



100 West Washington Street, Suite 1101 | Hagerstown, MD 21740-4735 | P: 240.313.2200 | F: 240.313.2201  
WWW.WASHCO-MD.NET

**BOARD OF COUNTY COMMISSIONERS**  
**February 13, 2018**  
**Agenda**

- 10:00 A.M. INVOCATION AND PLEDGE OF ALLEGIANCE  
CALL TO ORDER, *President Terry L. Baker*  
APPROVAL OF MINUTES – FEBRUARY 6, 2018
- 10:05 A.M. COMMISSIONERS' REPORTS AND COMMENTS
- 10:10 A.M. REPORTS FROM COUNTY STAFF
- 10:15 A.M. CITIZENS PARTICIPATION
- 10:20 A.M. BROOKS L. AND KATHERINE L. LONG CONSERVATION RESERVE  
ENHANCEMENT PROGRAM – *Chris Boggs, Land Preservation Planner,  
Planning and Zoning*
- 10:25 A.M. INTERGOVERNMENTAL COOPERATIVE PURCHASE OF TWO VEHICLES FOR  
PUBLIC WORKS/PARKS AND FACILITIES - *Brandi Naugle, Buyer, Purchasing;  
John Pennesi, Deputy Director, Public Works/Parks and Facilities*
- 10:30 A.M. INTERGOVERNMENTAL COOPERATIVE PURCHASE OF TWO POLICE  
INTERCEPTOR UTILITY VEHICLES FOR EMERGENCY SERVICES  
*Brandi Naugle, Buyer, Purchasing; David Hays, Director, Tom Brown, Emergency  
Management Specialist, Emergency Services*
- 10:35 A.M. CONTRACT AWARD – SOLE SOURCE PROCUREMENT TECHNICAL SERVICE  
SUPPORT AGREEMENT FOR EMERGENCY SERVICES AND HEALTH AND HUMAN  
SERVICES - *Brandi Naugle, Buyer, Purchasing; David Hays, Director, Emergency  
Services; Brian Overcash, Safety Administrator, Health and Human Services*
- 10:40 A.M. APPALACHIAN REGIONAL COMMISSION GRANT FOR COUNTY WEBSITE  
ENHANCEMENTS - *Susan Buchanan, Director, Grant Management; Lauren Pogue,  
Communications Coordinator*
- 10:45 A.M. DELIBERATION/DECISION ON ZONING MAP AMENDMENT RZ-17-003  
*Travis Allen, Comprehensive Planner, Planning and Zoning*
- 10:55 A.M. CONSTRUCTION BID AWARD – PAVEMENT MAINTENANCE AND  
REHABILITATION PROGRAM FOR FISCAL YEAR 2018  
*Scott Hobbs, Director, Engineering*

*(continued on second page)*

11:00 A.M.    CLOSED SESSION

*(To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals; and to consider a matter that concerns the proposal for a business or industrial organization to locate, expand or remain in the State.)*

11:15 A.M.    ADJOURNMENT



Open Session Item

**SUBJECT:** Brooks L. and Katherine L. Long Conservation Reserve Enhancement Program (CREP) Easement

**PRESENTATION DATE:** February 13, 2018

**PRESENTATION BY:** Chris Boggs, Land Preservation Planner, Dept. of Planning & Zoning

**RECOMMENDED MOTION:** Move to approve the Long farm CREP Easement project, in the amount of \$48,084.00 on 20.00 easement acres, paid for 100% by the Maryland Department of Natural Resources, and to adopt an ordinance approving the easement purchase and to authorize the execution of the necessary documentation to finalize the easement purchase.

**REPORT-IN-BRIEF:** The Long property is located at 16140 Spielman Road, Williamsport. The CREP easement will protect 20 acres of stream buffer and pasture on the property, which contains 0.83 acres of forest and 19.17 acres of pastureland. It will also serve to buffer 632 linear feet of a Potomac River tributary on the property. The entire project area will be protected by CREP easement language and the owner will be compensated with funding from the CREP program. The farm is located just south of the Town of Williamsport and is part of a large block of Agricultural Land Preservation Districts. One (1) development right associated with this property will be extinguished by the easement.

Since 2010, Washington County has been funded to purchase CREP easements on 840 acres of land. The main focus of the program is to protect water quality by removing marginal agricultural land from production and replacing it with best management practices including riparian buffers, stabilization of highly erodible soils, and restoration of wetlands. Landowners who currently hold a 15-year CREP contract voluntarily agree to sell a conservation easement in perpetuity. The CREP easement program is administered by the Land Acquisition and Planning Unit of the MD Department of Natural Resources and is funded from Program Open Space funds. The completed recorded easements are held jointly by the County and DNR.

**DISCUSSION:** For FY2018, the State of Maryland is awarding CREP grants to eligible properties on a project-by-project basis. The Long CREP Easement uses this funding. Easement applicants are chosen from those who are already enrolled in a 15-year CREP Contract.

**FISCAL IMPACT:** CREP funds are 100% State dollars, mainly from DNR Open Space funds. In addition to the easement funds to the property owner, the County will receive up to 3% of the easement value for administrative costs, a mandatory 1.5% for compliance/monitoring costs, and funds to cover all of our legal/settlement costs.

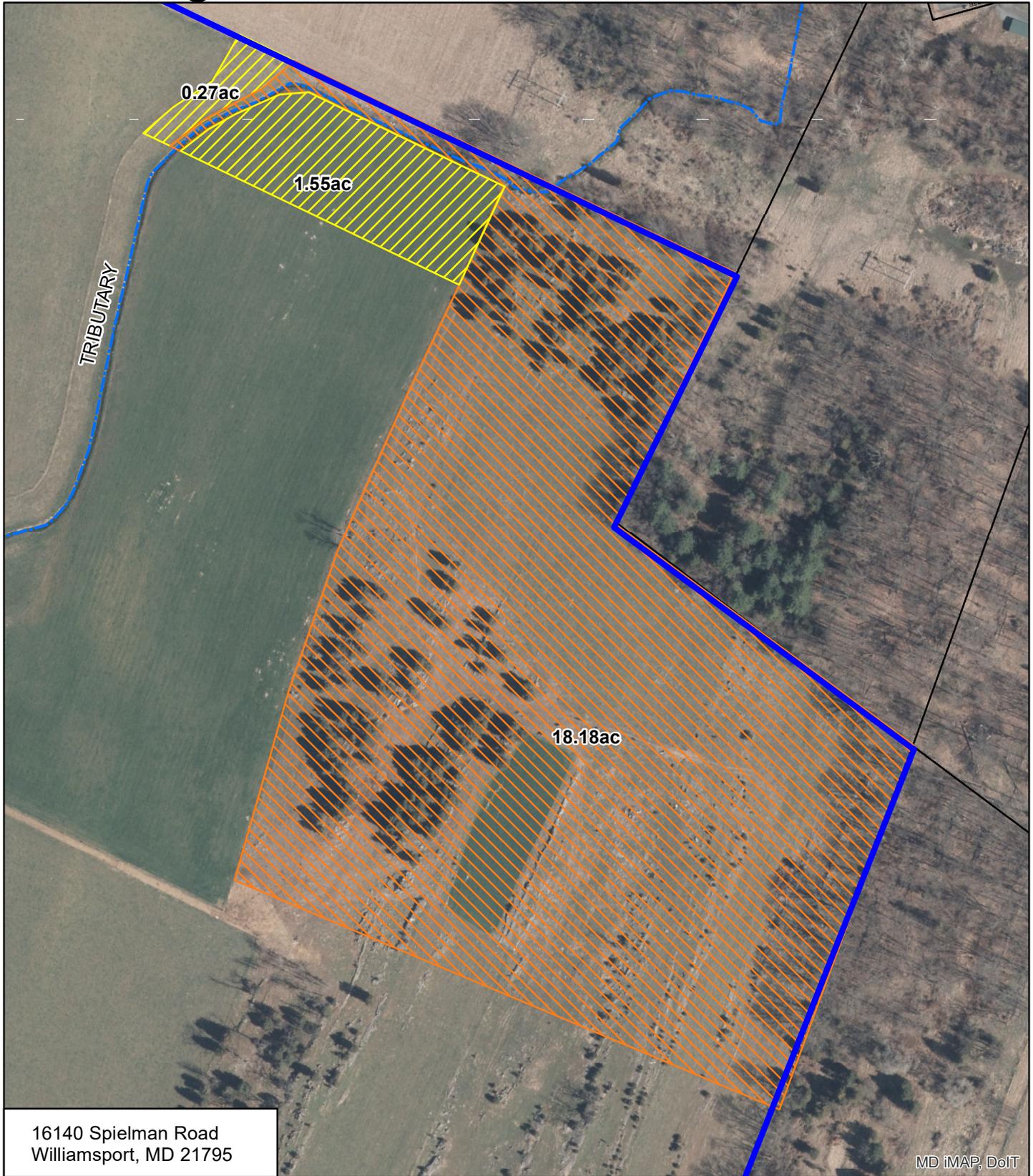
**CONCURRENCES:** Department of Natural Resources (DNR) staff has approved and supports our program. A final money allocation will be approved by the State Board of Public Works.

**ALTERNATIVES:** If Washington County rejects State funds for CREP, the funds will be allocated to other counties in Maryland.

**ATTACHMENTS:** Aerial Map, Location Map, Ordinance

**AUDIO/VISUAL NEEDS:** N/A

# Long, Brooks L. and Katherine L. CREP



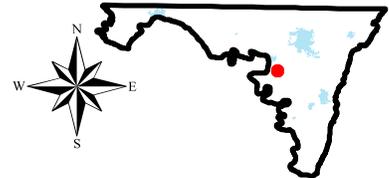
16140 Spielman Road  
Williamsport, MD 21795

MD iMAP, DoIT

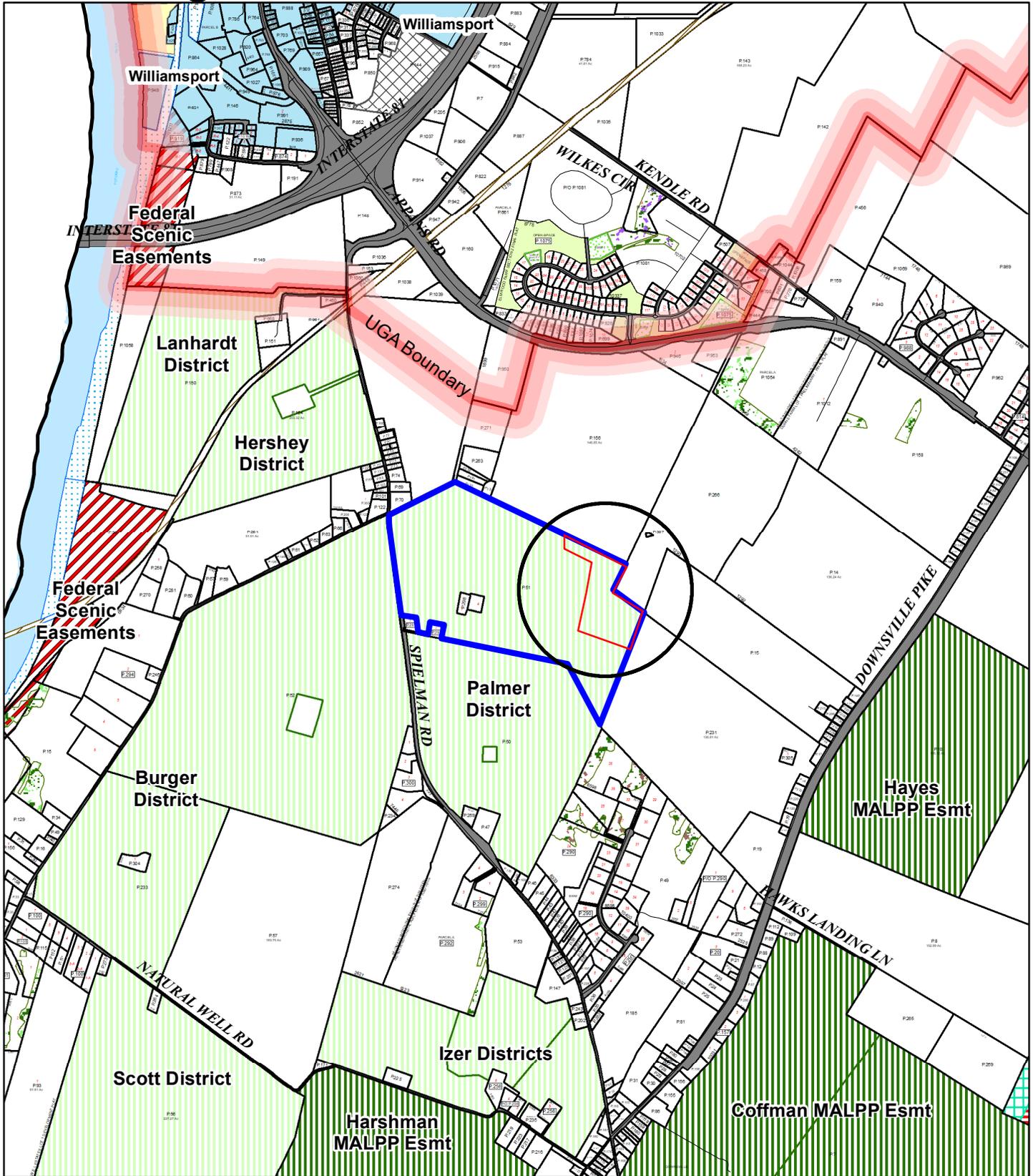
-  Property Boundary
-  CREP Contract Area - 1.82ac
-  CREP Match Area - 18.18ac

WARNING: This map is for internal use by the Washington County Planning Department. It is not for general distribution to the public, and should not be scaled or copied. Sources of the data contained hereon are from various public agencies which may have use restrictions and disclaimers

The parcel lines shown on this map are derived from a variety of sources which have their own accuracy standards. The parcel lines are approximate and for informational purposes ONLY. They are not guaranteed by Washington County Maryland or the Maryland Department of Assessments and Taxation to be free of errors including errors of omission, commission, positional accuracy or any attributes associated with real property. They shall not be copied, reproduced or scaled in any way without the express prior written approval of Washington County Maryland Planning and Zoning Department. This data DOES NOT replace an accurate survey by a licensed professional and information shall be verified using the relevant deeds, plats and other recorded legal documents by the user.



