



# Washington County

M A R Y L A N D

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

## AGENDA

### WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING

January 4, 2016, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING  
100 WEST WASHINGTON STREET  
2<sup>ND</sup> FLOOR, ROOM 255

#### CALL TO ORDER AND ROLL CALL

#### MINUTES

1. December 7, 2015 regular Planning Commission meeting \*

#### NEW BUSINESS

#### SITE PLANS

1. **Big Spring Solar LLC (SP-15-043)** Site plan for a proposed solar generating system along the south side of Big Pool Road on 0.34 acres; Zoning: A(R) – Agricultural Rural; Planner: Lisa Kelly \*
2. **Cumberland Valley Veterinary Clinic (SP-15-034)** Site plan for the expansion of the Cumberland Valley Veterinary Clinic located along the south side of Virginia Avenue on 6.09 acres; Zoning: BG - Business General; Planner: Cody Shaw \*
3. **Hospice of Washington County Doey's House (SP-15-036)** Site plan for the Hospice of Washington County Doey's House located along the west side of Yale Drive on 18.89 acres; Zoning: ORI - Office, Research & Industry; Planner: Cody Shaw \*
4. **Potomac Woodlands Cell Tower (SP-15-039)** Site plan for a proposed cell tower along the south side of Big Bend Way on 201.11 acres; Zoning: EC – Environmental Conservation; Planner Cody Shaw \*
5. **Pinesburg Solar LLC (SP-15-040)** Site plan for the proposed construction of a solar energy generating system along the east side of Bottom Road on 1.0 acres; Zoning: EC (Environmental Conservation); Planner: Cody Shaw \*

#### OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung
2. Comprehensive Plan Update – Jill Baker

#### CLOSED SESSION

*To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, and/or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction.*

#### ADJOURNMENT

#### UPCOMING MEETINGS

1. Monday, February 1, 2016, 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.

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

WWW.WASHCO-MD.NET

**WASHINGTON COUNTY PLANNING COMMISSION**  
**December 7, 2015**

The Washington County Planning Commission held its regular meeting on Monday, December 7, 2015 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, Dennis Reeder, Clint Wiley, Andrew Bowen and newly appointed Jeremiah Weddle. [Mr. Weddle will not be voting on any agenda items at this evening's meeting.] Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Fred Nugent, Parks & Environmental Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review -Tim Lung, Deputy Director.

**CALL TO ORDER**

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

Mr. Goodrich announced that the item listed on the agenda under Old Business for the Community Rescue Service has been withdrawn at this time.

**MINUTES**

**Motion and Vote:** Mr. Bowen made a motion to approve the minutes of the November 2, 2015 Planning Commission regular meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

**NEW BUSINESS**

**MODIFICATIONS**

**Taylor Farms III, LLC (SV-15-012)**

Mr. Lung presented for review and approval a modification request from the Subdivision Ordinance as it relates to simplified plats. Mr. Lung explained that the simplified plat procedure is normally reserved for the moving of property lines, adding a piece of property from one property to another without creating a new lot. There is a provision in the Subdivision Ordinance that simplified plats can be used for other purposes which must be approved by the Planning Commission. In this case, the applicant wants to create a stand-alone simplified parcel not for development. The property as it exists today is approximately 42 acres in size; 9 acres is being requested to create the stand-alone not for development parcel and 33 acres would be remaining lands. The remaining lands are proposed to be used for the expansion of DOT Foods. Staff has no objection to the proposal with the caveat that, if the request is approved by the Planning Commission, a condition be placed on the approval that the developer must provide the standard 25-feet from centerline right-of-way along Wright Road.

**Discussion and Comments:** Mr. Reiber asked if the stand-alone not for development parcel consisting of nine acres will be recorded. Mr. Lung stated that the restriction will be included in the owner's statement that is with the simplified plat and in the recorded deed.

**Motion and Vote:** Mr. Bowen made a motion to approve the modification request with the condition that the developer will dedicate the standard 25-feet from centerline right-of-way along Wright Road. The motion was seconded by Mr. Wiley and unanimously approved.

**FOREST CONSERVATION**

**Town of Boonsboro**

Mr. Nugent presented for review and approval a request from the Town of Boonsboro to establish a forest bank on property located along the east side of Monroe Road and north of Shepherdstown Pike. He explained this is the first request the County has received since the adoption of Section 20 of the Forest Conservation Ordinance.

