



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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
March 4, 2024, 6:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC INPUT MEETING

1. **Washington County Planning & Zoning Department [RZ-24-001]** – Jill Baker * ***Discussion/Action***
Proposed text amendment to amend Section 23.4(a) of the Washington County Zoning Ordinance to remove exemptions for height restrictions on high-density warehouse structures

NEW BUSINESS

MINUTES

1. February 5, 2024 Planning Commission regular meeting * ***Discussion/Action***
2. February 12, 2024 Planning Commission workshop meeting * ***Discussion/Action***

SITE PLAN

1. **Kieffer Funk Solar [SP-23-037]** – Misty Wagner-Grillo * ***Discussion/Action***
Proposed solar array consisting of 376 rows of panels to be located at 11609 Kieffer Funk Road; Zoning: RT (Residential Transition) and A(R) (Agricultural Rural)

FOREST CONSERVATION

1. **Cross Creek Commercial [GP-23-010]** – Travis Allen * ***Discussion/Action***
Request to use the payment-in-lieu of planting option to meet forest conservation requirements for a commercial development and a request to remove two specimen trees; Location: intersection of Poffenberger Road and Sharpsburg Pike; Zoning: HI (Highway Interchange)

OTHER BUSINESS

1. **Update of Projects Initialized** – Jennifer Kinzer * ***Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. March 11, 2024, 4:00 p.m. – Washington County Planning Commission Workshop meeting
2. March 21, 2024, 6:00 p.m. – Washington County Planning Commission Workshop meeting
3. April 1, 2024, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

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

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

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FOR PLANNING COMMISSION USE ONLY
 Rezoning No. BZ-24-001
 Date Filed: 2-8-24

WASHINGTON COUNTY PLANNING COMMISSION
 ORDINANCE TEXT AMENDMENT APPLICATION

Washington County Dept. of Planning & Zoning

Applicant
 747 Northern Avenue
 Hagerstown, MD 21742

Address
 Jill Baker, Director
 Primary Contact

Address

- Property Owner
- Contract Purchaser
- Attorney
- Consultant
- Other: _____

240-313-2430
 Phone Number

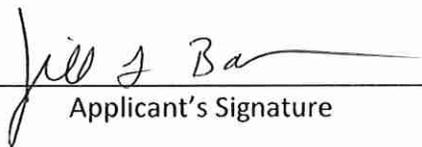
jbaker@washco-md.net
 E-mail Address

- Adequate Public Facilities Ordinance
- Forest Conservation Ordinance
- Subdivision Ordinance
- Solid Waste Plan

- Water and Sewer Plan
- Zoning Ordinance
- Other _____

Section No. 23.4

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].


 Applicant's Signature

Subscribed and sworn before me this _____ day of _____, 20____.

My commission expires on _____
 Notary Public

FOR PLANNING COMMISSION USE ONLY

- Application Form
- Fee Worksheet
- Application Fee
- Proposed Text Changes
- 30 copies of complete Application

Proposed amendment:

Section 23.4 Height

(a) Building height limitations shall not apply to ~~high-density warehousing,~~ water tanks, barns, windmills, silos, or other accessory farm structures; or to belfries, steeples, spires, electric or communication poles or towers, electric generating plants, electric transforming or switching equipment, chimneys or smoke stacks, flagpoles, fire towers, cupolas, domes, monuments, penthouses or roof structures for housing stairways; or to tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building or to the manufacture, modification, servicing and housing of aircraft. No penthouse or roof structure shall have a total area greater than twenty-five (25) percent of the roof area, nor shall such structure be used for any purpose than a use incidental to the main use of the building.



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

March 2024

RZ-24-001

**APPLICATION FOR TEXT AMENDMENT
WASHINGTON COUNTY ZONING ORDINANCE
STAFF REPORT AND ANALYSIS**

Proposal: Application is being made to amend Section 23.4 (a) of the Washington County Zoning Ordinance to remove exemptions for height restrictions on high-density warehouse structures.

Staff Report: Because Washington County is geographically located at the intersection of two significant interstates (Interstates 70 & 81) the area has attracted many transportation related uses including warehouses and distribution facilities. Due to their intensity of use and need for access to the interstate system, these uses are currently allowed only in the industrial districts of Industrial Restricted (IR) and Planned Industrial (PI) and the Highway Interchange (HI).

The zoning ordinance has no definition of high-density warehouse so Staff searched for a definition to clarify this type of use. There were several definitions that were found that all varied just slightly. However, the general concept is that high-density warehousing is the concept of condensing stored items into the smallest amount of space and eliminating aisle ways. In today's workplace environment, this definition would likely apply to most, if not all, new warehouses and distribution centers being built.

Analysis: Of particular interest in this text amendment is the height limitations for these types of uses. In each of the districts mentioned, there is a height limitation of 75 feet. However, there is an exemption included within the exemptions and modifications section of the ordinance that allow for several specifically mentioned uses to exceed the zoning district height requirements without limitation. One of the uses listed as having no height limitation is "high-density warehouses". All of the other uses listed under this section are accessory structures that do not have need for occupancy. That makes the warehouse use stand out as an anomaly in this list of uses to be exempt.

This section of the ordinance was reviewed by the local Emergency Services department for the County to evaluate what our current inventory of apparatus could feasibly provide service to structures over 75 feet in height. Currently, the highest ladder truck in the County is 100 feet but when the apparatus is fully set, the maximum height that can be reached is approximately 75 feet.

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Given the proliferation of warehouses and distribution centers in the County, this exemption could easily overwhelm our local fire resources and cause potential life safety issues.

Proposed amendment:

Section 23.4 Height

(a) Building height limitations shall not apply to ~~high density warehousing~~, water tanks, barns, windmills, silos, or other accessory farm structures; or to belfries, steeples, spires, electric or communication poles or towers, electric generating plants, electric transforming or switching equipment, chimneys or smoke stacks, flagpoles, fire towers, cupolas, domes, monuments, penthouses or roof structures for housing stairways; or to tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building or to the manufacture, modification, servicing and housing of aircraft. No penthouse or roof structure shall have a total area greater than twenty-five (25) percent of the roof area, nor shall such structure be used for any purpose than a use incidental to the main use of the building.

Staff Recommendation: Staff recommends approval of the amendment as presented.

Respectfully submitted,



Jill Baker, AICP
Director

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
February 5, 2024**

The Washington County Planning Commission held its regular monthly meeting on Monday, February 5, 2024 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

In the absence of the Chairman and the Vice Chairman, Mr. Semler called the meeting to order at 6:05 p.m.

Planning Commission members present were: Jeff Semler, Denny Reeder, Terrie Shank, BJ Goetz (arrived at 6:20 pm) and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Misty Wagner-Grillo, Planner; Scott Stotelmyer, Planner; and Debra Eckard, Administrative Assistant.

REGULAR MEETING

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the January 8, 2024 meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

MODIFICATIONS

Washington County Public Works [OM-23-017]

Ms. Wagner-Grillo presented a modification request for the partial relief of the stream buffer requirements per the Subdivision Ordinance (Article IV, Section 409). The property is located in Regional Park on Mt. Aetna Road and is currently zoned RT (Residential, Transition). The County is proposing the construction of two miles of all-purpose trails. These trails will be a mix of gravel and paved pathways. A field analysis and investigation were conducted of the entire property which revealed no established defined channels nor did the base flow indicate any seasonal stream events to warrant the level of protection required in the Subdivision Ordinance. The Soil Conservation District has reviewed all materials submitted for the project and has no objection to the modification.

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

SITE PLANS

North End Storage [SP-23-033]

Mr. Stotelmyer presented for review and approval a site plan to add new storage units to an existing site located at 19729 Longmeadow Road. There will be one access point from Longmeadow Road. Parking required is five spaces and nine spaces will be provided. There will be no water or sewer service on the site. Hours of operation will be 24 hours per day, 7 days per week. Lighting will be building mounted. No additional signage is proposed. Forest Conservation requirements will be met by an on-site easement. All agency approvals have been received with the exception of Washington County Engineering Department.

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

Meritus School of Osteopathic Medicine Graduate Student Housing [SP-23-034]

Mr. Stotelmyer presented for review and approval a site plan for proposed student housing to support the adjacent Meritus School of Osteopathic Medicine. The property is located at 19153 Innovation Drive and is currently zoned RS (Residential Suburban and ORI (Office, Research & Industry). Two access points

will be provided to the site – one from Mt. Aetna Road and one from Anatomy Way. Public water will be provided by the City of Hagerstown. Lighting will be pole mounted and building mounted. Proposed parking is 523 spaces for the housing units and community center. The following agency approvals have **not** been received: Washington County Health Department, Forest Conservation, City of Hagerstown Water and Sewer Departments, and the Soil Conservation District. The developer is seeking conditional approval from the Planning Commission pending all agency approvals.

A representative from Meritus was present at the meeting. He explained that it is their goal to have housing available when the school opens next year. The developer wishes to begin grading on the property during the month of February in order to meet deadlines for the housing to be completed on time. Mr. Scott Bert of HRG (the consultant) stated that no grading will begin before agency approvals have been received.

Ms. Shank asked if housing will be completed in phases. Mr. Bert stated the first phase will consist of three buildings totaling approximately 140 units. The developer is proposing to have 90 of those units ready for the opening of the school in 2025. Two hundred additional buildings would be constructed in the second phase of the project starting in 2025.

Motion and Vote: Mr. Reeder made a motion to approve the site plan contingent upon receiving all agency approvals. The motion was seconded by Commissioner Wagner and unanimously approved.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of December (a total of 37 projects) which included four preliminary/final plats and five site plans.

Proposed Text Amendment

Ms. Baker explained in Article 23 of the Zoning Ordinance “Exemptions and Modifications” that high-density warehouses are exempt from height limitations and there is no definition in the Zoning Ordinance for high-density warehouses. A company recently approached the County about constructing a high-density warehouse that would exceed the 75-foot height limitation within the zoning district where a parcel of land is located that the company is interested in purchasing. The average height of warehouses in the County is 40-feet. Ms. Baker explained that she has contacted Emergency Services and learned that the highest ladder apparatus available in the County is 100-feet in length. This does not account for the angle at which the ladder is extended which limits the height to 75-feet. Staff is proposing a text amendment to remove the exemption from the Zoning Ordinance. Developers could file an appeal with the Board of Appeals if the height within the zoning district is insufficient for their proposed project.

Staff is proposing to present this amendment at the March 4th meeting during a public input meeting. Staff will be seeking the Planning Commission’s recommendation that evening as well.

Comprehensive Plan Update

Ms. Baker noted that staff continues to review comments received from stakeholders. A workshop has been scheduled for next week. Commission members should review the comments staff previously sent prior to the workshop.

Ms. Baker stated that one of the most common topics among comments received is the need for more affordable/workforce housing. Comments related to this topic include the need for higher densities, concerns regarding water and sewer infrastructure, traffic concerns, and environmental concerns.

UPCOMING MEETINGS

1. Washington County Planning Commission workshop meeting February 12, 2024, 4 pm
2. Washington County Planning Commission regular meeting, March 4, 2024 at 6 p.m.

ADJOURNMENT

Ms. Shank made a motion to adjourn the meeting at 7:05. The motion was seconded by Commissioner Wagner and so ordered by Mr. Semler.

Respectfully submitted,

DRAFT

**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
February 12, 2024**

The Washington County Planning Commission held a workshop meeting on Monday, February 12, 2024 at 4:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called the meeting to order at 4:30 p.m.

Planning Commission members present were: Clint Wiley, Chairman, Denny Reeder, David Kline and BJ Goetz. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Meghan Jenkins, GIS Coordinator; and Debra Eckard, Administrative Assistant.

Comprehensive Plan Update

Ms. Baker began discussions of the Comp Plan noting that more than 500 individual comments were received which included 496 comments from stakeholders as well 32 individual comments and 20 to 30 requests for land use map amendment changes. Approximately 40% of the comments received will require a change to the document. Over the last several months, staff has been reviewing and discussing the comments and their impacts to the Plan. This evening, staff will present the most common, broad and overarching comments for consideration. Any significant comments on individual chapters will be presented to the Planning Commission at the next workshop and individual changes to the land use map will be discussed later at a separate meeting.

- Inclusion of data beyond 2020 Census and comparable data from nearby jurisdictions.

Ms. Baker stated that several agencies believe that more current data through 2023 should be used. The Greater Hagerstown Committee (GHC) had the strongest comments regarding this issue. They believe that the latest increases in housing demand and projected population increases are not the same as the housing bubble seen in the early 2000s but more indicative of a continuing trend. She explained that staff is using the 2020 census data for housing and population projections. Most data is analyzed for long-term trends because it is more accurate. Staff believes that the slight difference of the past three years will not show a significant impact when evaluating long-term trends. Historically, the Comp Plan has used Census data in its projections.

Consensus: The Planning Commission agrees with using the 2020 Census data instead of more current data. This decision is based on the rationalization that data from more current trends would be skewed (due to COVID) and there is the potential for a higher margin of error. Using the 2020 Census data is consistent with the methodology used in past Comprehensive Plans.

GHC wants comparative data from other jurisdictions to be used when looking at housing and population projections. Ms. Baker explained that staff does look at data when working with other sections of the Comp Plan; however, not in the housing and population projections because we are looking at the long-term projections and the growth occurring within our own County. Other counties grow differently than Washington County due to different regulations, growth pressures and land use policies. The historic rate of growth used in previous Comp Plans has been 1% per year. Staff has used two growth scenarios to evaluate impacts from growth. The first scenario assumes historic growth rates of 1% per year. The other scenario assumes a higher growth rate of 1.5% per year. GHC wants another projection included increasing the growth rate to 2 or 2 ½% (similar to Frederick County). Staff believes using these rates

would only exacerbate the issues we are already facing, such as the lack of water and overcrowding of schools.

Consensus: The Planning Commission agrees with Staff's assessment of using the 1 and 1½% growth rates.

