

DISTRI

FOR PLANNING COMMISSION USE ONLY Rezoning No. _____ Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

Brandon Green, Trustee, of the Brandon A. Green Revocable Trust	Property Owner	□Contract Purchase		
Applicant	□Attorney	□Consultant		
4221 Mathewson Drive NW Washington, DC 20011	□0ther:			
Address				
William E. Erskine, Esq.	301-575-0363			
Primary Contact	Phon	e Number		
8850 Stanford Boulevard, Suite 2900 Columbia, MD 21045	werskine@offitkur	man.com		
Address	E-ma	il Address		
19223 Manor Churc Property Location:	ch Road, Boonsboro (Ta	x ID 19-000923)		
0068 Tax Map: Grid:	0174 Parcel No.:	65.37 Acreage:		
EC Current Zoning:	RB (Overlay		
Reason for the Request: Change in Mistake ir		hood		
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PLANNING & ZONING FEE WORKSHEET

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name:	Date:	
Number of Acres	<mark>mendment</mark>	
Engineering Revi	w Fee	150.00
Technology Fee .	<u>\$</u>	15.00
	TOTAL FEES DUE – MAP AMENDMENT \$	
*Minimum charg	e of \$20.00 [if less than one acre]	
Tayt Amondmont	\$:	2 000 00
Choose One:	Adequate Public Facilities Ordinance orest Conservation Ordinance olid Waste Plan ubdivision Ordinance coning Ordinance Other:	
Technology Fee .	<u>\$</u>	15.00
	TOTAL FEES DUE – TEXT AMENDMENT \$ 2	2,015.00

Water and Sewer Plan Amendment\$ 2,000.00Technology Fee\$ 15.00

TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT \$ 2,015.00

Forest Conservation Exemption \$	25.00
Technology Fee	15.00
TOTAL FEES DUE – FOREST EXEMPTION \$	40.00

Please make checks payable to "Washington County Treasurer".

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JUSTIFICATION STATEMENT IN SUPPORT OF APPLICATION FOR ZONING MAP AMENDMENT

Subject Property:19223 Manor Church Road, Boonsboro, MD 21713 (the "Property').

REQUEST FOR RB DISTRICT OVERLAY

Brandon A. Green, Trustee, of the Brandon A. Green Revocable Trust (the "Applicant") hereby requests an amendment to the Washington County Zoning Map to apply the Rural Business Overlay Zoning District (RB) to the Property (Tax Map 0068, Parcel 0174). The Property is currently located in the Environmental Conservation Zoning District (EC). The purpose of the Applicant's request is to enable the Applicant to downsize an existing five (5) room Bed & Breakfast and a banquet and event center for large social gatherings into a smaller and far less intensive boutique agritourism destination resort. Although small in size, the Applicant's intended use is categorized as a "Resort" which is a principally permitted use in the RB District pursuant to Article 3, Table 3.3(1) of the Washington County Zoning Ordinance (the "Ordinance").

BACKGROUND INFORMATION

a. Location and Description of the Property

The Property consists of +/- 65.37 acres and is located on the south side of Manor Church Road between Antietam Creek and Wheeler Road. The Property's street address is 19223 Manor Church Road, Boonsboro, MD 21713. Brandon A. Green, individual, first acquired an ownership interest in the Property by virtue of a Deed dated October 29th, 2004 and recorded among the Land Records of Washington County at Liber 2491, folio 176 (Exhibit A). More recently, the Applicant, became the current and sole owner of the Property by virtue of a deed dated October 26, 2020 and recorded among the Land Records of Washington County, Maryland at Liber 6479, folio 333 (Exhibit B). In addition to being the sole owner of the Property, Brandon A. Green is now the sole owner and operator of the Stoney Creek Farm Bed & Breakfast and banquet and event center.

The Property is more particularly identified as "Remaining Land" on the "Plat of the Property of Mrs. Helene F. Crane", dated April 1983, prepared by J.H. Seibert, P.E. & L.S. and recorded among the Plat Records of Washington County, Maryland at Plat No. 1554 (<u>Exhibit</u> <u>C</u>). The Property is heavily wooded with qualified forest covering approximately 55% of the site. In addition, approximately 60% of the Property's perimeter boundary contains well-established trees providing appropriate screening from adjacent uses. Topographically, the Property can be described as a bowl or valley with the existing development and improvements located in the lower elevation areas of the site. The highest elevation of the Property is approximately 540 ft. and is located in the vicinity of the electrical transmission lines in the

southern region of the Property. The lowest elevation of the site is approximately 400 ft. and is located near the main entrance to the Property from Manor Church Road.

In addition to the forested areas, the Property contains small amounts of steep slopes and a stream valley. Also present is a small unregulated wetland area. There are no floodplains present on the Property. See, <u>Exhibit D</u> – Stoney Creek Farm Preliminary Site Plan – Sheets 1 thru 8 inclusive (the "PSP").

b. Existing Conditions; Structures; and Current Uses

As shown on PSP, sheet 4, the existing improvements on the Property consist of multiple buildings, including a historic farmhouse built in the early 1800s with an area of +/- 4,830 square feet, a historic bank barn dating from the mid-1800s containing +/- 6,350 square feet, a guest house built in the 1980s containing +/- 2,260 square feet, a +/- 440 square foot office, a woodworking shop and multiple smaller structures scattered throughout the Property. Additional features include a historic spring house, a historic smokehouse, and several smaller accessory storage structures, and an event lawn presently used as a venue for large outdoor banquets; receptions; and social assemblies.

For the past 15 years, the Property has been used as a five (5) room Bed & Breakfast and a banquet and event center for large social gatherings of groups up to 150 guests; including such events as wedding receptions; parties; and business meetings. The banquet and event center commercial uses on the Property were approved pursuant to a special exception granted by the Washington County Board of Zoning Appeals ("BZA") in 2006. See, <u>Exhibit E</u> - BZA Opinion, Appeal No. AP2006-115. In addition, the Property is improved with approximately 5 miles of natural surfaced woodland hiking trails.

c. Withdrawal of Prior Application for Zoning Map Amendment (RZ-20-003).

In November 2020, the Applicant filed an Application to Amend the Zoning Maps of Washington County for the purpose of applying the Rural Business Overlay Zoning District (RB) to the Property in order to allow the addition of 15 overnight guest rooms. In that Application the Applicant proposed the continuation of the large banquets; receptions; and social assemblies authorized by the BZA in 2006 under Appeal No. AP2006-115, and further proposed the construction of a new event barn to accommodate those gatherings. That application, designated as RZ-20-003, has since been withdrawn by the Applicant and is therefore not relevant to the current Application except as described herein. The Applicant has elected to withdraw the RZ-20-003 application (instead of modifying it) in order to avoid confusion in the record and to keep the evidence and testimony presented in the prior application from being inadvertently considered in this current application. Avoiding confusion in the RZ-20-003 application.

In fact, several community members who testified in opposition to the RZ-20-003 application are now supportive of, or do not oppose, the current application. In addition, the

current zoning proposal has received the unanimous support of the Town of Boonsboro Mayor and Council. (See Town of Boonsboro Mayor and Council letter of support dated December 14, 2021 attached as part of <u>Exhibit F</u>.) Further illustrative of the community support for this boutique agritourism destination resort are numerous letters from community members containing the following representative statements of support:

Billie Jo Sellers, South Mountain MicroFARM

"I'm all in favor of preserving our county's history and farms and I have seen the Stoney Creek vision and I think that Stoney Creek Farm project would be doing just that, preserving history while increasing tourism."

Emma Lorusso, Neighbor

"It's hard for me to believe that anyone who cherishes the agricultural and rural life could find fault in bringing more jobs to the area, especially when Stoney Creek is so focused on creating something that is entirely positive to the community. This love for the land as it is, combined with a desire to help improve our community and keep us all moving forward, is exactly why I support Brandon and his team at Stoney Creek in their proposal for improvements to the farm."

Daniel Spedden, President, Hagerstown-Washington County Convention & Visitors Bureau

"Stoney Creek Farm can also offer a unique environment for retreats because the setting is so beautiful and so authentic to the area's history."

Dylan Krzywonski & Amanda McCoy, Ninety Thirty at Rockland Estate and Homaide Brewing Company

"If we step back and look at the different fascists of Washington County tourism, it is bleak to see a horizon without Stoney Creek Farm and the incredible opportunity they are bringing with this new project."

Gary House, Neighbor

"Speaking to neighbors in our community, I think I can speak collectively that we all are looking forward to the Stoney Creek Farm experience. We are in full support of the efforts to recreate the landscape and environment of the Stoney Creek Farm. The agritourism concept will most certainly bring an elegant atmosphere to the area. Agritourism is a safe and fun way to experience life in the country."

Garrett Chambers, Cushwa Brewing

"When I spoke to Brandon, I could feel his passion and tell that his head and his heart are in the right place. People like Brandon are the types of people we need to start new and exciting local businesses because they have the dedication and the means to do what's necessary to make them successful."

Kelsi Palmer, Kite & Anchor

"It's really cool to watch our County grow in good ways with those who want to see EVERYONE around them also succeed. If that isn't the literal sense of Community, than I don't know what is."

Maulik S. Joshi, Dr.P.H., President & CEO, Meritus Medical Center

"I believe this to be a positive improvement for the neighborhood and county at large, which is why I strongly encourage your support of the project as I do."

Michelle Miller, Millcrest Farm

"The Stoney Creek Farm project has carefully considered our surrounding history and developed a concept to not only enrich Washington County tourism, but promote local businesses and residents in a tasteful and thoughtful way."

Delegate Neil C. Parrott, Maryland House of Delegates

"Stoney Creek Farm is an important business asset in not only the Boonsboro and Antietam area, but also for Washington County as a whole."

Rich Daughtridge, Founder and CEO, HighRock

"I believe the Stoney Creek Farm project is an opportunity for Washington County to embrace another new and forward-looking opportunity to enhance our area."

Selena Wilkes, Elmwood Farm

"Brandon Green has truly set an example of not losing his vision and staying on track with his ultimate goal. He persevered as he chose to improve his plan, learn from the locals, and seek patience, found the determination within to build positive relationships in our local community. He has figured out the best compromise solution with such passion, that his comeback presentation for the new Stoney Creek Farm Project-agritourism boutique resort is exactly what the County needs for its agritourism community."

The Revd. D Stuart Dunnan, D. Phil, Headmaster Saint James School

"I have reviewed the plan and consider it to be a thoughtful and tasteful improvement to the existing property which honors its rural setting and history and will significantly improve the quality of life and the economy on "our side" of the county."

Levi Sellers, South Mountain MicroFARM

"Moving forward with the plans for this site would allow for important investments into the conversation of the land right next to the Antietam, the preservation of the historic architecture, upgrades to stormwater and septic systems, improvements to the current runoff, and the protection of the current forest along with the restoration of the original orchard previous owners removed."

Tara Sargent, Executive Director, Leadership Washington County

"Unlike a typical bed and breakfast or big-box hotel, a boutique agritourism resort like Stoney Creek Farm is not only seamlessly integrated into nature without disturbing the rural landscape, but it also doesn't rely on volume or typical tourism; instead, it relies on a premium rate. Another reason these changes will bring more peace to the neighborhood, with quiet heritage tourists replacing the current noisy weddings and other events."

Cyndi Powell

"Their concept is unique, creative and has great potential to add value to our community on many levels."

Paul Frey, President and CEO, Washington County Chamber of Commerce

"I appreciate how much time and effort Mr. Green has put into listening to the needs of the community and making changes to his project accordingly. In the end, this is a positive improvement for the neighborhood and county at large, which is why I support this project and strongly encourage you to do the same."

Randy Thompson, President and CEO, Big Cork Vineyards

"This venue will prove to be a gem to Washington County. It will NOT cause traffic problems. It will NOT cause property value issues, it will NOT cause an issue with the bucolic nature of the surrounding area. I request that you permit this project to move forward. It will make you proud one day, I assure you."

Craig Campbell, River Bottom Roasters

"I believe Washington County holds the most beautiful landscape in the area and we should use every attempt to share and profit from its natural beauty. A balanced approach to preservation and development is being achieved with the Stoney Creek Farm Project."

Dan Murphy, DM Designs, Inc.

"This project is designed in such a way as to not only be of benefit to local farmers, businesses, and townspeople but to showcase them with the utmost respect."

Greg Maciulla

"I have witnessed, inspected but most importantly appreciated, Brandon and his team's preservation of our rural history by maintaining the historic integrity of the buildings and all that is associated with them. His vision will continue the sustainability of preserving, sharing, and engaging in our history while allowing a way of life of yesteryear to continue where it was one with nature and rustic."

Jason Shank, Grey Street Digital

"The opportunity to highlight all our diverse wineries, distilleries, farms, restaurants, breweries, bakeries and coffee roaster to high-income tourists and businesses is one of the most exciting parts of this project. It is not just about Stoney Creek Farm, it's about what Washington County has to offer."

Joseph J. Scalese III

"As a member of this community for over a generation, and a long time resident of Washington County, I know first hand that there is a need for a project such as this in our area."

Karen Long

"Brandon has been very forthcoming and upfront about every aspect of the project and extremely dedicated to answering any and all questions."

Kierston Dudley

"The Stoney Creek Farm project not only preserves the rural landscape of Washington County, it improves it."

Kristin Holt, Kaptivated Kulture

"Supporting this project and the development of Stoney Creek Farm will change the quality of life for so many including myself. What I love most about our area is how unique it is in agriculture. My family and I take advantage of this every opportunity we have. Stoney Creek Farm will just be an addition to one of the many natural amenities we have access to."

Lori Anderson, Painted Pastures

"The Stoney Creek Farm project has carefully considered our surrounding history and developed a concept to not only enrich Washington County tourism, but promote local businesses and residents without disrupting the beauty of our county."

Phyllis Callaway

"While I understand that some are resistant to change, I also realize that improvements such as upgrades to storm water and septic systems, not to mention restoration of the original orchards at the farm, are exactly the kind of change needed to help move a beloved piece of property from its place in the past to a legacy that carries into the future."

Dr. Jim Klauber

"This development, while wholly dependent on Mr. Green's entrepreneurial ability, is a golden opportunity for Washington County. We need to create more of those opportunities, and this is one. Perhaps those who visit will come back to live, maybe bring their business, or retire in our County."

Michael Weiss, President Weiss Bros.

"I have personally toured the property and encourage you to do the same. I see no issues with the rezoning ask, or the issues the neighbors have raised. I have visited a similar boutique in Western Maryland several times and can see the vision for this project. There is nothing but positives that would come out of this. We need projects like this in our community and are lucky we have this opportunity sitting on our doorstep."

See also, <u>Exhibit F</u> – Community Support Letters.

Although the RZ-20-003 application has been entirely withdrawn, the public process related to the consideration of that application has afforded the Applicant a valuable opportunity to better understand and to appreciate the concerns of local community. Over the past 11 months, the Applicant has engaged in an extended and continuing dialog with many members of

the local community. As a result of this dialog, the Applicant learned that the single greatest concern among the protestants relates to the hosting of large outdoor banquets and receptions at Stoney Creek Farm. Therefore, in an effort to achieve an appropriate balance between the Applicant's property rights and the rights of the remaining protestants, the Applicant has decided as part of this new application to significantly reduce the size and intensity of the commercial activities on Stoney Creek Farm by substantially reducing the number of guests that may be accommodated and by eliminating large outdoor banquet and reception events altogether.

Further, the Applicant's new zoning proposal relocates the main activity center associated with the proposed boutique agritourism destination resort to an area of the Property that is more centrally located and is exceedingly well screened and buffered by natural topography. As depicted on sheet 1 of the PSP the main activity center is now the Existing Renovated Barn (Building #5) and the Spa Building (Building #6). By locating the main resort activities in this central location of the Property, the Applicant has taken advantage of the terrain associated with a mountain ridge on the western portion of the Property. The elevation of this mountain ridge is 440' and is approximately 30 feet higher than the 410' elevation of the Existing Renovated Barn. This mountain ridge will therefore provide a complete barrier to the adjacent properties to the west of the site. In fact, this mountain ridge will mitigate any and all noise and lighting concerns for our neighbors to the west and in particular the Backman residence which is located approximately 1,336 feet away from the Existing Renovated Barn and which has an elevation of 385' (See, PSP, sheet 6 and sheet 8). With this change, the Applicant has found that many members of the community who once opposed the proposed RB zoning, now either support it or at least no longer object to it. It is the Applicant's sincere desire that in time all members of the community will come to recognize the benefits of this proposed RB District zoning application vis-a-vis the commercial activities currently authorized on the Property. Please see Exhibit G for a detailed description of the extensive community outreach undertaken by the Applicant over the many months subsequent to the withdrawal of the prior zoning application.

d. The New Zoning Proposal.

The Applicant's new zoning proposal is to amend the zoning maps of Washington County to apply the RB overlay zoning district to the Property for the purpose of allowing the Applicant to operate a boutique agritourism destination resort. If approved, the Applicant intends to discontinue the commercial activities authorized by the BOA in 2006 under Appeal No. AP2006-115 and would instead conduct on the Property only those commercial activities authorized by the Washington County Board of County Commissioners ("BOCC") including any conditions of approval imposed by the BOCC as part of this new zoning application.

e. Description of Proposed Boutique Agritourism Destination Resort.

The proposed RB District will allow Stoney Creek Farm to operate as a boutique agritourism destination resort that will provide much needed recreational and agritourism opportunities in the rural areas of the County while supporting the agricultural and farming community while also serving the needs of the rural residents by providing expanded employment opportunities, and improved water quality conditions through new stormwater and

septic management systems. Although it is quite small in size, the proposed boutique agritourism destination resort will afford locals and tourists drawn from urban centers an opportunity to experience a relaxing and rejuvenating getaway to a tranquil boutique agritourism destination resort in the countryside of Washington County. While visiting Stoney Creek Farm guests will be able to experience and enjoy the resort's agricultural setting and woodland surroundings. In accordance with Ordinance, Art. 28A, a minimum of 75% of the land area of the Property shall be used to provide recreational facilities for the guests. In addition to its agricultural setting and woodland surroundings, the anchor attraction for this boutique destination resort is its expansive forested areas containing more than 5 miles of natural surfaced woodland hiking trails.¹ See, PSP, sheet 2. Additional recreational and seasonal activities available to the guests of Stoney Creek Farm on a seasonal basis will include:

- Woodland trail hikes
- Horseback riding
- Garden tours
- Apple orchard tours
- Tractor & hayrides
- Corn maze challenge
- Apple picking and canning
- Sleigh & toboggan rides
- Cross country skiing
- Snow shoeing
- Picnics
- Badminton and paddle sports
- On-site tours of historic structures
- Lectures on historic structure restoration
- Bird and wildlife watching
- Geocaching
- Swimming in year-round endless pool
- Spa and spa treatments
- Strength and fitness activities
- Meditation & Yoga
- Cooking instruction
- Wine tasting
- Star gazing & outdoor astronomy observatory

The following physical site improvements and renovations appurtenant to the boutique destination resort are proposed to be made to the Property and are more particularly shown on the PSP sheets 1 and 2.

Note: Existing structures are shown as white on the PSP; new or expanded structures are shown in salmon color.

¹ Ordinance, Art. 28A - Resort: A building or buildings containing guest rooms where, for compensation, lodging and meals are provided, located on a lot at least seventy-five percent of the land area of which shall be used to provide recreational facilities for the use of its guests. Such recreational facilities may include a golf course, swimming pool, tennis courts, and may include bridle paths, hiking trails, and other similar or related facilities, but no outdoor amusement devises other than normal playground equipment.

- 1. Gazebo
- 2. Vehicular Pull-Off Area
- 3. Existing Garden
- 4. Patio
- 5. Existing Renovated Barn
- 6. Spa
- 7. Orchard House
- 8. Vegetable Gardens
- 9. Parking +/- 26 Spaces
- 10. Culvert Upgrade
- 11. Transition Paving
- 12. Guest Check-In
- 13. Pool Deck
- 14. Spa Garden
- 15. Farmhouse
- 16. Patio
- 17. Vegetable Garden
- 18. Entry Court
- 19. Lawn Space
- 20. Seating Niche
- 21. Pond
- 22. Cottage Area
- 23. Head-In Parking
- 24. Farmhouse Addition
- 25. Farmhouse Addition
- 26. Estate House
- 27. Storm Water Management (SWM)
- 28. Existing Woodland Trails
- 29. Gravel Service Court
- 30. Walking Trail
- 31. Orchard/Vineyard/Hay
- 32. Meadow House
- 33. Spring House
- 34. New Septic Area
- 35. Historic Smokehouse & Proposed Storage
- 36. Existing Shed & Proposed Game Room
- 37. Walk-In Shed

• The Applicant's contemplated improvements to the Property in conjunction with this application consist of a renovation of the main farmhouse (#15) to reduce the number of guest suites from five to three and to remove the existing kitchen. The renovation will also add restrooms, a warming kitchen, a solarium, and a library.

• The existing Estate House (#26) will undergo a complete renovation to create two guest suites.

• Seven new cottages (A, B, C, D, E, F, and G) consisting of +/- 900 sf each are planned and to be situated on that portion of the Property identified on the PSP as the "Cottage Area" (#22).

• The existing barn (#5) consisting of approximately 5,990 square feet will be restored and used for indoor dining for patrons of the resort only, with a maximum capacity of 60 guests plus service staff and storage. The existing barn will not have an outdoor pavilion but rather will have a small outdoor covered patio that will extend approximately 15 feet. This patio area will be furnished with tables and chairs and will have an awning or moveable overhang to protect guests from the elements.

• A new Spa facility (#6) consisting of approximately 7,500 square feet will be built on the site adjacent to the old barn.

• Renovations and expansion of guest check-in (#12) to accommodate guest check-in, and office operations.

• A new Orchard House (#7) consisting of approximately 4,165 square feet will be built on the site adjacent to the proposed apple orchard and will consist of four guest suites.

• A new Meadow House (#32) consisting of approximately 4,165square feet will be built on the site adjacent to the cottages and will consist of four guest suites.

• Other amenities to be offered include renovations to the +/- 100 square foot Spring House (#33), new and upgraded roads, walkways, parking, gardens and hiking trails throughout the Property.

• The Applicant also intends to install a modern centralized septic system that will service all of the sanitary wastewater needs for the site. In addition, solar shingle technology will be installed on new and renovated structures to generate electricity to serve the Property. Finally, stormwater management features utilizing environmental site design will be installed at various locations on the Property in order to mitigate the impacts of storm water on nearby streams and stream buffers. Those environmental features do not exist today.

In total, the renovations and new structure upgrades will result in 3 suites in the Farmhouse (#15), along with 4 suites in the Orchard House (#7) and 4 suites in the Meadow House (#32), and 2 suites in the existing Estate House (#26). In addition, 7 guest cottages (A, B, C, D, E, F, and G) are proposed on the Property **for a total of 20 overnight guest room accommodations.** The Applicant contemplates the creation of a boutique agritourism destination resort on the Property, which would be the first of its kind in Washington County.

The Applicant also intends to restore a portion of the Property to its former *agricultural use* by replanting apple orchards (removed in the 1970s) on the site to supply apples for use in the commercial kitchen, nearby restaurants, and to provide for the *pick-your-own* sale of apples to guests. Alternatively, or in addition to the apple orchard, the Applicant may include a peach orchard and/or grape vineyard and/or hay. The Stoney Creek Farm resort will also procure locally sourced food products and services from local farmers and small businesses in the area to include meat, dairy, produce, and wine as well as supplies for the operation of the destination resort. The Applicant envisions Stoney Creek Farm as a partner and valued member of the

community, providing approximately ten (10) full-time, living-wage hospitality jobs while contributing substantially to the county tax base. Approximately five (5) other full-time and part-time jobs will be generated locally off-site including marketing, bookkeeping, and operational support. Stoney Creek Farm will become a boutique agritourism destination resort highlighting the rich history, culture, and country charm of rural Washington County. Additionally, the Applicant is currently in the process of having a Forest Stewardship Plan prepared for the Property. See, <u>Exhibit H</u> – November 10, 2021 correspondence from Robert R. Schwartz, Forester, Maryland Department of Natural Resources.

f. Appellate History.

As stated above, the Applicant submitted a request for special exception to the Board of Zoning Appeals of Washington County (the "BZA") in Appeal No. AP2006-115. A public hearing was held before the BZA on September 27, 2006, at which neither opposing testimony nor opposing evidence was presented. By written opinion dated October 26, 2006, the BZA granted a special exception to allow receptions, meetings, and other social events on the Property in connection with Stoney Creek Farm's Bed & Breakfast.

Thereafter, and during the course of converting the barn to a reception facility, the Applicant received a list of road improvements from the Washington County Engineering Department required for Manor Church Road to meet the adequacy requirements for a reception facility. The Applicant was informed that Manor Church Road would need to be widened, and four hillcrests might require flattening. As a result of this notification, the Applicant halted the barn conversion and filed a request to the BZA in Appeal No.: AP2007-068, for a variance from the road adequacy requirements for the proposed use. A public hearing was held before the BZA on August 22, 2007, at which Applicant and several opponents of the request produced testimony. By written opinion dated September 20, 2007, the BZA granted the Applicant a variance from the road adequacy requirements under the Adequate Public Facilities Ordinance (the "APFO").

In granting the variance, the Board determined: (1) the requirements imposed by the APFO would result in extraordinary hardship to the Applicant; (2) the physical features and characteristics of the proposed plat or site plan are such that a waiver would not impair the intent and purpose of the requirement; (3) the variance will not endanger or present a threat to the public health, safety, or welfare; and (4) granting the variance would observe the spirit of the APFO and secure public safety and welfare.

This decision of the BZA was appealed by petitioners Per Olof Backman and Alice Backman to the Circuit Court of Washington County. By written opinion dated May 19, 2008, the Circuit Court affirmed the decision of the BZA, upholding the BZA grant of the variance.

The Applicant is cognizant that a twenty (20) suite boutique agritourism destination resort is different than a five (5) room Bed and Breakfast and banquet and event center for large social gatherings contemplated by BZA in Appeal No.: AP2007-068, and that it may be necessary at the site plan review stage to review the adequacy of Manor Church Road.

Nonetheless, because the proposed use under the RB district overlay generates *significantly less traffic* as compared to the current use now authorized by special exception, the Applicant is confident that additional improvements to Manor Church Road will not be required.

g. Justification for RB Zoning District Designation.

The RB zoning district has been established as a "floating zone" within the Washington County Zoning Ordinance (the "Ordinance"). The RB zoning district provides more flexibility as compared to traditional, i.e., non-floating zone, Euclidean zoning. Consequently, property owners seeking to apply the RB overlay to their property are not required to demonstrate either a change in the character of the neighborhood or a mistake in the most recent comprehensive zoning (the "change/mistake rule").

Section 5E.4(b) establishes certain criteria that must be satisfied in order for an RB District to be established at a particular location. The statutory criteria are:

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;

2. The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads". In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;

3. Onsite issues relating to sewage disposal, water supply, stormwater management, floodplains, etc. can be adequately addressed; and

4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

In addition, Ordinance, Section 5E.6 sets forth certain factors that must be considered by the Planning Commission when making its recommendation to the BOCC with respect to a request for RB zoning district designation. These factors to be considered include:

1. The proposed district will accomplish the purpose of the RB District;

2. The proposed site development meets criteria identified in Section 5E.4 of this Article;

3. The roads providing access to the site are appropriate for serving the business-related traffic generated by the proposed RB land use;

4. Adequate sight distance along roads can be provided at proposed

points of access to the site;

5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity.

6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.

In addition to the four criteria set forth in Ordinance, Section 5E.4 and the six factors to be considered pursuant to Ordinance, Section 5.E.6(c), a Property being considered for the RB zoning district must be used for a permitted principal use as authorized by Ordinance, Section 5E.1. The Property must also be capable of complying with the RB zoning district bulk regulations contained in Ordinance, Section 5E.5.

The Applicant's proposal to designate the Property as an RB zoning district for the purpose of establishing a boutique agritourism destination resort satisfies Ordinance, Section 5E.1 because a "Resort" is a principal permitted use within the RB District as indicated in the Table of Land Uses Section 3.3, Table No. 3.3(1). The proposal also satisfies all other criterion and factors under the Ordinance. Those criterion and factors are discussed below, beginning with the proposal's compliance with the applicable bulk regulations in the RB District.

Bulk Regulations. The proposed Map Amendment satisfies each of the bulk regulations required by the Ordinance, Section 5E.5 for designation as an RB District, including:

a. Lot Size: Minimum 40,000 sf.

<u>Response</u>: The Property contains+/- 65.37 acres and exceeds the 40,000 sf minimum lot size.

b. **Front Yard Building Setback:** 40 feet from a minor collector or local public road right-of-way or 50 feet from a major collector or arterial public road right-of-way

Response: As shown on the PSP, the Proposed use complies with all front yard setbacks.

c. <u>Side and Rear Yard Building Setbacks:</u> 50 feet from a property zoned for or occupied by a Residential Land Use; 25 feet from a property zoned for or occupied by a Non-Residential Land Use.

<u>Response</u>: As shown on the PSP, the Proposed use complies with all side and rear yard setbacks.

d. <u>Height:</u> No proposed or existing structure is or shall be greater than 35 feet.

<u>Response</u>: As shown on the PSP, the Proposed use complies with all height requirements as no existing or proposed structure shall be greater than 35 feet. See also <u>Exhibit I</u> (Building renderings).

e. Lot Coverage: Maximum 65%. The footprint of the buildings contemplated by Applications renovations is less than 65% of the area of the Property.

<u>Response</u>: As shown on the PSP, the Proposed use complies with the maximum lot coverage requirement as the footprint of the buildings contemplated by Application's renovations is substantially less than 65% of the area of the Property.

f. **Parking:** 1. Off-street parking facilities shall be provided in accordance with Article 22, Division I of this Ordinance. 2. Parking and access aisles are permitted in the front yard setback area. Parking and access aisles are permitted in the side and rear yard setback areas only when the lot abuts a property with a nonresidential land use.

<u>Response</u>: As shown on the PSP, the Application proposes the creation of one (1) parking space per guest room which the requirement in the Ordinance, and approximately 29 additional spaces for staff and overflow for a total of 49 parking spaces. All off-street parking facilities shall be in accordance with Article 22, Division I of the Ordinance. No parking or access aisles are proposed to be located within the setback areas.

g. <u>Signage:</u> Signage shall conform to the requirements set forth in Section 22.23 of this Ordinance; however, in no case shall the total cumulative area of signage for freestanding and building mounted signage in this district exceed two hundred (200) square feet. No off-premises signs shall be approved through this rezoning process.

<u>Response</u>: As shown on the PSP, the Proposed use complies with the bulk regulation signage requirements. Though no signage is proposed at this time, any subsequent signage shall conform to the requirements set forth in Section 22.23 of the Ordinance and the total cumulative area of signage for any future freestanding and building mounted signage shall not exceed two hundred (200) square feet. Further, no off-premises signs are proposed as part of this Application.

h. Lighting: Lighting shall be provided for all nighttime uses. All building mounted or freestanding lighting shall be constructed so that light and glare are directed toward the ground.

