



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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
November 6, 2023, 7:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC INPUT MEETING

1. **Ralph and Leah Martin [RZ-23-006]** – Travis Allen * **Discussion/Action**
Proposed rezoning of property located at 19815 Reidtown Road from RV (Rural Village) to RV/RB Rural Village with Rural Business overlay; Applicant is proposing an auto body repair facility

NEW BUSINESS

MINUTES

1. Minutes of the October 2, 2023 Planning Commission public input and regular meeting * **Discussion/Action**

MODIFICATIONS

1. **Michael and Gail Taylor – Lots 1 and 2 [OM-23-011]** – Scott Stotemyer * **Discussion/Action**
Modification request from Section 5A.7.6 of the Washington County Zoning Ordinance to reduce the left side yard buffer from 50 feet to 15 feet for the construction of a house and detached garage; Zoning: A(R) – Agricultural Rural

PRELIMINARY SITE PLAN

1. **Metzger Mini-Storage [PSP-22-002]** – Heather Williams * **Discussion/Action**
Preliminary site plan for a mini-storage facility located at 12019 Itnyre Road; Zoning: BL (Business Local)

FOREST CONSERVATION

1. **Metzger Mini-Storage [PSP-22-002]** – Travis Allen * **Discussion/Action**
Request to remove a specimen tree and use the payment-in-lieu of planting for a mini-storage facility located at 12019 Itnyre Road, Zoning: BL (Business Local)

OTHER BUSINESS

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

ADJOURNMENT

UPCOMING MEETINGS

1. December 4, 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

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 2, 2023**

The Washington County Planning Commission held its regular monthly meeting on Monday, October 2, 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, Terrie Shank, Jeff Semler, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Meghan Jenkins, GIS Coordinator; and Debra Eckard, Administrative Assistant.

PUBLIC INPUT MEETING

Jeffrey and Laura Unsworth [RZ-23-007]

Staff Presentation

Ms. Baker presented a proposed map amendment application for property located at 13215 Smithsburg Pike. The applicant is requesting the Historic Preservation overlay for property currently zoned A(R) – Agricultural Rural. The overlay imposes different types of regulation and guidelines for new construction and modifications of existing structures located on the property as it relates to historic preservation. Ms. Baker noted that only a portion of the property around the existing structures is being proposed for the overlay. Structures include a stone dwelling, a stone bank barn and a brick smoke house. The property is listed on the Maryland Inventory of Historic Places (MIHP). One unique feature of the property is the house is located over a spring in the basement of the home, which is associated with a nearby stream. Environmental features associated with the spring include flood plain, wetlands, and state endangered species habitats.

Ms. Baker stated that this request is consistent with policies of the County's adopted Comprehensive Plan based on plans for the continued use, restoration and preservation of the property. The HP overlay can assist the owners in restoring a portion of the dwelling structure which is located within the flood plain. The property is surrounded by agricultural uses with a scattering of residential development; there are approximately 20 historic sites located within one mile of this property.

Ms. Baker noted that in order to evaluate the appropriateness of the zoning, specific criteria must be considered as listed in Section 20.5 of the Washington County Zoning Ordinance. Criteria includes, but is not limited to: the historic resource being listed in the MIHP or National Register of Historic Places; cultural or historic significance; and architectural or design significance.

Based on the information provided by the applicant and the analysis completed, staff is recommending approval of the request. The application was reviewed by the Historic District Commission who unanimously supported this request; one public comment was received that also supported the request.

Applicant's Presentation

Mr. Jeffrey Unsworth and Laura Lane-Unsworth, 9701 Larkspur Lane, Hagerstown, were present at the meeting. Mr. Unsworth stated that the property is of the revolutionary war/civil war era and It is their wish to restore and preserve the property as much as possible. The Unsworth's understand that the HP overlay applies additional restrictions on the property.

Public Comments

- Ann Aldrich, 13302 Unger Road, Hagerstown – Ms. Aldrich stated she is a member of the Historic District Commission, she lives in a historic house, and she is active in the restoration of the Saylor House at Kiwanis Park in Hagerstown. She commends the Unsworths for their efforts to preserve this historic property and fully supports this request.
- Jefferson Boyer, 68 S. Main Street, Smithsburg – Mr. Boyer stated he is the President of the Smithsburg Historical Society and they fully endorse this application.