Mr. Nugent stated that a forest bank will establish a permanent easement on the property and briefly explained how the forest banking process will work.

**Discussion and Comment:** Mr. Reiber expressed his concern that the forest banks may not be in the same area where development is occurring; therefore, it is not helping the environment in the development area. Mr. Nugent explained that forest banking is one step above payment-in-lieu in the mitigation process. The developer must prove that there is no other mitigation available for his particular site. This requirement was established because similar concerns were expressed at the time Section 20 was proposed. Mr. Goodrich stated that all requests to use forest banking as mitigation must be presented to the Planning Commission which has the authority to approve or deny any mitigation proposal. Mr. Reiber expressed his concern that on-site forest retention is not a priority. Mr. Bowen expressed his opinion that having a forest banking program will help to preserve forested areas. Mr. Goodrich stated that the forest bank request being reviewed this evening is intended for projects within the Town of Boonsboro.

**Motion and Vote:** Mr. Reeder made a motion to approve the request to establish a forest bank for the Town of Boonsboro as presented. The motion was seconded by Mr. Bowen and unanimously approved.

## **OTHER BUSINESS**

### **Update of Staff Approvals**

Mr. Lung reported there were 19 new submittals made to the Department of Plan Review including a site plan for a large solar generating facility. There were 11 plan approvals issued in November. A site plan was approved by staff for the Horizon Goodwill facility located along Pennsylvania Avenue near the Hagerstown Regional Airport.

### **Planning Commission appointments**

Mr. Goodrich stated that two of the Planning Commission members' terms will expire in March of 2016. Mr. Reeder, having served one full-term, is eligible for re-appointment; however, Mr. Wiley has served two full terms and is not eligible for re-appointment unless an exception is made by the Board of County Commissioners. A list of potential candidates was distributed to the Commission members.

**Discussion and Comment:** Mr. Reiber expressed his concern with regard to the appointment of new members during the Comprehensive Plan Update and questioned if the Commissioners would consider an extension of Mr. Wiley's term if he is willing to remain on the Commission. Mr. Goodrich stated he would present the request to the County Commissioners if the Planning Commission chooses to make that its recommendation. Mr. Bowen agreed with Mr. Reiber's comments and believes there should be continuity throughout the Comprehensive Plan Update. Mr. Wiley stated that he has been looking forward to working on and completing the Comprehensive Plan Update and he would be willing to serve an additional term. Commission members will review the candidates' applications and make their recommendations at the January meeting.

## **ADJOURNMENT**

Mr. Reeder made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Mr. Wiley and so ordered by the Chairman.

## **UPCOMING MEETINGS**

1. Monday, January 4, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

Respectfully submitted,

---

Terry Reiber, Chairman



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT**  
**PLAN REVIEW DEPARTMENT**

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....: BIG SPRING SOLAR LLC  
NUMBER.....: SP-15-043

OWNER.....: RESIDUARY TRUST OF CHARLES E. SHIRK  
LOCATION.....: SOUTHSIDE OF BIG POOL ROAD  
DESCRIPTION.: SITE PLAN FOR A PROPOSED SOLAR GENERATING SYSTEM

ZONING.....: A(R) AGRICULTURAL (RURAL)  
COMP PLAN...: AG Agriculture  
PARCEL.....: 04611003600000  
SECTOR.....: 5  
DISTRICT....: 4

TYPE.....: CM  
GROSS ACRES.: 0.34  
DWEL UNITS..: 0  
TOTAL LOTS..: 1  
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY  
SURVEYOR....: FOX & ASSOCIATES INC  
RECEIVED....: 11/13/2015

FOREST REVIEW FEE.....:\$0.00  
DEVELOPMENT REVIEW FEE...:\$1,767.00

**SITE ENGINEERING**

	WATER	SEWER
METHOD.....:	NONE	NONE
SERVICE AREA.....:		
PRIORITY.....:		0
NEW HYDRANTS.....:	0	
GALLONS PER DAY SEWAGE...:	0	
SEWER PLANT.....:		

STORM WATER MANAGMT TYPE.:  
DRAIN DIRECTION.....:  
FLOOD ZONE.....: A  
WETLANDS.....: N  
TOPOGRAPHY.....:  
BEDROCK.....:  
VEGETATION.....:

**SITE DESIGN**

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

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

SOLID WASTE DISPOSAL PLANS....: N/A  
 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:1  
 COUNTY HISTORIC INVENTORY SITE #: V090  
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 4      MILES TO STATION: 0  
 AMBULANCE DIST: 49      MILES TO STATION: 0

**COMMENTS:**

SITE PLAN FOR A PROPOSED SOLAR GENERATING SYSTEM REV 1



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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....: CUMBERLAND VALLEY VETERINARY CLINIC  
NUMBER.....: SP-15-034

OWNER.....: CUMBERLAND VALLEY VETERINARY CLINIC REAL ESTATE LLC  
LOCATION.....: VIRGINIA AVE S/S  
DESCRIPTION..: FULL SITE PLAN FOR CUMBERLAND VALLEY VETERINARY

ZONING.....: BG BUSINESS GENERAL  
COMP PLAN...: CM Commercial  
PARCEL.....: 049140825A001  
SECTOR.....: 1  
DISTRICT....: 26

TYPE.....: CM  
GROSS ACRES.: 6.09  
DWEL UNITS..: 0  
TOTAL LOTS..: 0  
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....:  
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES  
RECEIVED....: 09/09/2015

FOREST REVIEW FEE.....:\$0.00  
DEVELOPMENT REVIEW FEE...:\$1,054.50

**SITE ENGINEERING**

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

STORM WATER MANAGMT TYPE.: SWALES; NONROOFTOP DISCONNECT  
DRAIN DIRECTION.....: S  
FLOOD ZONE.....: C  
WETLANDS.....: N  
TOPOGRAPHY.....: FLAT  
BEDROCK.....: *N/A*  
VEGETATION.....: *Grass/Trees*

**SITE DESIGN**

IMPERVIOUS SURFACE PLANNED...: 21%      BUFFER DESIGN MEETS REQUIREMENTS.: Y  
 IMPERVIOUS MAXIMUM ALLOWED...: 80%      LANDSCAPING MEETS REQUIREMENTS...: Y  
 LIGHTING PLAN MEETS REQUIREMENTS.: Y  
 OPEN SPACE AREA PLANNED-AC...: 0      PEDESTRIAN ACCESS IS ADEQUATE...: N  
 OPEN SPACE MINIMUM ALLOWED...: 0      BUS ROUTE WITHIN WALKING DIST...: N  
 TOTAL PARKING SPACES PLANNED.: 69      LOADING AREAS MEET REQUIREMENTS...: N  
 PARKING SPACES-MINIMUM REQD.: 58  
 PARKING SPACES/DWELLING UNIT.: 0  
 RECREATIONAL VEHICLE PARKING.:

RESIDENTIAL AMENITY PLANS...: N/A


SOLID WASTE DISPOSAL PLANS...: DUMPSTER, PRIVATE HAULER  
 MATERIALS STORED ON SITE...: N/A

**COMMUNITY FACILITIES**

	ELEM	MID	HI
SCHOOL NUMBER CODE	7	4	4
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 N/A  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10



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

FIRE DISTRICT: 26      MILES TO STATION: .4  
 AMBULANCE DIST: 26      MILES TO STATION: .6

**COMMENTS:**

FULL SITE PLAN FOR CUMBERLAND VALLEY VETERINARY CLINIC rev  
 1

SITE PLAN IS FOR THE EXPANSION OF AN EXISTING VETERINARY CLINIC/DOG KENNEL

HOURS OF OPERATION ARE MONDAY-FRIDAY 7 AM - 7 PM; SATURDAY  
 7:30 AM - 1 PM

NUMBER OF EMPLOYEES WILL BE 50

SITE IS REQUIRED TO HAVE 68 SPACES AND PLAN IS PROVIDING 68  
 SPACES

FOREST CONSERVATION HAS BEEN ADDRESSED VIA RETENTION ON  
EXISTING FOREST ON SITE

STORMWATER MANAGMENT HAS BEEN ADDRESSED VIA TWO SWALES AND  
ROOFTOP & NON-ROOFTOP DISCONNECTION

LANDSCAPING AND LIGHTING HAVE BEEN ADDRESSED AND MEET  
COUNTY STANDARDS





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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....: HOSPICE OF WASHINGTON COUNTY- DOEY'S HOUSE  
NUMBER.....: SP-15-036

OWNER.....: MERITUS HEALTH INC.  
LOCATION....: YALE DRIVE W/S  
DESCRIPTION.: FULL SITE PLAN FOR HOSPICE OF WASHINGTON COUNTY