<u>Response</u>: As shown on the PSP, the Proposed use complies with the applicable lighting requirements. Any and all building mounted or freestanding lighting shall be *dark sky* compliant and shall be constructed so that light and glare are directed toward the ground. See, <u>Exhibit I</u> - Description of Dark Sky lighting fixtures.

i. <u>Outside storage of materials:</u> Outside storage of materials is limited to those areas on a site plan designated for such storage. Additional screening may be required when outside storage is proposed.

<u>Response</u>: As shown on the PSP, the Proposed use does not contemplate the outdoor storage of materials. The Application therefore satisfies this bulk regulation requirement.

j. <u>Screening</u>: 1). Trash, refuse, or recycling receptacles shall be screened from public view through the use of fencing or landscaping; 2). Additional buffering, screening, or landscaping or other like elements may be required when the proposed RB District abuts a Historic Preservation Overlay Area or is located along a designated scenic highway; 3). Screening between a residential land use and a proposed RB district shall consist of three species that shall be a minimum of eight (8) feet overall in height and two (2) inch caliber at the time of planting. Trees shall be placed at maximum 10-foot intervals along the perimeter of the boundary to be screened except for areas that would restrict sight distance from the access points to the site. Shrubs may be required to supplement tree plantings to create an opaque screen. Shrubs may be used in place of trees if they can be shown to create the same overall screening effect. Perimeter screening in the form of a solid fence or a combination of a solid fence and vegetation may be used to meet the screening requirement.

<u>Response</u>: As shown on the PSP, the Proposed use ensures that trash, refuse, or recycling receptacles are screened from public view as a result of the site's topography, existing vegetation and proposed landscaping. The proposed RB District does not abut a Historic Preservation Overlay Area and it is not located along a designated scenic highway. Therefore, additional buffering, screening, or landscaping or other like elements are not required. Residential land uses will be screened by a combination of existing vegetation and trees as well as new landscaping that shall consist of three species that shall be a minimum of eight (8) feet overall in height and two (2) inch caliber at the time of planting. New trees shall be placed at maximum 10-foot intervals along the perimeter of the boundary to be screened. The Application satisfies the bulk regulation requirement for adequate screening.

Evaluation of Compliance with Ordinance, Section 5E.4(b) Criteria

As discussed in detail below, the Application for RB zoning district designation satisfies the required criteria under Ordinance, Section 5E.4(b) 1 - 4.

<u>Criterion No. 1.</u> The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan.

<u>Response</u>: The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan. Accordingly, the Application satisfies this required criterion.

<u>Criterion No. 2.</u> The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads." In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic.

<u>Response</u>: The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads." Additionally, the proposed business, activity or facility does not generate 25 or more peak hour trips and far less than 40% of the estimated vehicle trips are anticipated to be commercial truck traffic, therefore, a traffic study is not warranted. See, <u>Exhibit J</u> – July 14, 2021, correspondence from Mike Nalepa, Traffic Engineer. Further, the proposed RB District will utilize the existing access driveway which, for more than 100 years, has provided vehicular access to the site, including access for heavy trucks associated with the site's prior commercial greenhouse use and prior agricultural farm use.

It is anticipated that guests will stay at the resort mostly on weekends. Typically, guest arrivals will be disbursed between Friday afternoon and Saturday morning. Guest departures will again be disbursed and will occur generally between Sunday morning and Sunday afternoon. Being a destination resort it is anticipated that the overwhelming majority of guests will remain on the Property for the duration of their stay, thus mitigating the potential for excessive traffic on Manor Church Road.

The Applicant has utilized the existing access driveway since 2006 to serve the existing Bed & Breakfast and banquet and event center. During these past 15 years, the Applicant has used the existing access driveway in furtherance of the commercial business operations authorized by special exception. These commercial business activities have included the operation of a 5 room Bed & Breakfast and a banquet and event center for social gatherings of groups up to 150 guests; including such events as wedding receptions; parties; and business meetings. During this 15-year period, the Applicant has found the existing access drive serving the Property to be both safe and usable. In fact, during this 15-year period, the Applicant is not aware of a single accident that has occurred in the vicinity of the existing access drive. Furthermore, the Applicant is not aware of any accidents that have occurred on the entirety of Manor Church Lane during this 15-year period that have involved any guest, invitee, or employee of Stoney Creek Farm.

The safety and usability of the existing access drive and of Manor Church Road in general is further confirmed by the official record of motor vehicle accidents as maintained by Washington County Sheriff's Office. The Applicant has requested and obtained copies of all police reports relating to motor vehicle accidents that have occurred anywhere on Manor Church Road during the past 5-year period. See, <u>Exhibit K.</u> In reviewing these accident reports, several observations are worth noting.

1. A total of 5 reported accidents occurred on Manor Church Road over the past 5 years.

2. All 5 of these accidents resulted in property damage only. There were not any personal injury accidents.

3. All 5 accidents were single vehicle accidents only.

4. Two of the accidents were caused by deer in the roadway.

5. One accident did not occur on the public road but rather in a private shared driveway. This accident was apparently caused by horseplay "in an attempt to throw gravel."

6. None of the accidents occurred in the vicinity of the existing access drive to Stoney Creek Farm.

7. None of the accidents involved individuals known to be related in any way to the existing business operations taking place at Stoney Creek Farm.

8. None of the reported accidents were related in any way to slow moving vehicles on the roadway such as farming or agricultural equipment.

9. None of the accidents appear to have been caused by the driver's consumption of alcohol. Nor were any alcohol related traffic citations issued by law enforcement.

The adequacy of Manor Church Road to serve the commercial activities currently authorized on the Property has been extensively examined and litigated in connection with AP2007-068. As now proposed, the Applicant's requested use of the Property is in fact substantially less intensive than the current special exception authorized uses for which the BZA granted the variance in AP2007-068. If this Application is approved, the Applicant envisions Stoney Creek Farm to be a boutique agritourism destination resort only. The more intensive commercial activities currently authorized by the special exception will be discontinued and only those commercial activities authorized by the BOCC as part of this Application will take place.

<u>Criterion No. 3.</u> Onsite issues relating to sewage disposal, water supply, stormwater management, floodplains, etc. can be adequately addressed.

<u>Response</u>: As shown on the PSP and as confirmed by correspondence from Charlie Semler attached hereto as <u>Exhibit L</u>, all onsite issues relating to sewage disposal, water supply, stormwater management and floodplains can be adequately addressed. With a focus on environmental preservation, a new centralized septic area for the Property is contemplated for the Property. This new sewage disposal area will provide centralized sanitary wastewater treatment and disposal and will be located, much further away from water ways and floodplains on the Property as compared to the current septic disposal areas. Additionally, the PSP for the site also contemplates the use of storm water management facilities at various locations throughout the site. (Currently, the Property does not have any storm water management facilities on-site.) These state-of-the-art storm water management facilities will be designed to provide water quality storm water management in accordance with environmental site design to the maximum extent practical in accordance with the Washington County storm water management regulations.

The water sources available on the Property are more than adequate for Applicant's intended use. The available water supply on the Property has been evaluated and it has been determined that the Applicant's proposed use will have no detectable impact on the underground

water aquifer serving the Property and the surrounding vicinity. See correspondence from Triad Engineering, Inc. dated July 20, 2021, attached hereto as **Exhibit M**. In addition, a 1975 report from the Maryland Historic Trust (discussed below) has indicated that the historic spring is capable of producing in excess of 50 gallons of water per minute.

<u>**Criterion No. 4.</u>** The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.</u>

<u>Response</u>: The Property is listed on the historic inventory as site WA-II-189, the Schlosser-Crane Farm. The 1975 historic survey prepared by the Maryland Historic Trust (MTH) describes the existing historic structures on the Property as well as their significance. The MHT survey indicates:

"This farm complex includes a two story, four bay brick dwelling, a stone spring house with a massive exterior stone chimney and two large bank barns. Together these structures form an important group representing Washington County's vernacular architecture."

It should be noted that one of the bank barns referenced in the MHT survey was removed prior to the Applicant's purchase of the Property in 2004 and the Applicant undertook a major restoration of the historic main farmhouse in 2006. In addition, and as shown on sheet 3 of the PSP, there are several historic resources identified on the historic site inventory within ½ mile of the Property. These historic resources include:

WA-II-188 – Schlosser-Crane Farm – built in 1785 with an addition in 1850. Located approximately 1000 ft from the Property.

WA-II-118 – Ruins of a limestone house and culvert – early 1800s former house. Located approximately 300 ft from the Property.

WA-II-246 - Ringers Cemetery. Located approximately 500 ft from the subject property.

WA-II-190 – Thomas-Rollins House - Built in 1883. Located approximately 1000 ft from the Property.

WA-II-272 – Monroe Church of Christ - Built in 1872. Located approximately 800 ft. from the Property.

WA-II-286 – mid-19th century farm complex. Located approximately 1600 ft from the Property.

The Applicant's contemplated use of the Property with the RB District overlay is not incompatible with existing land uses, cultural and historic resources, or agricultural preservation efforts in the vicinity; nor would the use adversely affect the on-site historic structures and

setting. As opposed to tearing down the historic buildings to make way for new, modern-style buildings, the Applicant is proposing to renovate and restore these historical elements of the site, thereby preserving the Property's rural character and congruity with the surrounding rural area.

Furthermore, the RB District overlay would not be inconsistent with agricultural preservation efforts in the area. Because the Applicant's proposed use leaves the majority of the Property undeveloped, the opportunity to voluntarily enter a land preservation program sometime in the future still remains. Additionally, because the proposed boutique agritourism destination resort is self-contained within the Property and is well-screened from other vicinal properties by topography, existing trees and proposed landscaping; it will not negatively impact any existing or future preservation easements on nearby properties. The relative low intensity of the use further points to the proposed RB District's compatibility with existing land uses in the area.

Factors to be Considered Pursuant to Ordinance, Section 5E.6(c)

Ordinance, Section 5E.6(c) identifies six factors that the Planning Commission is to consider when forming its recommendation to the BOCC. These factors and the Applicant's responses are provided below.

1. The proposed district will accomplish the purpose of the RB District;

<u>Response</u>: The purpose of the RB District is

" ... to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County."²

Granting the Application will satisfy **all** of the purposes of the RB Overlay District. The Applicant's proposed use will support the agricultural industry and farming community by returning significant portions of the Property to agricultural use; and by creating opportunities for local farmers to sell and provide locally sourced food and beverages; and by creating an agritourism farm to table dining experience highlighting quality Washington County agricultural products. The proposed use will reestablish agricultural use to the Property for the first time in approximately fifty (50) years, by replanting several apple orchards onsite for the sale of *pick-your-own* apples to guests. Additionally, the proposed RB District will provide recreation and agritourism opportunities by creating an environment where guests from urban centers can experience and enjoy the agricultural and historical setting of the Property and to partake in the numerous recreational and seasonal activities available at the proposed boutique agritourism destination resort.

The proposed RB District will also serve the needs of the residential population by providing much needed living-wage employment opportunities including ten (10) full-time,

² Ordinance, Article 5E -"RB" Rural Business District.

hospitality jobs and approximately five (5) other full-time and part-time off-site jobs including marketing, bookkeeping, and operational support. Additionally, the Property with the RB District overlay, will establish a location for facilities not otherwise permitted in the rural areas of Washington County, and the Applicant's investments in stormwater and septic management systems are designed to provide improved water quality conditions in the local area. The Applicant's proposed use is fully consistent with the purpose of the RB District, and it satisfies the elements and criteria necessary for approval of the RB District overlay on the Property.

2. The proposed site development meets criteria identified in Section 5E.4 of this Article;

<u>Response</u>: The proposed RB District meets all of the criteria under Ordinance, Section 5E.4(b). Please see Applicant's detailed discussion and responses to criteria in the sections above.

3. The roads providing access to the site are appropriate for serving the business-related traffic generated by the proposed RB land use;

<u>Response</u>: The proposed RB District satisfies this factor for the reasons set forth in the Applicant's detailed response to Criterion No. 2 above.

4. Adequate sight distance along roads can be provided at proposed points of access to the site;

<u>Response</u>: The proposed RB District satisfies this factor for the reasons set forth in the Applicant's detailed response to Criterion No. 2 above. Additionally, access to the site will continue to be provided by the existing driveway now serving the Property. This existing driveway and point of access has served the Property for many years. This point of access and the available sight distance have proven to be both safe and adequate. As stated above, for the past 15 years, the Applicant has operated a 5 room Bed & Breakfast and a banquet and event center for social gatherings of groups up to 150 guests; including such events as wedding receptions; parties; and business meetings. During this 15-year period, the Applicant has found the existing access drive serving the Property to be safe with adequate available sight distance. In fact, during this 15-year period, the Applicant is not aware of a single accident that has occurred in the vicinity of the existing access drive. The Applicant understands that the adequacy of Manor Church Road may be further evaluated during the site plan approval phase.

5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity.

<u>Response</u>: The proposed RB District satisfies this factor because the proposed landscaped areas will in-fact provide adequate buffering of the proposed RB land use from existing land uses in the vicinity. The proposed boutique agritourism destination resort is selfcontained within the Property and is well-screened from other vicinal properties by topography, existing trees, and proposed landscaping. 6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.

<u>Response</u>: The proposed RB District satisfies this factor because the proposed destination resort is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures. As stated above, the proposed destination resort is self-contained within the Property and is well-screened from other vicinal properties by topography, existing trees, and proposed landscaping. Further, the proposed RB District use will not create any significant amounts dust, odors, fumes or vibrations or other physical conditions that would be incompatible with adjacent land uses or structures. Under the proposed RB District, the intensity of the resort use would be less than one-half (1/2) of the intensity of the current commercial uses taking place on-site. If this Application is approved, all commercial uses authorized by special exception would be discontinued and only those commercial uses authorized by the BOCC under this application would be permitted.

For the reasons and justifications provided above, the Applicant's proposed RB District satisfies all of the criteria and factors necessary to approve the RB District overlay on the Property. Accordingly, the Applicant respectfully requests that this application be approved.

EXHIBIT A

CLERK OF CIRCUIT COURT WASHINGTON COUNTY

2491 0176

This Deed, made this 29th day of October, 2004, by and between KIMBERLY A. SCHMIDT, party of the first part, Grantor; and BRANDON GREEN, as to an undivided 50% AND JOSEPH FARONE and DAVID V. KEMPTON, JOINT TENANTS WITH RIGHT OF SURVIVORHISP, as to an undivided 50% interest, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of ONE MILLION ONE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$1,190,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said BRANDON GREEN and JOSEPH FARONE and DAVID V. KEMPTON, with interests as stated above, TENANTS IN COMMON AS TO THE WHOLE, in fee simple, all that lot of ground situate in Washington County, Maryland and described as follows, that is to say:

All that tract of land or Farm, together with the improvements thereon, situated and lying to the East of Antietam Creek, South of Monroe Road, and West of Wheeler Road in Election District No. 10, Washington County, and being particularly described on a plat prepared by J.H. Selbert, and shown and designated as "Remaining Lands" on the plat entitled "Plat of the property of Mrs. Helene R. Crane", which plat is recorded among the Land Records of Washington County, Maryland at Plat folio 1554, containing 65.37 acres of land, more or less.

BEING the same land conveyed to the Grantor herein by Deed recorded in Liber 2095, Folio 722, among the aforesaid Land Records

Title Insurer: Commonwealth Land Title Insurance Company

Tax Account No. 19-000923

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said BRANDON GREEN, JOSEPH FARONE and DAVID V. KEMPTON, with interests and tenancy as stated above, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

INP FD SURE 3 RECORDING FEE	3.00 20.00
RECORDATION T	9,044.19
tr tax state total	5.50.00
Rest HADI	15,034.00 RCPt \$ 15239
DIM LH	B1K # 782
Nov 10, 2004	09:59 an



CLERK OF CIRCUIT COURT WASHINGTON COUNTY

2491 0177

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

{Seal} KIMBERLY A. S

State of Maryland

Montgomery County, to wit:

I hereby certify that on this 29th day of October, 2004, before me, the subscriber, a Notary Public of aforesaid jurisdiction, personally appeared KIMBERLY A. SCHMIDT, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

ANSTO David Kanstoroom, Notary Public Mentgomery County, State of Maryland My Gemministry Expires 8/1/2005 HOTORY PUBLIC Notary Hublic

My Commission Expires:

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

David Kanstoroom

AFTER RECORDING, PLEASE RETURN TO: North American Title Company 4733 Bethesda Avenue, Suite 801 Bethesda, MD 20814

DENNIS J. WEAVER
CLERK OF THE CIRCUIT COURT
FOR WASHINGTON COUNTY
RECORDING FEE _ 20
RECORDING TAX 4046.00
COUNTY TRANSFER TAX
TRANSFER TAX 594 5950.00
rotal 1503400

File No. 04-2067-12

AGRICULTURE TAX \$ ACREAGE CLERK

1050 L HERENY 2004 RECEIVED FOR TRANSFER State Department of Assessments & Taxation for Washington County

2491 0178

CLERK OF CIRCUIT COURT WASHINGTON COUNTY

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

KIMBERLY A. SCHMIDT

2. Reason for Exemption								
Resident	I, Transferor, am a resident of the State of Maryland.							
Status	Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.							
Principal Residence	Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.							

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

3a. Individual Transferors	
Witness	Kenobel Schuelt
	KIMBERLY A. SCHMIDT
2h Entit	h Tropofororo
3D. Entit	y Transferors
Witness/Attest	Ву:

CLERK OF CIRCUIT COURT WASHINGTON COUNTY

AFFIDAVIT AS TO TOTAL PAYMENT PURSUANT TO SECTION 10-912(B)(2) OF THE TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND

The undersigned make(s) oath, in due form of law and under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "withholding law") as follows:

- 1. That **KIMBERLY A. SCHMIDT**, is/are the transferor(s) of that real property described in the accompanying deed, commonly known as: Property Address: 19223 MANOR CHURCH ROAD, BOONSBORO, MD 21713, (the "property");
- 2. That I/we have examined the settlement statement prepared in connection with the transfer of the property, including both the gross amounts due to me/us and the listing of expenses and adjustments which result in a reduction in the net proceeds due to me/us;
- 3. That with respect to the determination of "total payment," stated below, for the purpose of the withholding law: (a) the "total payment," includes the fair market value of any property transferred to me/us as part of the sale; (b) in calculating the deductions from gross proceeds, "debts incurred in contemplation of sale" (meaning debts secured by the property that were incurred within 120 days of the sale, such as loan funds received from a financing or a previous or new line of credit within the past 120 days prior to the sale of the property) were <u>not</u> deducted from gross proceeds and (c) in calculating the deductions from gross proceeds, only my/our expenses arising out of the sale or exchange of the property have been deducted; and
- 4. That the amount of "total payment" for the purpose of the withholding law is $\frac{473}{473}$

DATED this 29th day of October, 2004,

WITNESS:

{Seal} KIMBERLY A. SCHMID

KANS7

NOTAR) PUTERS

State of Maryland

Montgomery County, to wit:

I hereby certify that on this 29th day of October, 2004, before me, the subscriber, a Notary Public of aforesaid jurisdiction, personally appeared KIMBERLY A. SCHMIDT, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the foregoing are true and correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

(5:0000-0:0003

David Kanstoroom, Notary Public Montgomery County, State of Maryland My Commission Expires 8/1/2005

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				CLERK 0)F CIRCUIT (COURT						
	State of M	laryland Lan	ıd Instru	WASHI ment In	NGTON COU take Shee	NTY						
		[] City [X ided is for the use of	K] County:	Washington								
	Assessme	ents and Taxation, a	nd the Count	ty Finance O	ffice only.	ij						
1	Type(s)	Print in Black Ink		1								
	of Instruments	1 Deed 2 Deed of Trust										
2	Conveyance	X Improved Sale										
3	Check Box Tax Exemptions	Arms-Length Recordation	1									
L	(if Applicable) Cite or Explain Authority	State Transfer County Transfer	State Transfer First Time Maryland Home Buyer									
4	Cite of Explain Authority	Consideration	Amount						ce Use On			
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	and Tax	Balance of Existing		\$	0.00	x () %	:	\$			
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4. P		Other Other		\$ \$		\$ \$			Ag. Tax	otner:		
6	Description of	District Prop	erty Tax ID No 19-000923	0.(1) Gr	antor Liber/Folio 2095/722		Мар	ľ	Parcel No.	Var. LOG		
/15/	Property		ubdivision Nan		Lot (3:	ı) Block(.	3b) Sect/AR(3c)	Plat	Ref.	SqFt/Acreage(4)		
	SDAT requires submission of all		ONROE ROA ddress of Prop		onveyed (2)							
ilabl	applicable information. A maximum of 40	19223 MANOR CI	HURCH ROA	AD, BOONSE	BORO, MD 217	13	Wata	N4 - 4	At .	No		
ava	characters will be	Other	Property Iden	tifiers (if appli	icable)		wate	r Meter	er Account No.			
Date	indexed in accordance with the priority cited in	Residential [X] or] Partial Conveyance			e Simple [X] or scription/Amt. of			:				
8_2441. Date available	Real Property Article Section 3-104(g)(3)(i).					Sqronouge						
77		If Partial Conveyance	e, List Improve oc. 1 – Granto		:d:	1	Doc. 2 –	Granto	or(s) Name	:(s)		
Ë.	Tuo no fo uno d	KIMBERLY A. SO	CHMIDT				N GREEN by/thr	u Realt	y Exchan	ge Corp		
0 18 0, MSA_CE1	Transferred From						. KEMPTON					
, MS		Doc. 1 - Owner(s	s) of Record, if	Different from	m Grantor(s)	Doc	. 2 – Owner(s) of R	ecord, i	l, if Different from Grantor(s)			
8			oc. 1 – Grante						e(s) Name	:(s)		
	Transferred To	BRANDON GREE DAVID V. KEMP		alty Exchang	ge Corp,	the Truste	e or Trustees nam	ed there	ein			
2491, p	10	1300 FAIRMONT	STREET NI		New Owner's (G		ling Address					
6 6 6	Other Names	and an a state of the state of	tional Names			1	Doc. 2 - Additional					
DU D	to Be Indexed			a,a,a,		CHASE N	AANHATTAN M	ORTG	AGE COI	RPORATION		
<u>¥10</u>		Nome D1D			By or Contact Pe	rson		X	Return to	o Contact Person		
Rec	Contact/Mail Information	Firm: North A	tate Title Ser	e Company] Hold for	Pickup		
and			ethesda Aven one: 301-907-		Bethesda, MD 2	20814			Return A	Address Provided		
- L		11 IMPORTANT	: <i>BOTH</i> THE	ORIGINAL D	DEED AND A PH				CH TRA	NSFER		
OUR		Assessment	X Yes Yes X				yed be the grantee property? If yes,			ence?		
Ŭ ⊨		Information			as property our	eved? If yes	attach copy of su	Irvev G	frecorder	no copy required)		
scul		X Yes X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) Assessment Use Only - Do Not Write Below This Line										
CIR		[] Terminal Verification [] Agricultural Verification [] Whole [] Part [] Tran. Process Verification Transfer Number: Date Received: Deed Reference: Assigned Property No.:										
ΥTγ		Year Land		Block Lot								
Ino		Buildings Total			Zonin Use Town		Grid Parcel Ex. St.	Section Ex. C	· ····	Occ. Cd.		
N C		REMARKS:		1	10441	<i></i>						
GTC												
NIH												
VAS -		I						4.	Page 0	20 of 150		
WASHINGTON COUNTY CIRCUIT COURT (Land Records)										20 -6 450		

EXHIBIT B

This deed was prepared by The Mason Law Firm, PC

Tax Map No.: 19-000923 Grantee's Address: 19223 Manor Church Road, Boonsboro MD 21713 Consideration: \$0.00 QUITCLAIM

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered this **2** and of October 2020 by and David V. Kempton party of the first part, and Brandon A. Green, Trustee, of the Brandon A. Green Revocable Trust, of the second part, as tenants by the entirety.

WITNESSETH, that, for and in consideration of ZERO dollars, and other good and valuable consideration, the said party of the first part, does hereby GRANT and CONVEY unto the party of the second part, his 50% interest in the property, as sole owner, their, heirs, successors and or/ assigns in fee simple, all their interest in and to the following described property, situate, lying and being in Washington County, State of Maryland:

BEGINNING for the same and being known and designated as All that tract of land or Farm, together with the improvements thereon, situated and lying in the East of Antietam Creek, South of Monroe Road, and West of Wheeler Road in Election District No. 10, Washington County, and being particularly described on a plat prepared by J.H. Selbert, and shown and designated as "Remaining Lands" on the plat entitled "Plat of the property of Mrs. Helene R. Crane", which plat is recorded among the Land Records of Washington County, Maryland at Plat folio 1554, containing 65.37 acres of land, more or less..

For informational purposes only the improvements thereon being known as 19223 Manor Church Road.

AND BEING the same property conveyed from A Fifty Percent (50%) Undivided Interest to Brandon A. Green, Trustee of The Brandon A. Green Revocable Trust Agreement Dated May 13, 2013, a Forty-Five Percent (45%) Undivided Interest to David V. Kempton, and a Five Percent (5%) Undivided Interest to Joseph Farone.

And being the same property by deed dated January 10, 2020, and recorded among the Land Records of Washington County, Maryland on January 28, 2020, in Liber 6169, in Folio 148, was granted and conveyed by Joseph Farone, Five Percent (5%) Undivided Interest unto David V. Kempton, As Former Domestic Partners. David V. Kempton therefore being the owner of 50% of the property.

SUBJECT to any existing mortgages or Deeds of Trust or record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said parties of the second part in fee simple. And said party of the first part does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

Witness his hand and seal on the day and year first herein before written.

Signed, sealed and delivered in the presence of,

David V. Kempton

STATE OF Virginia COUNTY OF Faitax

On this 2b day of 2ct, 2020, before me, the undersigned officer, personally appeared David V. Kempton known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and being so authorized to do, acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

10/31/20226 My Commission Expires: 1 SARAH ELIZABETH TOZER Notary Public NUIARY PUBLIC REGISTRATION # 7786358 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES OCTOBER 31, 2022

ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

'LUK WTV UK Samentha B. La Mell Esq.

GRANTEE ADDRESS:

RETURN TO AFTER RECORDING:

Universal Title 6862 Elm Street, #740 McLean, VA 22101

RECEIVED FOR TRANSFER State Department of Assesuments & Texcelon for Washington County <u>Cmm</u> 16/2021

ASSIGULTURE TAX\$ No Ag Dave 65.37 Ac ACINAGE CLENK CMM

TODD L. HERSHEY, TREASURER Page 034 of 159

LR - DOT/MTG Recording Fee - RT only 75.00 Name: Green Trust Ref: LR - Recordation Tax 2,424.40 LR - Surcharge 40.00 2,539.40 SubTotal: _____ 2,599.40 Total: 01/11/2021 10:43 CC21-RD #14440293 CC0403 -Washington County/CC04.03.01 -Register Ø1

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court Washington County, Maryland

Kevin R. Tucker, Clerk 24 Summit Avenue Hagerstown, MD 21740 301-790-7991

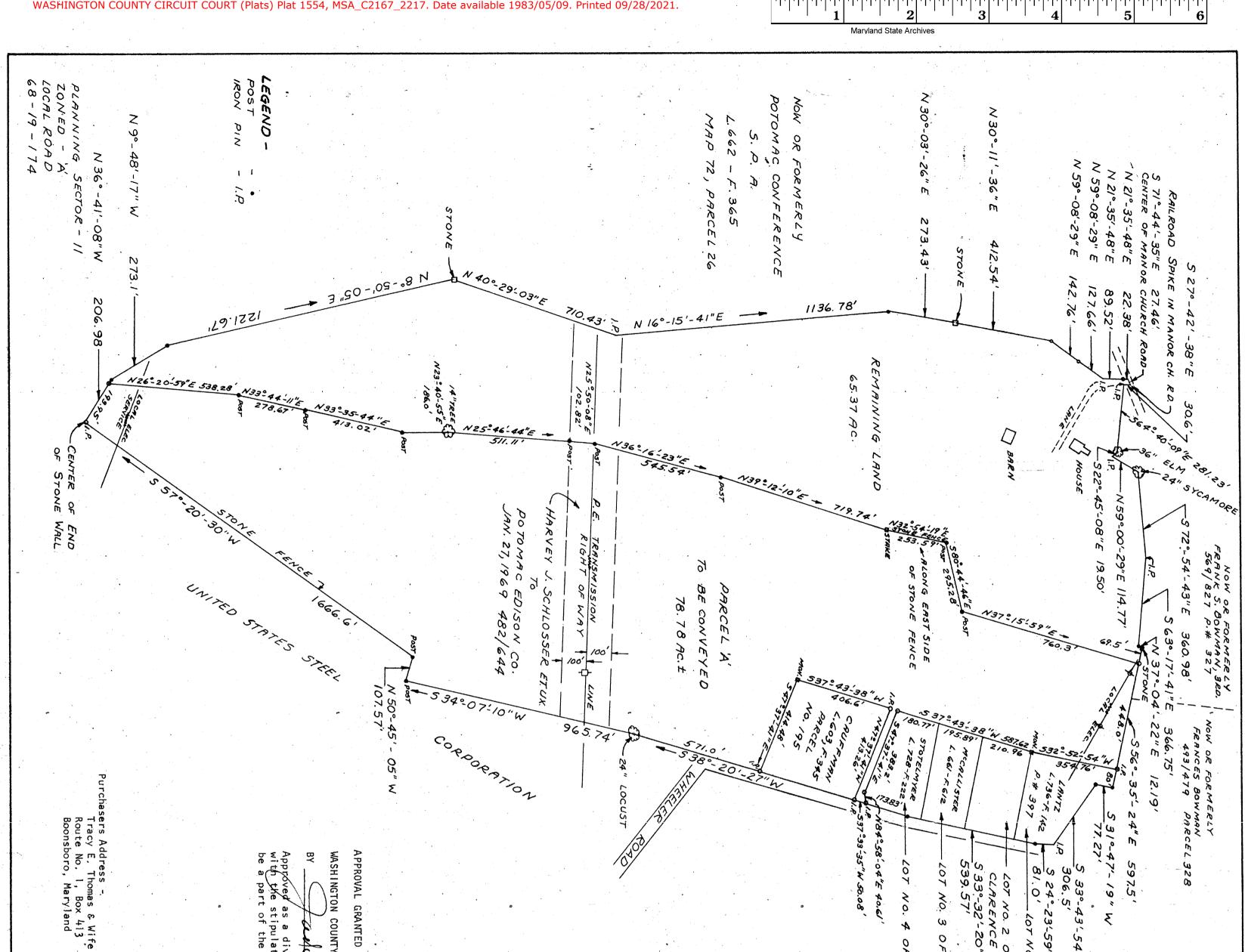
For Clerks Use Only
Improvement Fee40.00
Recording Fee
County Transfer Tax
Recordation Tax <u>24244</u>
State Transfer Tax
Non-Resident Tax
total2539,40

BOOK: 6479 PAGE: 337

State of Maryland Land Instrument Intake Sheet Baltimore City X County: Washington Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only – All Copies Must Be Legible)												
1 Type(s)					-							
1 Type(s) of Instruments	Deed	-	Mortga	nke Form is nge	Attached.	Othe	r	Circuit Court Clerk				
2 Conveyance Type	x Deed of 1		Lease Unimp	oved Sale Multiple Accounts			Not a	Not an Arms-				
Check Box	Arms-Le	ngth <i>[1]</i>	Arms-l	Length [2]	Arm	s-Length [3]	Leng	th Sale [9]	served 1			
3 Tax Exemptions (if applicable)	Improved Sale Unimproved Sale Multiple Accounts Not an Arms- 5 Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9] 5 Recordation 5 5 5 5 State Transfer 5 5 5											
Cite or Explain Authority												
4	Consideration Amount Finance Office Use Only Purchase Price/Consideration \$ Transfer and Recordation Tax Consideration											
	Any New Mo	rtgage		\$ \$ 1,000,00				r Tax Consider		\$		
Consideration	Balance of Ex Other:	tisting M	ortgage	\$ 681,004 \$.83		X (Less Ex) % cmption Amou	= int -	\$		
and Tax Calculations				s			Total T	ransfer Tax	=	\$		
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5	Recording Ch	unt of Fe	es	\$ 115.00	Doc	. 1	\$	Doc. 2		Agent:		
	Surcharge			\$			\$			Tax Bill:		
Fees	State Recorda State Transfer			\$ \$			\$ \$			C.B. Crcdit:		
	County Trans			\$			\$			C.B. Citan.		
	Other Other			\$ \$			\$ \$			Ag. Tax/Oth	er:	
6	District	Prop	erty Tax II	1	Gran	tor Liber/Folio	3	Мар		Parcel No.		Var. LOG
			19-00092		6169		-	•				(5)
Description of Property		Subd	livision Nai	ne		Lot (3a)	Block (3	b) Sect/AR (3c)	Plat Ref.	SqF	ft/Acreage (4)
SDAT requires					Location	l n/Address of Prop	erty Being	Conveyed (2)	l		I	
submission of all applicable information.			-		19223 N	Aanor Church Road						
A maximum of 40 characters will be			Othe	er Property	Identifie	rs (if applicable)				Water Meter	Accou	nt No.
indexed in accordance with the priority cited in	Residential [× Or No	n-Resident	ial 🗌 F	ce Simple	e 🗴 or Ground F	Rent 🗌	Amount:		\$		
Real Property Article	Partial Conv	eyance [Yes X N	Descri	ption/Amt	. of SqFt/Acreage	Fransferred					
Section 3-104(g)(3)(i).	If Partial Con	vevance.	List Improv	/ements			-					
7		1	Doc. 1 – Gra	antor(s) Na				Do	c. 2 – Gran	tor(s) Name(s)		
T	Brandon A. Gre	en, Trus	ee of Brand	lon A. Greer	n Revocab	ele Trust Agreemen	1					
Transferred From	Doc. 1	– Owner	(s) of Reco	rd, if Differ	ent from	Grantor(s)	Do	oc. 2 Owner(s)	of Record,	if Different fro	m Gr	antor(s)
8			Joc. 1 – Gra	antec(s) Na	me(s)			Do	c. 2 – Gran	itee(s) Name(s)		
Transferred												
То				42		v Owner's (Grant	<u>, í .</u>		111			
9	Doc	. 1 – Add	litional Nar	nes to be In			1			es to be Indexed	l (Opt	ional)
Other Names to Be Indexed			Trus	star Bank	·		<u> </u>					
10 Contact/Mail			Instru	ment Subm	itted By o	or Contact Person			x	Return to Conta	ct Pers	son
Information	Name: Avery											
	Firm Univer Address: 6862			0						Hold for Pickup)	
	McLean, VA 2					Phone:	(703) 354			Return Address		
	11	IMPOF	TANT: BO			L DEED AND A e property being co					ANSF	ER
	Assessi	nent	Yes			transfer include	-	÷ •	-			
	Inform	ation				. 10			<u> </u>		· .	
			Yes			operty surveyed?				ded, no copy rec	quired)	
	Terminal		on	Agric	cultural V	crification	Whole	Pa	ırt	Tran. Proc		rification
tion	Transfer Nun Year		0	Date R	leceived:	Geo.	Deed Re	ference: Map	As Sub	ssigned Property	/ No.: Bloc	
County Validation	Land					Zoning		Grid	Plat		Lot	<u></u>
	Buildings Total					Use Town Cd		Parcel Ex. St.	Sec Ex.		Occ.	. Cd.
Coun	REMARKS:					Town Ca	·1	LA. SI.	<u> </u>	<u> </u>	l	
for												
Reserved			<u> </u>									
e Res												
Space										·····		
	Distribution:		Clerk's Office ffice of Financ	· e		Canary – SDAT Goldenrod – Preparer		A0C-CC	-300(5/2007).			

