beyond these merits.

The Plan's acknowledgement that increasing tree canopy mitigates stormwater runoff and its proposal to "delineate priority areas for forest cover in sensitive areas" is judicious (see excerpts below). Tree canopy reduces the soil erosion that pollutes our waterways. For example, the attached photo shows muddy waters of the Potomac converging with clear waters of the Shenandoah near Sandy Hook Road at Maryland Heights in March, 2023. That dirty water not only **fouls public water supplies**, but is a result of **losing valuable topsoil**. Further, **loss of tree canopy can lead to flooding**. The tree canopy preservation and restoration you have proposed is exactly the type of strategy needed in a long-range plan to address these serious threats to public welfare and economic prosperity. Please strengthen and execute that strategy.

Once again, thank you for the opportunity to address the issues. Also, I have further photographic documentation of the incident of the muddy Potomac confluence with the clean Shenandoah that can be provided upon request.

Robert Thomason
1137 Harpers Ferry Road
Knoxville, MD 21758
301-401-1977

Excerpts of note from Plan

1.

Increasing tree canopy in more densely developed areas helps to mitigate pollution from stormwater runoff, improve air quality, reduce the urban heat island effect, and reduce thermal pollution to streams and rivers. Additional research into fragmentation of forested areas should be completed and strategies adapted into existing forest conservation best management practices. (Page 11-28)

2.

To help improve the effectiveness of the program and better guide the County in implementing the Forest

Conservation Program, there is interest in completing a tree canopy analysis to establish a baseline of forest inventory and its location. Some work has been done in the past using aerial photography and detailed land use analyses, but a more focused analysis would be beneficial. Once the inventory is complete, the County can delineate priority areas for forest cover in sensitive areas such as streams, floodplains, and steep slopes. Further incentives and regulatory streamlining could also be investigated to better target areas for priority resource location. (page 11-31)

From: Tanish Gupta
To: [Planning Email](#)
Subject: Comp Plan Comment
Date: Monday, October 28, 2024 2:13:56 PM

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Hi,

Just skimmed through the comp plan and it's very promising. I love to see walkability be emphasized. Would love to see it even more. Even pathways to allow kids to walk to schools or sidewalks across streets. I live in Fountainhead Manor and wish I could just walk over to the Martins across the street. That's just an example.

Otherwise, I love the work. It looks amazing for walkability.

Best,
Tanish
--

Tanish Gupta
B.S. in Commerce
I.T. and Management
Minor: Government
Class of 2026

P 240-527-4765
E nbj5fd@virginia.edu <<mailto:nbj5fd@virginia.edu>>

<https://us01.z.antigena.com/l/jo1AxwdUsF3GKgiSeA1GG30vJ-U47lumIFYCqsKuB2DRmRzg-aFgHE_J-llevenRF7RE4cYfzflvsFUvVMkoNAEG14Gi4pU4Gsk4-2Z5a-aXk-6haapNvLvF5MwDtGi7vBSUwwgUNiAKZn2Z-kgOpXXmfWxSH3e8G7YT5VIJxnzr3D-UofdlHLAprGUTs9eKGG3KgQeRhT2r8HJtghXLB8MjvYNjcatW>

<https://encrypted-tbn0.gstatic.com/images?q=tbn:ANd9GeS0Qcdy4VC_tIBBsYyYKa3USrGvwoRuIL_t7Q&sz>

<<https://mailtrack.io/trace/mail/528306d2b8e4d28dc257bd771495ad37466db9b4.png?u=6909565>>

From: [Victor Martin](#)
To: [Planning Email](#)
Subject: Final Draft Land Use Plan Map
Date: Tuesday, October 29, 2024 9:30:05 AM
Attachments: [image001.png](#)

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To whom it may concern,

On March 30th 2024 I emailed a request for consideration to change our property from its current land use plan of residential to something like the current Highway Interchange. I am grateful that our request was given consideration at the April 30 workshop meeting. Below is a copy of the minutes covering the property in focus. We are in full agreement with the consensus of the Planning Commission, which recommends a Business Commercial Mix land use. This best aligns with our expected use of this property in the event it's use for agriculture is discontinued, especially the western side of the property.

In reviewing the Final Draft Land Use Plan Map I see that the map has not been changed. Is this an oversight or is there another reason for the change not being made?