- Water and wastewater limitations

Ms. Baker noted that one of the most prevalent comments received was regarding the limitations of water and wastewater services in the County. These limitations are having a significant impact on our ability to accommodate growth. Unfortunately, this not an issue that can be solved in the Comprehensive Plan. Several comments were received that this issue is not being aggressively addressed in the Plan. Some believe that a more aggressive approach would be to move recommendations from the long-term goals to short-term goals or to explore additional alternatives to increase the availability of water.

Discussion: The limitation of water is the #1 inhibitor of development today in the county; however, the cost to upgrade the infrastructure is cost-prohibitive. Ms. Baker explained that currently, according to the City of Hagerstown, 15 million gallons of water per day can be used. Technically, per the State permit, the City could use up to 20 million gallons per day; however, the current infrastructure will not accommodate this amount. The City is currently considering performing upgrades to be able to accommodate 18 million gallons per day. The City is estimating the upgrade would cost approximately \$100 million. Funding for this project would primarily come from State and local resources.

Another point of discussion was the fact that the County has no water resources for the growth area except from the City of Hagerstown. The County has been exploring the establishment of a Regional Water Authority; however, the City has no interest.

Consensus: Move long-term goals to short-term goals to take a more aggressive approach to solving the water issues and emphasize the need to explore alternative options for water within the County growth areas.

- Housing – Density and Affordability

Ms. Baker stated that GHC is recommending an increase in density from the average of 1.3 dwelling units per acre to 3.5 dwelling units per acre. Recommendations for increasing density would include reducing lot sizes and allowing more multi-family and single-family attached units (townhouses) in districts where they are currently not allowed. This would make housing more affordable for families and more appealing for investors.

Consensus: Increase the average density from 1.3 dwelling units per acre to 3.5 dwelling units per acre in the County's growth areas.

- Schools

Ms. Baker explained that even if there was a re-districting and all capacity is considered and divided among the current schools, the elementary schools would still be above the state-rated capacity. Within the Urban Growth Area, there are three high schools that serve the area – South Hagerstown High, North Hagerstown High, and Williamsport High schools. Currently, South Hagerstown High school is grossly over capacity by 264 students, North Hagerstown High School is 24 students over capacity and Williamsport is

160 students below capacity. Within the new Capital Improvements Plan (CIP), the School Board, as part of its funding request, has asked for five new schools in the next 10 years. The first school would be the Downsville Pike school on the Board of Education's (BOE) campus. In addition, the BOE is proposing two additional elementary schools and two middle/senior schools. These new schools would be built to add capacity. Ms. Baker noted that currently the middle schools, with the exception of E. Russell Hicks Middle school, are under the state-rated capacity. Smithsburg and Boonsboro schools are well under capacity.

Ms. Baker talked briefly about the Adequate Public Facilities Ordinance (APFO) and related fees. She noted that the municipalities are not enforcing the APFO. Developers and homeowners are paying the excise tax. Staff is working on a presentation for the County Commissioners proposing to eliminate the APFO fee and raising the excise tax so the County will receive funds.

Consensus: Add more aggressive language about redistricting some of the schools.

Mr. Goetz expressed his opinion that that when the draft goes to the County Commissioners, staff needs to make it very clear that the recommendations discussed are being added to the Comp Plan at the direction of the Planning Commission.

ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 5:45 pm. The motion was seconded by Kline and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley, Chairman



SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Kieffer Funk Solar
NUMBER.....:	SP-23-037
OWNER.....:	JOACHIM WILLIAM LEE JOACHIM JAMES ALAN
LOCATION.....:	11609 KIEFFER FUNK Road SMITHSBURG, MD 21783
DESCRIPTION.....:	Proposed Solar array consisting of three hundred seventy-six (376) rows of panels, which will be mounted on a racking system attached to steel posts that have been driven into the ground (not augured). Rows will be spaced 11'-6" apart. The panels will track the sun east to west throughout the daytime hours. The site will not need any regrading prior to installation of proposed solar array, with exception to the infiltration berms that are to be installed to treat the runoff from the areas that have slopes greater than 10%. The total area of the limit of disturbance is 72.90± acres.
ZONING.....:	RT; A(R) Refer to Map
COMP PLAN LU.....:	Low Density Residential
PARCEL.....:	18006294
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	18
TYPE.....:	Unspecified Non-Residential
GROSS ACRES.....:	167.60
DWELLING UNITS.....:	
TOTAL LOTS.....:	0
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	BECKER MORGAN GROUP INC
RECEIVED.....:	September 26, 2023

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	No
WATERSHED.....:	Antietam Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	Yes
STREAM BUFFER.....:	No
HISTORIC INVENTORY.....:	I062
EASEMENTS PRESENT.....:	None

Staff Comments:

Not Applicable



<i>SITE DESIGN</i>		
Impervious Area Plan 4.57	Impervious Maximum Allowed	Open Space Area Planned 0
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements Yes	Landscaping Meets Requirements Yes
Lighting Plan Meets Requirements Yes	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		Not Fast Track
Parking Spaces - Total Planned 0	Parking Spaces - Per Dwelling Unit	
Parking Spaces - Minimum Required 0	Recreational Parking Provided No	

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 1

	<i>SCHOOL INFORMATION</i>		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Old Forge	Smithsburg	Smithsburg
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

	<i>PUBLIC FACILITIES INFORMATION</i>
FIRE DISTRICT.....:	SMITHSBURG
AMBULANCE DISTRICT.....:	HAGERSTOWN

	<i>WATER & SEWER INFORMATION</i>	
	WATER	SEWER
METHOD.....:	Well/Cistern	Septic Tank
SERVICE AREA.....:	Well	Septic
PRIORITY.....:	5-Long Term Planned Service	5-Long Term Planned Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)



ARCHITECTURE
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PLANNING OUR
CLIENTS' SUCCESS

January 16, 2024

Washington County Planning & Zoning
747 Northern Avenue
Hagerstown, Maryland 21740

Re: **Forest Conservation – Natural Regeneration Justification**
KIEFFER FUNK SOLAR
11609 Kieffer Funk
Smithsburg, MD 21783
BMG Project No. 2022267.00

To whom it may concern:

In response to your comment letter dated December 11, 2023, and more specifically Sheet 14 – Comment 00017, provided by Mr. Travis Allen, I provide the following justification narrative regarding the use of the natural regeneration method of forest establishment.

It is noted that, for this project, a total Forest Conservation Easement area of 10.89 Acres is required. Our plan as submitted herewith accomplishes this Forest Conservation requirement by the establishment of a new Forest Conservation Easement area totaling 11.28 acres. Of the total 11.28 acres, 1.11 acres of the area or 9.84% is provided in area adjacent to existing forest. We propose that this 1.11 acres of the forest conservation be allowed to naturally regenerate over time.

This area as shown on the plan submitted herewith is oriented as a relatively narrow strip of forest expansion along the north and east lines of the proposed overall easement. Natural regeneration of forested area is particularly applicable in circumstances where narrow expansions are necessary.

This project proposes the installation of a perimeter fence line protecting the entirety of the area designated for natural regeneration. This will allow for complete protection of the regenerating forest area from operations such as moving, soil stockpiling, etc. The layout essentially creates an “island” effect in the protection provided by this fencing. Upon completion of the project, this area will only be accessible by navigating through the portion of the forest conservation easement that already exists in forested area. There will be no access from the developed solar array to the north and west.

It is my opinion as a Qualified Forest Conservation Professional in the State of Maryland that this proposed method of forest conservation, which combines the preservation of existing forest and the establishment of a small area of forest conservation by natural regeneration, represents a suitable method for the establishment of the overall 11.28-acre Forest Conservation Easement. Our expectation is that this area is uniquely suitable for this methodology, based on the discussion above.

Should you have any questions regarding the Forest Conservation Plan and intent, please feel free to contact me directly at 410-546-9100, or by email at kparsons@beckermorgan.com.

Thank you for your time and consideration.

Sincerely,

BECKER MORGAN GROUP, INC.

Kevin W. Parsons, PLS, LEED AP, Qualified Forest Conservation Professional
Senior Associate

kwp/

202226700an-Forest Justification-ltr.docx

BECKER MORGAN GROUP, INC.

PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
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THE TOWER AT STAR CAMPUS
100 DISCOVERY BOULEVARD, SUITE 102
NEWARK, DELAWARE 19713
302.369.3700

3333 JAECKLE DRIVE, SUITE 120
WILMINGTON, NORTH CAROLINA 28403
910.341.7600

615 SOUTH COLLEGE STREET, SUITE 8-158
CHARLOTTE, NORTH CAROLINA 28202
980.270.9100

www.beckermorgan.com



MEMORANDUM

TO: Washington County Planning Commission,
c/o Misty Wagner-Grillo, Planner, Department of Planning and Zoning

FROM: Rebecca Calimer, ^{RAC}EIT, CFM, Chief of Plan Review

DATE: February 21, 2024

SUBJECT: Kieffer Funk Solar (SP-23-037), Road Adequacy

In accordance with the *Washington County Adequate Public Facilities Ordinance (APFO)* existing public roads that serve new development shall at a minimum meet the standards in the Engineering Departments *A Policy to Determine the Adequacy of existing Highways (Highway Adequacy Policy)*, dated May 2005, or the development shall not be approved.

In accordance with Highway Adequacy Policy Section III.F.1 and the exemption provided under Section V.D.2 the minimum required pavement width is eighteen (18) feet. Available records indicate Kieffer Funk Rd is an average of 14.4 feet wide with points as narrow as 13.0 feet meaning it is inadequate for additional development.

Normal application of the Highway Adequacy Policy would require that the Owner/Developer widen Kieffer Funk Rd pavement to a minimum 18 feet along the +/- 2,200-foot route to White Hall Rd. Per Section 1.D of the Highway Adequacy Policy nothing prohibits or prevents the County from reaching an agreement with a developer concerning remedial corrections of existing conditions. The Developer has proposed alternate mitigation of installing a 50' long passing area adjacent to the site access.

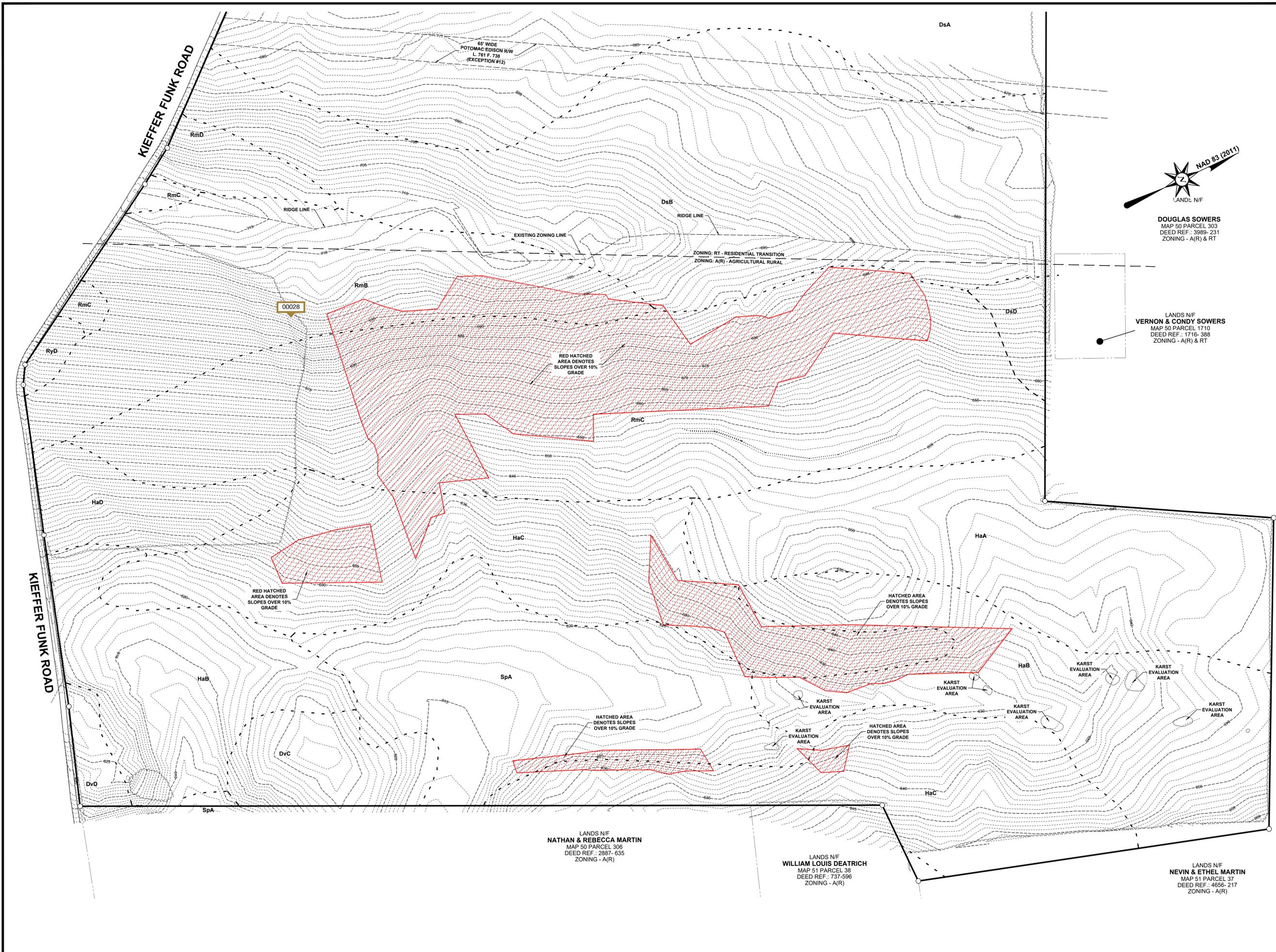
In considering this request we bring attention to the following:

- County traffic counts collected in March 2022 indicate Kieffer Funk Rd has 222 trips per day which is considered a “very-low volume road.”
- Once operational this use will generate very little traffic. Per the Developer, this site is expected to produce only 10-12 trips per year in maintenance. This would generally consist of a landscape professional vehicle with an occasional truck to replace a panel or other equipment, less than 1 trip per year on average. The 70 acres area of the project can produce up to 9 to 10

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- trips of large farm vehicles during each harvest. Accordingly, there may be an overall reduction in trips and the size of the vehicles compared to the existing condition.
- With only a 20.625-foot deeded right-of-way for this section of Kieffer Funk Rd, it is likely that the grading for the full widening would require easements on private property not under the control of the County or Developer.

