

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

AGENDA WASHINGTON COUNTY PLANNING COMMISSION 100 W Washington Street, Room 2000 January 8, 2024, 6:00 PM

CALL TO ORDER AND ROLL CALL

REZONING PUBLIC INPUT MEETING

 <u>Williamsport Storage Bins, Inc.</u> [RZ-23-008] – Travis Allen Information/Discussion Proposed rezoning for property located at 429 and 431 South Artizan Street, Williamsport from HI (Highway Interchange) to RT (Residential Transition)

NEW BUSINESS

MINUTES

- 1. Minutes of the September 11, 2023 Planning Commission regular meeting * Discussion/Action
- 2. Minutes of the December 4, 2023 Planning Commission regular meeting * Discussion/Action

MODIFICATIONS

- James and Staci Forrest [OM-23-015] Misty Wagner-Grillo * Discussion/Action Modification request to allow the approval of a one lot subdivision that does not meet road adequacy requirements per the APFO; Zoning: P (Preservation)
- Franklin and Pamela Thompson, Lot 1 [OM-23-016] Misty Wagner-Grillo * Discussion/Action Request to maintain the conventional setbacks in the A(R) district of 40' front, 15' side and 50' rear versus imposing the Ag buffer setbacks of 50' from all lines on property located at 13329 Edgemont Road

SITE PLAN

 <u>Grumbacker Lane, LLC</u> [SP-23-022] – Scott Stotelmyer * *Discussion/Action* Proposal for a gravel tractor trailer parking area located at 10319 Grumbacker Lane; Zoning: PI (Planned Industrial)

FOREST CONSERVATION

OTHER BUSINESS

- 1. Update of Projects Initialized Jennifer Kinzer * Information/Discussion
- 2. Comprehensive Plan Update Jill Baker * Information/Discussion

ADJOURNMENT

UPCOMING MEETINGS

1. February 5, 2024, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

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

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

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	FOR PLANNING COMMISSION USE ONLY Rezoning No. <u>PZ-23-008</u> Date Filed: <u>10-4-23</u>
N	BECOMED
A	UCF 4 2023

ZONING ORDINANCE MAP AMENDMENT APPLIC Williamsport Storage Bins Inc Property Owner □Contract Purchaser Consultant WASHINGTON COUNTY Applicant □Attorney 1825 Howell Road, Suite 4 □Other: Hagerstown, MD 21740 Address Todd Snook 301-667-2873 **Primary Contact** Phone Number 1825 Howell Road todd@valleystorage.com Hagerstown, MD 21740 Address E-mail Address 429 & 431 South Artizan St, Williamsport, MD 21795 Property Location: 56 14 1052/352 .74 02020114 Tax Map: _____ Grid: _____ Parcel No.: Acreage: **RT-Residential Transition** HI- Highway Interchange Current Zoning:___ Requested Zoning:_ Reason for the Request: □ Change in the character of the neighborhood Mistake in original zoning PLEASE NOTE: A Justification Statement is required for either reason. MICHAEL LEE FISHER Notary Public - State of Maryland Washington County Applicant's Signature My Commission Expires Feb 19, 2027 Subscribed and sworn before me this 2th day of OCTOBER My commission expires on 02/19/2027 Notary Publi FOR PLANNING COMMISSION USE ONLY Application Form Names and Addresses of all Adjoining Fee Worksheet & Confronting Property Owners Application Fee Vicinity Map

- Ownership Verification
- Boundary Plat (Including Metes
 - & Bounds)

- Justification Statement
- 30 copies of complete Application Package



September 29, 2023

CIVIL ENGINEERING | SURVEYING | DANDSPAREARCHINGERING

UCT - 4 2023

Washington County Department of Planning & Zoning Jill Baker, Director 747 Northern Ave Hagerstown, Maryland 21742

WAS MINGTON COUNTY DEPT. OF PLANNING & ZONING

Re: Justification Statement for Piecemeal Rezoning of Tax Map 0056, Parcel 1052 (429 S. Artizan St.) and Tax Map 0056, Parcel 0352 (431 S. Artizan St.), Williamsport, Maryland 21795.

Dear Ms. Baker:

Frederick, Seibert and Associates represents *Williamsport Storage Bins Inc.* (referred to as the "Applicant"). On behalf of the Applicant please accept this letter as the required Justification Statement for the requested rezoning of the property described below from its current HI (Highway Interchange) classification to RT (Residential Transition) classification. All referenced exhibits are hereby incorporated as part of this letter.

Williamsport Storage Bins Inc. is the title owner 429 S. Artizan st. (Map 56, Parcel 1052) and 431 S. Artizan St. (Map 56, Parcel 352). For the purpose of this letter, the term "Lot 1" shall refer to 429 S. Artizan St (Map 56, Parcel 1052) and the term "Parcel 2" shall refer to 431 S. Artizan St. (Map 56, Parcel 352). The two parcels collectively shall be referred to as the "Property". The Property is depicted on the attached drawing, <u>Exhibit 1</u>.

Background

The Property is currently undeveloped and has frontage and access onto S. Artizan Street, a public road owned and maintained by Washington County. Lot 1 contains 0.47 acres and was created by subdivision in 1998 <u>Exhibit</u> <u>2</u>. Parcel 2 contains 0.27 acres and is a parcel of record created by deed in 1954. Parcel 2 contained a single family dwelling constructed in the 1950s and was demolished in the early 1990's due to a fire and its deteriorating condition. Public water and sewerage service is available to the property via existing lines located in S. Artizan Street. Public water is provided by the Town of Williamsport. Public sewererage is provided by Washington County. The property is classified as W-1, S-1 (existing service) according to the adopted Washington County Water and Sewerage Plan.

Current zoning

A vicinity map showing the current HI Zoning of the Property as well as the zoning classification of the adjacent and surrounding properties is attached as **Exhibit 3**.

The Property's current HI zoning was established as part of the Comprehensive Rezoning of the Urban Growth Area in 2012; prior to that, the property was zoned HI-2.

Mistakes in 2012 Comprehensive Rezoning

The applicant contends that the HI zoning assigned to the Property in 2012 constituted a mistake. As per Maryland case law, to sufficiently demonstrate "mistake" the petitioning party must show that existing facts, or reasonable future projects or trends were not taken into consideration at the time of the zoning. See generally Boyce v. Smebly 334 A.2d 137,142-143 (Md. App. 1975): and White v. Spring, 109 Md. App. 692, 675 A.2d

fsa-inc.com

HAGERSTOWN, MD 128 S. Potomac Street Hagerstown, MD 21740 301.791.3650 GREENCASTLE, PA 20 W. Baltimore Street Greencastle, PA 17225 717.597.1007 CARLISLE, PA 505 S. Hanover Street Carlisle, Pa 17013 717.701.8111 NEW BLOOMFIELD, PA 15 E. Main Street New Bloomfield, Pa 17068 717.275.7531 1023 (1996). Moreover, with regard to the question of original mistake, "when the assumption upon which a particular use is predicated proves, with the passage of time, to be erroneous, this is sufficient to authorize a rezoning. "Mayor and Council of Rockville v. Stone., 271 Md. 655, 662 (Md. 1974).

In this case, at the time of the 2012 Rezoning, the County did not take into account that,

- 1. The property consists of two small lots associated with existing residential development along S. Artizan street, established in the 1950s.
- 2. Access to the property is provided by and limited to a local street through existing residential development.
- 3. The configuration of the property severely limits its ability to be developed under the provisions of HI zoning.
- 4. The property remains vacant. The assumption that the property would be developed per the HI zoning has proved with the passage of time to be erroneous.

These mistakes are set forth in greater detail below.

Prior to the 2012 Comprehensive rezoning of the Urban Growth Area the property was zoned HI-2. The HI-2 designation permitted a combination of both residential and commercial use. At that time, HI-1 zoning was reserved for commercial and light industrial uses. Subsequently, the HI-1 and HI-2 zoning designations were eliminated and replaced with HI, (HI-1 repealed and deleted in its entirety 10/11/16, RZ-13-003/ORD 2016-18. HI-2 repealed and deleted in its entirety 7/1/12, RZ-10-005/ORD-2012-07).

The purpose of the HI district is stated below:

Section 19.1. Purpose The Highway Interchange District is established to provide suitable locations for commercial activities or light industrial land uses that serve highway travelers, provide goods and services to a regional population, or uses that have a need to be located near the interstate highway system to facilitate access by a large number of employees, or the receipt or shipment of goods by highway vehicles. In addition to providing accessible locations, the Highway Interchange District is intended to protect the safe and efficient operation of the interchange and to promote its visual attractiveness. Site design guidelines will balance the needs for visibility with moderation of visual clutter, signs, and excessive lighting. Section 19.2. Principal Permitted Uses (a) All Principal Permitted Uses allowed in the BL, BG, PB, and ORT District.

The HI zoning district provides for commercial and industrial development that has easy access and visibility to the interstate highway system. The subject property has neither. Furthermore, development in the HI district requires additional buffer yards when development is adjacent to existing residential development. The subject properties are surrounded by residential zoning (RT) and residential use on 2 sides. The required buffers are between 25 'and 75 'in distance to adjoining residential property lines. Lot 1 is approximately 100 'wide. Imposition of the required buffers on this lot would essentially render it unusable under its current HI zoning. Imposition of the required buffers on Parcel 2 would be even more onerous due to its width of approximately 80 ' at its widest point.

The Property has been vacant for over 20 years, the "reasonable possibility of fruition" of the property being developed under its existing HI zoning has proven over the passage of time to be erroneous.

Proposed Zoning to be Logical and Appropriate

Applicant is requesting that the Property be rezoned to RT-Residential Transition. The purpose of the RT district is provided below:

Section 7A.0 Purpose The purpose of the Residential, Transition District is to provide appropriate locations for single-family and two-family residential development in Urban and Town Growth Areas. The Residential, Transition District is usually located on the outer fringes of the Growth Areas, rather than the inner core, and is intended to be the least dense residential district in the Growth Areas at a density of between 2 and 4 dwelling units per acres.

Property along the west side of S. Artizan street from the Corporate boundary of the Town of Williamsport to the end of the street is currently Zoned RT. Property along the east side of S. Artizan St is also zoned RT from the Corporate boundary of Williamsport to the north property line of Lot 1. Property directly behind and to the south of the subject property is zoned HI and is associated with Green Lawn Cemetery (see Exhibit 3). Zoning of the subject property to RT would be a logical extension of the large expanse of existing RT zoning in the neighborhood. The size and configuration of Lot 1 and Parcel 2 is consistent with RT zoning.

Conclusion

The applicant respectfully submits that a piecemeal rezoning of the Property is justified due to a mistake, that the property is not a suitable location for commercial or light industrial development as called for in section 19.1 and the requested RT zoning is the most logical and appropriate designation.

Respectfully,

Frederick, Seibert & Associates



Frederick Seibert & Associates, Inc.



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Web AppBuilder for ArcGIS Maxar, Microsoft | MD iMAP, DolT | Hagerstown MD | Washington County Planning Depatment | Source: USDA NRCS, Esri | MD IMAP, USDA | Esri, HERE, iPC | Esri Community Maps Contributors, WashCo MD, West Virginia GIS, @ OpenStreetMap, Microsoft, Esri,

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Parcel	Account #	Name	Premise Address	Mailing address (if different from premise)
56-14-177	02002205	Dorothy & Wayne Byers	446 S Arizan St	16 East Sunset Ave, Williamsport, MD 21795
56-14-61	02003708	Kathy Dick	S Artizan St	428 S Arizan St, Williamsport, MD 21795
56-14-61	02003694	Kathy Dick	438 S Artizan St, Williamsport, MD 21795	
56-14-185	02015536	Robert C Deavers	434 S Artizan St	71 Aristides Way, Martinsburg, WV, 25404
56-14-79	02009838	Buddy C Scott	431 S Artizan St, Williamsport, MD 21795	
56-10-850	02012863	Greenlawn Memorial	Artizan St Extended,	15504 Quail Run Dr, North Potomac, MD 20878



OCT - 4 2023

WASHINGTON COUNTY DEPT. OF PLANNING & ZONING

Certificate of Approval FINAL APPROVAL GRANTED DATE: 6-15-98 P SITE By: Washington County Planning Commission Vicinity Map Scale: 1'=1000' Dedication for Corporations Dedication for Corporations We, Todd Snock, Vice President, and Debra Pares, Secretary, of Greeniawn Cemetery Co., Inc. o Maryland Corporation, do hereby certify that the corporation is a legal and true awner of the property shown and described on this plat and that the said corporation does adopt this Plan of Subdivision, establish the minimum building restriction lines, dedicate to public use all utility and drainage easement areas and all alley, street and road rights of way designated on this plat, agree to keep open all spaces and recreation areas shown, and agree that the dedications shall not impose any responsibility on the Board of County commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and said corporation does hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and, with regard to the said easements and rights of way, hereby agrees to convey the same to said Board, for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board. This deed and agreement of dedication shall be binding upon the corporation's grantees, assigns, and successors. PROP WATER SERVICE I/We also certify that the community water and/or community sewerage system proposed for this subdivision will be available to all lots offered for sole. I/We also certify that plans for the community water supply and/or community sewerage system facilities, including any necessary point of discharge, have been approved by the Maryland Department of the Environment. There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except the following: and all parties and interests thereto have hereunto affixed their signatures, indicating their assent to this plan of subdivision. STREET We hereby assent to this plap of subdivision Date: 5/19/98 ARTIZAN Certificate of Approval of Community Water and Sewerage I hereby certify that the use of community the County Water and Sewerage Plan. Date: Date: 1998 that the use of community water and sewerage for this subdivision is in conformance with Robert Parker. M.D. County Health Office PM OF MARY Land Surveyor's Certification I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lande conveyed by Robert B. Mitchell to Greenlawn Cernetery Company, Inc., a Maryland Corporation by deed dated May 5, 1998 and recorded in the Land Records of Washington County, Maryland in Liber No. 1408, join 1 and that stones FREDE marked I and/or bars marked O have been placed as indicated. Date: MAY 19, 1998 MALLANO General Notes 1. This lot to be served by public water and public server.
2. There is a 10 °t. wide drainage and utilities easement along all front lot lines and an 8 ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
3. Bearings based on deed North.
4. Soiltype is HgC2.
5. Minimum Building Setbacks: front yard-25'; side yard-8'; rear yard-35'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory Structures may be constructed in accardance with Section 4.10 and Section 23.5 (b). Zoned Hi-2 - Highway Interchange.
6. Total upstream watershed affecting this subdivision: less than 400 Ac.
7. Pearcel does not lie in the 100 year floodplain per FEMA Flood Insurance Rate Map No. 240070 0155 A, Flood Zone C.
8. There are no floodplains, steep slopes, streams and related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Sections 306 and 314 of the Washington County Yubdivision Ordinance and Section 4.21 of the Washington County Yubdivision Pression Press and Sections 4.21 of the Washington County Yubdivision Press and Sections 4.21 of the Washington County Yubdivision Press 200 Ft. 17 as required to be shown by Sections 306 and 314 of the Washington County Yubdivision Press 200 Ft. 17 as required to be shown by Sections 306 and 314 of the Washington County Yubdivision Press 200 Ft. 17 as required to be shown by Sections 306 and 314 of the Washington County Yubdivision Press 200 Ft. 17 as required to be shown by Sections 306 and 314 of the Washington County Yubdivision Press 200 Ft. 17 as required to be shown by Sections 306 and 314 of the Washington County Yubdivision Press 200 Ft. 17 as required to the Washington County Yubdivision Press 200 Ft. 17 as required to the Washington County Yubdivision Press 200 Ft. 17 as required to the Washington County ***************** ---24.5 U/P . 306 and 314 of the Washington County Subdivision Ordinance and Section 4.21 of the Washington County Zoning Ordinance. GRAPHIC SCALE TAX MAP 56-14-79 DISTRICT 2 DRAWING NUMBER 1 OF1 OWNER: GREENLAWN CEMETERY CO. INC. c/o TODD SNOOK ACAD 14 ADRAMANGS 63620 DRAWN BY: DATE: M. CESSNA (IN FEET) **127 BRITNER AVENUE** 1 inch = 30 ft.WILLIAMSPORT, MD 21795 CHECKED BY: DATE: SCALE: 1" = 30'