# Long, Brooks L. and Katherine L. CREP

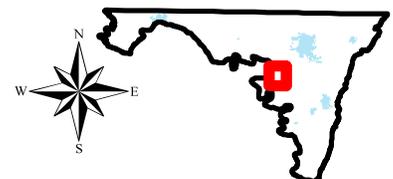
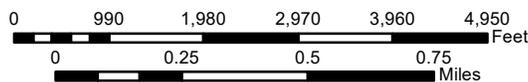


16140 Spelman Road  
Williamsport, MD 21795

 Property Boundary

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ORDINANCE NO. ORD-2018-

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION  
EASEMENT UNDER THE MARYLAND CONSERVATION RESERVE  
ENHANCEMENT PROGRAM (CREP)**

*(Re: Long CREP Easement)*

RECITALS

1. The Maryland Conservation Reserve Enhancement Program ("CREP") is a federal-State natural resources conservation program that addresses state and nationally significant agricultural related environmental concerns related to agriculture.
2. CREP provides financial incentives to program participants to voluntarily remove cropland and marginal pastureland from agricultural production in order to improve, protect, and enhance water quality in the Chesapeake Bay watershed and replacing it with the best management practices including establishment of riparian buffers, grass plantings, forbs, shrubs and trees, stabilization of highly erodible soils, habitat restoration for plant and animal species, and restoration of wetlands.
3. Protection is provided through the acquisition of easements and fee estates from willing landowners currently holding a fifteen (15) year CREP contract and the supporting activities of CREP Sponsors and local governments.
4. For FY2018, the State of Maryland ("State") is awarding CREP grants to eligible Counties (the "CREP Funds").
5. Brooks and Katherine Long are the owners of real property consisting of 20 acres, more or less, (the "Property") in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
6. The County has agreed to pay the approximate sum of FORTY-EIGHT THOUSAND, EIGHTY-FOUR DOLLARS AND NO CENTS (\$48,084.00), which is a portion of the CREP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Long CREP Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of the Long CREP Easement is approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the purchase of the Long CREP Easement.

ADOPTED this \_\_\_\_ day of February, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

\_\_\_\_\_  
Vicki C. Lumm, Clerk

BY: \_\_\_\_\_  
Terry L. Baker, President

Approved as to legal sufficiency:

\_\_\_\_\_  
John M. Martirano  
County Attorney

Mail to:  
Office of the County Attorney  
100 W. Washington Street, Suite 1101  
Hagerstown, MD 21740

## EXHIBIT A--DESCRIPTION OF EASEMENT AREA

All those tracts, lots, or parcels of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 20, Washington County, Maryland, being part of the property identified by the State Department of Assessments and Taxation as tax account no. 20-004576, and being indicated as "CREP CONTRACT EASEMENT AREA" or "CREP MATCH EASEMENT AREA" on the plat prepared by Triad Engineering, Inc., dated December 15, 2017, and entitled "CREP EASEMENT PLAT UPON THE LANDS OF BROOKS LAWRENCE LONG AND KATHERINE LYNN LONG," recorded on January 14, 2018 as Miscellaneous Plat Number 725 among the Plat Records of Washington County, Maryland.

BEING part of the same property which was conveyed from Brenda L. Shane and Rebecca L. Jackson, Personal Representatives of the Estate of Hazel Lucille Long, to Brooks Lawrence Long and Katherine Lynn Long, his wife, by Deed dated June 14, 2016 and recorded in Liber 5252, folio 497 among the Land Records of Washington County, Maryland.



Open Session Item

**SUBJECT:** Intergovernmental Cooperative Purchase (INGT-18-002) – Two (2) 2018 Ford F350 Extended Cab Pickups for Parks & Facilities

**PRESENTATION DATE:** February 13, 2018

**PRESENTATION BY:** Brandi Naugle, CPPB, Buyer - Purchasing Department, John Pennesi, Deputy Director - Public Works/Parks and Facilities

**RECOMMENDED MOTION:** Move to authorize by Resolution, Parks and Facilities to purchase two (2) - 2018 Ford F350 Extended Cab, four-wheel drive pickup trucks from **Hertrich Fleet** of Milford, DE; the cost of each truck being \$39,150.00 for the total amount of \$78,300.00 and to utilize another jurisdiction's contract (#001B8400168) that was awarded by the State of Maryland Department of General Services Office of Procurement and Logistics statewide contract for Light Duty Trucks.

**REPORT-IN-BRIEF:** The Code of Public Laws of Washington County, Maryland (the Public Local Laws) §1-106.3 provides that the Board of County Commissioners may procure goods and services through a contract entered into by another governmental entity, in accordance with the terms of the contract, regardless of whether the County was a party to the original contract. The State of Maryland Department of General Services Office of Procurement and Logistics took the lead in soliciting the resulting agreement. If the Board of County Commissioners determines that participation by Washington County would result in cost benefits or administrative efficiencies, it could approve the purchase of this service in accordance with the Public Local Laws referenced above by resolving that participation would result in cost benefits or in administrative efficiencies.

The County will benefit with direct cost savings in the purchase of this service because of the economies of scale this buying group leveraged. I am confident that any bid received as a result of an independent County solicitation would exceed the spend savings that the State of Maryland's bid provides through this agreement. Additionally, the County will realize savings through administrative efficiencies as a result of not preparing, soliciting and evaluating a bid. This savings/cost avoidance would, I believe, be significant.

**DISCUSSION:** N/A

**FISCAL IMPACT:** Funds are budgeted in the Parks & Facilities' Capital Improvement Plan (CIP) account (VEH008) in the amount of \$101,658.00.

**CONCURRENCES:** Jim Sterling, Director of Public Works

**ALTERNATIVES:**

1. Process a formal bid and the County could possibly incur a higher cost for the purchase, or
2. Do not award the purchase of vehicles.

**ATTACHMENTS:** Hertrich Fleet Quote

**AUDIO/VISUAL NEEDS:** N/A

# HERTRICH FLEET SERVICES, INC

1427 Bay Road Milford, DE 19963

Ford - Chevrolet - Dodge - Jeep  
Lincoln - Honda - Buick - GMC - Toyota - Nissan

(800) 698-9825

(302) 422-3300

Fax: (302) 839-0555

January 12, 2018

Washington County, Maryland

I am pleased to provide a quote on a 2018 Ford F350 Extended Cab, priced per State of MD BPO #001B8400168 and equipped as follows:

#0031	<b>2018 Ford F350 - Base Price Regular Cab 2WD</b>	\$25,173
Z1/1S	Oxford White Exterior & Medium Earth 40/20/40 Cloth Interior	
	6.2L V8 Gas Engine & 6 Speed Automatic Transmission	
#0054	Extended Cab with 6.5' Bed	\$2,254
	4WD for Extended Cab	\$2,495
TDX	LT275/70 BSW All Terrain Tires	\$165
X3E	3.73 Limited Slip Axle	
90L	Power Windows for Extended Cab	\$1,059
41P	Skid Plates	\$100
43B	Rear Window Defrost	\$60
924	Privacy Glass – required with rear defrost	\$30
47B	Snow Plow & Camper Package	\$245
52B	Integrated Trailer Brake Controller	\$270
64F	18" Steel Wheels	\$455
66S	Up Fitter Switches	\$165
67E	Extra-Extra Heavy Duty Alternator	\$85
76R	Reverse Sensing	\$245
85S	Factory Sprayed in Bed Liner	\$540
91M	AM/FM/CD with Sync – Bluetooth	\$365
BOSS82	8'2" BOSS POWER VXT V-PLOW – COMMERCIAL HEAVY DUTY WITH LED LIGHTS	\$5,054
FOB	2 Additional Keys with Fobs	\$390
	<b>Total per Vehicle</b>	<b>\$39,150</b>
	<b>Total per Vehicle</b>	<b>\$78,300</b>

Please contact me with any question, changes or to place an order. Thank you and I look forward to hearing from you.

Respectfully submitted,  
Chris Wilder



Open Session Item

**SUBJECT:** Intergovernmental Cooperative Purchase (INGT-18-003) – Two (2) 2018 Ford Police Interceptor Utility Vehicles for Division of Emergency Services

**PRESENTATION DATE:** February 13, 2018

**PRESENTATION BY:** Brandi Naugle, CPPB, Buyer - Purchasing Department, David Hays, Director – Division of Emergency Services, and Tom Brown, Emergency Management Specialist – Division of Emergency Services

**RECOMMENDED MOTION:** Move to authorize by Resolution, Division of Emergency Services to purchase two (2) - 2018 Ford Police Interceptor Utility vehicles, from **Hertirch Fleet** of Milford DE; the cost of each vehicle being 28,947.00 for the total amount of \$57,894.00 and to utilize another jurisdiction's contract (#001B8400177) that was awarded by the State of Maryland Department of General Services Office of Procurement and Logistics statewide contract for Vans and SUV's.

**REPORT-IN-BRIEF:** The Code of Public Laws of Washington County, Maryland (the Public Local Laws) §1-106.3 provides that the Board of County Commissioners may procure goods and services through a contract entered into by another governmental entity, in accordance with the terms of the contract, regardless of whether the County was a party to the original contract. The State of Maryland Department of General Services Office of Procurement and Logistics took the lead in soliciting the resulting agreement. If the Board of County Commissioners determines that participation by Washington County would result in cost benefits or administrative efficiencies, it could approve the purchase of this service in accordance with the Public Local Laws referenced above by resolving that participation would result in cost benefits or in administrative efficiencies.

The County will benefit with direct cost savings in the purchase of this service because of the economies of scale this buying group leveraged. I am confident that any bid received as a result of an independent County solicitation would exceed the spend savings that the State of Maryland's bid provides through this agreement. Additionally, the County will realize savings through administrative efficiencies as a result of not preparing, soliciting and evaluating a bid. This savings/cost avoidance would, I believe, be significant.

**DISCUSSION:** N/A

**FISCAL IMPACT:** Funds have been allocated for Division of Emergency Services within grant 17EMPG (GRT007) in the amount of \$81,292.00

**CONCURRENCES:** N/A

**ALTERNATIVES:**

1. Process a formal bid and the County could possibly incur a higher cost for the purchase, or
2. Do not award the purchase of vehicles.

**ATTACHMENTS:** Hertrich Fleet Quote

**AUDIO/VISUAL NEEDS:** N/A





Open Session Item

**SUBJECT:** Contract Award of (INGT-17-001) - Sole Source Procurement Technical Service Support Agreement for the Division of Emergency Services and Health and Human Services

**PRESENTATION DATE:** February 13, 2018

**PRESENTATION BY:** Brandi Naugle, Buyer, CPPB – Purchasing Department, Dave Hays, Director - Division of Emergency Services, and Brian Overcash, Safety Administrator – Health and Human Services.

**RECOMMENDED MOTION:** To authorize, the Division of Emergency Services and Human Resources to enter into a service agreement with **Physio-Control, Inc.**, of Redmond, WA for the remaining duration of the State of Maryland contract #001B8400047; this contract expires July 1, 2020.

**REPORT-IN-BRIEF:** The agreement covers various types of defibrillators that were purchased in the past utilizing a State of Maryland contract awarded to Physio-Control. The agreement provides on-site maintenance; which includes repair parts, materials, service technician labor, and travel expenses. Each defibrillator listed within the agreement will be on a scheduled inspection; which covers calibration, verification that the equipment is operating properly and output measurements are checked to ensure that the equipment is within specifications. If a unit fails upon inspection, the equipment will be removed from service to complete the repairs, an appropriate loaner unit will be provided. Following each repair and/or inspection, Physio-Control will provide a written report of action or recommendation and identification of any materials replaced or recommended for replacement.

The request requires approval of four (4) of the five (5) Commissioners in order to proceed with a sole source procurement. The Code of Local Public Laws of Washington County, Maryland, Sections 1-106.2(a)(1) and (2) are applicable to this procurement. These sections state that a sole source procurement is permissible when: (1) Only one source exists that meets the County's requirements, and (2) The compatibility of equipment, accessories, or replacement parts is the paramount consideration. If approved, the following steps of the process will occur as outlined by the law: 1) Not more than ten (10) days after the execution and approval of a contract under this section, the procurement agency shall publish notice of the award in a newspaper of general circulation in the County, and 2) An appropriate record of the sole source procurement shall be maintained as required.

**DISCUSSION:** N/A

**FISCAL IMPACT:** Funds have been allocated from the Division of Emergency Services account 515270-10-11520 and the Health and Human Services account 505120-10-10700 to cover the expense.

**CONCURRENCES:** Stephanie Stone, Director - Health and Human Services

**ALTERNATIVES:** N/A

**ATTACHMENTS:** N/A

**AUDIO/VISUAL NEEDS:** N/A



## Agenda Report Form

### Open Session Item

**SUBJECT:** Appalachian Regional Commission Grant for County Website Enhancements– Approval to Submit Application

**PRESENTATION DATE:** February 13, 2017

**PRESENTATION BY:** Susan Buchanan, Director, Office of Grant Management; Lauren Pogue, Marketing Specialist, Department of Public Relations and Marketing

**RECOMMENDED MOTION:** Move to approve the submission of the grant application for county website enhancements to the Appalachian Regional Commission in the amount of \$37,500 and accept funding as awarded.

**REPORT-IN-BRIEF:** Washington County’s Department of Public Relations and Marketing has recently received approval to contract with a vendor to rebuild the current County website ([www.washco-md.net](http://www.washco-md.net)). Within this project, the Public Relations and Marketing Department would like to create a sub-website for our Parks & Facilities and Recreation pages to increase tourism traffic to our community as well as generate revenue with an online store. The website will encourage visitors to visit the county’s numerous parks such as those along the Appalachian Trail, as well as participating in outdoor activities such as kayaking through Devil’s Backbone Park, or playing golf at Black Rock Golf Course. The site will also promote various Washington County branded merchandise for sale such as water bottles, golf balls, shirts.

In addition, to promoting the various recreational activities available within the county, the website will be an economic development tool. When potential businesses and site selection companies consider locations, they visit those locations’ websites to gain information of the quality of life offered. Having an attractive and user-friendly site will boost visitors as well as driving search engine optimization.

One of the Appalachian Regional Commission’s goals is to assist communities with utilizing existing natural assets to generate local and regional economic opportunities. This project is consistent with that goal.

**DISCUSSION:** The Office of Grant Management has reviewed the grant proposal, grant funding guidelines, and budget. There is 50/50 matching requirement associated with the grant. The matching funds of \$37,500 will be provided with Hotel Rental Tax funds.

**FISCAL IMPACT:** The grant will provide \$37,500 for website enhancement and will reduce the Hotel Rental Tax fund balance by \$37,500.

