



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

100 W Washington Street, Room 2000

February 6, 2023, 7:00 PM

CALL TO ORDER AND ROLL CALL

MINUTES

1. December 5, 2022 Planning Commission public input meeting and regular meeting * **Discussion/Action**
2. January 9, 2023 Planning Commission regular meeting * **Discussion/Action**

MODIFICATIONS

1. **Grossnickle Construction [OM-22-011]** Modification request from Section 401.4 of the Washington County Subdivision Ordinance to allow residential development of an existing lot originally labeled "not for development"; Location: Clevelandtown Road; Planner: Heather Williams * **Discussion/Action**

SITE PLANS

1. **Mt. Aetna Conference Center [SP-22-008]** Site plan for the Mt. Aetna Conference Center located on the Highland View Academy campus along the south side of Mt. Aetna Road; Zoning: Rural Village; Planner: Lisa Kelly * **Discussion/Action**

OTHER BUSINESS

1. **Mt. Aetna Conference Center [SP-22-008]** Request to remove 11 specimen trees from the Mt. Aetna Conference Center site; Planner: Travis Allen * **Discussion/Action**
2. **Proposed Text Amendment – Warehouses & Truck Stops** – Jill Baker **Information/Discussion**
3. **Update of Projects Initialized** – Jennifer Kinzer * **Information/Discussion**

WORKSHOP

Comprehensive Plan Update – Jill Baker * **Discussion**

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, March 6, 2023, 7:00 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

WWW.WASHCO-MD.NET

OM-22-011

Presented is an Adequate Public Facilities Ordinance Modification to allow approval of a Development Plat that does not meet the requirements of this ordinance.

The site is located on Clevelandtown Road, adjacent to and to the south of 5935 Clevelandtown Road (Tract A). The property was recently acquired by Grossnickle Construction.

Proposed is a single-family dwelling on Tract B, currently labeled as "Not for Development" on Plat Folio 5611.

The current constructed width of Clevelandtown Road is an average of 14-feet wide with points as narrow as 12.5 feet.

The minimum required pavement width, according to the Adequate Public Facilities Ordinance, is 16-feet.

County Engineering has provided their assessment and recommendation in an Engineering Comment Letter dated January 9, 2023.

Staff is recommending denial of the modification.

WASHINGTON COUNTY PLANNING COMMISSION
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Grossnickle Construction c/o Jonathan Grossnickle
MAILING ADDRESS 5724 Industry Lane #200, Frederick, MD 21704
TELEPHONE 240-385-2747 JGROSSNICKLE@GROSSNICKLE-CONSTRUCTION.COM

PROPERTY OWNER

NAME Harrisville Land, LLC c/o Jonathan Grossnickle
MAILING ADDRESS 5724 Industry Lane #200, Frederick, MD 21704
TELEPHONE 240-385-2747 JGROSSNICKLE@GROSSNICKLE-CONSTRUCTION.COM

CONSULTANT

NAME FSA c/o Ed Schreiber
ADDRESS 128 S Potomac St, Hagerstown, MD 21740
TELEPHONE 301 791 3650 ESCHREIBER@FSA-INC.COM

DESCRIPTION OF PROPERTY TAX ID 06-029477

PARCEL REFERENCE: MAP 77 GRID 6 PARCEL 337
PROPOSED LOT ACREAGE 5.71 TOTAL SITE ACREAGE 5.71
ZONING DISTRICT P ROAD FRONTAGE(FT) 136 feet

LOCATION / ADDRESS

5931 Clevelandtown Road, Boonsboro, MD

EXISTING AND PROPOSED USE OF PROPERTY

One 5.71 acre parcel of vacant land to be converted to one 5.71 acre Single Family Detached home site.

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER No

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 401.4

MODIFICATION IS TO ALLOW A one lot residential development plat of an existing lot that was originally created by way of a "Simplified Plat" Not for Development. Said lot fronts an inadequate road as defined by the County APFO. Modification is to allow the approval of Development plat that does not meet the requirement of the APFO

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

Unfortunately the subject lot "Tract B" on plat 5611 was created in March of 1998 with a statement "Not for Development" Any development of this land will be submitted in the regular manner for approval in accordance with the provisions of the existing subdivision ordinance. The County Planning Staff has since prohibited that type of subdivision unless the subject property is being merged into an existing property. The owner of this lot recently purchased it unknowingly that a Development Plat was necessary. The lot is wooded and steep in areas that prohibits agricultural uses with the exception of timber harvesting. Although Clevelandtown Road is narrow, Rano Monument Road which is 2000' to the south is considered adequate from Clevelandtown Road west to MD 67. Driveway sight distance for this site is considered adequate. Over the years several other small subdivisions have been approved along this road including approval of the Development Plat (plat 7246, May 2003) of "Tract A" which was the other tract on plat 5611 that created the subject of this request Tract B.

(Attach additional sheets if necessary)

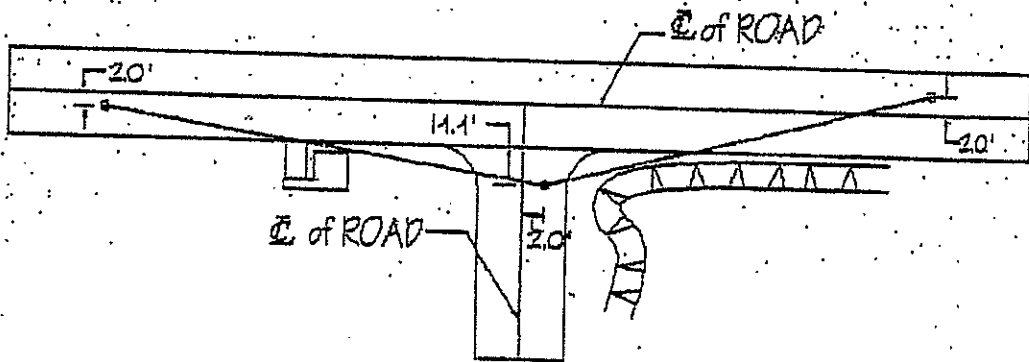
In addition, two (2) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