Motion and Vote: Mr. Goetz made a motion to recommend approval of the request to the Board of County Commissioners because it meets the spirit and intent of the HP overlay zone based upon the findings of fact listed in the Staff Report. The motion was seconded by Mr. Kline and unanimously approved with Commissioner Wagner abstaining from the vote.

The Chairman adjourned the public input meeting at 7:15 p.m. and opened the regular meeting.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects (56 total) initialized during the month of August including 7 site plans and 6 preliminary-final plats. A six lot residential subdivision on Fairplay Road was submitted in August. Mr. Reeder asked if road widening improvements would be required. Ms. Kinzer stated the plan was routed to the State Highway Administration and the County Engineering Department for review. She will check if any comments have been received and follow-up with Mr. Reeder.

Comprehensive Plan Update

Ms. Baker reported there are two more meetings – one in Smithsburg on October 10th and one in Williamsport on October 25th to finalize our public input meetings around the County. Official comments have been received from the City of Hagerstown; we have also received comments from the Maryland Department of Planning. The comment period remains open until our public input meeting closes in Williamsport.

Following all public input meetings, staff will bring the document to the Planning Commission to decide on any revisions that are necessary prior to forwarding the document to the Board of County Commissioners. We anticipate getting the finalized document to the Commissioners after the first of the year.

Ms. Baker noted that public comments continue to be focused on warehouses and traffic concerns around the County.

UPCOMING MEETINGS

1. Washington County Planning Commission regular meeting, November 6, 2023 at 7:00 p.m.

ADJOURNMENT

Mr. Kline made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman

Respectfully submitted,

Clint Wiley, Chairman

DRAFT



Washington County
MARYLAND

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

**WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT APPLICATION**

Ralph E. & Leah A. Martin

Applicant

19815 Reidtown Road
Hagerstown, MD 21742

Address

Noel S. Manalo, Esq.

Primary Contact

CMR Kurman, P.A.
5301 Bucklestown Pike, Suite 304
Frederick, MD 21704

Address

☒ **Property Owner** ☐ **Contract Purchaser**
☐ **Attorney** ☐ **Consultant**
☐ **Other:** _____

(240) 772-5108

Phone Number

noel.manalo@offitkurman.com

E-mail Address

Property Location: 19815 Reidtown Road - E of Paradise Church Rd., W of Marsh Pike

Tax Map: 0011 **Grid:** 0020 **Parcel No.:** 0031 **Acreage:** 2 Ac. +/-

Current Zoning: Rural Village **Requested Zoning:** Rural Business District (RB) Floating Zone

Reason for the Request: ☐ Change in the character of the neighborhood
 ☐ Mistake in original zoning ☒ **X Floating Zone**

PLEASE NOTE: A Justification Statement is required for either reason.

Ralph E. Martin

Leah A. Martin
Applicant's Signature

Franklin Co, PA

Subscribed and sworn before me this 4th day of August, 2023

My commission expires on 08/02/2026

Megan M. Osborne
Notary Public

FOR PLANNING COMMISSION USE ONLY

- ☐ Application Form
- ☐ Fee Worksheet
- ☐ Application Fee
- ☐ Ownership Verification
- ☐ Boundary Plat (Including Metes & Bounds)

- ☐ Names and Addresses of all Adjoining & Confronting Property Owners
- ☐ Vicinity Map
- ☐ Justification Statement
- ☐ 30 copies of complete Application Package

Commonwealth of Pennsylvania - Notary Seal
Megan M. Osborne, Notary Public
Franklin County
My commission expires August 2, 2026
Commission number 1123890
Member, Pennsylvania Association of Notaries

THIS DEED is made this 21st day of December, 2016, by Grant B. Martin, Personal Representative of the Estate of Anna Mary Martin, late of Washington County, Maryland, hereinafter Grantor, and Ralph E. Martin and Leah A. Martin, husband and wife, hereinafter Grantees.

WHEREAS, on the day of 10th day of July, 2016, Anna Mary Martin died, seized and possessed of the herein described property; and

WHEREAS, on the day of 15th day of August, 2016, the undersigned was appointed Personal Representative of the Estate of by the Orphans' Court for Washington County, Maryland, Estate No. 72216; and

WHEREAS, the decedent was a legal resident of the State of Maryland; no affidavit of residency or certificate of exemption of withholding tax is applicable or required.