**CONCURRENCES:** Director, Department of Marketing and Public Relations

**ALTERNATIVES:** Deny approval of submission and award of requested funding.

**ATTACHMENTS:** N/A

**AUDIO/VISUAL NEEDS:** N/A



Agenda Report Form

Open Session Item

**SUBJECT:** Deliberation/Consensus Decision on Application for Zoning Map Amendment  
RZ-17-003, Downsville Pike Land LLC

**PRESENTATION DATE:** February 13, 2018

**PRESENTATION BY:** Travis Allen, Comprehensive Planner, Washington County  
Department of Planning and Zoning

**RECOMMENDED MOTION:** Discussion to reach consensus to **approve or deny** zoning  
map amendment request.

**REPORT-IN-BRIEF:** RZ-17-003 is an application from property owners Downsville  
Pike Land LLC to rezone 2 parcels of land totaling 1.6 acres from Residential Suburban to  
Highway Interchange. The property is located in the southwest quadrant of the intersection of  
Downsville Pike (MD Rt. 632) and Halfway Boulevard. The Planning Commission held a public  
information meeting on September 25, 2017 and made a recommendation for approval on  
October 2, 2017. The County Commissioners held a public hearing on December 12, 2017. The  
Commissioners discussed the application on January 30, 2018 and deferred additional discussion  
and action to a future meeting.

**DISCUSSION:** Refer to enclosed application, staff report, Planning Commission minutes  
and recommendation for detailed discussion of the proposed amendment.

**FISCAL IMPACT:** None.

**ATTACHMENTS:** Ordinance amendment application with justification statement and  
rezoning site maps.  
Staff Report and Analysis dated September 8, 2017  
Planning Commission report and recommendation

**AUDIO/VISUAL NEEDS:**



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

October 30, 2017

RZ-17-003

**APPLICATION FOR MAP AMENDMENT  
PLANNING COMMISSION RECOMMENDATION**

Property owner(s):	Downsville Pike Land, LLC
Applicant(s):	Christopher R. Smith
Location:	Northwest side of Downsville Pike, ¼ mile north of I-70
Election District:	#26 - Halfway
Comprehensive Plan Designation:	Low Density Residential
Zoning Map:	57
Parcel(s):	Parcel 210 and Parcel 408
Acreage:	1.60 acres (P. 210 – 1.10 ac.; P. 408 - .50 ac.)
Existing Zoning:	RS – Residential Suburban
Requested Zoning:	HI – Highway Interchange
Date of Public Meeting:	September 25, 2017

**RECOMMENDATION**

The Washington County Planning Commission took action at its regular meeting held on Monday, October 2, 2017 to recommend approval of Map Amendment RZ-17-003 to the Board of County Commissioners. The Commission considered the applicant's claim that there was a mistake in the zoning of the property during the 2012 Comprehensive Urban Growth Area Rezoning and that there has been a change in the character of the neighborhood since the 2012 Comprehensive UGA rezoning. The Commission evaluated the supporting documentation submitted with the application and the applicant's presentation during the public rezoning information meeting. The Commission also considered the Staff Report and Analysis, verbal comments of interested parties provided during the public rezoning information meeting and written comments received by the Department of Planning & Zoning.

The Commission evaluated supporting documents submitted with the application that cited the location near the interchange, other Highway Interchange rezonings, traffic impacts, and the recent abandonment of the parcels for residential purposes as support for the mistake claim. Further, the Planning Commission considered the applicant's proposition that other zoning changes have occurred in the neighborhood along the Downsville Pike and continued commercial development along with traffic impacts have caused change in the character of the neighborhood. The Planning Commission recognized that continued residential use may be difficult in light of intersection expansions that will further complicate residential access and, that in the future, commercial uses may be more suitable and able to accommodate access restrictions.

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

Copies of the application, Staff Report and Analysis, written comments, minutes of the September 18, 2017 public rezoning information meeting, and the unapproved minutes of the October 2, 2017 regular meeting are attached.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Stephen T. Goodrich".

Stephen T. Goodrich, Director  
Washington County Department of  
Planning & Zoning

TA/STG/dse  
Attachments

cc: Bruce Dean, Linowes & Blocher  
file



FOR PLANNING COMMISSION USE ONLY  
Rezoning No. RZ-17-003  
Date Filed: 7-12-17

RECEIVED

WASHINGTON COUNTY PLANNING COMMISSION  
ZONING ORDINANCE MAP AMENDMENT APPLICATION

JUL 12 2017

Downsville Pike Land, LLC

Applicant

10306 Remington Drive

Address

Hagerstown, MD 21740

Primary Contact

Christopher R. Smith

Address

- Property Owner
- Attorney
- Other: \_\_\_\_\_
- Contract Purchaser
- Consultant

WASHINGTON COUNTY  
PLANNING DEPARTMENT

301-733-4365 EXT 203

Phone Number

crsmith@myactv.net

E-mail Address

Property Location: 10662 Downsville Pike and 10656 Downsville Pike, Hagerstown, MD

Tax Map: 0057 Grid: 0002 Parcel No.: 210&408 Acreage: 1.6

Current Zoning: RS-Residential Suburban Requested Zoning: HI-Highway Interchange

- Reason for the Request:
- Change in the character of the neighborhood
  - Mistake in original zoning

**PLEASE NOTE: A Justification Statement is required for either reason.**

Chris Smith  
Applicant's Signature

Subscribed and sworn before me this 11 day of July, 2017.

My commission expires on May 23, 2021 Anne M. Traley  
Notary Public

FOR PLANNING COMMISSION USE ONLY

<input type="checkbox"/> Application Form	<input type="checkbox"/> Names and Addresses of all Adjoining & Confronting Property Owners
<input type="checkbox"/> Fee Worksheet	<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Justification Statement
<input type="checkbox"/> Ownership Verification	<input type="checkbox"/> 30 copies of complete Application Package
<input type="checkbox"/> Boundary Plat (Including Metes & Bounds)	

EXHIBIT A

Real Property Data Search w3

Search Result for WASHINGTON COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Account Identifier:</b>	<b>District - 26 Account Number - 023114</b>	

Owner Information			
<b>Owner Name:</b>	DOWNSVILLE PIKE LAND LLC	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/05486/ 00190

Location & Structure Information									
<b>Premises Address:</b>					<b>Legal Description:</b>				
10656 DOWNSVILLE PIKE HAGERSTOWN 21740-0000					0.50 ACRES 10656 DOWNSVILLE PIKE				
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0057	0002	0408		0000				2017	<b>Plat Ref:</b>

<b>Special Tax Areas:</b>	<b>Town:</b>	NONE
	<b>Ad Valorem:</b>	
	<b>Tax Class:</b>	

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>		
1928	900 SF		21,780 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>
2	YES	STANDARD UNIT	FRAME	1 full		

Value Information				
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
		01/01/2017	07/01/2016	07/01/2017
<b>Land:</b>	8,700	8,700		
<b>Improvements</b>	10,200	10,200		
<b>Total:</b>	18,900	18,900	18,900	18,900
<b>Preferential Land:</b>	0			0

Transfer Information		
<b>Seller:</b> CARBAUGH BONNIE L ET AL	<b>Date:</b> 04/24/2017	<b>Price:</b> \$50,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /05486/ 00190	<b>Deed2:</b>
<b>Seller:</b> RICE ANITA V	<b>Date:</b> 12/07/2015	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /05119/ 00426	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information			
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2016	07/01/2017
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	NONE

Homestead Application Information	
<b>Homestead Application Status:</b>	No Application

Homeowners' Tax Credit Application Information	
<b>Homeowners' Tax Credit Application Status:</b>	No Application
<b>Date:</b>	

**EXHIBIT** p10 B

2 of 2

Tri-State Signature Settlements, LLC  
File No. TE-10107M  
Tax ID # 26-023114

**This Deed**, made this 21st day of April, 2017, by and between Connie Proctor, Bonnie L. Carbaugh, Ronald G. Rice and Donald W. Rice, GRANTORS, and Downsville Pike Land, LLC, a Maryland Limited Liability Company, GRANTEE.

**- Witnesseth -**

**That for and in consideration** of the sum of Fifty Thousand And 00/100 Dollars (\$50,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Downsville Pike Land, LLC, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All the following described lot of land, together with any improvements thereon situate in Washington County, Maryland, on the Northwest side of the Downsville Hagerstown Turnpike, about two miles South of Hagerstown, and being more particularly described as follows:

Beginning at a stone standing near the west or northwest side of the Hagerstown and Downsville Turnpike and at the end of the 17<sup>th</sup> or South 79 ¼ degrees East 89 ½ perch line of a deed from Edward A. Shaffer, Executor, to John H. Eldridge, dated July 13, 1892, and running thence reversing said 17<sup>th</sup> line North 79 ½ degrees West 181 feet, then leaving the outlines of the aforesaid deed 2 degrees East 185 feet, passing a stone on the North side of the aforesaid turnpike to the middle of said turnpike, then with the turnpike North 63 degrees East 252 feet to the place of beginning; containing approximately 0.50 acres of land, more or less.

Subject to and together with the covenants, restrictions, rights of way and easements of record applicable thereto.

Being the same property described and conveyed in the deed from Bonnie L. Carbaugh, Personal Representative of the Estate of Arthur T. Samuels unto Bonnie L. Carbaugh, Ronald G. Rice, Connie Proctor and Donald W. Rice dated July 17, 2015, and recorded December 7, 2015 in Liber 5119 at folio 0426 among the Land records of Washington County, Maryland.

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Downsville Pike Land, LLC, in fee simple.

**And** the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5486, p. 0190, MSA, CE 18, 5438, Date available 04/27/2017, Printed 07/11/2017.

**EXHIBIT** pto B

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2017

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Bonnie L. Carbaugh

2. Reasons for Exemption

Resident Status

I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Bonnie L. Carbaugh

Name

Bonnie L. Carbaugh

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2017

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Connie Proctor

2. Reasons for Exemption

- Resident Status [X] I, Transferor, am a resident of the State of Maryland. [ ] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf. Principal Residence [ ] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness Name Connie Proctor Signature

3b. Entity Transferors

Witness/Attest Name of Entity By Name Title

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5486, p. 0194, MSA\_CE18\_5486, Date available 04/27/2017, Printed 07/11/2017.

LR - Deed (w Taxes)  
Recording Fee - ALL  
20.00

Name: Rice  
Ref:  
LR - County Transfer  
Tax - linked 0.00  
LR - Surcharge - linked  
40.00

LR - Recordation Tax -  
linked 380.00  
LR - State Transfer Tax  
- linked 250.00  
LR - NR Tax - kd 0.00

SubTotal: 690.00

Total: 710.00

04/24/2017 04:09

CC21-RZ

#8241708 CC0403 -  
Washington  
County/CC04.03.03 -  
Register 03

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5486, p. 0196, MSA\_CE18\_5438, Date available 04/27/2017, Printed 07/11/2017.

This page not to be counted in calculating Recording Fee

**Clerk of Circuit Court  
Washington County, Maryland**

Dennis J. Weaver, Clerk  
24 Summit Avenue  
Hagerstown, MD 21740  
301-790-7991

**For Clerks Use Only**

Improvement Fee	40.00
Recording Fee	20.00
County Transfer Tax	
Recordation Tax	380.00
State Transfer Tax	250.00
Non-Resident Tax	
<b>TOTAL</b>	<b>690.00</b>

Real Property Data Search w3

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
<b>Account Identifier:</b>		<b>District - 26 Account Number - 023173</b>							
Owner Information									
<b>Owner Name:</b>		DOWNSVILLE PIKE LAND LLC				<b>Use:</b>		RESIDENTIAL	
<b>Mailing Address:</b>		10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000				<b>Principal Residence:</b>		NO	
						<b>Deed Reference:</b>		/05488/ 00165	
Location & Structure Information									
<b>Premises Address:</b>		10662 DOWNSVILLE PIKE HAGERSTOWN 21740-0000				<b>Legal Description:</b>		1.10 ACRES 10662 DOWNSVILLE PIKE	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0057	0002	0210		0000				2017	
<b>Special Tax Areas:</b>						<b>Town:</b>		NONE	
						<b>Ad Valorem:</b>			
						<b>Tax Class:</b>			
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1950		1,196 SF				1.1000 AC			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
1 1/2	YES	STANDARD UNIT	BRICK	1 full					
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2017		07/01/2016		07/01/2017	
<b>Land:</b>		61,000		61,000					
<b>Improvements</b>		65,600		65,600					
<b>Total:</b>		126,600		126,600		126,600		126,600	
<b>Preferential Land:</b>		0						0	
Transfer Information									
<b>Seller:</b> RICE ANITA VIRGINIA		<b>Date:</b> 04/26/2017				<b>Price:</b> \$175,000			
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /05488/ 00165				<b>Deed2:</b>			
<b>Seller:</b>		<b>Date:</b>				<b>Price:</b> \$0			
<b>Type:</b>		<b>Deed1:</b> /01770/ 00701				<b>Deed2:</b>			
<b>Seller:</b>		<b>Date:</b>				<b>Price:</b>			
<b>Type:</b>		<b>Deed1:</b>				<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2016		07/01/2017			
<b>County:</b>		000		0.00					
<b>State:</b>		000		0.00					
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>		NONE							
Homestead Application Information									
<b>Homestead Application Status:</b> No Application									
Homeowners' Tax Credit Application Information									
<b>Homeowners' Tax Credit Application Status:</b> No Application						<b>Date:</b>			

EXHIBIT plc B

Tri-State Signature Settlements, LLC  
File No. TE-10106M  
Tax ID# 26023173

**This Deed**, made this 21st day of April, 2017, by and between **The Estate of Anita Virginia Rice, Estate No. 69124**, Grantor; and **Downsville Pike Land, LLC**, a Maryland Limited Liability Company, party of the second part, GRANTEE.

**Whereas**, on February 12, 2014, the Orphans' Court of Washington County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to Connie J. Proctor as Personal Representative of the Estate of the Decedent in Estate No. 69124.

**Whereas**, Grantor in the capacity as Personal Representative in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple interest in the hereinafter described property; and

**Whereas**, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantee.

- **Witnesseth** -

**That in consideration** of the sum of **One Hundred Seventy-Five Thousand And 00/100 Dollars (\$175,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR as Personal Representative as the Estate of the Decedent, does hereby grant and convey to **Downsville Pike Land, LLC**, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

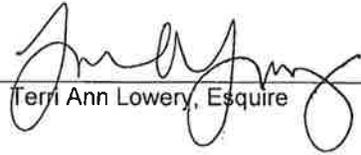
All that lot or parcel of land situate along the Northwest side of the Hagerstown Downsville Road approximately one and six tenths (1.6) miles from the Corporate Limits of the City of Hagerstown, in District No. 26, Washington County, Maryland and being more particularly described as follows:

Beginning at a stone planted at the end of the South 78 degrees 30 minutes west 89 and 5/10 perch line of the deed from Mary E. Stockslager, widow, to Albert L. Stockslager and wife, dated August 6, 1927, and recorded in Liber No. 178, folio 94, one of the land records of Washington County, Maryland, said stone being in or near the Northwest margin of the aforesaid Hagerstown-Downsville Road and at the North east corner of the parcel of land conveyed by the Downsville and Hagerstown Turnpike Company of Washington County to Arthur T. Samuels and Edna M. Samuels, his wife, by deed dated May 3, 1919 and recorded in Liber No. 155, folio 185, another of the Land Records of Washington County and running thence with the closing line of the first mentioned deed North 62 degrees 45 minutes East 133 feet to a point in said Road, thence crossing a portion of the Road North 27 degrees 15 minutes West 24 feet to an iron pipe in the Northwest margin thereof, thence leaving the Road and running North 59 degrees 50 minutes West 337 feet to an iron pipe, thence South 22 degrees 36 minutes West 212 feet to an iron pipe in the boundary of the entire tract conveyed to Stockslager as aforesaid, thence with said boundary line South 78 degrees 15 minutes East 88 feet, more or less, to the Northwest corner of the aforesaid parcel of land conveyed to Arthur T. Samuels and wife, thence binding on said parcel South 78 degrees 15 minutes East 181 feet, more or less, to the place of beginning, containing one and one tenth acres of land, more or less.

