



Washington County

M A R Y L A N D

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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING

February 2, 2015, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

1. January 5, 2015 regular Planning Commission meeting minutes *

OTHER BUSINESS

1. Staff Report Discussion – Planner: Tim Lung *
2. Rural Business Rezoning (RZ-14-002) – Planner: Jill Baker *
3. Comprehensive Plan Update – Planner: Jill Baker

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, March 2, 2015, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

** a t t a c h m e n t s*

The Planning Commission reserves the right to vary the order in which the cases are called.

Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) 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.

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET

RZ-14-002
PROPOSED TEXT AMENDMENTS FOR PUBLIC HEARING

- (1) ARTICLE 5E – “RB-E” RURAL BUSINESS EXISTING DISTRICT is repealed in its entirety and replaced with the following:

ARTICLE 5E – “RB” RURAL BUSINESS DISTRICT

Section 5E.0 Purpose

The “RB” Rural Business District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. The Rural Business District is established as a “floating zone” which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District.

Section 5E.1 Principal Permitted Uses and Accessory Uses

See the Table of Land Uses [Section 3.3, Table No. 3.3(1)] for identification of principal and accessory uses permitted in the RB District.

Section 5E.2 Special Exception Uses

There are no special exception uses in the RB district that may be granted by the Board of Zoning Appeals. The RB itself is analogous to a special exception and is granted through the review process described in this Article.

Section 5E.23 ~~Criteria~~ Non-Conforming Uses

Existing businesses not listed on the Table of Land Uses [Table No. 3.3(1)] may continue as “Non-Conforming Uses” in accordance with the Non-Conforming Use provisions of this Ordinance.

Section 5E.4 Criteria

- (~~ba~~) Businesses in the rural area existing at the time of adoption of these regulations and which are listed on the Table of Land Uses [Table No. 3.3(1)] shall be designated on the Washington County Zoning Map as a Rural Business (RB) Floating Zone. Businesses with this designation need not take any action to continue operation. Such existing uses are viewed as compatible with the character of the rural area and their continued operation is deemed consistent with the policies of the Comprehensive Plan.

(be) The RB floating zone district may be newly established at a particular location if the following criteria are met:

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;
2. The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads." In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;
3. Onsite issues relating to sewage disposal, water supply, stormwater management, flood plains, etc. can be adequately addressed; and
4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

Section 5E.3-5 Lot Regulations:

(a) Lot Size:

Minimum 40,000 Sq. Ft.

(b) Front Yard Building Setback:

40 Feet from a Minor Collector or Local Public Road Right Of Way
50 feet from a Major Collector or Arterial Public Road Right Of Way

(c) Side and Rear Yard Building Setbacks:

50 Feet from a property zoned for or occupied by a Residential Land Use;
25 Feet from a property zoned for or occupied by a Non- Residential Land Use.

(d) Structure Height: 35 Feet

(e) Lot Coverage: Maximum 65 %

(f) Parking.

1. Off-street parking facilities shall be provided in accordance with Article 22, Division I of this Ordinance.
2. Parking and access aisles are permitted in the front yard setback area. Parking and access aisles are permitted in the side and rear yard setback areas only when the lot abuts a property with a non-residential land use.

(g) Signage.

Signage shall conform to the requirements set forth in Section 22.23 of this Ordinance; however, in no case shall the total cumulative area of signage for freestanding and building mounted signage in this district exceed two hundred (200) square feet. No off premises signs shall be approved through this rezoning process.

(h) Lighting.

Lighting shall be provided for all nighttime uses. All building mounted or freestanding lighting shall be constructed so that light and glare are directed toward the ground.

(i) Outside storage of materials is limited to those areas on a site plan designated for such storage. Additional screening may be required when outside storage is proposed.

(j) Screening.