Application for Map Amendment Staff Report and Analysis

Property Owner(s) Applicant(s) Location Election District : Comprehensive Plan	: : :	Williamsport Storage Bins, Inc. Williamsport Storage Bins, Inc. 429 & 431 South Artizan St., NW I-81/MD-63 Interchange #2 – Williamsport
Designation	:	Low Density Residential
Zoning Map	:	56
Parcel(s)	:	P. 1052, 352
Acreage	:	.74 acres
Existing Zoning	:	HI – Highway Interchange
Requested Zoning	:	RT- Residential Transition
Date of Meeting :		January 8, 2024

I. Background and Findings Analysis:

1. Site Description



The proposed site rezoning encompasses two undeveloped parcels, totaling .74 acres, which are located at 429 and 431 South Artizan Street just outside the Town of Williamsport. South Artizan Street dead ends roughly 500 feet south of these properties, in the immediate vicinity of the I-81/MD-63 interchange (Exit 1). Both properties are located within the Urban Growth Area (UGA) that surrounds the City of Hagerstown and the Towns of Williamsport and Funkstown.

According to updated mapping, both parcels contain floodplain areas

that drain into the Potomac River, roughly ½ mile west of the subject site. The majority of Parcel 352, the southern of the two parcels, falls within the floodplain.

2. <u>Population Analysis</u>

To evaluate the change in population, information was compiled from the US Census Bureau over a thirty-year time frame. A thirty-year horizon was chosen to show long term population trends both in the election district of the proposed rezoning, and the County as a whole. The properties subject to this rezoning are located within the Williamsport Election District (#2). As shown in the table below, the population in this district has grown more slowly than the County has over the thirty-year time frame between 1990 and 2020. District 10 has grown 17.2% over the thirty-year period (or .5% per year) while the County as a whole has increased in population by 27.4% (.91% per year) during the same period.

More recently however, the rate of population growth in the Williamsport Election District has outpaced the County overall. Between 2010 and 2020, the District grew at a rate of 16.7% over that tenyear period (or 1.7% per year) while the County grew by only 4.9% (.49% per year).

Population Trends 1990 - 2020				
			% change from	
			previous	
Year	Area	Population	decade	
1000	District	4,345		
1990	County	121,393		
2000	District	4,275	-1.6%	
2000	County	131,932	8.7%	
2010	District	4,362	2.0%	
2010	County	147,430	11.7%	
2020	District	5,091	16.7%	
2020	County	154,705	4.9%	

Table 1: Williamsport Election District Population Trends

Source: US Census Bureau

3. Availability of Public Facilities

A. <u>Water and Sewerage</u>

The adopted Water and Sewerage Plan for the County establishes the policies and recommendations for public water and sewer infrastructure to help guide development in a manner that helps promote healthy and adequate service to citizens. By its own decree, the purpose of the Washington County Water and Sewerage Plan is "...to provide for the continued health and well-being of Washington Countians and our downstream neighbors..."¹ This is achieved through implementing recommendations within the County Comprehensive Plan and the Water and Sewerage Plan to provide for services in a timely and efficient manner and by establishing an inventory of existing and programmed services.

Water:

W-1-Existing Service (Town of Williamsport)

Public water is currently available at the site. The site is given the W-1 designation in the County's 2009 Water and Sewerage Plan, denoting the service. Water service is provided by the Town of Williamsport. Williamsport is one of three municipalities in Washington County (along with Funkstown and Smithsburg) who own and maintain drinking their own water distribution systems, but purchase water from the City of Hagerstown. These Towns pay a wholesale rate based upon permitted allocation agreements.

¹ Washington County, Maryland Water and Sewerage Plan 2009 Update, Page I-2

A copy of the application was routed to the Town of Williamsport. No comments were received.

Wastewater:

S-1- Existing Service (County)

Public sewer service is also available to the site of this rezoning. The S-1 Existing Service designation is applied to these parcels in the Water and Sewer Plan. The area is served by the Conococheague Wastewater Treatment Plant.

The Washington County Department of Water Quality stated that "there shall be no building, cut, fill or pavement within the county sewer easement" when routed a copy of the application for review.

B. Emergency Services

Fire and Emergency Services:

Williamsport Volunteer Fire Company (2 Brandy Drive) – .5 miles away

The proposed rezoning site is located within the service area of the Williamsport Volunteer Fire Company. This same entity also provides the nearest emergency medical services. Their station is located approximately ½ mile away from the subject properties.

A copy of this application was sent to the Washington County Division of Emergency Services. No comments were received.

C. <u>Schools</u>

Elementary - Lincolnshire, Middle – Springfield, High School - Williamsport

School capacity is regulated by the County's Adequate Public Facilities Ordinance (APFO). The subject site is within the school districts of Lincolnshire Elementary, Springfield Middle and Williamsport High. The requested zoning classification, Residential Transition (RT), does permit residential development.

The APFO however, does not apply to lots subdivided prior to the effective date of the Ordinance (2004). Lot 1 (429 South Artizan St.) was created in 1998 on Washington County Plat 5723. 427 South Artizan Street is shown as remaining lands on this same plat. Minor subdivisions are also exempt from mitigation requirements. Therefore, there would be **no school capacity mitigation requirements** for pupil generation under the APFO.

4. Present and Future Transportation Patterns

Highways – Access and Traffic Volume

The proposed rezoning site is located on South Artizan Street which would provide access to the sites. The Functional Road Classification for South Artizan Street is a Local Road in the Transportation Element of the 2002 Comprehensive Plan. This classification accounts for mobility and access characteristics of the roadway in its categorization. **Local Roads** are designed to carry less than 2,000 Average Daily Traffic in rural areas, and greater than 2,000 vehicles daily in urban areas. The County's road classification system is based upon the Federal Highway Functional Classification System, but modified to reflect local road conditions.

In addition to evaluating access points of subject properties for rezoning purposes, it is also important to evaluate traffic generation from proposed development in the context of existing traffic volumes. This is commonly accomplished through the analysis of prior traffic counts and any existing traffic impact studies.

As the proposed rezoning site is located on a local road, the only relevant data on traffic in the vicinity comes from a recent count taken on East Sunset Avenue near the intersection of Grove Avenue approximately 1/3 mile from the subject properties. The County's Division of Engineering collected single day traffic counts at this location in 2022. 1,700 vehicles were counted at this location over a 24-hour period. Since these were first time collections at this location, trends cannot be discerned. This count does however give us an idea of traffic volume occurring in the "neighborhood."

Washington County Engineering Plan Review had no comment after receiving a copy of the rezoning application.

Public Transportation

Route 441 (Williamsport) of the County Commuter stops at the intersection of Potomac and Conococheague Streets in the center of Williamsport roughly ³/₄ mile northwest of the site.

5. Compatibility with Existing and Proposed Development in the Area:

A. Zoning

The subject parcels are currently zoned Highway Interchange (HI) and are requesting to rezone to Residential Transition (RT). The purpose of the RT zoning district is to:

"...provide appropriate locations for single-family and two-family residential development in Urban and Town Growth Areas. The Residential, Transition District is usually located on the outer fringes of the Growth Areas, rather than the inner core, and is intended to be the least dense residential district in the Growth Areas at a density of between 2 and 4 dwelling units per acre.".²

RT is primarily a residential zoning designation that allows for single-family, two-family, and semidetached dwellings. Aside from residential land uses, other principal permitted uses are primarily of an institutional nature (i.e. – churches, community centers, etc). Special exception uses are mostly serviceindustry oriented (i.e.- barbershops, small B&Bs, etc.).

² Washington County Zoning Ordinance, Article 7A

Staff Report and Analysis RZ-23-008 Williamsport Storage Bins, Inc. Page 5



Zoning in the area of these subject properties is defined to a significant degree by proximity to the I-81/MD-63 interchange (Exit 1). County lands on the Williamsport side of the interchange are primarily zoned RT (adjacent to the Town boundary) or Preservation ("P" - along the C&O Canal National Historic Park). These properties do fall within the outer limits of a small block of HI properties that abut the interchange. East of the interchange, zoning allows for greater land use intensity, as most lands are either HI or Planned Industrial (PI).

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B. Land Use

Source: Google Maps

In terms of land use, the I-81 interchange again segments property usage in the immediate vicinity into varying types and intensities. The two subject properties are found on County lands just outside of what is the southernmost extent of residential development in the Town of Williamsport. A self-contained neighborhood of sorts, which includes these properties, is bounded by South Artizan Street and East Sunset Avenue. This triangular wedge of properties is predominantly residential in nature, excepting Greenlawn Cemetery and a building supply store at the intersection of the two roads noted above.

On the other side of East Sunset Avenue is the Williamsport public school complex. Along MD-63 to the west are a mix of commercial or industrial uses such as Dollar General, D&D Truck Repair & Towing, Valicor Environmental Services and the park-and-ride lot.

Much of the land to the west of the I-81 interchange includes the range of planned industrial uses along Governor Lane Boulevard. A number of Bowman properties, used for trailer storage, are southwest of the interchange.

C. Historic Sites

Another important component of compatibility is the location of historic resources on, or in the vicinity of, the parcels being proposed for rezoning. As noted previously, the subject site is located immediately outside the Town of Williamsport. Williamsport's Historic District was listed on the National Historic Register in 2001. It includes 337 contributing historic resources.

Accordingly, there are numerous historic sites located within ½ mile or less from the location of this rezoning. For example, nearly every house on South Artizan Street above its intersection with East Sunset Avenue was included in the Maryland Inventory of Historic Properties and most are included as contributing resources on the National Historic Register listing. As a result, the compatibility of the current and proposed zoning with the historic character of the surrounding area should be a primary consideration in deliberating on the merits of this proposal.

6. <u>Relationship of the Proposed Change to the Adopted Plan for the County:</u>

The purpose of a Comprehensive Plan is to evaluate the needs of the community and balance different types of growth and development to foster compatibility between different land uses. In general, this is accomplished through the evaluation of existing conditions, projections of future conditions, and creation of a generalized land use plan that provides a blueprint to achieving this compatibility while maintaining the health, safety, and welfare of the general public.

Numerous land use policy areas are defined in the text of Chapter 12 of the 2002 Comprehensive Plan, which includes the Land Use Plan Map. Both of the subject properties are located in the **Low Density Residential** sub-policy area. The Comprehensive Plan offers the following definition for this policy area:

"This policy area designation would be primarily associated with single-family and to a lesser degree two-family or duplex development. It is the largest policy area proposed for the Urban Growth Area and becomes the main transitional classification from the urban to rural areas."³

7. <u>"Change or Mistake" Rule</u>

When rezonings are not part of a comprehensive rezoning by the governing body, individual map amendments (also known as piecemeal rezonings) are under an obligation to meet the test of the "Change or Mistake" Rule. The "Change or Mistake" Rule requires proof by the applicant that there has been either: a substantial change in the character in of the neighborhood since the last comprehensive zoning plan (2012), or a mistake in designating the existing zoning classification.

As part of the evaluation to determine whether the applicant has proven whether there has been either a change or mistake in the zoning of a parcel, the Maryland Annotated Code Land Use Article and the Washington County Zoning Ordinance state that the local legislative body is required to make findings of fact on at least six different criteria in order to ensure that a consistent evaluation of each case is provided. Those criteria include:

1) population change; 2) the availability of public facilities; 3) present and future transportation patterns; 4) compatibility with existing and proposed development for the area; 5) the recommendation of the planning commission; and 6) the relationship of the proposed amendment to the local jurisdiction's Comprehensive Plan.

Even when change or mistake has been sufficiently sustained, it merely allows the local governing body the authority to change the zoning; it **does not require** the change. When conditions are right for a change the new zone must be shown to be appropriate and logical for the location and consistent with the County's Comprehensive Plan.

II. Staff Analysis:

³ 2002 Washington County, Maryland Comprehensive Plan, Page 243

The analysis of a rezoning request begins with a strong presumption that the current zoning is correct. It is assumed that the governing body performed sufficient analysis, exercised care, and gave adequate consideration to all known concerns when zoning was applied to a parcel of land. However, there are instances by which a case can be established to show that the governing body either erred in establishment of the proper zoning of a property or that the neighborhood surrounding the property has changed enough since the governing body's last assessment to require a new evaluation of the established zoning designation.

The applicant of this case has indicated in their justification statement that they believe that a **mistake** was made by the local legislative body to rezone the property in 2012. As noted in the prior section describing the "Change or Mistake" Rule, the Washington County's Zoning Ordinance requires data to be presented to the local legislative body on factors such as population change, present and future traffic patterns, the availability of public facilities, the relationship of the proposed change to the Comprehensive Plan and its compatibility with existing and proposed development in order to determine how the area subject to rezoning has evolved since the comprehensive rezoning.