Application and initial appeal of the Highway Adequacy Policy is under the purview of the County Engineer while administration of the APFO, including Article IV pertaining to Roads, falls to the Planning Commission. In consideration of the above information, Division of Engineering does not object to acceptance of the proposed alternate mitigation to address road adequacy for this project or the ultimate approval of the site plan for the development, conditioned on installation of the 50' passing area.



DOUGLAS SOWERS
MAP 50 PARCEL 303
DEED REF.: 3989- 231
ZONING - A(R) & RT

LANDS N/F
VERNON & CONDY SOWERS
MAP 50 PARCEL 1710
DEED REF.: 1716- 388
ZONING - A(R) & RT



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

PROJECT TITLE
KIEFFER FUNK SOLAR
11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE
EXISTING CONDITIONS PLAN



MARK	DATE	DESCRIPTION

PROJECT NO.: 2022267.00
DATE: 9/19/2023
SCALE: 1" = 100'
DRAWN BY: E.M.S. | PROJ. MGR.: E.H.H.

SHEET
C-101
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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

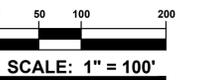
PROJECT TITLE

KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE

SITE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-201		

PROJECT NO.: 2022267.00

DATE: 9/19/2023

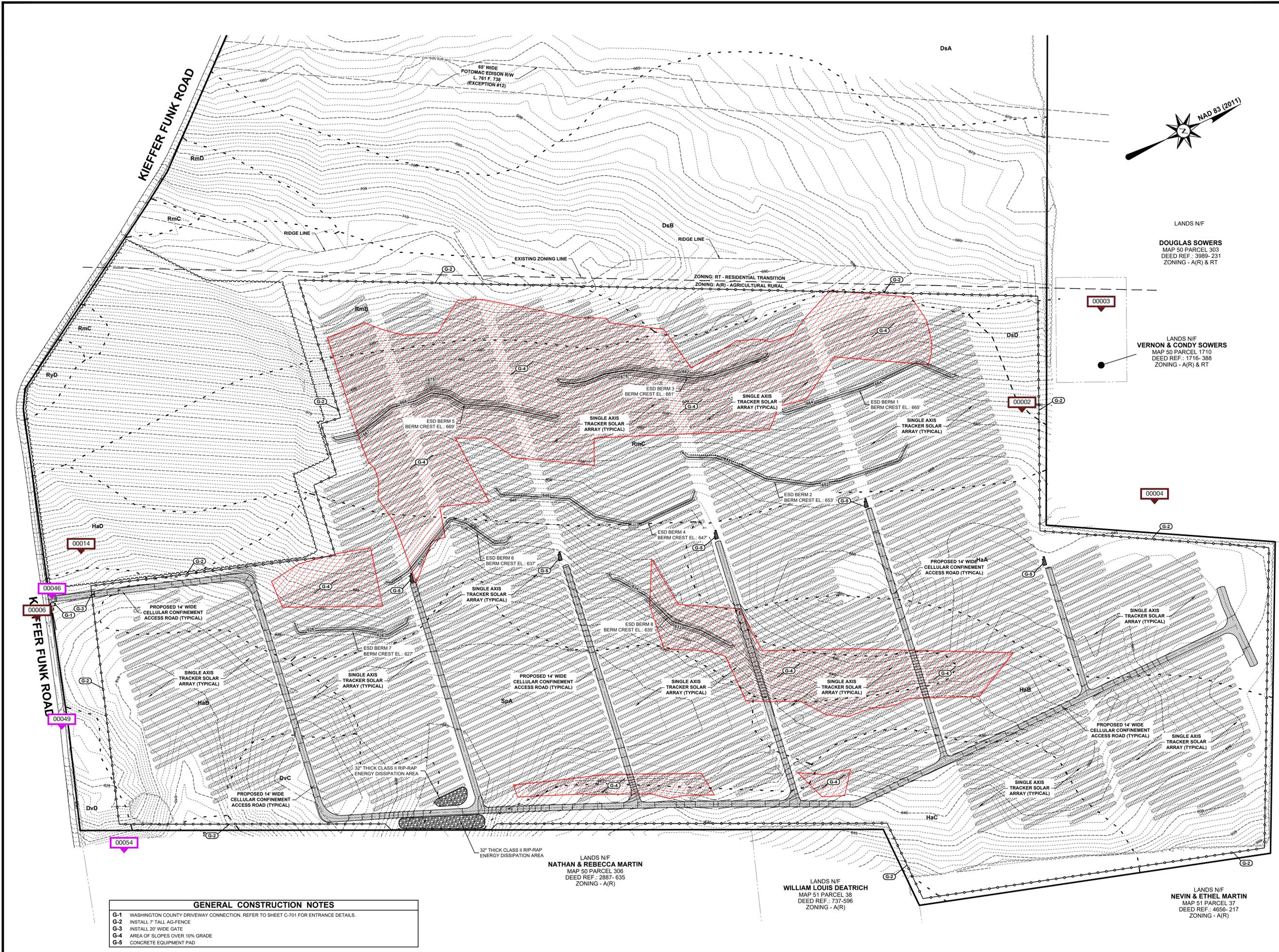
SCALE: 1" = 100'

DRAWN BY: E.M.S. / PROJ. MGR.: E.H.H.

SHEET

C-201

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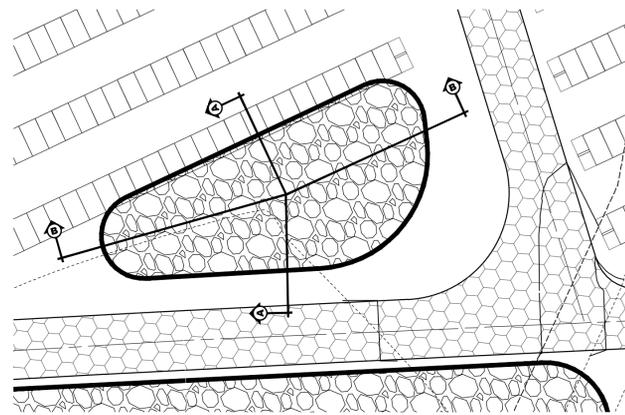
GENERAL CONSTRUCTION NOTES

G-1	WASHINGTON COUNTY DRIVEWAY CONNECTION. REFER TO SHEET C-701 FOR ENTRANCE DETAILS.
G-2	INSTALL 7' TALL AG-FENCE
G-3	INSTALL 20' WIDE GATE
G-4	AREA OF SLOPES OVER 10% GRADE
G-5	CONCRETE EQUIPMENT PAD

LANDS N/F
NATHAN & REBECCA MARTIN
MAP 50 PARCEL 306
DEED REF.: 2887- 635
ZONING - A(R)

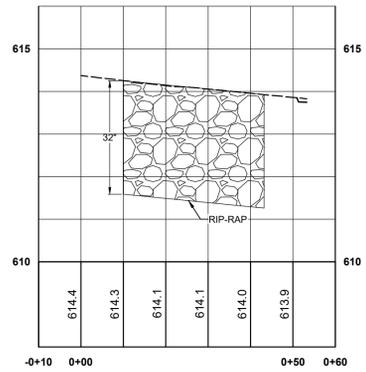
LANDS N/F
WILLIAM LOUIS DEATRICH
MAP 51 PARCEL 38
DEED REF.: 737-596
ZONING - A(R)

LANDS N/F
NEVIN & ETHEL MARTIN
MAP 51 PARCEL 37
DEED REF.: 4656- 217
ZONING - A(R)



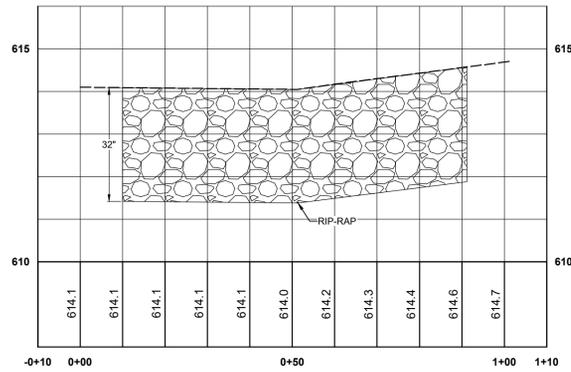
ENERGY DISSIPATION AREA #1

SCALE - 1" = 20'



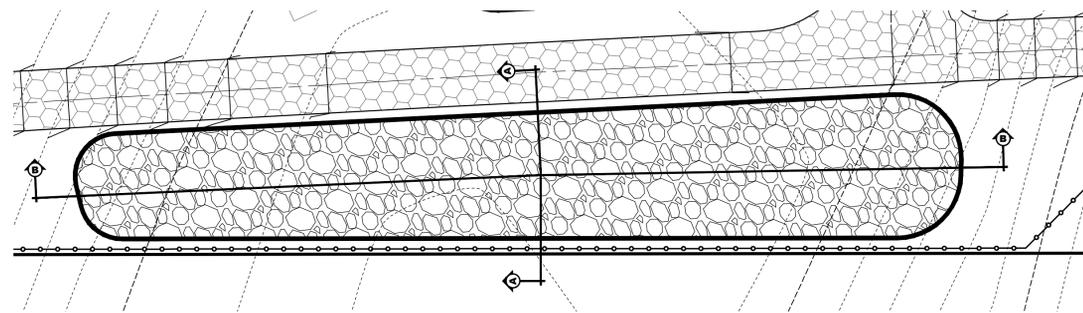
SECTION A - A

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'



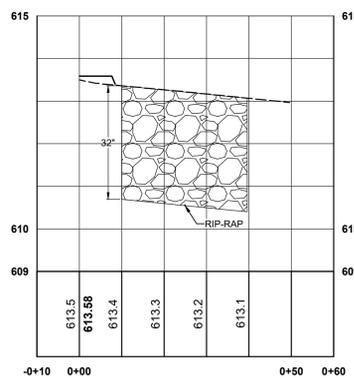
SECTION B - B

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'



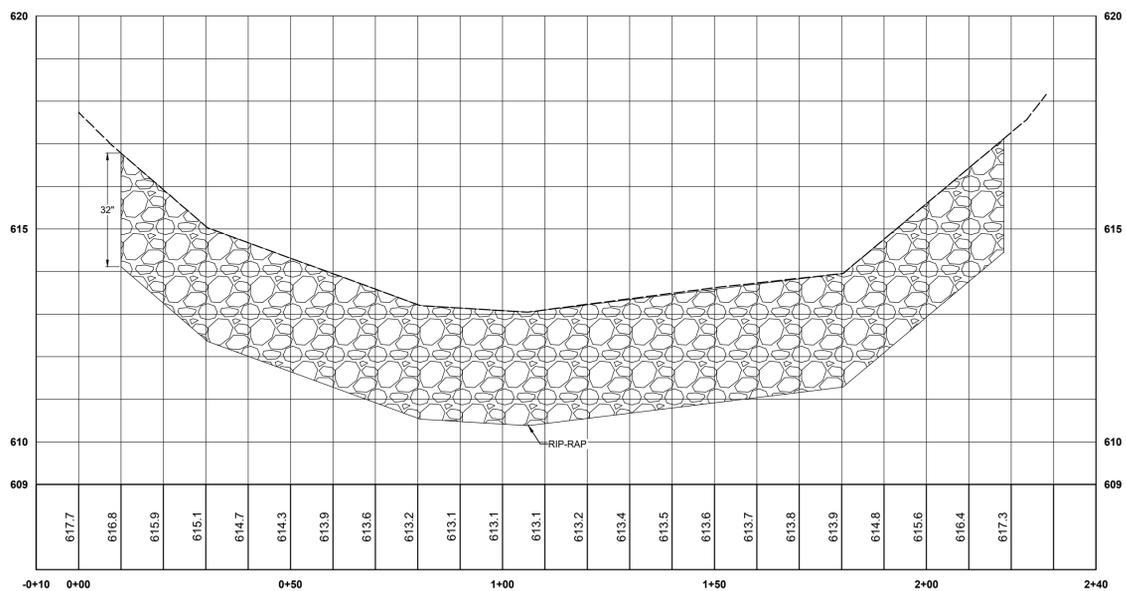
ENERGY DISSIPATION AREA #2

SCALE - 1" = 20'



SECTION A - A

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'



SECTION B - B

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'

00045



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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

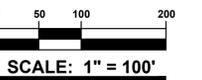
PROJECT TITLE

KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE

**STORMWATER
MANAGEMENT
PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C-302

PROJECT NO.: 2022267.00

DATE: 9/19/2023

SCALE: 1" = 100'

DRAWN BY: E.M.S. | PROJ. MGR.: E.H.H.