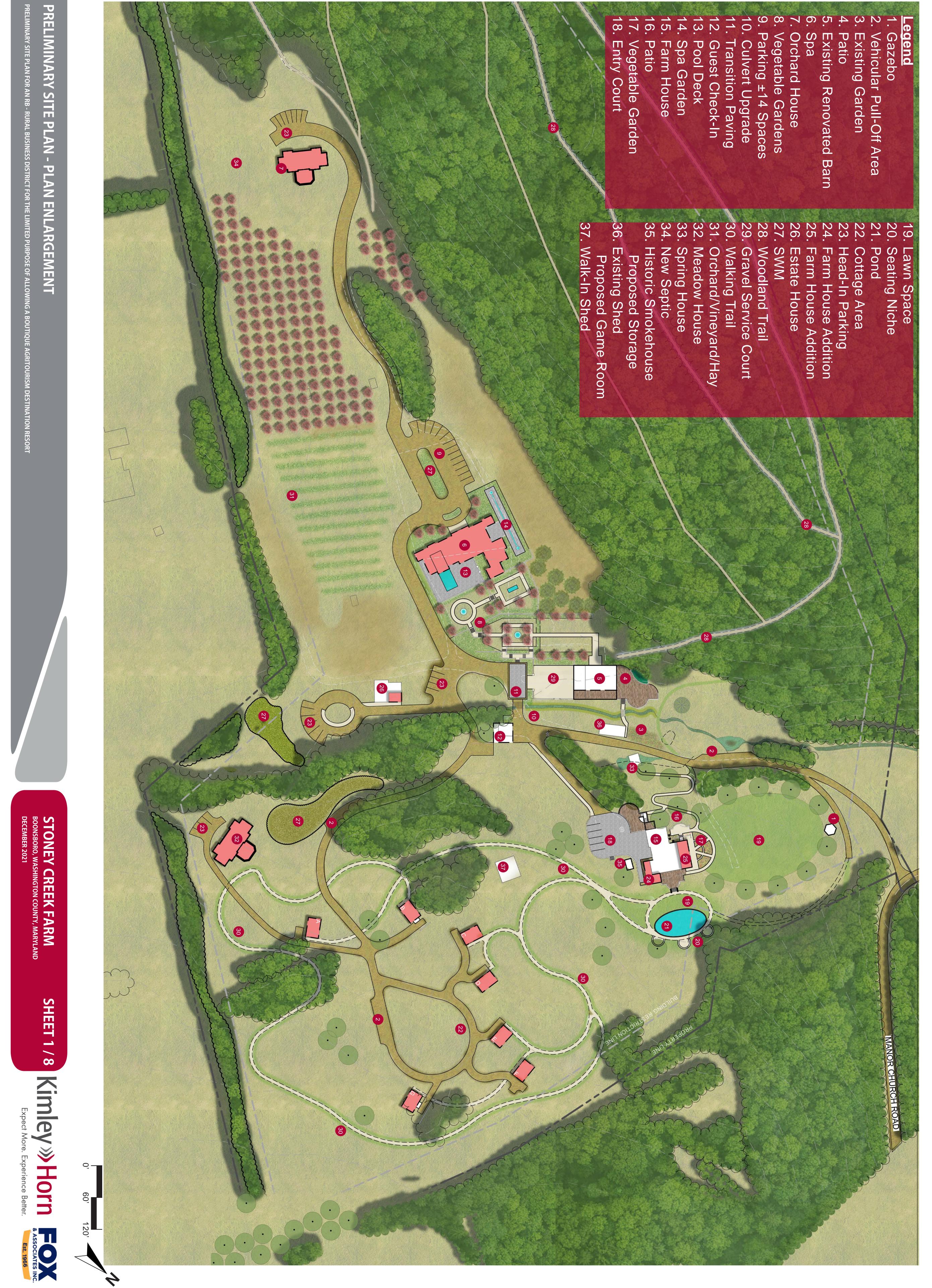
WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6479, p. 0337, MSA_CE18_6431. Date available 01/14/2021. Printed 12/10/2021.

EXHIBIT C



J 33°-43'-54"E 306.5' 81.€ APPROVAL GRANTED WASHINGTON COUNTY PLANNING 207 NO. 2 ON PLAT OF 2075 . CLARENCE B. CRANE ET UX. 33°-32'-20" W 39.57' ତି.ଡଣ୍ଡ ed as a division of land not for development We stipulation that the Owner's statement art of the deed of conveyance. Ś No. 40.61 NO. 3 OF ABOVE PLAT LOT NO. 1 OF SECTION \$ 4 F 20 21713 ABOVE PLAT I hereby certify that the plan shown hereon is correct; that it is a subdivision of the land conveyed by Harvey J. Schlosser and Minnie C. Schlosser to Clarence B. Crane, now deceased, and Helene F. Crane, his wife, by deed dated March 30, 1973 and recorded in Liber No. 557, folio 432, one of the Land Records of Washington County, Maryland, and that stones marked **■** and iron pipe and/or bars marked **O** have been placed as indicated. Application is hereby made for your approval of the indicated transfer of land 697 for Agricultural Purposes and not for development. Any development of this land will be submitted in the regular manner for approval in accordance with the provisions of the existing Subdivision Ordinance. OWNER'S STATEMENT Date LAND SURVEYOR'S CERTIFICATE -NO' SSI WHO April E FOR ۱ PLAT WASH. CO. PLAT NO. 905 20) RECORDED 1983 P.O. Box 386, SHOWING DIST SCALE: . MRS. OF Ţ PROPERTI LOCATIO N Signature ALONG Signed: WITH DEED 20. SEIBERT, THE MEENIER HELENE E.D. 12 680FESS TALL OF REC. NO. 1"-300 FT. -PARCEL 0 WHEELER 2 al A Sad PROPERTY Chy truin BOONSBORO, PLAT balph LOCATION SCALE : 1"-ANOR Tracy E. 606/269 Date Ľ, NON. E.D. 19 70 WASH. CO., Mu. " " " 12 /983 MHEER VEYOR đ, m BE CRANE Land Surveyor Registration No. 1290 m CHURCH ED.6 No. angin 60-ROAD Thomas, Purchaser റ്റം NHW N 1 CONVEYED PLAN 0 F NAY. and Recorded Che Eder of 0 19-174 MO. -9-83 A S MO. is 0 1296 62 0 800 000 1000 1000 SBORO Page 038 of 159

EXHIBIT D





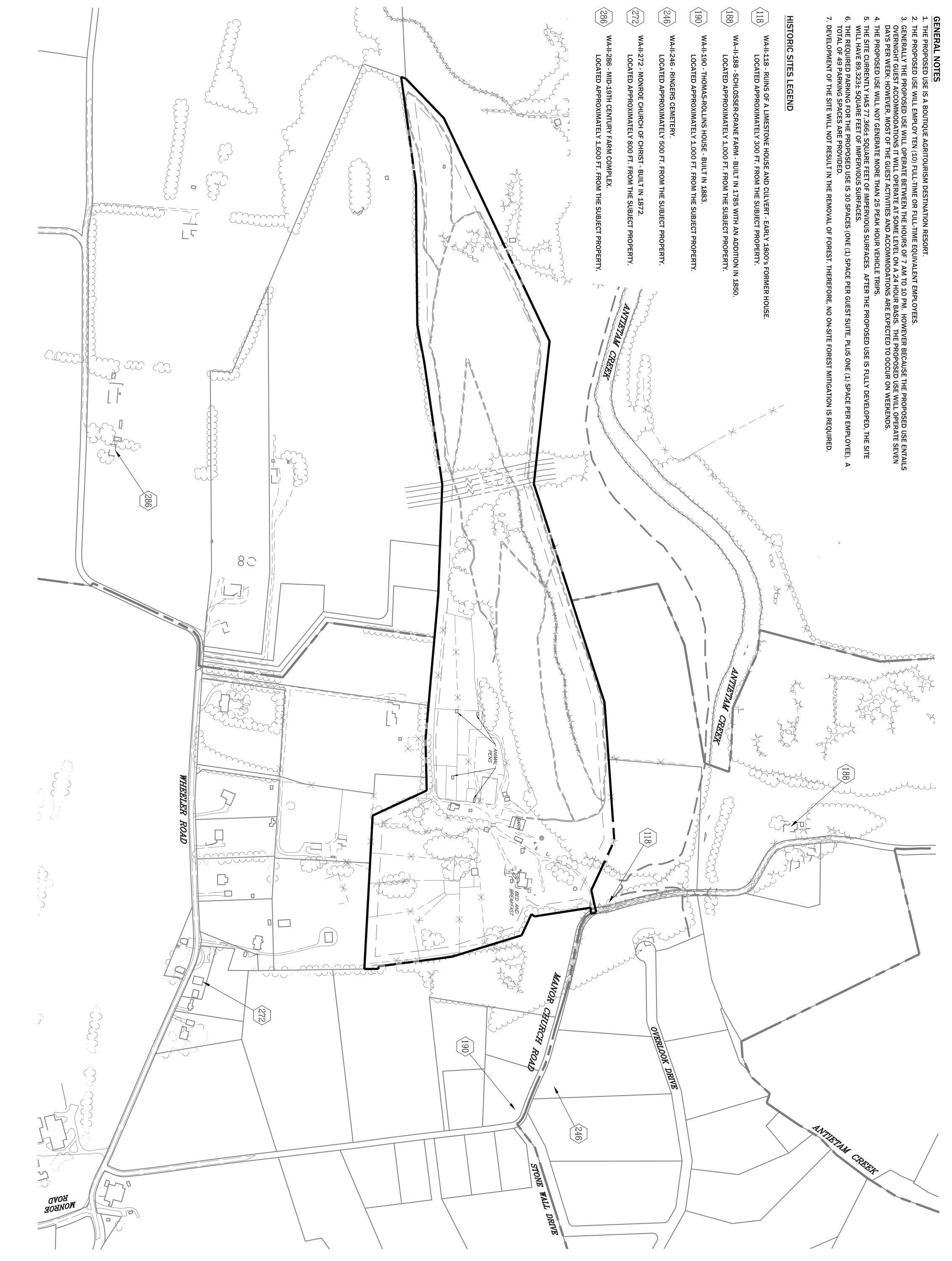


		ool De pa Gar arm Ho	10. Culvert Upgrade 11. Transition Paving 12. Guest Check-In	 7. Orchard House 8. Vegetable Gardens 9. Parking ±14 Spaces 		Legend 1. Gazebo 2. Vehicular Pull-Off Area 3. Existing Garden
37. Walk-In Shed	5. Histori 5. Prop 6. Existir Prop	⊖Dti	29. Gravel Service Court 30. Walking Trail 31. Orchard/Vinevard/Hav	26. Estate House27. SWM28. Woodland Trail	 23. Head-In Parking 24. Farm House Addition 25. Farm House Addition 	 19. Lawn Space 20. Seating Niche 21. Pond 22. Cottage Area

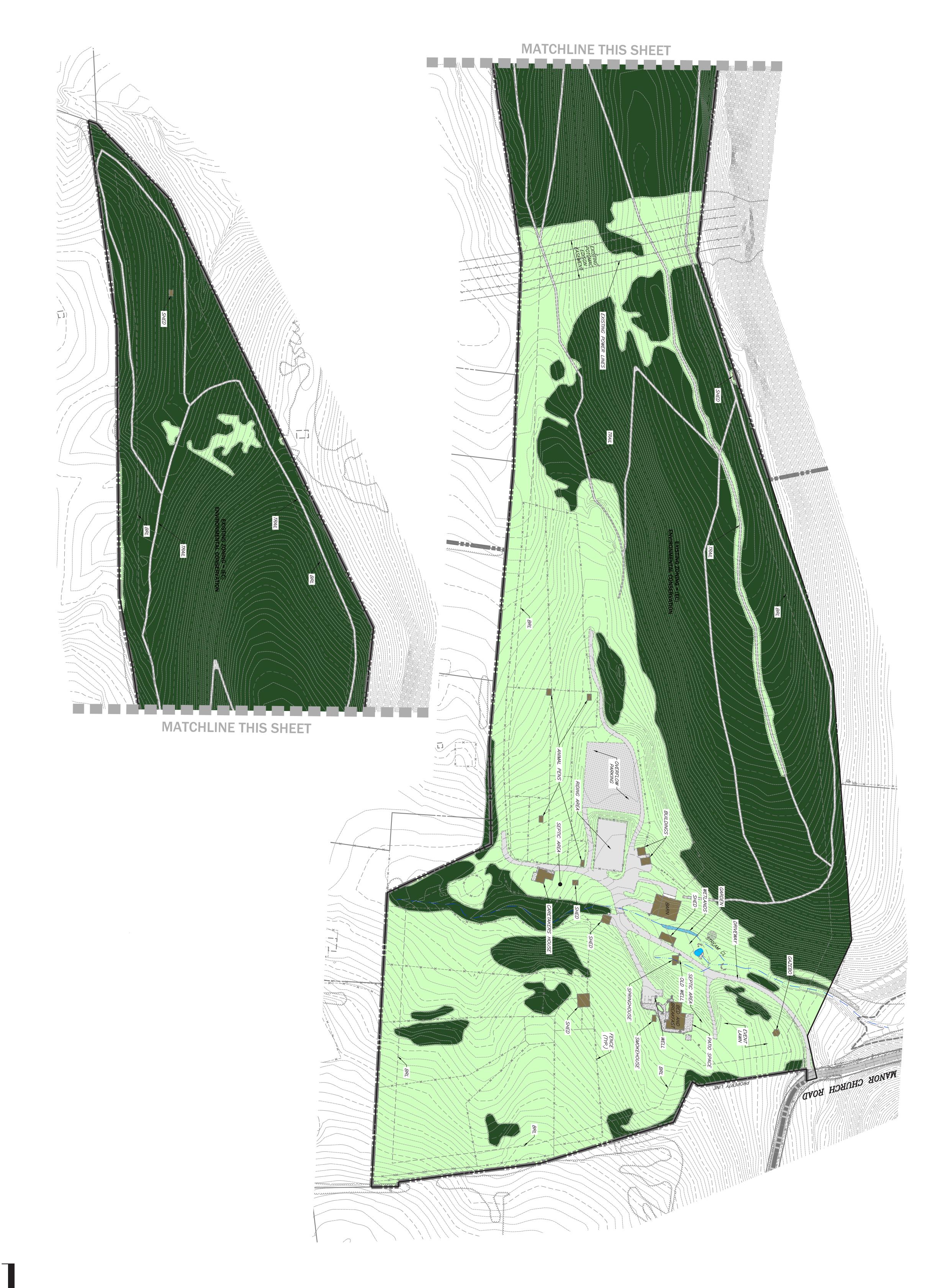




PRELIMINARY SITE PLAN - GENERAL NOTES



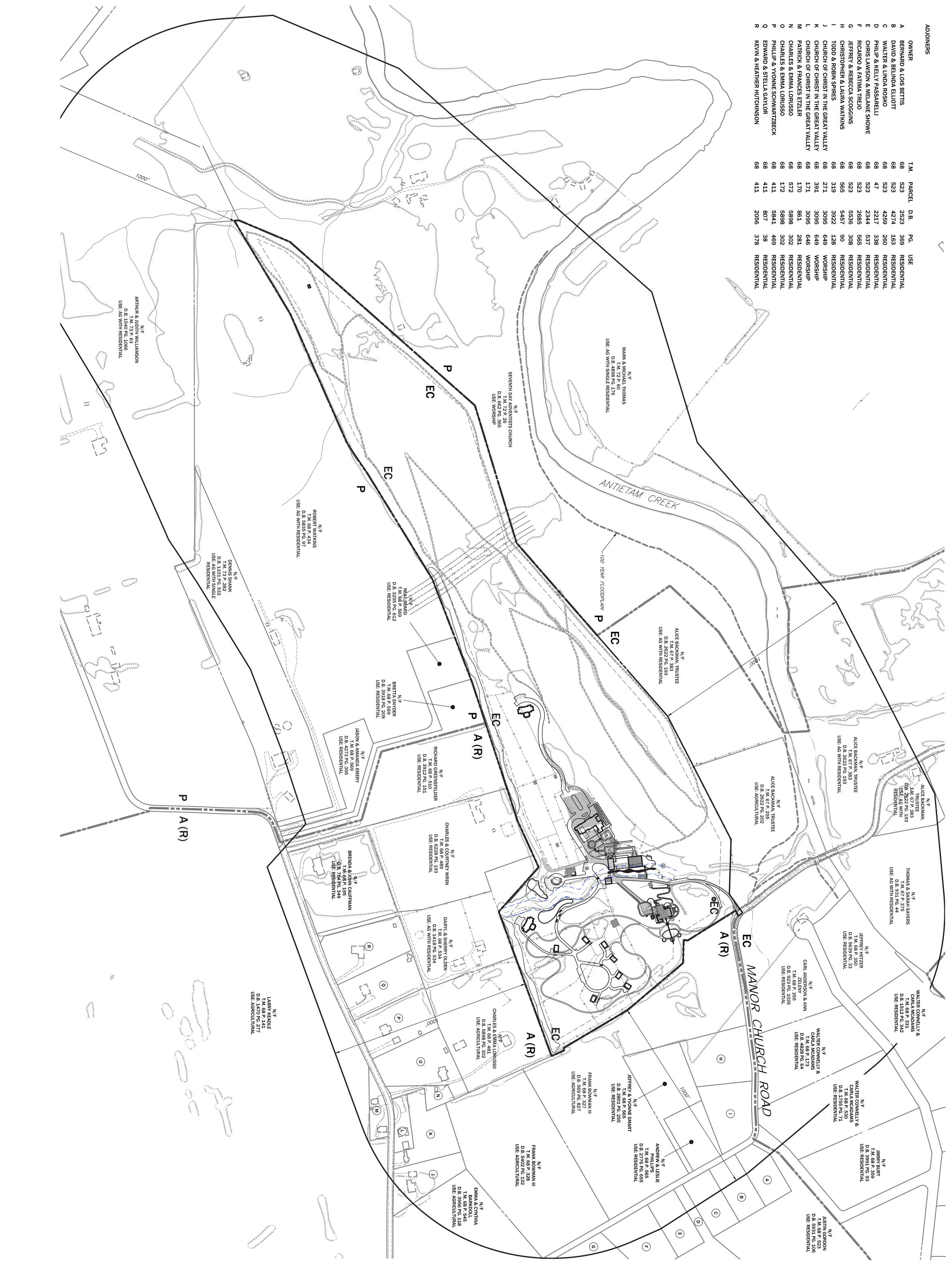






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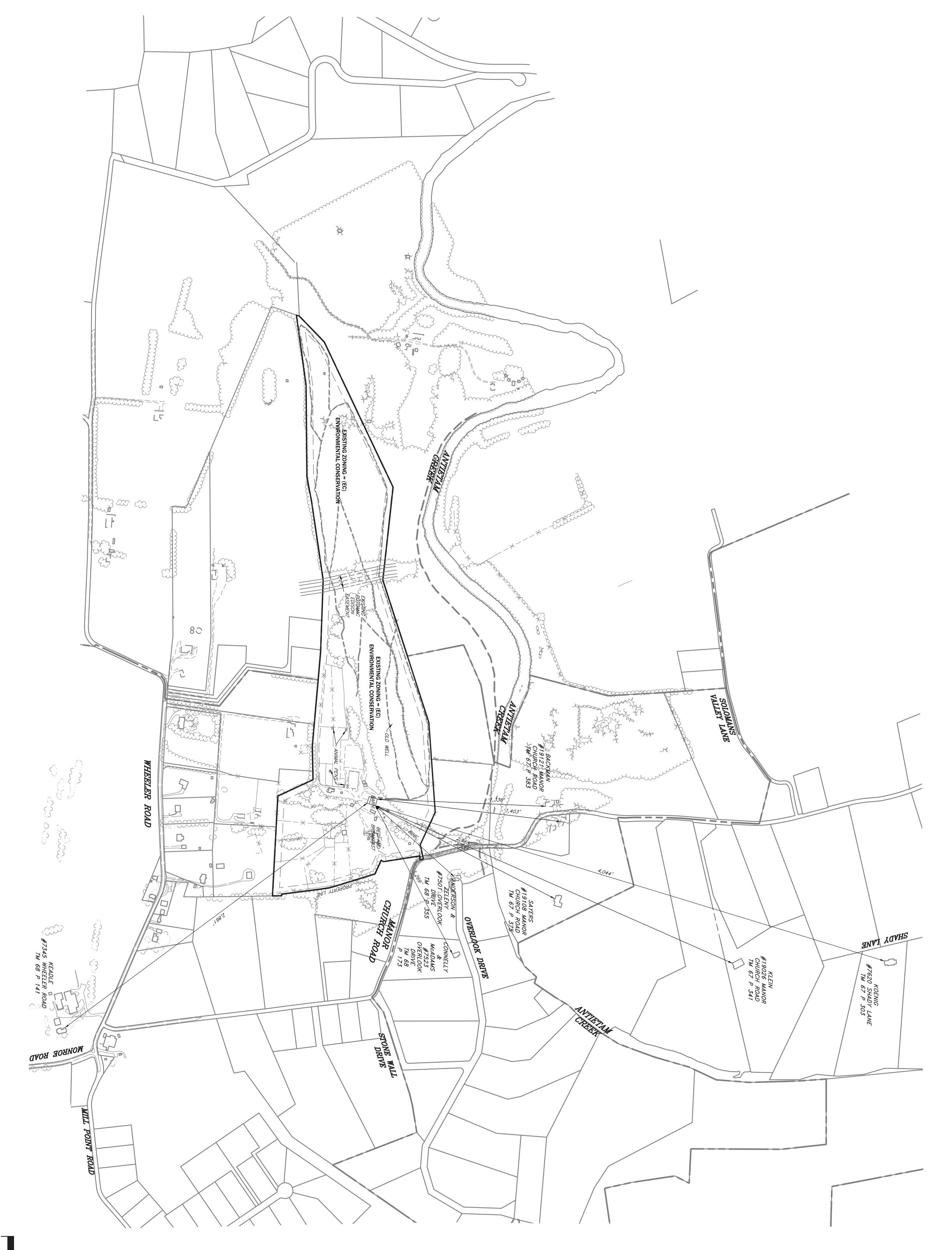
Page 043 of 159

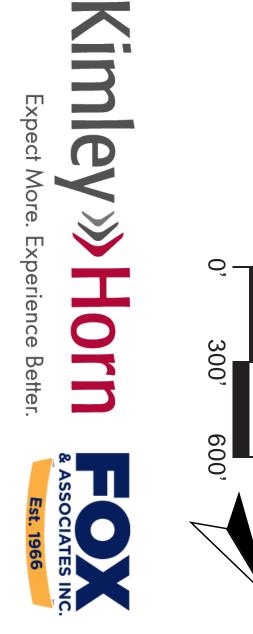






Page 044 of 159

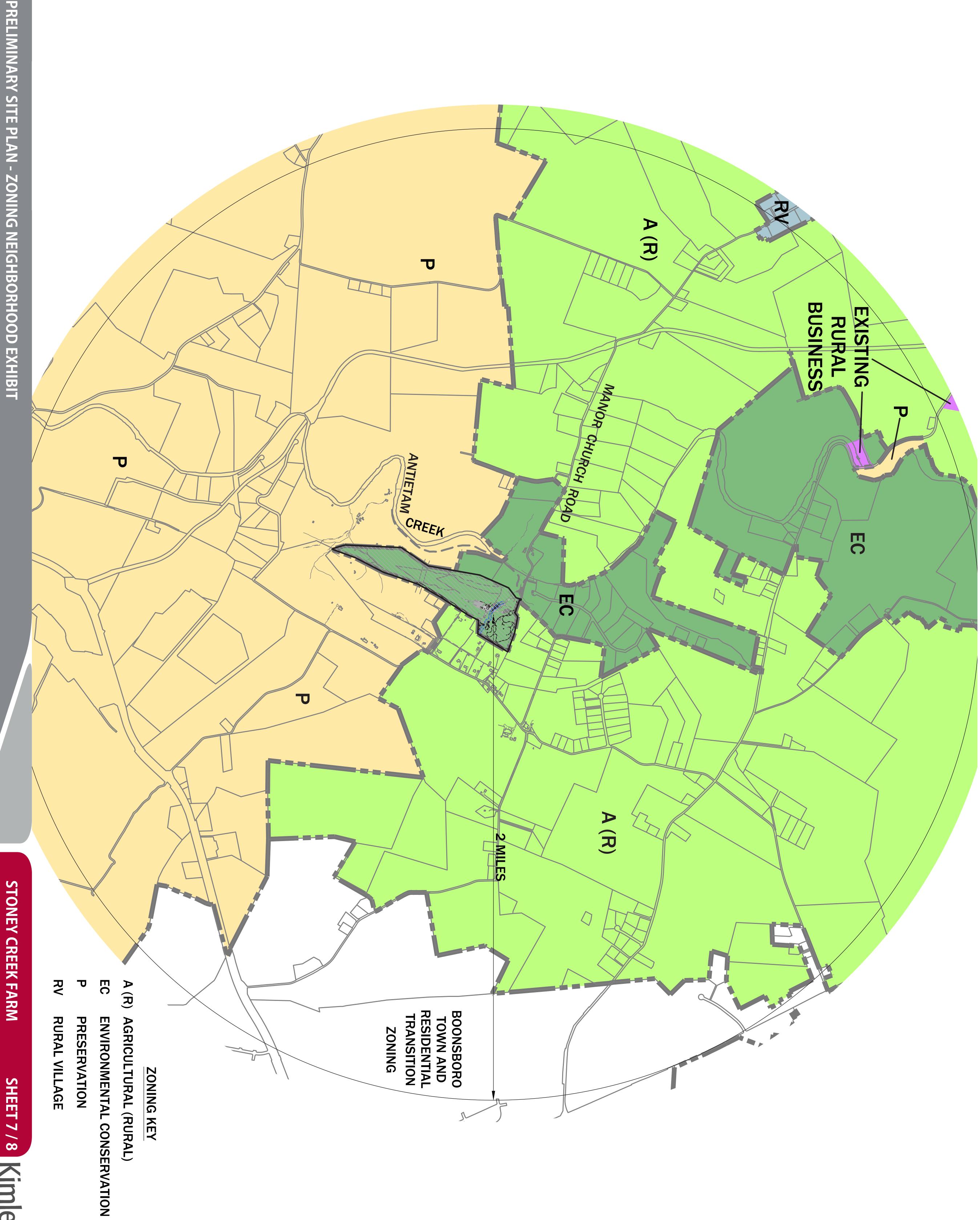




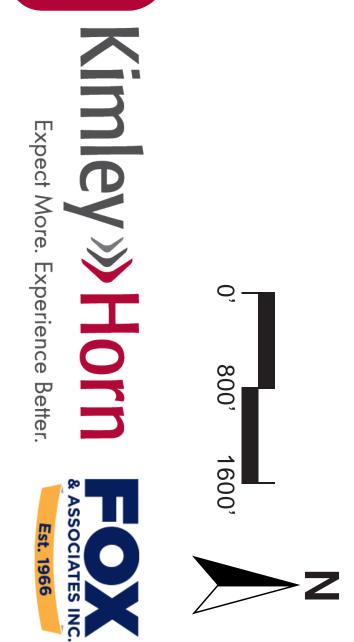
SHEET 6 / 8

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Page 045 of 159







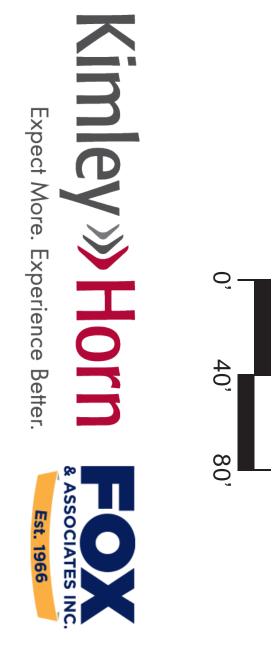
STONEY CREEK FARM BOONSBORO, WASHINGTON COUNTY, MARYLAND DECEMBER 2021

Page 046 of 159

PRELIMINARY SITE PLAN FOR AN RB - RURAL BUSINESS DISTRICT FOR THE LIMITED PURPOSE OF ALLOWING A BOUTIQUE AGRI







350'	360'	370'	380'	390'	400'	Y 410'	420'	430'	440'	

440 420

EXHIBIT E

APPEAL NO. AP2006-115

21

BRANDON GREEN ET AL. 1300 Fairmont Street NW Washington, DC 20009

Appellants

OPINION

This action is a request for a special exception to allow receptions, meetings, and other social events in an existing barn in connection with Stoney Creek Farm Bed & Breakfast. The subject property is located at 19223 Manor Church Road, Boonsboro, MD, is owned by the Appellants, and is zoned Environmental Conservation.