1. Evidence for Mistake in the Current Zoning

In order to demonstrate that a mistake was made by the regulatory body in applying the existing zoning classification to the parcel, the applicant must establish that an error occurred as a result of factors such as:

- 1. A failure to take into account projects or trends probable of fruition;
- 2. Decisions based on erroneous information;
- 3. Facts that later prove to be incorrect;
- 4. Events that have occurred since the current zoning; or
- 5. Ignoring facts in evidence at the time of zoning application.

The last Comprehensive Rezoning in Washington County was completed in 2012, affecting the Urban Growth Area (UGA) that surrounds the City of Hagerstown and the towns of Williamsport and Funkstown. The Rezoning affected approximately 17,000 parcels and 38,000 acres of land.⁴ Information such as population projections, growth trends, transportation and infrastructure data, and the recommendations of the Comprehensive Plan were considered as a part of this effort. The input of property owners, local officials, County staff and the general public was also solicited and considered in the assignment of each parcel affected by the Comprehensive Rezoning. Landowners were also given the opportunity to appeal the rezoning of their property at that time if they felt aggrieved by the Board's decision.

The applicant contends that the Board of County Commissioner's (BOCC) erred in their decision during the 2012 UGA Comprehensive Rezoning to rezone the lots in question to HI. The applicant claims that factors such as following were not fully considered by the Board in their 2012 decision:

- The properties consist of two small lots associated with existing residential development along South Artizan Street;
- Access to the property is provided by and limited to a local street through existing residential development;
- The configuration of the property severely limits its ability to be developed under the provisions of HI zoning;
- The property remains vacant, proving the assumption that the property would be developed under the HI zoning incorrect with the passage of time.

⁴ Washington County Ordinance No. ORD-2012-08

i. Recent Zoning History

Prior to 2012, they were zoned Highway Interchange District HI-2.

The HI-2 zoning district was intended to serve as a transitional zone between HI-1 zones and nearby residential areas. Typically, HI-1 areas were designated on lands closest to interstate highway interchanges, with HI-2 zones then buffering adjacent lands in the vicinity of the interchanges. In this case, the HI-2 zoning was applied to a block of properties north of the I-81 interchange to serve as a transitional buffer between it and the Town of Williamsport. South of the interchange, properties were given either the HI-1 or PI zoning designation, anticipating a greater intensity of land uses beyond the limits of the Town and adjoining the interstate highway.



Map 2: 2005 Zoning Classifications

HI-2 allowed low intensity business and industrial uses as well as a residential development at varying densities. Permitted uses were pulled from the BT, RM, PUD, IT, RR, RS and RU Districts. It did not require connection to public water and sewer, but merely allowed higher density development if connection was possible. The HI-2 zoning district was eliminated during the 2012 UGA Rezoning.

These properties were rezoned to the present HI designation in conjunction with the Comprehensive Rezoning of the Urban Growth Area in 2012 (RZ-10-005).

No specific comments were received on the subject properties at the time of the 2012 Comprehensive Rezoning, which would serve to illuminate the specific circumstances for applying the HI zoning designation at that time. As described in greater detail above, however, with the elimination of the former HI-2 and HI-1 zoning districts, there became a choice as to how to reassign zoning to parcels formerly given these designations.

As shown in Map 1 on page 6, the logic in reassigning the parcels around the interchange may have followed a similar line of thinking as described above. Parcels south of the interchange retained the higher intensity zoning districts of HI and PI. Those properties located north of the interchange were given either the RT or HI zoning classifications. In attempting to distinguish why some properties were assigned RT v. HI in 2012, key differences in the area assigned HI which may have played a role include:

- The existence of Greenlawn Cemetery, which encompasses much of this area Funeral establishments are a principal permitted use in an HI zoning district (pulling from the BL)
- The existence of Williamsport Storage Bins (built in 1988 according to tax assessment records) another large parcel adjoining the interchange
- Smaller parcels surrounding the two above land uses assigned HI were vacant land at the time of the Comprehensive Rezoning

In contrast, the rest of the lands north of the interchange that were assigned RT were either already developed small residential parcels, or larger parcels which bordered these same residential communities or sensitive resource lands within or adjacent to the C&O Canal National Historic Park.

ii. Limitations on Developing Under HI

Although there was some logic in assigning the HI designation to the subject properties, following the line of reasoning described above, they have not been successfully developed under the current zoning classification. As asserted by the applicant in their justification statement, there are a number of limitations posed by the specific characteristics of these two small properties which make their development difficult under an HI classification. These are noted briefly below:

- Zoning setbacks the small size of these properties (.74 total acres) makes meeting HI setback requirements difficult.
 - The buffer yard requirement is 75' for HI land uses that originate from the IR or ORT zoning districts, and 25' from uses originating from BL, BG, or PB districts. Any outside storage of equipment, materials, or goods must provide a buffer yard of 50'. These setbacks apply when the adjoining lot is not zoned HI and is either zoned for or contains dwellings, hospitals, nursing homes, schools, or other institutions for human care.
 - These setbacks, when coupled with other site planning requirements for a commercial or industrial use such as parking and stormwater management facilities, would leave little space available for development.
 - The notable amount of floodplain would further reduce the developable area on these parcels. Meeting the requirements of the County's Floodplain Management Ordinance may be more feasible for a residential land use versus a commercial or light industrial one given these constraints.
- Road Access South Artizan Street is a relatively narrow local road without direct access to the interchange.
 - Commercial traffic originating from the subject site must travel roughly 1 mile away to encounter the north and southbound ramps for I-81 at Exit 1, including travel through residential neighborhoods. Depending on the time of day, school buses could be traveling portions of the same route.

- Compatibility with the Neighborhood- the character of this neighborhood has been detailed in multiple sections of this report. The area immediately around the subject site is almost entirely small residential lots or the open space of the cemetery. The only notable exception is the storage units located at the dead end of South Artizan Street.
 - Though occurring prior to the 2012 cutoff for evaluating a mistake in the zoning, it is also worth noting that these lots were originally subdivided as residential parcels on Washington County plat 5723 in 1998 and their historical use for residential purposes preceding that date.

iii. Consistency With the Comprehensive Plan

As noted previously in this report, both of the subject properties were given the Low-Density Residential classification in the 2002 Comprehensive Plan's Land Use Plan. The HI zoning classification applied in 2012 to these two parcels is therefore not consistent with the adopted Comprehensive Plan. The draft land use plan for the Comprehensive Plan update currently in progress, also currently proposes to retain the Low-Density Residential classification.

III. Conclusion:

The applicant has claimed that a mistake was made to rezone these properties from HI-2 to HI in 2012 because of their inadequate size to serve most commercial or industrial uses allowed under the current zoning, the existing context of the neighborhood and due to inadequacy of the road.

The burden of the applicant in a "Mistake" case is to provide evidence that the Board:

- 1. Failed to take into account projects or trends probable of fruition,
- 2. Made decisions based on erroneous information,
- 3. Used facts that later prove to be incorrect,
- 4. Couldn't have foreseen Events that have occurred since the current zoning
- 5. Ignored facts in evidence at the time of zoning application.

Based upon the available evidence, the characteristics of the property which make it difficult to develop under an HI zoning classification today, would also have been present in 2012 at the time of the Comprehensive Rezoning.

- The small size of the parcels makes meeting zoning requirements difficult, even before considering other site planning requirements that would have to be met for a commercial or light industrial land use to be successfully permitted.
- The roads in the immediate vicinity are not of a capacity to serve substantial traffic flows, and do not provide immediate access to the I-81 interchange.
- There was notable prior precedent for the usage of these properties in a residential context, which was more in keeping with the character of the surrounding neighborhood.

Accordingly, staff concludes there is evidence to suggest that a mistake may have been made in applying the HI zoning classification to these properties in 2012. Further, the requested RT zoning classification would be logical and appropriate for the area where these properties are found.

Respectfully Submitted,

Travis Allen Senior Planner

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING September 11, 2023

The Washington County Planning Commission held its regular monthly meeting on Monday, September 11, 2023 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

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

Planning Commission members present were: Clint Wiley, Chairman, David Kline, BJ Goetz, Denny Reeder, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; and Scott Stotelmyer, Planner; and Washington County Division of Engineering: Heather Williams, Senior Plan Reviewer;

MINUTES

Motion and Vote: Mr. Kline made a motion to approve the minutes of the August 7, 2023 meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

OLD BUSINESS

Crosspoint Residential – Townes at Rockspring [PSP-22-001]

Mr. Stotelmyer presented a preliminary site plan for the Townes at Rockspring townhouse development located along the west side of Massey Boulevard and east side of Hickory School Road. The property is currently zoned RS (Residential Suburban) and RT (Residential Transition). The developer is proposing a 123 unit townhouse development on 17.23 acres. The average lot size will be 2200 square feet. All lots will have access to newly constructed streets. There will be one access to Massey Boulevard and one access to Hickory School Road. Each unit will have two parking spaces and there will be a common parking area with 329 parking spaces available. All lots will be served by public water and public sewer. Open space area will be 4.77 acres in size and will include two play areas. Lighting will be provided along the streets and in common areas. Landscaping will be provided in the open space areas and along the boundary.

Mr. Stotelmyer reminded members that this item was tabled at the August 7, 2023 meeting pending further information regarding several issues as follows: impacts to the school, traffic concerns, road and intersection improvements, and specific clearances for the neighboring explosives business. The approval letter from the State Highway Administration was provided to members that indicates due to the closure of the Hickory Elementary School, no traffic improvements will be needed due to the timeline of this development. From a land use perspective, it was determined that this development has no negative impacts on adjacent properties. All agency approvals have been received.

Discussion and Comments: Members continued to express concern regarding the number of traffic exchanges (approximately 500 per day) going onto Virginia Avenue. Mr. Gordon Poffenberger of Fox & Associates, Inc. stated that the original development approved in 2010 had 136 units proposed. With the decrease in the number of units now being proposed, the State Highway Administration did not feel any traffic improvements were needed. However, SHA included language in its approval letter that indicates this issue could be revisited depending upon the timeline of the development and the closure of the school. Ms. Kinzer noted that the Engineering Department also stated in its approval letter that the traffic study performed in 2021 was only valid for a period of 3 years (2024) and that the study will be re-evaluated depending upon timelines.

Motion and Vote: Mr. Kline made a motion to approve the preliminary site plan as presented. The motion was seconded by Mr. Goetz.

Discussion: Commissioner Wagner asked if a stipulation could be placed on the approval that the roads are re-evaluated by the Engineering Department during each phase of development.

The motion was withdrawn by Mr. Kline.

Discussion: Mr. Kline asked how many units are proposed. Mr. Poffenberger noted that the developer is proposing 123 units which will be platted in 3 phases. The first phase contains 59 units. Mr. Poffenberger reiterated that the developer is seeking approval now for only the preliminary site plan.

Ms. Baker noted that the developer is aware that SHA and the Engineering Department have approved the preliminary site plan; however, road improvements and a traffic study may be re-evaluated when the final plats are submitted. She advised members that the motion could include language that the final plats must be reviewed by the Planning Commission prior to approval.

Motion and Vote: Mr. Goetz made a motion to approve the preliminary site plan with the condition that the final plats for Phases 2 and 3 must be reviewed by the Planning Commission prior to approval. The motion was seconded by Mr. Kline. Mr. Kline voted in favor of the motion; Mr. Reeder voted in opposition of the motion. Mr. Reeder called for a vote by show of hands.

Discussion: Mr. Reeder again expressed his concerns regarding the amount of traffic that will be accessing Virginia Avenue and Hickory School Road without any road improvements. He reminded members that a new warehouse was recently approved on Virginia Avenue and Hickory Elementary School will not be closed until 2027.

Mr. Goetz expressed his opinion that professionals have reviewed the traffic study and do not believe that road improvements are currently needed. He noted that the zoning is appropriate for the development and by denying the approval, the Planning Commission is infringing upon the developer's rights.

Mr. Poffenberger presented the following statement of facts to be considered by the Planning Commission: the project was approved in 2010 for more units; the school was not proposed for closure at that time; following the completion of a traffic study, SHA and County Engineering are not requiring any traffic improvements at this time; the Planning Commission is requiring the final plats to come back before them for Phases 2 and 3; and the property has been zoned residential for more than 20 years and the proposed use is a permitted use for the property.

Commissioner Wagner agreed with the consultant's statement of facts. He believes that Virginia Avenue is not adequate; however, the professionals from SHA and the County have given their approval.

Vote: The motion passed with Mr. Goetz, Commissioner Wagner and Mr. Wiley voted in favor of the motion; Mr. Reeder and Mr. Kline voted in opposition.

NEW BUSINESS

PRELIMINARY CONSULTATION

Greencastle Pike – Eby Property [PC-23-003]

Mr. Stotelmyer presented for review and comment a preliminary consultation for a proposed 717,000 square foot warehouse and surrounding infrastructure located directly east of the intersection of Resh Road and Greencastle Pike. The property is currently zoned PI (Planned Industrial). The total disturbed area is 67.8 acres.

Comments: Mr. Reeder highly encouraged the developer to consider putting solar arrays on the roof and spoke of the benefits of doing so. Mr. Wiley and Mr. Goetz concurred.

Mr. Wiley asked if SHA is requiring any road improvements. Mr. Stotelmyer stated a representative from SHA was present at the consultation and had no comments at that time.

<u>SITE PLANS</u>

Arnet Lot 1 C-Store Revised Site Plan [SP-22-041]

Ms. Williams presented for review and approval a site plan for a proposed C store at 10335 Supercenter Drive on 2.15 acres of land. The property is currently zoned HI (Highway Interchange). This site was previously occupied by H&H Well Drilling. The developer is proposing a Wawa convenience store. Hours of operation will be 7 days per week, 365 days per year. Public water will be provided by the City of Hagerstown; public sewer will be provided by Washington County. The proposed lighting plan meets all requirements of the Zoning Ordinance. Forest Conservation requirements were previously met using the payment-in-lieu option on the previously approved site plan. There will be a right-in only from Sharpsburg Pike. All traffic will exit on Supercenter Drive.

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

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for the land development plan review projects (54 total) initialized during the month of July including 5 site plans and 10 preliminary-final plats.

Comprehensive Plan Update

Ms. Baker reported that the public input meetings around the County are going well. Staff is receiving a lot of feedback from citizens regarding all of the warehouses and increased traffic around the County. The upcoming meetings will be held on September 21st at Boonsboro Community Center and September 25th at the Library in Hagerstown.

Comments: Mr. Goetz reported that Greater Hagerstown has formed a committee to review the Comp Plan and will be providing comments sometime in October. Ms. Baker stated that comments have been received from the City of Hagerstown.