Job # 2022-0051 ~~2022-0051~~

NAME: Development PLAT TRACT B, HARRISVILLE LAND CO

Location EAST SIDE OF CLEVELAND TOWN RD, 2000' N of Penn Monument

DISTANCE LEFT 300'
 SPEED LIMIT 25
 DISTANCE RIGHT 200'



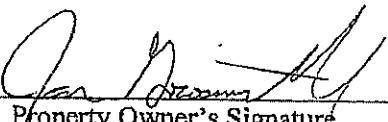
REF MARK

Low Volume

TABLE III-B - INTERSECTION SIGHT DISTANCE

POSTED ROAD SPEED (MPH)*	REGULAR (Feet)	LOW VOLUME (Feet)
25 MPH	280	125
30 MPH	335	165
35 MPH	390	205
40 MPH	445	250
45 MPH	500	300
50 MPH	555	350

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

_____ Applicant's Signature	_____ Date
 _____ Property Owner's Signature	<u>11/15/22</u> Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

NUMBER: _____

MEETING DATE: _____

Station Name: Clevelandtown Rd - 554
 Site ID: 00000000554
 Station Num: 00000000554
 Description: Clevelandtown Rd-South of US 40 Alt
 City: Boonsboro
 County: Washington
 Start Date/Time: 04-07-2016 00:00
 End Date/Time: 04-07-2016 23:59

	South	North	All Lanes
00:00	0	0	0
00:15	0	0	0
00:30	1	0	1
00:45	0	0	0
01:00	0	0	0
01:15	0	0	0
01:30	0	0	0
01:45	0	0	0
02:00	0	0	0
02:15	0	0	0
02:30	0	0	0
02:45	0	0	0
03:00	0	0	0
03:15	1	1	2
03:30	0	1	1
03:45	0	1	1
04:00	0	0	0
04:15	0	0	0
04:30	0	1	1
04:45	1	2	3
05:00	0	3	3
05:15	0	0	0
05:30	0	1	1
05:45	1	1	2
06:00	1	4	5
06:15	1	3	4
06:30	0	3	3
06:45	1	1	2
07:00	0	1	1
07:15	1	4	5
07:30	1	7	8
07:45	0	6	6
08:00	1	5	6
08:15	2	0	2
08:30	1	5	6
08:45	2	1	3
09:00	2	1	3
09:15	0	7	7
09:30	1	1	2
09:45	3	2	5
10:00	1	1	2
10:15	1	2	3
10:30	1	1	2
10:45	1	1	2
11:00	3	1	4
11:15	0	4	4
11:30	0	3	3
11:45	1	3	4

	South	North	All Lanes
12:00	3	2	5
12:15	1	1	2
12:30	3	2	5
12:45	0	3	3
13:00	3	0	3
13:15	3	1	4
13:30	2	2	4
13:45	1	0	1
14:00	0	2	2
14:15	0	0	0
14:30	2	2	4
14:45	1	0	1
15:00	2	4	6
15:15	2	4	6
15:30	3	3	6
15:45	3	1	4
16:00	6	4	10
16:15	4	1	5
16:30	4	1	5
16:45	5	2	7
17:00	3	4	7
17:15	4	3	7
17:30	5	2	7
17:45	1	2	3
18:00	6	0	6
18:15	7	5	12
18:30	4	4	8
18:45	4	2	6
19:00	3	1	4
19:15	5	2	7
19:30	3	0	3
19:45	4	0	4
20:00	1	0	1
20:15	1	1	2
20:30	3	2	5
20:45	1	0	1
21:00	3	0	3
21:15	2	0	2
21:30	1	2	3
21:45	1	1	2
22:00	3	1	4
22:15	1	0	1
22:30	2	1	3
22:45	0	0	0
23:00	0	1	1
23:15	0	0	0
23:30	2	0	2
23:45	0	0	0

AM Peak Hour 08:15 - 09:14 07:15 - 08:14 07:15 - 08:14
 AM Peak Value 7 22 25

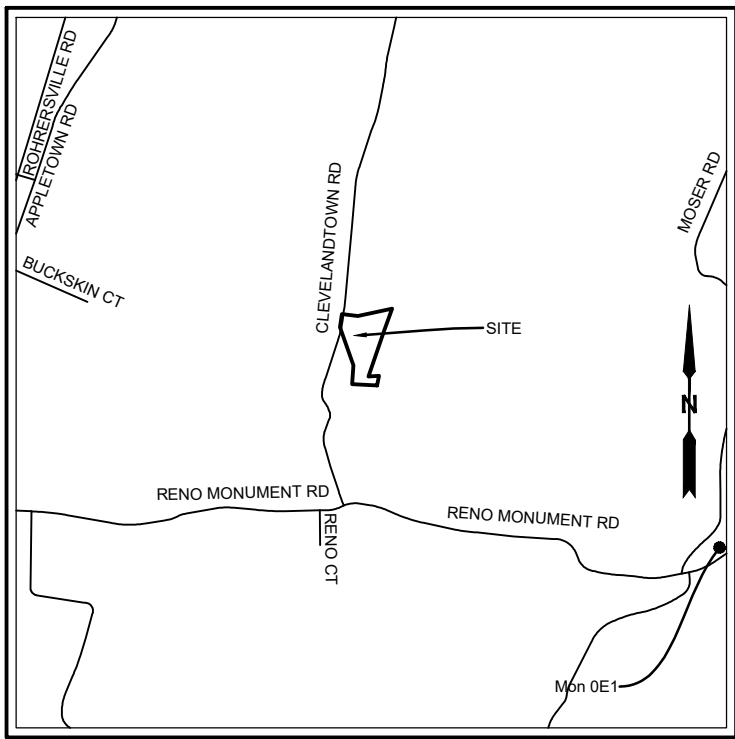
PM Peak Hour 18:00 - 18:59 15:00 - 15:59 18:00 - 18:59
 PM Peak Value 21 12 32

