



**WASHINGTON COUNTY
DEPARTMENT OF PLANNING & ZONING**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone: 240-313-2430
FAX: 240-313-2431
D/HoH Call 7-1-1 for Maryland Relay

AGENDA

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

July 7, 2014, 7:00 PM

**WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255**

CALL TO ORDER AND ROLL CALL

MINUTES

1. Minutes of the June 2, 2014 Planning Commission regular meeting *

OLD BUSINESS

1. Triumph Development (SP-14-005) Proposed bank and office building to be located along the southeast side of Robinwood Drive on 3.90 acres; Zoned: BL (Business Local); Planner: Lisa Kelly *

MODIFICATIONS

1. Rollin E. Byers (SV-14-007) Proposed modification to Section 405.11.B.1(a) and (b) of the Washington County Subdivision Ordinance to create a 1.0 acre lot around an existing structure to be utilized as a single-family home utilizing an existing lane that serves the existing residence; Property is located along the north side of Signal Drive; Zoned: A(R) – Agricultural Rural; Planner: Lisa Kelly *

SITE PLANS

1. Faith Christian Fellowship (SP-13-041) Proposed expansion to an existing church located along the north side of Lappans Road east of Williamsport on 4.66 acres of land; Zoned: A(R) – Agricultural Rural; Planner: Lisa Kelly *

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, August 4, 2014, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

**** attachments***

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.



WASHINGTON COUNTY PLANNING COMMISSION
June 2, 2014

The Washington County Planning Commission held its regular meeting on Monday, June 2, 2014 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Vice-Chairman Clint Wiley, Drew Bowen, David Kline, and Ex-officio William McKinley. Staff members present were: Washington County Department of Planning & Zoning - Steve Goodrich, Director; Jill Baker, Chief Planner; Justin Lindley, Associate Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting - Terry Irwin, Deputy Director; Tim Lung, Chief Planner; Lisa Kelly, Senior Planner; and Cody Shaw, Associate Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

MINUTES

Mr. Bowen made a motion to approve the minutes of the April 21, 2014 Planning Commission rezoning public meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

Mr. Bowen made a motion to approve the minutes of the April 23, 2014 Planning Commission workshop meeting as presented. The motion was second by Mr. Wiley and unanimously approved.

Mr. Bowen made a motion to approve the minutes of the May 5, 2014 regular meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

NEW BUSINESS

-MODIFICATIONS

William and Leona Sauser (SV-14-004)

Mr. Shaw presented for review and approval a modification request for William and Leona Sauser for property located along the west side of Harpers Ferry Road (Tax Map 83, Grid 10, Parcel 227). The property is currently zoned A(R) – Agricultural Rural. The owner is proposing to convey a single-family lot to an immediate family member; and, is requesting a modification from Section 405.2A of the Washington County Subdivision Ordinance, which requires access spacing of 300 feet for properties along a major collector. The justification for the requested modification as presented in the application states, "Topographic conditions create a steep slope where the existing driveway is proposed and would be difficult to navigate a vehicle up to the proposed house location". The applicant is requesting a reduction from 300 feet to 50 feet for access spacing.

Discussion and comments: Mr. Fred Frederick of Frederick, Seibert & Associates, the consultant, explained that by locating the driveway as proposed it would limit the disturbance to the environment and the 100 year floodplain located on the property.

Motion and Vote: Mr. Bowen made a motion to approve the modification request as presented. The motion was seconded by Mr. Wiley and unanimously approved.

Letitride LLC (SV-14-006)

Mr. Shaw presented for review and approval a modification request for Letitride LLC for property located at 10903 Big Pool Road (Tax Map 45, Grid 2, Parcel 14). The property is currently zoned EC –

Environmental Conservation. There is an existing single-family residence located on the 4.67 acre parcel. The proposed use would be a one acre lot around the existing house (Lot 1), a proposed one acre building lot (Lot 2) and 2.63 acres of remaining lands. The lot is to be conveyed to an immediate family member. The applicant is requesting a modification from Section 405.2.A of the Washington County Subdivision Ordinance, which requires access spacing of 300 feet. The justification for the requested modification as presented in the application states, "In an attempt to utilize the land in the most efficient manner and not create an oversized lot, the average lot width is 150 feet, thus 300 feet from an existing access would be difficult to achieve. The furthest away from an existing access that this access can be and still develop the land in an efficient manner is 180 feet from the existing access on an adjacent lot. A hardship would be created in that all 3 siblings that own this property would not be able to each have their own individual lot."

Motion and Vote: Mr. Wiley made a motion to approve the modification request as presented. The motion was seconded by Mr. Wiley and unanimously approved.

-PRELIMINARY CONSULTATION

Mr. Lung presented for review a preliminary consultation for the Mt. Aetna Technology Park which contains approximately 115 acres of property located north of the Meritus Medical Center, west of the Hagerstown Community College, and east of Eastern Boulevard. The property is currently zoned ORI – Office, Research & Industry and is owned by the Hagerstown Washington County Industrial Foundation (CHIEF). The concept plan includes several buildings of various sizes that would house offices and educational facilities. Discussions during the consultation were very broad and general in nature because this is a long-range plan that most likely will change depending on the businesses that locate here. Some areas of discussion during the consultation included the need for coordination between the County and the developer with regard to the road network that is proposed, the need for frontage roads for each pod of development to minimize the number of access points onto the major roads, and development of the site that minimizes the disturbance to the natural contours and environmental features of the property. Mr. Lung noted that the ORI zoning designation is a new zone that contains specific design standards that will need Planning Commission approval. This site may eventually be annexed into the City of Hagerstown and should be designed to meet City standards as well as County standards.

Discussion and comments: Mr. Wiley recommended that the development be pedestrian and bicycle friendly. Mr. Kline recommended that the developer make sure there is adequate capacity for utilities, especially electricity in case a substation is needed. Mr. Bowen recommended limited access onto major roadways.

Motion and Vote: Mr. Bowen made a motion to recognize the preliminary project as an on-going project over the next several years. The motion was seconded by Mr. Wiley and unanimously approved.