Ms. Baker noted there are two meetings scheduled in October. Following these meetings, staff will provide all comments to the Planning Commission and discussions will begin on proposed revisions to the Plan.

Discussion of RZ-23-001 – Convenience Stores Text Amendment

Ms. Baker explained that this text amendment has been remanded back to the Planning Commission following a BOCC public hearing. She noted the Commissioners believe there were concerns that had not been expressly discussed by the Planning Commission. Ms. Baker distributed a map showing truck stops, gas stations and convenience store locations in the County, excluding anything within a municipality. There are a total of 36 fueling stations across the County; eight are in the BL/BG zoning district; 10 in the RB zoning district; and 17 in the HI zoning district. Only nine of the 36 fueling stations includes truck parking. Of the nine with truck parking spaces only three have more than 100+ spaces; two have 75 to 80 spaces; one has 40 spaces; and the remainder have 10 spaces or less.

Discussion and Comments: Commissioner Wagner expressed his opinion that the BL and BG zoning districts should not allow truck parking spaces. Mr. Goetz believes that disallowing truck parking in BL and BG zoning districts could have unintended consequences for businesses in those districts that want to expand. He cited public safety concerns when trucks don't have a place to park except along the roadways or ramps. Mr. Goetz expressed his opinion that the Planning Commission has done its due diligence in defining a truck stop by calculating the number of truck parking spaces needed based upon the size of the convenience store and requiring the sale of diesel fuel.

Consensus: The text amendment should not be changed because the Planning Commission has done its due diligence in defining a truck stop; has considered public comments received at public input meetings; and has considered public safety by getting trucks off the shoulder of roadways and along ramps.

UPCOMING MEETINGS

1. Washington County Planning Commission regular meeting, October 2, 2023 at 7:00 p.m.

ADJOURNMENT

Mr. Kline made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Mr. Reeder and so ordered by the Chairman

Respectfully submitted,

Clint Wiley, Chairman

WASHINGTON COUNTY PLANNING COMMISSION PUBLIC INPUT MEETING AND REGULAR MEETING December 4, 2023

The Washington County Planning Commission held its regular monthly meeting on Monday, December 4, 2023 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

Planning Commission members present were: Clint Wiley, Chairman, BJ Goetz, Denny Reeder, Terrie Shank, Jeff Semler and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Misty Wagner-Grillo, Planner; Scott Stotelmyer, Planner; and Debra Eckard, Administrative Assistant.

OLD BUSINESS

Ralph and Leah Martin [RZ-23-006]

Mr. Allen reminded Commission members that a public input meeting was held on November 6th for this 2-acre parcel of land located at 19815 Reidtown Road. The property owners are requesting the application of the RB (Rural Business) floating zone on the parcel that is currently zoned RV (Rural Village). The applicant is proposing an auto body repair facility. Three public comments have been received in opposition of the proposal. The site is currently two lots of record subdivided from the parent lot parcel prior to zoning and the Subdivision Ordinance.

Discussion and Comments: Mr. Semler asked if the two lots could be joined to make one parcel. Ms. Kinzer stated that the two lots currently can be sold separately, but could be combined. The stipulation to combine the parcels could be made part of the recommendation. Mr. Semler questioned the setbacks for the proposed business and the existing house if the lots are not combined. As it is currently shown on the plat, the existing house and garage would not meet the setback requirements. Ms. Kinzer stated this issue would be need to be resolved during the site plan process.

Mr. Reeder expressed his concern that the lots are currently separate so the business could be sold in the future and setbacks for the house and business would not be met. He also expressed concern with regard to the number of vehicles that would be on the property at one time. Mr. Reeder believes that a stipulation should be put on the property requiring the two parcels to be combined and no further subdivision could occur in the future.

Motion and Vote: Mr. Semler made a motion to recommend approval of the request to the Board of County Commissioners to apply the RB overlay to the property contingent upon the two parcels being combined to make one parcel. The motion was seconded by Mr. Reeder and unanimously approved with Commissioner Wagner and Mr. Wiley abstaining from the vote.

Cascade Town Centre Lot 2 [OM-23-006]

Ms. Kinzer noted that an ordinance modification request was presented in July to allow 22 lots to be created without public road frontage along Cushman Avenue in Cascade. The property is currently zoned SED (Special Economic Development). An ordinance modification was previously approved to create Lot 2 without public road frontage. The developer is requesting the modification in order to subdivide each of the duplex lots for individual sale. Both the Washington County Engineering Department and Planning staff have expressed concerns about creating this many lots without public road frontage. During the July meeting, the Commission tabled the request until the developer could provide a copy of the contract that would be presented to home buyers regarding the maintenance of the roads. A copy of the contract was forwarded to Commission members prior to this evening's meeting.

Discussion and Comments: Mr. Goetz asked if it is the intent of the developer to sell the lots. Mr. Lee of JGBLI (the developer) stated it will be a combination of selling and leasing the lots. There was a discussion regarding the maintenance of the road. It is the intent of the developer to organize a homeowner's association (HOA) that would be responsible for the maintenance and upkeep of the roads until such time the roads are turned over to the County. Commissioner Wagner expressed his concern that there is no guarantee that a HOA would always be present or a guarantee that the County would take over the roads in the future. Ms. Kinzer noted the roads must be upgraded to County standards before the County would consider taking over the roads. The contract agreement would be attached to the deed and would follow the deed until such time the roads are turned over to the County. Commission members discussed the idea of the developer posting a bond for the road upgrades prior to subdivision approval.

Motion and Vote: Mr. Goetz made a motion to approve the ordinance modification to allow these 22 lots without public road frontage contingent upon the County Attorney's review and approval of the Declaration of Easement and Maintenance Agreement and that the subdivision approval will be accompanied with a bond to cover the cost of the improvements of the private road to County standards. The motion was seconded by Mr. Semler and unanimously approved.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Semler made a motion to approve the minutes of the November 6, 2023 meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

NEW BUSINESS

ORDINANCE MODIFICATION

Josh and Laura Smith [OM-23-014]

Ms. Wagner-Grillo presented for review and approval an ordinance modification request for property located on Lot 455, Section 3-B of the Westfields subdivision. The applicant is requesting a modification of the rear yard setback from 40-feet to 30-feet to construct a 20 x 20-foot deck and patio.

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

SITE PLANS

Patton Warehousing and Logistics [SP-23-010]

Mr. Stotlemyer presented for review and approval a site plan for a proposed trailer drop lot on an undeveloped parcel located at 18525 Breeze Hill Drive. There will be one access point on Breeze Hill Drive. No water or sewer will be provided. Pole mounted lights and ground mounted signs will be provided. Parking spaces required is 2 spaces; 10 spaces will be provided as well as 93 trailer spaces. Hours of operation will be 7 am to 7 pm, Monday thru Friday. Forest Conservation requirements were previously addressed. All agency approvals have been received.

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

Wantz Distributors [SP-23-014]

Mr. Stotlemyer presented for review and approval a site plan for a proposed 34,500 square foot building addition on an existing building at 11743 Hopewell Road. The property is currently zoned IG (Industrial General). The company will continue to use the one entrance on Hopewell Road. Parking spaces required is 89 spaces; 95 spaces will be provided. Public water and sewer will serve the site. Hours of operation will be 4 am to 5 pm, Monday thru Friday. Additional building and pole mounted lights will be provided; no additional signage is proposed. There will be 2.97 acres of forest conservation on-site. All agency approvals have been received.

Motion and Vote: Mr. Semler made a motion to approve the site plan as presented contingent upon approval of the Forest Conservation request to remove specimen trees. The motion was seconded by Ms. Shank and unanimously approved.

FOREST CONSERVATION

Wantz Distributors [SP-23-014]

Mr. Allen presented for review and approval a request to remove three specimen trees on property located at 11743 Hopewell Road (Wantz Distributors). The lot and Forest Conservation easement were created in 2003 when the original subdivision occurred. The building expansion would reconfigure and slightly enlarge the existing forest easement. The specimen trees are located in the area where the expansion would occur. All mitigation will be retained on-site.

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

Bowman 2000 LLC Lots 4-9 [S-23-052]

Mr. Allen presented for review and approval a request to use off-site mitigation to meet Forest Conservation requirements for a six-lot subdivision located between 7780 and 7816 Fairplay Road totaling 8.26 acres. The developer is proposing to satisfy the majority of their forest mitigation off-site to meet the 3.17 acres of planting requirement. Mr. Allen explained that the Forest Stand Delineation (FSD) is the first step in any type of development that is required to comply with the Forest Conservation Ordinance. The FSD identifies sensitive areas, including any forest cover, on the property that should be avoided during development. The FSD for this property revealed one forest stand totaling 2.2 acres that included steep slopes which sits among 34 acres of agricultural land. Mr. Allen stated that according to the Forest Conservation Plan (FCP), three of the six lots are proposed to be located in the only forest stand on the property. He noted that by shifting the lots slightly and using the frontage on both Spielman and Fairplay Roads, all mitigation could be accomplished on-site. The proposed forest easement of .52 acres, as shown on the FCP, sits just above a septic reserve area. Staff voiced concerns that if the remaining lands are sold in the future and further developed, there is the potential for the forest easement to be removed and thereby eliminating all qualified forest cover from the property.

Mr. Fred Frederick of Frederick, Seibert & Associates, the consultant, explained that the developer wishes to keep all the residential development clustered together and use the remaining lands for agricultural purposes. The lots would be marketed as wooded lots and forest clearing would be kept to a minimum during development. He noted that off-site mitigation is at a 2:1 ratio thereby providing more forest in an area where forest is already existing and needs protected.

Discussion and Comments: Mr. Goetz asked if the development is being clustered next to the existing residences. Mr. Frederick explained there will be a gap between the existing residences and the new development in order to retain a small forested area that will provide a buffer between the two developments. Mr. Goetz expressed his opinion that if the remaining lands (35 acres) are sold later, development would not affect the forest easement, which is staff's concern.

Mr.Reeder asked if the remaining lands would have access from both Spielman Road and Fairplay Road. Mr.Frederick stated that is correct and the developer will be required to widen Fairplay Road as part of the development. Mr. Reeder asked if perc tests have been completed on all the proposed lots. Mr. Frederick stated they have all been tested and passed. Wells will be drilled as the lots are developed.

Motion and Vote: Mr. Reeder made a motion to approve the off-site mitigation request as proposed. The motion was seconded by Mr. Goetz and unanimously approved.

OTHER BUSINESS

19112 Keep Tryst Road

Mr. Allen presented a request to add an additional land use to an existing Rural Business (RB) zoning district. He explained that Rural Business zoning districts are established as a floating zone which permits only the specific land use that is established at the time of the rezoning map amendment. The current use of this property was established as a restaurant. The applicant is proposing to construct an 800 square foot retail building with a parking lot and a drive-thru. Mr. Allen explained that the Planning Commission is charged with determining if the change in use would be a significant change in the use and intensity of the property from the existing land use previously authorized.

Motion and Vote: Mr. Reeder made a motion to approve the proposed change as a minor change to the existing Rural Business zoning district. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

Larry Miller – Lot 1 [S-23-061]

Mr. Allen presented a preliminary request to establish an off-site easement to meet Forest Conservation requirements on a two-lot subdivision. The subject parcel is located at 2919 Reno Monument Road. Mr. Allen noted that the subdivision plat has not been submitted; therefore, this request is for informational purposes only.

Mr. Frederick explained the property is a 15.16 acre parcel that was subdivided from a family farm. There is currently .96 acres of forest on the property. The owner is proposing to build a house on a portion of the property and to use the remaining lands for agricultural purposes. He does not want to plant additional forest on the property. Mr. Frederick stated that the owner is proposing to establish a forest easement on a 900+ acre parcel owned by a hunting club in Blair's Valley. A forest conservation easement containing 484 acres has already been established by the State of Maryland on the subject site. The proposed easement would be located along a stream and next to the protected lands owned by the State.

No formal action was taken; however, members did not have any concerns with the proposal.

Update of Projects Initialized

Ms. Kinzer provided a written report for the land development plan review projects (38 total) initialized during the month of October including 3 site plans and 3 simplified plats.

Comprehensive Plan Update

Ms. Kinzer reported that the public comment period ended on October 31st. Over 100 comments were received both from agencies and individual homeowners. Staff is prioritizing all comments and have begun review of same.

Change of meeting time

Consensus: Members have requested to move the meeting start time to 6 p.m.

UPCOMING MEETINGS

1. Washington County Planning Commission regular meeting, January 8, 2024

ADJOURNMENT

Mr. Semler made a motion to adjourn the meeting at 8:25 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley



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

WASHINGTON COUNTY PLANNING COMMISSION APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

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NAME		51	
MAILING ADDRESS	20938 NET2	Z ROAD BOONSBORC	D MD 21713
TELEPHONE			301-730-3240
(ho	me)	(work)	(cell)
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NAME JAMES A	ND STACI FORF	REST	
MAILING ADDRESS	20938 NETZ R	OAD BOONSBORO M	1D 21713
TELEPHONE			301-730-3240
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CONSULTANT			
NAME			
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DESCRIPTION OF P TAX ACCOUNT ID # (F PARCEL REFERENCE PROPOSED LOT ACR ZONING DISTRICT	ROPERTY Required) ⁰⁶⁰¹¹⁸ :: MAP3 EAGE40,000 06	942 GRID0024 TOTAL SITE AC ROAD FRONTAG	PARCEL <u>0056</u> CREAGE 7.38 SE (FT) <u>309.28</u>

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

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LOCATION / ADDRESS CLEVELANDTOWN ROAD BOONSBORO MD, 21713

EXISTING AND PROPOSED USE OF PROPERTY

RESIDENTIAL

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION APFO - 4.1.12/SO 401.4

MODIFICATION IS TO ALLOW REQUEST TO CREATE A LOT ON AN INADEQUATE ROAD (LESS THAN 16')

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

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access rights-of-way or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

Page 2 of 6

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

JAMES TODD FORREST Staci L. Forrest	11/27/2023	
Applicant's Signature	Date	
JAMES TODD FORREST Staci L. Forrest	11/27/2023	
Property Owner's Signature	Date	
STAFF USE ONLY:		
STAFF PLANNER:	_DATE RECEIVED:	
NUMBER:		
MEETING DATE:		

Page 3 of 6

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

The following items are required as part of the Subdivision Modification application:

Applicant	Staff	
		A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. Please include this checklist .
		A filing fee of \$115.00 when no Engineering or outside agency review Is required. A fee of \$265.00 is required when multiple agency reviews are required. Make check payable to: Washington County Treasurer. Include fee worksheet.
		_ Twelve (12) sketch plans, drawn to scale, showing:
		a. dimensions & shape of proposed lot with acreage;
		b. size & location of existing and/or future structures;
		 c. existing/proposed roadways and associated access right of way or easements;
		_ d. existing/proposed entrance/exit to property;
		_ e. natural or topographic peculiarities of the lot in question.
		Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.