Total 147 147 294
 Percentages 50.00% 50.00% 100.00%

TOTAL NUMBER OF VEHICLES
 IN A 24 HOUR PERIOD







Land Surveyor's Certification
I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Dean Claude Asbury, Personal Representative of the Estate of Mary Gertrude Asbury, to Harrisville Land, LLC, by deed dated June 17, 2022, and recorded in the Land Records of Washington County, Maryland in Liber No. 7044, folio 315; and that stones marked □ and/or bars marked ○ have been placed as indicated.
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2024.

Date _____ Professional Land Surveyor _____

Dedication for Individuals
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 subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all 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 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 rights of way, hereby agree 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 my/our grantees, assigns, successors, heirs, and personal representatives.
There are no suites, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included on this plan of subdivision except the following:
and all parties having an interest therein have here unto affixed their signatures, indicating their assent to this plan of subdivision.
I/We do hereby assent to this plan of subdivision.

Witness our hands and seals this date _____

Owner: Harrisville Land, LLC _____ (Seal)

Witness _____

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.

Owner: Harrisville Land, LLC _____ (Seal)

Certificate of Approval of Individual Water Supply and Individual Sewage System
I 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 minimum 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 ownership areas established by C.O.M.A.R. 26.04.03.A (2) until community sewerage has been made available.

Date _____ County Health Officer _____

General Notes

- 10,000 square feet is hereby reserved for sewage disposal. No permanent physical objects are permitted in this area.
- There is a 10 ft. 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.
- Bearings, distances and coordinates are based on MD Grid NAD83.
- Soil types are as shown hereon.
- Minimum Building Setbacks: front yard-40'; side yard-15'; rear yard-50'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.10 and Section 23.5 (b). Accessory Structures are not permitted without the placement of the principal permitted structure. Zoned P-Preservation.
- Total upstream watershed affecting this subdivision: is less than 400 Acres.
- This parcel does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 24043C0382D dated August 15, 2017, Flood Zone X.
- Contours based on Washington County Aerial Topography and boundary is based on a field survey performed by FSA, Inc.
- There are no floodplains and other related buffers, or habitat of threatened or endangered species as required to be shown by Sections 306, 307 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (C&D) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
- No other wells or septic lie within 100 feet of the Lot Lines.
- All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
- No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement, either shown or described, on the Final Plat of Subdivision.
- This plat has been reviewed and approved per the P Zoning District. Any development/construction shall be in accordance with the Washington County Zoning Ordinance currently being enforced.
- This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
- Any development must comply with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
- An additional right of way 25 feet in width as measured from the centerline of Cleavelandtown Road is hereby dedicated for the purpose of future road widening.
- The intermittent stream shown hereon has a drainage area greater than 40 acres and meets the requirements for a stream buffer as set forth in Washington County, Maryland. On the east side, the distance between the stream buffer and the property line is less than the total stream buffer requirements, but is subject to a 104' stream buffer based on 26% slopes.

**Certificate of Approval
FINAL APPROVAL GRANTED**

Date: _____

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

**PLAT NO _____
DATE _____
WASHINGTON COUNTY**

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 vegetative 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.

Tracking Notes

- This residential subdivision plat is subject to all applicable local, state and federal laws and regulations. Any further potential of subdivision of any lots or remaining lands created by this subdivision is subject to the requirements of the Maryland Annotated Code, Environment Article, Section 9-206 and all applicable local, state and federal laws and regulations.
- In accordance with the requirements of the Maryland Annotated Code, Environment Article, Section 9-206, upon recordation of this plat, a total of 1 residential lots, plats, building sites, or other division of land have been created from the parent parcel or tract since October 1, 2012. In accordance with Maryland Annotated Code, Environment Article, Section 9-206, and subject to all other applicable local, state and federal laws, there are not more than 6 (remaining) residential lots, plats, building sites, or other divisions of land allowed as a subdivision.
- This residential minor subdivision may not be resubdivided or further subdivided into an additional building lot(s). Please note, for a simplified plat, notes 1 and 2 will apply. However, any new lot created under a simplified plat and denoted "not for development" will not be counted toward the 7 lot limit until such lot is submitted as a residential subdivision final plat.

Address Assignments

Lot 1 -
Note: Each address is based on the entrance as shown on this plat. If the driveway is constructed at a different location from that shown hereon, the address listed above may VOID and the owner/developer of the lot must reapply to the Planning Commission for a new address assignment.

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA		
A. Total Tract Area.....	= 5.71 Ac.	
B. Deductions.....	= 0.00 Ac.	
C. Net Tract Area.....	= 5.71 Ac.	
LAND USE CATEGORY AREA		
D. Afforestation Threshold (Net Tract Area x 20%).....	= 1.14 Ac.	
E. Conservation Threshold (Net Tract Area x 50%).....	= 2.86 Ac.	
EXISTING FOREST COVER		
F. Existing Forest Cover within the Net Tract Area.....	= 5.61 Ac.	
G. Area of Forest Above Conservation Threshold.....	= 2.76 Ac.	
BREAK EVEN POINT		
H. Break Even Point.....	= 3.41 Ac.	
I. Forest Clearing Permitted Without Mitigation.....	= 2.20 Ac.	
PROPOSED FOREST CLEARING		
J. Total Area of Forest to be Cleared.....	= 2.20 Ac.	
K. Total Area of Forest to be Retained.....	= 3.41 Ac.	
PLANTING REQUIREMENTS		
L. Reforestation for Clearing Above the Conservation Threshold.....	= 0.00 Ac.	
M. Reforestation for Clearing Below the Conservation Threshold.....	= 0.00 Ac.	
N. Credit for Retention above the Conservation Threshold.....	= 0.00 Ac.	
P. Total Reforestation Required.....	= 0.00 Ac.	
Q. Total Afforestation Required.....	= 0.00 Ac.	
R. Total Planting Requirement.....	= 0.00 Ac.	
Afforestation Required (if Offsite).....	= 0.00 Ac.	