NOW THEREFORE THIS DEED WITNESSETH: That for and in consideration of the sum of **SEVENTY THOUSAND and 00/100 (\$70,000.00) DOLLARS**, the receipt of which is hereby acknowledged, I, the said **GRANT B. MARTIN, Personal Representative of the Estate of ANNA MARY MARTIN**, do hereby grant and convey unto **RALPH E. MARTIN and LEAH A. MARTIN, husband and wife**, in fee simple, all those tracts or parcels of land, together with the improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging on in anywise appertaining, lying contiguous and being situate in Election District No. 27, Washington County, Maryland, and being more particularly described as follows:

PARCEL NO. 1: Being all that tract or parcel of land lying South of the public road leading from Marsh Mills to Middleburg, being part of that tract of land which was conveyed to John S. Strite and Michael H. Eshelman by Peter H. Eshelman and Christian H. Eshelman, Trustees, by Deed dated March 29, 1895 and recorded in Liber 103, Folio 223 among the Land Records of Washington County, Maryland, and designated as Lot 3 on the Plat of survey, and contained with the following courses and distances: BEGINNING in the middle of the aforesaid public road and at the end of 45 perches on the first or North 59 ¼ degrees West 64-9/10 perch line of the aforesaid conveyance and at the end of the third line of Lot 2 which was conveyed to William H. Hykes by John S. Strite by Deed dated March 28, 1909 and recorded in Liber 110, Folio 160 among the aforesaid Land Records, and running thence reversing said third line of Lot No 2, South 31 degrees West 18 perches to a stone; thence South 59 ½ degrees East 9 perches to a stone at a corner of Lot No. 4; and with it North 31 degrees East 18 perches to the middle of said public road; and thence in the center thereof North 59 ½ degrees West 9 perches to the point of beginning; containing one (1) acre of land, more or less.

PARCEL NO. 2: Being all that tract or parcel of land, together with the improvements thereon, situate and lying on the Southwester side of the public road leading from Lehman's Mill (aka Marsh Mill) to Middleburg, and BEGINNING

for the outlines of the same in the aforesaid public road and at the end of 54 perches on the first or North 59 ¼ degrees West 64-9/10 perch line of the Deed from Peter H. Eshelman, et al, Trustees, to John S. Strite, et al, and at the end of the third line of Lot 1, South 31 degrees West 18 perches to a stone; thence South 59 ½ degrees East 9 perches to Lot No. 3; and with it North 31 degrees East 18 perches to the middle of said public road; and thence in the center thereof North 59 ½ degrees West 9 perches to the point of beginning; containing one (1) acre of land, more or less, and being known and designated as Lot No. 2.

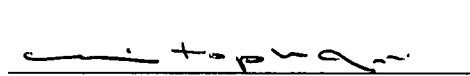
The street address of the herein described property is currently known and designated as 19815 Reidtown Road, Hagerstown, Maryland.

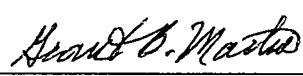
BEING all of the same property which was conveyed from Anna Mary Martin to Harvey M. Miller, Trustee, by Deed dated May 19, 1965 and recorded in Liber 423, Folio 553 among the Land Records of Washington County, Maryland; AND BEING all of the same property which was conveyed from Harvey M. Miller, Trustee, to Anna Mary Martin and Martha B. Martin, as joint tenants with the right of survivorship, by Deed dated May 19, 1965 and recorded in Liber 423, Folio 555 among the aforesaid Land Records. Martha B. Martin died on February 11, 2014; title thereafter vested in Anna Mary Martin.

THE above described property is conveyed subject to and together with any and all covenants, conditions, restrictions, reservations, easements, and rights of way of record applicable thereto.

WITNESS my hand and seal.

WITNESS:



 (SEAL)

Grant B. Martin, Personal Representative
of the Estate of Anna Mary Martin

STATE OF MARYLAND, COUNTY OF WASHINGTON, To-Wit:

I HEREBY CERTIFY that on this 21st day of December, 2016, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Grant B. Martin, Personal Representative of the Estate of Anna Mary Martin, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing instrument; and he did acknowledge the execution of the within and foregoing Deed to be his voluntary act and deed; and he did acknowledge that the consideration is true and correct.