PROCEDURE FOR REQUESTS FOR A MODIFICATION TO THE STANDARDS OF THE SUBDIVISION ORDINANCE

1. Modification request applications shall be filed with the Washington County Department of Planning & Zoning, Washington County Administrative Annex, 747 Northern Avenue, Hagerstown, Maryland 21742, Phone: 240-313-2430, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday. Copies of the application forms can be picked up at this location or can be printed from the following: <u>https://www.washco-md.net/wp-content/uploads/planrev-AppSubdOrdMods.pdf</u>. A Filing fee of \$115.00 dollars should be submitted when no engineering / outside agency review is required. A filing fee of \$265.00 is required when multiple agency review is necessary, and can be paid by cash or check made payable to the Washington County Treasurer. Incomplete applications will not be accepted.

2. The Planning Commission meets on a monthly basis on the second floor of the County Administration Building, 100 West Washington Street, Room 2000, Hagerstown, Maryland. Meetings begin promptly at 7:00 p.m. The Planning Commission reserves the right to cancel and/or change the meeting dates and time as needed. Applications must be filed at least 25 days prior to the scheduled meeting of the Planning Commission.

3. Upon receipt of the modification application, the Planning & Zoning Staff will review for completeness and then set up an individual file for the application. Once review is complete, the assigned Planner will present the modification request to the Planning Commission at its regularly scheduled meeting. The Commission will take action the night of the meeting unless more information for review is requested. Staff would then schedule the modification request for a future Planning Commission meeting.

4. In requesting a modification from Subdivision Ordinance regulations, the Applicant and/or their Consultant should be prepared to tell the Planning Commission why the property is unique or the minimum terms of the Ordinance that cannot be complied with. A modification may only be granted by the Commission upon a showing of criteria of practical difficulty or undue hardship listed below (but not limited to):

(a) There are special circumstances or conditions affecting the property such that the strict application of the provisions of the Subdivision Ordinance would deprive the applicant of the reasonable use of their land.

(b) The hardship is not the result of the applicant's own actions – that is, special circumstances or conditions causing the hardship exist through no fault of the property owner.

(c) Granting the modification would be in harmony with the general purpose of the Ordinance and preserve its spirit.

(d) That the modification is to correct inequities resulting from a physical hardship such as topography.

(e) The granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which property is situated.

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5. The Director of the Department of Planning & Zoning shall have the authority to consider administratively the following modifications from Subdivision Ordinance requirements:

(a) Where it is impractical to dedicate the full right-of-way required by Washington County Plan Review or State Highway Administration are satisfied with the acquired right-of-way.

(b) Where the existing structure, septic system, or other appurtenance is within the rightof-way to be dedicated and for which the relocation of same may create a future hardship.

(c) When the property access or driveway intersects with a State maintained road and the access permit issued by the State requires the property access or driveway to be located such that it fails to meet the Subdivision Ordinance spacing requirements. The Director can grant a modification from the County's Highway Plan spacing requirements up to 25% from the current spacing requirements if: a physical hardship or safety condition is identified; does not create a condition which allows for more lots than would be permitted if the modification was not granted; location must be approved by Planning & Zoning and/or State Highway; and have no negative impact on neighboring properties.

(d) Panhandle Length – based upon a physical hardship, no negative impact on neighboring properties; and the local fire department concurs with site.

(e) Public Road Frontage – Up to 25% from the current standard of 25 feet based upon a physical hardship, safety condition, existing condition where there is less than 25 foot of frontage identified. The driveway geometry associated with the new frontage/access configuration shall be approved by County Planning & Zoning and/or State Highway Administration. There is no negative impact on neighboring properties.

(f) The Director of the Department of Planning & Zoning shall have the ability to grant the creation of a lot without road frontage in those cases where the proposed subdivided lot(s) contain existing structures and an attempt is being made to comply with the Zoning Ordinance provision of one principle use on one zoning lot.

6. On the submitted Preliminary and Final Subdivision Plat, include modification reference number, description of modification request and approval, any conditions and the date request was granted by the Planning Commission. Submit modification approval letter with plat submittal.

7. Appeal by any person aggrieved from any action of the Planning Commission or the Director of the Department of Planning & Zoning shall be to the Board of Zoning Appeals pursuant to the provisions of Article 25 of the Washington County Zoning Ordinance. (Section 109 – Subdivision Ordinance). You may contact the Board of Appeals at the County Administrative Annex, 747 Northern Avenue, Hagerstown, Maryland 21742; Phone: 240-313-2430; <u>https://www.washco-md.net/planning-zoning/zoning-appeals/</u>.



ORDINANCE MODIFICATION STAFF REPORT

	BASE INFORMATION
SITE NAME	SO/APFO Ordinance Modification
NUMBER	OM-23-015
OWNER:	FORREST JAMES T FORREST STACI L
LOCATION	Clevelandtown Road
	Boonsboro, MD 21713
DESCRIPTION	Ordinance Modification to allow approval of a 1 Lot subdivision that does not
	meet road adequacy requirements per the APFO.
ZONING	Preservation Rural Business No
COMP PLAN LU	Preservation
PARCEL:	06011942
PLANNING SECTOR	2
ELECTION DISTRICT	06
Түре:	
GROSS ACRES	7.38
DWELLING UNITS	
TOTAL LOTS	1
DENSITY	N/L Units Per Acre
	Micty Wagner-Grillo
	Nevember 20, 2022
RECEIVED	November 29, 2023
	ADHY SENSITIVE & ENVIDENMENTAL INFORMATION
	No

	NO
WETLANDS	No
WATERSHED	Antietam Creek
ENDANGERED SPECIES	No
HISTORIC INVENTORY	No Resources Present
EASEMENTS PRESENT:	No No No No No

SCHOOL INFORMATION					
Staff Comments:	ELEMENTARY	MIDDLE	HIGH		
SCHOOL DISTRICT	Boonsboro School for	Boonsboro	Boonsboro		
Νοί Αρριταδίε	Global Awareness & World				
	Languages				
PUPIL YIELD					
CURRENT ENROLLMENT					
MAXIMUM CAPACITY					
PUBLIC FACILITIES INFORMATION					
FIRE DISTRICT	Boonsboro				
AMBULANCE DISTRICT	Boonsboro				



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WATER & SEWER INFORMATION

METHOD	:
SERVICE AREA	:
PRIORITY	:
NEW HYDRANTS	:
GALLONS PER DAY SEWAGE.	:
PLANT INFO	:

WATER Well/Cistern Well 7-No Planned Service-Well SEWER

Septic Tank Septic 7-No Planned Service-Septic

None



MEMORANDUM

TO:	Misty Wagner-Grillo, Planner, Department of Planning and Zoning $\mathcal{D}\mathcal{M}$
FROM:	Rebecca Calimer, EIT, CFM, Chief of Plan Review
DATE:	December 15, 2023
SUBJECT:	OM-23-015 James and Staci Forrest West side of Clevelandtown Road, ~600' south of Netz Rd, Boonsboro

We have reviewed the ordinance modification request to allow approval of a 1-lot subdivision that does not meet road adequacy requirements per the APFO.

- <u>Clevelandtown Road</u>. We evaluated the proposed subdivision against the *Policy to Determine the Adequacy of Existing Highways, dated May 2005,* and have determined that Clevelandtown Road is inadequate for additional development. In accordance with Section III.F.1 and the exemption provided under Section V.C.2 the minimum required pavement width is sixteen (16) feet along the proposed lot frontage and out to the nearest road deemed adequate. Per available records Clevelandtown Road is an average of 16.75 feet wide with points as narrow as 14 feet along the +/- 2,000-foot route to Alt 40 (Old National Pike), the closest adequate roadway. The Policy requires that the Owner/Developer widen Clevelandtown Road to sixteen (16) feet from the property to the next adequate roadway.
- 2. <u>Request for Special Consideration</u>. If Planning Commission decides to grant this request, we ask that they consider a special condition that the Developer/Owner be required to widen, to a minimum of sixteen (16) feet of pavement, the road along the frontage of the proposed lot.
- 3. <u>Other comments</u>. We note for the record that should this modification be granted it does not relieve the Developer/Owner of any other requirements including:
 - a. Dedicating twenty-five (25) feet from the center of Clevelandtown Road for future

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widening/improvements, along with all normally required drainage and utility easements surrounding the lot.

- b. Providing adequate intersection sight distance for any future entrance proposed on Clevelandtown Road in accordance with County Policy and AASHTO standards.
- c. Complying with the Washington County Stormwater Management, Grading, and Soil Erosion and Sediment Control Ordinance, including water quality treatment of any proposed driveway.
- d. Obtaining any required plans and permits for site development, including but not limited to grading, entrance, and building.



Frederick Seibert & Associates, Inc.

Web AppBuilder for ArcGIS Maxar | MD iMAP, DoIT | Hagerstown MD | Washington County Planning Depatment | Source: USDA NRCS, Esri | MD iMAP, USDA | Esri, HERE, IPC | Esri Community Maps Contributors, Frederick County, WashCo MD, © OpenStreetMap, Microsoft, Esri, HERE,



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ORDINANCE MODIFICATION STAFF REPORT

	BASE INFORMATION	
SITE NAME	Franklin & Pamela Thompson, Lot 1	
NUMBER	OM-23-016	
OWNER:	THOMPSON FRANKLIN E THOMPSON PAM A	
LOCATION	13329 EDGEMONT Road	
	Smithsburg, MD 21783	
DESCRIPTION	Request to maintain the conventional setbacks in the A(R) district of 40' front, 15' side and 50' Rear versus imposing the Ag Buffer setbacks of 50' from all lines.	
ZONING	Agricultural, Rural	
COMP PLAN LU	Agriculture	
PARCEL	14004823	
PLANNING SECTOR	4	
ELECTION DISTRICT	14	
	2 51	
DWFLLING UNITS	2.51	
TOTAL LOTS	1	
DENSITY:	 N/L Units Per Acre	
PLANNER	Misty Wagner-Grillo	
ENGINEER	FREDERICK SEIBERT & ASSOCIATES	
RECEIVED	December 15, 2023	

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE	Yes
WETLANDS	No
WATERSHED	Antietam Creek
ENDANGERED SPECIES	State Listed
HISTORIC INVENTORY	No Resources Present
EASEMENTS PRESENT:	No No No No No

SCHOOL INFORMATION				
Staff Comments:	ELEMENTARY	MIDDLE	HIGH	
SCHOOL DISTRICT Not Applicable PUPIL YIELD	Cascade	Smithsburg	Smithsburg	
CURRENT ENROLLMENT				
MAXIMUM CAPACITY				
	PUBLIC FACILITIES INF	ORMATION		
FIRE DISTRICT	Smithsburg			
AMBULANCE DISTRICT	Smithsburg			
WATER & SEWER INFORMATION				
SCHOOL DISTRICT Not Applicable PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: AMBULANCE DISTRICT:	Cascade PUBLIC FACILITIES INF Smithsburg Smithsburg WATER & SEWER INF	Smithsburg ORMATION ORMATION	Smithsburg	



METHOD	:
SERVICE AREA	:
PRIORITY	:
NEW HYDRANTS	:
GALLONS PER DAY SEWAGE.	:
PLANT INFO	:

WATER Well/Cistern Well 7-No Planned Service-Well SEWER

Septic Tank Septic 7-No Planned Service-Septic

None





Dedication for Individuals Sheet Index I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivisior Sheet 1 - Plan shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all Sheet 2 - Notes utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such Soil Table dedications until legal acceptance thereof by said Board, and I/we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and with regard to said easements and 10.60 rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without 84.10 consideration, upon the legal acceptance of said easements and/or rights of way by said Board. 5.30 This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included on this plan of subdivision except the following: ofessional Certification: and all parties having an interest therein have here unto affixed their signatures, indicating their assent to this plan of I hereby certify that these documents were prepared subdivisi or approved by me, and that I am a duly licensed I/We do hereby assent to this plan of subdivision professional under the laws of the State of: Maryland , License # 10731 Expiration Date 01-16-2024 Witness our hands and seals this da © 2023 fsa-inc PE ARCHITECTS • LAND PLANN Interim Facilities Provision Certification In compliance with C.O.M.A.R. 26.03.01.05 B.(1) and (2), the individual water supply and individual sewer systems are hereby permitted on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot(s) indicated on this plat are of a temporary interim nature and that connection to a future community system shall be made within one (1) year or less after the system become available. Certificate of Approval of Individual Water Supply and Individual Sewage System hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in C.O.M.A.R. 26.04.03.03. Such minimum ownership shall remain equal to the minimum width and inimum area set forth in C.O.M.A.R. 26.04.03.A (2) until community sewerage and water have been made available Not more than one principle building may be erected or constructed on a lot or lots contained in the minimum wnership areas established by C.O.M.A.R. 26.04.03.A (2) until community sewerage has been made available County Health Officer Thompson Subdivision Intrafamily Transfer Declaration of Intent Account # 004823 District 14 Map 27 Grid 21 Parcel 53 Property Owner(s) Name(s): Franklin E. Thompson & Pam A. Thompson Franklin E. Thompson & Pam A. T of Edgemont Road and North West of Leathers R Smithsburg, Maryland 21791 Washington County Permanent Mailing Address: 12049 Simpson Mill Road, Keymar MD 21791 Recipients Name(s): Franklin E. Thomson Recipients Relationship to Owner(s): Self Property Location: Edgemont Road, Smithsburg MD 21783 Current deed reference(s): Liber 7267 , folio 181 MM I Franklin E. Thompson , the owner(s) of the real property located at the above referenced location, and described in the above referenced deed(s) hereby declare my (our) intention to invoke the intrafamily transfer exemption for Final the above property, in accordance with the provisions of the Washington County Forest Conservation Program and COMAR 08.19.01.04, for a period of at least five (5) consecutive full taxable years following this date. This declaration grants an exemption for the purpose of constructing a dwelling house intended for the use of the owner, or an immediate family member of the owner based on the Washington County Forest Conservation Program. If the lands does not remain in the possession of an immediate family member for a period of five (5) years the Owner must notify the Washington County Planning Commission and may lose this exemption. If the MIN Owner makes application for an activity regulated under the Forest Conservation Program, clears more than ninary / ds of Franklin E 20,000 square feet of forest, or violates the requirements of a previous Forest Conservation Plan all or part of the ш lot within the five (5) year period, Washington County may require the owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.19.03, and may also assess a noncompliance fee for forested areas cut in violation of this exemption. S of I (we) declare, under the penalties of law, that this declaration, including any accompanying forms and statements has been examined by me (us) and the information contained herein, to the best of my (our) knowledge, information and belief, is true, correct and complete. Situate S relin 11-30-23 Signature the 6 1 -30-2 11-30-23 hompson PROJECT NO 5694.1 DWN BY DATE MTJ 12-04-2023 PROJECT MANAGER: FFrederick EMAIL: FFrederick@fsa-inc.com PROPERTY INFORMATION 27-21-53 / 14004823 SCALE 1" = 50' Certificate of Approval SHEET TITLE FINAL APPROVAL GRANTED Subdivision Date: Plat Notes PLAT NO By: DATE

WASHINGTON COUNTY

SHEET 02 OF 02

Washington County Planning Commission Final Approval good for one hundred eighty (180) days from above date

Soil

HnB

HnD

ThC

Area (Ac.)