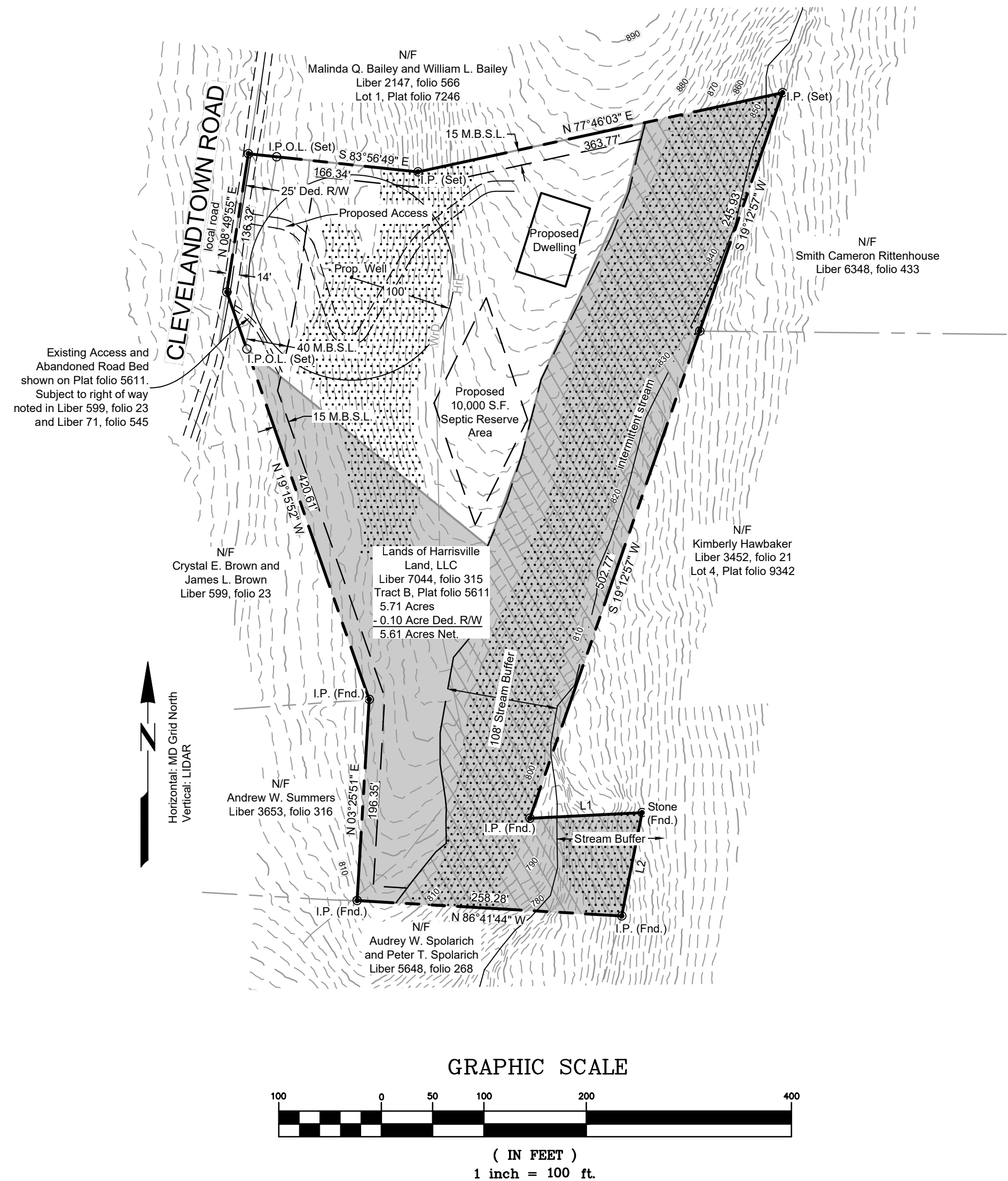
LEGEND

- = PROPERTY LINE
- - - = RIGHT OF WAY
- = PROPERTY CORNER
- = TEST PIT; PERC

Soil Table

Soil	Area (Ac.)	%
HrE	3.5	61
WrD	2.2	39

Owner:
Harrisville Land, LLC
5724 Industry Lane, Suite 200
Frederick MD 21704



FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

138 SOUTH POTOMAC STREET
GREENCASTLE, PA 17225
301.791.3650

20 WEST BALTIMORE STREET
CARLEISLE, PA 17013
717.701.8111

15 EAST MAIN STREET
NEWELSBURG, PA 17268
717.275.7831

**DEVELOPMENT PLAT
OF
TRACT B
FOR
HARRISVILLE LAND, LLC
SITUATE ALONG THE EAST SIDE OF CLEVELANDTOWN ROAD
WASHINGTON COUNTY, MARYLAND**

PROJECT NO. 2022-0051
DWN BY LEJ
DATE 10.19.2022
PROJECT MANAGER EJS
EMAIL ESchreiber@fssa-inc.com
ELECTION DISTRICT 06
PROPERTY INFORMATION 77-6-337
ACCOUNT NO. 06-029477
SCALE 1" = 100'
SHEET TITLE
DEVELOPMENT PLAT
SHEET 01 OF 01

Site Plan for Mt Aetna Conference Center

Presented for review and approval is a site plan for Mt Aetna Conference Center.