WITNESS my hand and Official Notarial Seal.

My Commission Expires:

9/6/2017

Heidi Jane Cooley (SEAL)
Notary Public

THIS is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Christopher Joliet
Christopher Joliet, Esquire

FIRST TIME MARYLAND HOME BUYER AFFIDAVIT

Each of the undersigned is a Grantee of residentially improved real property located at 19815 Reidtown Road, Hagerstown, Washington County, Maryland, as more particularly described herein; and each of the undersigned is a first-time Maryland home buyer, defined as an individual who has never owned residential real property in the State of Maryland that has been the individual's principal place of residence and who will occupy the property as his/her principal residence.

STATE OF MARYLAND, COUNTY OF WASHINGTON, To-Wit:

SWORN AND SUBSCRIBED before me, a Notary Public in and for the State and County aforesaid, this 21st day of December, 2016.

WITNESS my hand and Official Notarial Seal.

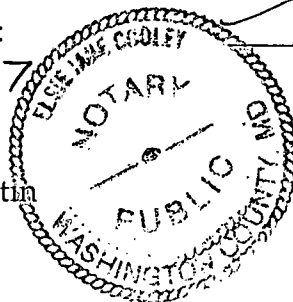
My Commission Expires:

9/6/2017

Heidi Jane Cooley (SEAL)
Notary Public

Mail to:

Mr. & Mrs. Ralph E. Martin
19815 Reidtown Road
Hagerstown, MD 21742



TODD L. HERSHEY, TREASURER
TAXES PAID December 22, 2016

cm

LR - Deed (w Taxes)
Recording Fee - ALL
20.00

Name: martin
Ref:
LR - County Transfer
Tax - linked 100.00
LR - Surcharge -
linked 40.00
LR - Recordation Tax -
linked 532.00
LR - State Transfer
Tax - linked 175.00
LR - NR Tax - 1kd 0.00

SubTotal: 867.00

Total: 867.00

12/22/2016 01:31

CC21-TR

#7503734 CC0403 -
Washington
County/CC04.03.04 -
Register 04

This page not to be counted in calculating Recording Fee

**Clerk of Circuit Court
Washington County, Maryland**

Dennis J. Weaver, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee	40.00
Recording Fee	20.00
County Transfer Tax	100 -
Recordation Tax	532 -
State Transfer Tax	175 -
Non-Resident Tax	
TOTAL	867 -