0.44

3.49

0.22

SP-23-022

-Presented is a site plan for Grumbacker Lane LLC to construct a gravel tractor trailer parking lot on an undeveloped parcel.

-The site is located at Parcel 1083 on Grumbacker Lane, off of Industrial Lane in Williamsport

-There will be 2 access points to the site from Industrial Lane.

-There will be no water or sewer provided

-Proposed lighting is pole mounted

-There is no proposed signage on site

-Hours of operation will be 24 hours a day, 7 days a week

-Site includes 3.16 acres of on site Forest Retention

-All agency approvals received



SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Site Plan for Grumbacker Lane, LLC
NUMBER	SP-23-022
OWNER	10319 GRUMBACKER LANE LLC
LOCATION:	
DESCRIPTION	proposed site plan for a gravel tractor trailer parking
ZONING:	Planned Industrial
COMP PLAN LU	Industrial
PARCEL:	02065174
PLANNING SECTOR	1
ELECTION DISTRICT	02
ТҮРЕ:	Commercial
GROSS ACRES	22.17
DWELLING UNITS	1
TOTAL LOTS	1
DENSITY	0.0451 Units Per Acre
PLANNER	Scott A Stotelmyer
ENGINEER	FREDERICK SEIBERT & ASSOCIATES
RECEIVED	August 1, 2023

SITE ENGINEERING				
HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION				
FLOOD ZONE	ZONE No			
WETLANDS	Yes			
WATERSHED	Conococheague Creek			
ENDANGERED SPECIES:	None			
HISTORIC INVENTORY	No Resources Present			
EASEMENTS PRESENT	None			
	SITE DESIGN			
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned		
Staff Comments:				
Not Appin Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans		
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements		
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance		
Loading Area Meets Requirements	_			
		Not Fast Track		
Parking Spaces - Total Planned Parking Spaces - Per Dwelling Unit				
Parking Spaces - Minimum Required	Recreational Parking Provided			
	SCHOOL INFORMATION			



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	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Williamsport	Springfield	Williamsport
PUPIL YIELD CURRENT ENROLLMENT			
ΜΑΧΙΜυΜ CAPACITY			
	PUBLIC FACILITIES INFO	ORMATION	
FIRE DISTRICT	WILLIAMSPORT		
AMBULANCE DISTRICT	WILLIAMSPORT		
	WATER & SEWER INFO	RMATION	
	WATER		SEWER
METHOD	City		County
SERVICE AREA	City		County
PRIORITY	5-Long Term Planned	Service	1-Existing Service
NEW HYDRANTS			
GALLONS PER DAY SEWAGE:			
PLANT INFO			Conococheague

LEGEND

SUBJECT BOUNDARY

EXISTING

BUILDING SETBACK LINE **RIGHT OF WAY** EASEMENT LINE ADJOINER BOUNDARY FENCE (METAL) FENCE (WOODEN) DITCH (STREAM) EDGE OF WATER WETLAND FLOODPLAIN SOIL BOUNDARY RAILWAY CENTERLINE EDGE OF PAVEMEN EDGE OF GRAVEL CURB WALL GUARD RAIL EDGE OF CONCRETE BUILDING MAIL BOX SIGN (ROAD) SIGN (SITE) TRAFFIC SIGNAL **TOPOGRAPHIC FEATURES** CONTOUR (INDEX) CONTOUR (INTERMEDIATE SPOTS ELEVATION VEGETATION AREAS TREELINE DECIDUOUS TREES

EVERGREEN TREES SANITARY SEWER GRAVITY LINE

FORCE MAIN LINE LATERAL MANHOLE CLEANOUT VALVE

COLD WATER LINE HOT WATER LINE MANHOLE FIRE HYDRANT VALVE METER WELL

STORM DRAINAGE STORM SEWER LINE ROOF DRAIN LINE MANHOLE INLETS CLEANOUT

UTILITIES GAS LINE

GAS VALVE

ELECTRICAL LINE FIBER OPTIC LINE COMMUNICATION LINE OVERHEAD LINES MANHOLE PEDS, BOX, & ETC POLE LIGHT POLE GAS METER

LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE	OC	ON CENTER
_	HIGHWAY AND TRANSPORTATION OFFICIALS	PC	POINT OF CURVE
ADS	ADVANCED DRAINAGE SYSTEM	PCC	POINT OF COMPOUND CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND	PGL	PROPOSED GRADE LINE
	MATERIAL	PRC	POINT OF REVERSE CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION	PT	POINT OF TANGENT
BLDG	BUILDING	PVC	POINT OF VERTICAL CURVE
BOT	BOTTOM	PVI	POINT OF VERTICAL INTERSECTION
CIP	CAST IRON PIPE	PVT	POINT OF VERTICAL TANGENT
CL	CENTERLINE	ROW	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	SAN	SANITARY
CO	SANITARY SEWER CLEAN-OUT	SCE	STABILIZED CONSTRUCTION ENTRANCE
COMM	COMMUNICATION	SDR	STANDARD DIMENSION RATIO
CONC	CONCRETE	SIP	SET IRON PIN
DA	DRAINAGE AREA	SD	STORM DRAINAGE
DIA	DIAMETER	SDMH	STORM DRAIN MANHOLE
EGL	EXISTING GRADE LINE	SF	SQUARE FEET
EX	EXISTING	SS	SANITARY SEWER
EIP	EXISTING IRON PIN	SSMH	SANITARY SEWER MANHOLE
FFE	FINISH FLOOR ELEVATION	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
GV	GATE VALVE	SY	SQUARE YARDS
HGL	HYDRAULIC GRADE LINE	TAN	TYPE AS NOTED
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
INV	_INVERT	TS	TOP OF STRUCTURE
LF	LINEAR FEET	TG	TOP OF GRATE
MAX	MAXIMUM	TR	TOP OF RIM
MB	MAIL BOX	TYP	TYPICAL
MIN	MINIMUM	U/P	UTILITY POLE
MJ	MECHANICAL JOINT	VIF	VERIFY IN FIELD
NO	NUMBER	WL	WATERLINE
NIC	NOT IN CONTRACT	WM	WATER METER
NTS	NOT TO SCALE	WV	WATER VALVE
OAC	_OR APPROVED EQUAL		

	· · · · · · · · · · · ·	
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£.}	SEE LANDSCAPE SHEET FOR LEGEND	
in the	SEE LANDSCAPE SHEET FOR LEGEND	
		GENERAL NOTES
		1. Any damage to adjoining public roads, utilitie
SSSSSS	SSSSSS	1 2. No subsurface investigation has been perform
	FMFMFM	3. FSA, Inc. assumes no liability for the location
		shown from the best available information. C
(SS)	(SS)	4. The contractor shall locate existing utilities in
\otimes	Ø	5. The contractor shall take all necessary preca
\otimes	Θ	service. Any damage incurred due to the con expense. Contractor to use caution in areas
		 All utilities shall be cleared by a minimum of
	WWW	required.
		drawings:
(MF)	MH III	Mice Littlih
		Potomac Edison
		Verizon
\otimes	•	Antietam Cable Washington County Engineering
		Washington County Soil Conservation
\odot	0	Washington County Planning Forest Co
		8. The contractor shall be responsible for coord
		10. The contractor shall notify the Architect/Engin
ŚW	\bigcirc	field conditions.
		or constructing roadway and parking through
\odot	O	12. Job site safety is the sole responsibility of the
		with U.כ.ח.A. Regulations for trench safety. 13. The contractor shall perform his own field ins
		needed to complete this project. Any earthwo
GGG		and are intended for Soil Erosion Control pla guantities shown hereon due to the compact
UGEUGEUGE		14. The contractor shall be aware that in the eve
		plan, the figured dimensions shall govern.
COMMCOMM	COMM	16. The entire area included within the proposed
OHOHOH	OHOHOH	organic and otherwise objectionable, non-co
	(AL)	i. it shall be distinctly understood that failure to

PROPOSED

(MH)

included within the proposed limits of cut and fill shall be stripped of all root material, trash and other erwise objectionable, non-complying and unsuitable soils and materials. ctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work. 18. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped. 19. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in April 2023. (Contour accuracy is to plus or minus one half the contour interval). 20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted. 21. Exterior lighting will consist of pole mounted lights as shown on the photometric plan. 22. This project has a projected start date of December 2023 and a completion date of April 2024. 23. There are no Board of Zoning Appeals Cases for this property. $3\sqrt{1}$ 24. Proposed SWM will consist of on-site infiltration berms, and sheet flow to a conservation area.

25. All existing drainage culverts and drainage easements are to be maintained and unaltered. 26. There are no existing or proposed pumping station in this development. 27. The purpose of this site plan is for the proposed construction of a gravel storage yard. 28. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property. 29. All grading for this project shall be the full responsibility of the lot/parcel owner.

30. Developer/Contractor must contact the certifying engineer and Washington County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time schedules. 31. A Developer Agreement for stormwater management shall be executed before the grading permit can be issued for this development. The cost estimates for stormwater management shall be submitted to this department prior to a grading permit application.

32. An Inspection and Maintenance Agreement will be required to be executed and recorded for the structural SWM facilities. The agreement and performance surety will be required for the SWM facilities prior to permit issuance. 33. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Engineering and Construction.

34. Any development or construction, including but not limited to: filling, grading, erecting or installing a temporary structure, or alteration of a watercourse, which is wholly within partially within, or in contact with any flood hazard area requires a floodplain permit from Washington County.

SITE PLAN

FOR

GRUMBACKER LANE, LLC

SITUATED ALONG THE SOUTHEASTERN SIDE OF INDUSTRIAL LANE

WEST OF EDWARD DOUB ROAD, EAST OF GRUMBACKER LANE WASHINGTON COUNTY, MARYLAND

CLIENT/OWNER/DEVELOPER: 10319 GRUMBACKER LANE, LLC PO BOX 4217 HAGERSTOWN, MD 21740

ATTN: BRAD FULTON EMAIL: BFULTON@ACANDT.COM PHONE: (301)-582-5360

CIVIL ENGINEER / SURVEYOR: FREDERICK, SEIBERT & ASSOC. INC. 128 S. POTOMAC ST. HAGERSTOWN, MD 21740

PROJECT MANAGER: ADAM HAGER EMAIL: AHAGER@FSA-INC.COM PHONE: (301)-791-3650

ZONING DISTRICT PI -	PLANNED INDUSTRIAL DISTRICT
BUILDING HEIGHT 75 F	FT
MINIMUM YARD SETBACK:	
FRONT50 F	FT.
*SIDE75 F	FT.
*REAR75 F	FT.
*ADJOINING A RESIDENTIAL DISTRIC WHERE PROPER SCREENING AS DE PROPERTY LINE IS PROVIDED.	T, ONE HUNDRED FIFTY (150) FEET OR SEVENTY-FIVE (75) FEE ETERMINED BY THE PLANNING COMMISSION ALONG THE
BOARD OF ZONING APPEALS' CASENO	NE
SITE DATA	
TAX MAP - GRID - PARCEL	0056-0010-01083
ELECTION DISTRICT	02
ACCOUNT NUMBER	065174
LIBER / FOLIO	04452 / 00282
PLAT NUMBER	10146
AREA SUMMARY:	
PARCEL	22.17 AC.
DISTURBED AREA	8.7 AC.
EXISTING IMPERVIOUS	0 S.F. / 0.0 AC. (0%)
PROPOSED TOTAL IMPERVIOUS	232,200 SF / 5.33 AC. (24%)
PROPOSED USE	TRACTOR TRAILER PARKING
HOURS OF OPERATION	24 HOURS A DAY / 7 DAYS A WEEK
EMPLOYEE SUMMARY	NONE
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE MOUNTED
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	NONE
ROAD CLASSIFICATION:	
LOCAL	INDUSTRIAL LANE
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	RETENTION EASEMENT 3.16 AC., MISC, PLAT

PARKING, LOADING & BICYCLE DATA

REQUIREMENT CALCULATION REQUIRED USE

CONOCOCHEAGUE CREEK

02-14-05-04

24043C0281D

TOTAL REQUIRED SPACES

WATERSHED:

NAME

NUMBER

FEMA PANEL #

0 SPACES

SENSITIVE AREA NOTICE

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

SIGNATURE



adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor. vestigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, r any other natural or man-made existing features.

nes no liability for the location of any above ground and below ground utilities. Existing utilities are pest available information. Contractor to field verify location and depth of all above and below ground

shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities. hall take all necessary precautions to protect the existing utilities and to maintain uninterrupted nage incurred due to the contractor's operation shall be repaired immediately at the contractor's ctor to use caution in areas where low hanging wires exist. be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if

shall notify the following utilities or agencies at least five (5) days before starting work shown on these

	1-800-257-7777
ison	1-800-255-3443
	(301) 790-7124
ble	(240) 420-2082
County Engineering	(240) 313-2460
County Soil Conservation District	(301) 797-6821
County Planning Forest Conservation	(240) 313-2432
County Permits and Inspections	(240) 313-2460

shall be responsible for coordination of his construction with the construction of other contractors. , as shown on sheet 3, C-102, is based on datum NAVD88.

shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover,

roadway and parking through base course before loading site with heavy vehicles. s the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance

shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork lete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork hereon due to the compaction of fill. shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the

on control measures shall be installed per sediment erosion control plans, details and specifications.