1. Trash, refuse, or recycling receptacles shall be screened from public view through the use of fencing or landscaping.
2. Additional buffering, screening, or landscaping or other like elements may be required when the proposed RB District abuts a Historic Preservation Overlay Area or is located along a designated scenic highway.
3. Screening between a residential land use and a proposed RB district shall consist of three species that shall be a minimum of eight (8) feet overall in height and two (2) inch caliber at the time of planting. Trees shall be placed at maximum 10-foot intervals along the perimeter of the boundary to be screened except for areas that would restrict sight distance from the access points to the site. Shrubs may be required to supplement tree plantings to create an opaque screen. Shrubs may be used in place of trees if they can be shown to create the same overall screening effect. Perimeter screening in the form of a solid fence or a combination of a solid fence and vegetation may be used to meet the screening requirement.

| Section 5E.4-6 Procedure for Creation of a RB Floating Zone District

- (a) The owner of an interest in a tract of land in Washington County may apply to the ~~Board of County Commissioners~~Planning Commission to designate the property with a "RB" Rural Business floating zone designation. ~~As an incentive, preference in creation of a new Rural Business district (RB) shall be given to those applicants who incorporate the reuse or rehabilitation of existing buildings in the rural area.~~ The application shall include:

1. A Rezoning Application Form with a location map.

2. A location map and boundary identification of the property covered by the application. If only a portion of the property is requested to be rezoned, a detailed map including a metes and bounds description shall be submitted with the application so as to determine the limits of the portion of property to be rezoned.
3. A Preliminary Site Plan Showing:
 - a. Information identifying: the owners of the property and contract purchaser if appropriate, current zoning designation, proposed use(s) for the site, the estimated number of employees, hours of operation, anticipated trip generation to/from the site, and land uses within 1,000 feet of the site.
 - b. Identification of: existing topography, 100 year floodplain areas, forested areas, wetlands, endangered species areas, and historical or culturally significant features on or abutting the site.
 - c. The general location of proposed points of ingress and egress to the site.
 - d. The location of any existing or proposed buildings on the site and the location of building setback lines.
 - e. The general location of any existing or proposed well and septic system areas or public water and/or sewer lines if available.
 - f. The general areas to be dedicated for parking including the number of spaces to be provided.
 - g. The general location of landscaped areas including proposed screen plantings and any proposed on site forest mitigation areas.
 - h. The general location of storm water management facilities and an estimate of the amount of impervious area for the site.
 - i. The general location of proposed signage and lighting.
 - j. A sketch or rendering of any proposed new structures with information on scale, exterior finish and signage.

(b) The application shall be reviewed at a rezoning public ~~meeting-hearing~~ of the Planning Commission. The Planning Staff will provide a staff report on the proposed rezoning request and the applicant will have an opportunity to present his case. Public comment will be taken at the public ~~meetinghearing~~.

(c) Based on the staff report(s), testimony provided at the public hearing, and the following criteria, the Planning Commission will either approve or deny the application request.

1. The proposed district will accomplish the stated purpose of the RB District;
 2. The proposed site development meets criteria identified in Section 5E.4 of this Article;
 3. The roads providing access to the site are appropriate for serving the business related traffic generated by the proposed RB land use;
 4. Adequate sight distance along roads can be provided at proposed points of access to the site;
 5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity.
 6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.
- (d) The Planning Commission may approve the application with stipulation of conditions to be addressed at the time of final site plan approval. Approval of the RB District shall only be for the use(s) identified on the application and preliminary site plan. Approval of the application to create an RB District shall cover only that portion of a parcel or lot identified in the application. After the public meeting, the Planning Commission shall make a recommendation to the Board of County Commissioners based on the following:
1. The proposed district will accomplish the purpose of the RB District;
 2. The proposed site development meets criteria identified in Section 5F.3 of this Article;
 3. The roads providing access to the site are appropriate for serving the business related traffic generated by the proposed RB land use;
 4. Adequate sight distance along roads can be provided at proposed points of access to the site;
 5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity.
 6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.
- (d) Upon receipt of the Planning Commission's recommendation, the Board of County Commissioners shall schedule a public hearing.

~~(e) Based on the recommendation of the Planning Commission, staff reports and testimony provided at the public hearing, the Board of County Commissioners will either approve or deny the application request. The Board of County Commissioners may approve the application with stipulation of conditions to be addressed at the time of final site plan approval. Approval of the RB District shall only be for the use(s) identified on the application and preliminary site plan. Approval of the application to create an RB District shall cover only that portion of a parcel or lot identified in the application.~~

~~(f)~~(e) After approval~~if approved~~ by the ~~Board of County Commissioners~~Planning Commission, a final site plan prepared in accordance with Article 4, Section 4.11 shall be submitted for approval by the Planning Commission or Planning Staff if so designated. Minor modifications to approved use(s) or an accessory use(s) or to the preliminary approved site plan may be approved by the Planning Commission.