- Tax Map 24, Parcel 442 owned by Victor Martin along Pennsylvania Avenue – Staff recommendation: residential land use; Property owner wants an industrial land use
 - ❖ **Discussion:** The property is in close proximity to Mack Trucks; however, the parcels located at the intersection of Maugans Avenue and Pennsylvania Avenue were the subject to a rezoning request several years ago to change the parcels from residential to commercial. There was a lot of opposition from the neighboring property owners at that time.
 - **Consensus:** The Planning Commission recommends a commercial/business land use to make this a better transition to the neighboring residential properties and due to the proximity and sight lines to Pennsylvania Avenue.

Thanks,

Victor Martin

4847 Iron Bridge Rd
Waynesboro, PA 17268
Office 717-762-3596
Mobile 717-360-2764

From: [Baker, Jill](#)
To: [Eckard, Debra S.](#)
Subject: FW: Comprehensive Plan
Date: Wednesday, November 13, 2024 9:49:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Would you please put this with the other comments we receive? Thanks.

From: David Cotton -MDP- <david.cotton@maryland.gov>
Sent: Tuesday, November 12, 2024 11:44 AM
To: Baker, Jill <JBaker@washco-md.net>
Cc: korey.layman@maryland.gov; Rogers, Joseph (joseph.rogers@maryland.gov) <joseph.rogers@maryland.gov>; Eckard, Debra S. <deckard@washco-md.net>
Subject: Re: Comprehensive Plan

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Good morning Jill,

Thank you for submitting the Washington County, Maryland Comprehensive Plan 2040 through the 60 Day Clearinghouse for agency comment. As we discussed last week, MDP recently completed a detailed review and provided comments to the county regarding the reference comprehensive plan. We will not be completing another review for this plan. Our previously transmitted comments will remain for this submission.

If you have any questions, please let me know.

Dave

----- Forwarded message -----

From: **Eckard, Debra S.** <deckard@washco-md.net>
Date: Wed, Nov 6, 2024 at 8:32 AM
Subject: Comprehensive Plan
To: mdp.planreview@maryland.gov <mdp.planreview@maryland.gov>, mdp.clearinghouse@maryland.gov <mdp.clearinghouse@maryland.gov>
Cc: Cotton, David <david.cotton@maryland.gov>, korey.layman@maryland.gov <korey.layman@maryland.gov>, Rogers, Joseph (joseph.rogers@maryland.gov)

<joseph.rogers@maryland.gov>

The Washington County Dept. of Planning & Zoning is pleased to announce the release of the final draft 2040 Comprehensive Plan. Attached is our cover letter for submission of the Plan. Provided here is a link to view the Final Draft which can be downloaded: [Comprehensive Plan 2040 - Washington County](#).



Debra Eckard
Office Manager
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From: [Baker, Jill](#)
To: [Eckard, Debra S.](#)
Subject: Fw: Historic Preservation (HP) Zoning
Date: Tuesday, January 21, 2025 7:41:33 AM

For the file. Thanks.

From: Paula Reed <paula@paulasreed.com>
Sent: Monday, January 20, 2025 2:11 PM
To: Baker, Jill <JBaker@washco-md.net>
Subject: Historic Preservation (HP) Zoning

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January 20, 2025

Jill Baker, Director Washington County Planning and Zoning Department

Dear Ms. Baker,

I oppose the proposed elimination of Washington County's Historic Preservation (HP) Zoning category. Here's why: The designation provides encouragement to preserve and tools to aid in protection of Washington County's impressive list of historic resources and landscapes.

Are you aware that the Maryland Historical Trust maintains documentation on over 4,000 historic properties in Washington County (not including important archaeological sites)? That Washington County is home to five National Historic Landmarks, the nation's highest level of historic properties?

In addition, there are over 100 National Register of Historic Places listings for Washington County. That includes both individually listed properties and historic districts with multiple properties.

Historic Preservation Zoning assures that these significant properties remain in a protected environment and that the historic character of Washington County stays intact, so that it continues to be a leading tourist destination, offering scenic views and historic landscapes, buildings and sites that draw many visitors annually.

My first full time job as a historic preservationist was conducting the Washington County Historic Sites Survey. Later when I established my practice, Paula S. Reed and Associates, Inc., I chose to base my office in Hagerstown, although my clientele was nationwide. We have such a valuable place here in Washington County. Please do as much as possible to keep it intact.