SAVING AND EXCEPTING all that property located along the northwest side of the Downsville Pike in the Twenty Sixth Election District of Washington County, Maryland, as shown on State Highway Administration Plat No. 54605 (Rev. 7/15/97); together with any and all right of vehicular ingress and egress across those portions of the right of

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5488, p. 0165, MSA\_CE 18\_5440, Date available 04/28/2017, Printed 07/11/2017.

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

  
Terri Ann Lowery, Esquire

AFTER RECORDING, PLEASE RETURN TO:  
Tri-State Signature Settlements, LLC  
1185 Mount Aetna Road  
Hagerstown, MD 21740

LR - Deed (w Taxes)  
 Recording Fee - ALL 20.00  
 Name: downsville pike  
 Ref:  
 LR - County Transfer  
 Tax - linked 625.00  
 LR - Surcharge -  
 linked 40.00  
 LR - Recordation Tax -  
 linked 1,330.00  
 LR - State Transfer  
 Tax - linked 875.00  
 LR - NR Tax - lkd 0.00  
 =====  
 SubTotal: 2,890.00  
 =====  
 Total: 3,423.00  
 04/26/2017 10:52  
 CC21-TR  
 #0254008 CC0403 -  
 Washington  
 County/CC04.03.04 -  
 Register 04

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5488, p. 0169, MSA\_CE18\_5440. Date available 04/28/2017. Printed 07/11/2017.

This page not to be counted in calculating Recording Fee

**Clerk of Circuit Court  
 Washington County, Maryland**

Dennis J. Weaver, Clerk  
 24 Summit Avenue  
 Hagerstown, MD 21740  
 301-790-7991

<u>For Clerks Use Only</u>	
Improvement Fee	40.00
Recording Fee	20.00
County Transfer Tax	625.00
Recordation Tax	1330.00
State Transfer Tax	875.00
Non-Resident Tax	
<b>TOTAL</b>	<b>2890.00</b>

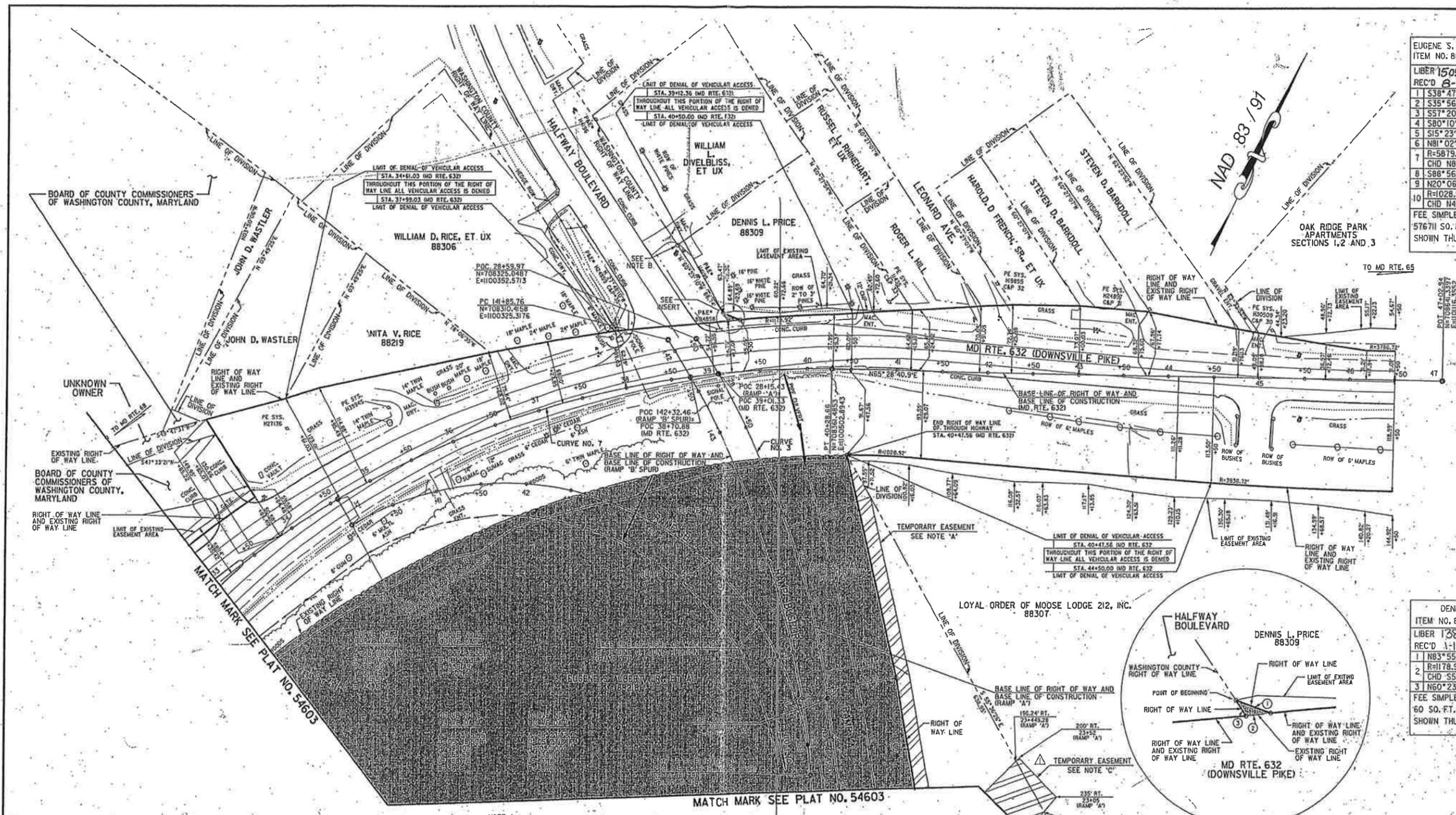
EUGENE S. ALBERT, JR., ET AL  
ITEM NO. 88218

LIBER 1505 FOLIO 202  
REC'D 8-29-96

1	S38°47'14"E	244.76'
2	S35°56'05"E	491.81'
3	S57°20'33"E	452.32'
4	S80°10'23"E	703.22'
5	S15°23'21"W	27.30'
6	N81°02'59"W	1068.83'
7	R=5879.58' L=1026.18'	
8	S88°56'60"W	15.24'
9	N20°06'13"E	178.43'
10	R=1028.92' L=797.79'	
	CHD N42°18'58"E	177.96'

FEE SIMPLE AREA  
576711 SQ. FT. OR 13.2395 AC.  
SHOWN THUS: [Symbol]

Inquisition  
Date of Trial  
5-4-99

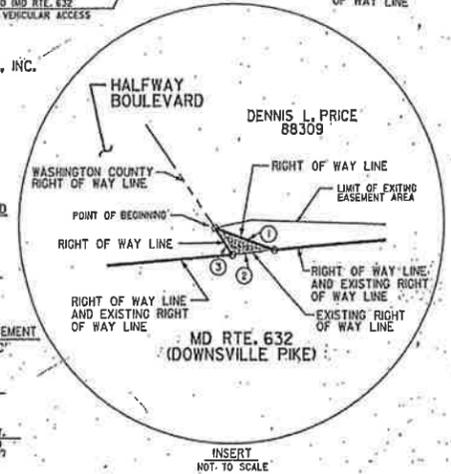


DENNIS L. PRICE  
ITEM NO. 88309

LIBER 1383 FOLIO 416  
REC'D 1-12-98

1	N83°55'16"E	20.45'
2	R=178.92' L=13.61'	
3	CHD S58°20'45"W	13.61'
	N60°23'10"W	10.07'

FEE SIMPLE AREA  
60 SQ. FT. OR 0.0014 AC.  
SHOWN THUS: [Symbol]



NOTE A:  
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF FINE GRADING AND AT THE TERMINATION OF CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

NOTE B:  
END OF THE 8TH OR NORTH 61/2" WEST BY 1/2 FEET LINE OF A DEED FROM VINCE K. PRICE TO DENNIS L. PRICE RECORDED AUGUST 27, 1984 IN LIBER 120, FOLIO 816.

NOTE C:  
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF SHOULDER REPAIR AND AT THE TERMINATION OF CONSTRUCTION, ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

I HEREBY CERTIFY TO THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION THAT THE PROPERTY LINES SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF BASED ON THE FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AND THE RECORD DESCRIPTIONS THEREOF, AND THAT THIS PLAT MEETS THE REQUIREMENTS AS CONTRACTED FOR BY THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.

DATE: 5/8/97  
SIGNATURE: [Signature]  
ROBERT L. GREEN, JR. MD. REG. NO. 471



LEGEND

- REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
- REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
- ARROW INDICATES GENERAL DRAINAGE PATTERN.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
- APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY).

A PORTION OF THIS RIGHT OF WAY IS FOR AN EXPRESSWAY AND NO ACCESS EITHER VEHICULAR, PEDESTRIAN, AND/OR ANIMAL WILL BE PERMITTED ACROSS THE LINES DESIGNATED 'RIGHT OF WAY LINE OF THROUGH HIGHWAY' EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS ARE AUTHORIZED BY LAW.

SENT TO RECORD OFFICE: FEBRUARY 9, 1998  
APPROVED BY CHAIRMAN: JANUARY 7, 1998

BOOKS: 13590 M&B, 20385 TRAV, 24990 TRAY  
REVISIONS: T-15-97, 13405, 13406  
PART OF PLATS: [Blank]

LOCATED IN WASHINGTON COUNTY  
PREPARED BY THE WILSON T. BALLARD COMPANY  
CONSTRUCTION PROJECT: I-70 / MD632 INTERCHANGE  
CONSTRUCTION PROJECT NO: WA9335172

STATE OF MARYLAND  
DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: I-70 / MD 632 INTERCHANGE  
RIGHT OF WAY PROJECT NO: WA9335172  
FEDERAL AID PROJECT NO: NH-70-1 (214)N  
SCALE: 1" = 50'  
PLAT No. 54605

EXHIBIT C

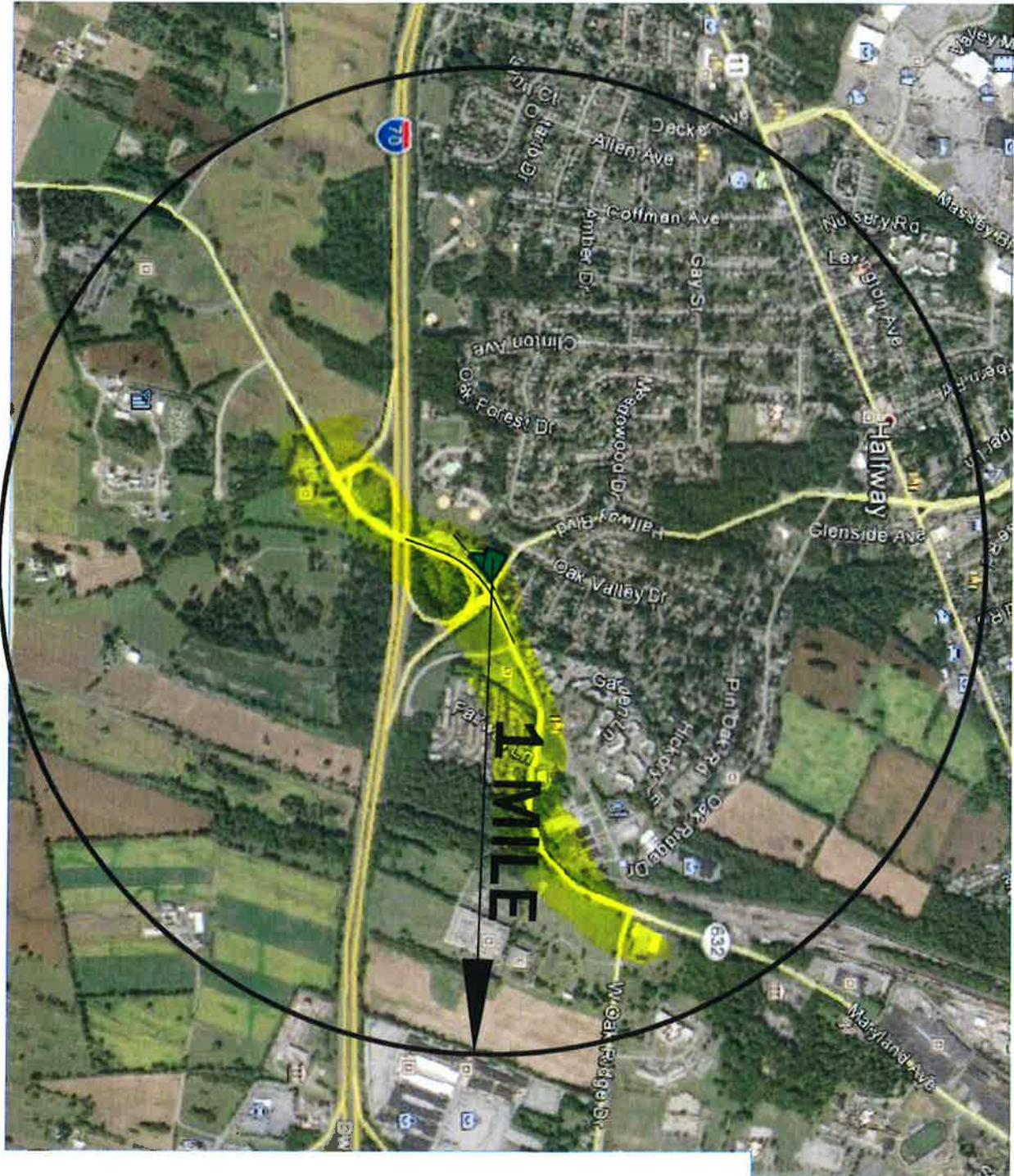
## ADJOINING PROPERTY OWNER LIST

<p><b>TAX MAP 0057 PARCEL 0495</b> <b>TAX ID#26-038308</b></p> <p><b>Washington Co. Commissioners</b> <b>Court House</b> <b>Hagerstown, Maryland 21740</b></p>	<p><b>TAX MAP 0057 PARCEL 0565</b> <b>TAX ID#10-031478</b></p> <p><b>632 Joint Venture LLP</b> <b>P.O. Box 889</b> <b>Hagerstown, Maryland 21741-0889</b></p>
<p><b>TAX MAP 0057 PARCEL 0208</b> <b>TAX ID#26-023017</b></p> <p><b>Karen J. Funk</b> <b>Eric F. Funk</b> <b>17906 Halfway Boulevard</b> <b>Hagerstown, Maryland 21740-1332</b></p>	<p><b>TAX MAP 0057 PARCEL 0375</b> <b>TAX ID#10-014263</b></p> <p><b>Washington Co. Commissioners</b> <b>Court House Annex</b> <b>Hagerstown, Maryland 21740</b></p>
<p><b>TAX MAP 0057 PARCEL 0432</b> <b>TAX ID#26-006821</b></p> <p><b>William Lee Divelbliss</b> <b>17910 Halfway Boulevard</b> <b>Hagerstown, Maryland 21740</b></p>	<p><b>TAX MAP 0057 PARCEL 0329</b> <b>TAX ID#26-018862</b></p> <p><b>John D. Wastler</b> <b>10650 Downsville Pike</b> <b>Hagerstown, Maryland 21740-1734</b></p>
<p><b>TAX MAP 0057 PARCEL 0311</b> <b>TAX ID#26-022134</b></p> <p><b>Dennis L. Price</b> <b>Diane C. Price</b> <b>10702 Downsville Pike</b> <b>Hagerstown, Maryland 21740-1774</b></p>	<p><b>INTERSTATE 70 (I-70) Highway</b></p> <p><b>State Highway Administration</b> <b>Box 717</b> <b>Baltimore, Maryland 21203</b></p>
<p><b>TAX MAP 0049 PARCEL 0270</b> <b>TAX ID#26-033306</b></p> <p><b>Glenn S. Rea, Jr.</b> <b>10801 Oak Valley Drive</b> <b>Hagerstown, Maryland 21740-7868</b></p>	