~~(g)~~(f) Approval of a site plan by the Planning Commission shall entitle the applicant to apply for a building permit in accordance with the rules and regulations for issuance of a building permit.

~~(g) If the application is denied by the Planning Commission, the applicant shall have thirty (30) days to appeal the Planning Commission decision to the to the Circuit Court of Maryland. In addition, an application for reclassification shall not be accepted for filing by the Planning Commission if the application is for the reclassification of the whole or any part of the land that has been the subject of a prior accepted application for reclassification within the preceding twelve (12) months and subsequently withdrawn by the applicant or denied by the Planning Commission.~~

Section 5E.7 Changes in Land Use

Changes of land use in approved RB floating districts shall be reviewed by the Planning Commission. Applicants may present information to the Planning Commission delineating how the change of land use may or may not be consistent with the approved site plan for the property. Only land uses permitted in the RB District as described in Section 3.3 Land Use Chart of this Ordinance will be considered by the Planning Commission. It will be the determination of the Planning Commission as to whether or not there is a significant change in the use and intensity of the property that could result in the need for a Public Hearing to approve the new use.

Section 5E.5-8 Removal of the Floating Zone

(a) Full Termination. An individual property owner may submit a written request to the Planning Commission to remove the entire RB floating zone district from their property at any time. The Planning Commission shall review such a request during one of their regular meetings and make a recommendation to the Board of

County Commissioners as to whether or not to grant the request. The Board of County Commissioners may then approve or deny the request without a public hearing. Should the Board of County Commissioners approve the property owner's request to remove the RB floating zone district, the land will be restored to its underlying zoning district.

- (b) Partial Termination. An individual property owner may submit a written request to the Planning Commission to remove a portion of the RB floating zone district from their property at any time. The written request must be accompanied by a detailed drawing showing surveyed metes and bounds of the requested change so as to determine the limits of the RB floating zone district. The Planning Commission shall review such a request at one of their regular meetings and make a recommendation to the Board of County Commissioners. The Board of County Commissioners may then approve or deny the request without a public hearing. Should the Board of County Commissioners approve the property owner's request to remove the RB floating zone district, the land will be restored to its underlying zoning district.

(2) ARTICLE 5F – “RB-N” RURAL BUSINESS NEW DISTRICT is amended as follows repealed in its entirety.

(3) Article 22, Division II – SIGNS is amended as follows:

Section 22.21 Signs Permitted Without Zoning Permits

- (a) A sign indicating the name and/or premises or accessory use of a home for a home occupation or professional purpose, not exceeding ten (10) square feet in area.

(4) Article 28 – DEFINITIONS is amended as follows:

Home Occupation:

Any use of a dwelling or accessory building conducted solely by a member or members of the family residing therein, which is incidental or subordinate to the main use of the building for dwelling purposes and meets all of the following criteria:

- A. The use does not exceed more than 2,500 square feet of the floor space of the dwelling or accessory structure;
- B. The use does not generate vehicular parking, freight and delivery traffic or other nonresidential traffic to a greater extent than would normally result from residential occupancy;

- C. The use does not generate outside storage of equipment or supplies;
- D. Signage for the business is limited to one (1) sign not more than ten (10) square feet in total sign area.
- E. And has no other evidence being visible, audible or abnormally odoriferous from the outside of the dwelling to indicate it is being used for anything other than residential purposes.