-SITE PLANS

Rockland Estates Event Center (SP-14-017)

Ms. Kelly presented for review and approval a site plan for the Rockland Estates Event Center located along the west side of Sharpsburg Pike on 25 acres. The property is currently zoned A(R) – Agricultural Rural. The property owner is proposing to hold special events in two tents (2,400 square feet each). The proposed tent locations are temporary. There will be no events in the barn or house. The Board of Zoning Appeals granted a special exception to establish a wedding reception and events venue in February of 2014. The site is served by individual well and septic. Restroom facilities will be in a temporary restroom trailer approved by the Health Department. Hours of operation will be by appointment only from 10 a.m. to 10 p.m. daily. Parking spaces required is 48 spaces and a total of 50 parking spaces will be provided. Parking will be located in a grassy area in front of the house, which was also approved by the Board of Zoning Appeals with the condition that if the grass parking area deteriorates to the point of soil erosion, the owner shall pave the parking area or cease operations until

the grass is restored (a note to this effect is on the site plan). Lighting will be building mounted on existing sheds and temporary pole lights will be used for the parking area. There will also be lights in the tents. Solid waste disposal will be via trash cans. The site is exempt from Forest Conservation Ordinance requirements because there is no disturbance over 20,000 square feet. All agency approvals have been received.

Discussion and comments: There was a brief discussion regarding the two options for the tent locations and future plans for the business. There was a brief discussion regarding the entrance and road improvements required by the State Highway Administration. Mr. Reiber expressed his concern with regard to the narrow driveway and parking in the grass.

Motion and Vote: Mr. Bowen made a motion to approve the site plan as presented. The motion was seconded by Mr. Wiley and unanimously approved.

Triumph Development (SP-14-005)

Ms. Kelly presented for review and approval a site plan for Triumph Development located along the east side of Robinwood Drive. The property is currently zoned BL – Business Local. The developer is proposing to construct a bank and commercial retail sales building on 3.7 acres. The proposed bank will be 2,900 square feet and the two story retail building will be 36,000 square feet. There will be three access points for the site [one which will be a 40 foot shared access easement with the Elks Club]. In June 2011, an access modification was presented to the Planning Commission and approved, which reduced the access spacing from 500 feet to 300 feet. As a condition of this approval, a replat was required to remove the access restriction note and to eliminate the septic reserve area since public sewer is to be used. The currently proposed access points from Robinwood Drive do not coincide with the modification of 2011. The current proposal of a right-in and right-out access suits the revised site design and pushes the right-out access to the northeast corner of the property as far away from the intersection as possible. The access spacing and locations were revised and reviewed by the Washington County Public Works and Engineering Department. Based on the traffic study analysis, it was determined that the access points as shown were better for traffic flow on Robinwood Drive and for the site. The site will be served by public water and sewer. Hours of operation for the bank will be 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to noon on Saturday and the hours of operation for the commercial retail use will be 8:00 a.m. to 11:00 p.m., 7 days per week. There will be daily deliveries. Parking spaces required are 155 spaces and 158 spaces will be provided. There will be directional pavement markings to aid traffic circulation on the site. There will be building mounted and pole mounted lighting. Solid waste removal will be a screened dumpster. Signs will be building and pole mounted. A pylon sign will be located near the entrance. A six foot vinyl fence will be constructed next to the retaining wall to screen the site from the single-family residences to the east. Landscaping will be located throughout the site and will include maples, dogwoods, shrubbery and ornamental grasses. Forest Conservation Ordinance requirements were met in 2007 when the site was originally submitted as a preliminary/final plat for Brian Kenworthy. All agency approvals have been received with the exception of Washington County Addressing and the City of Hagerstown Sewer Department.

Discussion and Comments: Mr. Wiley asked if the off-site (overflow) parking agreement with the Elks Club is still needed. Ms. Kelly stated that the developer will meet all parking requirements on site. Mr. Reiber asked if there would be enough parking available if a restaurant were to be part of the commercial use on the site. Mr. Zoretich of Frederick, Seibert & Associates, the consultant, stated that the uses would need to conform to the site design and parking requirements. He also noted that the recorded plat will show the shared access for the Elks Club and this site. Mr. Zoretich explained the reasons for the right-in/right-out access locations. Mr. Wiley expressed his concern with regard to the location of dumpsters in close proximity to the residences as well as lighting issues. Mr. Zoretich stated there is a buffer area between the dumpsters and the houses as well as a retaining wall. It was the consensus of the Commission members that the dumpster location should be moved. Mr. Bowen, as well as the other members of the Commission, expressed their concern with regard to the right-in access from Robinwood Drive so close to the intersection especially when a second access is proposed from the shared drive with the Elks Club. Mr. Zoretich stated this is an important element for the developer's business plan and has

been reviewed and approved by the County's engineers. There was a brief discussion regarding screening along the vinyl fence.

Motion and Vote: Mr. Bowen made a motion to table the site plan until the July meeting, The site plan should be revised to show the new location of the dumpsters and additional screening along the back of vinyl fence. The motion was seconded by Mr. Wiley and unanimously approved.

Discussion following the vote: The Planning Commission members requested that staff provide, either in writing or in person during the July meeting, the justification for the location of the right-in only access from Robinwood Drive.

Truck Enterprises, Inc. (SP-14-009)

Mr. Shaw presented for review and approval a site plan for Truck Enterprises, Inc. located along the west side of Volvo Way (Tax Map 24, Grid 16, Parcel 698) on 8.5 acres. The functional description of the site is for truck sales and service. The property is currently zoned HI – Highway Interchange. The site is served by public water and public sewer. Parking spaces required is 101 spaces and 195 spaces will be provided. There will be 40 to 50 employees, with a maximum of 32 employees per shift. A photometric plan was submitted and approved meeting all County standards. The Board of Zoning Appeals approved an application for three free-standing signs in 2012. One sign is 502 square feet and is 73 feet tall, one sign is 348 square feet and is 73 feet tall, and the last sign is 160 square feet and is 20 feet tall. The Forest Conservation Ordinance requirement was met by a payment-in-lieu of planting. Storm water management will be addressed via micro bio-retention areas and ponds. All agency approvals have been received with the exception of final comments from the Maryland State Highway Administration.