SHEET

C-302

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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

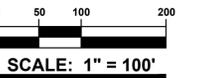
PROJECT TITLE

KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE

**OVERALL
GRADING PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-401		

PROJECT NO.: 2022267.00

DATE: 9/19/2023

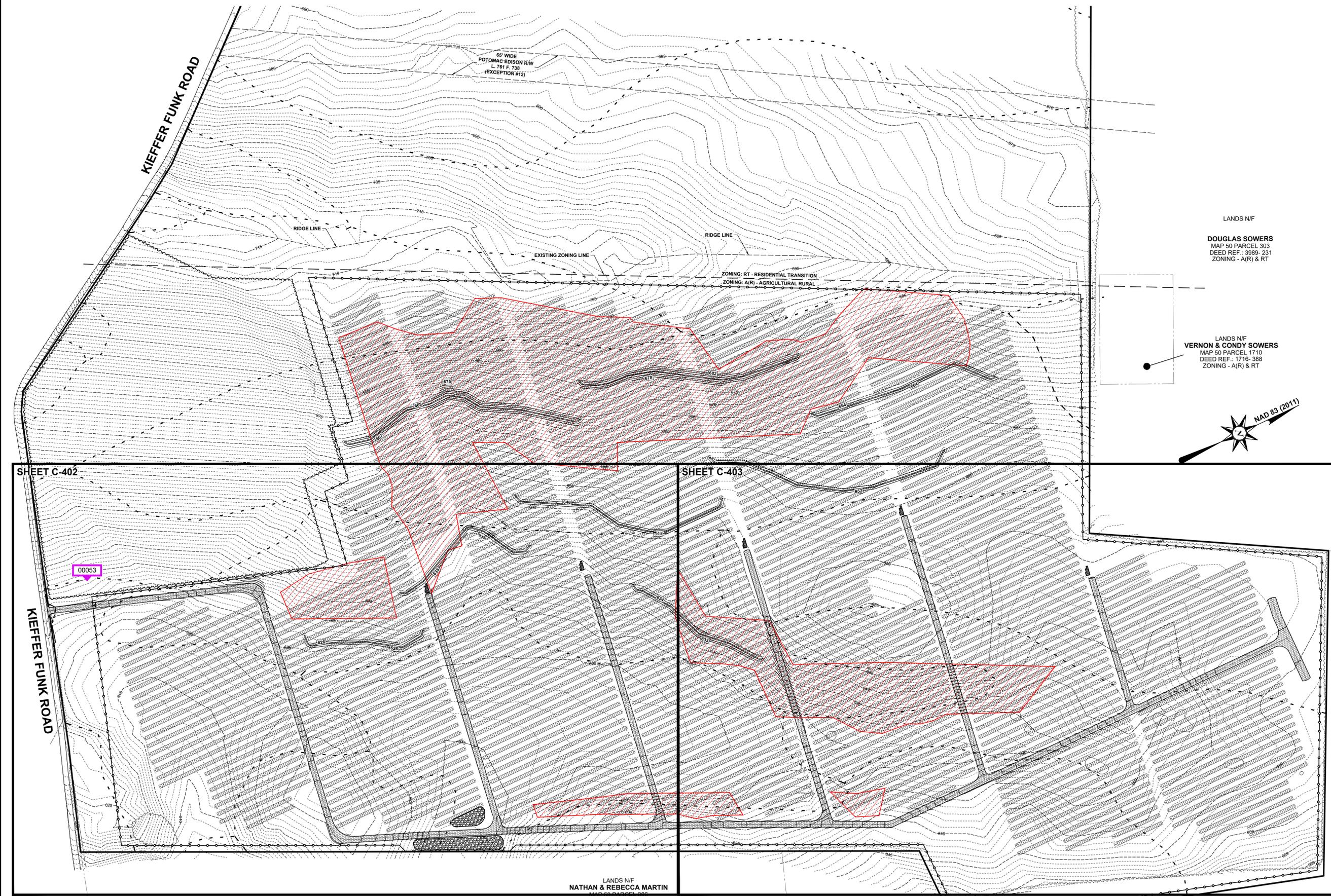
SCALE: 1" = 100'

DRAWN BY: E.M.S. PROJ. MGR.: E.H.H.

SHEET

C-401

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65' WIDE
POTOMAC EDISON R/W
L. 761 F. 739
(EXCEPTION #12)

LANDS N/F

DOUGLAS SOWERS
MAP 50 PARCEL 303
DEED REF.: 3989- 231
ZONING - A(R) & RT

LANDS N/F
VERNON & CONDY SOWERS
MAP 50 PARCEL 1710
DEED REF.: 1716- 388
ZONING - A(R) & RT



SHEET C-402

SHEET C-403

LANDS N/F
NATHAN & REBECCA MARTIN
MAP 51 PARCEL 306
DEED REF.: 2887- 635
ZONING - A(R)

LANDS N/F
WILLIAM LOUIS DEATRICH
MAP 51 PARCEL 38
DEED REF.: 737-596
ZONING - A(R)

LANDS N/F
NEVIN & ETHEL MARTIN
MAP 51 PARCEL 37
DEED REF.: 4656- 217
ZONING - A(R)



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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

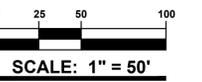
PROJECT TITLE

KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE

SITE & GRADING PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJ. NO.: 2022267.00

DATE: 9/19/2023

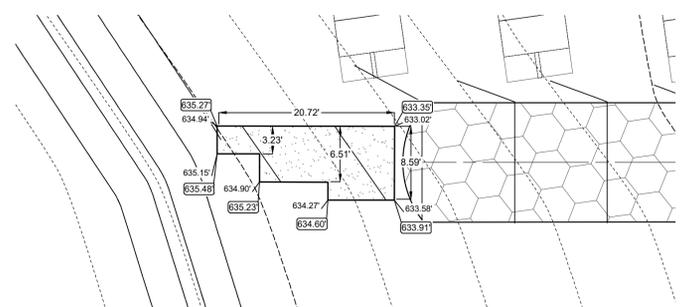
SCALE: 1" = 50'

DRAWN BY: E.M.S. | PROJ. MGR.: E.H.H.

SHEET

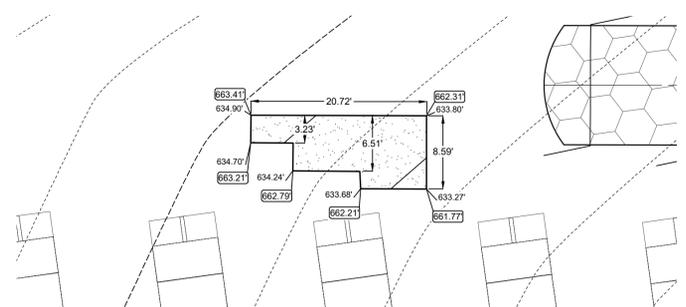
C-402

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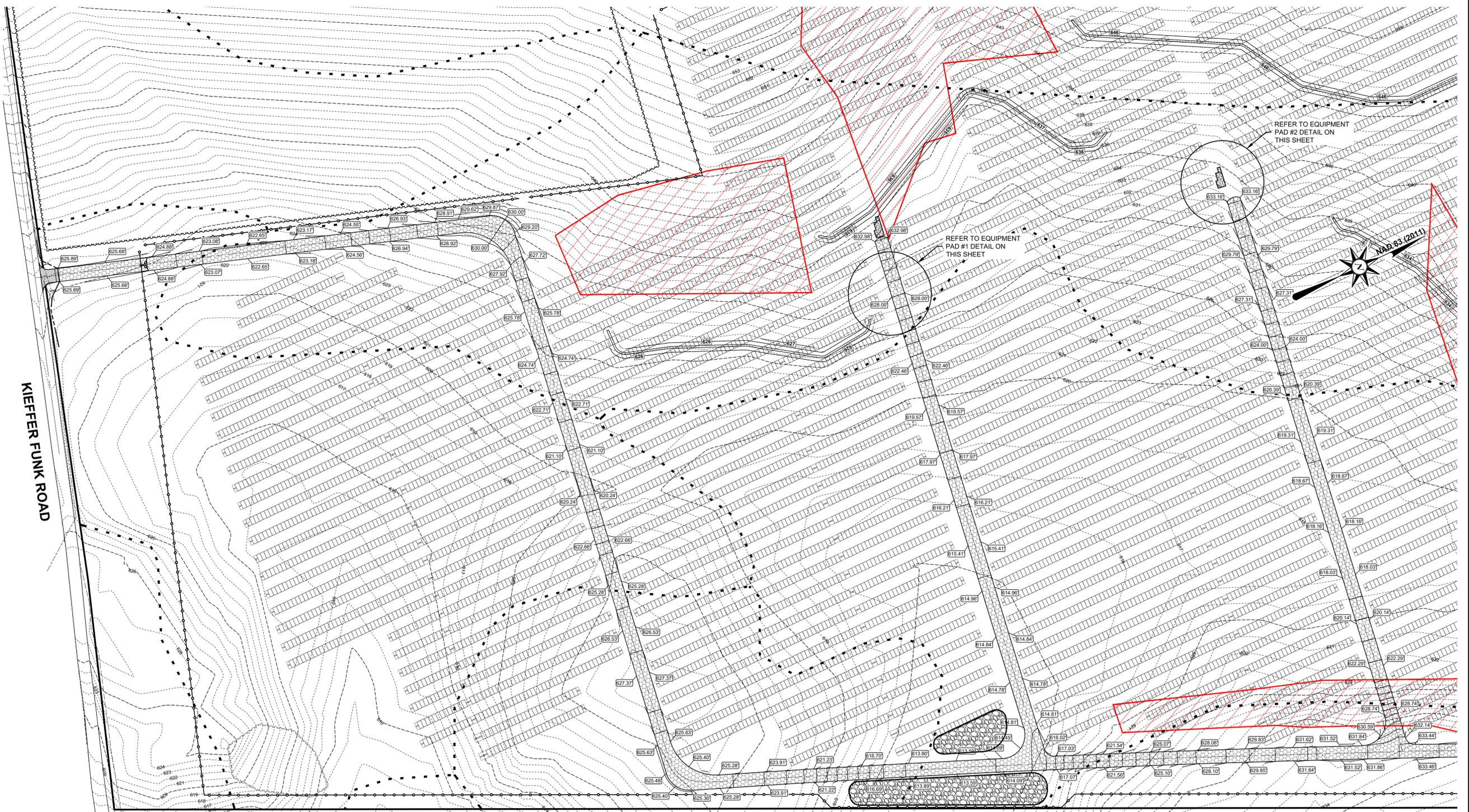
EQUIPMENT PAD #1

SCALE - 1" = 10'



EQUIPMENT PAD #2

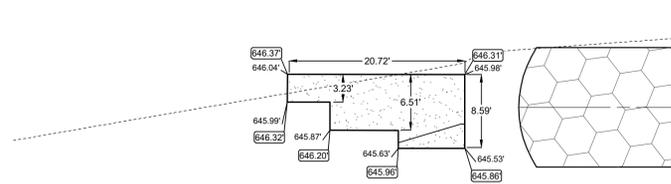
SCALE - 1" = 10'



REFER TO EQUIPMENT PAD #2 DETAIL ON THIS SHEET

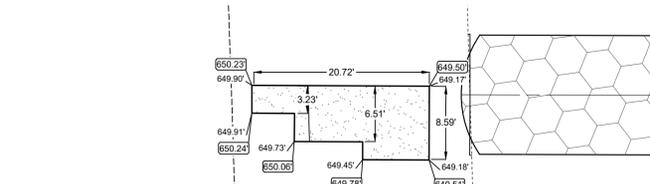
REFER TO EQUIPMENT PAD #1 DETAIL ON THIS SHEET

KIEFFER FUNK ROAD



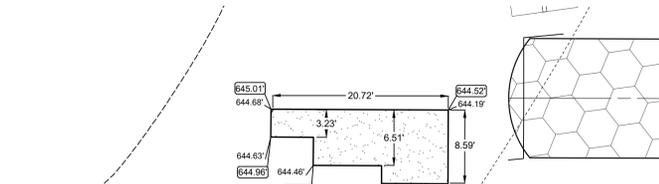
EQUIPMENT PAD #3

SCALE - 1" = 10'



EQUIPMENT PAD #4

SCALE - 1" = 10'



EQUIPMENT PAD #5

SCALE - 1" = 10'



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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

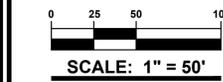
PROJECT TITLE

KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE

SITE & GRADING PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-403		

PROJECT NO.: 2022267.00

DATE: 9/19/2023

SCALE: 1" = 50'

DRAWN BY: E.M.S. PROJ. MGR.: E.H.H.

SHEET

C-403

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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

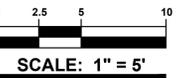
PROJECT TITLE

KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE

ENTRANCE PLANS



ISSUE BLOCK

MARK	DATE	DESCRIPTION

MARK DATE DESCRIPTION

PROJECT NO.: 2022267.00

DATE: 9/19/2023

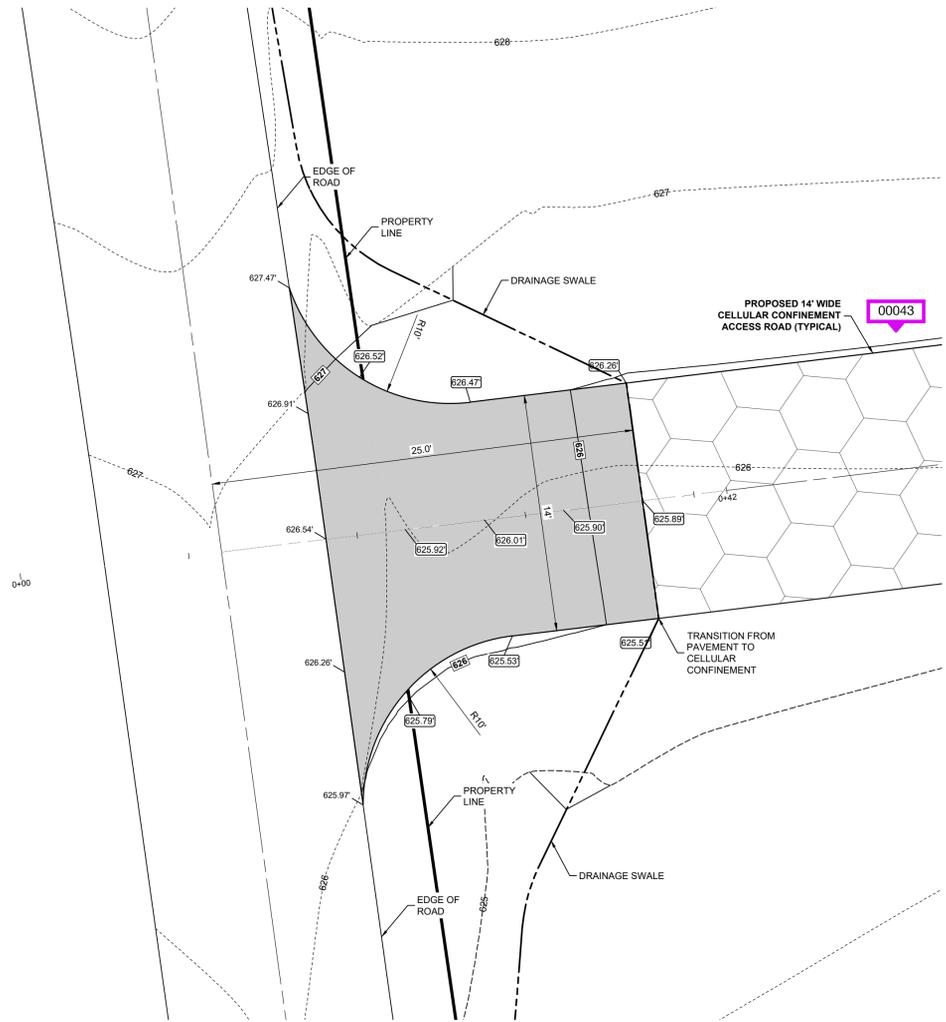
SCALE: 1" = 5'

DRAWN BY: E.M.S. | PROJ. MGR.: E.H.H.