\*\*L&B 6436201v1/13291.0001

**EXHIBIT**   D

EXHIBIT B



SHEET 1 OF 1

PROJECT NO. 17-21200  
 DATE: 08/20/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

REZONING EXHIBIT B  
 DOWNSVILLE PIKE LAND LLC

SITUATE NORTH OF DOWNSVILLE PIKE & EAST OF HALFWAY BLVD.  
 ELECTION DISTRICT 28  
 WASHINGTON COUNTY, MARYLAND

SCALE: 1"=500'  
 PROFESSIONAL CERTIFICATION

DATE	REVISION	DRAWN BY

FOX & ASSOCIATES, INC.  
 ENGINEERS • SURVEYORS • PLANNERS  
 951 MI. AETNA ROAD SUITE 102  
 HAGERSTOWN, MD. 21740 FREDERICK, MD. 21701  
 PHONE: (301)733-8553 PHONE: (301)535-0500  
 or (301)116-7250 FAX: (301)535-0500  
 FAX: (301)733-1813 FAX: (301)253-0000  
 www.foxandassociates.com Email: foxandassociates@foxandassociates.com



EXHIBIT B

JUSTIFICATION STATEMENT  
DOWNSVILLE PIKE LAND, LLC, APPLICANT

The Map Amendment sought is based upon the following:

1. DESCRIPTION OF THE SITE.

Downsville Pike Land, LLC (the “Applicant”) is the owner of two parcels of land, located at 10656 and 10662 Downsville Pike, totaling 1.60 acres and situated along the northwest side of Maryland Route 632 (Downsville Pike), immediately south of its intersection with Halfway Boulevard (the “Site”). A copy of the rezoning vicinity map is included with this application as Exhibit A. The Site is located adjacent to the Maryland Rte. 632/I70 Interchange, and is currently developed with 2 aged single-family residences. Land uses within the Site’s 1-mile zoning neighborhood (the “Rezoning Neighborhood”) contain a mix of commercial and residential developments. Immediately to the south of the Site is one residence and the Marty L. Snook Regional Park as well as a State Highway Administration Park and Ride. To the north are primarily residential neighborhoods. To the south are I70 and the interchange (south of I70 is the Callas Contractors property), and to the east are the site of a coming new Sheetz store, several other commercial uses including the Health at Work site, and a mix of other commercial and residential uses. An aerial photograph of the Site showing the Rezoning Neighborhood and the various residential and commercial developments in the vicinity of the Site is attached as Exhibit B.

The official zoning classification of the Site, pursuant to the Washington County Zoning Ordinance (the “Zoning Ordinance”), is Residential, Suburban District (RS)<sup>1</sup>. (Exhibit A). As shown on Exhibit A, the Site adjoins the Downsville Pike/I70 interchange, a public park, and the coming new Sheetz convenience store. Other than the home immediately to the south of the Site,

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<sup>1</sup> The purpose of the RS zoning district is “to provide appropriate locations in the Urban and Town Growth Areas for single and two-family residential dwellings on moderately sized lots and limited community service type uses.”

all other residences nearby are either north of Halfway Boulevard or west of the parks from the Site. While there are residential neighborhoods nearby, the Site's location at the exit from I70 next to a Park and Ride (which attracts numerous commuters) and across from the proposed Sheetz store make it singularly inappropriate for continued residential use. The Applicant is requesting a map amendment to change the zoning classification of the Site from RS to Highway Interchange (HI) due to its immediate adjacency to the I70/Downsville Pike interchange and the proliferation of commercial uses along Downsville Pike.

Prior to 2012, the Site was zoned RS, but the interchange land located across Downsville Pike (hereinafter, the "Interchange Parcel") was zoned RM. As explained in greater detail below, the Washington County Board of County Commissioners (the "Board") in 2012 rezoned the Interchange Parcel from its prior RM zoning to the HI classification during the comprehensive rezoning of the Urban Growth Area that became effective on July 1, 2012 (*See* Ordinance No. ORD-2012-08) (the "Comprehensive Rezoning"), but the Site retained its RS zoning. Similarly, parcels 262 and 464 on Tax Map 56 and parcel 258 on Tax Map 57, south of I70 and within the rezoning neighborhood, were rezoned to HI in 2012. (see Exhibits C and D to show change in zoning during the Comprehensive Rezoning)

For the reasons set forth below the Applicant submits that the decision of the Board during the Comprehensive Rezoning to rezone the Interchange Parcel to the HI district, but NOT further deciding to rezone the Site to the same HI district, resulted from legal mistake, in that the Board did not take into account that the HI zoning district was significantly more appropriate for the Site as well as for the Interchange Parcel.

The Applicant further submits that there has been a substantial change in the character of the Rezoning Neighborhood sufficient to justify the rezoning request. Based on both mistake in zoning and change in the character of the neighborhood, the Applicant requests that the Site be reclassified to the HI zoning district.

***THE PURPOSE OF THE HI DISTRICT IS TO "PROVIDE SUITABLE LOCATIONS FOR COMMERCIAL ACTIVITIES OR LIGHT INDUSTRIAL LAND USES***

***THAT SERVE HIGHWAY TRAVELERS, PROVIDE GOODS AND SERVICES TO A REGIONAL POPULATION, OR USES THAT HAVE A NEED TO BE LOCATED NEAR THE INTERSTATE HIGHWAY SYSTEM TO FACILITATE ACCESS BY A LARGE NUMBER OF EMPLOYEES, OR THE RECEIPT OR SHIPMENT OF GOODS BY HIGHWAY VEHICLES. IN ADDITION TO PROVIDING ACCESSIBLE LOCATIONS, THE HIGHWAY INTERCHANGE DISTRICT IS INTENDED TO PROTECT THE SAFE AND EFFICIENT OPERATION OF THE INTERCHANGE AND TO PROMOTE ITS VISUAL ATTRACTIVENESS.***

2. ZONING HISTORY OF THE SITE

The Site, being located within the Urban Growth Area boundary around the City of Hagerstown, was among those “17,000 parcels and 38,000 acres of land” rezoned as part of the Comprehensive Rezoning of the Urban Growth Area in 2012. *See* Ordinance No. ORD-2012-08, p. 1. In adopting the Comprehensive Rezoning, the Board’s goal was to “promote compatibility amongst varied uses while providing the range of land uses needed to accommodate the needs of a growing community.” *See* Ordinance No. ORD-2012-08, p. 6. During the Comprehensive Rezoning process, the Board eliminated the agriculture zone in the Urban Growth Area which “resulted in the assignment of different zoning classification to 8,861 acres of land ... [and] all of the reclassifications result in ... ***decreases in land area devoted to residential and commercial*** uses.” *See* Ordinance No. ORD-2012-08, p. 5 (emphasis added). To that end, the Comprehensive Rezoning of the Urban Growth Area was aimed to “positively reflect the general planning principles of providing for increased diversity, density, and intensity of uses as proximity increases towards the urban core of the County.” *See* Ordinance No. ORD-2012-08, pp. 5-6. Given the Site’s location adjacent to the I70 interchange, near extensive commercial development existing and occurring to the east and with the less intense single-family residential development separated from the Site to the west and north, divided by roads (Halfway Boulevard) and parks, the HI district should have been deemed as appropriate for the Site as it

was for the Interchange Parcel, which was comprehensively rezoned to HI zone from its prior residential RM zoning under the goals of the 2012 comprehensive rezoning.

The Comprehensive Rezoning was guided by the principles and recommendations contained in the 2002 comprehensive plan for the County (the “Comprehensive Plan”) which identifies, as major goals, the objective of promoting “the retention and expansion of existing businesses and industry while encouraging the development of new manufacturing and hi-tech industries to broaden the employment base” and providing “locations for new industry that encourage the use of existing infrastructure facilities and that take advantage of the interstate transportation system” *See Comprehensive Plan, p. 13.*

The Site, being located within the urban core of the County and adjacent to a highway interchange, is clearly appropriate for the HI zoning district, and designation of the HI zoning classification is compatible with the adjoining and nearby properties. At the time of the comprehensive rezoning of the Urban Growth Area was adopted, the Planning Department advised the Board that “at least 75% of those specific [zoning modification] requests received from property owners were approved,” and that the Board would have opportunities in the future to address certain areas of the Urban Growth Area if it elected to do so. *See Board of County Commissioners Meeting Minutes from April 17, 2012, p. 3.* Therefore, the Applicant submits that if the Board were today to apply the very same policy criteria that it did during the 2012 Comprehensive Rezoning, it would not designate the Site in the RS district but rather would re-classify the Site to the HI district.

### 3. CHANGES TO THE NEIGHBORHOOD.

While the Site has been used for residential purposes long before the enactment of the Ordinance, changes to the neighborhood have occurred since the original and last Comprehensive Rezoning. During the Comprehensive Rezoning, several of the parcels within the Rezoning

Neighborhood were zoned to more intensive uses. As stated above, the Interchange Parcel was rezoned HI from RM-Residential Multi-Family, and the above referenced Parcels 262, 464 and 258, located south of I70 were rezoned from ORT-Office Research and Technology to HI. Similarly, the Marty Snook Park parcel was also rezoned from A-Agricultural to RS. Finally, the approval of the new Sheetz convenience store immediately across Downsville Pike from the Site will greatly influence changes to the Rezoning Neighborhood.

In addition, traffic travelling through the Rezoning Neighborhood has significantly increased since the Comprehensive Rezoning. As shown on the Maryland Department of Transportation, State Highway Administration Annual Average Daily Traffic 2009-2015 chart, (Exhibit E), traffic on that portion of Downsville Pike from Halfway Boulevard to Downsville Pike increased from 10,960 daily trips in 2012 to 12,361 daily trips in 2015. Notably, average daily trips have increased each year since 2012.

#### 4. LEGAL ARGUMENT.

##### A. The Law.

A local legislative body (in Washington County, the Board of County Commissioners) may approve a piecemeal zoning map amendment, which changes the zoning classification of a property outside of the comprehensive planning process, upon finding that either there was a mistake in the existing zoning classification or that there has been a substantial change in the character of the neighborhood where the property is located. Md. Ann. Code Lane Use, §4-204(b)(2).

##### B. Mistake In Zoning.

Mistake in zoning, as defined by the Maryland Court of Appeals in numerous opinions related over the years, is proved by introducing evidence that shows either that the approving body failed to take into account factors at the time of comprehensive zoning which would (or should) have justified a different zoning classification, or that events have occurred subsequent to the comprehensive rezoning which show that the approving body's assumptions and premises have

since proved to be invalid. Howard County v. Dorsey, 292 Md. 351, 438 A.2d 1339 (1982). Specifically, “when the assumption upon which a particular use is predicated proves, with the passage of time, to be erroneous, this is sufficient to authorize a rezoning.” Mayor of Rockville v. Stone, 271 Md. 655, 319 A.2d 536 (1974); see also Anne Arundel County v. A-Pac Ltd., 67 Md. App. 122, 506 S. 2d 671 (1986) (stating, “when subsequent events demonstrate that any significant assumption made by the Council at the time of the comprehensive rezoning was invalid, the presumption of validity accorded to the comprehensive rezoning is overcome.”). In addition, the “evidentiary burden [of proving error in existing zoning] can be accomplished ... by producing evidence that the Council failed to make any provision to accommodate a project, trend or need which it, itself, recognized as existing at the time of the comprehensive rezoning.” Boyce v. Sembly, 25 Md. App. 43, 334 A.2d 137 (1975), citing also Jobar Corp. v. Rodgers Forge Community Ass'n., 236 Md. 106, 202 A.2d 612 (1964) and Rohde v. County Board of Appeals 234 Md. 259, 199 A.2d 216 (1964).

In the case at hand, evidence exists and is presented herein which specifically and unequivocally shows that:

(1) In adopting the Comprehensive Rezoning of the Urban Growth Area, the Board intended to “positively reflect the general planning principles of providing for increased diversity, density, and intensity of uses as proximity increases towards the urban core of the County.” See Ordinance No. ORD-2012-08, pp. 5-6. The Board mistakenly retained the RS zoning on the Site while rezoning the neighboring Interchange Parcel to the HI district instead of accounting for the Site’s ideal location for HI uses and its unsuitability as an ongoing residential area due to the I70 interchange substantially similar to the situation facing the Interchange Parcel;

(2) At the time the Board maintained the RS zoning district on the Site, it also reclassified the adjoining Interchange Parcel from the RM district to the HI district despite the fact that the Interchange Parcel is undevelopable and the same facts and circumstances which justified the change in zoning for the Interchange Parcel apply to the Site. The Board did not account for the fact that designating this Site as HI would be compatible and consistent with its reclassification for the Interchange Parcel. The Board made a legal mistake by failing to recognize that the adjoining Interchange Parcel, like the Site, fronts on Downsville Pike and is significantly impacted by the traffic leaving I70, such that future development of both properties should be oriented toward highway uses and not residential uses.