The subject site is located south of Mt Aetna Road on the campus of Highland View Academy. Zoning is Rural Village.

The owners are proposing to construct a new conference center on their 143 acre parcel that includes an existing school and other buildings.

The new building will be served by a water system currently maintained by the County's Water Quality Department and an on site private sewer treatment facility owned and maintained by Highland View Academy.

Parking required is 598 spaces; 815 parking spaces will be provided.

Solid waste will be transferred to an enclosed dumpster located along the side of the building.

Freight and delivery will be approximately two trips per week.

There will be no new employees/students. The building and site will be maintained and used by current Highland View staff and students.

The conference center will be used, when needed, by Highland View Academy. The conference center will not be used by organizations other than the Chesapeake Conference of Seventh Day Adventists.

Site lighting will consist of pole mounted lights in the parking lot and building mounted lights at all entry ways.

Landscaping will be installed around the building and throughout the parking lot.

Forestation requirements are to be met by retaining existing forest on -site – for a total of 3.50 acres.



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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Mt Aetna Conference Center
NUMBER.....: SP-22-009

OWNER.....: HIGHLAND VIEW ACADEMY INC C/O CHESAPEAKE CONFERENCE OF THE
SEVENTH DAY ADVENTIST 6600 MARTIN ROAD
LOCATION.....: Campus of Highland View Academy east of Academy Dr & south of Academy Ln
DESCRIPTION.....: Proposed conference center at private school academy

ZONING.....: EC; RV Refer to Map
COMP PLAN LU.....: Environmental Conservation
PARCEL.....: 16018473
PLANNING SECTOR.....: 2
ELECTION DISTRICT.....: 16

TYPE.....: Institutional
GROSS ACRES.....: 143.0
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: FOX & ASSOCIATES INC
RECEIVED.....: March 16, 2022

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

Staff Comments:

Not Applicable

**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

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
39.3		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
	N/A	Enclosed Dumpster
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
N/A	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
815		
Parking Spaces - Minimum Required	Recreational Parking Provided	
598	No	

ACCESS SPACING VARIANCE NEEDED: No

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Old Forge	Smithsburg	Smithsburg
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	MT AETNA
AMBULANCE DISTRICT.....:	SMITHSBURG

	WATER & SEWER INFORMATION	
	WATER	SEWER
METHOD.....:	County	Private
SERVICE AREA.....:	County	Private
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Highland View Academy



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

MEMORANDUM

TO: Washington County Planning Commission
FROM: Travis Allen, Comprehensive Planner
DATE: February 6, 2023
RE: Specimen Tree Variance Request for Mt. Aetna Conference Center (SP-22-009)

Attached you will find supporting documentation for a request to remove 11 specimen trees from the Mt. Aetna Conference Center site at 21710 Academy Terrace as a part of its development at Highland View Academy.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the onsite easements and depicts the specimen trees proposed for removal, and a justification letter from Qualified Professional Clint Rock that make their case for this request.

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

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

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



**ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS**

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

April 1, 2022

Washington County
Planning & Zoning Department
100 West Washington Street, Suite 2600
Hagerstown, Maryland 21740

Attention: Travis Allen, Comprehensive Planner

Re: Highland View Academy – Specimen Tree Variance Request

Mr. Allen,

We are requesting a variance under Article 15 of the Washington County Forest Conservation Ordinance on behalf of our client, Highland View Academy, for the removal of eleven (11) specimen trees within the proposed limit of disturbance associated with the improvements proposed for the Mount Aetna Conference Center on the property located at 21523 Academy Terrace (TM 59, P 35) in Washington County.

Forest Stand Delineation (FSD) FS-20-008 was conducted in March of 2020 which confirms the location and condition of the specimen trees found on the subject property. The trees in question are identified on the Simplified Forest Conservation Plan (Sheets 25 of 26 and 26 of 26) of the Site Plan for Mt. Aetna Conference Center (SP-22-009) and vary in type and size. All the trees appeared to be in good health at the time that the Forest Stand Delineation was prepared, with the exception of one dead oak tree measuring 48" in diameter.

The proposed improvements include a 20,130 square foot conference center building and associated parking, stormwater, utility, and landscape improvements. The required off-street parking and stormwater management combine with the proposed building for a disturbed area of 7.70 acres. The 27.67 acre study area associated with the FSD is predominantly wooded. As such, the site and configuration of the proposed building and associated infrastructure were selected and designed to reduce the amount of forest that would need to be cleared for construction by utilizing the areas of the study area which do not have forest cover. Preserving the specimen trees identified within the limit of disturbance (LOD) would require additional wooded area to be disturbed and would negatively affect other specimen trees found on the subject property in order to provide the off-street parking spaces required by the Washington County Zoning Ordinance and the stormwater management facilities required by the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.

In accordance with this Ordinance, the areas disturbed by the proposed improvements will be controlled by sediment and erosion control measures during construction and, upon completion, the site will be stabilized and served by appropriate storm water management facilities. As such, the removal of the 11 specimen trees in question should have no negative impacts on water quality.

We appreciate your consideration on this request. If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Clint Rock, RLA
Landscape Architect
FOX & ASSOCIATES, INC.

