Hagerstown Utilities Department

October 8, 2026

Washington County

Planning Commission –

Data Center Information

Gathering and Discussion

1

Water and Wastewater Approval Process



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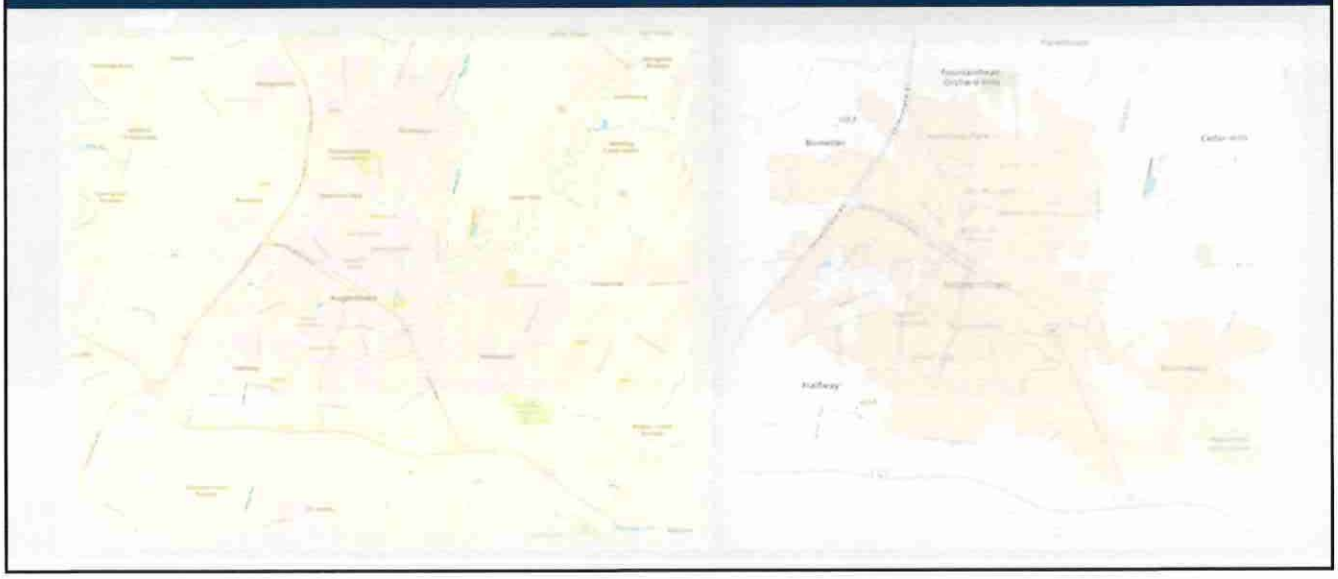
Where is the site located?

- Is this proposed site in the Hagerstown water and/or sewer service



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- Consistency with City Code and City Policy

City of Hagerstown
Water and Wastewater Policy
Adopted: February 24, 2004
Amended: July 29, 2008, September 22, 2009, October 11, 2016, May 23, 2017, November 27, 2018, June 18, 2019, August 25, 2020, December 19, 2023

Service Requests Outside the Corporate Boundaries of Hagerstown

Per the City of Hagerstown's Comprehensive Plan, Policy 4-1, the City of Hagerstown will only provide new or expanded water and wastewater service outside of Hagerstown's corporate boundaries to properties that annex into the city or that enter into pre-annexation agreements with the City, except as specifically exempted in the Annexation Policy. New or expanded service includes new construction, redevelopment of the site, new connections for existing buildings, uses in existing buildings that require expanded allocation or service, and re-subdivision of existing development.

Service Requests Outside Hagerstown's Medium Range Growth Area

Per the City of Hagerstown's Comprehensive Plan, Policy 4-4, the City of Hagerstown will not extend or expand water or wastewater services beyond the Hagerstown Medium-Range Growth Area as defined in the City's Annexation Policy, and shall not allow new connections to the existing lines located outside the Hagerstown Medium-Range Growth Area, unless one of the

ANNEXATION PROCEDURES AND POLICIES

Adopted February 24, 2004
Amended April 22, 2008
Updated June 18, 2019

I. PURPOSE

The City of Hagerstown's Mayor and City Council assert that a well-planned, fiscally responsible annexation policy of unincorporated lands is necessary for the following reasons:

A. to create opportunities for future development to receive the benefits of City services and home rule government provided to individuals and property owners within the City

B. to ensure that the City of Hagerstown continues to grow and prosper by providing opportunities for future economic development within the corporate boundaries of the City

C. to protect public health, safety and welfare

D. to ensure that residents and businesses outside of the corporate limits who benefit from access to the city's facilities and services contribute property taxes and other revenues to pay for the costs associated with providing and maintaining these facilities and services

E. to promote economic development within the Hagerstown Urban Growth Area, consistent with the Smart Growth Policies of the State of Maryland, and in particular within the Medium Range Growth Boundary, as defined by the 2008

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Where is the water and/or sewer infrastructure in relationship to the proposed property?