Paula S. Reed
Architectural Historian, Historic Preservation Specialist
301-667-9904

January 18th, 2025

Washington County Planning Commission
Re: Comprehensive Plan 2040

Planning Commission Members,

A few weeks ago, after our first meaningful snowfall this year, I took a Saturday drive to the northernmost point of our county and slowly worked my way south over the course of about six hours. Two observations struck me. First, the undeniable beauty of our county, especially under a fresh blanket of snow. Second, the stark reality of how downtrodden and economically depressed many of our small towns and villages appear. I passed so many abandoned storefronts and homesteads that I lost count.

To me, this encapsulates the balance you are striving to achieve with the comprehensive plan. On one hand, we have a landscape of beauty worth protecting. On the other, our residents deserve greater economic opportunities than the county currently provides. With thoughtful planning, I believe we can achieve both.

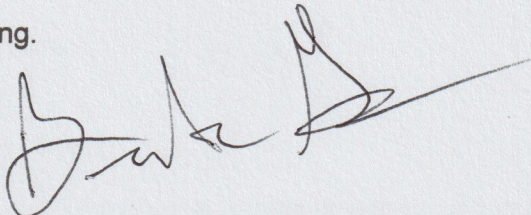
Thoughtful planning is about casting a vision for the future and eliminating barriers to progress. Unfortunately, many barriers exist today. From lengthy, complicated, and often contradictory regulatory processes to outdated zoning laws that fail to address current and future needs, not to mention the influence of vocal minority groups with outsized political power, it has become both difficult and expensive to accomplish meaningful progress in Washington County.

I acknowledge that the comprehensive plan aims to address some of these issues. Overall, I find many of the recommendations in each section to be smart and well-considered. However, as I read through the 400-plus page report, I couldn't help but ask: what could be removed? Is all this multi-dimensional regulation truly necessary to achieve the 2040 vision? Or will this plan inadvertently make it more expensive and complicated to live and do business in Washington County?

As this process moves forward, I encourage you to look at this document with the eye of a great editor. What can be removed to make the plan stronger, easier to follow, and more impactful for years to come?

With gratitude for the work you are doing.

Brandon Green
19223 Manor Church Rd, Boonsboro
202-277-3304 cell
brandon@brandongreen.com

A handwritten signature in black ink, appearing to read 'Brandon Green', with a long horizontal flourish extending to the right.

From: [Bill Maharay](#)
To: [Planning Email](#)
Subject: Opposition to the Elimination of HP Zoning
Date: Thursday, January 16, 2025 8:48:57 AM

You don't often get email from bill.maharay@gmail.com. [Learn why this is important](#)

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I am writing in opposition to the proposal to eliminate the county's Preservation Zoning (HP). The county has a unique and cherished history, and the elimination of the category puts historically sensitive areas at risk. Further, the proposal is contrary to the State's and County's goal to promote smart growth.

My position is based on an examination of the Final Draft Comprehensive Plan – 2040; a discussion with planning office personnel before the Planning Commission's public hearing on January 13, 2025; and a public comment made by a county staff official.

Proposal at Issue - Elimination of Historic Preservation Zoning

- Currently, the county's HP zoning limits one house per 30 acres.
- Under the proposal included in the draft Comprehensive Plan, existing HP zoned properties would be '**upzoned**' to either Conservation Zoning (one house per twenty acres) or Agricultural Zoning (one house per ten acres, as proposed).
- This represents a diminishment of the protection now accorded HP zoned properties.

In recommending the change, I believe the county planning office has not adequately addressed the following issues.

1. Promotion of the County's Historical Legacy & Rural Character

The proposal runs contrary to the county's long-standing efforts to promote and preserve the history and rural character of the county. Goal 6, as detailed in the draft plan, underscores this point. A primary objective of the planning effort should be "*to Enhance the County's rich historic and cultural heritage through land preservation and historic preservation efforts.*"

Chapter 5 of the Draft Comprehensive Plan (Historic Resources) elaborates on

this point. It devotes 32 pages to underscoring the unique historical resources of the county. Consistent with this recognition, the Washington County ‘Convention and Visitor’s Bureau’ and others spend tens of thousands of dollars each year promoting the county’s historical legacy and rural character.