ZONING.....: ORI OFFICE, RESEARCH & INDUSTRY  
COMP PLAN...: LD Low Density Residential  
PARCEL.....: 05014166500REM  
SECTOR.....: 1  
DISTRICT....: 10

TYPE.....: **IL**  
GROSS ACRES.: **11.46**  
DWEL UNITS..: 0  
TOTAL LOTS..: 1  
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW  
SURVEYOR....: FOX & ASSOCIATES INC  
RECEIVED....: 09/24/2015

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

**SITE ENGINEERING**

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	HN
PRIORITY.....:	5	5
NEW HYDRANTS.....:	0	
GALLONS PER DAY SEWAGE...:	400	
SEWER PLANT.....:	Hagerstown	

STORM WATER MANAGMT TYPE.: POND & SURFACE SAND FILTERS  
DRAIN DIRECTION.....: SE  
FLOOD ZONE....: C  
WETLANDS.....: **N/A**  
TOPOGRAPHY....: **Flat**  
BEDROCK.....: **N/A**  
VEGETATION....: **Grass**

**SITE DESIGN**

IMPERVIOUS SURFACE PLANNED...: 15.7%      BUFFER DESIGN MEETS REQUIREMENTS.: Y  
 IMPERVIOUS MAXIMUM ALLOWED...: 80%      LANDSCAPING MEETS REQUIREMENTS...: Y  
 LIGHTING PLAN MEETS REQUIREMENTS.: Y  
 OPEN SPACE AREA PLANNED-AC...: 0      PEDESTRIAN ACCESS IS ADEQUATE...: Y  
 OPEN SPACE MINIMUM ALLOWED...: 0      BUS ROUTE WITHIN WALKING DIST...: N  
 TOTAL PARKING SPACES PLANNED.: 59      LOADING AREAS MEET REQUIREMENTS...: Y  
 PARKING SPACES-MINIMUM REQD.: 16  
 PARKING SPACES/DWELLING UNIT.: 0  
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: SEE SITE PLAN PAGE 2

SOLID WASTE DISPOSAL PLANS...: DUMPSTER WITH PRIVATE HAULER  
 MATERIALS STORED ON SITE...: NO OUTSIDE STORAGE OF MATERIALS

**COMMUNITY FACILITIES**

	ELEM	MID	HI
SCHOOL NUMBER CODE	28	6	5
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

## PROPOSED NEW ROAD NAMES

1 YALE DRIVE

2 N/A

3

4

5

6

7

8

9

10

NUMBER OF ACCESS POINTS: 1

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

FIRE DISTRICT: 10      MILES TO STATION: .6  
 AMBULANCE DIST: 75      MILES TO STATION: .6

## COMMENTS:

FULL SITE PLAN FOR HOSPICE OF WASHINGTON COUNTY DOEY'S  
 HOUSE rev 3

FUNCTIONAL CLASSIFICATION OF THIS SITE IS FOR A HEALTH  
 RELATED FACILITY (END-OF-LIFE CARE & GRIEF SUPPORT  
 PROVIDER)

HOURS OF OPERATION FOR THE SITE IS 24 HOURS A DAY, 7 DAYS A WEEK

NUMBER OF EMPLOYEES FOR THE SITE IS 10

PARKING REQUIRED FOR THIS PHASE OF THE PLAN IS 16 AND THEY

ARE PROVIDING 59 (ONCE SITE IS COMPLETED)

LANDSCAPING AND BUFFER REQUIREMENTS HAVE BEEN MET VIA TREE  
AND SHRUB PLANTINGS

FOREST CONSERVATION HAS BEEN ADDRESSED VIA FOREST RETENTION  
AREAS SHOWN ON PLAT FOLIO 5813 (AMENDED AT PLAT FOLIO  
6972)

STORMWATER MANAGEMENT HAS BEEN ADDRESSED VIA THE YALE DRIVE  
EXTENDED REGIONAL SWM POND. ON SITE WATER QUALITY SURFACE  
SAND FILTERS WILL BE CONSTRUCTED TO PROVIDE THE REQUIRED  
ESD TO THE MAXIMUM EXTENT PRACTICAL



**ENGINEERS  
SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS**

981 Mt Aetna Rd  
Hagerstown, MD 21740  
Phone: 301-733-8503  
Fax: 301-733-1853

December 17, 2015

Washington County Planning Commission  
80 West Baltimore Street  
Hagerstown, MD 21740

**RECEIVED**

**DEC 17 2015**

Re: Doey's House Sidewalk, SP-15-036

**DIVISION OF PLAN  
REVIEW & PERMITTING**

Dear Board Members,

We are presenting the site plan for the Hospice of Washington County "Doey's House" project at the January meeting. At this meeting, it is my understanding that Plan Review & Permitting staff will be requesting the installation of sidewalk from the facility to Yale Drive. I am writing this letter in order to state the reasons that the property owner (Meritus) and the proposed lessee (HWC) do not wish to install this sidewalk.