Motion and Vote: Mr. Bowen made a motion to approve the site plan as presented contingent upon final approval from the State Highway Administration. The motion was seconded by Mr. Wiley and unanimously approved.

OTHER BUSINESS

City of Hagerstown – Sidewalks on Street Frontages of Commercial Properties

Mr. Reiber noted that a letter was received from the City of Hagerstown Planning Commission with regard to sidewalks on street frontages of commercial properties. It is the City's understanding that the former Sharrett property on the Dual Highway is being redeveloped and the City is strongly urging the developer and the County to ensure that sidewalks are built along the road frontage.

Mr. Reiber expressed his opinion that the recent pedestrian fatalities along Dual Highway are not associated with the lack of sidewalks and that the memorandum was unnecessary.

Mr. Wiley expressed his opinion that anything that can be done to ensure public safety should be done.

Mr. Lung explained that the developer will need to have a traffic study prepared prior to redevelopment of this site. Before a traffic study is prepared, a scoping document is required from the County and the State. The County's traffic engineer, Merle Saville, asked City staff to review the scoping for this project and this is the reason for the City's memorandum.

Farm Winery Concerns

Mr. Reiber stated that a letter was received from a citizen (Ms. Nicki Woodhams) in Rohrersville regarding farm wineries. He met with staff today to discuss this issue and reported that Staff has met with the complainant and has verified that all procedures have been followed in the approvals that were needed for the current development of the site. Mr. Reiber allowed Ms. Woodhams three minutes to voice her concerns.

Ms. Woodhams stated that she has spoken during the public comment portion of the County Commissioner's meetings twice. She believes that the text amendment was adopted without any public input from citizens in Rohrsersville. Mr. Wiley stated that the public hearing was advertised as required by law. Ms. Woodhams believes that the text amendment should be repealed and that farm wineries should not be allowed to sell wine, have conference centers, banquet facilities, wine tastings, wine festivals, or entertainment under the guise of an agricultural use.

Discussion and Comments: Mr. Wiley stated that he stands behind the Planning Commission's previous decisions regarding farm wineries as an agricultural business, which is a leading economic generator in the County. He expressed his opinion that farm wineries are no different than any other agricultural use, such as a tree farm, milk production, pumpkin patches, etc. He expressed his opinion that the complainant does not want this business in close proximity to her property and has nothing to do with the text amendment as written. Mr. Reiber noted that all properties throughout the County were considered when the changes were made to the text amendment. Mr. Bowen expressed his opinion that this facility (Big Cork Winery) is no different than the South Mountain Creamery, which had to expand its facilities and construct additional buildings in order to make the farm productive again. He believes that vineyards are a good way to protect agricultural lands. It was noted that if the developer intends to hold special events on this site, a special exception use would need to be granted by the Board of Zoning Appeals through a public hearing process.

Mr. Goodrich stated that staff discussed options with Ms. Woodhams with regard to filing complaints or submitting a text amendment to the Zoning Ordinance in order to correct what she believes is wrong with the Ordinance. Mr. Irwin noted that if Ms. Woodhams would submit a text amendment that would ultimately be approved, it would not affect Big Cork Winery or its operation.

Organizational Charts

Mr. Goodrich presented several organizational charts for the Commission members review and use. He briefly explained the reorganization of the Department of Planning and Zoning and the Department of Plan Review and Permitting and the responsibilities of each.

ADJOURNMENT

Mr. Bowen made a motion to adjourn the meeting at 9:00 p.m. The motion was seconded by Mr. Wiley and so ordered by the Chairman.

Respectfully submitted,

Terry Reiber, Chairman



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

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME...: TRIUMPH DEVELOPMENT
NUMBER.....: SP-14-005

OWNER.....: TRIUMPH ROBINWOOD, LLC
LOCATION....: SOUTHEAST SIDE OF ROBINWOOD DRIVE
DESCRIPTION.: PROPOSED BANK AND OFFICE BUILDING REV 2

ZONING.....: BL BUSINESS LOCAL
COMP PLAN...: CM Commercial
PARCEL.....: 05015174800001
SECTOR.....: 1
DISTRICT....: 18

TYPE.....: CM
GROSS ACRES.: 3.9
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 01/21/2014

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$945.00

SITE ENGINEERING

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

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 71% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....: Y
 TOTAL PARKING SPACES PLANNED.: 158 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 155
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS....: N/A

SOLID WASTE DISPOSAL PLANS...: SCREENED DUMPSTER
 MATERIALS STORED ON SITE....: N/A

COMMUNITY FACILITIES

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

PROPOSED NEW ROAD NAMES

1
 2
 3
 4
 5
 6
 7
 8
 9
 10

NUMBER OF ACCESS POINTS:3
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 10 MILES TO STATION: 3
 AMBULANCE DIST: 75 MILES TO STATION: 3

COMMENTS:
 PROPOSED BANK AND OFFICE BUILDING REV 2

PAYMENT IN LIEU WAS PAID DURING APPROVAL OF PLAT
 S-07-135

THE WASHINGTON CO PLANNING COMMISSION ACTED ON APPROVED ON
 JUNE 6,2011, THE MODIFICATION TO SECTION 405.2.A OF THE
 WASHINGTON COUNTY SUBDIVISION ORDINANCE WHICH ALLOWED FOR
 THE REDUCTION OF ACCESS SPACING ON A MINOR ARTERIAL ROADWAY
 FROM 500 FEET TO 300 FEET WITH THE FOLLOWING CONDITIONS:
 THE SUBJECT PROPERTY WILL REQUIRE A REPLAT TO REMOVE ACCESS
 RESTRICTION NOTE AND TO ELIMINATE THE SEPTIC RESERVE AREA
 SINCE PUBLIC SEWER IS TO BE USED. A NEW REVISED SITE PLAN

FOR THE KENWORTHY PROPERTY WILL BE REQUIRED SHOWING THE
PROPOSED ENTRANCE ON ROBINWOOD DRIVE.