Resident Business:

A special exception use of a dwelling or accessory structure, as approved by the Board of Appeals, conducted solely by a member or members of the family residing therein and not more than two (2) non-resident employees, which is incidental or subordinate to the main use of the building for dwelling purposes and meets the following criteria:

- A. The use does not exceed more than 5,000 square feet of the floor space of the dwelling or an accessory structure;
- B. The use will not generate vehicular parking that would exceed spaces for the employee and equipment;
- C. Freight and delivery traffic shall not be to a greater extent than would normally result from residential occupancy unless otherwise approved by the Board;
- D. Other non-residential vehicular traffic resulting from patronage will not exceed five (5) peak hour trips.
- E. Outside storage of materials will not exceed ten (10) percent of the lot area, but not to exceed 5,000 square feet in any instance;
- F. Signage for the business is limited to one (1) sign not more than ten (10) square feet in size;
- G. Hours of operation for the business is approved as part of the special exception by the Board;
- H. The use has no other evidence being visible, audible or abnormally odoriferous from the outside of the dwelling to indicate it is being used for anything other than residential purposes.
- I. Upon approval of the special exception a minor site plan shall be submitted and approved by the Planning Commission.



Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING ENGINEERING CONSTRUCTION

MEMO

TO: Washington County Planning Commission
FROM: Tim Lung, Chief of Plan Review
DATE: January 21, 2015
SUBJECT: Review of Planning Commission Staff Reports for Plan Review Projects

The Plan Review section of the Department of Plan Review and Permitting is currently involved with a major upgrade to the County's "Permits Plus" software for processing and tracking development projects. A brief description of the project is attached.

One of the functions of the Permits Plus system is to generate a staff report for projects that require review and approval by the Planning Commission. When an item is placed on the agenda a copy of the staff report is included along with a copy of the plan. These reports are generated automatically based primarily on the information that the reviewing planner inputs into the system. The format of these reports has not changed significantly since Permits Plus was implemented in 1992. The upgrade to the system gives us the opportunity to change the format and content of these reports. I have attached sample copies of typical staff reports for several types of projects that you take action on. Preliminary Plat/Site Plans, Preliminary subdivision plats, Site Plans, and Modification/Variance requests. Please review these samples and make note of any changes in format or content that you would like to see implemented so that we can discuss them at the meeting. It is our goal to provide you with an accurate and concise summary of the project in order that you can make an informed decision.

Accela Automation Upgrade Project Overview

In 1992, Washington County implemented Accela's *Permits Plus* software for land management. *Permits Plus* has been a reliable system that met the County's original requirements with respect to the tracking and reporting of permitting and land development processes. It is currently being used by several departments including Plan Review & Permitting, Planning & Zoning, Engineering & Construction, Public Works, Water Quality and the County Attorney's Office. Over the past decade, permit tracking and land management processes at the County have changed as State and Federal policies and procedures have changed. Staffing level fluctuations and technological advancements have also occurred during this time. Unfortunately, the legacy platform of *Permits Plus* has not allowed the County to keep up with some of these changes.

In 2012, a Task Force Team was assembled to determine the best solution for Washington County in rectifying these deficiencies. After extensive research, the Task Force Team determined that migrating to Accela's latest web-based platform, known as *Accela Automation*, was going to be the best solution for Washington County. *Accela Automation* will provide the County with the functionality currently provided through *Permits Plus* while allowing us to take advantage of the new industry proven features and technology, successfully address constituent needs and expectations, and to expedite internal process improvements. In choosing to upgrade to Accela's latest platform, Washington County will also have the ability to convert 20+ years of historical data for use within the new system. A CIP project was created for the Accela platform's upgrade/replacement funding starting in FY14 and running through FY15. The kick-off meeting was held on August 18th, 2014 and the upgrade/implementation is underway with a projected go-live date in early Spring of 2016.



**WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

PRELIMINARY PLAT STAFF REPORT

BASE INFORMATION

SITE NAME....: CLAGGETT'S MILL ??
NUMBER.....: PP-13-002

OWNER.....: CLAGGETT'S MILL, L.C.
LOCATION....: NORTH & SOUTH SIDE OF POFFENBERGER ROAD
DESCRIPTION.: PROPOSED PRELIMINARY PLAT FOR 264 SINGLE FAMILY

ZONING.....: RU RESIDENTIAL URBAN
COMP PLAN...: LD Low Density Residential
PARCEL.....: 05717062300000
SECTOR.....: 1
DISTRICT....: 10

TYPE.....: SF
GROSS ACRES.: 42.7
DWEL UNITS..: 264
TOTAL LOTS..: 100
DENSITY.....: 18 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: RENN ENGINEERING, INC.
RECEIVED....: 04/04/2013

FOREST REVIEW FEE.....:\$1,500.00
DEVELOPMENT REVIEW FEE..:\$4,250.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	CN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	??	
GALLONS PER DAY SEWAGE...:	??	
SEWER PLANT.....:	Conococheague	

STORM WATER MANAGMT TYPE.: ??
DRAIN DIRECTION.....: E
FLOOD ZONE....: A
WETLANDS.....:
TOPOGRAPHY....: flat to rolling
BEDROCK.....:
VEGETATION....: ??