What is the capacity of the infrastructure

Are infrastructure upgrades or extensions required to serve the property

Will the system demand created by the proposed development impact existing customers



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What is the Water and/or Wastewater Allocation

What is the proposed operation

Will the facility run Monday through Friday (8-hour operation)

Will the facility be a seven-day operation (8, 16, or 24-hour operation)

How will the facility "peak" the system (peak day demand)



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What are the Fire Flow Requirements?

- Are water system upgrades needed to meet fire demand?
- Will facility need to store water?



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- Will There Be an Impact on Wastewater Operations
- Discharge Volume
- Discharge Quality
- Chemicals Used for Operations
- Impact on the Sewer Collection System
- Is the Waste Stream Treatable at a POTW



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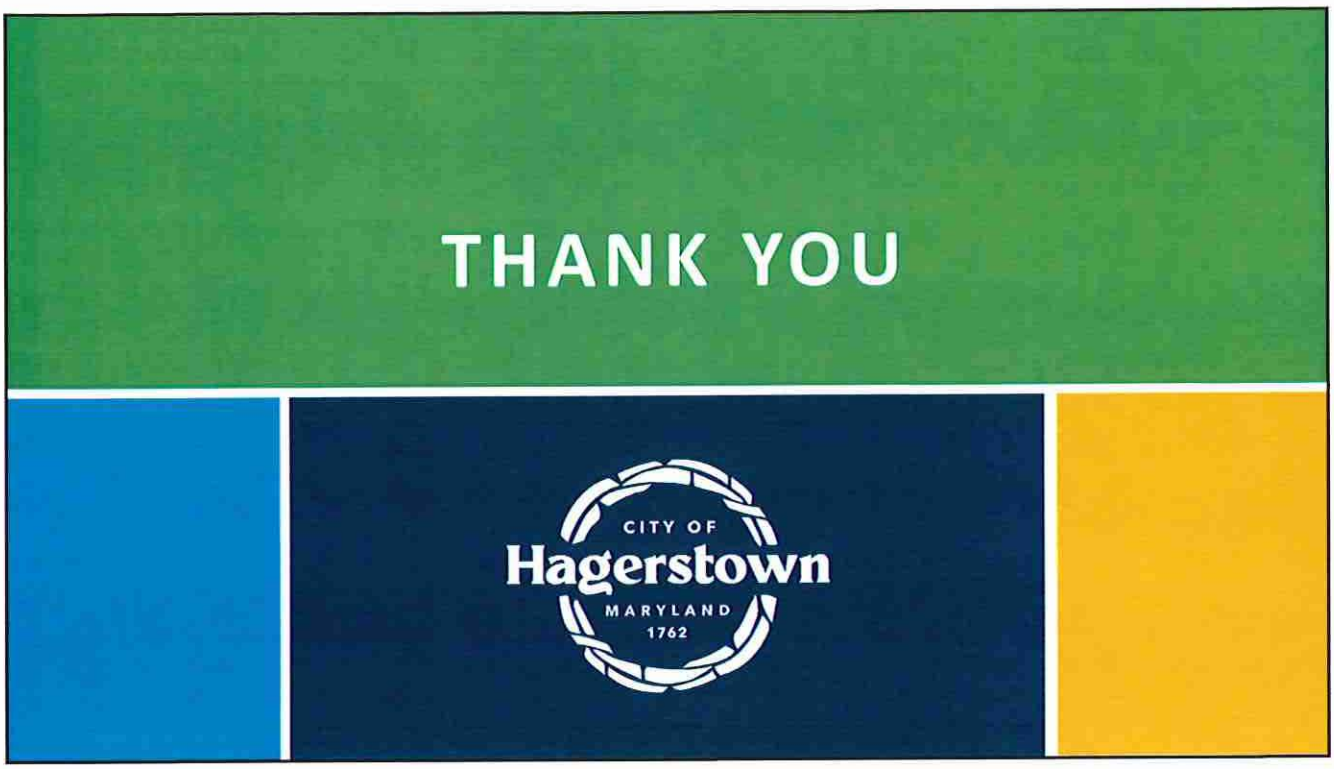

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