THE ACCESS POINTS FROM ROBINWOOD DRIVE INTO THE PROPOSED
SITE DOES NOT COINCIDE WITH THE MODIFICATION OF 2011. UPON
FURTHER REVIEW WITH THE COUNTYS ENGINEERING DEPARTMENT AND
BASED ON TRAFFIC STUDY ANALYSIS, IT WAS DETERMINED THAT THE
ACCESS POINTS SHOWN ON SP-14-005 WERE BETTER FOR TRAFFIC
FLOW ON ROBINWOOD DRIVE AND FOR THE SITE.

Kelly, Lisa

From: Justin Doty [justin@fsa-md.com]
Sent: Monday, June 23, 2014 10:39 AM
To: Kelly, Lisa
Cc: Trevor Frederick (trevor@fsa-md.com); Irwin, Terry R.; James; Steve Zoretich; Neil Parrott
Subject: Triumph SP-14-005
Attachments: Entrance Letter 6-20-14-SIGNED.pdf; Letter receipts - Derbigny, Rupar, Lawson.pdf; Letter to Mr. and Mrs. Derbigny.pdf; Letter to Mr. and Mrs. Rupar.pdf; Letter to Mr. and Mrs. Lawson.pdf; 5066.F Site Rendering Email.pdf; 5066.F-14 Landscape Plan.pdf

Hi Lisa,

Per the Planning Commission, Triumph Development was tabled for three reasons. Each of the issues has been resolved. Please see below:

1. Verification that right-in/right-out entrance has been thoroughly vetted through Wash. Co. engineering and will function safely, etc.
The attached letter, signed by Rob Slocum, indicates that we have analyzed this entrance and that the safest and most efficient arrangement is reflected on the latest plan.
2. Offer additional vegetative screening to each of the residential adjoiners to the south-east of the property.
I personally visited each neighbor with a plan and reviewed the possibility of screening. The resulting conversations were all positive and the landscape plan has been adjusted accordingly. See letters (sent certified) attached and revised landscape plan showing additional screening using native plants.
3. Relocate the dumpster pad so that it is closer to Robinwood Drive and further from the Residential properties.
This has been done and can be seen on the attached Landscape plan as well.

We will be bringing you 7 sets of updated plans for the Planning Commission. I understand that you do not require any utility, stormwater, grading or sediment and erosion control plans. I will include the remainder of the set and I will probably also include a grading plan so that they PC has a better sense of the retaining wall.

If you need anything else from us, please don't hesitate to contact me.

Regards,

Justin T. Doty, P.E.
Project Manager

FREDERICK, SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERING ■ LAND SURVEYING ■ LAND PLANNING ■ LANDSCAPE ARCHITECTURE

101 N. Hanover St. / Carlisle, PA 17013

(717) 701-8111 / FAX (717) 701-8254 / CELL (717) 609-7513

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**FREDERICK,
SEIBERT &
ASSOCIATES, INC.**



CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNING ■ ENVIRONMENTAL

June 11, 2014

Robert Slocum, P.E., Director
Washington County Division of Engineering and Construction Management
80 W. Baltimore St.
Hagerstown, MD 21740

Re: Triumph Development Access Spacing

Dear Mr. Slocum,

This letter is in regard to Triumph Development project located at the southeast corner of the intersection of Robinwood Drive and Medical Campus Drive in Hagerstown, MD. During the design process of this site, in conjunction with our office, Traffic Solutions, Inc. and Washington County Division of Engineering and Construction Management, we collectively made the determination that the right-in and right-out access points are best suited in the locations shown on the 5-9-2013 Site Plan by FSA.

The plat for this site initially allowed for a right-in/right-out access point along Robinwood Drive in a location that was to be determined at the time at which the site was developed. The right-in and right-out were separated so that the right-in could serve the site in a central location and the right-out, or merge point, would be located as far from the intersection as possible. Eventually, the right-in was pulled closer to the intersection so that it would line up with the proposed on-site drive aisle in order to promote better internal circulation and encourage motorists to keep moving through the right-in access point so as not to create a conflict on Robinwood Drive.


128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
36 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013

(301) 701-8850 FAX: (301) 739-4956 (301) 495-7478 (717) 697-1000 (703) 701-8100
www.fsa-md.com

In addition to lining up the access points with the internal drive aisles, the access drives were widened to 18 ft. in order to prevent any vehicle from getting stuck in the entrance, including possible delivery trucks. As a collective team, we have determined that the current configuration is the safest and most practical for this development.

Sincerely,

FREDERICK, SEIBERT AND ASSOCIATES, INC.



Justin T. Doty, P.E.