The up-zoning proposal would undercut past historical preservation efforts and undermine the unique character of the county that many have sought to promote and preserve.

The magnitude of the proposed change is staggering. The county is composed of 299,522 acres (Table 14-2: Zoning by Acreage in the County).

The impact of the proposal means 24 percent of the county’s total acreage would be upzoned.

The bottom line is upzoning would lessen (not strengthen) the protection of historically sensitive areas in the county.

2. Smart Growth Commitment

Washington County is a participant in Maryland’s Smart Growth initiative.

“Through Smart Growth, Maryland is committed to limiting sprawl development by revitalizing older neighborhoods and redirecting growth to already developed areas, thereby saving the State’s farmland, open spaces, and natural resources.”

Allowing higher density development for currently zoned HP properties runs counter to the stated objective of this program.

According to the draft report, certain members of the county staff and planning commission have already recognized the negative impact of upzoning.

“The development capacity of the rural area would significantly increase with the removal of our most restrictive residential density limitations (one dwelling unit per 30 acres).” (Chapter 14, page 18)

3. Rationale For the Change Needs Clarity

The Draft notes the 2002 Comprehensive Plan promoted more restrictive zoning in the rural areas of the County. *“The purpose of those changes was to reduce sprawl into areas of the county that do not have adequate infrastructure in place to serve large areas of development.”* That seems to be a continuing and noble objective.

The rationales, provided in the draft plan to shift direction, do not provide appropriate justifications, in my view, for the removal of the HP zoning category.

Rationale #1 – Confusion relating to Preservation Programs

“Feedback...noted that the labeling of a Preservation land use category depicted a misconception about land preservation efforts in the county. This designation gave the impression that those were the only areas where the county was focusing on its land preservation effort.”

Response: The concern noted is a **communication issue**. The issue should be dealt with as such. The rationale is not a basis for changing zoning.

Rational # 2 – Tradeoff on Zoning Protections

The draft plan recommends eliminating the HP category with its 30-acre restriction in return for increasing the restriction on Agricultural zoning properties from 5 acres to 10 acres. (Chapter 14-17 and discussion with staff)

Response: Raising the acreage restriction on agriculturally zoned properties may have merit, but each proposed change should be evaluated on its own merits.

The effect of the change would be to undermine the preservation goals of the county and weaken the existing development restriction.

Rationale # 3 – Undue Burden

According to a staff official, “Eliminating the Preservation zoning category, which was created in 2002, removes an undue burden on specific properties when there are other zoning options that achieve preservation in rural areas.”

Responses:

The comment seems to imply the protections applied to conservation and agriculture properties are the same as those currently applied to HP properties. Clearly, 20-acre and 10-acre restrictions are not the same as a 30-acre restriction.

Further, it is unclear what is the basis for asserting an undue burden? How many properties are designated HP? How many complaints have been received over the past 20 years? Please provide examples (property specific) as to the burdens the staff member is referring to?

Rationale #4 – Simplify

“Preservation overlay has been removed from future land use map to simplify the categories in rural areas.” Executive Summary, page 22

Response: Simplification is not an appropriate justification for reducing the protection on over 7,000 acres of county land.

4. Highlighting the Proposed Change

As previously noted, Chapter 5 of the draft Comprehensive Plan devotes thirty-two pages calling attention to Washington County's historic resources. At the end of the chapter, seven recommendations are made to strengthen the county's preservation efforts. Absent from the listing is any mention of eliminating the HP zoning category.

Submitted by: William (Bill) Maharay

- resident of a National Register property (Cost-Hitt house)
- long-time proponent of historic preservation in the county

18932 Keedysville Road, Keedysville, MD 21756

240-291-6861, bill.maharay@gmail.com

From: [Dan Hockman](#)
To: [Jenkins, Meghan](#); [Planning Email](#)
Subject: RE: RU current zoning changing to Low Density Residential
Date: Monday, October 28, 2024 3:55:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

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My only concern was pertaining specific to my mother's farmette parcel.

Property Address: 19,013.00 POFFENBERGER RD

Account Number: 10009642

I noted that the current zoning is RU with a min single family lot of 6500 s.f. with utilities. It was mentioned going to potentially 4 lots per ac max which would shift the yield to 10890 s.f. per lot. Then looking at RS, and RT(as mentioned in this email string) at 10000 s.f. and 15,000 s.f. per lot min, you can see that it is infact a potential 57% downzoning for lot yield. As for some, who are on limited budgets and no pension plans, this downzoning begins to be realized as a serious hit in future land development potential/value.