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Washington

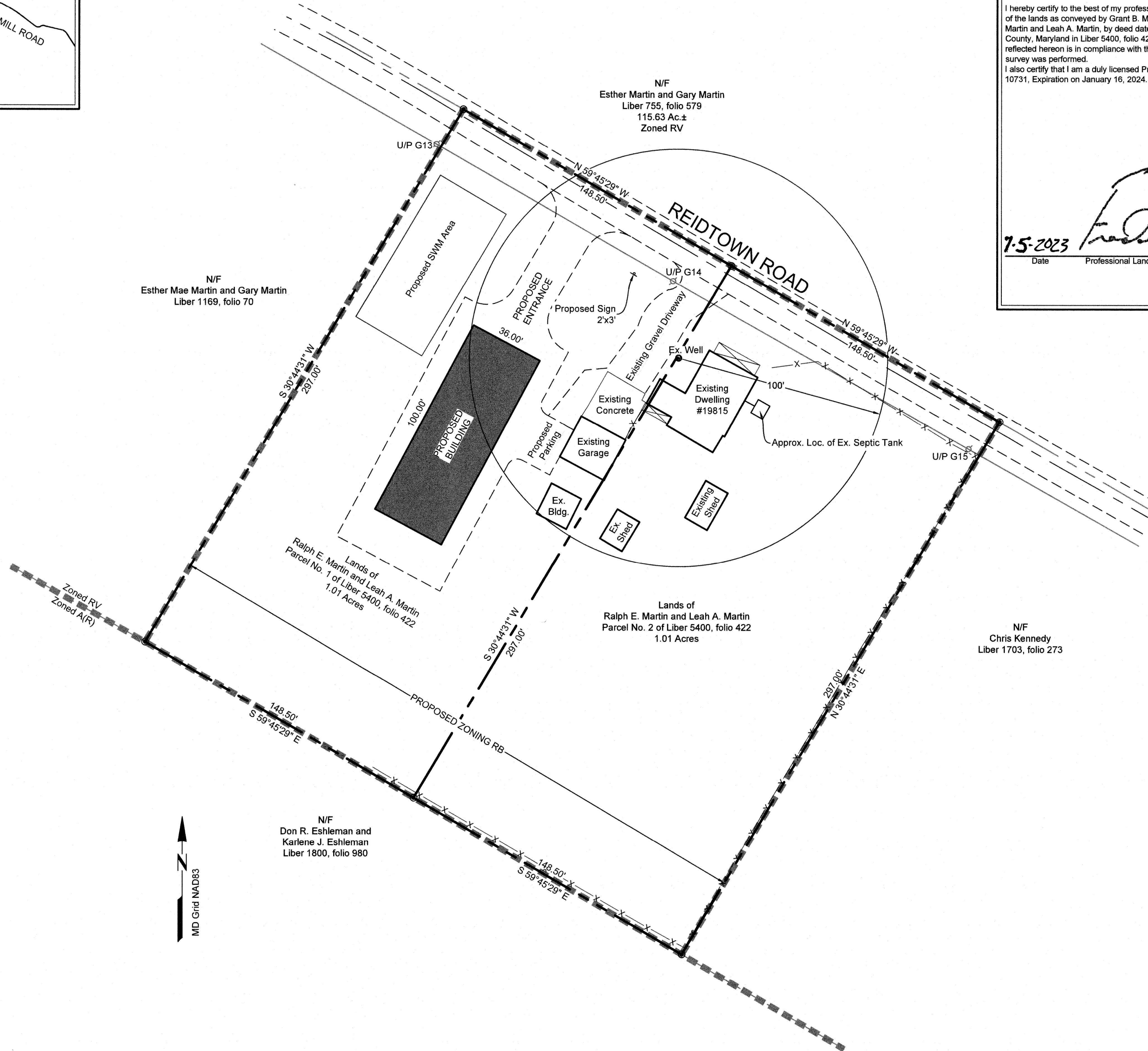
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

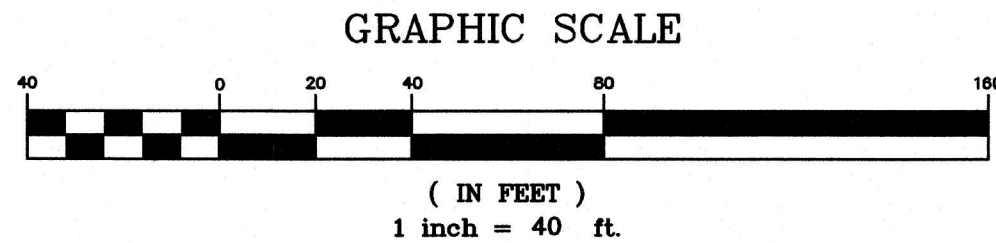
1 Type(s) of Instruments		<input type="checkbox"/> Check Box if addendum Intake Form is Attached.					
<input checked="" type="checkbox"/> Deed		<input type="checkbox"/> Mortgage		<input type="checkbox"/> Other		<input type="checkbox"/> Other	
<input type="checkbox"/> Deed of Trust		<input type="checkbox"/> Lease		<input type="checkbox"/> Multiple Accounts		<input type="checkbox"/> Not an Arms-Length Sale	
2 Conveyance Type Check Box		<input type="checkbox"/> Improved Sale Arms-Length [1]		<input type="checkbox"/> Unimproved Sale Arms-Length [2]		<input type="checkbox"/> Multiple Accounts Arms-Length [3]	
3 Tax Exemptions (if applicable)		Recordation		1st time MD home buyers			
Cite or Explain Authority		State Transfer					
		County Transfer					
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ 70,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$	
5 Fees		Amount of Fees Recording Charge \$ 60.00 Surcharge \$ State Recordation Tax \$ 532.00 State Transfer Tax \$ 175.00 County Transfer Tax \$ 100.00 Other \$ Other \$		Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:			
6 Description of Property		District 27 Property Tax ID No. (1) 011055 Grantor Liber/Folio 423/555 Map Parcel No. Var. LOG <input type="checkbox"/> (5)		Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4) 2			
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).		Location/Address of Property Being Conveyed (2) 19815 Reidtown Road, Hagerstown, MD 21742 Other Property Identifiers (if applicable) Water Meter Account No. Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: EASEMENT INTEREST ONLY If Partial Conveyance, List Improvements Conveyed:					
7 Transferred From		Doc. 1 – Grantor(s) Name(s) Grant B. Martin, PR the Estate of Anna Mary Martin Doc. 1 – Owner(s) of Record, if Different from Grantor(s)		Doc. 2 – Grantor(s) Name(s) Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
8 Transferred To		Doc. 1 – Grantee(s) Name(s) MARTIN, Ralph E. & Leah A., h/w New Owner's (Grantee) Mailing Address same - will live in the property		Doc. 2 – Grantee(s) Name(s)			
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional)		Doc. 2 – Additional Names to be Indexed (Optional)			
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: C. Joliet, Esquire Firm Address: Phone: ()				<input type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input checked="" type="checkbox"/> Return Address Provided	
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		Assessment Information <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
Space Reserved for County Validation		Assessment Use Only – Do Not Write Below This Line Terminal Verification Agricultural Verification Whole Part Tran. Process Verification Transfer Number Date Received: Deed Reference: Assigned Property No.: Year 20 20 Geo. Map Sub Block Land Zoning Grid Plat Lot Buildings Use Parcel Section Occ. Cd. Total Town Cd. Ex. St. Ex. Cd.					
		REMARKS:					