SHEET

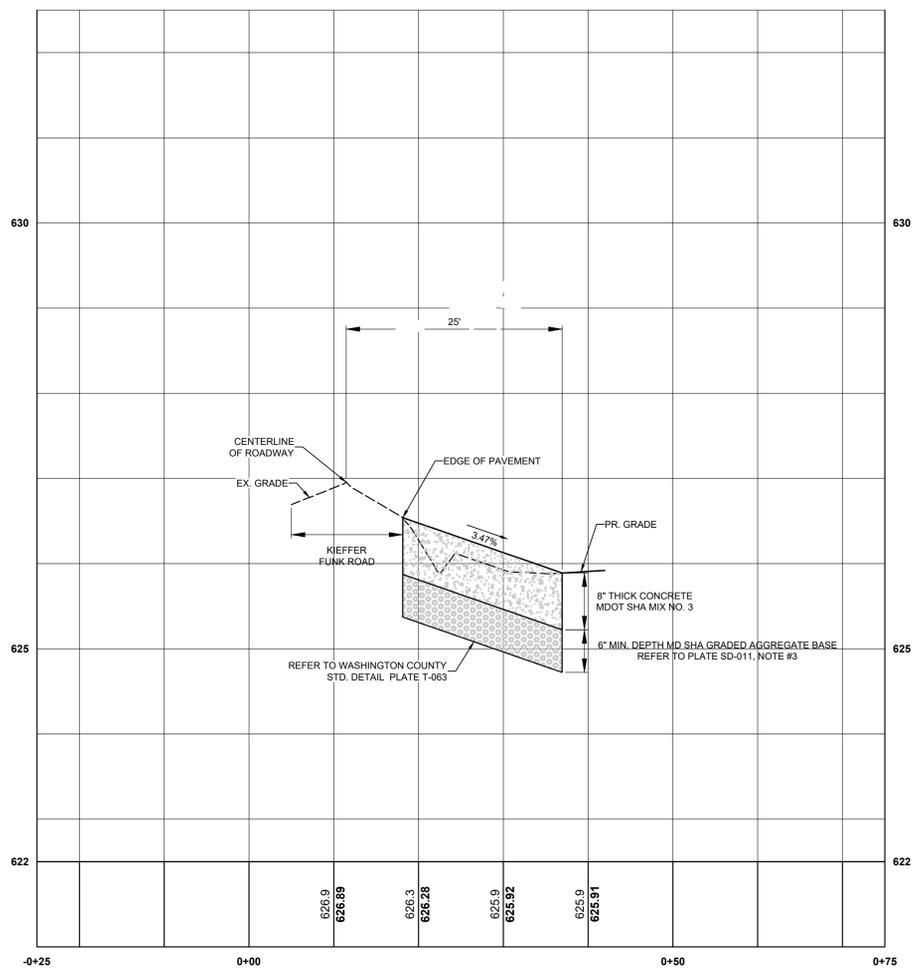
C-701

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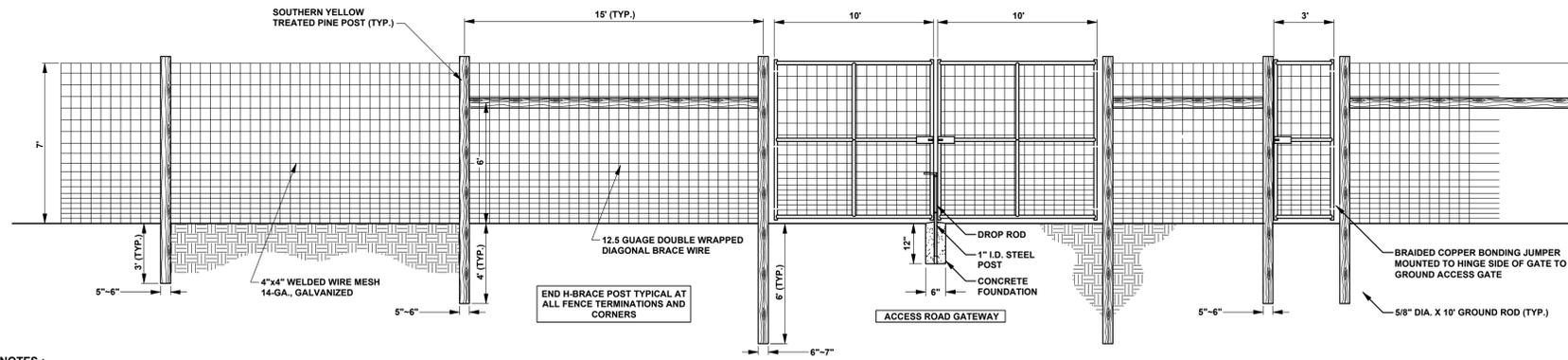
ENTRANCE DETAIL

SCALE - 1" = 5'



SECTION A - A

SCALE - H: 1" = 10' V: 1" = 1'

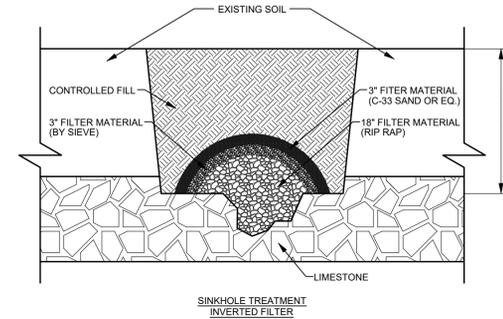


NOTES :

- GATE SHALL BE DOUBLE SWING TYPE, PROVIDED WITH GATE HOLD BACKS, LOCKABLE GATE LATCH AND DROP BAR INSTALLED IN A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. GATES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. ALL GATE POSTS SHALL BE A MINIMUM OF 6\"/>

7' HIGH AGRICULTURAL FENCE DETAIL

NO SCALE



NOTES:

INVERTED FILTER 1
PROCEDURE FOR INSTALLING INVERTED FILTER TO TREAT SINKHOLES.

- REMOVE AND PROPERLY DISPOSE OF MATERIALS DUMPED IN AND AROUND THE SINKHOLE
- EXCAVATE LOOSE MATERIAL FROM SINKHOLE AND TRY TO EXPOSE THE SOLUTION VOID(S) IN THE BOTTOM. ENLARGE THE SINKHOLE, AS NECESSARY, TO ALLOW FOR INSTALLATION OF FILTER MATERIALS (FIGURE 1).
- SELECT A FIELD STONE THAT IS ABOUT 1.5 TIMES LARGER THAN THE SOLUTION VOID(S). PLACE THE STONE(S) IN THE VOID(S) FORMING A SECURE "BRIDGE". A GEOTEXTILE MAY BE NEEDED TO "LOCK" THE STONE "BRIDGE" IN PLACE, AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- PLACE A LAYER OF FILTER MATERIAL OVER THE "BRIDGE" AT A MINIMUM THICKNESS OF 18 INCHES. ABOUT 30 PERCENT OF THE MATERIAL SHOULD BE LARGER THAN THE OPENINGS BETWEEN THE "BRIDGE" AND THE VOID(S) (A WELL PLACED "BRIDGE" SHOULD NOT HAVE LARGE OPENINGS AROUND IT). IN MOST CASES THIS MATERIAL COULD BE RIP RAP.
- PLACE A LAYER OF SMALLER SIZE FILTER MATERIAL OVER THE PREVIOUS LAYER AT A MINIMUM THICKNESS OF 9 INCHES. THE SIZE SHOULD BE 1/2 TO 2/3 THE SIZE OF THE PREVIOUS LAYER. IN MOST CASES THIS MATERIAL COULD BE 57 STONE.
- PLACE A LAYER OF SAND SIZE FILTER MATERIAL OVER THE PREVIOUS LAYER AT A MINIMUM THICKNESS OF 9 INCHES. THE SAND HAS TO BE COMPATIBLE IN SIZE WITH THE PREVIOUS LAYER TO PREVENT PIPING. IN MOST CASES THIS MATERIAL COULD BE C-33 SAND OR EQUIVALENT.
- A NON-WOVEN FILTER CLOTH WITH BURST STRENGTH BETWEEN 100 AND 200 PSI CAN BE SUBSTITUTED FOR THE STONE SAND FILTER MATERIALS DISCUSSED IN 5 AND 6.
- BACKFILL OVER THE LAST FILTER LAYER (OR FILTER CLOTH) WITH SOIL MATERIAL TO THE SURFACE. THE REUSE OF THE SOIL MATERIAL EXCAVATED FROM SINKHOLE SHOULD BE CONSIDERED. OVERFILL BY ABOUT 5 PERCENT TO ALLOW FOR SETTLEMENT. THE MATERIAL SHOULD BE SOIL WITH AT LEAST 5% CLAY MATERIALS AND A MINIMUM OF 3 FEET THICK. THE FILL MATERIALS SHOULD BE COMPACT TO A MINIMUM OF 95% OF THE STANDARD PROCTOR (AASHTO T-99). ANY AVAILABLE TOPSOIL SHOULD BE PLACED ON THE SURFACE.
- STONE USED FOR THE "BRIDGE" AND THE FILTERS SHOULD HAVE A ROCK STRENGTH AT LEAST EQUAL TO MODERATELY HARD (I.E. RESISTANT TO ABRASION OR CUTTING BY KNIFE BLADE BUT CAN BE EASILY DENT OR BROKEN WITH LIGHT BLOWS OF HAMMER). SHALE OR SIMILAR SOFT AND NON-DURABLE ROCK IS NOT ACCEPTABLE.

SINKHOLE REMEDIATION DETAIL

NO SCALE



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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/24

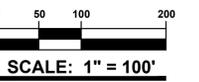
PROJECT TITLE

KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE

ENTRANCE PLANS



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE	0-001	

PROJECT NO.: 2022267.00

DATE: 9/19/2023

SCALE: 1" = 100'

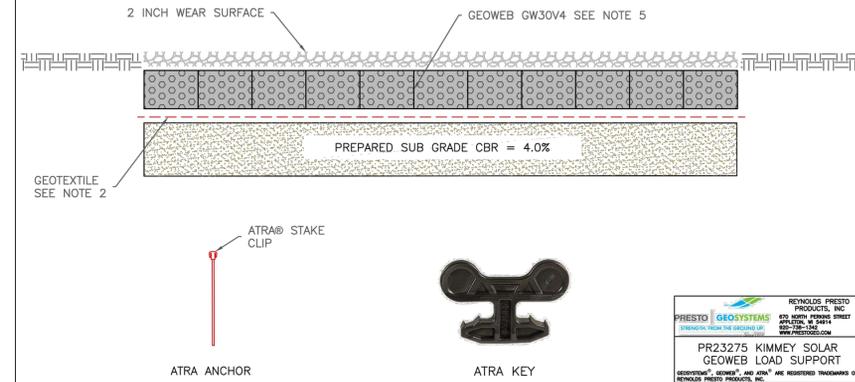
DRAWN BY: E.M.S. | PROJ. MGR.: E.H.H.

SHEET

C-901

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- This evaluation is copyrighted and is based on the use of GEOWEB® manufactured by Reynolds Presto Products, Inc. All rights reserved. Any use of this evaluation for any geocell product other than that manufactured by Reynolds Presto Products, Inc is strictly prohibited and makes this evaluation invalid.
 - Provide a Mirafli HP270 enhanced woven geotextile separation layer and install per Manufacturer recommendations including overlaps based on sub grade CBR.
 - The Geoweb panels shall be connected with ATRA® keys at each interleaf and end to end connection.
 - Provide ATRA Anchors to keep panels open for infill as required.
 - Geoweb infill shall be crushed aggregate with maximum size of 1.5 inches. Overfill the Geoweb panels and compact to provide a minimum 2 inch wear surface.
 - Limit the drop of infill to prevent panel distortion.