A public hearing was held before a full Board on September 27, 2006. The Appellants offered evidence and testimony in support of the appeal. Neither opposing testimony nor evidence was presented to the Board.

FINDINGS OF FACT

The following findings of fact are made by the Board, based upon the testimony given and all data and other evidence presented, and upon a study of the specific property involved, as well as the neighborhood:

1. The subject property consists of 65 acres.

2. The Appellants plan to restore an existing barn for use as an events area. There is an area for catering, but there are no kitchen facilities.

3. The proposed use is functionally similar to country clubs or fraternal organizations, principal permitted uses in the district.

4. The exterior of the barn will not be structurally altered, so visual compatibility will with other structures will be maintained.

5. The proposal is consistent with the Comprehensive Plan and compatible with the existing neighborhood.

RATIONALE

The Board has authority to grant a special exception pursuant to Section 25.2(b) of the Zoning Ordinance for Washington County, Maryland. A special exception is defined as "a grant of a specific use that would not be appropriate generally or without restriction; and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood." Section 28.62. In this district, the Board may allow as a special exception any use which is found to be functionally similar to any permitted use or special exception for the district so long as it is consistent with the purpose of the district. § 5B.2. The purpose of the district is described as follows: "The purpose of this district is to prescribe a zoning category for those areas where, because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources." § 5B.0.

The proposed use of the barn as a gathering location is consistent with the neighborhood, the Plan, and the principal use of the property. The proposed use of the original barn as a meeting location appears to be a viable readaptive use that will maintain the visual compability of the site and enhance its use as a rustic retreat. Furthermore, the size of the property provides a natural buffer from any deleterious effects created by a crowd. No evidence was presented that the proposed use was incompatible with the neighborhood; disruptive of neighbors' quiet enjoyment of their properties; detrimental to surrounding property values; generative of excessive odors, dust, gas, smoke, fumes, vibrations, or glare; generative of that the would exceed the capacity of existing infrastructure; or that the proposal was an inappropriate use of land or structure.

Based upon all of the testimony and evidence presented, this Board finds that the subject request does not adversely affect the public health, safety, security, morals, or general welfare, nor does it result in dangerous traffic conditions, or jeopardize the life and property of neighborhood residents. Accordingly, for the reasons set forth herein, this appeal is hereby GRANTED this 26th day of October, 2006.

By: Spence Perry, Chair

EXHIBIT F



TOWN OF BOONSBORO

21 NORTH MAIN STREET & BOONSBORO, MARYLAND 21713 WWW.TOWN.BOONSBORO.MD.US & 301-432-5141

December 14, 2021

Ms. Jill Baker Washington County Department of Planning and Zoning 100 W. Washington Street Hagerstown, MD 21713

RE: STONEY CREEK FARM

Dear Ms. Baker,

I am writing to you on behalf of the Town of Boonsboro Mayor and Council to express support for the Stoney Creek Farm Agritourism Resort project. The Mayor and Council has had the opportunity to examine the project and to consider its impact on our town and the surrounding area. We believe this project would have no negative impact on the area due to increased traffic or noise and would not alter the rural nature and aesthetics of the surrounding area.

The Boonsboro Economic Development Commission (EDC) conducted a site visit to Stoney Creek in early November to assess the potential impact of the project on the local business community. They reported that the project has strong potential to bring increased tourism to the area and to create significant living wage employment opportunities as well. The EDC reported no negative issues with the project and expressed their unanimous support, the EDC looks forward to creating a strong relationship between Stoney Creek and the local business community.

The Boonsboro Mayor and Council have voted unanimously to support the Stoney Creek

project and strongly encourage its approval. We look forward to the increased opportunities and benefits this project will bring to our town and our neighbors in the surrounding communities of Washington County.

Sincerely, Soward hong

Howard Long, Mayor Town of Boonsboro Jill Baker, Director Washington County dept. Of Planning and Zoning Planning Commissioners and County Commissioners.

October 24, 2021

Dear Baker and Commissioners,

I am writing in support of Brandon Green and the improvements he is proposing for much needed Stoney Creek Farm. I have worked at Stoney Creek Farm since 2005. During that time I have done whatever needed to be done to maintain the history and integrity of the property and buildings. I have discussed at length the plans Mr. Green has for the property and his goals and vision to keep the history of the property intact for the future.

During my time at Stoney Creek Farm my favorite job has been managing the forested areas, which is a passion as my educational background is in Fisheries and Wildlife Management/Forestry. Mr. Green is working the Maryland department of Forestry to develop a management plan for the woods. I look forward with great excitement to to help in implementing that plan as this area is important to the stability of the watershed.

As mentioned above I have worked to maintain the history of the property and Mr. Green is working to continue the preservation of the property even to the point of re-establishing the orchards that were removed over 30 years ago.

Not only are the plans Mr. Green has good for the farm but also for the surrounding properties and area at large. His plans will also improve the county at large with more jobs directly and indirectly.

I hope you too can see the vision for Stoney Creek Farm.

Sincerely

Steve Lawhead 400 Beaver Creek Rd Hagerstown MD 21740 Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm- 19223 Manor Church Road, Boonsboro MD

Dear Ms. Baker and Commissioners,

I am writing to you today with full support of the Stoney Creek Farm project. I have been fortunate enough to call Washington County my home for 31 years. Additionally, I have had the pleasure of attending and working events at the farm for over the last several years. It's an area that I hold dear to my heart. I believe it's worth preserving and should be shared with others near and far.

I know and believe that this new resort concept will allow for the further development of local businesses and provide tourism opportunities to our county. Stoney Creek Farm will be able to help with incoming revenue for the food/beverage and the hospitality community, which is what has employed me for the past 15 years.

If you've visited the site you'll understand just how special this plan is. It would be a luxury hidden gem in our community that I am excited to see come to fruition

In conclusion, I would welcome your approval of this project. Thank you for your time and service to our community.

Sincerely, Autumn Brown 10850 Garrison Hollow Rd. Clear Spring, MD 21722 301.331.4625 Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

September 7, 2021

RE: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro MD

Dear Ms. Baker and Commissioners,

I am writing to you in support of the Stoney Creek Farm project and hope that you will see the value of this project for our community, local farmers, environmental protection and historical preservation. I would strongly recommend your voting in support of this project as well. I think it is a great opportunity for our County.

I have lived in Washington County all my life and love our area's history and rural landscapes and farms. We actually own a farm, South Mt MicroFarm an aquaponics Greenhouse in Boonsboro. We are a small family run farm and know firsthand the struggles of farming. Unfortunately, I have seen many of our beautiful farms fall prey to big developments, housing and commercial. I'm all in favor of preserving our county's history and farms and I have seen the Stoney Creek vision and I think that Stoney Creek Farm project would be doing just that, preserving history while increasing tourism. It already is a very peaceful and surreal property that I think many tourist would love to experience while also bringing tourism and revenue into surrounding areas and businesses.

Many farms could benefit from the purchases of products that the Stoney Creek Farm agritourism boutique resort could purchase from local farmers like produce, dairy, coffee, poultry, spirits, wine, etc. I feel that this substantial investment in our county would have a positive impact on our business with increased sales of produce and wellness products but would also benefit many other farms and businesses as well.

Covid-19 has had a huge impact on our county and many of the farms and small businesses, some who did not even survive through these hard times. I would hate to see an opportunity like Stoney Creek Farm project be passed up by our planning and zoning commissioners. I hope that you will see this project as an asset to our county and support this project as I do. In return helping farmers, small businesses and preserving environmental protection and historical preservation as well.

The Rural Business District was created for visions just like Stoney Creek Farm to allow the development of local businesses that serve the needs of the rural residential population, support the farming community and provide tourism opportunities. I can't imagine a more perfect fit than Stoney Creek Farm. I strongly urge you to do the right thing for the approval of the Stoney Creek Farm's application for zoning.

Thank you for your time and consideration on this. We sincerely appreciate your service to our community.

Sincerely,

Billie Jo Seller

Billie Jo Sellers Clevelandtown Rd Boonsboro, MD 21713

Brianna Scott Washington County Chamber of Commerce

Re: Stoney Creek Farm at 19223 Manor Church Rd., Boonsboro

Dear Ms. Baker and Commissioners,

I am writing to communicate my sincere enthusiasm and excitement about the Stoney Creek Farm project to create a beautiful boutique agritourism resort in Boonsboro.

Upon seeing the landscape and historical architecture on the Stoney Creek Farm property, I was mesmerized by the beauty. After learning about and seeing what the current owners have already done to restore and improve the house on the property, I knew that what they have in mind regarding renovations and improvements to the remainder of the property are more than feasible, and that they would ensure that they are done both responsibly and well. Their attention to detail and true passion for doing what is right for the community are readily apparent to me.

Their regard for maintaining the environmental integrity of the property was impressive to me; that is rare to find in this time where the world seems to focus on quick expansion. The owners are also making improvements to actually enhance the environment, with their enhanced storm water and runoff systems, along with the restoration of the orchard that was previously on the property.

Having a boutique agritourism resort in this area would draw in an immeasurable amount of people to visit Washington County over time. However, as traffic is a concern amongst some, with the limited number of rooms to stay in, the resort would offer a perfect mix of new tourism with a controlled amount of visitors, meaning the traffic on that road would decrease compared to how it is during the large events at the property.

As people visit the county and consequently spend money here, the local economy is supported, which can create opportunity for more jobs over time. Thus, anything that helps bring more and more people to visit will improve the economy and living conditions here in Washington County. The owners of the property are also planning to purchase food and beverages from local businesses, which will directly support the local economy.

Overall, I see no problems arising from this project or from the resort that it would result in. I hope that you will support this project as well. Thank you for your consideration. The work you do for our community is greatly appreciated.

manne & and Sincerely,

Brianna Scott Washington County Chamber of Commerce 1 S. Potomac St. Hagerstown, MD 21740

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

October 28, 2021

Dear Ms. Baker and Commissioners,

I am writing in support of the Stoney Creek Farm project. I have been a Washington County resident my entire life and am hopeful for the future of our county. I grew up in South County and know the proposed location well. I recently had the opportunity to visit Stoney Creek Farm and it is a hidden gem!

I believe the project will provide a great opportunity for agrotourism in our county along with an increased demand and spending on locally sourced goods that will be maintained. I also believe that this project and final product will showcase our unique and historic community and provide income from the taxes for the property and services it will provide.

Projects like this one will certainly help our county to evolve and grow into the future. I appreciate your consideration and anticipate your approval of this project. Thank you for your time and service to our community.

Sincerely,

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Christina Williams 23357 Whitetail Rd Smithsburg, MD 21783

Dear Commissioners,

My name is Courtney Smallwood and I've been a resident of Washington County for about 16 years. I love this county because it is a great place to raise a family and I enjoy the small town feel.

I work in small business sales and I understand the importance of supporting local.

I believe Stoney Creek Farm is a great project because it will bring jobs to the area, and I see they are making some big improvements to the buildings and land. Plus they are putting the "farm" back into the farm by replanting the orchards. I've been to the farm and I agree, these investments need to be made. These improvements will breathe new life into the property and surrounding areas.

This is such a great way to pay homage to the past and bring restoration, and preservation to this area.

I can't believe the signs and hearsay flying around. Stoney Creek has been around for many years and a good member of the community and should be supported not harassed. And besides, a resort with 20 rooms is hardly a "hotel complex" and by ending the events, they will be REDUCING the traffic on Manor Church Rd. All seems sensible to me.

I encourage you to approve this project. Sincerely,

Courtney Smallwood 16619 Johnsonn Dr Williamsport, MD 21795 (765) 412-3357 Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm

19223 Manor Church Road

Boonsboro, MD

Dear Ms. Baker and County Commissioners,

I am writing in support the Stoney Creek Farm project and I urge you to be an advocate as well. I believe Washington County holds the most beautiful landscape in the area and we should use every attempt to share and profit from its natural beauty. A balanced approach to preservation and development is being achieved with the Stoney Creek Farm project. I am a supporter of this wonderful agritourism resort concept.

Washington County is my home and always has been. I have started and maintained several businesses throughout Hagerstown and the County. The growth plan of my companies align with the strategic development of local businesses that serve the needs of the rural residential population, support the community, and provide tourism opportunities. Stoney Creek Farm checks all of these boxes.

I understand this project will be environmental conscious and allow for investments into the conservation of the land right next to Antietam Creek. The plan will upgrade stormwater and septic systems while protecting the current forest along with the restoration of the original orchard previous owners removed.

This plan will drive revenue with taxes, tourism spend and jobs. The exposure of Washington County's outdoor beauty and adventure is paramount to our growth. A boutique agritourism resort like Stoney Creek Farm brings a dynamic approach to Washington County economic stability.

In review of their site plan, it appears to reduce noise since the landscaped areas provide a nice buffer. Other businesses in the area still cause noise complaints, but Stoney Creek Farm will have smaller and more intimate events.

In summary, I hope you support the project as it adds a significant cultural dynamic to Washington County while providing environmental stewardship and economic enhancement. I humbly ask for your advocacy on this project and appreciate your commitment to our wonderful Washington County community.

Sincerely,

V. Craig Campbell Jr River Bottom Roasters 13428 John Martin Dr Williamsport, MD 21795 September 28, 2021

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

RE: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro, MD

Dear. Ms. Baker and Commissioners:

I write this letter in support of the Stoney Creek Farm project and their vision to create an agritourism resort here in Washington County. Their concept is unique, creative and has great potential to add value to our community on many levels. When completed, their resort will attract visitors and potential investors to Washington County. The project will be a destination and attraction on its own but will also promote and contribute to other recreation and tourist attractions within the county. The owners of the business are committed to shopping local for their resort and helping local Washington County small business. In addition, they are committed to the environmental protection and sustainability of the property.

My husband and his family are lifelong residents of Washington County and I have lived and worked in Washington County for nearly 12 years. In the last 12 years, I have worked directly for the Town of Williamsport, the Washington County Free Library and I currently work for Triad Engineering, Inc. Throughout my career, I have been very involved in the community and economic development efforts. I have a strong understanding of where the County has been and where it is going. This project is truly unique and will bring real value to economic development.

My family and I would appreciate your approval of this project. Once completed, I hope to stay at the resort for a "staycation" or special occasion with my husband. The future Stoney Creek Farm resort will be a true oasis and a unique experience. This is an opportunity that Washington County does not want to miss out on.

Thank you for your consideration. Kind Regards,

Cyndi Powell 517 W Howard Street Hagerstown, MD 21740 240.538.3872 September 16, 2021

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Dear Ms. Baker and Commissioners,

It is my pleasure to reach out to you in support of the Stoney Creek Farm agrotourism project. I have been very impressed by the plans put forth that both honor the historical value of this incredible property and at the same support and highlight the many wonderful treasures offered in the local community.

For over two decades I have worked to build a good life for my family and myself in Washington County. First by building a home when we moved to this area, drawn here by the sense of small-town America, rural landscapes, and a friendly welcome that you can feel the moment you arrive. As we added children to our family, our ties strengthened with the neighbors, schools, community activities, and friendships, especially in Boonsboro. I'm proud to have built a successful business that has thrived for the last 15 years, in part thanks to those ties and recognizing that a community that supports and relies on one another is one that fosters a long-lasting prosperity in so many ways. That is exactly what I see with the Stoney Creek Farm project. This project is designed is such a way as to not only be of benefit to local farmers, businesses, and townspeople but to showcase them with the utmost respect. A vote of support for Stoney Creek farm is a vote of support for the local community and Washington County in every possible way.

So many shops and restaurants in this area rely heavily on the travelers to our community to help keep their doors open. We're fortunate to also offer some incredible historical landmarks, a variety of outdoor activities, and the bounty of natures gifts to each tourist who finds their way here. I believe that those who visit will be drawn to a resort option that is taking strong measures to protect and preserve the natural resources of the farm, not to mention the eco-friendly focus of every phase. The improvements planned to update the storm water and septic systems and improve the runoff, all while integrating the farm into the existing landscaping will ensure that Stoney Creek Farm can remain a valuable piece of history that visitors can enjoy for years to come. This project manages to preserve the legacy of Stoney Creek and the remarkable story of its origins while keeping the location itself relevant and unique. This mixture of historical landmark and modern upkeep is exactly what's needed to highlight everything about the farm that is worth sharing.

In my visit to the farm, the dense tree coverage all around meant I was unable to see any neighboring homes or hear traffic from nearby roads. The project plans include restoring the orchards from the original farm, which would add additional buffering for noise to anyone in the vicinity. It's my understanding that the Rural Business District zoning was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community, and provide tourism opportunities. I couldn't imagine a more perfect fit for this zoning application than Stoney Creek Farm.

I strongly believe the Stoney Creek Farm project will have a very positive impact on the local community and Washington County as a whole. I encourage you to approve this project. Thank you for allowing me to share my thoughts.

Sincerely,

Daniel Murphy

Daniel Murphy 9628 Wandering Lane Hagerstown, MD 21740 dan@dmdesigns.com (240) 520-6868



September 13, 2021

Washington County Planning and Zoning C/O Jill Baker, Director Department of Planning and Zoning 100 West Washington St. Hagerstown MD 21740

Dear Director Baker,

I am writing in support of the proposed Stoney Creek Farm project. People travel to Washington County Maryland to experience the structures, places, artifacts, and activities that authentically represent the stories and people of the past. Stoney Creek Farm provides these Heritage Tourists the opportunity for lodging in a setting that compliments the reason for their visit. Stoney Creek Farm can also offer a unique environment for retreats because the setting is so beautiful and so authentic to the area's history. Attendees will be in awe and that excitement will generate a level of engagement that exceeds organizers' expectations.

In 2019 Hagerstown and Washington County hosted 1.2 million visitors. Visitors spent \$256.2 million in our community, lodging topped the \$40 million and food and beverage brought in \$70.9 million. Tourism employs 5,281 people in Hagerstown and Washington County, 7.9% of our community's workforce. These market shares will grow through the increased number and quality of preferred attractions. Stoney Creek Farm's offerings will attract new visitors and increase their length of stay creating new jobs and increasing commerce in our community.

Sincerely Yours,

Daniel P. Spedden President

David Neterer, President Sterling Financial Management, Inc. 1825 Howell Road, Suite 5 Hagerstown MD 21740 301-514-2515

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

RE: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Jill,

I am writing to urge the support of the Stoney Creek Farm Project. I have been a business owner in Hagerstown for over 10 years and worked in and around this area for the past 30 years. I have been a passionate mountain biker and outdoors person since a little child. Stoney Creek is doing the best of both worlds... bringing valuable jobs and business opportunity and tourism and yet preserving the structures and farm. We live in a beautiful rural area that is worth preserving.

The Rural Business District was created to allow for the development of local Businesses that serve the needs of the rural residential population, support the farming community and provide tourism opportunities. I couldn't imagine a more perfect fit for this zoning application than Stoney Creek Farm. Most areas are being sold to provide space for big box warehouses. I have to drive by this monstrosity off of Greencastle Pike and route 63 that has turned a beautiful farm and woods to a concrete box. If they can get that thing approved and built – I don't see what the issue is with Stoney Creek.

This is a big investment in the county and would drive a lot of commerce and high income tourists to the area not to mention giving local business a spot to hold team building, getaways and staff pampering opportunities. We need creative business like Stoney Creek to be able to provide diversity to the county.

I urge you to approve the project – the resort type concept of Stoney Creek is a business that will fit into the surrounding area and integrate with nature. The initial build wouldn't be any worse than some of the other sub divisions in the area and would have minimal impact to the surrounding neighbors. This will be a positive to the neighborhood and county at large – I sincerely hope you can support the project as I do.

Sincerely,

David Neterer

Jill Baker, Director Washington County Department of Planning and Zoning

Planning Commissioners and County Commissioners

September 15, 2021

Dear Ms. Baker and Commissioners,

I am writing today to express my support of the proposed project at Stoney Creek Farm. I have lived in Washington County for 16 years and love the area and all it has to offer.

I have worked for Brandon Green for 15 years and have the utmost respect for him. He is a man of his word and his vision for Stoney Creek Farm is truly exciting. I've been the Innkeeper and Manager of the Inn since we opened, and I love Stoney Creek with all my heart. Brandon understands the things that need to be done to improve the property and make it ecologically better than it is now.

I love that he plans to use locally sourced products and that his plan will support many local businesses. He understands and respects the history of the farm and the surrounding area. His plan will bring many jobs to Washington county and more revenue for many local businesses.

Everyone that comes to Stoney Creek loves it! It is such a special place and to be able to share it with people in a way that honors its history has always been our goal. The new things that Brandon plans to do will only serve to improve what is already here.

My hope is that you will support this exciting new venture that will be such a wonderful addition to our community and the surrounding area.

Thank you for your time.

Sincerely,

Denise Lawhead 400 Beaver Creek Road Hagerstown, Maryland

Dr. James S. Klauber, Sr. 9008 Cynthia Court Boonsboro, MD 21713 theklaubers@gmail.com

October 28, 2021

Ms. Jill Baker Washington County Department of Planning and Zoning 100 West Washington Street Hagerstown, MD 21740

RE: Stoney Creek Farm

Dear Ms. Baker:

Let me first say to you and the Planning Commission that I am writing this letter as a private citizen and not in my employment capacity at Hagerstown Community College. I do not want to generate any confusion in that regard.

We have lived in Washington County for just over three years. While the opportunity to lead a community college like HCC was prominent in our decision to move here, the local environment played a large part in our decision making. We live in the County, and I am fortunate to have a gorgeous view of South Mountain on my front porch. Our subdivision is right next to a large dairy operation, so we get not only the seasonal beauty of farming but its occasional distinct smells as well!

Brandon Green invited me to visit Stoney Creek Farm a few months ago to talk about his vision. While I was quite impressed with his plan, this is not something new. Hailing from the South, there are several locations in the Southern states that offer this same type of high end accommodations nestled in the beauty of agriculture and nature. Knowing those locations first hand, I am struggling to see why there is even any controversy with his plan. Co-existence between luxury hospitality entities and agricultural operations are second nature at those locations and I cannot see why that would be any different here.

This development, while wholly dependent on Mr. Green's entrepreneurial ability, is a golden opportunity for Washington County. Again, one of the reasons we moved here was the locale: South Mountain, the Appalachian Trail, the Western Maryland Rail Trail, Antietam, and the serene beauty of this area along the Potomac. All of these local treasures are here for people to see and share. Yet, we have no high end establishment for urban dwellers to retreat on a long weekend. Somewhat akin to Big Cork, this get-away has the potential to lure and expose high net worth individuals to our County. Individuals who might not otherwise visit. We need to create more of those opportunities, and this is one. Perhaps those who visit will come back to live, maybe bring their business, or retire in our County.

Economic development is more than recruiting warehouse space. Certainly that is an important part given our location at the intersection of two interstate highways. However, true economic development must be comprehensive in its design. A good economic development plan seeks the totality of opportunity in a given area. I feel that this particular area of luxury resort accommodations, is very much overlooked in our County. Mr. Green is on to something here, and you should give him the chance to be a major contributor to our County's long term success.

I hope that you will examine the success of similar operations and their ability to coexist with their neighbors prior to making your decision. Afterwards, I believe that you will see the evidence favors granting Mr. Green the necessary zoning permits he needs to move forward.

If I may provide any further information or assistance, please do not hesitate to contact me.

Yours truly, Jun S. Klacker

Dr. Jim Klauber

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

Washington County has been home to my family for the past six years. It maybe does not sound like a long time, but the incredible community we have met in that short time has allowed us to see this county begin to flourish. Our strong community of businesses stand together on the need for Washington County to continue to push to bring reasons for those near and far to make this home – at least for a weekend. From our bustling breweries and vineyards to our food scene that continues to grow, to the history rich grounds that encompass so much of this county, the reasons to come are endless. If we step back and look at the different fascists of Washington County tourism, it is bleak to see a horizon without Stoney Creek Farm and the incredible opportunity they are bringing with this new project.

December 2020, my husband Dylan and I were blessed to have the opportunity to purchase the Rockland Estate located in Fairplay. Just a quick 7-minute drive to Stoney Creek, we had the opportunity to walk the incredible grounds, take in the lush scenery, and merely envision the concept that they have dreamed – all while doing it in the incredible grounds that create the scenic farm. It was breathtaking. A mini Nemacolin right here potentially in Washington County. When we look to a space to getaway now, we run to the Shenandoah, Western Maryland or beyond to have the opportunity to stay in luxe accommodations. Spa wise, we end up wasting hours in the car to head to the Four Seasons in Baltimore. Who wants to travel to a city seeking relaxation? Having Stoney Creek and the accommodations and amenities right here in our very backyard would be sought after from states near and far. Opening the door for our other tourism supported outlets to benefit. Something that currently does not and is not likely to exist in the detail that has been taken for this project.

In addition to what is now Ninety Thirty at Rockland Estate, we are co-owners of Homaide Brewing Company. Let me touch quickly on the foundation of sourcing local that Stoney Creek Farm will bring. The opportunities for our smaller, local breweries to support beverage needs, provide interactive tastings, or the like continues to allow our flavors to flourish beyond Washington County. As we find with those that find us being close by because they have come to Jelly Stone for the weekend, the tourists in the area support local. The idea of this concept with a market that can afford the added luxuries opens the door to several ways for us to partner and work together.

It is a general rule that people do not like change. Even if it stands to better the world around them, it is still frowned upon. Here at Ninety Thirty, we see a vast door that Stoney Creek opens for two historical properties to leverage the benefits of one another. Stoney Creek providing incredible accommodations, while Ninety Thirty offers the venue space that some may want. Being 7-minutes from one another, we can easily remove the traffic being produced on large-scale events by being an outlet for hosting. An incredible benefit to our team here as we embark on the restoration of not only the largest bank barn in Washington County, but a number of additional projects we are currently working on with the county to bring more tourism.

I hope that the commission joins us in supporting the Stoney Creek Farm project. The benefits to this county and boosting local tourism are far beyond measure.

Sincerely,

Dylan Krzywonski & Amanda McCoy 9030 Sharpsburg Pike, Fairplay, MD 21733 (410)474-0378 Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

September 5, 2021

Dear Ms. Baker and Commissioners,

I am writing to you regarding the Stoney Creek Farm project, and I hope to voice my opinion surrounding my complete support as a neighbor and member of the community. I moved to Boonsboro in December of 2018 from Connecticut. My husband's uncle has lived here for many years, and we fell in love with the area when we had come to visit – the people and landscape around here are truly unique and wonderful in a way that can't be replicated. We adore the rural landscape, and respect and appreciate the unwavering desire to preserve space to keep the agricultural feel as much as possible. However, there are downsides to maintaining the status quo at all costs; you cannot make progress without moving forward at all.

This love for the land as it is, combined with a desire to help improve our community and keep us all moving forward, is exactly why I support Brandon and his team at Stoney Creek in their proposal for improvements to the farm. Brandon brings an appreciation of the one-of-a-kind place that is Stoney Creek (and the greater communities of Boonsboro and Washington County) that shaped his vision and plan for the future of the property. He has created a plan for the farm that keeps the original spirit and charm while allowing opportunities for the many people that the tourism industry supports. This project will create jobs for locals, both in the short term for construction and the long term for the many positions in the operations and maintenance of the business. It allows travelers from near and far to come see our area, which not only brings income to the local businesses (restaurants, bars, retail shops, and more), but also allows us to show off what makes this place so special. You won't get any of the experiences that rural living has to offer staying in the Motel 6 in Hagerstown, but you absolutely can at Stoney Creek.

My understanding of the opinions of those against this project is that the concern is largely that changes are going to be made around here. I'd be curious to hear what those neighbors had to say about the large development built around the corner on Waneta Drive. That project made a drastic change to the landscape around here, ensuring that the gorgeous farmland views are a much smaller percentage of our surroundings. A lot of what I like about the Stoney Creek proposed plans is the focus on buildings that "fit in" and maintain the rural charm – I do think I'm one of the few neighbors who would actually be able to see any of the new buildings from my property, so I would think that I might have a touch more weight in concerns regarding the views than those more insulated by the forest surrounding Stoney Creek.

While maintaining the appearance of farmland is something I consider to be quite important, I also am aware of the struggles that farmers face in a modern era. Equipment is incredibly expensive, and moving towards a high-tech business model that discourages (or in the case of John Deere, entirely prevents) farmers from being able to perform maintenance themselves, raising the costs of an already *very* expensive machine. The prices of fuel, seeds, land, lumber, and veterinary care have been climbing at a rate not even close to matching the rate at which livestock or crop prices are rising. It's getting harder and harder for families who have run their farms for generations to make a living, or even just break even. In rural communities, the sprawl of farm after farm, space to have your own acreage, and a lack of dense clusters of businesses is what makes the area appealing; these same appealing aspects also mean that job

opportunities are limited. How can a farmer, struggling to turn even a measly profit, afford to hire help at a livable wage? Even if he/she can afford to hire help, it's likely only a handful of full-time positions. The younger generation is being forced to choose: move away from the place that you love to make a living, or struggle to survive at home. It's hard for me to believe that anyone who cherishes the agricultural and rural life could find fault in bringing more jobs to the area, especially when Stoney Creek is so focused on creating something that is entirely positive to the community.