SP-22-009

SHEET 25 OF 25

PROJECT NO. 20-11073
DRAWING NO. D-5674
DATE: JANUARY 2007
SHEET 25 OF 25

SCALE: 1" = 37.5'

SIMPLIFIED FOREST CONSERVATION PLAN
MT AETNA CONFERENCE CENTER
SITUATE ON ACADREY TRAIL
HAGERSTOWN, MD 21740
WASHINGTON COUNTY, MARYLAND

DATE	02/03/07
PROJECT	MT AETNA CONFERENCE CENTER
DESIGNER	FOX & ASSOCIATES, INC.
CLIENT	MT AETNA CONFERENCE CENTER
LOCATION	WASHINGTON COUNTY, MARYLAND
PROJECT NO.	20-11073
DRAWING NO.	D-5674
DATE	JANUARY 2007
SHEET	25 OF 25

FOX & ASSOCIATES, INC.
Est. 1988
Surveyors & Planners
1001 W. AETNA ROAD
HAGERSTOWN, MD 21740
PHONE: (301) 733-0000
FAX: (301) 733-0001
WWW.FOXANDASSOCIATES.COM

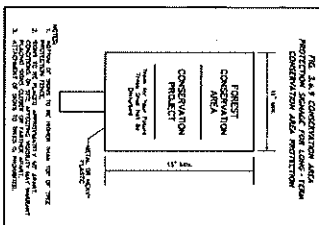


1. THE FOREST CONSERVATION PLAN HAS BEEN A
PRODUCTION QUALITY FIRST CONSERVATION

- 100% REPAIR GUARANTEE

ONE YEARLY COLLEGE GRADUATE, JOHN M. HARRIS, SAYS HE HAS BEEN A MEMBER OF THE GROUP SINCE 1967. ACCORDING TO HARRIS, PROJECTS AS SUBMITTED BY MEMBERS ARE FIRST REVIEWED BY OTHER MEMBERS FOR THEIR EFFECT ON ENVIRONMENTAL QUALITY.

NOTE: 1. All returned items are returned to the POSTED owner. 2. Sales of SUBSCRIPTIONS, LICENSES, AND ARE TO BE MAINTAINED FOR A PERIOD OF ONE (1) YEARS.



2. SONGS ATTACHED TO BE:
a) FURTHER MORE ALSO PLACED ON
BY JUDGE
3. SONGS TO BE PLACED FIRST BY
4. ATTACHMENT OF SONGS TO FIRST & SECOND



DATE: 1-22-72
SALT ROCK, ALA.

OWNER/DEVELOPER
NORCAL LAW ASSOC., PC
C/O CRENSHAW CENTER OF
STUDY, 2ND FLOOR
2820 MAIN BLVD
COLLEGE PARK, MD 20740
410-326-1000 FAX 410-326-1000

SP-22-009

SHEET 26 OF 26

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)418-7250
FAX: (301)733-1853

87 WORKMAN MILL CIRCLE
SUITE "C"
FREDERICK, MD. 21701
PHONE: (301)495-0880
FAX: (301)293-8009

FOX
 & ASSOCIATES INC.
 Est. 1966
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SCALE: *FOREST CONSERVATION NOTES & DETAILS*
MT AETNA CONFERENCE CENTER