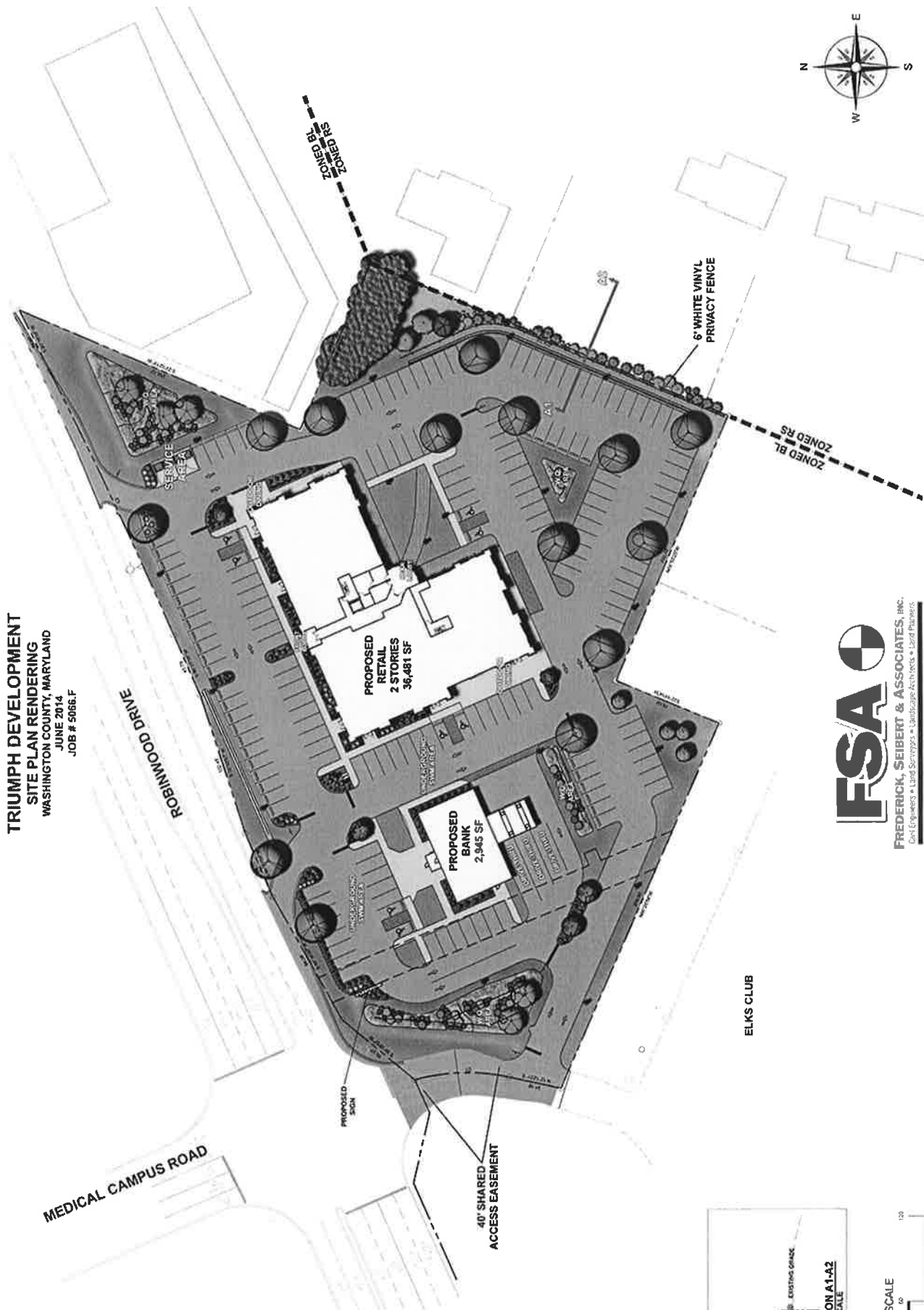
Project Manager

I, Robert Slocum (Robert Slocum), agree with the findings outlined in this letter and I support the plan as it has been presented to the Washington County Planning Commission.

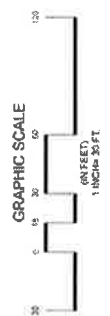
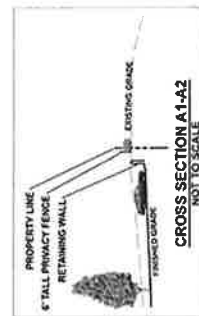

Signed

6/20/14
Date

TRIUMPH DEVELOPMENT
SITE PLAN RENDERING
 WASHINGTON COUNTY, MARYLAND
 JUNE 2014
 JOB # 5066.F



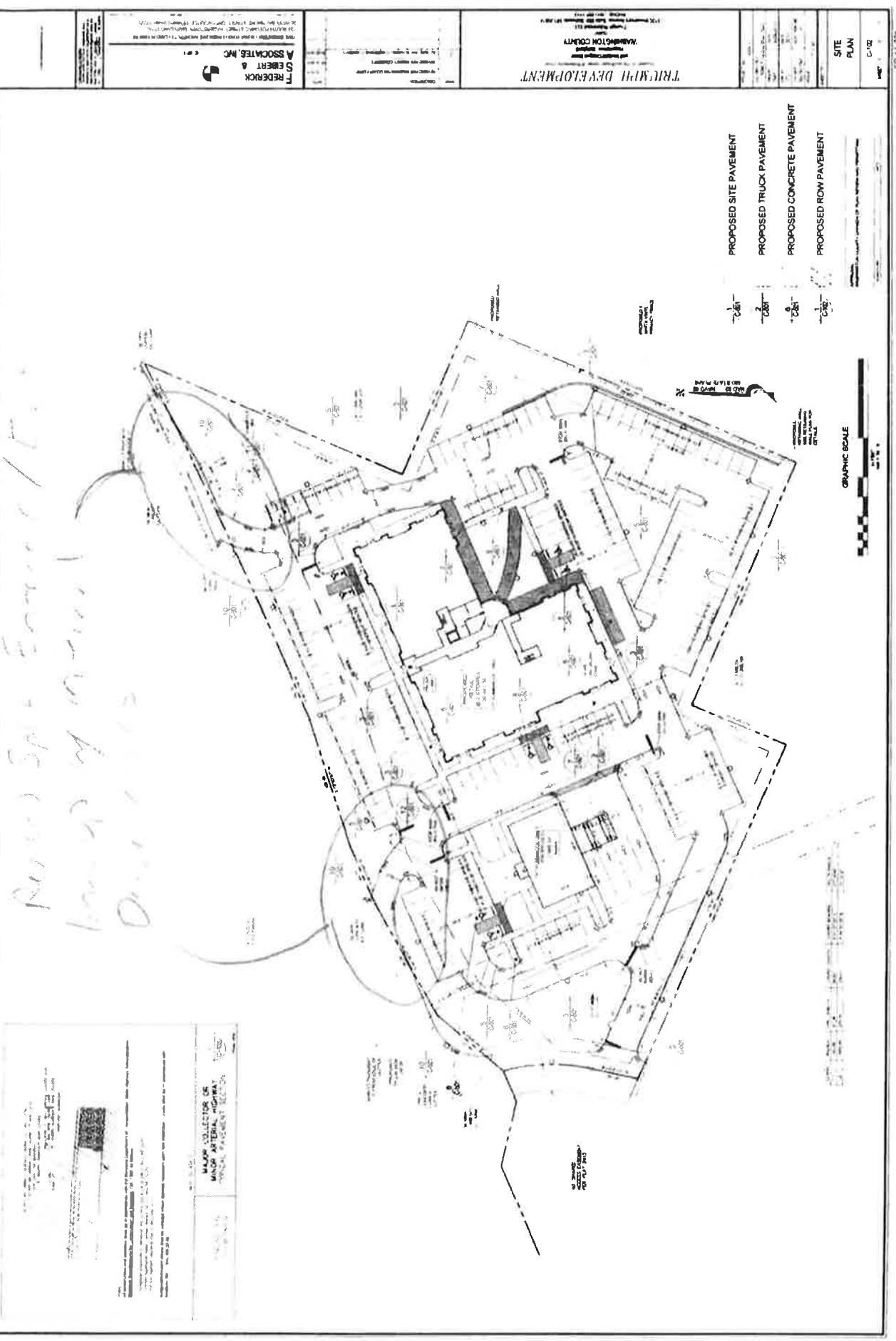
FREDERICK, SEIBERT & ASSOCIATES, INC.
 Civil Engineers • Land Surveyors • Landscape Architects • Land Planners
 Hyattsville, Virginia • Glenview, Pennsylvania • Drexel, Pennsylvania
www.fsa-md.com