In line with supporting the agriculture community in providing opportunities to keep their family homes and provide for their family, the Stoney Creek team intends to source their food for guests from local farms. I personally enjoy stopping in at local businesses to buy some vegetables and a block of cheese, but I can't make the kind of impact to their business that having a place like Stoney Creek as a regular client would have. At full capacity, feeding 20 people at least two meals a day, the amount of income that would drive to our local farmers is substantial. I stayed at a farm with a similar idea in Vermont, on a smaller scale, and I made sure to head to the farm that sold the cheese to the inn on my way out of town to grab several blocks for myself, my friends, and my family, because I so enjoyed it that I wanted to share it, but the farm was in a spot that I definitely would not have found if I hadn't known to look for it. The benefits to local farms being supported by and carried in Stoney Creek are much larger than simply the amount they would purchase each week.

When I first met Brandon and his team, one of the very first things that I learned was about the history of the property. There are photos on the walls of the original owners, dating back hundreds of years. He knows about the little conversion made to the spring house to utilize it as a space for card games, and the names of the original homesteaders, their children, their children's children. He has so much respect for the character and history of the farm, and I know how important it is to him that anything changing about the farm is keeping in line with the heart and soul of the property. He spends so much time connecting with the community and genuinely listening to their concerns. For example, my property backs up to the fence line at Stoney Creek, and I keep horses here. Brandon and I have been in near constant communication about how I'm thrilled to be a part of the rural atmosphere that he wants to provide guests, but that my animals' health and safety is paramount. He takes every concern that I have with the utmost respect, and asks for my input on how I would change his design to ensure everyone (myself, my livestock, the Stoney Creek crew, guests, and neighbors) comes out with exactly what works best for them.

I hope you consider supporting this project as strongly as I do, because I can see the incredible amount of good that Stoney Creek will bring to our area. There are so many ways that this supports our town and county that ripple out beyond the direct investment that Brandon is making to local businesses and the jobs that will be created in this improved Stoney Creek.

Thank you for your time and consideration of this incredible project.

Best,

Emma Lorusso 7228 Wheeler Road, Boonsboro MD <u>eelorusso@gmail.com</u> (240) 310 - 9506 To Whom This May Concern,

On behalf of Cushwa Brewing Company, I am writing in support of the proposed Stoney Creek Farm project. I recently had the opportunity to meet Brandon Green and tour the property. I was very impressed with the plans that were presented and also by Brandon himself. This is well thought out and will no doubt be well executed. Ventures like this help draw additional high end clientele to Washington County, which is exactly what we need to help our community continue to grow. It stands to reason, and has been proven through many studies, that when people with disposable income stay overnight locally, they venture out and spend money in stores, bars/restaurants, entertainment venues, etc. This will be another avenue to bring more people in from other areas to support our local economy. In addition to bringing more money to the county, I love the idea of job creation. Many times, people forget the power of small business when it comes to employment. The proposed 20 full-time positions would be an outstanding opportunity for our community.

We chose to start our brewery here because it's our home and we wanted to be part of the positive changes taking place. The more upscale options we can offer, the better off our community will be. We've seen great success bringing in people from outside Western Maryland in the last five years and feel positive that we have many more good years ahead. When I spoke to Brandon, I could feel his passion and tell that his head and his heart are in the right place. People like Brandon are the types of people we need to start new and exciting local businesses because they have the dedication and the means to do what's necessary to make them successful. Allowing Stoney Creek Farm to move forward under the Rural Business District zoning classification seems like a no brainer for all parties involved.

Please feel free to contact me if you have any questions or would like any additional information regarding my support for Stoney Creek Farms.

Thank you,

Garrett Chambers Cushwa Brewing Company - Co-owner 10210 Governor Lane BLVD Unit 2010 Williamsport, MD 21795 garrett@cushwabrewing.com Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing this letter to urge support for the Stoney Creek Farm project. I am a lifelong resident of Washington County, graduate from Boonsboro High School, and a small business owner with office in the City of Hagerstown. We are in full support of the efforts to recreate the landscape and environment of the Stoney Creek Farm. The agritourism concept will most certainly bring an elegant atmosphere to the area. Agritourism is a safe and fun way to experience life in the country.

Our area has always attracted the upper echelon of people in the DC-metro region. Between the historic Antietam National Battlefield to the Big Cork winery to the Appalachian trail and now Stoney Creek Farm, there is one thing certain, our area brings a rich experience and escape from the city life that we all are constantly looking for.

The concept of the Stoney Creek Farm project seems to establish and facilitate an allinclusive destination for guests. Unlike a bed and breakfast or hotel chain, Stoney Creek Farm will bring an experience of its own. Speaking to neighbors in our community, I think I can speak collectively that we all are looking forward to the Stoney Creek Farm experience.

I feel that this business and its location couldn't be more perfect. We are in full support of this project and are hopeful that it will be approved. Thank you for your consideration.

Sincerely,

Gary House, Owner & IT Architect at DEM360, LLC 19533 Waneta Drive Boonsboro, MD 21713 301.988.8383

MayXHan

September 16, 2021

Greg Maciulla 1014 Hamilton Boulevard Hagerstown, Maryland 21742 P: 301.602.0247; W: 240.409.4667 <u>glmaciulla@verizon.net</u> gregm@triplecrowncnstruction.com

With Highest Regards:

Jill Baker - Director of the Washington County Department of Planning and Zoning.

David Kline, Dennis Reeder, Clint Wiley, Robert Goetz, Jeff Semler, Randy Wagner, and Jeremiah Weddle - Washington County Planning Commissioners.

Jeff Cline, Terry Baker, Wayne Keefer, Randy Wagner, and Charles Burkett Jr. - County Commissioners.

It is with great pleasure and honor to write on behalf of Brandon Green and the Stoney Creek Farm. I have always loved Washington County and especially Boonsboro; the rural and rustic beauty of its landscape is unmatched. When my sister and brother-in-law settled in Hagerstown for their respective medical careers and I saw the landscape of Washington County, I dreamed of being a part of it. Fast forward several years, I met my wife who was a teacher at Boonsboro Middle School at the time. After we married, the battle of Hagerstown vs. Boonsboro began. She won and we settled in Hagerstown which allowed her some privacy from the potential of running into her students. My sister has since moved to Boonsboro, and with such, I have met a number of new friends and associates in Boonsboro.

Having lived in Washington County for 18 years and raising a family here, we have come to appreciate the quiet tranquil life away from a big city. I was born and raised in the Washington, D.C. area. I accepted a position in Washington County to relieve myself of the commute and be closer to our new home. In that vein, I enrolled in Leadership Washington County and became extremely active in the community. I continued with my involvement, as my wife continued her career in the public school system. As the demands of our increasing family increased, I cut back but kept close ties. Fortunately, my new career in Frederick is expanding so we are now back in Washington County and reactivating our engrossment into the community. With this, Triple Crown Construction, has been associated and working with Brandon on his phenomenal sustainable project at Stoney Creek.

To have such a unique and well-planned opportunity in the heart of Washington County is extremely exciting. With all that has been brought to Boonsboro in such a positive and engaging fashion, Stoney Creek would be a welcomed addition. Boonsboro has become a destination for many in the Mid-Atlantic Region and beyond. They come to see and stay at Nora Robert's Inn Boonsboro, Big Cork Vineyards, Crystal Grottoes Caverns, Dan's Restaurant & Tap House, the historic Old South Mountain Inn, South Mountain Micro Farm to name just a few. As Stoney Creek Farm is already an established boutique hotel, it is only logical for it to meet the demands of the community in expanding their professional and well-polished offerings. As a local resident and contractor specializing in hospitality, I know a Five Diamond operation. And Stoney Creek Farm is just that. The natural sustainable progression to be a boutique agritourism resort that is based on the pastoral experience is welcomed and expected.

The support to the agricultural industry and farming community Stoney Creek Farm offers by buying local and fresh along with the necessary staffing required to sufficiently operate such a fine boutique farm would be an economic driver. As a resident and contractor, I have always been and will continue to be an advocate of historical preservation. I have witnessed, inspected but most importantly appreciate, Brandon and his team's preservation of our rural history by maintaining the historic integrity of the buildings and all that is associated with them. His current vision will continue the sustainability of preserving, sharing, and engagement in our history while allowing a way of life of yesteryear to continue where it was one with nature and rustic. People of today are craving such tranquil getaways, now more than ever, to escape their hectic, busy craziness of life.

It is to this end, that I wholeheartedly support Brandon Green and Stoney Creek Farm.

Sincerely,

Greg Maciulla

September 3, 2021

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm

Dear Ms. Baker and Commissioners,

I have been a resident of Washington County my entire life and have always been proud to call this beautiful part of the world my home. I think it's an amazing place to live and have always felt that showing support for our neighbors is a way to honor the heritage and sense of ownership we should each feel within our local community. I'm happy to write to you in support of the Stoney Creek Farm project. Our incredible rural landscape is worth sharing and the very unique agrotourism concept that Brandon Green has put together is the ideal way to showcase it.

In can be hard at times to find a business that strikes the right balance between serving the needs of the community while still being respectful of environmental protections. I'm so impressed with the many ways this project focuses on sustainable and eco-friendly models, local resources, and minimal disturbances to the natural landscape. I also find the commitment to working with local businesses as much as possible to be a wonderful approach. This is exactly the kind of partnership that often gets overlooked but really serves to strengthen the local community as a whole.

I've really looked at the details of the Stoney Creek Farm proposal and not a single aspect fails to show me the work, passion, and sincerity that went into making this project a truly powerful example of a one-of-a-kind showcase in all that Washington County has to offer. You can see that every effort has been made to address each detail and that a lot of time has been spent in finding exactly the right way to build this project into a long-lasting legacy and a source of pride.

There are a lot of businesses in and around the Manor Church Road area. I've experienced traffic delays coming from the church camp of Girl Scout Rd, other churches in the area, even from the trucking companies and farmers that drive down the road. Stoney Creek Farm has successfully had guests and events for years without issues, but the proposal will focus on overnight guests as the priority and that will have the positive impact of decreasing large outdoor events. This again shows a dedication to looking at the neighborhood as a whole and striving for a positive influence.

In conclusion, I support without hesitation the Stoney Creek Farm project. I support a business that seeks to buy local, add a valuable environmentally friendly resource, and build an agrotourism venture that will be a wonderful way to welcome travelers to the rural beauty of Washing County. I would appreciate your approval of this project.

Thank you,

Isabella Martin 5021 Harpers Ferry Rd Sharpsburg, MD 21702 Washington County Planning Commissioners

Washington County Board of County Commissioners

C/O Ms. Jill Baker, Director Washington County Department of Planning and Zoning

Re: Stoney Creek Farm at 19223 Manor Church Rd, Boonsboro

Dr. Ms. Baker,

I am writing you today to show my support for the Stoney Creek Farm project, as a resident and business owner of Washington County.

I had the pleasure of meeting Brandon Green and visiting Stoney Creek Farm while representing the Washington County Chamber of Commerce as their new member ambassador. While visiting for the first time, Brandon showed me his vision for the property and took me on a tour of the grounds. I was immediately intrigued by his vision and the opportunities that this project could bring to our growing community.

Since my first visit to Stoney Creek Farm, I've had the pleasure of attending a few other gatherings at the property and true to his vision, Brandon served us food and beverages locally sourced from small businesses here in Washington County. The opportunity to highlight all our diverse wineries, distilleries, farms, restaurants, breweries, bakeries and coffee Roaster to high-income tourists and businesses is one of the most exciting parts of this project. It is not just about Stoney Creek Farm, it's about what Washington County has to offer. When starting my own company, the first thing I had to think about is where I wanted to be. I chose Washington County, not just because I grew up here, but to be part of what is a growing business community of entrepreneurs that want to make a difference in our county. I've seen the growth we are capable of while maintaining our historical charm. I believe Brandon and the project at Stoney Creek Farm sees and values both the growth in our county and that historical charm that sets us apart.

In short, I believe the vision Brandon has for Stoney Creek Farm aligns with the vision of our community, which is why I support this project and hope you will as well.

Thank you for your time and consideration of the project at Stoney Creek Farm.

Sincerely,

Jason Shank President & CEO Grey Street Digital

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I have lived in Washington County, MD since 2005, after moving here from Frederick, MD. I started working in Washington County following college and it became my permanent location.

Since deciding to stay in Washington County, I have built my entire career and life here. I currently run a bakery in the heart of Hagerstown, although we service all of Washington County. More importantly though, I have brought two children into this world, who I am proud to say were and will be, born and raised Washington County residents. Washington County has so much to offer, and I am so glad to be a part of its future.

Even though I wouldn't consider Hagerstown a thriving metropolis (just yet), there is nothing like the rural life. To me, rural life is the epitome of relaxation and comfort. Often, when I feel the need to get away from work stress, I run straight for the country. Typically, that looks like a trip to Savage River Lodge in Garrett County, MD. One of the many reasons I am a huge supporter of Stoney Creek Farm is because in the future, I'd be able to stay and play right here in my hometown. Stoney Creek Farm would give me that place to run to for relaxation. Id be able to enjoy what I love most about nature and comfort from the grounds of something in my very own town.

By allowing Stoney Creek Farm to open and operate in Washington County, you would be supporting the local agricultural and farming communities. Stoney Creek is all about local, and they will be sourcing their goods from local farmers and businesses. They are wonderful at maintaining relationships within the community, and that will absolutely be carried through to our farmers. In just the last few months, Stoney Creek has reached out to me on numerous occasions to build a relationship to last the test of time.

Since Stoney Creek Farm sits on sprawling rural acres, you can be rest assured that the rural population of the area will not be impacted by noise or traffic. In fact, you can count on them bringing in guests who desire to be in rural areas, and are looking for the perfect location to feel the calmness of the land. Stoney Creek will help in preserving the rural lands that we all love, while also sharing that with out of town guests who will learn to love Washington County, just like we do.

Speaking of rural lands, a very important element of this project to me is the environmental protection. The plans for this site allow for investments into the conservation of the land right next to the Antietam, the preservation of historical architecture, upgrades to stormwater and septic systems, improvements to the current runoff, and the protection of the current forest along with the restoration of the original orchard previous owners removed. This is something that will help save the lands, and protect its beauty for generations to come.

Stoney Creek Farm is proposing a 20 bedroom resort, which means plenty of opportunity for tourism, and what we all need now- JOBS. While the guests are here to enjoy the beauty of Stoney Creek, they will also venture out to nearby restaurants and shops, helping

to increase revenue for local businesses as well. Not only will Stoney Creek be creating jobs in their own business, they will have a ripple effect withing the community that allows for job creation all around. I can guarantee that once a guest stays at Stoney Creek, they will be back for years to come, and spread the word among their friends. Tourism to our small towns helps keep us alive in these times of change, and Stoney Creek is here to support that 100%.

The approval of this project would mean a great deal to me, as both a community member and business owner is Washington County. I know that Stoney Creek will continue harboring relationships with nearby businesses, which means sales to keep my business thriving. I also know that when I've reached my maximum stress level, I can turn to Stoney Creek for a relaxing stay in the rural parts of my hometown.

Thank you for consideration and I look forward to the approval of Stoney Creek Farm!

Sincerely,

Jessica Peteranecz, Owner Charlie and Sam's Bakeshop and Café', LLC 22 N. Mulberry St, Suite 101 Hagerstown, MD 21740 301-991-1312 September 9, 2021

Dear Jill Baker and Commissioners,

After reading the history of Stoney Creek Farm and the proposed concept plan for changes to the property, I am excited to learn that someone such as you and your organization are interested in investing in my community. The greater Boonsboro / Keedysville (South County) area is rooted in history as well as blessed to have such wonderful natural beauty. I appreciate how your concept embraces 2 of the attributes that my community cherishes.

As a member of this community for over a generation, and a long time resident of Washington County, I know first had that there is a need for a project such as yours in our area. From the positive economic impact to providing jobs for local residents as well as providing services and accommodations for our extended families for different occasions, your project will be an invaluable asset to my community.

When I have visited communities across this wonderful country, I am often envious that even smaller towns and villages have embraced projects such as yours for years of not decades. This has been something that has been missing from the greater Boonsboro area. Yes, while we have events such as "Boonsborough Days" and "Green Fest," we don't have events which keep visitors here longer than a few hours. It seems to me that if your concept plan is brought to fruition, we may be able to appreciate a longer and larger economic impact. I feel that this has the potential to benefit my community to an even greater degree than just the occasional festival.

Having lived and worked in Boonsboro as well as having been involved in various organizations, I take pride in knowing that the Stoney Creek project is being proposed and would like to extend my support.

Best regards,

Joseph J. Scalese III 108 Mason Place Boonsboro, MD 21713 Jill Baker Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

RE: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and commissioners,

I am writing to encourage your full support of the Stoney Creek Farm Project. I have been a resident of Washington County for over 20 years, specifically South County, just a few miles from Stoney Creek Farm. As a previous manager of a local boutique B&B for the past 10 years, I had the pleasure of meeting Brandon Green 2 years ago to tour the farm and learn about the exciting renovations he and his team had in store for the property as well as the possible business collaboration between our two businesses. Fast forward to 2021 and the metamorphosis into the current plan is even more exciting.

This project would increase commerce and tourism to Washington County while providing a number of full-time jobs to the community. They are committed to hiring local and using local vendors. All while preserving the natural and historic aspects of the farm and surrounding land. With all of the residential neighborhoods that have amassed in recent years and plans for commercial projects in Boonsboro, it's refreshing to see a potential project that retains the preservation and aesthetics of the land. My husband and I chose Boonsboro to raise our family in part because its rural setting.

Brandon has been very forthcoming and upfront about every aspect of the project and extremely dedicated to answering any and all questions. In regards to heavy traffic patterns due to previous events/gatherings at Stoney Creek Farm, as a nearby resident and fellow business person in the Boonsboro community, I have never experienced any issues. With their move from large events to more of a get-a-away boutique, spa experience, the current concern regarding heavy traffic should be non-existent.

Your approval of this project would and could only be beneficial to additional positive growth in Washington County. Please support the Stoney Creek Farm Project.

Sincerely, Karen Long 109 Mason Place Boonsboro, MD 21713 Dear Stony Creek Farm/ to whom it may concern:

I am writing in support of allowing Stoney Creek Farm to create a rural boutique resort. This will resort in a unique tourism opportunity for our community and the ability to sustain and support local agricultural products!

This property is not only historic, self-contained, but great thought and care has been given to the creation of this venue. The plus to the community and Washington county is the revenue and tourism that will be brought to this area. I have never personally experienced excessive traffic or noise from this facility over the last few years!

Sincerely,

Kay Elliott 18001 Knoll Drive Fairplay, MD., 21733



October 19, 2021

Washington County Planning Commissioners

Washington County Board of County Commissioners

c/o Ms. Jill Baker, director Washington County Department of Planning and Zoning

Re: Stoney Creek Farm 19223 Manor Church Rd., Boonsboro

Dear Ms. Baker,

I am writing today as a demonstration of my support for the Stoney Creek Farm project in Boonsboro. I grew up in Washington County and then moved away for several years, only to return two years ago because I missed the rich history, outdoor recreation and charm of the area.

I had the fortune of visiting the property recently and meeting with Brandon Green to learn about and understand his vision for the boutique agritourism resort concept. As you know, the Rural Business District was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community and provide tourism opportunities. Stoney Creek Farm aligns perfectly with the mission of the Rural Business District. In addition, this project will create additional jobs for the county, support other local businesses, such as dairy farms and wineries, and drive commerce by attracting high-income tourists and retirees. We have such beauty in our county that I believe is worth sharing in this unique way.

Unlike a big box hotel or retail outlet, the Stoney Creek Farm project provides historic preservation and conserves the land and local environment. Moving forward with the site, the owners plan to install a variety of native plants, stabilize water channels and recreate the old fruit orchard from the 1970s. They will also preserve the 50+ acres of woodlands on the property, which will continue providing a home for many native animals and insects.

As a resident of Washington County raising my family here, I feel the Stoney Creek Farm project is truly a win-win for the community. I look forward to a positive outcome for our county with the approval of this project. Thank you for your time and consideration.

Sincerely,

Kelly Batey Private Wealth Manager 1825 Howell Rd, Suite 5 Hagerstown, MD 21740 Ph 301-733-7777 | Fax 301-733-0303

6919 Baltimore National Pike, Suite C Frederick, MD 21702 Ph 301-473-7777 | Fax 301-473-7888

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September 21, 2021

Zoning

Washington County Planning Commissioners

C/O: Ms. Jill Baker, Director of the Washington County Department of Planning and

RE: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Washington County Leadership,

"The power of listening doesn't lie just in giving people the space to reflect on their views, it's a display of Respect and an expression of care. Listening is a way of offering others our scarcest and most precious gift - Our Attention. We shouldn't be proud of what we have achieved but also HOW we have achieved it - together."

This excerpt above remains in my mind from a book I just finished by Adam Grant titled "Think Again". I couldn't imagine a better way to describe my thoughts & feelings in support of the Stoney Creek Farm potential project.

I first met Brandon and his team when I became his New

Kite & Anchor PO Box 4676 Hagerstown, MD 21742





pose.co

Passionpeoplepurpose.co

Kelsi@PassionPeoplePur

Member Ambassador for the Washington County Chamber of Commerce. Our job as ambassadors is to meet with business owners and help them get more acclimated into our business community. The first time I visited Stoney Creek I felt immediately drawn to the property. And the people sharing their passion while describing the purpose. of each project detail. It was indescribably comforting. It felt like I could breathe – and there were no screens in sight.

Touring the grounds and hearing each & every idea, the process in how it developed - from a meeting or a conversation with someone else in the county instantly invigorated me. From local farmers sharing their knowledge from growing seasons, to what foods would best meet the guests requests, and even comparing barn doors – although used for very different reasons.

My memories from childhood being raised around my grandparents beef farm in Howard County and as a 4-H'er washing cows at the Washington County Ag-Expo (and State Fair) for shows, I have always appreciated the benefits agriculture brought into my life. I have noticed it more now as our county continues to embrace more opportunities for small business & local business to thrive!

After hearing more from Brandon about the time they have spent meeting with additional local entrepreneurs and strategizing through every single detail proved inspiring. They have figured out a way to make this project mutually beneficial for so many other businesses across the county.

I have seen first hand the benefits of local businesses working together. My business I started 3 years ago – Kite & Anchor - was literally built on B2B relationships. Businesses are people doing what they love and sharing that passion with others. Stoney Creek Farm are these same people. They deserve the chance to fulfill their dreams too! I have attended two intimate events over the last few months at the farm and everything there was locally sourced. The owners of each business in fact, also there connecting with our community & leaders. Looking around each time I thought: It's really cool to watch our County grow in good ways with those who want to see EVERYONE around them also succeed. If that isn't the literal sense of **Community**, than I don't know what is.

I conclude that as a small business owner myself here in Washington County, who has been successful building & maintaining genuine relationships with other business owners in the area too... It is my pleasure to write this letter in support of the Stoney Creek Farm Agritourism boutique resort project.

Remember – "We shouldn't be proud of WHAT we have achieved, but also HOW we have achieved it - together." -Think Again by Adam Grant

Sincerely, Kelsi W. Palmer, CXO Chief Experience Officer

Kite & Anchor Kelsi@PassionPeoplePurpose.co Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing you this letter to urge you to support the Stoney Creek Farm project. I have had the pleasure of calling Washington County my home for my entire life. One of its many draws is the history and rural landscape that surrounds our county, and it is vital that we preserve this. That is why I support the Stoney Creek Farm project.

The Stoney Creek Farm project not only preserves the rural landscape of Washington County, it improves it. Their plans to plant orchards and other native plants will improve local ecosystems and keep our county beautiful. This will be a much needed contrast to the numerous constructions of warehouses, clearing out forested areas, disrupting local ecosystems and maring the beauty of our county in the process.

The Stoney Creek Farm project will also generate many jobs for our local area, spanning all types of trades and specializations from hospitality to accounting, to landscaping and marketing. These jobs will bring new college grads to the area, as well as providing new opportunities for other working adults already living in Washington County.

The tourism that the Stoney Creek Farm project will bring the Washington County area is desirable. Not only will this market the beautiful surroundings and history that Washington County has to offer, but it will make the area somewhere people WANT to be and visit. This will not only benefit the Stoney Creek Farm project, but other businesses as well, as we draw more people to the area to visit. Their new focus of retreats and cottage stays, combined with their decision to leave the event industry, ensures an increase of people to the area without the noise pollution and heavy traffic.

Lastly, the tourists the project will bring aren't the only ones who will be supporting local businesses. The Stoney Creek Farm project has plans to partner with many local businesses and farms, selling their goods in the boutique shops on the grounds, and using their crops and goods for the meals offered to guests at the farm. These offerings of other local businesses goods will generate more B2B sales and likely B2C sales, as it will create more customers and improve brand recognition within markets other than just our local area.

In the end, this project would greatly benefit Washington County and our local area in many ways. I hope that you support the project as I do.

Warmly, Kierston Dudley 10911 Hopewell Road Hagerstown, Maryland 21740 (301) 992-7765 Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

It is with my strong and sincere support that I write this letter and encourage you to support the Stoney Creek Farm project. As a Washington County resident for 37 years and the owner of Kaptivated Kulture, I have worked and volunteered with many local businesses over the years. Washington County is a place I love to call home. The rural aspects to our area are what honestly fuel my family and I to stay here. While some development has happened over the years, there has been an acceleration of development over the last couple of years that has aided in the overall growth and success of our county as a whole.

The Stoney Creek Farm project will not only bring employment opportunities and a local tourism attraction to this area, it will also be a landmark which will contribute to the economic growth here in Washington County. This will benefit our local community but also attract new visitors to the area or those looking to relocate.

For years, myself and my fellow friends and colleagues have worked hard to support this kind of growth in our unique rural community. The investment from the county would not only preserve and protect some of the agricultural elements of Stoney Creek Farm but also modernize and attract locals to stay local and visitors to enjoy and spend tourism dollars in our area.

Supporting this project and the development of Stoney Creek Farm will change the quality of life for so many including myself. What I love most about our area is how unique it is in agriculture. My family and I take advantage of this every opportunity we have. Stoney Creek Farm will just be an addition to one of the many natural amenities we have access to.

Thank You for your time and support.

Kristin Holt Kaptivated Kulture 17733 Perlite Way Hagerstown, MD 21740 240-520-4800 Kaptivatedkulturemarketing101@gmail.com Laura J. Martin 433R N. Potomac St. Hagerstown, MD 21740 304-676-4411

September 10, 2021

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Dear Ms. Baker and Commissioners,

I am excited to share with you my support of the Stoney Creek Farm Project!

My husband and I met at the Washington County Playhouse Dinner Theater in downtown Hagerstown in 2007. In 2015, we purchased that dinner theater and moved to Washington County. Washington County has become our home.

While we live and own a business in downtown Hagerstown, we truly enjoy the rural landscape so much of Washington County offers. As my husband said one day as we drove to Stoney Creek Farm, "There aren't many problems a drive down a beautiful country road can't solve."

I strongly urge you to approve the project of developing Stoney Creek Farm into an agritourism boutique resort. Doing so would allow Washington County to have a unique, environmentally friendly, historically preserved resort that will create local jobs, support and stimulate the local economy, and attract higher income tourists to our beautiful county.

Owning one of the oldest dinner theaters in Maryland, we attract tourists and local citizens who possess disposable income. Our customers do not visit The Playhouse merely for dinner and a theatrical performance. Our focus at The Playhouse is to provide an experience that creates memories for our patrons.

Especially after the shutdowns of 2020, our patrons express now, more than ever, their desire for experiences rather than purchasing material items. Consumers are seeking non-traditional getaway experiences, farm to table food options, and one of a kind memories. The Stoney Creek Project will provide all of this and more.

I am anxious for the day when a patron calls to order tickets to The Playhouse and asks, "Where should we stay? We don't like the big box hotels," and I'll be able to add Stoney Creek Farm to our list of small, locally owned resorts and inns.

In closing, I can only see positive outcomes for Washington County by allowing the Stoney Creek Farm project to proceed as guickly as possible.

Thank you for your time, consideration, and service to Washington County.

Sincerely. una J. Montin

Laura J. Martin Owner, Washington County Playhouse

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing to urge you to support the Stoney Creek Farm project. In Washington County, we are surrounded by deep history and beautiful rural landscapes that we all, myself included, are lucky to live in. It's an area worth preserving, and worth sharing, which is why I'm in support of Stoney Creek Farm's boutique agri-tourism resort concept.

The Rural Business District was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community, and provide tourism opportunities. I couldn't imagine a more perfect fit for this zoning application than Stoney Creek Farm.

I manage my families small farm, South Mountain MicroFARM, located in Boonsboro. We produce leafy greens and hemp wellness products year-round using an environmentally conscious method of agriculture called aquaponics.

Given the nature of my business, one of the most important elements of this project to me is the environmental protection it would allow. Moving forward with the plans for this site would allow for important investments into the conservation of the land right next to the Antietam, the preservation of historical architecture, upgrades to stormwater and septic systems, improvements to the current runoff, and the protection of the current forest along with the restoration of the original orchard previous owners removed.

This substantial investment in our county would also drive commerce by attracting high-income tourists or perhaps retirees looking for authentic heritage experiences. My belief is that this increase in commerce will not only positively impact my business through increased sales of our produce and wellness products but also many other fine producers in the area.

As we try to come out of the Covid-19 pandemic, I could only imagine the incredible financial position this development could have for Washington County through a combination of taxes and tourism. Not to mention jobs! With a commitment to hiring local and shop local, Stoney Creek Farm will be able to drive significant revenue for the farming community, and other food, beverage, and hospitality vendors. Plus, the numerous full-time agri-tourism jobs that will be created at Stoney Creek Farm will be jobs that last, since tourism jobs can't be exported or outsourced.

I'm eager to see the holistic vision of this project come to life and I sincerely hope you support the project as I do. Thank you for your time and service to our community.

Sincerely, nowse

Levi Sellers 6144 Clevelandtown Road Boonsboro, MD 21713 Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing on behalf of the Stoney Creek Farm project to encourage your support and approval of their boutique farm resort model. I have been a resident in Washington County for 20+ years and have had many great experiences with local businesses, as well as starting my own agri-business with my goats and crops. To truly support local, we must start right here in our own community.

We are a rural county and have a unique draw of historic treasures built on agriculture, which helps highlight the agri-tourism aspect. The Stoney Creek Farm project has carefully considered our surrounding history and developed a concept to not only enrich Washington County tourism, but promote local businesses and residents without disrupting the beauty of our county.

Having been born and raised on a dairy farm, I have a unique perspective into the agriculture world and how the outside world (big industry) can affect the growth/death of agriculture. My own small farm offers an array of products and the more small agri-businesses we offer here in Washington County, the stronger our agriculture aspect will remain.

Stoney Creek will be a large draw for those who are nature minded and who desire to get in touch with small town community and wildlife. The fact that they have already run the numbers and have a plan to work with all the local small businesses will definitely have a positive impact on local farmers and small businesses. I have personally had the opportunity to meet with the owner of Stoney Creek farms and spoken with him regarding his plans for use of not just my products, but those of many others in my local farming community. We are all quite excited for the opportunity to work together through this endeavor to support each other and in turn showcase the beauty of agriculture in Washington County.

With this in mind, I wholeheartedly support the endeavor that Stoney Creek farms is proposing, and look forward to working with them!

Thank you for taking the time to read my letter and take it into consideration as you move forward to absolutely approve this project!