1. Staff, visitors patients and patient's families will not need walking access to the HWC facility. Given the intended use of this facility, it is not a use where a pedestrian would make an "impulse" decision to walk here, for example, to another use such as a retail store or restaurant.
2. There is nothing proposed at this time on the remaining Meritus pads so the sidewalk would not serve any other users.
3. The HWC site will have walking paths around the grounds for the exclusive use of the Doey's House patients, families and staff.
4. This is a private drive. Maintenance will be the responsibility of Meritus as the property owner for repairs and snow/ice removal.
5. The private drive is at a 5.5% grade which will make icy conditions even more hazardous resulting in liability concerns.
6. The installation of this sidewalk will be at an additional expense to HWC of approximately \$9,400 (470 L.F. x 4' wide x \$5/SF). This does not include the required grading.

These are the reasons why we are requesting to not install sidewalk along the private drive serving the proposed HWC pad site on Meritus property. I look forward to your input at the January PC meeting.

Sincerely,

FOX & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'G. Poffenberger', with a stylized, flowing script.

Gordon Poffenberger, P.E.  
Director of Engineering



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT  
PLAN REVIEW DEPARTMENT**

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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....: POTOMAC WOODLANDS CELL TOWER  
NUMBER.....: SP-15-039

OWNER.....: AUSHERMAN CURTIS W. & FRANCES I.  
LOCATION.....: BIG BEND WAY S/S  
DESCRIPTION..: SITE PLAN FOR POTOMAC WOODLANDS CELL TOWER REV

ZONING.....: EC ENVIRONMENTAL CONSERVATION  
COMP PLAN...: AG Agriculture  
PARCEL.....: 06504006300000  
SECTOR.....: 2  
DISTRICT....: 20

TYPE.....: CM  
GROSS ACRES.: 1.11 *(lease area)*  
DWEL UNITS..: 0  
TOTAL LOTS..: 0  
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW  
SURVEYOR....: NETWORK BUILDING & CONSULTING LLC  
RECEIVED....: 10/16/2015

FOREST REVIEW FEE.....:\$0.00  
DEVELOPMENT REVIEW FEE...:\$10,805.50

**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.: GRASS SWALES; NON-ROOFTOP DISCON  
DRAIN DIRECTION.....: S  
FLOOD ZONE.....: C  
WETLANDS.....: N/A  
TOPOGRAPHY.....: -  
BEDROCK.....: -  
VEGETATION....: Trees & vegetation

**SITE DESIGN**

IMPERVIOUS SURFACE PLANNED...: 1%      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...: N  
 OPEN SPACE MINIMUM ALLOWED...: 0      BUS ROUTE WITHIN WALKING DIST...: N  
 TOTAL PARKING SPACES PLANNED.: 0      LOADING AREAS MEET REQUIREMENTS...: Y  
 PARKING SPACES-MINIMUM REQD.: 0  
 PARKING SPACES/DWELLING UNIT.: 0  
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: N/A

SOLID WASTE DISPOSAL PLANS...: N/A


MATERIALS STORED ON SITE...: N/A

**COMMUNITY FACILITIES**

	ELEM	MID	HI
SCHOOL NUMBER CODE	8	4	4
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 N/A  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10



NUMBER OF ACCESS POINTS: 1

COUNTY HISTORIC INVENTORY SITE #: NOT HIST

ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 2      MILES TO STATION: 3.8  
 AMBULANCE DIST: 29      MILES TO STATION: 3.5

**COMMENTS:**

SITE PLAN FOR POTOMAC WOODLANDS CELL TOWER REV 1

ON OCTOBER 15, 2014 THE WASHINGTON COUNTY BOARD OF ZONING APPEALS GRANTED A REQUEST OF A SPECIAL EXCEPTION TO PERMIT THE CONSTRUCTION OF A WIRELESS CELLULAR COMMUNICATION FACILITY (AP2014-036).