*Review Site Plan /
 Proposed by [unclear]
 Date [unclear]*

**MAJOR COLLECTOR OR
 MAJOR ARTERIAL HIGHWAY
 ORIGINAL PAVEMENT SECTION**

SECTION 101-102



TRIMPH DEVELOPMENT
 WASHINGTON COUNTY
 10000 TRIMPH DRIVE
 WASHINGTON, MD 20783

**FREDERICK &
 ASSOCIATES, INC.**
 10000 TRIMPH DRIVE
 WASHINGTON, MD 20783

**SITE
 PLAN**
 C-102

100-14-200



FSA

**FREDERICK,
SEIBERT &
ASSOCIATES, INC.**

■ Civil Engineering ■ Land Surveying ■ Land Planning ■ Landscape Architecture ■ Environmental Engineering and Design

June 9, 2014

Curtis E. and Rhoda L. Derbigny
11034 Staley Drive
Hagerstown, MD 21742

RE: Triumph Development Plan, Robinwood Drive

Dear Mr. and Mrs. Derbigny,

This letter is in regard to the Triumph Development project which is adjacent to the rear of your property located at 11034 Staley Drive. As I mentioned during my visit with you, Triumph Development intends to develop the property in order to construct a 3,000 square feet+/- bank and a roughly 36,000 square foot+/- commercial/retail center, along with necessary parking and amenities. The project is compliant with existing Washington County Zoning and is anticipated to be approved by the Planning Commission in July 2014.

On June 6, 2014, I visited your residence and we spoke about the developers offer to provide screening along your common property line. This vegetative screening will be in addition to a 6 ft. vinyl fence that has been included on the plan. This fence separates your property from a proposed retaining wall with a maximum height of 6.5 ft. I left you with a copy of the site layout plan and the proposed landscape plan for your files.

You had initially expressed concern that the proposed fence would be immediately adjacent to your property and that being that close would create an uncomfortable separation between your back yard and the fence. While your dwelling resides very close to the common property line, the current plan is to turn the fence northward as it crosses behind your property, away from your back yard. The developer intends to plant a series of native plants along your side of the fence in order to provide a natural, aesthetically pleasing screen. At the conclusion of our meeting, you indicated to me that you have no outstanding issues with this development and that you are ok with the plan to plant screening adjacent to the fence and on the edge of your property.

I would be glad to answer any questions or concerns regarding the site plan via email at justin@fsa-md.com or by phone during normal business hours at (301) 791-3650.

Sincerely,
FREDERICK, SEIBERT AND ASSOCIATES, INC.

Justin T. Doty, P.E.
Project Manager

www.fsa-md.com

Hagerstown, MD Office
128 South Potoinac Street
Hagerstown, MD 21740
Hagerstown: 301.791.3650
Fax: 301.739.4956

Carlisle, PA Office
101 North Hanover Street
Carlisle, PA 17013
Carlisle: 717.701.8111
Fax: 717.701.8254

Greencastle, PA Office
20 West Baltimore Street
Greencastle, PA 17225
Greencastle: 717.597.1007
Fax: 717.597.1028



FREDERICK, SEIBERT & ASSOCIATES, INC.

■ Civil Engineering ■ Land Surveying ■ Land Planning ■ Landscape Architecture ■ Environmental Engineering and Design

June 9, 2014

Duane S. and Susan M. Lawson
11028 Staley Drive
Hagerstown, MD 21742

RE: Triumph Development Plan, Robinwood Drive

Dear Mr. and Mrs. Lawson,

This letter is in regard to the Triumph Development project which is adjacent to the rear of your property located at 11028 Staley Drive. As I mentioned during my visit with you, Triumph Development intends to develop the property in order to construct a 3,000 square feet+/- bank and a roughly 36,000 square foot+/- commercial/retail center, along with necessary parking and amenities. The project is compliant with existing Washington County Zoning and is anticipated to be approved by the Planning Commission in July 2014.

On June 9, 2014, I visited your residence and we spoke about the developers offer to provide screening along your common property line. This vegetative screening will be in addition to a 6 ft. vinyl fence that has been included on the plan. This fence separates your property from a proposed retaining wall with a maximum height of 6.5 ft. I left you with a copy of the site layout plan and the proposed landscape plan for your files.

The developer intends to plant a series of native plants along your side of the fence in order to provide a natural, aesthetically pleasing screen. At the conclusion of our meeting, you indicated to me that you have no outstanding issues with this development and that you are ok with the plan to plant screening adjacent to the fence and on the edge of your property.

I would be glad to answer any questions or concerns regarding the site plan via email at justin@fsa-md.com or by phone during normal business hours at (301) 791-3650.

Sincerely,
FREDERICK, SEIBERT AND ASSOCIATES, INC.