Painted Pastures Lori Anderson 11926 Little Antietam Rd Smithsburg, MD



September 13, 2021

Ms. Jill Baker, Director Washington County Department of Planning and Zoning Planning Commission and County Commissioners

RE: Stoney Creek Farm at 19223 Manor Church Road

Dear Ms. Baker and Commissioners,

I am writing to ask you to support the Stoney Creek Farm project. After a visit to the site last week, I'm convinced that this boutique agritourism resort will be a welcome addition to our county while maintaining the tranquility of this peaceful, rural community.

I support this venture for the following reasons:

- This plan fits well into the Rural Business District in that it serves the needs of the rural residential population, supports the farming community and provides additional local tourism/destination opportunities.
- This plan allows substantial and important environmental protection/enhancement practices to be instituted and maintained.
- The Stoney Creek Farm proposal notes substantial investment in renovations that will result in a spectacular venue for tourists seeking a unique and authentic heritage experience that values historical preservation.
- The economic impact will be significant due to availability of full-time jobs and the commitment to shop local for various products.

Clearly this will be a positive improvement to this area of our amazing county. Thank you for approval of this project. I'm excited to learn of this project approval and to see the site again when it's in full operation.

Sincerely, Mary Ellen Waltemire 11320 Manse Road Hagerstown, MD 21740

> Mary Ellen D. Waltemire | PRINCIPAL P 301.991.4142 E maryellen@onestepclosercoaching.com www.onestepclosercoaching.com

Wednesday, September 22, 2021

ATTN: Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

RE: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Washington County Commissioners,

I am reaching out to ask for your support for the Stoney Creek Farm Project. I moved to the tristate area over 7 years ago and have since spent most of my life here in Washington County working, eating, shopping, and volunteering. As a young professional in this area, I am always looking for new activities and places to spend my free-time and hard-earned money locally. Stoney Creek's boutique agritourism resort concept would not only attract more tourism to our area, but also give locals a close escape for a weekend.

We live in such a beautiful area and this project would help protect this beautiful environment that we have here in Washington County. This project would conserve land and forest, preserve historical architecture, upgrade stormwater and septic systems, and start orchard restoration. They plan to support local and partner with local businesses. Stoney Creek Farm would create jobs and become a significant source of revenue for our farming communities, and other food, beverage, and hospitality vendors. An Estimated \$700,000 would be spent on local products such as coffee, dairy, poultry, spirits, wine, produce, etc. Stoney Creek Farm could become a major vendor for many of our local businesses and after persevering through COVID-19, our local businesses could use the new sales.

There is no doubt that this will be a big project, and some may have reservations about noise and traffic. That being said, it is important to note that Stoney Creek Farm would no longer be an event venue for weddings and other noisy events. Stoney Creek Farm would be a boutique resort offering guests tranquility and harmonious activities in nature. Given the property would be limited to 20 rooms and guests would be booked for different dates / times, traffic would decrease in comparison to current event traffic.

These entrepreneurs have a vision for their bed and breakfast. They know Stoney Creek Farm can offer so much more for their guests and to Washington County while being environmentally conscious. With all of this in mind, I ask of your support and approval for this project.

Mary-Jane Bowyer 301-988-1817 *Home*: 1835 Paulmark Ave Greencastle PA 17225 *Work*: 1625 Dual Highway Hagerstown MD 21740

October 7, 2021

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing to encourage your support of the Stoney Creek Farm project. Washington County is an area worth preserving, and worth sharing, which is why I'm an advocate for Stoney Creek Farm's boutique agritourism resort concept.

The Rural Business District was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community, and provide tourism opportunities. Moving forward with plan for this site would allow for investments into the conservation of the land right next to the Antietam, the preservation of historical architecture, upgrades to stormwater and septic systems, improvements to the current runoff, and the protection of the current forest along with the restoration of the original orchard that has been previously removed.

This substantial investment in our county would also drive commerce by adding employment opportunities and attracting tourists to our community. With a commitment to hiring local and shop local, Stoney Creek Farm would be able to drive significant revenue for the farming community, and other food, beverage, and hospitality vendors.

I believe this to be a positive improvement for the neighborhood and county at large, which is why I strongly encourage your support of the project as I do. Thank you for your time and service to our community.

Sincerely,

Maulih Joshi

Maulik S. Joshi, Dr.P.H. President and CEO Meritus Medical Center 301-790-8215

Jill Baker, Director

Washington County Department of Planning and Zoning

Planning Commissioner and County Commissioners

September 28, 2021

RE: Stoney Creek Farm at 19223 Manor Church Rd, Boonsboro MD

Dear Ms. Baker and Commissioners,

I am a born and raised resident of Washington County and grew up no more than 4 miles from Stoney Creek Farm. I have lived in the Fairplay area my whole life and purchased my first home here as well. I have worked in the banking industry since I was 18 all with local community banks. As you can see, I am proud to be from and a citizen of Washington County.

I've had the discussion before with friends "what is it about Washington County?". My answer, it has just bit of everything depending on your taste. You can start a day floating on the river, by lunch be hiking up Black Rock, and finish the day at a local winery/brewery with music and fun. Shopping...got that covered. Hungry? Plethora of restaurants to cater every want.

The new proposed Agritourism Boutique Resort at Stoney Creek Farm falls right into our local culture. Providing a home-away-from-home for tourist to experience so much of our rural life in one place and boost our local economy at the same time. A place our local farms can provide food for meals, sell their goods, connect on experiences.

And not just the local farms, but for the residents, the discontinuing of large events (i.e., weddings) will reduce traffic and noise. No longer will 60-100 show up on a Saturday afternoon to celebrate with loud music. Traffic will be reduced to guest checking in out randomly in small doses, and a serene, peaceful atmosphere from within.

As a resort style business, guest will be able to explore their surroundings, including visiting local destinations.

This new idea of what can be, shows that thinking outside the box we can do more than develop and build homes with our land. We can preserve our outdoor approach and lifestyle to share with others. I support the approval of this project, as it is fresh, new, and something I would want to be a part of.

Sincerely,

Meghan Meghan Dunn

8222 Reichard Road Fairplay, MD 21733 301-988-0758

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing in support of the Stoney Creek Farm project. My husband grew up in rural Washington County, and we have our own home here now. We live in a rural area of Williamsport and enjoy the beautiful landscape around our home as well as throughout the county as we visit wineries, the battlefield, craft fairs and other outdoor events. We also love to just drive around on back roads on sunny days to take in the beauty. This is why we appreciate Stoney Creek Farm's agritourism resort concept.

The Rural Business District was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community, and provide tourism opportunities. Stoney Creek Farm fits right in for this zoning application. One of the most important parts of this project to me is the environmental protection it will allow. In the plans for this site the owners will be making a huge investment into the conservation of the land right next to the Antietam, the preservation of historical architecture, upgrades to storm water and septic systems, improvements to the current runoff, and the protection of the current forest along with the restoration of the original orchard that the previous owners removed.

This project would also drive commerce by attracting wealthy tourists and other visitors and/or people interested in relocating here. Additionally, the commitment to hiring local and shop local, Stoney Creek Farm will be able to drive significant revenue for the farming community and other food, beverage, and hospitality vendors.

I'm tired of seeing signs protesting the "large hotel complex" when this plan is nothing like that. It seems that a lot of locals are grossly ill-informed. The plans do not call for disturbing the rural landscape nor will it bring a lot of volume of people with loud music/noisy partygoers like the typical party/wedding venue would. There isn't even a hotel-like single building planned for the site, but instead the plan calls for small cottages. With only 20 rooms to be available the locals will not have to worry about traffic on and around Manor Church Road.

I would appreciate your approval of this project. Thank you for your time.

Sincerely,

Melanie Hoffman 2035 Kemps Mill Road, Williamsport, MD 717-658-1266



November 11, 2021

Washington County Commissioners,

As a resident and business owner in Washington County, I am writing to support the rezoning and development of Stoney Creek Farm in Boonsboro. This project is a dream for our area, and I would hate to see it not happen. To think someone from our nation's capital would come to our county and invest to create a world known boutique is amazing. We can not let this opportunity pass us by.

Recently I purchased a local restaurant in downtown Hagerstown. I believe it is my responsibility to help our county and make sure it thrives for many generations. My grandparents started Weiss Bros. in 1938 in downtown Hagerstown. I believe in Washington County and write this letter to help continue its progress. What we have here in Stoney Creek Farm is a tremendous opportunity for our community.

I have personally toured the property and encourage you to do the same. I see no issues with the rezoning ask or the issues the neighbors have raised. I have visited a similar boutique in Western Maryland several times and can see the vision for this project. There is nothing but positives that would come out of this. We need projects like this in our community and are lucky we have this opportunity sitting on our doorstep.

Thank you for your time and please approve this rezoning so we can continue to show the world what Washington County has to offer.

Sincerely,

Michael Weiss President 301-992-9207 <u>mweiss@weissbros.com</u> 18038 Oak Ridge Drive Hagerstown, MD 21740



OFFICE 301.739.3069 TOLL FREE 800.878.9347 FAX 301.739.3157

WEISSBROS.COM 18038 OAK RIDGE DR. HAGERSTOWN, MD 21740

Page 097 of 159

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm

Dear Ms. Baker and Commissioners,

I am writing to voice my support for the Stoney Creek Farm project, and I urge you to lend an ear to all of those who support the project as well. This project will add a beautiful and vital destination to our community and do so with the utmost respect for the history and agriculture of the area. I simply do not believe that anything about the proposed project will provide anything but a positive experience for residents and visitors alike.

I moved to Washington County just five years ago and have been proud to call Boonsboro my home. I have been delighted by the perfect blend of small-town community with the tourism visitors that only a town as picturesque as Boonsboro can offer. I relocated to fill the role of Resident Innkeeper at the Inn Boonsboro, living on site at the property year-round and welcoming travelers from around the world. That puts me in the unique position of understanding better than most what it means to truly live every day with a bed & breakfast in your backyard. It also gave me a front row seat to of the powerful impact that this type of project can have on the local businesses that survive by seeking innovative ways to bring the world outside to our home. In learning about the project at Stoney Creek Farm, I was instantly impressed with the attention to detail and commitment to putting a plan in place that would serve the entire community. I have visited the farm, reviewed the plans, and have considered every aspect of what it would entail. I cannot imagine a more perfect proposal to meet the application requirements for a Rural Business District zoning.

Stoney Creek Farm has such a rich history and a project that honors that, celebrates that, and works hard to preserve that is one that clearly respects the heritage behind it. This project will allow that heritage to be preserved for generations to come while making important upgrades and protecting the environment. The local farmers and businesses who would benefit from this project are exactly who we should all be striving to support and grow during the economic strife the entire world has felt in the last two years, especially in areas that rely so heavily on tourism. This project will quite literally help families in Washington County put food on the table by providing jobs, business partnerships, and an infusion of growth into our local farms. Stoney Creek Farm has made a commitment to buy local, shop local, and support local and that can only be a blessing to so many.

I have seen and heard a great deal of commentary from the small group of residents who oppose this project. They've been loud, but that does not mean that the represent the entirety of the Boonsboro community or that they speak for everyone in Washington County. Their concerns seemed to be based a great deal on what "could" happen or what "may" be an issue, but as someone who has spent several years living the life of a travel destination, I don't seem to find any substance to their concerns. In fact, every aspect of this proposed project appears to have been designed with the sole focus of ensuring the most positive experience for all the neighbors and keeping their comfort at the forefront. The project scales back significantly on any impact to the community by proposing a boutique agritourism resort that seamlessly integrates into nature without disturbing the rural landscape. It also doesn't rely on volume but instead focuses on a destination that works with the existing neighborhood by replacing the current property wedding and event guests with quiet heritage tourists.

Thanks to these developments at Stoney Creek Farm, Boonsboro and Washington County will be able to share the gorgeous rural landscape and amazing history with others in a way that only adds to the community. That is why I urge you to approve the project and allow this legacy project to proceed, for the benefit of all.

Stoney Creek Farm will be a positive improvement for the neighborhood and county at large, which is why I hope you support the project as I do. In closing, I would appreciate your approval of this project. Thank you for your time.

Sincerely,

Michelle Kimble Boonsboro, MD Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing on behalf of the Stoney Creek Farm project to encourage your support and approval of their carefully thought out boutique farm resort model. I have been a resident in Washington County for 5 years and have had many great experiences with local businesses, as well as starting my own small agribusiness. To truly support local, we must start right here at home.

We are a rural county and boast a significant allure of historic nature and opportunity for agri-tourism. The Stoney Creek Farm project has carefully considered our surrounding history and developed a concept to not only enrich Washington County tourism, but promote local businesses and residents in a tasteful and thoughtful way.

I have personally had the opportunity to visit the farm and meet the owner, and discuss the history of the farm, most recent uses of the land, and the proposed agri-tourism boutique resort. Rather than hosting larger events and gatherings such as weddings, the resort concept will showcase the property with much less traffic and noise impact to the surrounding community, while still allowing the farm to be a focal point of interest to those who would like to visit our area. Furthermore, an underlying goal of the resort is to promote and support surrounding businesses, agriculture, and history. I would personally like to take a moment to focus on the support they will provide to local agricultural businesses.

It is well known that agricultural businesses struggle with current political and economic trends - the general population wants things (foods, products, etc.) as quickly and cheaply as possible. This is consistently taking more and more away from smaller and family run agricultural businesses and turning attention to so called 'big-box' stores and support to overseas production. The Stoney Creek Farm project aims to use as many locally sourced products from Washington County as they can. Thereby providing a consistent support to many local farming families that truly are the backbone to our community. More-so, when these products are showcased at the resort (locally raised produce, meat, eggs, and other products) visitors will likely continue their support and patronage of those individual farms for their personal uses down the road.

Too many of our local farms and agricultural land is being swallowed up by greedy investors focused on the rapid establishment of multiple housing units that bring in hundreds of individuals and families to our area. In contrast, the Stoney Creek Farm resort project would preserve a stunning historic farm within Washington County. Yes, it would bring some people to the area, but in a ephemeral fashion that whole-heartedly supports the greater community and helps with continued preservation and support of other agricultural families and farms that are the cornerstone our community.

To conclude, I view the Stoney Creek Farm project as a definitive benefit to our county and community. I believe it will be a wonderful way to preserve a beautiful Washington County Farm, and will provide substantial support to local businesses, most notably local agricultural businesses that make our county so unique and beautiful.

Thank you so much for your time reading my letter. I appreciate all that you do for us as residents of this beautiful county, and I do hope you will reflect on my thoughts as you consider your support of the Stoney Creek Farm project.

V/R

Michelle

Michelle Miller 22139 Jugtown Road, Hagerstown, MD 21742 717-357-2455

10/13/2021

Zoning committee,

My name is Neal Beard and i am writing this letter in support of the stony creek zoning change per their project plans. I have occupied the adjoining property to Stoney creek since 1996. There have been many changes and owners of the Stoney Creek estate since becoming a neighbor to the property. There have been green houses with an unapproved landing strip. There's been a telecommunication business owner that wanted to put a Christmas tree cell tower up. The current owner Branden Green has been the most consistent owner/ neighbor. The property has always been kept manicured and every one has been very respectable to me.

I was raised on a dairy farm and worked the farm with my mom and dad until 1988. My dad was old school and never wanted to change with the times. He believed that the way he was raised on a farm was how it should stay. technology was changing and farming became a business but he refused to change. We sold the cattle and machinery and ended that era. Now Tractors drive themselves by GPS and seeds are hybrid. I immediately went into landscaping and lawn care helping a cousin until I started my own business in 1992. I had a vision when I started in a business that has been full of ups and downs. The point I want to make with this story is that no one understood my vision and believed in its success. Thirty two years later the lawn care industry is huge. I had the opportunity to pursue my vision.

America is the greatest country in the world. We as Americans have freedoms to pursue our dreams like no other country. The backbone of this country are people with these visions and wanting to be entrepreneurs. The covid pandemic has put a lot of the small entrepreneurs out of business. Every person that wants to put their time and money into a business deserves the chance. Sometimes the family farm has to be funded by starting other business or getting jobs off the farm. Banking is not the same as it was 30 years ago. The change started with a vision that was pursued. Every walk of life changes with pursuing a vision.

I supported the previous idea presented by Stoney Creek and was part of the last Zoom meeting. I spoke early in the meeting. Some of the opposing points addressed the traffic on Manor Church Road. I would like to point out that anytime there is an auto accident on Rt 68 GPS diverts all traffic to Manor Church Road. That diversion of traffic is considerably more than any event from the previous Bed and Breakfast. Another concern was the history of some homes on Manor Church Road. The new plan that I personally was shown of Stoney Creek would draw historians from all over the country to visit our county and mainly Antietam Battlefields history. There has been mention that Brandon Lives somewhere other that Washington county. I ask who owns the Sheets that we get gas at do they live there, or care that Dan Ryan homes is owned by a Japanese corporation when looking to by a home. Recently there have been several signs about Stoney Creek and a "Hotel Complex". Now I have seen others that want the zoning stopped because of taking away our Farm ground. I reiterate that I have been the neighbor since 1996 and in that time there has never been anywhere to grow one ear of corn, one stalk of wheat or soybean. I would like to point out the hypocrisy of some of those posting those signs. There's a family 2 miles from Stoney Creek that sold the family farm to a builder and there's now (23) 3/4 of a million dollar homes. West a half mile on Manor Church there's a new Home that recently has been built in the middle of a 20 acre crop field and there sporting a save the farm ground.

I will some up my support letter like this. i believe that The vision of Brandon Green and Stoney Creek impacts our County in a positive way. Creating jobs and giving folks somewhere to stay that want to enjoy our historic area

Thanks

Neal Beard, 19405 True Grace Ln

Neil C. Parrott, P. E. Legislative District 2A Washington County

Assistant Minority Whip

Environment and Transportation Committee

Subcommittees Housing and Real Property Motor Vehicle and Transportation



Annapolis Office The Maryland House of Delegates 6 Bladen Street, Room 213 Annapolis, Maryland 21401 410-841-3636 · 301-858-3636 800-492-7122 Ext. 3636 Neil.Parrott@house.state.md.us

District Office P.O. Box 32 Funkstown, Maryland 21734 301-660-4263 · Fax 240-329-4658

THE MARYLAND HOUSE OF DELEGATES Annapolis, Maryland 21401

September 21, 2021

Jill Baker Director Washington County Department of Planning and Zoning 100 West Washington Street Hagerstown, MD 21740

Dear Ms. Baker and Commissioners,

As a State Delegate of Legislative District 2A, I support Stoney Creek Farm in its proposed expansion. Stoney Creek Farm is seeking a rural business zoning overlay for the development of their agritourism boutique resort. Stoney Creek Farm is an important business asset in not only the Boonsboro and Antietam area, but also for Washington County as a whole.

Stoney Creek Farm is centuries old and is a historic landmark in the Boonsboro area. It has served as family farm for 150 years. In 2016, the farm added a bed and breakfast which houses five guest rooms and an event center. To be able to reach more guests, Stoney Creek Farm needs to expand.

Developing the Stoney Creek Farm property into a agritourism boutique resort would increase the number of rooms available to twenty and improve the preservation of the surrounding areas. This expansion would provide an increase of tourism in the region. In addition, the new development would provide jobs and help support existing jobs in the community.

Thank you in advance for your consideration of this request.

Sincerely,

Delegate Neil C. Parrøtt, District 2A Maryland House of Delegates



1 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740

September 3, 2021

Washington County Department of Planning and Zoning Washington County Planning Commission Members Washington County Board of County Commissioners c/o Jill Baker, Director Department of Planning and Zoning 100 West Washington Street Hagerstown, MD 21740

Dear Ms. Baker,

I am writing in support of the Stoney Creek Farm project, located at 19223 Manor Church Road, in Boonsboro. I have visited the property and met with Mr. Brandon Green on several occasions. I understand that Mr. Green's plan is to develop his property into an agritourism boutique resort, with first class accommodations. Since the Rural Business District was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community, and provide tourism opportunities, I couldn't imagine a more perfect fit for this zoning application than Stoney Creek Farm.

Seeing pictures and drawings of this project do not do justice to what is being proposed by Mr. Green. If you have not yet visited the site in person, I strongly encourage you to do so.

This substantial investment in our County will absolutely drive commerce by attracting high-income tourists looking for authentic heritage experiences. Especially coming out of Covid-19, I could only imagine the incredible financial position this development could have for Washington County, through a combination of taxes and tourism. With a commitment to hiring and shopping locally, Stoney Creek Farm will be able to drive significant revenue for the farming community, as well as other food, beverage, and hospitality vendors.

I also appreciate how much time and effort Mr. Green has put into listening to the needs of the community and making changes to his project accordingly. In the end, this is a positive improvement for the neighborhood and county at large, which is I support this project and strongly encourage you to do the same.

Thank you in advance for your consideration, and please let me know if you have any questions for me.

Sincerely,

Frez

Paul Frey, IOM President and CEO

September 8, 2021

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Dear Ms. Baker and Commissioners,

I am writing to you to show my support of the Stoney Creek Farm project. I have lived in Washington County 25 years and have always loved the rural community that I call home. I think it's important to not just feel a sense of pride in our area but to share our beautiful community and its rich history with others. What better way to do that than through the amazing project proposed at Stoney Creek Farm?

This agrotourism project will serve as the perfect landscape to showcase all the wonderful and unique opportunities that can be found in this area. It will support our local farming community, help to preserve our historical heritage, develop tourism, and provide a much-needed boost to our business economy. The gains to our community in terms of job opportunity and a commitment from Stoney Creek Farm to hire local, shop local, and build long-lasting local partnerships are immeasurable. While I understand that some are resistant to change, I also realize that improvements such as upgrades to storm water and septic systems, not to mention restoration of the original orchards at the farm, are exactly the kind of change needed to help move a beloved piece of property from its place in the past to a legacy that carries into the future.

I'd like to add that I lived about a mile from Stoney Creek Farm for more than 15 years, and during most of that time, Stoney Creek Farm was operating as the beautiful B & B it is today. I never experienced any issues with traffic, noise, or a disruption of my life due to the guests staying at Stoney Creek. I never had a problem with an intoxicated guest leaving a wedding, never experienced traffic jams that kept me from traveling to and from my home on any day of the week due to events being held. What I do know is that more than one of my neighbors expressed unhappiness with road and/or traffic issues that had nothing to do with Stoney Creek Farm, such as large farm equipment, narrow roads, or people who drove too fast, and those opinions were expressed long before Stoney Creek Farm ever had a guest on site. I know of one neighbor who wanted Manor Church Road re-routed to completely eliminate traffic and the noise from it traveling past their home at all. It seems to me that blaming Stoney Creek Farm for these types of concerns when the long-standing evidence points to the contrary is uncalled for.

I believe this will be a very positive improvement for the neighborhood and county, which is why I sincerely hope you approve this project. Thank you for allowing me to share my thoughts.

Sincerely,

Phyllis Callaway 318 N Main St. Boonsboro, MD 21713



Rohrersville Vineyards LLC d/b/a Big Cork Vineyards 4236 Main St. Rohrersville, MD 21779

VIA EMAIL

November 9, 2021

Re: Stoney Creek Farms

To whom it may concern:

My name is Randy Thompson, I was born and raised in Washington County, MD. I know many of you. I grew ThompsonGas into one of the largest in in the US serving 27 states and over 200,000 customers. I did it at great personal cost. Many of you have visited Big Cork Vineyards, No issues, no problems. No one knew where Rohrersville MD was located.

I hadn't visited Stoney Creek Farms until Mr. Greene asked me to visit a few months ago. Literally it brought me back to my youth.

This venture will prove to be a gem to Washington County. It will NOT cause traffic problems. It will NOT cause property value issues, it will NOT cause an issue with the bucolic nature of the surrounding area.

I request that you permit this project to move forward. It will make you proud one day, I assure you.

J. Randall Thompson President and CEO

HIGHROCK | ELEVATING BRANDS

October 17th, 2021

Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Re: Stoney Creek Farm at 19223 Manor Church Road, Boonsboro

Dear Ms. Baker and Commissioners,

I am writing to urge you to support the Stoney Creek Farm project. I was raised in Washington County, graduated from Smithsburg High School and have started many business ventures in the area, often pushing traditional bounds with creativity, innovation and strategy in our businesses.

Like our ventures at HighRock, I believe the Stoney Creek Farm project is an opportunity for Washington County to embrace another new and forward-looking opportunity to enhance our area.

As a community leader, I have spoken many times on the strengths, weaknesses, opportunities and threats we face as a community, but we often times get in our own way when trying to move forward. We either don't acknowledge the threats or effectively address the weaknesses, and we don't lean on our strengths or cease the opportunities in a timely fashion.

Stoney Creek Farm is an opportunity as a boutique agritourism resort, leveraging the beautiful rural landscape of our area. The Rural Business District was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community, and provide tourism opportunities. I couldn't imagine a more perfect fit for this zoning application than Stoney Creek Farm.

This investment in our county would also drive commerce by attracting high-income tourists looking for authentic heritage experiences. Especially coming out of Covid-19, I could only imagine the incredible financial position this development could have for Washington County through a combination of taxes and tourism.

Like we have done at HighRock for 16+ years, Stoney Creek Farm believes in hiring locally and shopping locally. As we've experienced, this enhances economic development and results in "a rising tide lifts all boats" scenario. Shouldn't we want to rise as a community?

In the end, this is a positive improvement for the southern parts of Washington County and the county as a whole, which is why I sincerely hope you support the project as I do.

In closing, I would appreciate your approval of this project. Thank you for your time and service to our community.

Sincerely,

Rich Daughtridge, Founder and CEO, HighRock 20140 Scholar Drive, Suite 316, P.O. BOX # 52 Hagerstown, MD 21742



SAINT JAMES SCHOOL

FROM THE HEADMASTER: The Revd. D. Stuart Dunnan, D. Phil.

August 27, 2021

Ms. Jill Baker, Director Washington County Department of Planning and Zoning Planning Commissioners and County Commissioners

Dear Ms. Baker and Commissioners:

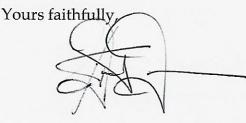
I write to the Planning Commission to support Brendan Green's application to develop Stoney Creek Farm as he proposes in the master plan dated May 2021.

I have reviewed the plan and consider it to be a thoughtful and tasteful improvement of the existing property which honors its rural setting and history and will significantly improve the quality of life and the economy on "our side" of the county.

I also think that it would be a tremendous help to have a more elegant place to stay and dine near the school, as this would appeal to alumni, parents and prospective parents who travel a distance to visit us.

As you know, Saint James is a boarding school with a smaller number of day students founded in 1842, and we enjoy a very strong national and international reputation. We presently enroll students from 26 countries and 16 states. Our annual operating budget is over \$13 million, with additional major capital projects outside of budget, so we are a significant employer in Washington County.

I therefore strongly support Mr. Green's proposal and hope that you will approve it.



Jill Baker, Director Washington County Planning and Zoning Board and County Commissioners

RE: Stoney Creek Farm 19223 Manor Church Rd., Boonsboro, MD

Dear Ms. Baker, Planning & Zoning Board Members, and County Commissioners,

I am writing to acknowledge my great support to the Stoney Creek Farm project for various reasons. I encourage all of you to see this beautiful quaint, quiet and tucked away agritourism boutique resort as a positive opportunity in which will bring more jobs, hospitality, agritourism, environmental preservation and local entrepreneur partnership together to grow the local economy and strengthen all local agritourism businesses.

As an entrepreneur myself in the agritourism and hospitality industry with owning Elmwood Farm B&B (5miles away), I look forward to working alongside with Stoney Creek Farm as a partner in various ways. We currently have a 95% occupancy rate and unfortunately, we do have to turn people away at times. When we are completely booked, we always recommend other local stays; however, we would like to direct these guests to Stoney Creek as well, since this resort would provide the proper rural and farm like setting accommodations to the needs of the higher clientele guests/tourists that pass through quite frequently. Also, on another note, as we work and collaborate with others, Elmwood Farm B&B is looking to begin its distillery project late fall/winter 2021-2022, and we look to have the possibility to partner with Stoney Creek with its orchards on local produce that would contribute to the distillery. This is a clear example of agritourism partnerships working for the betterment of the county's economy and strengthening the local farm cooperation to sustain and grow.

Brandon Green has truly set example of not losing his vision and staying on track with his ultimate goal. Without a doubt, he fell flat the first time around with this project; however, I commend him for sticking to his plan by creating a better solution. Most people would have simply quit and moved on elsewhere. He persevered as he chose to improve his plan, learn from the locals, and seek patience, found the determination within to build positive relationships in our local community. He has figured out the best compromise solution with such passion, that his comeback presentation for the new Stoney Creek Farm Project-agritourism boutique resort is exactly what the County needs for is agritourism community. He is one of the key young entrepreneur leaders that truly will help our county progress and lead into the future of hospitality and agritourism with positive growth and sustainability.

In conclusion, I ask to you to truly consider, support and approve this Stoney Creek Farm Project. Thank you for your quality time and interest to serve our community.

Sincerely,

Selena Wilkes, CEO/Founder Elmwood Farm B&B 16311 Kendle Rd. Williamsport, MD 21795 Innkeepers@elmwoodfarmbandb.com



October 13, 2021

Ms. Jill Baker, Director Washington County Department of Planning & Zoning Planning Commissioners & County Commissioners

Dear Ms. Baker and Commissioners,

I am writing to urge you to support the Stoney Creek Farm project. Here in Washington County, we live in a beautiful rural landscape many of us feel lucky to call home, myself included. It's an area worth preserving, and worth sharing, which is why I'm in support of Stoney Creek Farm's boutique agritourism resort concept.

The Rural Business District was created to allow for the development of local businesses that serve the needs of the rural residential population, support the farming community, and provide tourism opportunities. I couldn't imagine a more perfect fit for this zoning application than Stoney Creek Farm. One of the most important elements of this project to me is the environmental protection it would allow. Moving forward with the plans for this site would allow for important investments into the conservation of the land right next to the Antietam, the preservation of historical architecture, upgrades to stormwater and septic systems, improvements to the current runoff, and the protection of the current forest along with the restoration of the original orchard previous owners removed.

This substantial investment in our county would also drive commerce by attracting high-income tourists or perhaps retirees looking for authentic heritage experiences. Especially coming out of Covid-19, I could only imagine the incredible financial position this development could have for Washington County through a combination of taxes and tourism. With a commitment to hiring local and shop local, Stoney Creek Farm will be able to drive significant revenue for the farming community, and other food, beverage, and hospitality vendors. Plus, the numerous full-time agritourism jobs that will be created at Stoney Creek Farm will be jobs that last, since tourism jobs can't be exported or outsourced.

Ultimately, I see my quality of life here in Washington County improving thanks to these developments at Stoney Creek Farm, which is why I urge you to approve the project. Unlike a typical bed and breakfast or big-box hotel, a boutique agritourism resort like Stoney Creek Farm is not only seamlessly integrated into nature without disturbing the rural landscape, but it also doesn't rely on volume or typical tourism; instead, it relies on a premium rate. Another reason these changes will bring more peace to the neighborhood, with quiet heritage tourists replacing the current noisy weddings and other events. Having said that, under this site plan any noise disturbances would be irrelevant anyway since the proposed landscaped areas provide more than adequate buffering, and if you've visited the site you'll understand that given the terrain changes noise and sightlines are more than enough. With the proposed changes, the land use would be entirely compatible with adjacent land uses or structures.