MAXIMUM HEIGHT OF THE TOWER IS 199' AND WILL HAVE A GALVANIZED STEEL FINISH.

FOREST CONSERVATION HAS BEEN ADDRESSED VIA A PAYMENT IN LIEU IN THE AMOUNT OF \$9,722.59.

IT IS AN UNMANNED FACILITY AND THEREFORE DOES NOT HAVE  
POTABLE WATER OR SANITARY SERVICES.

LANDSCAPING/BUFFERING HAS BEEN ADDRESSED USING EXISTING  
TREES AND VEGETATION ON SITE.





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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...: PINESBURG SOLAR, L.L.C.  
NUMBER.....: SP-15-040

OWNER.....: SCHETROMPF RONALD CRAIG & LISHA A.  
LOCATION....: BOTTOM ROAD E/S  
DESCRIPTION.: SITE PLAN FOR PINESBURG SOLAR REV 1

ZONING.....: EC ENVIRONMENTAL CONSERVATION  
COMP PLAN...: AG Agriculture  
PARCEL.....: 04711004300000  
SECTOR.....: 5  
DISTRICT....: 23

TYPE.....: CM  
GROSS ACRES.: 1  
DWEL UNITS..: 0  
TOTAL LOTS..: 0  
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW  
SURVEYOR....: FOX & ASSOCIATES INC  
RECEIVED....: 10/27/2015

FOREST REVIEW FEE.....:\$0.00  
DEVELOPMENT REVIEW FEE...:\$800.00

**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.: NONROOFTOP DISCONNECT  
DRAIN DIRECTION.....: E  
FLOOD ZONE....: C  
WETLANDS.....: Y  
TOPOGRAPHY....: FLAT; ROLLING HILLS  
BEDROCK.....: N/A  
VEGETATION....: Woods; grasses

**SITE DESIGN**

IMPERVIOUS SURFACE PLANNED...: 1%      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...: N  
 OPEN SPACE MINIMUM ALLOWED...: 0      BUS ROUTE WITHIN WALKING DIST...: N  
 TOTAL PARKING SPACES PLANNED.: 0      LOADING AREAS MEET REQUIREMENTS...: N  
 PARKING SPACES-MINIMUM REQD.: 0  
 PARKING SPACES/DWELLING UNIT.: 0  
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: N/A


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

**COMMUNITY FACILITIES**

	ELEM	MID	HI
SCHOOL NUMBER CODE	5	4	4
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

## PROPOSED NEW ROAD NAMES

1 N/A  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10



NUMBER OF ACCESS POINTS: 0  
 COUNTY HISTORIC INVENTORY SITE #: V245  
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 2      MILES TO STATION: 2.3  
 AMBULANCE DIST: 29      MILES TO STATION: 2.0

COMMENTS:  
 SITE PLAN FOR PINESBURG SOLAR REV 1

PURPOSE OF THE SITE PLAN IS FOR CONSTRUCTION OF A SOLAR  
 ENERGY GENERATING SYSTEM, A SPECIAL EXCEPTION USAGE. BZA  
 CASE NUMBER AP2015-019 WAS APPROVED ON 7/15/15

THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION  
 REQUIREMENTS DUE TO SECTION 3.2J OF THE FOREST CONSERVATION  
 ORDINANCE. THIS SECTION EXEMPTS LANDS CLEARED FOR ELECTRIC  
 GENERATING STATIONS.

THIS SITE WILL HAVE NO EMPLOYEES OR CUSTOMERS, THEREFORE

WILL NOT HAVE ANY REQUIRED PARKING SPACES.

LANDSCAPING/BUFFER REQUIREMENTS HAVE BEEN ADDRESSED AND  
MEET COUNTY STANDARDS

STORMWATER MANAGEMENT QUANTITY CONTROL WILL NOT BE REQUIRED  
DUE TO THE RELATIVELY SMALL AMOUNT OF PROPOSED IMPERVIOUS  
COVER. SWM QUALITY WILL BE ADDRESSED BY USE OF THE  
DISCONNECTION OF NON-ROOFTOP RUNOFF CREDIT AND IMPERVIOUS  
AREA REDUCTION. THE IMPERVIOUS AREA REDUCTION WILL BE  
ACHIEVED BY THE USE OF REINFORCED TURF ACCESS ROADS.