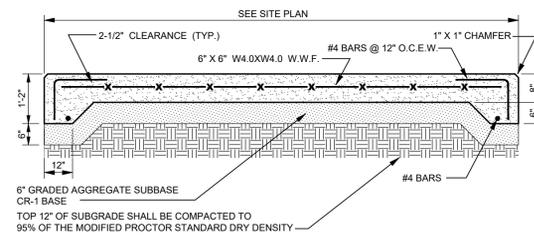
REYNOLDS PRESTO PRODUCTS, INC.
670 SOUTH SPERRY STREET
APRINGTON, NC 27519
WWW.PRESTO.COM

PRESTO | GEOSYSTEMS | ATRA® KEYS
PR23275 KIMMEY SOLAR
GEOWEB LOAD SUPPORT

DATE: 09/19/2023 | FILE NAME: SHEET 1
SCALE: 1" = 100' | SHEET: 1 OF 1

CELLULAR CONFINEMENT ACCESS ROAD DETAIL

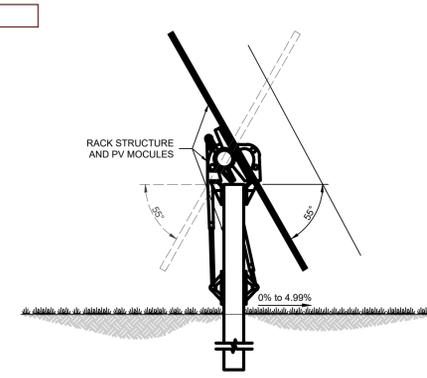
NO SCALE



GENERATOR AND TRANSFORMER PAD DETAIL

NO SCALE

BMG NO. : SW-6A

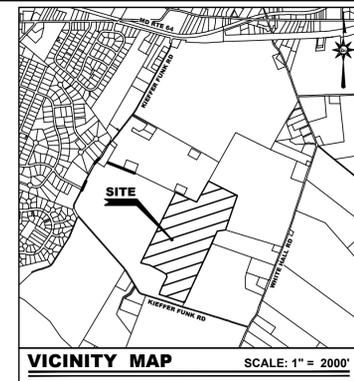


TYPICAL TRACKER SOLAR ARRAY

NO SCALE

00019

00020



ARCHITECTURE
ENGINEERING
Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100
North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckermorgan.com



SITE DATA

1. SITE NAME:	KIEFFER FUNK SOLAR
2. SITE ADDRESS:	11609 KIEFFER FUNK RD SMITHSBURG, MD 21783
3. OWNER OF RECORD:	WILLIAM & JAMES JOACHIM 3101 YALE AVE CAMP HILL, PA 17011
4. DEVELOPER:	STANDARD SOLAR, INC. (C/O PAIGE PENDLETON) 530 CATHER ROAD, SUITE 900 ROCKVILLE, MD 20850 301-944-5296
5. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 312 WEST MAIN STREET, SUITE 300 SALISBURY, MD 21801 410-546-9100
6. PROPERTY TAX ID:	MAP 50, PARCEL 304
7. ZONING CLASSIFICATION:	EXISTING: A(R) / (WASHINGTON COUNTY) PROPOSED: A(R) / (WASHINGTON COUNTY)
8. BZA APPROVAL:	APPEAL NO. AP2019-005
9. DEED SUMMARY:	773-282
10. PLAT REFERENCE:	N/A
11. PRESENT USE:	AGRICULTURAL
12. PROPOSED USE:	PHOTOVOLTAIC SOLAR SYSTEM
13. WATERSHED:	02140502 - ANTIETAM CREEK
14. TOTAL SITE AREA:	167.60 ACRES
15. IMPERVIOUS COVERAGE:	EXISTING: 0.00 ACRES PROPOSED: 4.57 ACRES
16. SETBACKS:	FRONT: 50 FT. SIDE: 50 FT. REAR: 50 FT.
17. PROJECT AREA:	167.41± ACRES
18. TOTAL DISTURBED AREA:	72.57± ACRES

PROTECTIVE SIGNAGE DETAIL (TYP.)



- ATTACH SIGNAGE APPROXIMATELY 200' APART AND AT EVERY ANGLE BREAK IN THE EASEMENT.

UNIT	SOIL TYPE	HSG
DsB	Duffield silt loam, 3 to 8 percent slopes	B
DsD	Duffield silt loam, 15 to 25 percent slopes	B
DvC	Duffield-Rock outcrop complex, 8 to 15 percent slopes	B
DvD	Duffield-Rock outcrop complex, 15 to 25 percent slopes	B
HaA	Hagerstown silt loam, 0 to 3 percent slopes	B
HaB	Hagerstown silt loam, 3 to 8 percent slopes	B
HaC	Hagerstown silt loam, 8 to 15 percent slopes	B
HaD	Hagerstown silt loam, 15 to 25 percent slopes	B
RmB	Ryder-Duffield channery silt loams, 3 to 8 percent slopes	B
RmC	Ryder-Duffield channery silt loams, 8 to 15 percent slopes	B
RyD	Ryder-Rock outcrop complex, 15 to 25 percent slopes	B
SpA	Swanpond silt loam, 0 to 3 percent slopes	D

FOREST CONSERVATION SITE NOTES

1. TOTAL PARCEL AREA:	±167.60 ACRES
2. TOTAL LIMIT OF DISTURBANCE (L-O-D):	±72.57 ACRES
3. EXISTING FORESTED AREA IN L-O-D:	0.00 ACRES
4. AREA WITHIN 100-YEAR FLOODPLAIN:	0.00 ACRES
5. AREA OF WETLANDS (TIDAL/NON-TIDAL) IN L-O-D:	0.00 ACRES
6. STEEP SLOPES PRESENT (>25%):	0.00 ACRES
7. NOTE THAT TOPOGRAPHY SHOWN HEREON IS BASED UPON 2021 USGS WESTERN MARYLAND LIDAR DATA. FOR CLARITY OF PLAN CONTOURS ARE SHOWN AT 5.0' INTERVALS.	

Forest Conservation Worksheet 2.2

Net Tract Area	A	B	C
Total Tract Area	167.60	72.57	72.57
Deductions	0.00	0.00	0.00
Net Tract Area	167.60	72.57	72.57

Land Use Category: Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HR	MPD	GA	1

Existing Forest Cover

D	E	F	G
Afforestation Threshold (Net Tract Area x 15%)	D = 10.89		
Conservation Threshold (Net Tract Area x 15%)	E = 10.89		
Existing Forest Cover within the Net Tract Area	F = 0.00		
Area of Forest Above Conservation Threshold	G = 0.00		

Break Even Point

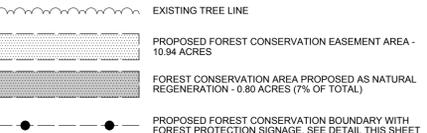
H	I	J	K
Break Even Point	H = 0.00		
Forest Clearing Permitted Without Mitigation	I = 0.00		
Proposed Forest Clearing	J = 0.00		
Total Area of Forest to be Cleared	K = 0.00		
Total Area of Forest to be Retained	L = 0.00		

Planting Requirements

M	N	P	Q	R
Reforestation for Clearing Above the Conservation Threshold	M = 0.00			
Reforestation for Clearing Below the Conservation Threshold	N = 0.00			
Credit for Retention above the Conservation Threshold	P = 0.00			
Total Reforestation Required	Q = 0.00			
Total Afforestation Required	R = 10.89			
Total Planting Requirement	R = 10.89			

FOREST CONSERVATION AREA TO BE ADDRESSED VIA ON-SITE FOREST CONSERVATION EASEMENT

FOREST CONSERVATION LEGEND



00017

FOREST STAND DELINEATION NOTE
THIS PROPERTY IS THE SUBJECT OF AN APPROVED FOREST STAND DELINEATION ON RECORD WITH THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING. REFERENCE APPLICATION NO. FS-21-011 AND APPROVAL LETTER DATED JULY 29, 2021.

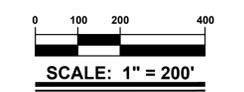
FOREST CONSERVATION STATEMENT OF INTENT
IT IS THE INTENT OF THE DEVELOPER AND PROPERTY OWNER TO PROVIDE FOR THE REQUIRED 10.89 ACRES OF FOREST CONSERVATION AREA BY PLACING A FOREST CONSERVATION EASEMENT, TOTALING 10.94 ACRES, ALONG THE SOUTHERN EDGE OF PROPERTY, ADJACENT TO KIEFFER FUNK ROAD, AS SHOWN HEREON.

QUALIFIED PROFESSIONAL CERTIFICATION

KEVIN W. PARSONS, PROF. LAND SURVEYOR
FOREST CONSERVATION QUALIFIED PROFESSIONAL
BECKER MORGAN GROUP, INC.
DATE: 09/18/2023

PROJECT TITLE
KIEFFER FUNK SOLAR
11609 KIEFFER FUNK RD
SMITHSBURG
WASHINGTON CO., MD

SHEET TITLE
FOREST CONSERVATION PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2022267.00
DATE: 9/18/2023
SCALE: 1" = 200'
DRAWN BY: E.M.S. / PROJ. MGR.: E.H.H.

FCP-1
SHEET

SENSITIVE AREAS

AREA	ON-SITE	MITIGATION	REFERENCE
WETLANDS	NO	N/A	MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK)
RIVERS AND STREAMS	NO	N/A	MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK)
SINKHOLES	YES	INSTALL INVERTED STONE FILTER	HILLIS-CARNES KARST EVALUATION
STEEP SLOPES (>10%)	YES	PERMANENT YEAR-ROUND MEADOW COVER	BECKER MORGAN SURVEY
HIGHLY ERODIBLE SOILS	YES	PERMANENT YEAR-ROUND MEADOW COVER	COMBINATION OF BECKER MORGAN SURVEY AND WEB SOIL SURVEY



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

MEMORANDUM

TO: Washington County Planning Commission
FROM: Travis Allen, Senior Planner
DATE: March 4, 2024
RE: Forest Conservation Plan Approval for Cross Creek Commercial (GP-23-010)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to utilize the fee-in-lieu of payment option to satisfy the 3.96-acre planting requirement for the commercial development located on two parcels at or near the intersection of Poffenberger Road and Sharpsburg Pike. The second request is to remove 2 specimen trees from the properties as a part of their development.

Enclosed for your review is a justification letter from Qualified Professional Clint Rock that makes their case for these requests. The forest stand delineation and a page from the grading plan are included to locate the specimen trees proposed for removal.

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

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

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

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

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

WWW.WASHCO-MD.NET



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

November 1, 2023

Washington County Maryland Planning & Zoning Department
747 Northern Avenue
Hagerstown, Maryland 21742

Attention: Travis M. Allen, Comprehensive Planner

Re: Cross Creek Commercial (GP-23-10) – Forest Mitigation Techniques/Specimen Tree Removal

Mr. Allen,

We have prepared and submitted a Site Specific Grading Plan (GP-23-10) for the mass grading associated with the Cross Creek Commercial development at the Southeast corner of the intersection of Poffenberger Road and Sharpsburg Pike (MD 65).

The approved Forest Stand Delineation for this property (FS-22-040) identifies two specimen trees; one 36" multi-stem Silver Maple (*Acer saccharinum*) on TM. 57, P. 579 and one 51" Mockernut Hickory (*Carya tomentosa*) on TM. 57, P. 639.

Parcel 639, on the north side of Poffenberger Road, is the lowest point of the overall property, making it the most suitable location for the developer to provide stormwater management for the proposed commercial improvements. The stormwater management area required to comply with Washington County stormwater regulations is proposed to encompass all of parcel 639 and the northernmost portions of parcel 579. These stormwater management areas are proposed to be connected by a closed storm drain system under Poffenberger Road. During construction, the stormwater management areas proposed on parcel 579 are to function as temporary sediment basins 1 and 2 as shown on GP-23-10. A drainage channel is proposed to convey stormwater to these basins. This channel is proposed at the location of a naturally occurring channel which currently drains to an existing culvert under Poffenberger Road. The previously mentioned 36" Silver Maple is located within the area of this channel.

The earth disturbance resulting from the grading needed to construct the stormwater management area on parcel 639 and the conveyance channel of parcel 579 would require the removal of these specimen trees or would have fatal impacts to their health. As such, the removal of the specimen trees noted on FS-22-040 does not appear to be avoidable.

For the property owner to develop the property for the proposed use in an economically-efficient manner and provide the required off-street parking and stormwater facilities in accordance with Washington County regulations, there is not sufficient remaining area to provide on-site afforestation or reforestation. Neither does the developer have access to offsite areas on which afforestation/reforestation plantings could be provided or existing qualified forest areas which could be placed in a protective easement. As such, the developer is proposing to provide the required mitigation by means of Payment in Lieu (PIL).

We ask that the Planning Commission approve these requests to address the required forest mitigation by payment in lieu and to remove the two specimen trees observed on the property.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,

FOX & ASSOCIATES, INC.



Clint Rock, RLA
Landscape Architect

SOILS

SYMBOL	DESCRIPTION	k VALUE	% COVERAGE
HaB	HAGERSTOWN SILT LOAM	3 TO 8 PERCENT SLOPES	63.5%
HcB	HAGERSTOWN-ROCK OUTCROP COMPLEX	3 TO 8 PERCENT SLOPES	6.0%
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX	8 TO 15 PERCENT SLOPES	30.5%
		TOTAL	100.0%

PRIME FARMLAND SOIL

NOTE: THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS HaB, HcB, AND HcC SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

EXISTING FOREST AREAS

- AREA A
52,096 S.F.
1.20 ACRES
- AREA B
61,164 S.F.
1.40 ACRES
- AREA C
34,079 S.F.
0.78 ACRES
- AREA D
11,478 S.F.
0.26 ACRES

LEGEND

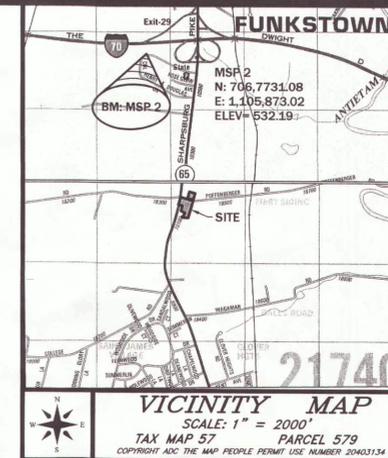
- ① FOREST STAND NUMBER
- ⑦ FOREST SAMPLING PLOT
- STREAM
- ⊕ SPECIMEN TREE
- FORESTED AREA
- TREELINE THAT DOES NOT QUALIFY AS FOREST
- MINIMUM BUILDING SETBACK LINE (MBSL)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING 2X CONTOUR
- EXISTING 10X CONTOUR
- SOIL TYPE & BOUNDARY
- EXISTING FENCELINE

SITE DATA

TAX MAP: 57
GRID: 10
PARCEL: 579 & 639
DEED: 1317/1011
PARCEL AREA: 11.25 ACRES
ELECTION DISTRICT: 10
ZONING: HI HIGHWAY INTERCHANGE
BUILDING RESTRICTION LINES:
FRONT: 40 FT.
SIDE: 25 FT.*
REAR: 25 FT.*
* 25 FT. WHEN ADJACENT TO RESIDENTIAL DEVELOPMENT PER SECTION 19.7 OF THE WASHINGTON COUNTY ZONING ORDINANCE
EXISTING USE: UNDEVELOPED