I'm not sure if there has ever been this substantial an investment in our county, and I'm eager to see the infrastructure improvements come to life. While other nearby businesses might still cause noise complaints, the renewed Stoney Creek Farm will allow for the elimination of large events. Instead of noisy outdoor weddings, visiting heritage tourists will stay in the quaint suites and enjoy activities harmonious with nature. Furthermore, without large external events and weddings and only 20 rooms available, traffic will significantly decrease on and around Manor Church Road. As is the case with any boutique hotel, it's rare that more than one or two guest's check-in at the same date and time. Even with 20 rooms, there would never be close to 20 cars coming and going at the same time.

This is a positive improvement for the neighborhood and county at large, which is why I sincerely hope you also support the project and vote to approve. Thank you for your time and service to our community.

Sincerely,

Para I. Sargent

Tara L. Sargent, D.Ed. Executive Director Leadership Washington County

Take Pride. Take Part. Take the Lead. Give Back.

EXHIBIT G

Applicant's Community Outreach And Efforts to Address Community Concerns

Following the withdrawal of Application RZ-20-003 in January of 2021, the Applicant undertook a series of outreach efforts to hear about and address the various concerns of his neighbors. Those conversions and the public record from the January 2021 Planning Commission reflected the concerns identified below and the Applicant proceeded over the following 11 months to address every single one of the stated concerns:

Disruption of peace and rural ambiance

<u>Response</u>: While Stoney Creek Farm's event contracts have required all music be off by 10PM, the Applicant understands this has still been disruptive and therefore, *should this Application be approved, the Applicant proposes the elimination of outdoor banquet events and receptions*. A boutique agri-tourism resort concept greatly reduces the intensity of uses at the property by approximately half, altogether satisfying this concern.

Dangers related to traffic on Manor Church Road

<u>Response</u>: The Applicant shares the concerns of his neighbors about Manor Church Road. As now proposed, the Applicant's requested use of the Property is in fact substantially less intensive than the current special exception authorized uses for which the BZA granted the variance in AP2007-068. If this Application is approved, the Applicant envisions Stoney Creek Farm to be a boutique agri-tourism destination resort only. The more intensive commercial activities currently authorized by the special exception will be discontinued and only those commercial activities authorized by the BOCC as part of this Application will take place.

It's important to note that in 15 years of operating events the Applicant is not aware of a single incident stemming from the commercial activities at Stoney Creek Farm. To investigate this the Applicant requested and obtained copies of all police reports relating to motor vehicle accidents that have occurred anywhere on Manor Church Road during the past 5 year period. See, **Exhibit J.** In reviewing these accident reports, several observations are worth noting.

1. A total of 5 accidents occurred on Manor Church Road over the past 5 years.

2. All 5 of these accidents resulted in property damage only. There were not any personal injury accidents.

3. All 5 accidents were single vehicle accidents only.

4. Two of the accidents were caused by deer in the roadway.

5. One accident did not occur on the public road but rather in a private shared driveway. This accident was apparently caused by horseplay "in an attempt to throw gravel."

6. None of the accidents occurred in the vicinity of the existing access drive to Stoney Creek Farm.

7. None of the accidents involved individuals known to be related in any way to the existing business operations taking place at Stoney Creek Farm.

8. None of the reported accidents were related in any way to slow moving vehicles on the roadway such as farming or agricultural equipment.

9. None of the accidents appear to have been caused by the driver's consumption of alcohol. Nor were any alcohol related traffic citations issued by law enforcement.

Destruction of farmland

<u>Response</u>: The Applicant hails from the Midwest and believes very much in the sanctity of the farm. With this application the Applicant is bringing agriculture *back* to Stoney Creek Farm for the first time in approximately 50 years by replanting apple orchards removed in the 1970s. The Applicant proposes to supply apples for use in the commercial kitchen, nearby restaurants, and to provide for the *pick-your-own* sale of apples to guests. Alternatively, or in addition to the apple orchard, the Applicant may include a peach orchard and/or grape vineyard and/or hay. The Stoney Creek Farm resort will also procure locally sourced food products and services from local farmers and small businesses in the area to include meat, dairy, produce, and wine as well as supplies for the operation of the destination resort and the Applicant has spent the last many months meeting farms and talking about potential partnerships.

Preservation of historic structures

<u>Response</u>: The Property is listed on the historic inventory as site WA-II-189, the Schlosser-Crane Farm. The 1975 historic survey prepared by the Maryland Historic Trust (MTH) describes the existing historic structures on the Property as well as their significance. The MHT survey indicates:

"This farm complex includes a two story, four bay brick dwelling, a stone spring house with a massive exterior stone chimney and two large bank barns. Together these structures form an important group representing Washington County's vernacular architecture."

It should be noted that one of the bank barns referenced in the MHT survey was unfortunately removed prior to the Applicant's purchase of the Property in 2004 and the Applicant undertook a major historic restoration of the main farmhouse in 2006.

The Applicant's contemplated use of the Property with the RB District overlay is not incompatible with existing land uses, cultural and historic resources, or agricultural preservation efforts in the vicinity; nor would the use adversely affect the on-site historic structures and setting.

As opposed to tearing down the historic buildings to make way for new, modern-style buildings, the Applicant is proposing to renovate and restore these historical elements of the site, thereby preserving the Property's rural character and congruity with the surrounding rural area.

Heavy equipment and blasting during construction processes

<u>Response</u>: The Applicant shares his neighbors' concerns about disruption during the construction process and will work with county officials to comply with all permitting and noise ordinances. The Applicant is also aware of the weight restrictions of nearby bridges and the sensitivities of the road and will be in constant communication with the construction team to be a good neighbor during the construction process.

Destruction of native plants and animals

<u>Response</u>: The Applicant personally shares his neighbors love of native plants and animals as evidenced by the care taken of the property and land during his tenure of ownership thus far. The Application proposes enhancing the natural elements of the land, restoring the natural streambeds, controlling the invasive tree species in the forested area, and planting numerous new gardens and trees throughout the area as a main amenity for the resort.

Pollution of the night sky

<u>Response</u>: The Applicant agrees with the neighbors and has instructed his architect and design team to use dark sky compliant lighting that enhances the nighttime environment and does not detract from star-gazing, an important amenity the Applicant proposes to offer at the resort.

Contamination of Antietam Creek from stormwater runoff and septic and depletion of local aquifer

<u>Response</u>: The Applicant has invested nearly two years to study and engineer a plan to better the stormwater runoff coming from nearby farms and to design a new septic system that will improve the groundwater in the area, should this Application be approved. The Applicant is working with local engineers at Fox & Associates, Triad Engineering, and C.R. Semler Inc to ensure the highest environmental standards possible.

The Applicant also commissioned a study of the well on the property which showed the drainage basin of approximately 108 acres has an annual recharge volume available to the site of approximately 29.57 million gallons per year or approximately 81,014 gallons per day. This estimated recharge only includes precipitation that falls in the drainage basin and does not take into consideration cross-basin groundwater movement which could be significant.

According to the Maryland Department of the Environment (MDE) Guidance on Wastewater Flows, a bed and breakfast (which is the closest designation to the Application) will average approximately 150 gallons per day per unit (gpd/unit). Based on the MDE Guidance document, the proposed improvements may increase the water demand to approximately 200 gpd/unit. Based on the proposed 20 suites, this will require a water demand of approximately 4,000 gpd which is *significantly less* than the average daily recharge volume of approximately 81,014 gpd. The engineers report indicates the site will have negligible effects on the area groundwater and the existing well is capable of providing the water volume per the proposed demand.

"Spot zoning" or "Zoning Creep"

<u>Response</u>: Unlike many other zoning ordinances, the Rural Business Overlay Zoning District (RB) is very restrictive in that the Applicant will be limited to the approved uses identified on the preliminary site plan. Additionally, under the proposed RB District the intensity of the resort use would actually be *less than one-half (1/2)* of the intensity of the current commercial uses taking place on-site.

Compatibility with the area (hotel complex, convention centers)

<u>Response</u>: Rumors about a "hotel complex or convention center" are false. The Applicant, through this Application, proposes a boutique agri-tourism resort which is compatible with existing land uses, cultural and historic resources, and agricultural preservation efforts in the vicinity of the proposed district.

To ensure compatibility with the area, Ordinance, Section 5E.6 sets forth certain Bulk Regulations required by the Ordinance, Section 5E.5 for designation as an RB District, including:

a. Lot Size: Minimum 40,000 sf.

<u>Response</u>: The Property contains+/- 65.37 acres and exceeds the 40,000 sf minimum lot size.

b. **Front Yard Building Setback:** 40 feet from a minor collector or local public road right-of-way or 50 feet from a major collector or arterial public road right-of-way

Response: As shown on the PSP, the Proposed use complies with all front yard setbacks.

c. <u>Side and Rear Yard Building Setbacks:</u> 50 feet from a property zoned for or occupied by a Residential Land Use; 25 feet from a property zoned for or occupied by a Non-Residential Land Use.

<u>Response</u>: As shown on the PSP, the Proposed use complies with all side and rear yard setbacks.

d. <u>Height:</u> No proposed or existing structure is or shall be greater than 35 feet.

<u>Response</u>: As shown on the PSP, the Proposed use complies with all height requirements as no existing or proposed structure shall be greater than 35 feet.

e. Lot Coverage: Maximum 65%. The footprint of the buildings contemplated by Applications renovations is less than 65% of the area of the Property.

<u>Response</u>: As shown on the PSP, the Proposed use complies with the maximum lot coverage requirement as the footprint of the buildings contemplated by Application's renovations is substantially less than 65% of the area of the Property.

f. **Parking:** 1. Off-street parking facilities shall be provided in accordance with Article 22, Division I of this Ordinance. 2. Parking and access aisles are permitted in the front yard setback area. Parking and access aisles are permitted in the side and rear yard setback areas only when the lot abuts a property with a nonresidential land use.

<u>Response</u>: As shown on the PSP, the Application proposes the creation of one (1) parking space per guest room which is the requirement in the Ordinance, and approximately 26 additional spaces for staff and overflow. All off-street parking facilities shall be in accordance with Article 22, Division I of the Ordinance. No parking or access aisles are proposed to be located within the setback areas.

g. <u>Signage:</u> Signage shall conform to the requirements set forth in Section 22.23 of this Ordinance; however, in no case shall the total cumulative area of signage for freestanding and building mounted signage in this district exceed two hundred (200) square feet. No off premises signs shall be approved through this rezoning process.

<u>Response</u>: As shown on the PSP, the Proposed use complies with the bulk regulation signage requirements. Though no signage is proposed at this time, any subsequent signage shall conform to the requirements set forth in Section 22.23 of the Ordinance and the total cumulative area of signage for any future freestanding and building mounted signage shall not exceed two hundred (200) square feet. Further, no off premises signs are proposed as part of this Application.

h. Lighting: Lighting shall be provided for all nighttime uses. All building mounted or freestanding lighting shall be constructed so that light and glare are directed toward the ground.

<u>Response</u>: As shown on the PSP, the Proposed use complies with the applicable lighting requirements. Any and all building mounted or freestanding lighting shall be *dark sky* compliant and shall be constructed so that light and glare are directed toward the ground.

i. <u>Outside storage of materials:</u> Outside storage of materials is limited to those areas on a site plan designated for such storage. Additional screening may be required when outside storage is proposed.

As shown on the PSP, the Proposed use does not contemplate the outdoor storage of materials. The Application therefore satisfies this bulk regulation requirement.

j. <u>Screening:</u> 1). Trash, refuse, or recycling receptacles shall be screened from public view through the use of fencing or landscaping; 2). Additional buffering, screening, or landscaping or other like elements may be required when the proposed RB District abuts a

Historic Preservation Overlay Area or is located along a designated scenic highway; 3). Screening between a residential land use and a proposed RB district shall consist of three species that shall be a minimum of eight (8) feet overall in height and two (2) inch caliber at the time of planting. Trees shall be placed at maximum 10-foot intervals along the perimeter of the boundary to be screened except for areas that would restrict sight distance from the access points to the site. Shrubs may be required to supplement tree plantings to create an opaque screen. Shrubs may be used in place of trees if they can be shown to create the same overall screening effect. Perimeter screening in the form of a solid fence or a combination of a solid fence and vegetation may be used to meet the screening requirement.

<u>Response</u>: As shown on the PSP, the Proposed use ensures that trash, refuse, or recycling receptacles are screened from public view as a result of the site's topography, existing vegetation and proposed landscaping. The proposed RB District does not abut a Historic Preservation Overlay Area and it is not located along a designated scenic highway. Therefore, additional buffering, screening, or landscaping or other like elements are not required. Residential land uses will be screened by a combination of existing vegetation and trees as well as new landscaping that shall consist of three species that shall be a minimum of eight (8) feet overall in height and two (2) inch caliber at the time of planting. New trees shall be placed at maximum 10-foot intervals along the perimeter of the boundary to be screened. The Application satisfies the bulk regulation requirement for adequate screening.

Destruction of views from other properties

<u>Response</u>: The Property consists of +/- 65.37 acres and is located on the south side of Manor Church Road between Antietam Creek and Wheeler Road. The Property is heavily wooded with qualified forest covering approximately 55% of the site. In addition, approximately 60% of the Property's perimeter contains well-established trees providing appropriate screening from adjacent uses. Topographically, the Property can be described as a bowl or valley with the existing development and improvements located in the lower elevation areas of the site. The highest elevation of the Property is approximately 540 ft. and is located in the vicinity of the electrical transmission lines in the southern region of the Property. The lowest elevation of the site is approximately 400 ft. and is located near the main entrance to the Property from Manor Church Road. The heavily wooded perimeter and topography make it very difficult for anyone to see anything at Stoney Creek Farm, even during the winter, and no proposed structure will be more than 35' high.

Devaluation of nearby real estate

<u>Response</u>: There is no evidence that Stoney Creek Farm's commercial activities have impacted real estate valuations. On the contrary, property values since Stoney Creek Farm's opening have soared. Concerns related to the hosting of large outdoor banquets and events with up to 150 guests have been mentioned in conjunction with the property devaluation concern, and the Applicant now proposes the elimination of outdoor banquet events and receptions altogether.

Lack of benefit to community

<u>Response</u>: The Applicant envisions Stoney Creek Farm as a partner and valued member of the community, providing approximately ten (10) full-time, living-wage hospitality jobs while contributing substantially to the local tax base. Approximately five (5) other full-time and parttime jobs will be generated locally off-site including marketing, bookkeeping, and operational support.

In fact, Stoney Creek Farm already has a 15-year history of benefiting the community through its bed and breakfast and event business which relied on numerous local businesses to supply equipment rentals, catering, guest services such as massages and photography, horseback riding farm machinery maintenance and construction.

In this next chapter Stoney Creek Farm proposes continuing and enhancing the legacy of community support and becoming a boutique agri-tourism destination resort highlighting the rich history, culture, and country charm of rural Washington County.

Further evidence of the seriousness of this intent, in 2021 the Applicant spent 11 months, 3-4 days per week, meeting with local community members and stake holders to talk about potential partnerships and benefits to the community generated by Stoney Creek Farm. This is evidenced by the letters of support included with this application; including but not limited to the letter of unanimous support for the new zoning application provided by the Boonsboro Town Council (see **Exhibit F**).

This new proposal is a result of the thoughts and feedback received from the community during those 11 months.

EXHIBIT H



Larry Hogan, Governor Boyd Rutherford, Lt. Governor Jeannie Haddaway-Riccio, Secretary Allan Fisher, Acting Deputy Secretary

Melissa Adelsberger Dept. of Assessments and Taxation 3 Public Square Hagerstown, MD 21740

November 10, 2021

Dear Ms. Adelsberger,

This letter is concerning the property of Brandon Green, Tax Map 68, Parcel 174 corresponding to 65.37 acres. I spoke with Brandon wherein he expressed the intent to have a Forest Stewardship plan developed and to become a Forest Stewardship cooperator with the Maryland Forest Service. They have subsequently been placed into our system for the development of a Forest Stewardship Plan. If you need anything further, please contact me. Thank you.

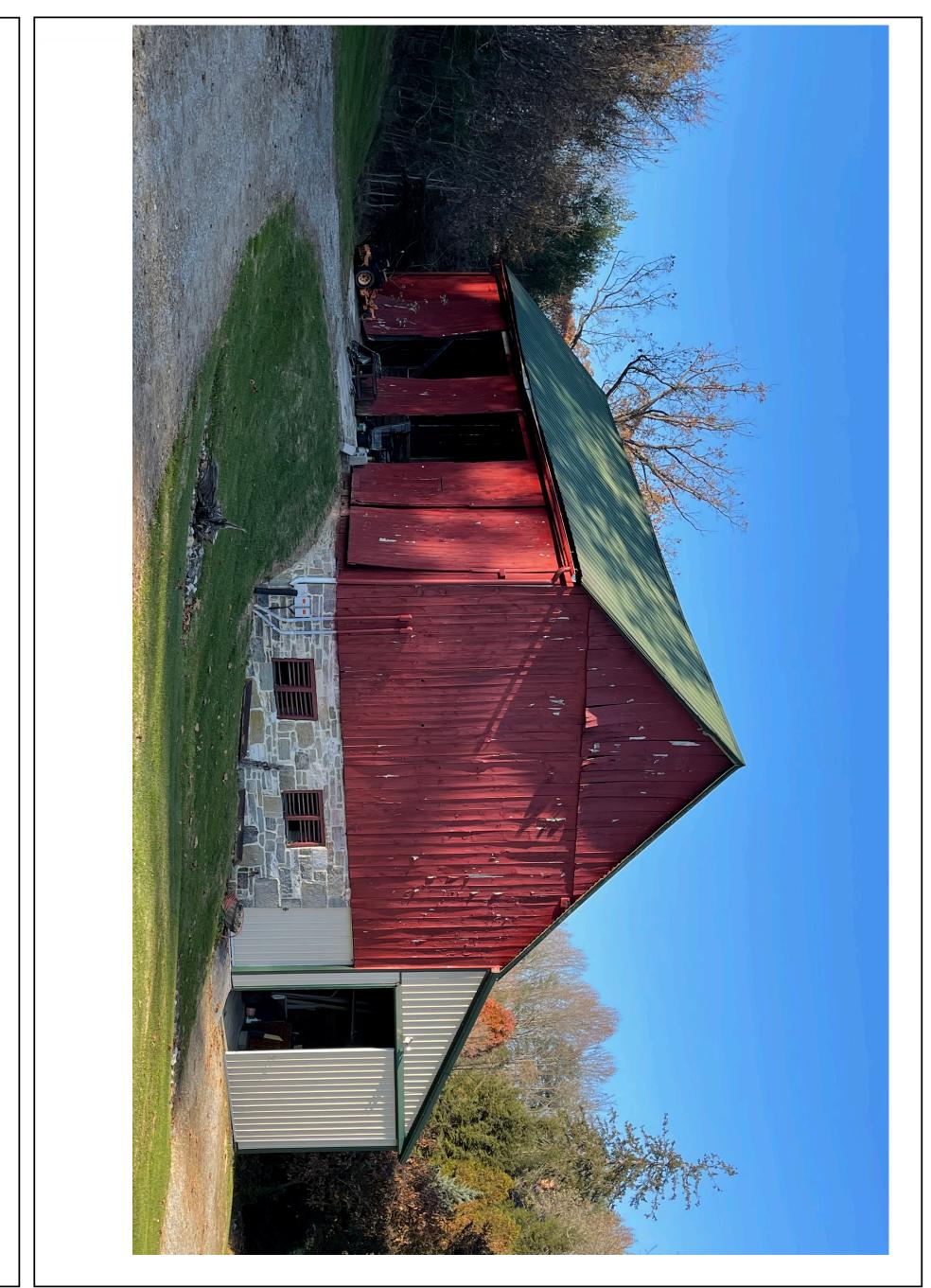
Sincerely

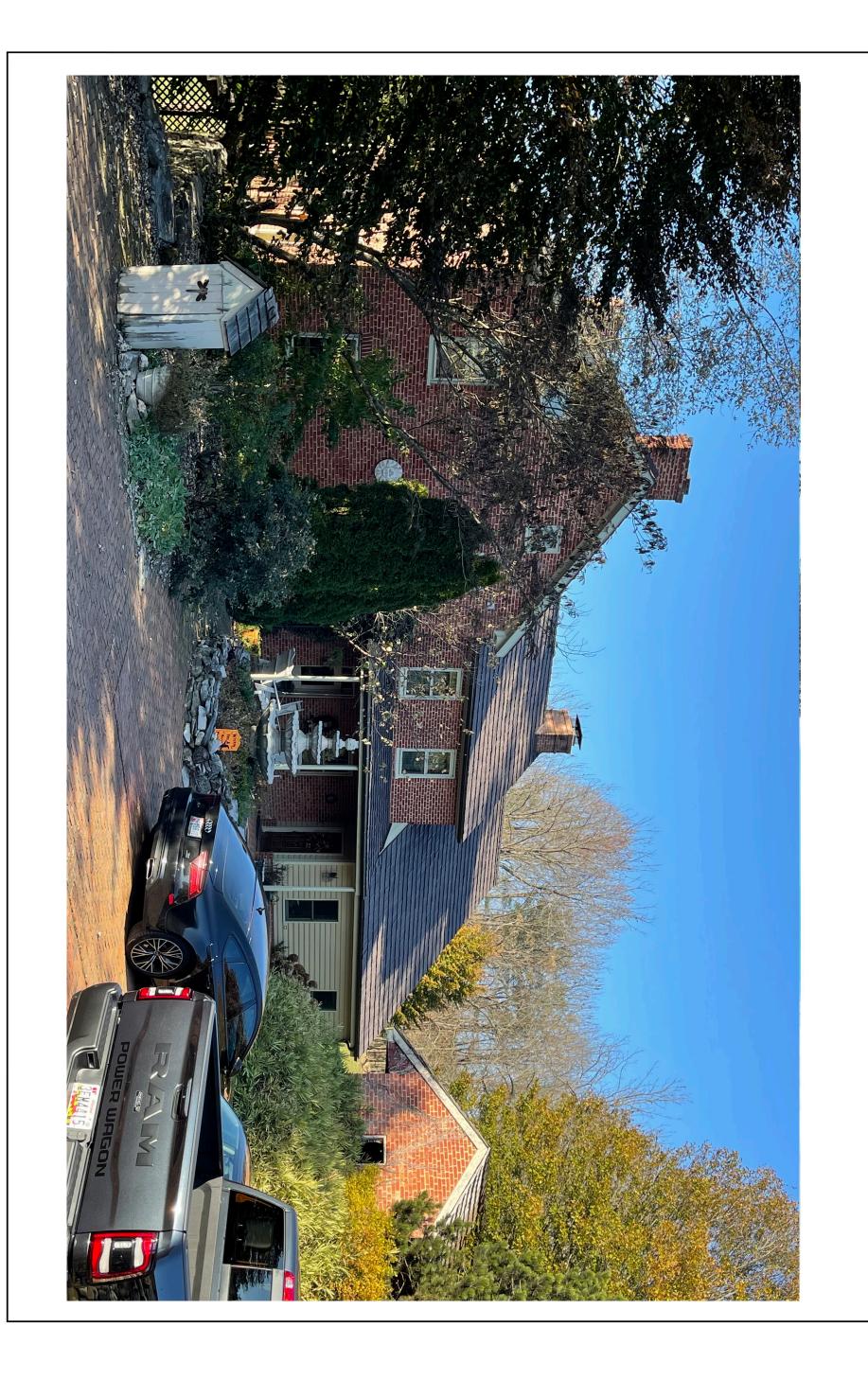
Robert R. Schwartz Forester

cc. file Green, Brandon Feldman, Shane



EXHIBIT I





STONEY CREEK FARM

Exterior cladding: black wood siding with metal roof. Height from ground to eaves: 14'-6". Height from eaves to ridge: 12'-6".

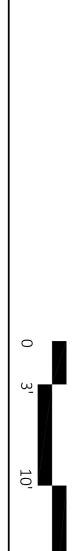












Exterior cladding: whitewash brick with metal roof. Height from ground to eaves: 22'. Height from eaves to ridge: 11'-6".



Ĩ	STONEY CREEK FARM	Building 22 (COTTAGE)
0 3' 10'	Exterior cladding: light gray wood siding with metal roof. Height from ground to eaves: 14' Height from eaves to ridge: 9'-8".	Exterior cladding: light gray Height from ground to eave Height from eaves to ridge:





Building 26 (ESTATE HOUSE)	Exterior Cladding: light gray siding, varies is size, with metal roof. Height from ground to the main eaves: 10'-6". Height from eaves to ridge: 11'-6".	
STONEY CREEK FARM	n metal roof.	









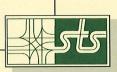
DARK SKY LIGHTING

See the stars with designs that light the way, not the sky!



REGULAR DARK SKY OUTDOOR OUTDOOR

EXHIBIT J



Street Traffic Studies, Ltd.

[®] A Maryland DOT Small Business Certified Company A Virginia SWaM Certified Company

July 14, 2021

Mr. Ashley R. Holloway Director of Plan Review & Permitting 80 W. Baltimore Street Hagerstown, Maryland 21740

RE: 19223 Manor Church Road STS No.: 6753

Dear Mr. Holloway:

This is in reference to an existing bed and breakfast facility located at 19223 Manor Church Road. The existing facility consists of four (4) overnight suites and also hosts weddings and group events of up to 180 total guests. The current use has been operating under an appeal granted by the Board of Zoning Appeals in 2007 to absolve the property owners from extensive road upgrades.

The current proposal is to increase the number of overnight suites to 20 (a 16 unit increase) while eliminating large group events attended by guests not staying at one of the overnight suites. The purpose of this letter is to provide a trip generation projection for the proposed change and suggest that a full traffic impact study is not required for this project.

The Institute of Transportation Engineer's (ITE) publication, Trip Generation, 10th Edition, does not have a trip generation rate for bed and breakfast uses. For the purposes of this analysis the trip rate for Hotels was used. This should provide a conservative projection of generated trips as a bed and breakfast use generally does not generate the same amount of turnover as a hotel.

The ITE trip generation rates for hotels are shown in Table 1 along with the projected trips generated by 16 rooms.

Mr. Ashley R. Holloway Page Two July 14, 2021

TABLE 1

TRIP GENERATION

19223 MANOR CHURCH ROAD SITE

MOR	NING PI	EAK HOUR	<u>EVEN</u>	ING PEA	<u>AK HOUR</u>
IN	<u>OUT</u>	TOTAL	IN	<u>OUT</u>	TOTAL
Ln(T)	=0.87Ln()	X)+0.22	$\mathbf{T}=0.$	73(X) - 0	.49
8	6	14	5	6	11
10	7	17	6	8	14
	<u>IN</u> Ln(T) 8	<u>IN OUT</u> Ln(T)=0.87Ln(2 8 6	Ln(T)=0.87Ln(X)+0.22 8 6 14	IN OUT TOTAL IN $Ln(T)=0.87Ln(X)+0.22$ $T=0.87Ln(X)+0.22$ $T=0.87Ln(X)+0.22$ $T=0.87Ln(X)+0.22$ 8 6 14 5	IN OUT TOTAL IN OUT $Ln(T)=0.87Ln(X)+0.22$ $T = 0.73(X) - 0$ $8 - 6 - 14$ $5 - 6$

As shown in Table 1 to projected number of trips expected to be generated by the additional 16 rooms will be significantly below 25 peak hour trips and will not adversely impact traffic operations in the area. In fact the trips generated by the 20 overnight suites will fall below the 25 trip threshold.

A review of the available accident data along Manor Church Road was provided by the Washington County Sheriff's Office for the years 2016 thru June 28, 2021. The data shows that no more than three (3) accidents occurred in any one year over the entire length of Manor Church Road between Sharpsburg Pike and Wheeler Road. No accidents have been reported so far this year. A copy of the accident data sheet is enclosed.

In summary,

- o Stoney Creek Farm has been operating since 2006 with the ability to host large group events attended by guests not staying at one of the four (4) overnight suites.
- o The Board of Zoning Appeals exempted this use from making any road upgrades along Manor Church Road.
- o The available accident data would indicate that this existing use is not having an adverse impact on the safety of Manor Church Road.

Mr. Ashley R. Holloway Page Three July 14, 2021

- o The proposed expansion of the number of overnight suites will not generate more than 25 peak hour trips and coupled with the elimination of large group events attended by guests not staying at one of the overnight suites will likely result in a reduction of trips generated by this use.
- o The attached count sheet was taken from the County database and it appears that the count was conducted in the immediate vicinity of the site. The count shows a very low volume and the additional trips generated by the additional 16 units will not result in any capacity issues in the area.

In view of the above, it is suggested that a full traffic study should not be required for the proposed change as it will not result in more than 25 peak hour trips and that the use continue to be exempted from making any road upgrades to Manor Church Road.

Please review the above along with the support materials and let me know if you agree.

Sincerely,

mayn

Mike Nalepa Senior Traffic Engineer

Enclosures





Accident Data - Manor Church Road

Accident data was reviewed for Manor Church Road (between Sharpsburg Pike and Wheeler Road) for the last five years. The data is displayed in the below table.

Year	Number of Reported Accidents
2020	2
2019	1
2018	1
2017	3
2016	0

From January 1, 2021 to June 28, 2021, no accidents were reported on Manor Church Road.

The type of accident reported was also analyzed. The results are shown in the below table.

Reported Accident Type	2020	2019	2018	2017	2016
Code 89 (No report)	1	0	0	1	0
Fatal	0	0	0	0	0
Personal Injury	0	0	0	0	0
Property Damage	1	1	1	2	0

As indicated above, from 2016 to 2020, two code 89 accidents and five property damage accidents were reported. No fatal accidents or personal injury accidents were reported.