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 0%
 IMPERVIOUS MAXIMUM ALLOWED....: ??%
 LIGHTING PLAN MEETS REQUIREMENTS.: ?
 OPEN SPACE AREA PLANNED-AC....: ??
 OPEN SPACE MINIMUM ALLOWED....: ??
 TOTAL PARKING SPACES PLANNED.: ??
 PARKING SPACES-MINIMUM REQD.: ??
 PARKING SPACES/DWELLING UNIT.: ?
 RECREATIONAL VEHICLE PARKING.: ?

BUFFER DESIGN MEETS REQUIREMENTS.: ?
 LANDSCAPING MEETS REQUIREMENTS....: ?

PEDESTRIAN ACCESS IS ADEQUATE.....: ?
 BUS ROUTE WITHIN WALKING DIST.....: ?
 LOADING AREAS MEET REQUIREMENTS...: ?

RESIDENTIAL AMENITY PLANS.....: ??

SOLID WASTE DISPOSAL PLANS....: ??
 MATERIALS STORED ON SITE.....: ??

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	95	7.5	58.1
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

- 1 ROULETTER DR
- 2 BALLENTINE COURT
- 3 AMELIA COURT
- 4 DELANEY STREET
- 5 FIERY SIDING DR
- 6 MANOR HOUSE TRAI
- 7 STARMOUNT COURT
- 8 WEDGEWOOD COURT
- 9 MARY FLOWERS WAY
- 10

NUMBER OF ACCESS POINTS:6
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER :

FIRE DISTRICT: ?? MILES TO STATION: 2
 AMBULANCE DIST: 75 MILES TO STATION: 4

COMMENTS:
 PROPOSED PRELIMINARY PLAT FOR 264 SINGLE FAMILY LOTS REV 2



**WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING**

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Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

PRELIMINARY PLAT/SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME...: EMERALD POINTE P.U.D.-SECT.4- PH.1 ??
NUMBER.....: PSP-13-001

OWNER.....: EMERALD POINTE, INC.
LOCATION....: EAST SIDE OF THE MARSH PIKE
DESCRIPTION.: PROPOSED PUD SECTION OF TOWNHOUSE (SEMI-DETACHED

ZONING.....: RT RESIDENTIAL TRANSITION
COMP PLAN...: LD Low Density Residential
PARCEL.....: 02519011800000
SECTOR.....: 1
DISTRICT....: 27

TYPE.....: PD
GROSS ACRES.: 4.54
DWEL UNITS..: 18
TOTAL LOTS..: 18
DENSITY.....: 96 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 01/15/2013

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$2,700.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	HN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	0	
GALLONS PER DAY SEWAGE...:	0	
SEWER PLANT.....:	Hagerstown	

STORM WATER MANAGMT TYPE.: REGIONAL POND
DRAIN DIRECTION.....:
FLOOD ZONE.....: C
WETLANDS.....: N
TOPOGRAPHY.....: FLAT
BEDROCK.....:
VEGETATION.....:

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 0% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...: ?
 TOTAL PARKING SPACES PLANNED.: 36 LOADING AREAS MEET REQUIREMENTS..
 PARKING SPACES-MINIMUM REQ'D.: 36
 PARKING SPACES/DWELLING UNIT.: 2
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....:

SOLID WASTE DISPOSAL PLANS...:

MATERIALS STORED ON SITE.....:

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 DIAMOND POINTE D 1

2

3

4

5

6

7

8

9

10

NUMBER OF ACCESS POINTS:0

COUNTY HISTORIC INVENTORY SITE #: I242

ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: ?? MILES TO STATION: 0

AMBULANCE DIST: 75 MILES TO STATION: 0

COMMENTS:

PROPOSED PUD SECTION OF TOWNHOUSE (SEMI-DETACHED LOTS).