NOTES

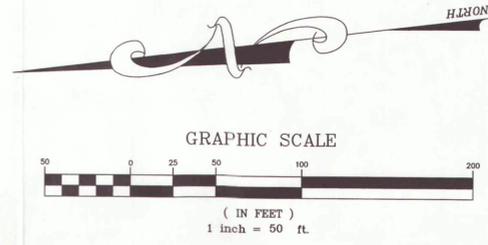
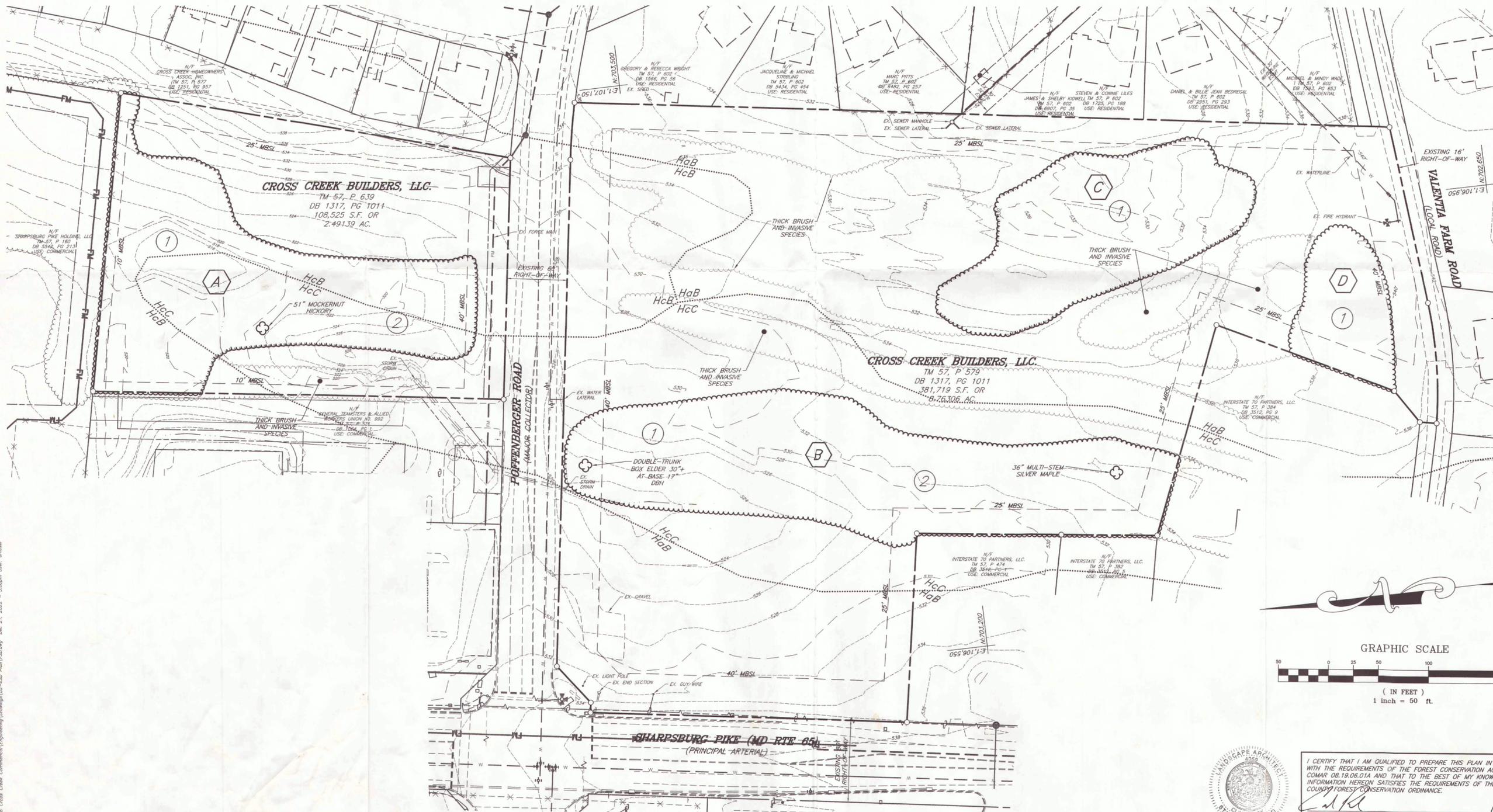
- TOPOGRAPHY SHOWN IS FROM FIELD RUN TOPO DATED 10/25 & 10/13, 2022, BY FOX & ASSOCIATES, INC. DATUM IS NAD 83 / NAVD 88.
- MARSH RUN (MARYLAND 8-DIGIT WATERSHED CODE 02140503).
- THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY (NWI) MAPPER DOES NOT IDENTIFY WETLAND HABITAT ON THE SITE.
- THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 24043C03050 EFFECTIVE DATE 8/15/17.
- THERE ARE NO STEEP SLOPES ON THE SUBJECT PROPERTY.
- THE WASHINGTON COUNTY SOIL SURVEY, MAP 36, ISSUED 2006, IDENTIFIES NO THREE DOT STREAMS ON THE SUBJECT SITE.
- THIS FOREST STAND DELINEATION IS ON THE ENTIRE 11.25 AC. PARCEL.



FOX & ASSOCIATES INC.
Est. 1966
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FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AENA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or
(301)416-7250
FAX: (301)733-1853
www.foxassoc.com



I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.18.06.01A AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

Clint E. Rock
12-21-22

FOREST STAND DELINEATION PLAN
CROSS CREEK COMMERCIAL
FLEX SPACE BUILDING
SITUATE AT THE INTERSECTION OF SHARPSBURG PIKE (MD RTE 65) & POFFENBERGER RD. WASHINGTON COUNTY, MARYLAND

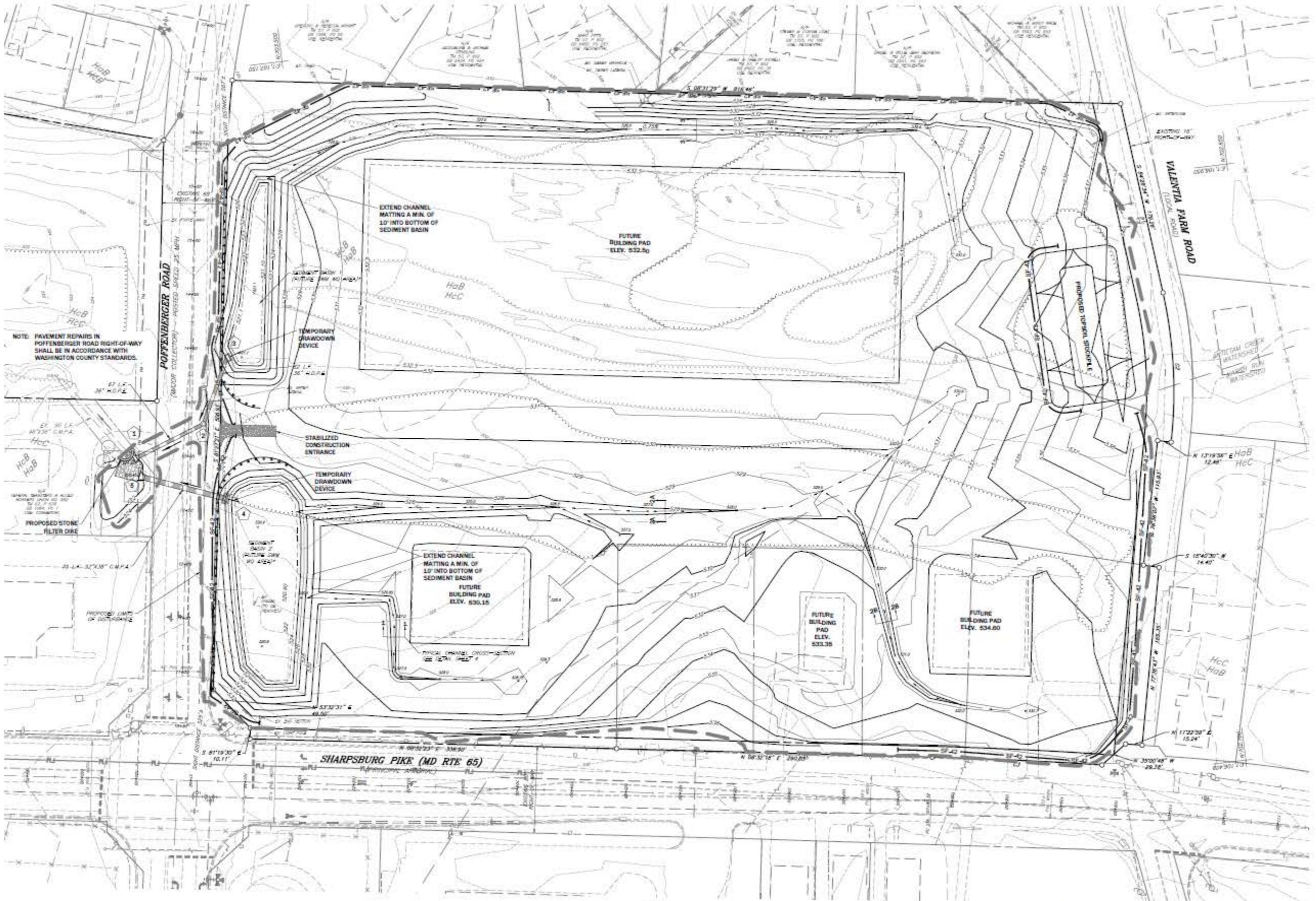
SCALE: 1"=50'

RECEIVED
DEC 27 2022
WASHINGTON COUNTY
DEPT. OF PLANNING & ZONING

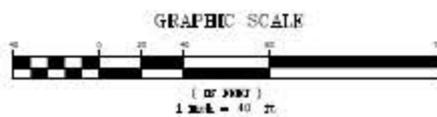
PROJECT NO. 22-31886
DRAWING NO. D-9100
DATE: NOVEMBER, 2022
DRAWN BY: DCM
CHECKED BY: CER

SHEET 1 OF 1

P:\1251\16862_Cross Creek Commercial\Engineering\Drawings\22-31886-Flex Space.dwg Dec 27, 2022 1:30pm User: dcm



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	TANGENT
C1	37.27	252.29	4° 41' 14"	37.20	28.80
C2	136.21	423.00	18° 51' 21"	136.28	70.24
C3	156.30	345.12	21° 41' 32"	156.29	78.18



IN ORDER FOR THE FUTURE S.W.M. W.G. STRUCTURES TO FUNCTION AS SEDIMENT BASINS, THE FINAL STORM WATER STRUCTURES MUST BE LINED OR THE STRUCTURES MUST BE OVER EXCAVATED 24" TO EXPOSE UNCONTAMINATED SOILS PRIOR TO CONVERSION.

MASS GRADING / SESC PLAN
CROSS CREEK COMMERCIAL
FLEX SPACE BUILDING - MASS GRADING PLAN
 SITUATE AT THE INTERSECTION OF SHARPSBURG PIKE (MD RTE 65) & POPPENGER RD. WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 40'



PROJECT NO. 22-31886
 DRAWING NO. D-8157
 DATE: MAY, 2023
 DRAWN BY: DCM/RLB
 CHECKED BY: GSP

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

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FP-24-001	Forest Conservation Plan	Revisions Required	22-Jan-24	FLETCHERS GROVE - DEAN SOUTH/COURTNEY	CHASE SIX BLVD BOULEV BOONSBORO, MD	B&R DESIGN GROUP	DEAN 8486 LLC
SIM24-001	IMA	Active	08-Jan-24	20760 KEADLE ROAD BO	20760 KEADLE ROAD BOONSBORO, MD 21713	MICHAEL JOE BOYCE	VORHIES WAYNE L
SIM24-002	IMA	Active	09-Jan-24	14002 MISTY GLEN LANE HN	14002 MISTY GLEN LANE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HOLLOWAY KEVIN ROSS HOTT CHERYL DEANN
SIM24-003	IMA	Active	12-Jan-24	WANTZ DISTRIBUTORS	11743 HOPEWELL ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	ALCAR LLC
SIM24-004	IMA	Active	22-Jan-24	9605 BLOOMING MEADOWS COURT HN	9605 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FATHERS FOLLY LLC
SIM24-005	IMA	Requested	29-Jan-24	13557 EDGEMONT ROAD SM	13557 EDGEMONT ROAD SMITHSBURG, MD 21783	LAVELLE & ASSOCIATES, INC	MARK ERIC HOLDRIDGE REVOCABLE TRUS
TWN-24-001	Improvement Plan	In Review	24-Jan-24	IMPROVEMENT PLANS FOR MAPLEVILLE ROAD	113 MAPLE AVENUE BOONSBORO, MD 21713	B&R DESIGN GROUP	FULLER RYAN M FULLER JESSICA
PC-24-001	Preliminary Consultation	In Review	30-Jan-24	7 BREW - HAGERSTOWN	1711 MASSEY BOULEV HAGERSTOWN, MD 21740	ADAM KREHER	DK VALLEY PLAZA LLC
PP-24-001	Preliminary Plat	In Review	03-Jan-24	PRELIMINARY PLAT SITE IMPROVEMENT PLANS FOR PARADISE HEIGHTS SECTION C	AMESBURY ROAD HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	PARADISE HEIGHTS LAND
PWA2024-001	PWA	Active	22-Jan-24	ELMWOOD FARMS SECTION 5B (WILKES DRIVE)	16301 KENDLE ROAD WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	FELIXS FOLLY LLC
PSP-21-002.R02	Redline Revision	Approved	16-Jan-24	SHOPS AT SHARPSBURG PIKE	10319 SHARPSBURG PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
SP-21-010.R04	Redline Revision	Approved	31-Jan-24	GATEWAY BUSINESS PARK	WEST SIDE OF THE SHARPSBURG PIKE	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SI-24-002	Simplified Plat	Final Copies Due	23-Jan-24	SIMPLIFIED PLAT FOR JAMES ERIC BARRETT, LOT 9	12105 ROSEBERRY LANE BIG POOL, MD 21711	GEHR DANIEL R. SURVEYING	LUCAS DARYL L
SP-24-001	Site Plan	In Review	12-Jan-24	COMBINED STORMWATER CONCEPT & SITE PLAN	145 IKO WAY, SUITE# 101 HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WASH CO COMMISSIONERS BOARD OF
SP-24-002	Site Plan	In Review	15-Jan-24	MINOR SITE PLAN FOR CASCADE PROPERTIES, LLC - CHURCH	14304 CASTLE DRIVE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
GP-24-001	Site Specific Grading Plan	In Review	26-Jan-24	HAGERSTOWN MASON RE LLC - ACCESS ROAD IMPROVEMENT	18410 ANYTIME CORNER HAGERSTOWN, MD 21742		HAGERSTOWN MASON RE LLC
SGP-24-001	Standard Grading Plan	Revisions Required	09-Jan-24	FOUNTAINHEAD PROPERTIES MANAGEMENT INC	13814 PENNSYLVANIA AVENUE, UNIT# 101 HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SGP-24-003	Standard Grading Plan	Revisions Required	11-Jan-24	KING CUSTOM HOME	5550 AMOS REEDER ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	KING DAVID W & KING MARIE L