Station Name:Manor Church Rd - 760 Site ID:00000000760 Station Num:00000000760 Description:Manor Church Rd-West of Wheeler Rd/Mill Point Rd City:Boonsboro County:Washington Start Date/Time:04-07-2016 00:00 End Date/Time:04-07-2016 23:69

	West	East	All Lanes		West	East	All Lane
00:00	0	0	0	12:00	1	0	1
00:15	0	0	0	12:15	3	1	4
00:30	0	0	0	12:30	0	2	2
00:45	0	0	0	12:45	1	3	4
01:00	0	0	0	13:00	2	1	3
01:15	0	1	1	13:15	2	1	3
01:30	0	0	0	13:30	0	2	2
01:45	0	0	0	13:45	1	1	2
02:00	0	0	0	14:00	2	1	3
02:15	0	0	0	14:15	1	1	2
02:30	0	0	0	14:30	2	2	4
02:45	0	0	0	14:45	3	1	4
03:00	0	0	0	15:00	0	0	0
03:15	0	0	0	16:16	0	4	4
03:30	0	0	0	15:30	3	0	3
03:45	0	0	0	15:45	0	0	0
04:00	0	0	0	16:00	3	2	5
04:15	0	0	0	16:15	2	1	3
04:30	0	0	0	16:30	2	2	4
04:45	0	1	1	16:45	2	2	4
05:00	2	1	3	17:00	5	1	6
05:15	1	2	3	17:15	1	0	1
05:30	0	0	0	17:30	1	1	2
05:45	0	2	2	17:45	3	2	5
06:00	0	0	0	18:00	0	2	2
06:15	1	0	1	18:15	1	0	1
06:30	0	1	1	18:30	0	5	5
06:45	1	1	2	18:45	3	4	7
07:00	0	1	1	19:00	3	3	6
07:15	0	2	2	19:15	1	1	2
07:30	0	2	2	19:30	0	2	2
07:45	0	0	0	19:45	2	4	6
08:00	1	4	5	20:00	0	2	2
08:15	1	4	5	20:15	2	0	2
08:30	1	2	3	20:30	1	0	1
08:45	1	0	1	20:45	3	0	3
09:00	0	1	1	21:00	1	0	1
09:15	0	4	4	21:15	0	0	0
09:30	1	0	1	21:30	1	0	1
09:45	1	2	3	21:45	0	0	0
10:00	2	3	5	22:00	0	0	0
10:15	0	0	0	22:15	0	0	0
10:30	2	0	2	22:30	0	0	0
10:45	1	1	2	22:45	0	1	1
11:00	3	1	4	23:00	1	0	1
11:15	0	1	1	23:15	0	0	0
11:30	1	2	3	23:30	0	1	1
11:45	2	3	5	23:45	0	0	0
Vi Peak Hour Vi Peak Value	10:15 - 11:14 6			PM Peak Hour PM Peak Value	16:15 - 17:14 11		

Total	81	98	179
Percentages	45.25%	54.75%	100.00%

EXHIBIT K

Report Number:

ZU42510054

State of Maryland Motor Vehicle Crash Report

Case Information		Owner West's st	n Municipal	the NIA	
Local Case No.: 2	Property Damage Crash 2002241 cer DFC T. Peyton - 4251	County: Washingto Local Codes:	Cra	sh Date: 4/25/2020 me: 10:00 PM	Photos Taken
location:					
GPS X-Coordinate Main Road: Intersecting Road:	es: -77.739329683059 SHARPSBURG PIKE : MANOR CHURCH RD			ates: 39.5389153057 te #: MD65 te #: CO544	913
Mile Point: 5.7	2 Mile Point Dire	ection: N Distar	nce: 125 F	Distance Directio	n: N
Accident Diagra	m: Manor Church		WAS TRAVELING SO	CHURCH RD. DEER	WAS IN ROADWAY IN
Crash Type:	O'L als Waltals				
Collision Type: Harmful Event O Fixed Object Stru Const./Maint. Zo Workers Present:	nck: N/A ne: No	School Bu	Event Two: N/A is Involved: N/A Maint. Loc.: Closure:		
Road/Area:					
Lane No.: No. of Lanes: Rd. Division: Intersection: Junction:	1 2 Rd. Two-Way, Not Divided N/A Non Intersection		Lane T Rd. Gra ontrol: No Controls Area:	ype: ade: Level	
Conditions:					
Road Condition: Weather:	No Defects Raining m: Wet		- Road: Wet onment: Rain, Snow Animal Light: Dark No Lig		

Version: 1

	Vehicle 1 (IVG925):	
Registration: IVG925Tag State: 0Year:2019Make: NISSANInsurer:PROGRESSIVETowed Vehicle:N/A	Model: SENTRA	VIN #: 3N1AB7APXKY408195 Body Type: Passenger Car cy #: 935640220
At Fault: No Citation Issued: No		
First:EANMiddStreet:14002E 21ST STSTE1500City:TULSAStat	te: OK Zip: 74134	HOLDINGS Home Phone: Other Phone:
	Driver:	
First: JASON Mi Street: 5508 PORTERSTOWN RD	State: MD D iddle: WILLIAM State: MD Zip: 2175 Sex: M	DL Class: C CDL: No Last: SHARKEY 56 Home Phone: Other Phone:
		rbag Deployed: Deployed - Front
		Toag Deployed. Deployed - Front
Alch. Test Given: N/A Alcl Substance Use: None Detected	h. Test Type: Drug Test Given: N/A	BAC: Drug Test Result:
Condition: Apparently Normal Injury Severity: No Apparent Injury		jected: Not Ejected/Trapped EMS Run Number:
	Impact & Damage	
First Impact: Twelve Oclock Main Impact: Twelve Oclock Most Harmful Event: Animal Damage Extent: Disabling	Areas Damaged: Twelve Oclo	ick Fire: No
Going Direction: S Continuing Direction: S Left Scene: No Drive Special Function: N/A		Constant Speed Speed Limit: Emergency Vehicle: No 50
Contrib. Circumstances Person: N/A Driver Distracted By: Not Distracted	Contrib. Circumstanc	es Vehicle: N/A
Sequence of Events: Struck Animal		
Towed: Yes Removed By	Towing y: D&D TOWING	Removed To: SAME
	END - Vehicle 1 (IVG925))
,		

Report Number: ZU69310034

State of Maryland Motor Vehicle Crash Report

Report Type: Property Damage Crass Local Case No.: 1907379 Investigating Officer SGT S. Shank - 69	Local Codes:	Municipality: N/A Crash Date: 11/9/2019 Crash Time: 11:05 PM	Photos Taken
Location:			
GPS X-Coordinates: -77.7245335364297 Main Road: MANOR CHURC Intersecting Road: SHADY LA	H RD	GPS Y-Coordinates: 39.5269834600 Route #: CO544 Intersecting Route #: OP361	0729
0	int Direction: N Distance: 10	00 F Distance Direction	on: N
Accident Diagram:	Narrative:		
1755	PAST UNI ROADWAY	AVELING NORTH ON MANOR CHU VERSITY RD. UNIT 1 SLOWING DU 7. A DEER STRIKES UNIT 1 ON THE CAUSING DAMAGE TO THE OUTSI	E TO DEER IN THE PASSENGER SIDE
A stra			
Crash Type:			
Collision Type: Single Vehicle	Harmful Event	Two: N/A	
	School Bus Inv	olved: Not Involved	
Collision Type:Single VehicleHarmful Event One:Animal	School Bus Inv Const./Maint	olved: Not Involved	
Collision Type:Single VehicleHarmful Event One:AnimalFixed Object Struck:N/AConst./Maint. Zone:NoWorkers Present:Volume	School Bus Inv	olved: Not Involved	
Collision Type:Single VehicleHarmful Event One:AnimalFixed Object Struck:N/AConst./Maint. Zone:No	School Bus Inv Const./Maint Const./Maint. Closu Lane Dir.: N Rd. Alignment: Straight ded Traffic Control:	olved: Not Involved . Loc.: Irre: Lane Type: Rd. Grade: Level	
Collision Type:Single VehicleHarmful Event One:AnimalFixed Object Struck:N/AConst./Maint. Zone:NoWorkers Present:NoRoad/Area:ILane No.:1No. of Lanes:1Rd. Division:Two-Way, Not DivisionIntersection:N/A	School Bus Inv Const./Maint Const./Maint. Closu Lane Dir.: N Rd. Alignment: Straight ded Traffic Control:	olved: Not Involved . Loc.: tre: Lane Type: Rd. Grade: Level No Controls	
Collision Type:Single VehicleHarmful Event One:AnimalFixed Object Struck:N/AConst./Maint. Zone:NoWorkers Present:NoRoad/Area:1Lane No.:1No. of Lanes:1Rd. Division:Two-Way, Not DivisionIntersection:N/AJunction:Non Intersection	School Bus Inv. Const./Maint Const./Maint. Closu Lane Dir.: N Rd. Alignment: Straight ded Traffic Control: Inter. Area: Contrib - Ro	olved: Not Involved Loc.: Irre: Lane Type: Rd. Grade: Level : No Controls : Thru Roadway ad: N/A	
Collision Type:Single VehicleHarmful Event One:AnimalFixed Object Struck:N/AConst./Maint. Zone:NoWorkers Present:NoRoad/Area:ILane No.:1No. of Lanes:1Rd. Division:Two-Way, Not DivisionIntersection:N/AJunction:Non Intersection	School Bus Inv. Const./Maint Const./Maint. Closu Lane Dir.: N Rd. Alignment: Straight ded Traffic Control: Inter. Area: Contrib - Ro Contrib - Ro	olved: Not Involved Loc.: Irre: Lane Type: Rd. Grade: Level : No Controls : Thru Roadway ad: N/A	

	V	Vehicle 1 (SA)			
Registration: SA1693 Tag Year: 2014 Make: CHEVY Insurer: TRAVELERS PROPERTY Towed Vehicle: N/A	State: MD	Basic Inform Exp Year Model: TAHC	: DE		C2E04ER159705 Vehicle/Non Emergency
		At Fault/Citat	tion(s)		
At Fault: No Citation Issu	ied: No	Citation Cod Owner			
First: WASHINGTON COUNTY	Middle: BOARD)	Last: OF C	COMMISSIONERS	
Street: 100 W WASHINGTON ST City: HAGERSTOWN	State: MD	Z	ip: 21740	Home Pho Other Pho	
		Driver:			
DL#: B634135159126 First: DAVID Street: 500 WESTERN MD PKWY	DL State: MD Middle: DYL	YNN	DL Cla Last:	ss: C BARTLES	CDL: No
City: HAGERSTOWN DOB: 2/17/1994	State: MD Sex: M		Zip: 21740	Home Phone: (2 Other Phone:	40) 313-2100
Safety Equip.: N/A	Equip. Problen	n: N/A	Airbag D	Deployed: Not Deployed	ed
Alch. Test Given: N/A Substance Use: None Detected	Alch. Test Type Drug Tes	e: st Given: N/A		BAC: Drug Test Result:	
Condition: Apparently Normal Injury Severity: No Apparent Injury		EMS Unit:	Ejected EMS	: N/A Run Number:	
		Impact & Dan	nage		
First Impact: Two Oclock Main Impact: Two Oclock Most Harmful Event: Animal	Area	is Damaged: Tv	vo Oclock		
Damage Extent: Superficial				Fire: No)
·		Circumstand			
Going Direction: N Continuing Dire Left Scene: No Special Function: Police	ction: N Vehic Driverless Vehic		Moving Constan Emer	nt Speed gency Vehicle: No	Speed Limit: 30
Contrib. Circumstances Person: N/A Driver Distracted By: Not Distracted		Contrib. C	ircumstances Vel	nicle: N/A	
Sequence of Events:		Towing			
Towed: No Remo	ved By:	Towing	P.	emoved To:	
	ENI	D - Vehicle 1	(SA1693)		

State of Maryland Motor Vehicle Crash Report

Local Case No.: 1	roperty Damage Crash	County: Wa Local Codes:	•	Municipality: N/A Crash Date: 6/3/2018 Crash Time: 11:47 AM	Photos Taken
Main Road: Intersecting Road:			Inters	Y-Coordinates: 39.5370626836 Route #: CO544 ecting Route #: CO550	
Mile Point: 3.09		ction: N	UNIT 1 STATED BREATHEDSVII SWERVED SLIG DRIVER OF UNI OF THE VEHICI ROADWAY. UN TO COME TO IT ACCIDENT. PRI REQUESTED A	Distance Direction ING SB ON MANOR CHURCH HE SAW A VEHICLE BEGIN T LL RD. DRIVER OF UNIT 1 ST HTLY TO ALLOW ROOM FOR IT 1 STATED THAT HE BEGAN .E WHICH CAUSED HIM TO T IT 1 THEN STRUCK A TREE W 'S FINAL RESTING PLACE. No OPERTY OWNER OF 18310 MA COPY OF THE REPORT NUME HIS TREE AND YARD.	RD. DRIVER OF O PULL OUT OF ATED THAT HE OTHER VEHICLE. TO LOSE CONTROL HEM LEAVE THE 'HICH CAUSED UNIT O WITNESSES OF THE ANOR CHURCH RD
Crash Type: Collision Type: Harmful Event Or Fixed Object Strue Const./Maint. Zon Workers Present:	ck: Tree Shrubbery	Sc	rmful Event Two: hool Bus Involved: Const./Maint. Loc. Maint. Closure:	Not Involved	
Road/Area: Lane No.: No. of Lanes: Rd. Division: Intersection: Junction:		Lane Dir.: S Alignment: Cu Tra	rve Right affic Control: No C Inter. Area: Inter		n
Conditions: Road Condition: Weather: Surface Conditior	No Defects Raining n: Wet		Contrib - Road: W - Environment: Ra Light: Da	in, Snow	

	Vehicle 1 (1AZ3335):		
Registration: 1AZ3335Tag State: MDYear:2003Make: FORDInsurer:GEICOTowed Vehicle:N/A		VIN #: 1FAF Body Type: Passe licy #: 4071828224	FP33P13W101765 enger Car
At Fault: Yes Citation Issued: No	• At Fault/Citation(s) Citation Code: • Owner		
First: JOHN Middle: DAVI Street: 11530 GREEN VALLEY DR City: HAGERSTOWN State: MD		st: MORRIS Home P O Other F	
DL#:M620108044040DL State: MDFirst:CASEYMiddle: ALStreet:11530 GREEN VALLEY DRCity:HAGERSTOWNState: MIDOB:1/14/2000Sex: M	EXANDER D Zip: 21'	DL Class: C Last: MORRIS 740 Home Phone: Other Phone:	CDL: No
Alch. Test Given: N/A Alch. Test Ty		Airbag Deployed: Deployed BAC: Drug Test Result:	- Front
Condition: Apparently Normal Injury Severity: No Apparent Injury	EMS Unit:	Ejected: Not Ejected/Tra EMS Run Number:	pped
First Impact: Twelve Oclock Ar Main Impact: Twelve Oclock Most Harmful Event: Fixed Object Damage Extent: Disabling		k, Twelve Oclock, Two Ocl Fire: 1	
Going Direction: S Continuing Direction: S Ve Left Scene: No Driverless Vel Special Function: N/A	Circumstances - hicle Movement: Moving hicle: No	Constant Speed Emergency Vehicle: No	Speed Limit: 35
Contrib. Circumstances Person: N/A Driver Distracted By: Not Distracted	Contrib. Circumsta	nces Vehicle: N/A	
Sequence of Events: Towed: Yes Removed By: A BAR	Towing - GAIN	Removed To: A BAR	GAIN'S SECURED LOT
·	ND - Vehicle 1 (1AZ33.	35)	

-

Report Number: ZU5368002H

State of Maryland Motor Vehicle Crash Report

Reporting Agency: WASHINGTON COUNTY SHERIFF'S OFFICE

Case Information	n:				
Local Case No.:	Property Damage Crash 1701603 cer DFC D. Izat - 5368	County: Wa Local Codes	-	Municipality: N/A Crash Date: 3/9/2017 Crash Time: 10:03 AM	Photos Taken
Location:	and the second				
GPS X-Coordinat Main Road: Intersecting Road Mile Point: 1.3		RD Direction: N		Coordinates: 39.5203529593 Route #: CO544 ecting Route #: OP361 Distance Direction	
Accident Diagra	m:		Narrative:		
MAILBOX FEN # 18928	The second se	z C	FOR REASONS L STRUCK A TUBU BELONGING TO THE MAILBOX V 65 PICKETS OF F WERE DAMAGE VEH I CONTINU THE RESIDENT O VEHICLE TO WH THE OPERATOR ANYTHING.	ON MANOR CHURCH RD SOU INKNOWN, VEH 1 RAN OFF T JLAR STEEL MAILBOX POST THE RESIDENTS AT 18928 M WAS DAMAGED, THE MAILBO ENCE AND 1 CROSSMEMBER D. ED S/B TO ITS DESTINATION OF 18928 MANOR CHURCH RI IEELER RD AND CONTACTEL CLAIMED TO HAVE NOT KN DCATE THE VEHICLE AND CO BTAIN PERTINENT INFORMA	HE ROADWAY AND AND FENCE ANOR CHURCH RD. DX POST WAS BENT, OF THE FENCE ON WHEELER RD. D FOLLOWED THE D THE OPERATOR. OWN HE STRUCK
Crash Type:					
Collision Type: Harmful Event Or Fixed Object Struc Const./Maint. Zon Workers Present:	ck: Fence	Sci	urmful Event Two: hool Bus Involved: Const./Maint. Loc.:	•	
Road/Area:		Const./	Maint. Closure:		
Koad/Area: Lane No.: No. of Lanes: Rd. Division: Intersection: Junction:	1 2 F Two-Way, Not Divided N/A Non Intersection	Lane Dir.: S Rd. Alignment: Str Tra	raight affic Control: No Co Inter. Area: N/A	Lane Type: Rd. Grade: Grade Downhill ntrols	
Conditions:					
Road Condition: Weather: Surface Condition	No Defects Clear : Dry		Contrib - Road: N/A - Environment: N/A Light: Day		

Version: 1

Report Number: ZU5368002H

	Vehicle 1 (AE67627)	:	
	Basic Information		
Registration: AE67627 Tag State: PA Year: 2001 Make: INTERNATIONA		Body Typ	#: 1HTGLAETX1H396166 be: Truck - Medium/Heavy 3 Axles (Over 10,000Lbs (4,536Kg))
Insurer: CRUM & FORSTER Towed Vehicle: N/A		Policy #: 5068860723	
Towed Vehicle: N/A	At Fault/Citation(s)		
At Fault: Yes Citation Issued: No	Citation Code: Owner		
First:BARRICKMiddle:Street:445 WHISKEY RUNCity:NEWVILLEState:I		Last: STEWART 241	Home Phone: (717) 776-3405 Other Phone:
	Driver:		
Street: 8298 ROWE RUN RD	e: LEE	DL Class: B Last: WENGER 17202 Home	CDL: No T
Chiji Chilin Derto Porto	e: FA Zip. ex: M		Phone:
Safety Equip.: Unknown Equip.	Problem: Unknown	Airbag Deployed: N	//A
	est Type: Drug Test Given: Unknown	BAC: Drug Test	Result:
Condition: Unknown Injury Severity: No Apparent Injury	EMS Unit:	Ejected: Not Eje EMS Run Numbe	
	Impact & Damage		
First Impact: Three Oclock	Areas Damaged: Three C	Clock, Four Oclock,	Five Oclock
Main Impact: Three Oclock Most Harmful Event: Fixed Object			
Damage Extent: Unknown	Circumstances		Fire: No
Going Direction: S Continuing Direction: S Left Scene: Yes Driverle Special Function: N/A	Vehicle Movement: Movi ass Vehicle: No	ing Constant Speed Emergency Vehi	Speed Limit: cle: No 30
Contrib. Circumstances Person: Ran Off The R Too Fast For C			
Failed To Give Driver Distracted By: Unknown	Full Time And Attention Contrib. Circum	nstances Vehicle: N/A	
Sequence of Events:			
	Towing		
Towed: Removed By:	· · ·	Removed To	Ĩ
Commercial Name: BARRICK & STEWAR	Additional Vehicle Use Inf	Carrie	er Interstate Carrier
		Classification	n: DOT #:
Street: 445 WHISKEYY RUN			

City:	NEWVILLE		State: PA	Zip: 17241	l
Body T	ype: Cargo Tank		Configuration: Sin	gle-Unit Truck 3	3 Or More Axles
Gross V	/ehicle Weight: More	Than 26000 Lbs			
Bus Us	e:	No. of Axles: 4	Μ	C Number:	
HAZM	AT Spill:	Placard Displayed:	HAZMAT C	lass:	Placard Number:
		END	- Vehicle 1 (AE67	(627)	

.

Report Number: ZU5368002K

ase Information:				
Report Type: Prope Local Case No.: 17022 Investigating Officer D		County: Washington Local Codes:	Municipality: Crash Date: 4/8/2017 Crash Time: 11:56 AM	Photos Taken
location:				
GPS X-Coordinates: -7 Non-Traffic D Accident	7.7360874414444 RIVEWAY OF 18208	G 8/18212 MANOR CHURCH F	PS Y-Coordinates: 39.539151892 1 RD	1345
Accident Diagram:		Narrative:		
		N N N N N N N N N N N N N N	S/B IN THE SHARED RIGHT OF V MANOR CHURCH RD. AS THE V TO THE DRIVEWAY OF 18208, THI TED IN AN ATTEMPT TO THROW STATED THAT HE LOST CONTR E BELONGS TO 18208 MANOR CH TRUCK AND DESTROYED 2 6"X6 CE STAVES, A LOW VOLTAGE OU ET, AND TWO SOLAR LIGHT POS ATOR ADMITTED FAULT.	'EHICLE PASSED THE E OPERATOR / GRAVEL. THE OL AND HIT A FENCE. URCH RD. THE " FENCE POSTS, 6 ITLET FOR A GATE, A
Crash Type:		J		
Collision Type: Harmful Event One: Fixed Object Struck:	Single Vehicle Fixed Object Fence	Harmful Event T School Bus Invol	wo: N/A lved: Not Involved	
Road/Area:			TC	Functioning:
Conditions:				
Weather:	Clear	Contrib - Road Contrib - Environmen Ligh		

	Vehicle 1 (48V626)	:		
	- Basic Information			
Registration: 48V626Tag State: MDYear:2000Make: FORDInsurer:GEICOTowed Vehicle:N/A	Exp Year: Model: F150	Policy #: 43459	dy Type: Truck	18LXYNB40837 - Pickup
At Fault: Yes Citation Issued: Yes	 At Fault/Citation(s) Citation Code: 093 Owner 			
First: CHRISTOPHER Middle: SCOT	TT JR	Last: BEST		
Street:18212 MANOR CHURCH RDCity:BOONSBOROState: MD	Zip: 21	1713	Home Pho Other Pho	
	Driver:			
DL#: H432429441030 DL State: MI First: JOHN Middle: JO Street: 9739 CRABAPPLE LN		DL Class: Last: HUI		CDL: No
City:HAGERSTOWNState:MDOB:1/10/1992Sex:M		21740	Home Phone: Other Phone:	
Safety Equip.: Shoulder/Lap Belt(S) Equip. Prob	lem: No Misuse	Airbag Deploy	ed: Not Deploye	ed
Alch. Test Given:N/AAlch. Test TySubstance Use:None DetectedDrug T	ype: Fest Given: N/A		AC: g Test Result:	
Condition: Apparently Normal Injury Severity: No Apparent Injury	EMS Unit:	Ejected: No EMS Run N	ot Ejected/Trapp Number:	ped
	Impact & Damage			
First Impact: Twelve Oclock A	reas Damaged: Twelve	Oclock		
Main Impact: Twelve Oclock				
Most Harmful Event: Fixed Object Damage Extent: Functional	Circumstances		Fire: N	0
Going Direction: S Continuing Direction: S Ve Left Scene: No Driverless Ve Special Function: N/A	ehicle Movement: Acce		/ Vehicle: No	Speed Limit: 0
Contrib. Circumstances Person: Too Fast For Conditi Over Correcting Ove Other Improper Acti	er Steering			
Driver Distracted By: Unknown		nstances Vehicle:	N/A	
Sequence of Events:				
	Towing		1.77	
Towed: Removed By:		Remov	ea 10:	
E	CND - Vehicle 1 (48)	V626)		

Version: 1

3/3

ADDRES	s			8/11/21 NO. 953337 Feldman 879,1903735, 1701603,17022
AC	COUNT			110000000000000000000000000000000000000
AMT. OF ACCOUNT	30	00	ACASH	
AMT. PAID	30	00	Оснеск	
	NANA		O MONEY ORDER	BY Colourta) la sont

EXHIBIT L



11664 Mapleville Road Smithsburg Md. 2783 301-824-2780 301-416-0414

Reference : Stoney Creek Farm Boonsboro Md. Master Plan Dated May 2021

To Whom it May Concern,

In reference to the feasibility of a commercial on-site septic system for the above referenced property C.R.SEMLER Inc. has completed extensive site testing & evaluation in cooperation with the Washington County Health Department. We have also completed a proposed septic system design that was granted preliminary approval by the Washington County Health Department of the Environment pending a approved site plan for the construction of additional structures.

The septic approval was based on a assumed average daily flows of 3,000 gallons per day and peak flow events of 4,900 gallons per day although the approved septic area is large enough to accommodate a maximum of 4,900 gallons per day everyday.

The proposed Master Site Plan Dated May 2021 would not exceed the approved flows.

Please feel free to contact me if any questions or if additional information is needed.

Respectfully Charles R Semler Jr. Charles R Semler Jr.

EXHIBIT M

TRIAD Listens, Designs & Delivers



July 20, 2021

Mr. Brandon Green Stoney Creek Farm 4221 Mathewson Dr NW Washington DC 20011 Sent Via Email: Brandon@brandongreen.com

RE: Evaluation of Water Usage Stoney Creek Farm 19223 Manor Church Road Boonsboro, Maryland Triad Project No. 03-21-0445

Dear Mr. Green,

Triad Engineering, Inc. (Triad) is pleased to provide this evaluation of the water usage at the above-referenced site. The Stoney Creek Farm is a centuries-old stone homestead located west of Boonsboro, Maryland. The property is located on approximately 66 acres and the current use is a five-room bed and breakfast and events center. Triad understands that improvements to the property are proposed consisting of increasing the number of rooms to 20 suites and adding kitchen services and other amenities to include a pool, spa and gym. The current proposed concept will rely on the use of the existing well for the facility water supply. This evaluation will provide a discussion regarding the effects of the proposed concept on the area groundwater. The site location and features are depicted on **Figure 1**.

As previously mentioned, the site is situated on approximately 66 acres that consists of woodland, pastureland, the main house, and outbuildings. The site topography consists of rolling hills with drainage towards Antietam Creek located to the west and northwest. The drainage basin to the site is approximately 108 acres. The geology beneath the site includes the Waynesboro Formation and the Tomstown Dolomite. The Waynesboro Formation consists of siltstone, sandstone, and shale and the Tomstown Dolomite consists of limestone and dolomite. The contact between the two formations bisects the property from the southwest to the northeast. These formations are generally dense with minimal primary porosity and groundwater flow occurs primarily through secondary porosity. Secondary porosity in the units consist of fractures, joints, solution channels, and bedding plane partings. Regional groundwater flow direction will generally follow the topography; however, the orientation and structure of the secondary porosity will dominate the local groundwater flow direction.

Triad visited the site on Friday, June 18, 2021. During the site visit Triad observed a spring and the existing well (Permit No. WA-88-0779). The spring is located approximately 100 feet southwest of the well and is near the contact between the two geologic formations. According to the well completion report, the well is approximately 342 feet deep and has a specific capacity from an hour pumping test of approximately 0.102 gallons per minute (gpm)/foot indicating a max yield of approximately 40 gpm. The well has the capacity to produce approximately 2,400 gallons in an hour at the max pumping rate and approximately 4,800 gallons pumped at 10 gpm for eight hours. The well lithology as reported on the well completion report.

Boonsboro averages approximately 42 inches of precipitation annually according to bestplaces.net. Approximately 24 percent of the annual precipitation will recharge the groundwater. Based on a drainage basin of approximately 108 acres, the annual recharge volume available to the site is approximately 29.57 million gallons per year or approximately 81,014 gpd. This estimated recharge only includes precipitation that falls in the drainage basin and does not take into consideration cross-basin groundwater movement which could be significant.

According to the Maryland Department of the Environment (MDE) Guidance on Wastewater Flows, a bed and breakfast will average approximately 150 gallons per day per unit (gpd/unit). Based on the existing five rooms and this estimated figure, the bed and breakfast has a current water demand of approximately 750 gpd. Based on the MDE Guidance document, the proposed improvements may increase the water demand to approximately 200 gpd/unit. Based on the proposed 20 suites, this will require a water demand of approximately 4,000 gpd which is significantly less than the average daily recharge volume of approximately 81,014 gpd.

Based on the recharge volumes available to the site (81,014 gpd), the available well yield (max 40 gpm/hour), and the water demand (4,000 gpd), it is Triad's opinion that the improvements proposed for the site will have negligible effects on the area groundwater. Additionally, based on the information reviewed, it appears that the existing well is capable of providing the water volume per the proposed demand.

Limitations

This report was prepared by Triad for the use of Brandon Green and Stoney Creek Farms in assessing the water usage at the above-referenced site. The scope is limited to the specific project and locations described herein.

Our conclusions and opinions are based on our interpretation of the information that was provided to us by others and on our own observations and data collections. Subsurface conditions may vary on-site and only be evident with additional testing.

It should be noted that our assessment is valid only at the time and locations investigated and that conditions within the site may vary with time. The nature and extent of these variations may only become evident during future investigations or development. We have performed our services in general accordance with the industry standards and make no other warranty, either expressed or implied. Triad emphasizes that this assessment does not guarantee that unobserved conditions, undocumented incidents, or information withheld concerning environmental conditions at the site will not affect the level of risk or potential liability at the site.

If you have any questions or require any additional information, please do not hesitate to contact the undersigned at (301) 797-6400.

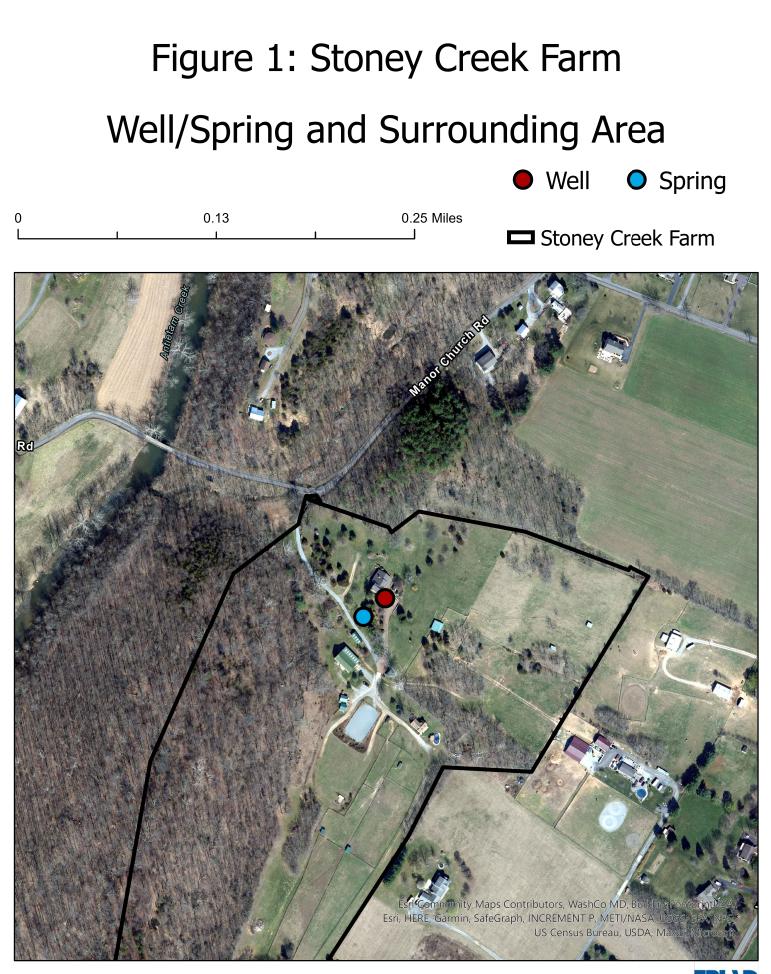
Sincerely, TRIAD ENGINEERING, INC.

Gilan Erika M. Rundquist

Erika M. Rundquist

Nicholas J. Wolfe P.G. Regional Manager

Attachments: Figure 1 – Well/Spring and Surrounding Area



Source: MD iMAP, DOIT 2017, MD Dept. of Planning 2021, USGS

NAD 1983, State Plane Marylande 159 of 159 and Instrumentation