Justin T. Doty, P.E.
Project Manager



**FREDERICK,
SEIBERT &
ASSOCIATES, INC.**

■ Civil Engineering ■ Land Surveying ■ Land Planning ■ Landscape Architecture ■ Environmental Engineering and Design

June 9, 2014

William T. and Joanne R. Rugar
11022 Staley Drive
Hagerstown, MD 21742

RE: Triumph Development Plan, Robinwood Drive

Dear Mr. and Mrs. Rugar,

This letter is in regard to the Triumph Development project which is adjacent to the rear of your property located at 11022 Staley Drive. As I mentioned during my visit with you, Triumph Development intends to develop the property in order to construct a 3,000 square feet+/- bank and a roughly 36,000 square foot+/- commercial/retail center, along with necessary parking and amenities. The project is compliant with existing Washington County Zoning and is anticipated to be approved by the Planning Commission in July 2014.

On June 9, 2014, I visited your residence and we spoke about the developers offer to provide screening along your common property line. This vegetative screening will be in addition to a 6 ft. vinyl fence that has been included on the plan. This fence separates your property from a proposed retaining wall with a maximum height of 6.5 ft. I left you with a copy of the site layout plan and the proposed landscape plan for your files.

You had initially expressed concern that we would be removing trees on your property, particularly ornamental trees that you have planted. This is not the case. The developer intends to plant a series of native plants along your side of the fence in order to provide a natural, aesthetically pleasing screen. At the conclusion of our meeting, you indicated to me that you have no outstanding issues with this development and that you are ok with the plan to plant screening adjacent to the fence and on the edge of your property.

I would be glad to answer any questions or concerns regarding the site plan via email at justin@fsa-md.com or by phone during normal business hours at (301) 791-3650.

Sincerely,
FREDERICK, SEIBERT AND ASSOCIATES, INC.

Justin T. Doty, P.E.
Project Manager

SV-14-007



WASHINGTON COUNTY
DIVISION OF PLAN REVIEW AND PERMITTING
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone: (240) 313-2460
FAX: (240) 313-2461
Hearing Impaired call 7-1-1 for Maryland Relay

RECEIVED

MAY 15 2014

DIVISION OF PLAN
REVIEW & PERMITTING

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Rollin E. Byers
MAILING ADDRESS 8858 Signal Drive, Williamsport MD 21795
TELEPHONE 301-223-6383
(home) (work) (cell)

PROPERTY OWNER

NAME SAME AS ABOVE
MAILING ADDRESS _____
TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME FREDERICK, SEIBERT & ASSOCIATES
ADDRESS 128 S. POTOMAC ST, HAGERSTOWN MD 21740
TELEPHONE 301-791-3650

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 61 GRID 15 PARCEL 49
PROPOSED LOT ACREAGE 1.00 ac TOTAL SITE ACREAGE 3.28 ac
ZONING DISTRICT A(R) ROAD FRONTAGE (FT) 0'

LOCATION / ADDRESS

8858 SIGNAL DRIVE
WILLIAMSPORT, MD 21795

EXISTING AND PROPOSED USE OF PROPERTY

EXISTING STORAGE BUILDING ANTIQUE SHOP TO BE
CONVERTED TO A SINGLE FAMILY HOME

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER YES

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 405.11.B.1 (a) & (b)

MODIFICATION IS TO ALLOW CREATE A 1.00 AC LOT AROUND AN EXISTING
STRUCTURE TO BE UTILIZED AS A SINGLE FAMILY HOME UTILIZING
AN EXISTING LANE THAT SERVES THE EXISTING RESIDENCE.

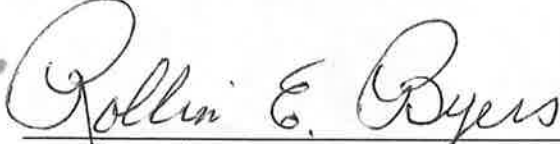
STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

The original lot 34 that the proposed lot is being created from was originally subdivided off of the original farm in 2002 without public road frontage. The structures labeled antique shop and shed had existed on lot 34 and were approved to be there by way of Special Exception AP97-071. At the time lot 34 was created a 30' access easement was created over the existing macadam drive which was on the remaining lands and circles through the remaining lands as Sabine Lane from Downsville Pike to where is also connects with Signal Drive closer to the applicants property. The antique shop was never successful and became more of a storage area. The applicant is performing estate planning and would like to separate the proposed lot with the antique shop/storage building from his existing home and surrounding 2.28 acres. The existing house and acreage will be given to one of his children while the proposed lot would be given to the other. The applicant no longer owns the original farm and this is therefore the last piece of residential property he owns in this neighborhood. The owner of the land that the existing macadam lane goes over is willing to grant written right to travel across his property for ingress/egress.

To the best of my knowledge, the information provided in this application and other material submitted is correct.