This evidence is sufficient to allow the Board to grant the requested rezoning on the basis of a mistake in the existing zoning.

C. *Change in the Character of the Neighborhood.*

In determining if there has been a substantial change in character of the neighborhood, one must first determine what constitutes the neighborhood. Montgomery v. Board of County Commissioners for Prince George's County, Maryland, et al. 263 Md. 1, 280 A.2d 901 (1971). The concept of a neighborhood is a flexible one, and will vary according to the geographical location involved. Montgomery, at 5. The Applicant asserts that while adjoining properties located along Halfway Boulevard to the west are similarly zoned RS, the "neighborhood" should more properly include those commercially zoned and/or utilized properties adjoining the Site along the east side of Downsville Pike, including the coming Sheetz convenience store immediately across from the Site, zoned HI and further including the land zoned HI and ORI south of I70. The neighborhood that faces the same situation as the Site, in reality, is not the nearby residential neighborhoods along Halfway Boulevard but more appropriately is the commercial corridor along Downsville Pike and near or adjacent to its interchange with I70. The Downsville Pike commercial corridor is highlighted in yellow on Exhibit B.

While the Site has been used for residential purposes for many years, it is currently uninhabited and is, frankly, uninhabitable. Changes to the neighborhood have occurred since the both original comprehensive zoning and the 2012 Comprehensive Rezoning. During the Comprehensive Rezoning, several parcels within Applicant's defined neighborhood were zoned to more intensive uses. As stated above, the Interchange Parcel was rezoned HI from RM, and the above referenced Parcels 262, 464 and 258, located south of I70 were rezoned HI from ORT. The adjacent Marty Snook Park land was also rezoned from A to RS.

In addition, as stated above, traffic within the neighborhood has also increased significantly. As shown on Exhibit C, traffic on that portion of Downsville Pike from Halfway Boulevard to Downsville Pike increased from 10,960 daily trips in 2012 to 12,361 daily trips in 2015. Notably, average daily trips have increased each year since 2012.

When considering the issue of "substantial change in a neighborhood, the County should consider 'all changes and pertinent facts' together in totality." The Bowman Group v. Dawson Moser, 112 Md.App. 694, 686 A.2d 643 (1996). In Bowman case, the Court upheld the rezoning of appellant's property by taking into consideration the following factors: 1) previous rezonings; 2) upgrades made to roads; and 3) new water and sewer lines. Id. Considering that multiple parcels in the neighborhood have been rezoned to HI, there has been a significant increase in traffic along Halfway Boulevard and Downsville Pike, improvements made to Halfway Boulevard, and the recently approved and coming Sheetz convenience store, these facts in totality clearly establish that there has been a substantial change in the neighborhood sufficient to justify the proposed map amendment, and that the requested HI zoning for the Site is more appropriate than the existing RS zoning.

In addition, the County anticipated and provided for the future development of the Site when including the Property in the Urban Grown Area. The commercial corridor along Downsville Pike and rezoning of parcels in the neighborhood have transformed the neighborhood significantly and will continue to do so in the future. As stated, the Site would be better suited for a commercial use permitted by the HI District, given its location along Halfway Boulevard, Downsville Pike and the

I70 interchange and the impact of the interchange and the adjacent Park and Ride property on the continuing ability to use the Site for residential purposes, as well as its proximity and access to I70.

In conclusion, the Applicant avers that it is conclusive that a substantial change in the character of the neighborhood has occurred which legally justifies a decision to approve the requested rezoning.

5. AVAILABILITY OF PUBLIC FACILITIES.

- a. Public Water and Sewer. Public water and sewer are currently available to serve the Site.
- c. Protective Services. The Site will be served by the Halfway Fire Company. Police protection will be provided by the Washington County Sheriff's Department.

6. PRESENT AND FUTURE TRANSPORTATION PATTERNS.

The Site is bounded by Halfway Boulevard and Downsville Pike and could potentially be serviced by entrances on either or both roads. Highway access to the Site is via the Downsville Pike/I70 Interchange, making access for both regional and local travelers convenient and safe. These roads and this interchange are ideal for the requested HI zoning. Both Downsville Pike and Halfway Boulevard are classified as Arterial Roads.

7. COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT FOR THE AREA.

As stated above, the Site is surrounded by a mix of residential and commercial uses, and the adjacent properties to the east along Downsville Pike are all is classified in the HI district, and compatible with the requested zoning classification for the Site. A new Sheetz convenience store will be located immediately across Downsville Pike from the Site. The Site's proximity to

the I70 interchange and the adjacent Park and Ride make continued residential use clearly unsuitable. The Site is well suited to serving the travelling public, however, due to this proximity, and thus the requested HI zoning makes much more sense from a land use perspective than the existing residential zoning.

8. POPULATION CHANGE.

The Site is currently unoccupied and this is unlikely to change in any circumstance. Rezoning the Site to HI will have no effect on the population of the Rezoning Neighborhood. The population of the Rezoning Neighborhood is, however, growing.

9. COMPREHENSIVE PLAN.

The Comprehensive Plan identifies, as major goals, the objective of promoting “the retention and expansion of existing businesses and industry while encouraging the development of new manufacturing and hi-tech industries to broaden the employment base” and providing “locations for new industry that encourage the use of existing infrastructure facilities and that take advantage of the interstate transportation system” *See Comprehensive Plan, p. 13*. In addition, the Comprehensive Plan discusses the need to sustain and expand existing businesses. *See Comprehensive Plan, p. 60*. The proposed rezoning of the Site to HI will allow for the redevelopment of the Site from a decrepit and aging single family residence to a much more appropriate retail operation serving the neighborhood and the travelling public along Downsville Pike and I70. Given the Site’s location at the intersection of Halfway Boulevard and Downsville Pike (both Arterial Roads) and being at the end of the off-ramp from I70, such a commercial use is much more suitable for the Site and in keeping with the Comprehensive Plan. The Comprehensive Plan also identifies that appropriate commercial site locations should reflect the need to be located where the market can best be served. *See Comprehensive Plan, p. 61*. The Applicant avers that a commercial site located at the intersection of Halfway Boulevard and

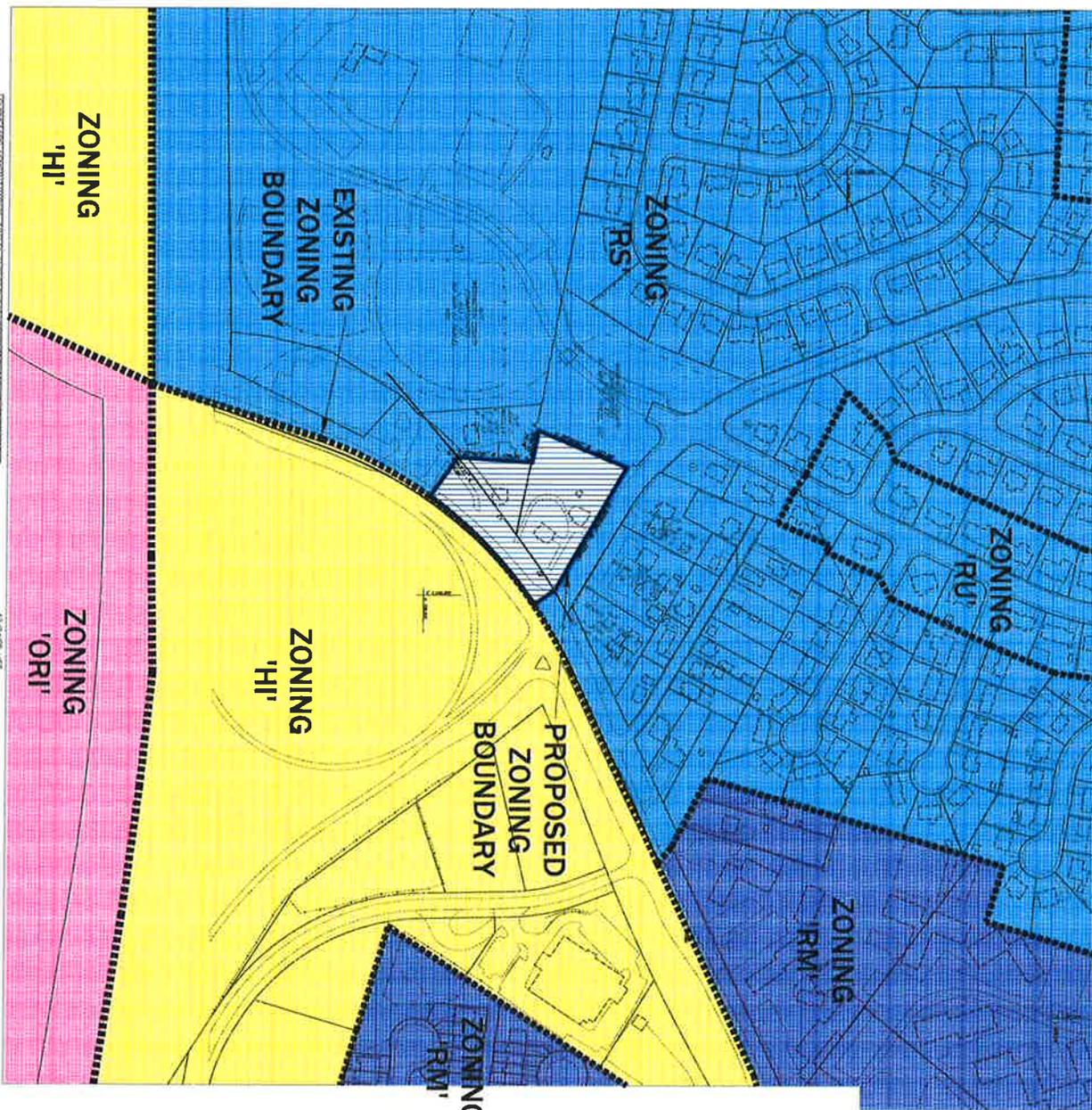
Downsville Pike and directly across from the I70 off-ramp and adjacent to the Park and Ride is an ideal location for a commercial use to serve the Halfway and South Hagerstown markets as well as interstate travelers.

8. CONCLUSION.

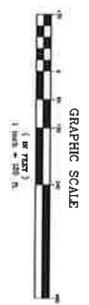
The Applicant requests that the Board approve this rezoning application as the request meets all of the legal requirements for map amendments under the Washington County Zoning Ordinance and under Maryland law to be approved. The Applicant's requested zoning map amendment will remedy the Board's failure to designate the Site for HI use. Moreover, the requested zoning map amendment will correct the Board's failure to take into account various factors related to the Site at the time of comprehensive rezoning which would have justified the HI zoning classification, and will properly reflect the substantial changes to the Rezoning Neighborhood outlined in this statement.

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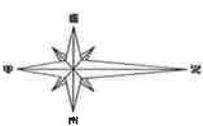
EXHIBIT A



DATE: 10/12/2017 10:00 AM  
 PROJECT: DOWNSVILLE PIKE LAND LLC  
 SHEET: 1 OF 1  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN  
 DATE: 10/12/2017 10:00 AM  
 PROJECT: DOWNSVILLE PIKE LAND LLC  
 SHEET: 1 OF 1  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN



**LEGEND**  
 AREA TO BE REZONED FROM RS TO HI (1.60 AC.)  
 EXISTING ZONING BOUNDARY



PROJECT NO. 17-020  
 DATE: 10/12/2017  
 DRAWING SCALE: 1" = 120'  
 SHEET: 1 OF 1  
 PROJECT: DOWNSVILLE PIKE LAND LLC  
 SHEET: 1 OF 1  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN

REZONING EXHIBIT  
**DOWNSVILLE PIKE LAND LLC**  
 SITUATE NORTH OF DOWNSVILLE PIKE & EAST OF HALFWAY BLVD.  
 ELECTION DISTRICT 26  
 WASHINGTON COUNTY, MARYLAND

**FOX & ASSOCIATES, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 881 MT. AETHA ROAD  
 WASHINGTON, MD 21740  
 PHONE: (301)733-8500  
 or (301)416-7250  
 FAX: (301)733-1853  
 82 WORMANS MILL COURT  
 SUITE 102  
 FREDERICK, MD 21701  
 PHONE: (301)919-0660  
 FAX: (301)955-6009



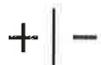
EXHIBIT 10-G



▼ 10662 downsville pike X Q



2012 ZONING

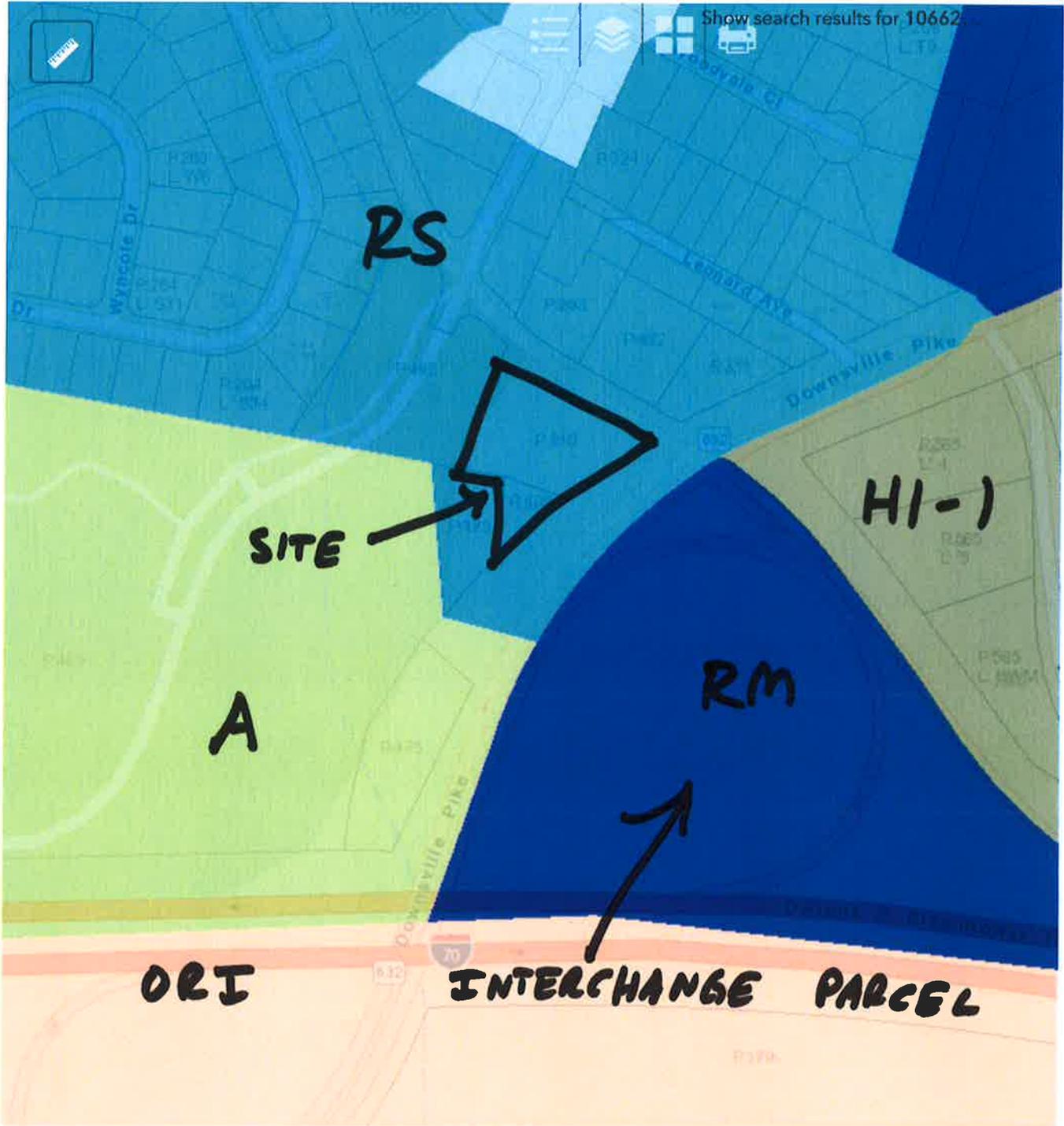


-77.750 39.611 Degrees

EXHIBIT 120 G



▼ 10662 downsville pike X Q



2005 ZONING



-77.750 39.611 Degrees

EXHIBIT p10 G

**MARYLAND DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
OFFICE OF PLANNING AND PRELIMINARY ENGINEERING  
DATA SERVICES ENGINEERING DIVISION**