**SITUATE ON ACADEMY TERRACE
HAGERSTOWN, MD 21740
WASHINGTON COUNTY, MARYLAND**

SCALE: AS SHOWN

Plan Review Projects Initialized - December 01, 2022 - December 31, 2022

Land Development Reviews						
Record #	Type	Status	Accepted Date	Title	Location	Owner
FS-22-039	Forest Stand Delineation	Approved	13-Dec-22	TRAMMELL CROW - HOFFMAN FARM	13205 DUSTY LANE HAGERSTOWN, MD 21740	HOFFMAN TYLER ALAN HOFFMAN MCHALEY ANNE
FS-22-040	Forest Stand Delineation	Approved	29-Dec-22	CROSS CREEK COMMERCIAL	10303 REMINGTON DRIVE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES FOX & ASSOCIATES INC
TWN-22-009	Improvement Plan	In Review	16-Dec-22	BOONSBORO WASTEWATER PLANT - STREAM RESTORATION	6819 MONROE RD BOONSBORO MD 21713	ECOTONE BOONSBORO MAYOR & COUNCIL
OM-22-012	Ordinance Modification	Approved	13-Dec-22	WESTFIELDS - LOT 758	9318 ALLOWAY DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC WESTFIELDS INVESTMENT LLC
PSP-22-002	Preliminary Plat Site Plan	In Review	28-Dec-22	METZGER MINI-STORAGE	ITNYRE ROAD SMITHSBURG MD 21783	FOX & ASSOCIATES INC METZGER PROPERTIES LLC
S-22-049	Preliminary-Final Plat	In Review	13-Dec-22	OAKLEY MARTIN & WAYNE L MARTIN - LOT 1	2324 DARGAN ROAD SHARPSBURG, MD 21782	FOX & ASSOCIATES INC MARTIN OAKLEY MARTIN WAYNE L
S-22-050	Preliminary-Final Plat	In Review	14-Dec-22	EZ HOMES LLC	13038 LITTLE ANTIETAM RD HAGERSTOWN MD 21742	R LEE ROYER & ASSOCIATES KLINE MARGARET C
S-22-051	Preliminary-Final Plat	In Review	20-Dec-22	CASCADE TOWN CENTRE DEVELOPMENT LLC #3	HIGH ROCK ROAD AND LAKE WASTLER DRIVE	FOX & ASSOCIATES INC CASCADE TOWN CENTRE DEVELOPMENT LL
S-22-052	Preliminary-Final Plat	In Review	22-Dec-22	INTERSTATE 70 PARTNERS LLC	EAST SIDE OF THE SHARPSBURG PIKE	FOX & ASSOCIATES INC INTERSTATE 70 PARTNERS LLC
SP-22-015.R01	Redline Revision	Approved	14-Dec-22	MASSEY HYUNDAI SITE ADDITIONS	1706 MASSEY BOULEVARD HAGERSTOWN MD 21740	FOX & ASSOCIATES INC MASSEY BOULEVARD LLC
SI-22-027	Simplified Plat	Revisions Required	20-Dec-22	HASTINGS & STEELE PARCEL A	6418 ZITTELSTOWN ROAD	FREDERICK SEIBERT & ASSOCIATES HASTINGS AARON ALPHONZO
SP-22-043	Site Plan	In Review	22-Dec-22	WASHINGTON COUNTY SELF STORAGE	1466 SO POTOMAC STREET HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC DEVELOPMENT COMPANY OF AMERICA LLC
SP-22-044	Site Plan	Received	29-Dec-22	SHEETZ - MT. AETNA & DUAL HIGHWAY -	MT AETNA & DUAL HIGHWAY HAGERSTOWN MD 21742	FOX & ASSOCIATES INC GHATTAS ENTERPRISES MAUGANS AVENUE LIMITED PARTNERSHIP
GP-22-022	Site Specific Grading Plan	In Review	14-Dec-22	BEAVER CREEK FIELDS - LOTS 1&2	20311 BEAVER CREEK RD HAGERSTOWN MD 21740	UNGER SURVEYING & CONSTRUCTION C BEAVER LLC
SGP-22-080	Standard Grading Plan	In Review	12-Dec-22	NWABUEE CHEKWABE (WHISPERING HILLS LOT 72)		RAM L. PRADHAN NWABUEZE CHEKWUBA J
SGP-22-081	Standard Grading Plan	In Review	27-Dec-22	RAYMOND MILLER		FREDERICK SEIBERT & ASSOCIATES MILLER ROBERT W & MILLER RAYMOND H III TRUSTEES
SGP-22-082	Standard Grading Plan	In Review	27-Dec-22	ROMANO MODULAR RESIDENTIAL PROJECT	4911 RASPBERRY ROAD ROHRERSVILLE, MD 21779	COREY'S CONSTRUCTION
SGP-22-083	Standard Grading Plan	In Review	29-Dec-22	TAYLOR DAMUTH	6214 CASTLE ROCK DRIVE BOONSBORO MD 21713	GROSSNICKLE CONSTRUCTION LLC CASTLE TIMOTHY WAYNE CASTLE SANDI LYNN
SWCP22-042	Stormwater Concept Plan	In Review	12-Dec-22	VOLVO BATTERY ASSEMBLY & SE PARKING LOT	13302 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES MACK TRUCKS INC C/O MS ECHENIQUE
SWCP22-043	Stormwater Concept Plan	Received	14-Dec-22	BEAVER CREEK FIELDS - LOTS 1&2	20311 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	UNGER SURVEYING & CONSTRUCTION C BEAVER LLC

Plan Review Projects Initialized - December 01, 2022 - December 31, 2022

Land Development Reviews						
Record #	Type	Status	Accepted Date	Title	Location	Owner
SWCP22-044	Stormwater Concept Plan	In Review	22-Dec-22	ESD & STORMWATER CONCEPT PLAN FOR TONY MCCLEAN	1433 OAKMONT DRIVE	FREDERICK SEIBERT & ASSOCIATES DEAN DAIRY FLUID LLC
SSWP22-066	Stormwater Standard Plan	Approved	12-Dec-22	NWABUEE CHEKWABE (WHISPERING HILLS LOT 72)		RAM L. PRADHAN NWABUEZE CHEKWUBA J
SSWP22-067	Stormwater Standard Plan	In Review	27-Dec-22	RAYMOND MILLER		FREDERICK SEIBERT & ASSOCIATES MILLER ROBERT W & MILLER RAYMOND H III TRUSTEES
SSWP22-068	Stormwater Standard Plan	Approved	27-Dec-22	ROMANO MODULAR RESIDENTIAL PROJECT	4911 RASPBERRY ROAD ROHRERSVILLE, MD 21779	COREY'S CONSTRUCTION
SSWP22-069	Stormwater Standard Plan	Received	29-Dec-22	TAYLOR DAMUTH	6214 CASTLE ROCK DRIVE BOONSBORO MD 21713	GROSSNICKLE CONSTRUCTION LLC CASTLE TIMOTHY WAYNE CASTLE SANDI LYNN
S-22-053	Subdivision Replat	In Review	29-Dec-22	SHEETZ - MT AETNA & DUAL HIGHWAY - COLONIAL PARK - SECT. A - LTS 1-8 & 15-16	MT AETNA & DUAL HIGHWAY COLONIAL PARK - SECT. HAGERSTOWN MD 21742	FOX & ASSOCIATES INC GHATTAS ENTERPRISES MAUGANS AVENUE LIMITED PARTNERSHIP
S-22-054	Subdivision Replat	In Review	29-Dec-22	REGENT PARK - LTS 12, 18 & 25	20103 REGENT CIRCLE HAGERSTOWN MD 21742	FREDERICK SEIBERT & ASSOCIATES CHURCHEY GROUP III LLC