SHEET 08



PHOTOMETRIC PLAN

APPROVALS

C-501

C-502

① PP-1.1

D-ENG-6A USDA 89 UTILITY NOTIFICATION he Soil Conservation District makes no representation as to the xistence or nonexistence of any utilities at the construction site. hown on these construction drawings are those utilities which have een identified. It is the responsibility of the landowners or operators nd contractors to assure themselves that no hazard exists or damage ill occur to utilities. It is suggested that Miss Utility be contacted at: hone No. 800-257-7777	OWNER / DEVELOPERS CERTIFICATION "I/We certify all/any parties responsible for clearing, grading, construction and/or development will; be done pursuant to this pland and responsible personnel involved in the construction project wi have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment." <u>IO/I9/2023</u> <u>Bugad Furtace</u> <u>Aut Yun Zerter</u> <u>Printed NAME</u> <u>Pursor</u>
DISTURBED AREA QUANTITY	SIGNATURE
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 8.7 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 11,748 CU. YDS. OF EXCAVATION AND APPROXIMATELY 10,558 CU. YDS. OF FILL.	OWNER / DEVELOPERS CERTIFICATION "I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance the Stormwater Management Ordinance of Washington County an policy on construction of subdivision infrastructure for acceptance ownership by Washington County (S-3)."
ENGINEER / ARCHITECT DESIGN CERTIFICATION hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 5.17.01.07, and Maryland Standards and Specifications for Soil rosion and Sediment Control. 2/13/2023 49808 ATE REG. NO.	DATE RAGE FULLAN DATE AUTORE RESERV
ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION verify and affirm that the Construction for the Stormwater anagement Facilities as performed either meets or exceeds the equirements and design intent of this plan, including all pecifications and referenced standards, and has been completed in cordance with good construction practices. I also verify and affirm nat I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with /ashington County requirements and at a level deemed necessary to ssure the Verification made herein; and all discremencies between	

OPERS CERTIFICATION

ring, grading, construction and/or ant to this plan and in accordance with rdinance of Washington County and the vision infrastructure for acceptance and ntv (S-3)."



2 A ESD Practices (Chapter 5 - Structural & Non-Structural)

SEAL

the as-built information and approved plans have been noted and are

DATE

considered acceptable to the Consultant."

		-	-		-		
ТҮРЕ	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	WQv (ac-ft)	ESDv (ac-ft)	Pe Addressed (In)
Infiltration Berm #1	1	8.41 Ac.	4.46 Ac.	71	0.24 acft	0.24 acft	0.65
Infiltration Berm #2	2	8.41 Ac.	4.46 Ac.	71	0.15 acft	0.15 acft	0.41 3
Infiltration Berm #3	3	8.41 ac.	4.46 ac.	71	0.84 acft	0.84 acft	2.27
Infiltration Berm #4	4	1.72 ac	1.17 ac	92	0.17 acft	0.17 acft	1.79 3
Sheetflow to Conservation Area	5	8.70 ac.	5.29 ac.	71	0.43 acft	0.43 acft	1

PF D PF EF TA O O S C		MARK: DESCRIPTION:	DATE:	Print I ha or ro MA	111111
ROJEC WN BY WH ROJEC MAIL: AX MA D56-C CALE	GRUMBACKER LANE. LLC	Revised per County Engineering comments	9-12-23	Ofessic ereby c approv ofession <u>RYLANE</u>	STATI
TT NO.	SITILATED ALONG THE SOLITHEASTERN SIDE OF INDLISTRIAL LANE	Revised per County Engineering comments	11/2/23	1 conal Cepertify the conal cepertify the conal und on Date	TREVO
58 VAGEF GER(()-PAR N CCC SH	WEST OF EDWARD DOUB ROAD, EAST OF GRUMBACKER LANE.	Revised per County Engineering comments	12/7/23	2/13 ertifica at these ne, and er the I	DF AM
			FREDERICK, SEIBERT & ASSOCIATES, INC. © 2023	tion: bicense bi24	MA FR
1 06-23 DAM A-IN	WASHINGTON COUNTY, MARYLAND		CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLAN	ument am a i f the Ster	R
-2023 HAGE C.COM	10319 GRUMBACKER IANE, LLC PO ROX 4217 HAGERSTOWN MD 21741		128 SOUTH POTOMAC STREET 20 WEST BALTIMORE STREET 505 SOUTH HANOVER STREET 15 EAST MAIN S HAGERSTOWN, MD 21740 GREENCASTLE, PA 17225 CARLISLE, PA 17013 NEW BLOOMFIELD,	s were produly licentate of:	(AND
R 1	(301)582-5360		301.791.3650 717.597.1007 717.701.8111 717.275.755	epared sed	
				:	



SHEET 01 OF 08



ED EDI DEPSI PRO JECTSI SANA I DIMISI CONSTRUCTION SETI 5808 1-02-0-101-EXICTING CONDITIONIS DIMIS 2023-12-13



SP-23-022







DERSPROJECTS;5808(5808.11DWG)CONSTRUCTION SET15808.1-04-C-103-SITE & DIMENSION PLAN.DWG 2023-12-13



	INSPECTION REQUIREMENTS	REMEDIAL ACTION
ss		
	Direct access needs to be provided to the pretreatment area and filter bed; check for excessive vegetation and surface stability	Repair erosion and maintain access surface in good condition
	Check for dewatering within 48 hours of rainfall; noticeable odors; water stains on the filter surface or at the outlet; presence of algae or aquatic vegetation	Remove and replace the top 3 inches of filter media with suitable material per plan specifications; follow up inspections shall confirm adequate dewatering; contact the plan approval authority if the facility does not function as intended
	Check for sediment accumulation on the filter bed	Remove sediment as needed
s	•	
/erosion	Check for erosion, runoff channelizing, or bare spots	Repair/grade and stabilize as needed
	Grass on the filter shall be maintained in good condition and be less than 12 inches in height	Mow during the growing season to maintain the required height
	Check for erosion, flow blockages or bypass, and stable conveyance	Repair/replace and stabilize as needed
1	Check for erosion, rills or gullying	Grade and stabilize all eroded areas to provide stable conveyance
	Check for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner
	Check for sediment accumulation	Remove sediment at one-half of the design depth; restore to approved plan design
	Check aesthetics; unpleasant odors; condition of fences; and	Contact the plan approval authority for concerns regarding pond
	controlled access (e.g. locks)	function and performance

SP-23-022

DERS/PROJECTS(5808)5808:1|DWG|CONSTRUCTION SET[5808:1-06-C-501-CONSTRUCTION DETAILS & NOTES.1

SP-23-022

LUI	MINAIRE PARTS LIST				
ITEM NUMBER	FITTING	LUMINOUS FLUX	LIGHT LOSS FACTOR	CONNECTED LOAD	QUANTITY
RWLED4T150	6xSIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LENS), 2 LEDS TILTED 56-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22-DEGREES FROM STRAIGHT AHEAD.	18465 lm	0.80	155.8 W	12 (2 LED LIGHTS FOR EACH POLE)

Ē		RAB
E		
E		
	ffective Projected Area:	Recommended Mounting Height:
E	PA = 2.2	Up to 35 ft
ļĘ	P Rating:	Reflector:
In	gress Protection rating of IP66 for dust and water	Specular vacuum-metallized polycarbonate
۷	ibration Rating:	Gaskets:
In	dustry-leading 5G vibration rating per ANSI C136.31	High temperature silicone gaskets
A	mbient Temperature:	Finish:
S	uitable For use in 40°C (104°F)	Formulated for high durability and long-lasting color
С	old Weather Starting:	Green Technology:
M	inimum starting temperature is -40°C (-40°F)	Mercury and UV free. RoHS-compliant components.
Ţ	hermal Management:	Electrical
S A in	uperior thermal management design with external ir-Flow fins provides maximum operational life, even high ambient temperature environments	Surge Protection: 6kV surge suppression protection tested in accordance
L	enst	
Te	empered glass lens	DITYET:
н	ousing:	277V, 50-60Hz, Power Factor 99%
D	e cast aluminum housing, lens frame and mounting	THD:
ar		4.9% at 120V, 14% at 277V
ar N Si 3/	m lounting: lipfitter with 180° pivot available for mounting on 2 8″ tenon	4.9% at:120V, 14% at 277V
ar Si 3/	m lounting: lipfitter with 180° pivot available for mounting on 2 8° tenon	4.9% at:120V, 14% at 277V
ar Si 3/	m lounting: lipfitter with 180° pivot available for mounting on 2 8° tenon	4.9% at:120V, 14% at 277V
N SI 3/	m lounting: lipfitter with 180° pivot available for mounting on 2 8° tenon	4.9% at: 120V, 14% at 277V Buy American Act Compliance:
ar M S 3/ / / R d d te in post w	m lounting: lipfitter with 180° pivot available for mounting on 2 8° tenon Varranty: AB warrants that our LED products will be free from afects in materials and workmanship for a period of n (10) years from the date of delivery to the end user, cluding coverage of light output, color stability, driver arformance and fixture finish. RAB's warranty is bject to all terms and conditions found at ww.rabilghting.com/legal#warranty	4.9% at: 120V, 14% at 277V Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant. Optical
AN SI	m lounting: lipfitter with 180° pivot available for mounting on 2 8° tenon As tenon Arranty: AB warrants that our LED products will be free from afects in materials and workmanship for a period of n (10) years from the date of delivery to the end user, cluding coverage of light output, color stability, driver aformance and fixture finish. RAB's warranty is bject to all terms and conditions found at ww.rablighting.com/legal#warranty guivalency:	4.9% at: 120V, 14% at 277V Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant. Dptical BUG Rating:

Profession	0F 9 5 5 5 7 9 12/13	MAR) FREO 809 AL EN /2023	HANCK CALL					
I hereby cert or approved professional MARYLAND Expiration D	lify that these by me, and under the image of the image o	I & ASSOCIATES, INC. © 2023 fsa-inc.com T W ASSOCIATES, INC. © 2023 fsa-inc.com T W VEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS # 364 36 484 484 36 484 36 484 36 484 36 484 36 484 36 484 36 484 36 484 484	20 WEST BALTIMORE STREET 565 SOUTH HANOVER STREET 15 EAST MAIN STREET 565 SOUTH HANOVER STREET 16 Alm Street 20 Alm Stree 20 Alm Street 2					
DATE:		FREDERICK, SEIBER CIVIL ENGINEERS • S	128 SOUTH POTOMAC STREET HAGERSTOWI, MD 21740 301.791.3650					
MARK: DESCRIPTION:								
GRUMBACKER LANE, LLC	SITUATED ALONG THE SOUTHEASTERN SIDE OF INDUSTRIAL LANE WEST OF EDWARD DOUB ROAD, EAST OF GRUMBACKER LANE.	WASHINGTON COUNTY, MARYLAND	10319 GRUMBACKER IANE, LLC PO BOX 4217 HAGERSTOWN, MD 21741 (301)582-5360					
PROJECT NO. 5808.1 DWN BY DATE DWH 06-23-2023 PROJECT MANAGER: ADAM HAGER EMAIL: AHAGER@FSA-INC.COM TAX MAP-GRID-PARCEL 0056-0010-01083 SCALE NTS								
SH	C-:	50 07 0	2 F 08					

					L	UMINA	AIRE LIST				
INDEX	INDEX MANUFACTURER ARTICLE NAME			/BER	FITTING	LUMINOUS FLUX	MAINTENANCE FACTOR	CONNECTED LOAD	QUANTITY		
А	A RAB LIGHTING 150W/18,000 Im @ 5000K		ALEDM4T 1x		1x	19204 lm	0.80	146.6 W	4		
	# NAME PARAMETER N		MIN MAX		AVERAGE	MIN/AVERAGE	MIN/MA	x			
	1	CALCULATION SURFACE	PERPENDICULAR ILLUMINANCE	0.0	00 fc		3.87 fc	0.17 fc	0.002	0.000	

				L	and Development Reviews		
Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
FS-23-031	Forest Stand Delineation	Approved	28-Nov-23	SIMPLIFIED FOREST STAND DELINEATION FOR PERINI INDUSTRIAL LAND. LLC		 FREDERICK SEIBERT & ASSOCIATES 	PERINI INDUSTRIAL LAND LLC
SIM23-059	IMA	Active	03-Nov-23	9616 BLOOMING MEADOWS COURT HN	9616 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	JORDAN KERI LYNN JORDAN JEFFREY CHRISTOPHER
SIM23-060	IMA	Active	03-Nov-23	13268 SALEM CHURCH RD HN	13268 SALEM CHURCH ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	KEYSER DANIEL P
SIM23-061	IMA	Active	14-Nov-23	20904 LEITERS MILL RD	20904 LEITERS MILL ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GABRIEL BRYAN K GABRIEL KIMBERLY L
SIM23-062	IMA	Active	14-Nov-23	20214 LEHMANS MILL RD HN	20214 LEHMANS MILL ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	REEVES MARC O MONNETT EVELYN
SIM23-063	IMA	Active	15-Nov-23	19307 SMALLWOOD TERRACE HN	19307 SMALLWOOD TERRAC HAGERSTOWN, MD 21742	R LEE ROYER & ASSOCIATES	CHANEY ERIC
SIM23-064	IMA	Active	16-Nov-23	11327 SWORD ROAD WI	11327 SWORD ROAD WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	RHOTON STEVEN L RHOTON DIANA
SIM23-065	IMA	Active	28-Nov-23	3909 HARPERS FERRY	3909 HARPERS FERRY ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	GORDON CHARLES E GORDON EMILY D
OM-23-014	Ordinance Modification	Approved	13-Nov-23	JOSH & LAURA SMITH	18239 MISTY ACRES DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	SMITH JOSHUA A
OM-23-015	Ordinance Modification	In Review	29-Nov-23	SO/APFO ORDINANCE	CLEVELANDTOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	FORREST JAMES T FORREST STACI L
S-23-061	Preliminary-Final Plat	Pending	10-Nov-23	LARRY MILLER LOTS 6A	20919 RENO MONUMENT ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MILLER LARRY
PWA2023-005	PWA	Active	09-Nov-23	EMERALD POINTE PHASE 4 SECTION 5	13403 DIAMOND POINTE DRIVE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	EMERALD POINTE INC
PWA2023-006	PWA	Active	09-Nov-23	EMERALD POINTE PHASE 4 SECTION 5	TURQUOISE DRIVE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	EMERALD POINTE INC
SP-07- 052.R01.R01	Redline Revision	Pending	09-Nov-23	FT. RITCHIE LLC- EXISTING BLDGS REDLINE REVISION	WEST OF MACFEEHILL RD AT MILITARY RD	FREDERICK SEIBERT & ASSOCIATES	FORT RITCHIE, LLC C/O COPT PROPERTY MGMNT SERVICES, LLC
SP-07-052.R02	Redline Revision	Signatures Complete	09-Nov-23	REDLINE REVISION TO CHANGE USE TO AUTO REPAIR	WEST OF MACFEEHILL RD AT MILITARY RD	 FREDERICK SEIBERT & ASSOCIATES 	FORT RITCHIE, LLC C/O COPT PROPERTY MGMNT SERVICES, LLC
SP-23-042	Site Plan	Approved	02-Nov-23	SITE PLAN-PARKING FIELD IMPROVEMENTS FOR MERITUS PHYSICAL THERAPY	17301 VALLEY MALL ROAD, UNIT# 125 HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	PR Valley Anchor-S,LLC
SP-23-043	Site Plan	In Review	29-Nov-23	SITE PLAN FOR VIXEN HOLLOW, LLC	13030 BIKLE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	VIXEN HOLLOW LLC
SP-23-044	Site Plan	In Review	30-Nov-23	DG MARKETPLACE	19918 JEFFERSON BOULEV HAGERSTOWN, MD 21742	ECO LAND SOLUTIONS, LLC	KNOEDLER JEFFERSON LLC
SGP-23-076	Standard Grading Plan	Approved	02-Nov-23	HOLLOWAY-HOTT	14002 MISTY GLEN LANE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HOLLOWAY KEVIN ROSS HOTT CHERYL DEANN
SGP-23-077	Standard Grading Plan	Approved	06-Nov-23	MCCLEARY	19163 LAPPANS ROAD BOONSBORO, MD 21713	3 CLOVERS ROOFING & CONSTRUCTION INC.	NORKUNAS EILEEN ANNE