**AADT'S OF STATIONS FOR THE YEARS 2009 - 2015**

This report reflects the Annual Average Daily Traffic (AADT) in Maryland for the last seven years (2009 through 2015). It contains the county, route, mile point, location ID, location description (description of the road segment for which the AADT applies) and the historic AADT for each station. The report is sorted by county, route, and mile point in ascending order.

Stations denoted by a "P" followed by a four-digit number, contain data collected from Automatic Traffic Recorders (ATR's). These ATR's collect length, volume and/or classification data, which is then downloaded, loaded into a database and validated on a daily basis. Stations denoted by a "T" followed by a four-digit number, contain data provided by Maryland Toll Authority.

Stations denoted by a "B" or "S" followed by a multiple-digit number, contain data from Maryland's portable count program. The portable count program only collects volume and/or classification data, which is manually validated and loaded. The data for these stations is collected on a three or six year cycle depending on the roadway. Growth Factors are applied to counts which were not taken during the current year.

The AADT data contained in this report is estimated. The AADT estimates are derived by taking 48-hour machine count data and applying factors from permanent count stations.

A special numeric code was added to the AADT numbers, starting in 2006, to identify the years when the count was actually taken. The last digit represents the number of years prior to the actual count. Where "0" represents the current year when data was collected (in 2015), "1" represents the count taken in 2014, "2" represents the count taken in 2013, "3" represents the count taken in 2012 and so forth.

MARYLAND DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
DATA SERVICES ENGINEERING DIVISION  
ANNUAL AVERAGE DAILY TRAFFIC (AADT) 2009-2015

As of: 06/21/2016



ROUTE	ROADNAME	LOCATION	BEGIN MP	END MP	LOCATION DESCRIPTION	AADT									
						2009	2010	2011	2012	2013	2014	2015			
MD 67	ROHRERSVILLE RD	B3982	2.80	5.10	YARROWSBURG RD TO GAPLAND RD	4,402	4,270	4,191	4,202	4,320	4,321	4,432			
MD 67	ROHRERSVILLE RD	B3983	5.10	12.20	GAPLAND RD TO US 40AL	5,422	5,420	5,321	5,332	5,130	5,131	5,252			
MD 68	CLEARSPRING RD	B4022	0.00	2.74	US 40 TO MD 66	2,482	2,580	2,531	2,542	2,533	2,534	2,505			
MD 68	CLEARSPRING RD	B3984	2.74	3.92	MD 66 TO CEDAR RIDGE RD	1,922	2,050	2,011	2,022	2,120	2,121	2,172			
MD 68	CLEARSPRING RD	B3985	3.92	7.31	CEDAR RIDGE RD TO US 11	4,532	4,510	4,421	4,432	4,040	4,041	4,142			
MD 68	CONOCOCHIEGUE ST	B3986	7.31	8.29	US 11 TO IS 81	3,162	3,310	3,321	3,292	3,050	3,041	3,122			
MD 68	LAPPANS RD	B3967	8.29	10.48	IS 81 TO MD 632	9,602	10,170	9,981	10,002	10,960	10,951	11,212			
MD 68	LAPPANS RD	B3969	10.48	13.35	MD 632 TO MD 65	4,662	4,740	4,651	4,662	4,643	4,644	4,765			
MD 68	LAPPANS RD	B3970	13.35	16.58	MD 65 TO BARNES RD	2,592	2,670	2,581	2,562	2,573	2,574	2,645			
MD 68	LAPPANS RD	B3971	16.58	18.50	BARNES RD TO US 40AL	2,202	2,140	2,101	2,112	2,112	2,130	2,182			
MD 77	FOXVILLE RD	B3980	0.00	0.17	MD 64 TO WOLFVILLE RD	4,511	4,552	4,220	4,231	4,231	4,213	4,314			
MD 77	FOXVILLE RD	B3981	0.17	2.51	WOLFVILLE RD TO PLEASANT VALLEY RD	3,821	3,852	3,500	3,511	3,492	3,493	3,584			
MD 77	FOXVILLE RD	B3983	2.51	3.02	PLEASANT VALLEY RD TO FREDERICK COIL	3,381	3,412	3,130	3,141	3,141	3,132	3,214			
MD 144	WASHINGTON ST	B3994	0.00	1.47	US 40 TO WESTERN MARYLAND PKWY	4,502	4,640	4,661	4,622	4,622	4,990	4,981	5,112		
MD 144	WB WESTERN PIKE	B3991	0.00	2.77	RAMPS NORTH OF IS 68 TO LOCHER RD	972	983	964	975	960	961	982			
MD 144	WB WESTERN PIKE	B3992	2.77	3.67	LOCHER RD TO MD 894	4,051	4,082	4,003	4,014	3,995	2,650	2,711			
MD 144	WB MAIN ST	B3993	3.67	5.91	MD 894 TO IS 70	8,201	8,272	8,123	8,144	8,105	6,770	6,931			
MD 418	RINGGOLD PIKE	B3995	0.00	2.77	MD 60 TO MD 64	4,060	4,091	4,012	4,023	4,004	4,005	4,190			
MD 418	RINGGOLD PIKE	B3997	2.77	4.62	MD 64 TO PENNSYLVANIA STL	5,880	5,931	5,822	5,833	5,804	5,805	6,320			
MD 491	RAVEN ROCK RD	B3999	0.00	4.69	MD 64 TO FREDERICK COIL	2,130	2,151	2,112	2,123	2,114	2,115	2,200			
MD 491	RAVEN ROCK RD	B3999	6.40	6.78	FREDERICK COIL TO MD 560	2,130	2,151	2,112	2,123	2,114	2,115	2,200			
MD 494	FAIRVIEW RD	B4000	0.00	0.84	PENNSYLVANIA STL TO MD 57	2,701	2,722	2,680	2,691	2,682	2,663	2,754			
MD 494	FAIRVIEW RD	B4036	0.84	6.00	MD 57 TO BLACKBERRY LA	1,641	1,652	1,580	1,581	1,572	1,573	1,614			
MD 494	FAIRVIEW RD	B4001	6.00	6.83	BLACKBERRY LA TO MD 63	3,451	3,482	3,170	3,181	3,172	3,173	3,254			
MD 550	FORT RITCHIE RD	B4003	0.00	1.81	FREDERICK COIL TO PENNERSVILLE RD	1,871	1,882	1,893	1,884	1,895	1,895	1,945			
MD 550	PEN MAR RD	S2011210333	1.81	2.01	PENNERSVILLE RD TO PEN MAR RD	1,210	1,210	1,201	1,201	1,202	1,203	1,234			
MD 615	HEAVENLY ACRES RIDGE	B4004	0.00	4.35	IS 70 RAMP TO PENNSYLVANIA STL	581	592	583	584	585	580	500			
MD 632	DOWNSVILLE PIKE	B4005	0.00	2.24	MD 63 TO MD 68	2,521	2,542	2,493	2,504	2,495	2,420	2,481			
MD 632	DOWNSVILLE PIKE	B4006	2.24	5.12	MD 68 TO HALFWAY BLVD	5,601	5,652	5,553	5,564	5,545	5,640	5,781			
MD 632	DOWNSVILLE PIKE	B4026	5.12	6.71	HALFWAY BLVD TO DOWNSVILLE PIKE	12,081	12,152	10,960	10,871	10,892	12,050	12,361			
MD 845 A	S MAIN ST	B210043	0.00	1.23	MD 34 TO MD 34	490	491	482	483	484	485	480			
MD 903	MOUNTAIN RD	B210074	0.25	1.16	MOUNTAIN RD (BACK) TO NATIONAL PIKE (AHEAD)	80	81	82	83	84	85	100			
CO 6	MOUNTAIN RD	B210074	0.00	0.25	PENNSYLVANIA STL TO MD 903 (AHEAD)	80	81	82	83	84	85	100			
CO 23	WOODMONT RD	B210063	0.00	6.33	PEARRE RD TO MD 144	174	185	185	195	195	195	70			
CO 3	PENNSYLVANIA AVE	S2011210321	0.81	1.79	188 TO PENNSYLVANIA AVE	4,240	4,251	4,232	4,233	4,344					

Note: AADTs that are bold and italicized are counted that year



## Agenda Report Form

### Open Session Item

**SUBJECT:** Construction Bid Award  
Pavement Maintenance & Rehabilitation Program FY' 18  
Hot Mix Asphalt Applications, Contract No. MS-PMP-255-28

**PRESENTATION DATE:** Tuesday, February 13, 2018

**PRESENTATION BY:** Scott Hobbs, P.E., Director  
Division of Engineering

**RECOMMENDED MOTION:** Move to award the bid for the Pavement Maintenance & Rehabilitation Program FY' 18 Hot Mix Asphalt Applications contract to the lowest responsive, responsible bidder, Craig Paving, Inc. of Hagerstown for the amount of \$2,792,743.00 which includes the option to extend the contract for a period of up to two, one year extensions.

**REPORT-IN-BRIEF:** The project was advertised in The Herald Mail, on the County's website, and on the State of Maryland's website, e-Maryland Marketplace. Two (2) bids were received on Wednesday, January 18, 2018 as listed below and further detailed on the attached bid tabulation.

<u>Contractor:</u>	<u>Total Bid:</u>
Craig Paving, Inc.	\$2,792,743.00
C. William Hetzer, Inc.	\$2,987,064.45

The bids have been evaluated and the low bid by Craig Paving, Inc. is in order. The engineer's estimate is \$3,140,338.

**DISCUSSION:** The pavement maintenance & rehabilitation program for hot mix asphalt applications involves pavement preservation, repair, and rehabilitation. Applications include providing superpave hot mix asphalt overlays, patching, crack filling, and permanent pavement markings. The project includes approximately 19 miles of paving applications.

The contract follows standard State Highway Administration provisions for monthly liquid asphalt price adjustments as used in prior years. The bid documents provide one hundred eighty-five (185) consecutive calendar days to complete the work. The Notice to Proceed is anticipated on or about April 9, 2018 with a final completion date of October 10, 2018. The bid documents include Liquidated Damages in the amount of \$500.00 per calendar day for work beyond the completion date and an option to extend the contract additional years.

Motorists may experience some minor delays as a result of lane closures but there are no major road closures associated with this work. Public notices will be made and road work signs posted prior to the start of work. The road listing will be posted on the County's website for reference.

**FISCAL IMPACT:** This is a budgeted Capital Improvement Plan (CIP) project (RDI024). The current available budget for this program is approximately \$5,550,000 for FY'18 hot mix asphalt and chip seal contracts, preparation work, inspection, and testing.

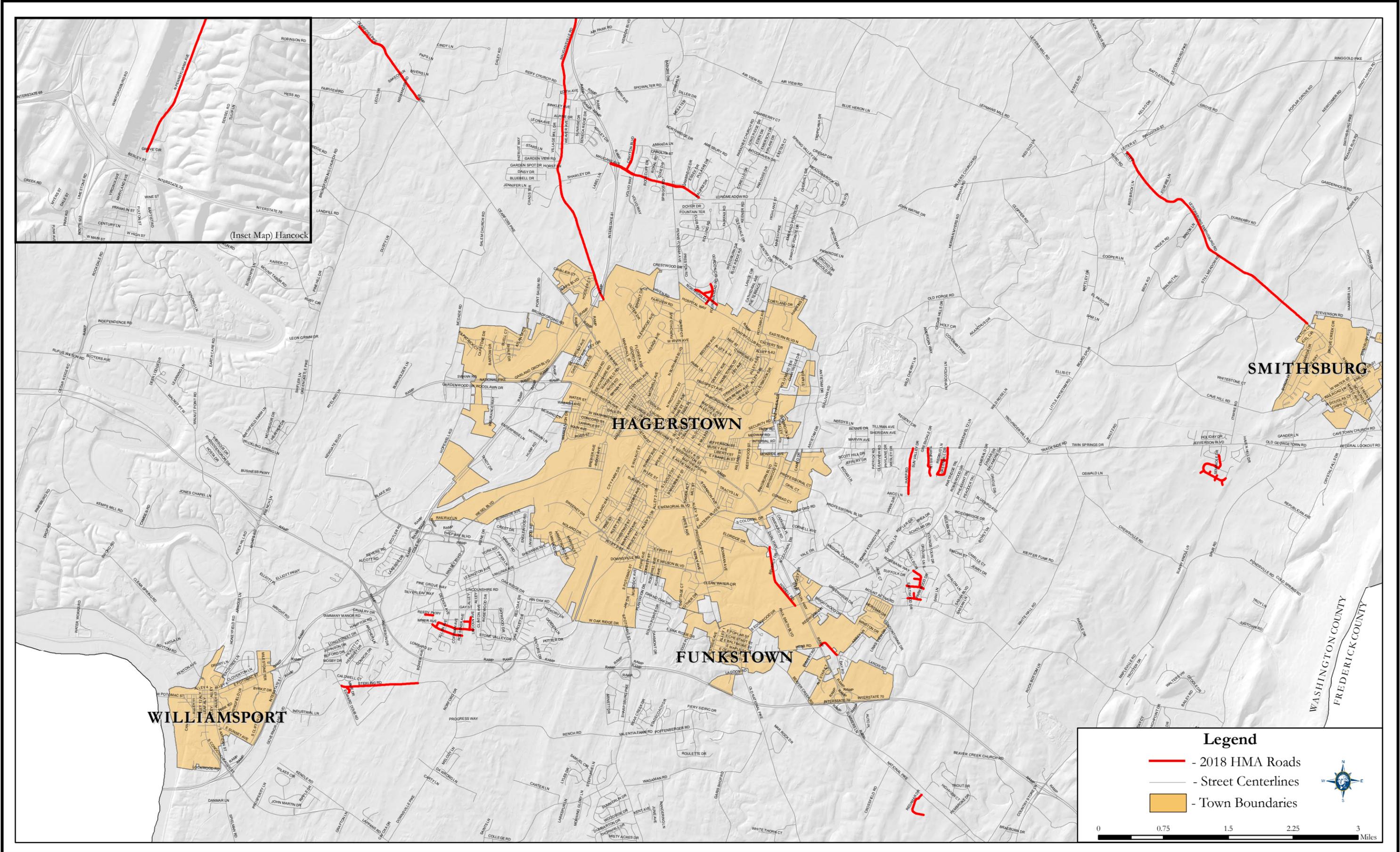
Total expenses for the hot mix asphalt applications contract are estimated at \$3,296,743; including \$2,792,743 for proposed bid award, \$215,000 for inspection/testing, \$139,000 for 5% construction contingency, and \$150,000 for asphalt adjustment costs.