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

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SGP-24-004	Standard Grading Plan	Final Approvals	16-Jan-24	MICHELE MCKENNA LOT 2	21115 MOUSETOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MICHELE A MCKENNA REVOCABLE TRUST MCKENNA MICHELE A TRUSTEE
SGP-24-005	Standard Grading Plan	Approved	20-Jan-24	KAREN BENGEL	15811 DELLINGER ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BENGEL KAREN ANN
SGP-24-006	Standard Grading Plan	Final Approvals	23-Jan-24	COLUMBIA GAS - MASSEY BLVD	17221 COLE ROAD HAGERSTOWN, MD 21740		
SGP-24-007	Standard Grading Plan	Final Approvals	24-Jan-24	HEROLD PIPES	18614 BURNSIDE BRIDGE ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	PIPES HAROLD A PIPES EVA R
SGP-24-008	Standard Grading Plan	Pending	29-Jan-24	CO. 2279 18400 PRECISION PLACE HAGERSTOWN, MD 21742	18400 PRECISION PLACE HAGERSTOWN, MD 21742		MORGAN PROPERTY INVESTMENTS LLC
SSWP24-001	Stormwater Standard Plan	Approved	02-Jan-24	KARL POULIN	20322 TOWNSEND ROAD ROHRERSVILLE, MD 21779	FREDERICK SEIBERT & ASSOCIATES	POULIN KARL POULIN KELLY
SSWP24-002	Stormwater Standard Plan	Approved	09-Jan-24	OSCAR MARTINEZ - 612 BEAVER CREEK RD	612 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	OSCAR MARTINEZ
SSWP24-003	Stormwater Standard Plan	Revisions Required	11-Jan-24	FOUNTAINHEAD PROPERTIES MANAGEMENT INC	13814 PENNSYLVANIA AVENUE, UNIT# 101 HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SSWP24-004	Stormwater Standard Plan	Approved	16-Jan-24	MICHELE MCKENNA LOT 2	21115 MOUSETOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MICHELE A MCKENNA REVOCABLE TRUST MCKENNA MICHELE A TRUSTEE
SSWP24-005	Stormwater Standard Plan	In Review	18-Jan-24	KING CUSTOM HOME	5550 AMOS REEDER ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	KING DAVID W & KING MARIE L
SSWP24-006	Stormwater Standard Plan	Approved	24-Jan-24	KAREN BENGEL	15811 DELLINGER ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BENGEL KAREN ANN
SSWP24-007	Stormwater Standard Plan	Approved	24-Jan-24	HEROLD PIPES	18614 BURNSIDE BRIDGE ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	PIPES HAROLD A PIPES EVA R
S-24-001	Subdivision Replat	Revisions Required	05-Jan-24	MARY BETH ALPHIN REPLAT	18925 AIR VIEW ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	ALPHIN MARY BETH ET AL
S-24-002	Subdivision Replat	Fees Due	18-Jan-24	LOT 5, "BRUCE N. HOFFMAN AND SONS"	15952 BROADFORDING ROAD HAGERSTOWN, MD 21740	TRIAD ENGINEERING	WIELAND CHARISSA D
TIS-24-001	Traffic Impact Study	Pending	03-Jan-24	VOLVO EXPANSION	13302 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	STREET TRAFFIC STUDIES, LTD	MACK TRUCKS INC C/O MS ECHENIQUE
TYU-24-001	Two Year Update	Pending	25-Jan-24	HIGH'S DAIRY STORE - BOONSBORO	NW CORNER OF MD ALT 40 (OLD NATIONAL PIKE) & MD RTE 67 (ROHRVILLE ROAD)	MESSICK & ASSOCIATES	OLD NATIONAL PIKE (BOONSBORO) LLC
TYU-24-002	Two Year Update	In Review	25-Jan-24	RHOTON STEVE	CLEAR SPRING ROAD E/S	FREDERICK SEIBERT & ASSOCIATES	RHOTON STEVEN L RHOTON DIANE L
GPT-24-001	Type 2 Grading Plan	Approved	04-Jan-24	GAVER MEADOWS LOT 73	9 PATTI LANE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-002	Type 2 Grading Plan	Approved	04-Jan-24	GAVER MEADOWS LOT 78	10 PATTI LANE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-003	Type 2 Grading Plan	Approved	04-Jan-24	GAVER MEADOWS LOT 82	1 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC

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

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
GPT-24-004	Type 2 Grading Plan	Approved	16-Jan-24	GAVER MEADOWS LOT 85	13 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-005	Type 2 Grading Plan	Approved	16-Jan-24	GAVER MEADOWS LOT 86	17 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-006	Type 2 Grading Plan	Approved	16-Jan-24	GAVER MEADOWS LOT 84	9 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-007	Type 2 Grading Plan	Approved	17-Jan-24	GAVER MEADOWS LOT 2	5 HERMAN GAVER PLACE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC

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

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-00003	Entrance Permit	Approved	02-Jan-24	STICK BUILT HOME	S-19-035 9336 ALLOWAY DRIVE, LOT 762		DRB GROUP MID ATLANTIC LLC
2024-00014	Entrance Permit	In Progress	02-Jan-24	2 FAMILY DWELLING	S-00-071 13814 PENNSYLVANIA AVENUE, LOT A, UNIT 100 AND 101, RIGHT AND LEFT SIDE		FOUNTAINHEAD PROPERTIES MNGT INC
2024-00046	Entrance Permit	In Progress	04-Jan-24	COMMERCIAL	SP-23-034 19528 INNOVATION DRIVE, BUILDING 4	MORGAN KELLER INC.	
2024-00050	Entrance Permit	Approved	04-Jan-24	STICK BUILT HOME	S-19-035 9359 ALLOWAY DRIVE, LOT 75		DRB GROUP MID ATLANTIC LLC
2024-00110	Entrance Permit	Approved	10-Jan-24	STICK BUILT HOME	S-18-035 9404 ALLOWAY DRIVE, LOT 226		DRB GROUP MID ATLANTIC LLC
2024-00114	Entrance Permit	Approved	10-Jan-24	STICK BUILT HOME	S-18-035 9418 ALLOWAY DRIVE, LOT 229		DRB GROUP MID ATLANTIC LLC
2024-00151	Entrance Permit	Approved	12-Jan-24	SEMI-DETACHED HOME	S-20-013 19524 COSMOS STREET, LOT 132		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00177	Entrance Permit	Approved	16-Jan-24	STICK BUILT HOME	S-75-14 20322 TOWNSEND ROAD, LOT 14		POULIN KARL POULIN KELLY
2024-00220	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19604 LAVENDER LANE, LOT 91		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00223	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19602 LAVENDER LANE, LOT 92		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00225	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19648 LAVENDER LANE, LOT 83		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00230	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19646 LAVENDER LANE, LOT 84		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00240	Entrance Permit	In Progress	22-Jan-24	STICK BUILT HOME	S-22-008 15811 DELLINGER ROAD, LOT 5R	PAUL CRAMPTON CONTRACTORS INC	BENGEL KAREN ANN
2024-00250	Entrance Permit	In Progress	22-Jan-24	STICK BUILT HOME	SI-19-003 612 BEAVER CREEK ROAD, LOT 1		
2024-00298	Entrance Permit	Review	24-Jan-24	INDUSTRIAL	SP-23-022		10319 GRUMBACKER LANE LLC
2024-00299	Entrance Permit	Review	24-Jan-24	INDUSTRIAL	SP-23-022		10319 GRUMBACKER LANE LLC
2024-00004	Grading Permit	Approved	02-Jan-24	WESTFIELDS LOT #762	S-19-035 9336 ALLOWAY DRIVE, LOT 762		DRB GROUP MID ATLANTIC LLC
2024-00015	Grading Permit	In Progress	02-Jan-24	2 FAMILY DWELLING	S-00-071 13814 PENNSYLVANIA AVENUE, UNIT 100 AND 101 LOT A, RIGHT AND LEFT SIDE		FOUNTAINHEAD PROPERTIES MNGT INC
2024-00045	Grading Permit	In Progress	04-Jan-24	COMMERCIAL	SP-23-034 19528 INNOVATION DRIVE, BUILDING 4	MORGAN KELLER INC.	
2024-00051	Grading Permit	Approved	04-Jan-24	WESTFIELDS LOT #75	S-19-035 9359 ALLOWAY DRIVE, LOT 75		DRB GROUP MID ATLANTIC LLC
2024-00056	Grading Permit	Approved	04-Jan-24	GRADING FOR GAVER MEADOWS LOT 73	TWN-19-007 9 PATTI LANE, LOT 73		DAVID C LYLES DEVELOPERS LLC
2024-00058	Grading Permit	Approved	04-Jan-24	GRADING FOR GAVER MEADOWS LOT 78	TWN-19-007 10 PATTI LANE, LOT 78		DAVID C LYLES DEVELOPERS LLC
2024-00060	Grading Permit	Approved	04-Jan-24	GRADING FOR GAVER MEADOWS LOT 82	TWN-19-007 1 BESSY NAOMI LANE, LOT 82		DAVID C LYLES DEVELOPERS LLC
2024-00111	Grading Permit	Approved	10-Jan-24	WESTFIELDS LOT 226	S-18-035 9404 ALLOWAY DRIVE, LOT 226		DRB GROUP MID ATLANTIC LLC
2024-00115	Grading Permit	Approved	10-Jan-24	WESTFIELDS LOT #229	S-18-035 9418 ALLOWAY DRIVE, LOT 229		DRB GROUP MID ATLANTIC LLC
2024-00181	Grading Permit	Approved	16-Jan-24	GRADING FOR GAVER MEADOWS LOT 85	TWN-20-006 13 BESSY NAOMI DRIVE, LOT 85		DAVID C LYLES DEVELOPERS LLC
2024-00182	Grading Permit	Approved	16-Jan-24	GRADING FOR GAVER MEADOWS LOT 86	TWN-19-007 17 BESSY NAOMI DRIVE, LOT 86		DAVID C LYLES DEVELOPERS LLC

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-00184	Grading Permit	Approved	16-Jan-24	GRADING FOR GAVER MEADOWS LOT 84	TWN-19-007 9 BESSY NAOMI DRIVE, LOT 84		DAVID C LYLES DEVELOPERS LLC
2024-00188	Grading Permit	In Progress	17-Jan-24	STICK BUILT HOME	SI-09-012 5550 AMOS REEDER ROAD, TRACT 4	EBY WILLIAM	KING DAVID W & KING MARIE L
2024-00197	Grading Permit	Approved	17-Jan-24	GRADING FOR GAVER MEADOWS LOT 2	TWN-19-007 5 HERMAN GAVER PLACE, LOT 2	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2024-00198	Grading Permit	In Progress	17-Jan-24	COMMERCIAL	PSP-21-002.R02 10302 EZRA DRIVE		SHARPSBURG PIKE HOLDING LLC
2024-00209	Grading Permit	In Progress	18-Jan-24		15811 DELLINGER ROAD WILLIAMSPORT, MD 21795	PAUL CRAMPTON CONTRACTORS INC	BENGEL KAREN ANN
2024-00221	Grading Permit	Approved	19-Jan-24	ROSEHILL MANOR LOT #91	S-21-031 19604 LAVENDER LANE, LOT 91		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00226	Grading Permit	Approved	19-Jan-24	ROSEHILL MANOR LOT #83	S-21-031 19648 & 19646 LAVENDER LANE, LOT 83 & 84		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00251	Grading Permit	In Progress	22-Jan-24	STICK BUILT HOME	SI-19-003 612 BEAVER CREEK ROAD, LOT 1		
2024-00297	Grading Permit	Review	24-Jan-24	GRUMBACKER LANE, LLC	SP-23-022		10319 GRUMBACKER LANE LLC
2024-00283	Grading Permit	Review	23-Jan-24	MASSEY BOULEVARD EXTENSION	17221 COLE ROAD		ARG CRHAGMD001 LLC 23425 COMMERCE PARK
2024-00057	Utility Permit	Approved	04-Jan-24	ANTIETAM BROADBAND	11606 KIEFFER FUNK ROAD	ANTIETAM CABLE TELEVISION INC	HUNTER KEITH W NEUBISER TODD M
2024-00137	Utility Permit	Approved	11-Jan-24	ANTIETAM BROADBAND	9606 CAFOXA DRIVE	ANTIETAM CABLE TELEVISION INC	HENESY JOSHUA R
2024-00264	Utility Permit	Approved	23-Jan-24	COLUMBIA GAS	18730 NORTHRIDGE DRIVE	COLUMBIA GAS OF MD	ISEMINGER SUSAN L

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	Type	Total
LandDev Total by Group: 42	Forest Conservation Plan	1
	IMA	5
	Improvement Plan	1
	Preliminary Consultation	1
	Preliminary Plat	1
	PWA	1
	Redline Revision	2
	Simplified Plat	1
	Site Plan	2
	Site Specific Grading Plan	1
	Standard Grading Plan	7
	Stormwater Standard Plan	7
	Subdivision Replat	2
	Traffic Impact Study	1
	Two Year Update	2
Type 2 Grading Plan	7	
Permits Total by Group: 40	Entrance Permit	16
	Grading Permit	21
	Utility Permit	3
Total		82