Plan Review Projects Initialized - December 01, 2022 - December 31, 2022

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2022-06140	Entrance Permit	Approved	19-Dec-22	STICK BUILT HOME	S-18-033 18207 PETWORTH CIRCLE, LOT 687	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-06164	Entrance Permit	Pending	20-Dec-22	STICK BUILT HOME	S-18-035 9318 ALLOWAY DRIVE, LOT 758	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-06184	Entrance Permit	Pending	21-Dec-22	STICK BUILT HOME	LOR 16605 HAMPTON ROAD, LOT 1	JOHN R SMITH	Saufley Corey Sauflley Kelly
2022-06204	Entrance Permit	Pending	28-Dec-22	COMMERCIAL	SP-21-010 10354 SUPERCENTER DRIVE "CONCERTED CARE CLINIC"		WASHCO ARNETT FARM LLC 1741 DUAL HWY STE B
2022-06099	Entrance Permit	Review	17-Dec-22	STICK BUILT HOME	LOR 9832 PEMBROOK ROAD	HAUPTMAN BUILDERS, INC.	Carnes, William Earl Carnes Darlene Alana
2022-06093	Entrance Permit	Approved	17-Dec-22	STICK BUILT HOME	LOR MAPLE RIDGE ROAD		Scott Leshar 14125 Greencastle Pike
2022-06128	Grading Permit	Pending	19-Dec-22	MOBILE HOME	LOR 13190 INDEPENDENCE ROAD		GRAVES GEORGE HUNT WHITAKER NEALE C
2022-06141	Grading Permit	Approved	19-Dec-22	STICK BUILT HOME	S-18-033 18207 PETWORTH CIRCLE, LOT 687	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-06144	Grading Permit	Pending	20-Dec-22	STICK BUILT HOME	LOR 14357 CEARFOSS PIKE	MT. TABOR BUILDERS	SMITH RANCH LLC
2022-06165	Grading Permit	Pending	20-Dec-22	STICK BUILT HOME	S-18-035 9318 ALLOWAY DRIVE, LOT 758	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-06185	Grading Permit	Pending	21-Dec-22	STICK BUILT HOME	LOR 16605 HAMPTON ROAD, LOT 1	JOHN R SMITH	Saufley Corey Sauflley Kelly
2022-06205	Grading Permit	Pending	28-Dec-22	COMMERCIAL	SP-21-010 10354 SUPERCENTER DRIVE "CONCERTED CARE CLINIC"		WASHCO ARNETT FARM LLC 1741 DUAL HWY STE B
2022-06111	Non-Residential Addition-Alteration Permit	Approved	19-Dec-22	COMMERCIAL	SP-22-016 16730 NATIONAL PIKE, BUILDING 1	E-DISTRIBUTION	NP NATIONAL PIKE LOGISTICS I LLC
2022-06130	Non-Residential Addition-Alteration Permit	Approved	19-Dec-22	COMMERCIAL	SP-22-016 16730 NATIONAL PIKE, BUILDING 1		NP NATIONAL PIKE LOGISTICS I LLC
2022-06177	Non-Residential New Construction Permit	Review	21-Dec-22	COMMERCIAL	SP-21-010.R01 10354 SUPERCENTER DRIVE "CONCERTED CARE CLINIC" LOT 3		WASHCO ARNETT FARM LLC 1741 DUAL HWY STE B
2022-06039	Utility Permit	Approved	15-Dec-22		18216 OAK RIDGE DRIVE	PURE LIFE CABLE	UNG PROPERTIES LLC
2022-06040	Utility Permit	Approved	15-Dec-22		17942 CLUBHOUSE DRIVE	PURE LIFE CABLE	NAC PROPERTIES LLC
2022-06024	Utility Permit	Approved	14-Dec-22		2 WESTERN MARYLAND PARKWAY	COLUMBIA GAS OF MARYLAND INC	GVP HAGERSTOWN LLC
2022-06104	Utility Permit	Approved	19-Dec-22	COLUMBIA GAS	13509 OVERHILL DRIVE	COLUMBIA GAS OF MARYLAND INC	MINNICH JAMES B
2022-06107	Utility Permit	Approved	19-Dec-22	COLUMBIA GAS	11429 ENGLEWOOD ROAD	COLUMBIA GAS OF MARYLAND INC	MEYERS MICHAEL A
2022-06088	Utility Permit	Approved	16-Dec-22	POTOMAC EDISON	14529 MARYLAND AVENUE	POTOMAC EDISON	FISHER DAVID M FISHER RHONDA L
2022-06105	Utility Permit	Approved	19-Dec-22	COLUMBIA GAS	11013 DECKER AVENUE	COLUMBIA GAS OF MARYLAND INC	WILSON HARVEY G WILSON FRANCES B
2022-06041	Utility Permit	Approved	15-Dec-22		17543 GAY STREET	PURE LIFE CABLE	HUAICOCHEA RAUL JOSE & HUAICOCHEA ROXANNA E
2022-06042	Utility Permit	Approved	15-Dec-22		10805 CLINTON AVENUE	PURE LIFE CABLE	KNIGHT KENNETH W KNIGHT DARLEEN MARIE
2022-06043	Utility Permit	Approved	15-Dec-22		11503 ENGLEWOOD ROAD	PURE LIFE CABLE	BADEN VICTORIA L
2022-06089	Utility Permit	Approved	16-Dec-22	POTOMAC EDISON	20909 NETZ ROAD	POTOMAC EDISON	SCHISLER NICHOLAS L & SCHISLER KANDY A
2022-06106	Utility Permit	Review	19-Dec-22	COLUMBIA GAS	17618 HEISTERBORO ROAD	COLUMBIA GAS OF MARYLAND INC	MCCLURE DWAYNE E MCCLURE CATHY L

Plan Review Projects Initialized - December 01, 2022 - December 31, 2022

	Type	Total
LandDev Total by Group: 27	Forest Stand Delineation	2
	Improvement Plan	1
	Ordinance Modification	1
	Preliminary Plat Site Plan	1
	Preliminary-Final Plat	4
	Redline Revision	1
	Simplified Plat	1
	Site Plan	2
	Site Specific Grading Plan	1
	Standard Grading Plan	4
	Stormwater Concept Plan	3
	Stormwater Standard Plan	4
	Subdivision Replat	2
	Entrance Permit	6
Permits Total by Group: 27	Grading Permit	6
	Non-Residential Addition-Alteration Permit	2
	Non-Residential New Construction Permit	1
	Utility Permit	12
	Total	54