**CONCURRENCES:** Director of Budget and Finance (Fiscal Impact)

**ALTERNATIVES:** This is the most cost effective and practical alternative. Roads are substandard and need repairs to extend service life.

**ATTACHMENTS:** Bid Tabulation, Road Listing, Aerial Map

**AUDIO/VISUAL TO BE USED:** N/A



**WASHINGTON COUNTY, MARYLAND - DIVISION OF ENGINEERING  
PAVEMENT MAINTENANCE and REHABILITATION PROGRAM FY-'18 - HOT MIX ASPHALT (HMA) APPLICATIONS  
CONTRACT NO. MS-PMP-255-28  
BID TABULATION  
BID OPENING: January 18, 2018 at 10:00am**

ITEM NO.	DESCRIPTION	QTY.	UNIT	Craig Paving Hagerstown MD		C. William Hetzer Hagerstown MD	
				UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL
101	Maintenance Of Traffic	1	LS	\$ 149,999.26	\$ 149,999.26	\$ 195,020.00	\$ 195,020.00
102	Contingent - Temporary Traffic Signs	928	SF	\$ 6.00	\$ 5,568.00	\$ 15.50	\$ 14,384.00
103	Contingent - Portable Variable Message Sign (PVMS)	40	DAY	\$ 100.00	\$ 4,000.00	\$ 77.00	\$ 3,080.00
201	Contingent - Removal of Pavement	10	CY	\$ 60.00	\$ 600.00	\$ 77.00	\$ 770.00
202	Contingent - Removal of Curb	25	LF	\$ 20.00	\$ 500.00	\$ 39.00	\$ 975.00
501	Contingent - Stabilization, Type - 1	100	CY	\$ 10.00	\$ 1,000.00	\$ 100.00	\$ 10,000.00
502	Contingent - Stabilization, Type - 2	100	CY	\$ 15.00	\$ 1,500.00	\$ 115.00	\$ 11,500.00
503	Contingent - 4" Graded Aggregate Base	100	TON	\$ 16.50	\$ 1,650.00	\$ 26.00	\$ 2,600.00
504	Hot Mix Asphalt Superpave 4.75 mm (PG64S-22)	100	TON	\$ 92.05	\$ 9,205.00	\$ 79.00	\$ 7,900.00
505	Hot Mix Asphalt Superpave 9.5 mm (PG64S-22)	15,525	TON	\$ 67.90	\$ 1,054,147.50	\$ 65.00	\$ 1,009,125.00
506	Hot Mix Asphalt Superpave 12.5 mm (PG64H-22)	606	991	\$ 67.50	\$ 66,892.50	\$ 83.00	\$ 82,433.00
507	Hot Mix Asphalt Superpave 19.0 mm (PG64S-22)	250	TON	\$ 60.35	\$ 15,087.50	\$ 62.00	\$ 15,500.00
508	Hot Mix Asphalt Superpave 25.0 mm (PG64S-22)	100	TON	\$ 56.10	\$ 5,610.00	\$ 60.00	\$ 6,000.00
509	Contingent - Hot Mix Asphalt Superpave 9.5 mm (PG64S-22) for Driveway Tie-in Handwork and RMA Berms	916	TON	\$ 86.90	\$ 79,600.40	\$ 140.00	\$ 128,240.00
510	Hot Mix Asphalt Superpave 9.5 mm (PG64S-22) for Wedge & Leveling	890	TON	\$ 69.75	\$ 62,077.50	\$ 97.00	\$ 86,330.00
511	Hot Mix Asphalt Superpave 9.5 mm (PG64S-22) for Level Course	2,358	TON	\$ 81.85	\$ 193,002.30	\$ 110.00	\$ 259,380.00
512	Hot Mix Asphalt Superpave 19.0 mm (PG64S-22) for Wedge & Leveling	50	TON	\$ 65.50	\$ 3,275.00	\$ 73.00	\$ 3,650.00
513	Paving Fabric for Joint Repair	500	LF	\$ 4.15	\$ 2,075.00	\$ 3.60	\$ 1,800.00
514	Paving Fabric	3,450	SY	\$ 3.75	\$ 12,937.50	\$ 3.05	\$ 10,522.50
515	Contingent: Paving Mat	500	SY	\$ 4.75	\$ 2,375.00	\$ 4.60	\$ 2,300.00
516	Contingent: Paving Membrane	500	LF	\$ 4.40	\$ 2,200.00	\$ 3.65	\$ 1,825.00
517	Hot Mix Asphalt Patches (Base Mix)	5,022	TON	\$ 89.60	\$ 449,971.20	\$ 91.00	\$ 457,002.00
518	Hot Mix Asphalt Patches (Surface Mix)	594	TON	\$ 94.40	\$ 50,409.60	\$ 120.00	\$ 64,080.00
519	Contingent - Saw Cut Hot Mix Asphalt Patches (Base Mix)	60	TON	\$ 44.00	\$ 2,640.00	\$ 95.00	\$ 5,700.00
520	Contingent - Saw Cut Hot Mix Asphalt Patches (Surface Mix)	40	TON	\$ 44.00	\$ 1,760.00	\$ 125.00	\$ 5,000.00
521	Milling Hot Mix Asphalt Pavement 0"-2" Depth	95,319	SY	\$ 2.30	\$ 219,233.70	\$ 2.45	\$ 233,531.55
522	Milling Hot Mix Asphalt Pavement 0"-6" Depth	100	SY	\$ 5.30	\$ 530.00	\$ 10.25	\$ 1,025.00
523	Crack Filling	59,939	LB	\$ 1.90	\$ 113,884.10	\$ 1.80	\$ 107,890.20
524	Adjust Existing Manhole	47	EACH	\$ 245.00	\$ 11,515.00	\$ 220.00	\$ 10,340.00
525	Pavement Marking Paint - 5" Wide Lines	174,473	LF	\$ 0.28	\$ 48,852.44	\$ 0.30	\$ 52,341.90
526	Lead Free Reflective Thermoplastic Pavement Markings, 10" Wide Lines	11,551	LF	\$ 1.10	\$ 12,706.10	\$ 0.90	\$ 10,395.90
527	No Preheat Heat Applied Permanent Preformed Thermoplastic Pavement Markings - Lines, 24" Wide Stop Bars	19	LF	\$ 2.20	\$ 41.80	\$ 3.60	\$ 68.40
528	No Preheat Heat Applied Permanent Preformed Thermoplastic Pavement Markings - Lines, 12" Wide Crosswalks	2,112	SF	\$ 11.55	\$ 24,389.60	\$ 5.70	\$ 12,038.40
529	No Preheat Heat Applied Permanent Preformed Thermoplastic Pavement Markings - Symbols, Arrows	198	SF	\$ 11.55	\$ 2,286.90	\$ 5.70	\$ 1,128.60
530	No Preheat Heat Applied Permanent Preformed Thermoplastic Pavement Markings - Symbols, Letters	301	SF	\$ 23.10	\$ 6,953.10	\$ 15.50	\$ 4,665.50
531	No Preheat Heat Applied Permanent Preformed Thermoplastic Pavement Markings - Legends, Railroad Crossing	30	SF	\$ 23.10	\$ 683.00	\$ 15.50	\$ 465.00
532	Contingent - 6 Inch Driveway Mix 6	130	SF	\$ 16.50	\$ 2,145.00	\$ 12.25	\$ 1,592.50
533	Contingent - Removal of Pavement Lines	15	SY	\$ 115.00	\$ 1,725.00	\$ 57.00	\$ 855.00
534	Contingent - Removal of Pavement Letters	500	SF	\$ 2.20	\$ 1,100.00	\$ 1.05	\$ 525.00
535	Concrete Mountable Curb Replacement	5	SF	\$ 110.00	\$ 550.00	\$ 105.00	\$ 525.00
601	Concrete Curb Replacement	100	LF	\$ 40.00	\$ 4,000.00	\$ 40.00	\$ 4,000.00
602	Concrete Curb Replacement	100	LF	\$ 40.00	\$ 4,000.00	\$ 31.50	\$ 3,150.00
603	Contingent - Concrete Curb Opening	2	EACH	\$ 450.00	\$ 900.00	\$ 285.00	\$ 570.00
604	Contingent - Shoulder Edge Drop Off Grading Adjustment	1,000	TON	\$ 18.25	\$ 18,250.00	\$ 30.50	\$ 30,500.00
605	Contingent: 5 Inch Concrete Sidewalk and Ramps	100	SF	\$ 6.50	\$ 650.00	\$ 8.10	\$ 810.00
606	Contingent: Detectable Warning Surface	10	SF	\$ 45.00	\$ 450.00	\$ 31.00	\$ 310.00
701	Contingent - Paving Furnished Topsoil, 4" Depth	5,000	SY	\$ 2.00	\$ 10,000.00	\$ 9.80	\$ 29,000.00
702	Contingent - Seeding Disturbed Areas, Type II	5,000	SY	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00
703	Contingent - Turfgrass Seed Establishment	2,000	SY	\$ 2.50	\$ 5,000.00	\$ 5.10	\$ 10,200.00
704	Contingent - Type A Soil Stabilization Matting	2,000	SY	\$ 1.20	\$ 2,400.00	\$ 1.75	\$ 3,500.00
801	Contingent - Traffic Signal Loop Detector	2	EACH	\$ 3,700.00	\$ 7,400.00	\$ 3,610.00	\$ 7,220.00
<b>BID TOTALS</b>				<b>\$</b>	<b>2,792,743.00</b>	<b>\$</b>	<b>2,987,054.45</b>

# HMA ROAD LISTING

# PROJECT NO. 28-255

ROAD NAME	FROM	TO	LENGTH MILE	WCHD Section Location
<b>PATCH &amp; OVERLAY</b>				
St Marys Court	Beaverbrook Drive	Cul-de-sac	0.05	East
Montgomery Court	Beaverbrook Drive	Cul-de-sac	0.05	East
Wicomico Court	Beaverbrook Drive	Cul-de-sac	0.04	East
Cecil Court	Beaverbrook Drive	Cul-de-sac	0.04	East
Allegany Court	Beaverbrook Drive	Cul-de-sac	0.04	East
Harp Road	Jefferson Boulevard	Dead End	0.53	Central
Bradford Drive	Barbara Drive	Greenhill Drive	0.20	Central
Barbara Drive	Greenhill Drive	Bradford Drive	0.06	Central
Greenhill Drive	Jefferson Boulevard	Bradford Drive	0.38	Central
Turners Lane	Jefferson Boulevard	Dead End	0.20	Central
Crayton Boulevard	Maugans Avenue	Transition	0.37	Central
Amber Drive	Clover Leaf Drive	Dead End	0.48	Central
Cloverleaf Drive	Roessner Avenue	Bower Avenue	0.37	Central
Flower Avenue	Roessner Avenue	Graystone Drive	0.07	Central
Graystone Drive	Amber Drive	Dead End	0.14	Central
Reedy Parkway	Bower Avenue	Dead End	0.09	Central
Mikie Drive	Edward Doub Road	Cul-de-sac	0.08	Central
Teakwood Drive	Eastwood Drive	Parkwood Drive	0.20	Central
Mahogany Circle	Mahogany Drive	Cul-de-sac	0.07	Central
Mahogany Drive	Teakwood Drive	Eastwood Drive	0.23	Central
Cherry Hill Drive	Eastwood Drive	Parkwood Drive	0.15	Central
Pinewood Circle	Cherry Hill Drive	Cul-de-sac	0.07	Central
Lauran Road	Northern Avenue	Preston Road	0.23	Central
Orchard Terrace Road	Crofton Road	Fountain Head Road	0.30	Central
Waldron Place	Orchard Terrace Road	Lauran Road	0.11	Central
King Road	Boonsboro Town Boundary	Transition	0.96	South
Sub Total			5.51	
<b>MILL &amp; OVERLAY</b>				
Sterling Road	Bower Avenue	Edward Doub Road	0.85	Central
Cearfoss Pike	Greencastle Pike	Shinham Road	1.19	Central
Howell Road	Mt Aetna Road	S Edgewood Drive	0.76	Central
Day Road	Dual Highway	Landis Road	0.33	Central
Redamar Drive	National Pike	Cul-de-sac	0.37	Central
N Pennsylvania Avenue	Grove Circle	Church Entrance	0.65	West
Beaverbrook Drive	Seminole Drive	Transition	0.59	East
Seminole Drive	Comanche Drive	Beaverbrook Drive	0.08	East
Leitersburg Smithsburg Road	Smithsburg Transition	Stevenson Road	0.35	East
Sub Total			5.17	
<b>PATCH &amp; CRACKFILL</b>				
Leitersburg Smithsburg Road	Stevenson Road	Leitersburg Town Square	3.02	Central
Longmeadow Road	Pennsylvania Avenue	North Pointe Drive	0.34	Central
Maugans Avenue	I-81Ramp Transition	Pennsylvania Avenue	0.80	Central
Maugansville Road	PA Line	Hagerstown City Limits	3.91	Central
Sub Total			8.07	
Total Miles			18.75	