I just wanted to be on record of this observation of the new 2040 comp plan draft, and note that I see no benefit to the downzoning and many downsides to the new zoning for this area. Please place this in the public record of comments against the change.

Thanks, Dan Hockman

From: Jenkins, Meghan <mjenkins@washco-md.net>
Sent: Monday, October 28, 2024 3:25 PM
To: Dan Hockman <dhockman@dmbowman.com>; Planning Email <askplanning@washco-md.net>
Subject: RE: RU current zoning changing to Low Density Residential

Hello,

You can review the proposed land use map by parcel here: <https://arcg.is/1azfzO> You are correct that there are some areas which lack public utilities that have proposed low density residential and are currently zoned RU. This is discussed in the Land Use Chapter [Comp-Plan-2040r1-14-Growth-Management-and-LU.pdf](#)

It should be noted that the density minimum for the proposed land use is 4-6 acres for low, 6-8 acres for medium and 8+acres for high density. Please keep in mind that changes in density and zoning definitions will occur in implementation but the minimum density proposed is similar to the current realized potential of the RU zoning district. This is not a downzoning for that zoning category but a change in definitions when taking this information into consideration. The land use chapter is proposing overall increases in density and updates to zoning categories to allow more housing types to achieve those goals.

The Comprehensive Plan has this comment period open through January 31st 2025 with a Planning Commission hearing in January of 2025 as well. It will then go before the Board of County Commissioners for a hearing in early 2025. The earliest would be 2nd quarter 2025 for adoption, however, the implementation of the Comprehensive Plan including changes to the Zoning Ordinance and Map are much further out. The Implementation chapter [Comp-Plan-2040r1-15-Implementation.pdf](#) discusses rezoning and places that at a medium term of 6-10 years from plan adoption.



Meghan Jenkins, GISP
Geographic Information Systems (GIS) Coordinator | Historic District Commission (HDC)
747 Northern Avenue
Hagerstown, MD 21742
P: (240) 313-2439 | F: (240) 313-2431
www.washco-md.net
(Pronouns: she/her/hers)

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 [Book time to meet with me](#)

From: Dan Hockman <dhockman@dmbowman.com>
Sent: Monday, October 28, 2024 2:51 PM
To: Planning Email <askplanning@washco-md.net>
Subject: RE: RU current zoning changing to Low Density Residential

■

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Sounds like some RU zoned areas will be downzoned to RT or RS, without really knowing what which one even. When's the earliest the new Comp plan goes into effect?

From: Eckard, Debra S. <deckard@washco-md.net> **On Behalf Of** Planning Email

Sent: Monday, October 28, 2024 2:45 PM

To: Dan Hockman <dhockman@dmbowman.com>

Subject: RE: RU current zoning changing to Low Density Residential

Low density residential is proposed for 4-6 dwelling units per acre, will include SF, 2FAM, Tri, and Quads. Minimum lot sizes were not discussed; however, you may refer to the current zoning ordinance to compare with the RT and RS zoning districts.



Debra Eckard
Office Manager
747 Northern Avenue
Hagerstown, MD 21742
P: (240) 313-2437
www.washco-md.net

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From: Dan Hockman <dhockman@dmbowman.com>

Sent: Monday, October 28, 2024 2:20 PM

To: Planning Email <askplanning@washco-md.net>

Subject: RU current zoning changing to Low Density Residential

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I noticed some RU zoned areas are called out as Low Density Residential in the 2040 comprehensive plan. Can you give me an idea of minimum lot size for the Low Density Residential, and is there a current definition in the zoning ordinance for Low Density Residential? Thanks.

Sincerely,

Daniel A. Hockman, LLA
SENIOR LANDSCAPE ARCHITECT



DEVELOPMENT AND PROPERTY MANAGEMENT

10228 Governor Lane Boulevard
Suite 3002
Williamsport, MD 21795

O: [301.582.1555](tel:301.582.1555) C: [301.331.1837](tel:301.331.1837) F: [301.582.0049](tel:301.582.0049)
<http://bowmandevelopment.com/>

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