Applicant's Signature

Date


Property Owner's Signature

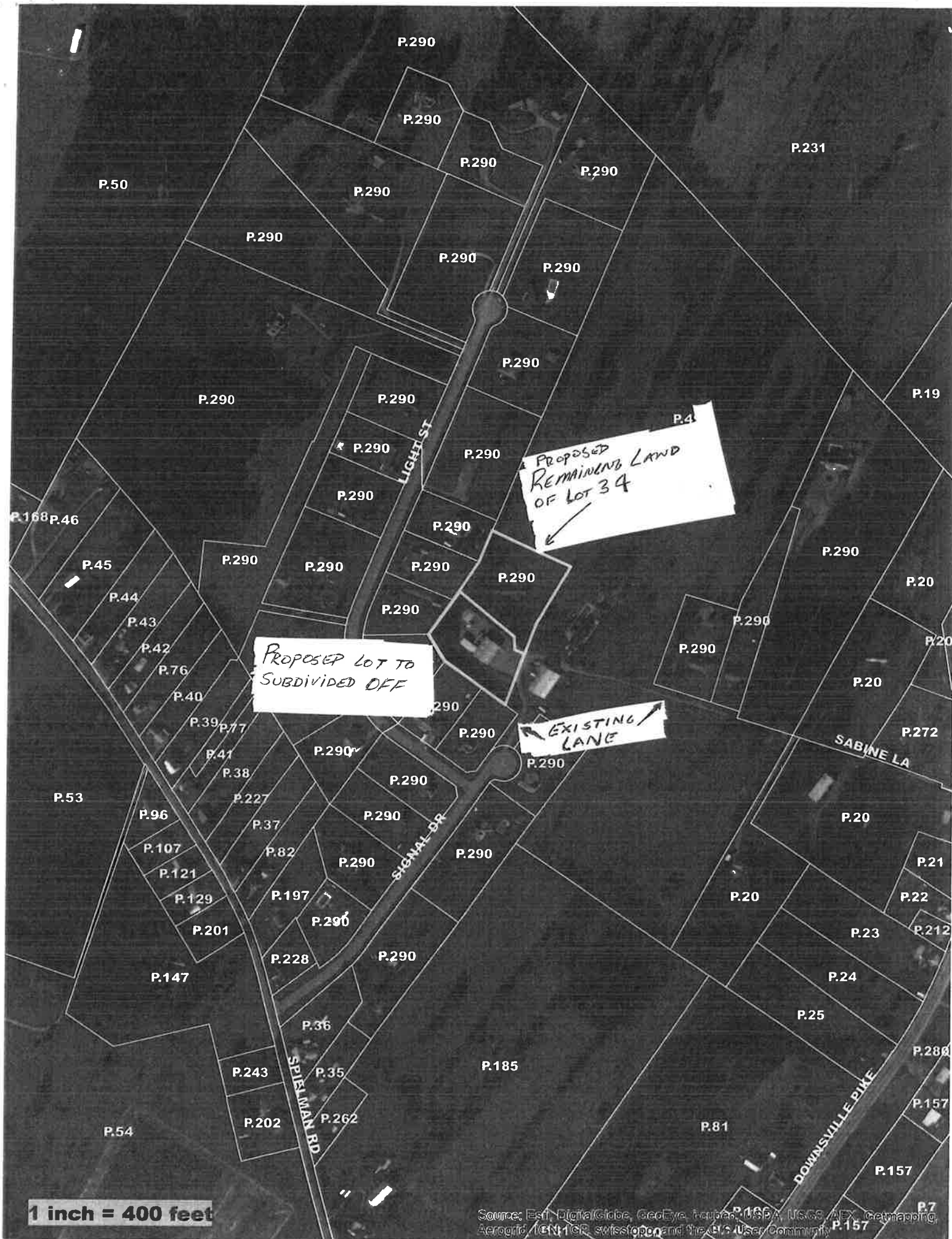
5-7-2014
Date

STAFF USE ONLY:

STAFF PLANNER: LAK DATE RECEIVED: 5/14/2014

NUMBER: SV-14-007

MEETING DATE: 7/7/2014



Kelly, Lisa

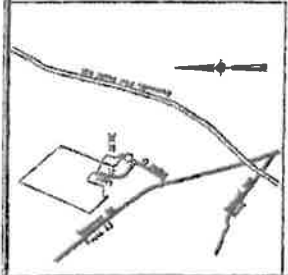
From: Stransky, Mark E.
Sent: Wednesday, May 28, 2014 9:20 AM
To: Kelly, Lisa
Cc: Abbott, Gail
Subject: Byers SV-14-007

Lisa,

No comments on this subdivision modification request.

Thanks, Mark.

*Mark Stransky, PE, CFM
Plan Reviewer and Floodplain Manager
Division of Plan Review and Permitting
Washington County Government
80 West Baltimore Street
Hagerstown, Maryland 21740
240.313.2406
mstransky@washco-md.net*



WILEY

MS4 SOCIAL CRIME (existing multiple)
MS4 SOCIAL CRIME (proposed drawing)

SIX A TABLE	
UNKNOWN REMAINING LOTS -	41.88 AC±
- LOTS 34 -	3.28 AC±
TOTAL REMAINING LOTS -	38.60 AC±

EXISTING LOT 34
EXISTING ROAD
NEW LOT 10A ±

30' WIDE PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM LOT 34 OVER THE EXISTING MACADAM DRIVE, SAID DRIVE TO REMAIN PRIVATE AND THE COUNTY WILL NOT BE RESPONSIBLE FOR THE ACCEPTANCE OR MAINTENANCE OF SAID DRIVE.

situate at the end of Signal Drive along the north side of MD Rte. 63

WASHINGTON COUNTY, MARYLAND

A SOCIETY, INC. ■ 2002

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
20 SOUTH POINDRAC STREET, HADDONSTOWN, MANTLOND Z1740
5 WEST BALTHORE STREET, ORKNECASTLE, PEENNYTAVANA 17225

[illegible]

WINNER / DEVELOPER
Mr. & Mrs. Nathan Bjorn
Box 2, Signal Drive
Huntsford, MD 20724



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

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME...: FAITH CHRISTIAN FELLOWSHIP - BLDG. ADDT.
NUMBER.....: SP-13-041

OWNER.....: FAITH CHRISTIAN FELLOWSHIP OF HALFWAY, INC.
LOCATION....: NORTHSIDE OF LAPPANS ROAD EAST OF WILLIA
DESCRIPTION.: PROPOSED EXPANSION TO AN EXISTING CHURCH REV 3

ZONING.....: A(R) AGRICULTURAL (RURAL)
COMP PLAN...: AG Agriculture
PARCEL.....: 05622084000001
SECTOR.....: 1
DISTRICT....: 2

TYPE.....: IL
GROSS ACRES.: 4.66
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 12/02/2013

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE..:\$860.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PRIVATE	PRIVATE
SERVICE AREA.....		
PRIORITY.....	7	7
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....		

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 15% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....: Y
 TOTAL PARKING SPACES PLANNED.: 56 LOADING AREAS MEET REQUIREMENTS..: Y
 PARKING SPACES-MINIMUM REQD.: 54
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....: N/A

SOLID WASTE DISPOSAL PLANS...: INSIDE TRASH CAN
 MATERIALS STORED ON SITE.....: NO

COMMUNITY FACILITIES

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

PROPOSED NEW ROAD NAMES

1
 2
 3
 4
 5
 6
 7
 8
 9
 10

NUMBER OF ACCESS POINTS:0

COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 2 MILES TO STATION: 3
 AMBULANCE DIST: 29 MILES TO STATION: 3

COMMENTS:

PROPOSED EXPANSION TO AN EXISTING CHURCH REV 3