Page 1 of 5 Page(s) Report Printed: 12/14/2023

				I	and Development Reviews		
Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
SGP-23-079	Standard Grading Plan	In Review	17-Nov-23	SHENANDOAH ESTATES	7608 SHENANDOAH COURT BOONSBORO, MD 21713		OLIVER JOHN R CO INC
SGP-23-080	Standard Grading Plan	Approved	18-Nov-23	PARADISE HEIGHTS LOT	13805 IDEAL CIRCLE HAGERSTOWN, MD 21742	TRIAD ENGINEERING	OLIVER HOMES INC
SGP-23-081	Standard Grading Plan	Approved	20-Nov-23	RUSTOLEUM FIRELINE	16410 INDUSTRIAL LANE WILLIAMSPORT, MD 21795		RUST-OLEUM CORP
SGP-23-082	Standard Grading Plan	In Review	23-Nov-23	CRAIG JORDAN CUSTOM HOME	9605 BLOOMING MEADOWS COURT COURT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FATHERS FOLLY LLC
SWCP23-025	Stormwater Concept Plan	In Review	07-Nov-23	BILLOTTI FARM BREWERY	23435 RINGGOLD PIKE SMITHSBURG, MD 21783	R LEE ROYER & ASSOCIATES	BILLOTTI SAM IV BILLOTTI CASSANDRA ANN
SWCP23-026	Stormwater Concept Plan	In Review	27-Nov-23	ELDWIN MARTIN AG	13602 ROCKDALE ROAD CLEAR SPRING, MD 21722		MARTIN ELDWIN D MARTIN JANELLE
SSWP23-060	Stormwater Standard Plan	Approved	02-Nov-23	HOLLOWAY-HOTT	14002 MISTY GLEN LANE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HOLLOWAY KEVIN ROSS HOTT
SSWP23-061	Stormwater Standard Plan	Approved	06-Nov-23	MCCLEARY) 	3 CLOVERS ROOFING & CONSTRUCTION INC.	NORKUNAS EILEEN ANNE
SSWP23-062	Stormwater Standard Plan	Pending Payment	22-Nov-23	OBRIEN AG STRUCTURE	5618 MOUNT BRIAR ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	OBRIEN LINDSAY REBECCA
SSWP23-063	Stormwater Standard Plan	In Review	23-Nov-23	CRAIG JORDAN	9605 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FATHERS FOLLY LLC
S-23-062	Subdivision Replat	Approval Letter Issued	13-Nov-23	MIKE & GAIL TAYLOR, REALLOTMENT LOTS 1&2	11835 SAINT PAUL ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	TAYLOR MICHAEL E TAYLOR GAIL Y
TIS-23-010	Traffic Impact Study	Scoping Letter Sent	01-Nov-23	DOWNSVILLE PIKE	10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	CARL WILSON	BOARD OF EDUCATION OF WASH CO
TIS-23-011	Traffic Impact Study	Scoping Letter Sent	17-Nov-23	CROSS CREEK		CARL WILSON	CROSS CREEK BUILDERS LLC
GPT-23-095	Type 2 Grading Plan	Approved	14-Nov-23	GAVER MEADOWS LOT	9 PATTI LANE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-096	Type 2 Grading Plan	Approved	14-Nov-23	GAVER MEADOWS LOT	 	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-097	Type 2 Grading Plan	Approved	14-Nov-23	GAVER MEADOWS LOT	10 PATTI LANE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-098	Type 2 Grading Plan	Approved	14-Nov-23	GAVER MEADOWS LOT 80	8 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	

					Permits Reviews		
Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
2023-05837	Entrance Permit	In Progress	13-Nov-23	STICK BUILT HOME	S-19-012 10904 DECKER AVENUE, LOT 5	JOHN R SMITH	SMITH JOHN R SMITH JOY M
2023-05851	Entrance Permit	In Progress	13-Nov-23	STICK BUILT HOME	S-18-035 9363 ALLOWAY DRIVE, LOT 74		DRB GROUP MID ATLANTIC LLC
2023-06001	Entrance Permit	Approved	21-Nov-23	STICK BUILT HOME	S-04-093 13805 IDEAL CIRCLE, LOT 55	OLIVER HOMES INC	OLIVER HOMES INC
2023-06037	Entrance Permit	In Progress	27-Nov-23	STICK BUILT HOME	S-07-023 7608 SHENANDOAH COURT, LOT 11	OLIVER HOMES	OLIVER JOHN R CO INC
2023-06076	Entrance Permit	In Progress	29-Nov-23	STICK BUILT HOME	S-12-003 9605 BLOOMING MEADOWS COURT, LOT 10	WIVELL HOMES LLC	FATHERS FOLLY LLC
2023-06085	Entrance Permit	Review	29-Nov-23	STICK BUILT HOME	COURIE DOON LANE	Î	COURIE DOON FARM LLC
2023-05677	Grading Permit	In Progress	02-Nov-23	HOLLOWAY-HOTT	S-05-033 14002 MISTY GLEN, LOT 3	1	HOLLOWAY KEVIN ROSS HOTT
2023-05737	Grading Permit	In Progress	06-Nov-23	STICK BUILT HOME	S-95-019 19163 LAPPANS ROAD	3 CLOVERS ROOFING & CONSTRUCTION INC.	MMM RE LLC MCCLEARY MARCIE
2023-05804	Grading Permit	In Progress	09-Nov-23	FAHRNEY KEEDY MEMORIAL HOME PHOTOVOLTAIC SYSTEN	SP-23-021 8507 MAPLEVILLE ROAD	 	FAHRNEY KEEDY MEMORIAL HOME
2023-05852	Grading Permit	In Progress	13-Nov-23	WESTFIELDS - LOT #74	S-18-035 9363 ALLOWAY DRIVE, LOT 74	1	DRB GROUP MID ATLANTIC LLC
2023-05877	Grading Permit	Approved	14-Nov-23	GRADING FOR GAVER MEADOWS LOT 73	TWN-19-007 9 PATTI LANE, LOT 73	1 	
2023-05878	Grading Permit	Approved	14-Nov-23	GRADING FOR GAVER MEADOWS LOT 76	 TWN-19-007 302 EMMERT ROAD, LOT 76	í I	
2023-05879	Grading Permit	Approved	14-Nov-23	GRADING FOR GAVER	TWN-19-007 10 PATTI LANE, LOT 78	 	
2023-05881	Grading Permit	Approved	14-Nov-23	GRADING FOR GAVER MEADOWS LOT 80	TWN-20-006 8 BESSY NAOMI DRIVE, LOT	1	
2023-05974	Grading Permit	In Progress	20-Nov-23	COMMERCIAL	TWN-22-004 6720 OLD NATIONAL PIKE	1	ANDERSON ENTERPRISES LLC
2023-06002	Grading Permit	Approved	21-Nov-23	STICK BUILT HOME	S-04-093 13805 IDEAL CIRCLE, LOT 55	OLIVER HOMES INC	OLIVER HOMES INC
2023-06036	Grading Permit	In Progress	27-Nov-23	STICK BUILT HOME	S-07-023 7608 SHENANDOAH COURT, LOT 11	OLIVER HOMES	OLIVER JOHN R CO INC
2023-06058	Grading Permit	Pending	28-Nov-23	STICK BUILT HOME	S-23-013 13251 STUTZ LANE	1	CRAIG RALPH DAVID
2023-06077	Grading Permit	In Progress	29-Nov-23	STICK BUILT HOME	S-12-003 9605 BLOOMING MEADOWS COURT, LOT 10	WIVELL HOMES LLC	FATHERS FOLLY LLC
2023-06078	Grading Permit	In Progress	29-Nov-23	STICK BUILT HOME	S-23-031 17119 STERLING ROAD, LOT 1	SMOKER STEVIE E	^I THURBER PHILLIP R THURBER MELANIE N
2023-05734	Grading Permit	Review	06-Nov-23		PENNSYLVANIA AVE PUMP STATION		HANCOCK TOWN OF
2023-06096	Grading Permit	Approved	29-Nov-23		434 EAST MAIN STREET	1	BRUCETON FARM SERVICE INC
2023-06074	Grading Permit	Approved	29-Nov-23	PARKING FIELD IMPROVEMENTS FOR MERITUS PHYSICAL THERAPY	SP-23-042 17301 VALLEY MALL ROAD		
2023-05789	Non-Residential New Construction Permit	Review	08-Nov-23	SOLAR PANELS	SP-23-021 8507 MAPLEVILLE ROAD, STRUCTURE # 1		FAHRNEY KEEDY MEMORIAL HOME
2023-05643	Utility Permit	Approved	01-Nov-23	POTOMAC EDISON	11329 SWORD ROAD	POTOMAC EDISON	RHOTON STEVEN L RHOTON DIANA
2023-05657	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	10802 LINCOLN AVENUE	CITY OF HAGERSTOWN (WATER DEPT)	HOLLOWAY KIMBERLY J

Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
2023-05664	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	10710 HOFFMAN DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	MILLER SUSAN E
2023-05665	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	9710 DUMBARTON DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	HARRIS TERESA
2023-05666	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	9912 GOVERNOR LANE BOULEVARD	CITY OF HAGERSTOWN (WATER DEPT)	BOWMAN GROUP
2023-05667	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	10701 GREENWICH DRIVE		CARBAUGH TERRY W & CARBAUGH LYNN A
2023-05668	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	18104 PRESTWICK TERRACE	CITY OF HAGERSTOWN (WATER DEPT)	LAVANDEROS EDINSON Y &
2023-05671	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	9710 DUMBARTON DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	HARRIS TERESA
2023-05673	Utility Permit	Approved	02-Nov-23	CITY OF HAGERSTOWN	18233 COLLEGE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	SINGLETON DEBORAH J SINGLETON
2023-05681	Utility Permit	Approved	02-Nov-23	ANTIETAM BROADBAND	3 CARRIAGE HILL DRIVE	ANTIETAM CABLE TELEVISION INC	PHILLIPS JAMES J PHILLIPS PAMELA
2023-05723	Utility Permit	Approved	06-Nov-23	VERIZON	EXLINE ROAD AND MANN ROAD	VERIZON	BURGER GEORGE R SR NORRIS SHIRLEY ANN
2023-05730	Utility Permit	Approved	06-Nov-23	COLUMBIA GAS	STERLING ROAD, EDWARD DOUB ROAD, PARTNERSHIP COURT, INDUSTRIAL LANE,	COLUMBIA GAS OF MD	DRI/TCC DOWNSVILLE I LLC
2023-05752	Utility Permit	Approved	07-Nov-23	ANTIETAM BROADBAND	16038 BUSINESS PARKWAY	ANTIETAM CABLE TELEVISION INC	2014 BUSINESS PARKWAY LLC
2023-05833	Utility Permit	Approved	13-Nov-23	ANTIETAM BROADBAND	10526 GOVERNOR LANE BOULEVARD	ANTIETAM CABLE TELEVISION INC	10526 GLB LLC
2023-05953	Utility Permit	Approved	17-Nov-23	COLUMBIA GAS	1533 SHERMAN AVENUE	COLUMBIA GAS OF MD	NKANSAH BENJAMIN K
2023-05956	Utility Permit	Pending Information	17-Nov-23	COMCAST	17823 OAK RIDGE DRIVE		YOUNKINS CHARLES E YOUNKINS MARY ANNE
2023-05980	Utility Permit	Approved	20-Nov-23		9508 STOTTLEMYER ROAD	STEPHENS EXCAVATING INC	NEWMAN MARK A
2023-06101	Utility Permit	Review	30-Nov-23	ANTIETAM BROADBAND	11006 BALDWIN DRIVE	ANTIETAM CABLE TELEVISION INC	SEBRIGHT IAN K & SEBRIGHT VERNA
2023-06103	Utility Permit	Approved	30-Nov-23	ANTIETAM BROADBAND	12106 HOPEWELL ROAD	ANTIETAM CABLE TELEVISION INC	GAYLOR RICHARD L JR
2023-05959	Utility Permit	Review	17-Nov-23		1189 MOUNT AETNA ROAD	STRITE GREG	WASH CO COMMISSIONERS
2023-06095	Utility Permit	Approved	29-Nov-23		100 FORD DRIVE	HETZER C WILLIAM INC	FORD DRIVE LLC

	Туре	Total
LandDev Total by Group: 37	Forest Stand Delineation	1
	IMA	7
	Ordinance Modification	2
	Preliminary-Final Plat	1
	PWA	2
	Redline Revision	2
	Site Plan	3
	Standard Grading Plan	6
	Stormwater Concept Plan	2
	Stormwater Standard Plan	4
	Subdivision Replat	1
	Traffic Impact Study	2
	Type 2 Grading Plan	4
Permits Total by Group: 45	Entrance Permit	6
	Grading Permit	17
	Non-Residential New Construction Permit	1
	Utility Permit	21
Total		82