REV 2



**WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: BALTIMORE MACK TRUCK GROUP
NUMBER.....: SP-13-026

OWNER.....: AMS LLC, C/O LEROY MYERS
LOCATION....: GREENCASTLE PIKE E/S
DESCRIPTION.: SITE PLAN FOR BALTIMORE MACK TRUCK GROUP REV 3

ZONING.....: HI HIGHWAY INTERCHANGE
COMP PLAN...: IF Industrial Flex
PARCEL.....: 04809092100000
SECTOR.....: 1
DISTRICT....: 2

TYPE.....: CM
GROSS ACRES.: 8.18
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 08/07/2013

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE..:\$1,175.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	CN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	0	
GALLONS PER DAY SEWAGE....:	800	
SEWER PLANT.....:	Conococheague	

STORM WATER MANAGMT TYPE.: MICRO BIO-RENTENTION
DRAIN DIRECTION.....: SE
FLOOD ZONE.....: A
WETLANDS.....: N
TOPOGRAPHY....: FLAT
BEDROCK.....:
VEGETATION.....:

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 39% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 85% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....: N
 TOTAL PARKING SPACES PLANNED.: 77 LOADING AREAS MEET REQUIREMENTS..: Y
 PARKING SPACES-MINIMUM REQD.: 28
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS....: N/A

SOLID WASTE DISPOSAL PLANS...: DUMPSTER PRIVATE HAULER
 MATERIALS STORED ON SITE.....: VEHICLES

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	5	2	2
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1
 2
 3
 4
 5
 6
 7
 8
 9
 10

NUMBER OF ACCESS POINTS:1
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 2 MILES TO STATION: .4
 AMBULANCE DIST: 29 MILES TO STATION: .4

COMMENTS:
 SITE PLAN FOR BALTIMORE MACK TRUCK GROUP REV 3

THIS SITE PLAN IS FOR BALTIMORE MACK TRUCK GROUP. THE
 FUNCTIONAL DESCRIPTION OF THE USE OF THE SITE IS FOR A
 TRUCK SALES/SERVICE BUILDING. VEHICLES WILL BE DISPLAYED IN
 THE FRONT OF THE BUILDING. TRUCKS WILL BE SERVICED USING
 FOUR PROPOSED BAYS.

MARYLAND STATE HIGHWAY ADMINISTRATION HAS NOT APPROVED THE
 SITE PLAN. THE PLAN IS CURRENTLY UNDER REVIEW. ANY COMMENTS
 THEY HAVE MAY POTENTIALLY IMPACT OTHER APPROVING AGENCIES,
 RESULTING IN THE NEED FOR ADDITIONAL REVISIONS AND REVIEW.
 THE RECOMMENDATION IS THAT THE STAFF BE GRANTED AUTHORITY



**WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

SUBDIVISION MODIFICATION REPORT

Project No : SV-14-004
Type : REG

Applicant : SAUSER WILLIAM & LEONA
Owner : SAUSER WILLIAM & LEONA
Location : HARPERS FERRY ROAD W/S
Parcel # : 08310025100002
Road name : HARPERS FERR
Zoning : P PRESERVATION
Land use : Residential

Proposal :

Lots : 1
Acres : 3
Remainder : 0
Panhandles : 0
Land use : Residential

Applicable Restriction:

Ordinance Section : 405.2.a
Modification is to : REDUCE THE REQUIRED 300 FEET OF ACCESS SPACING ALONG A

TO APPROVE THE SITE PLAN ONCE ALL AGENCY COMMENTS HAVE BEEN
ADDRESSED AND REVIEWED.

AT THE 10/7/13 PLANNING COMMISSION MEETING THE PC GRANTED
APPROVAL ON THE SITE PLAN ON THE CONDITIONS THAT MD SHA AND
ANY OTHER APPROVING AGENCIES HAVE ALL THEIR COMMENTS
ADDRESSED AND ENTER THEIR FINAL APPROVALS

PREVIOUSLY APPROVED ON 3/13/14.

rev 1 of revised plan received 7/1/14