VICINITY MAP
SCALE 1"=2000'



Owner:
Leah Martin and Ralph Martin
19815 Reidtown Road
Hagerstown MD 21742



General Notes

1. Parcels are currently zoned RV - Rural Village
2. Proposed zoning is RB - Rural Business.
3. This Rezoning Exhibit was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.

Proposed Site

Functional Use: Auto Body Repair and Painting
Hours: Monday - Friday 8 AM - 6 PM
Employees: 2
Deliveries: Small Truck/Van twice a day
Estimated Number of Customers: 2/Day
30% of business is Agriculturally related

Land Surveyor's Certification

I hereby certify to the best of my professional knowledge and belief that the plan shown hereon is correct; that it is all of the lands as conveyed by Grant B. Martin, Personal Representative of the Estate of Anna Mary Martin, to Ralph E. Martin and Leah A. Martin, by deed dated December 23, 2016, recorded among the Land Records of Washington County, Maryland in Liber 5400, folio 422; that this document was prepared by myself and that the survey work reflected hereon is in compliance with the requirements set forth in COMAR 09.13.06.12 in effect at the time this survey was performed.
I also certify that I am a duly licensed Professional Land surveyor under the laws of the State of MD. License No. 10731, Expiration on January 16, 2024.

7-5-2023 *Frederick M. Frederick*
Date Professional Land Surveyor



REZONING EXHIBIT

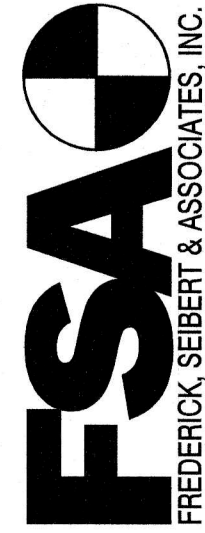
OF
PARCEL 31

FOR
LEAH A. MARTIN AND RALPH E. MARTIN

SITUATE AT 19815 REIDTOWN ROAD, HAGERSTOWN
WASHINGTON COUNTY, MARYLAND

PROJECT NO. 2023-0114	
DWN BY LEJ	DATE 6.21.2023
PROJECT MANAGER EJS	
EMAIL ESchreiber@tsa-inc.com	
ELECTION DISTRICT 27	
PROPERTY INFORMATION 11-20-31	
ACCOUNT NO. 27-011055	
SCALE 1" = 40'	
SHEET TITLE	

REZONING
EXHIBIT



tsa-inc.com
FREDERICK, SEIBERT & ASSOCIATES, INC. © 2023
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.6650
20 WEST BALTIMORE STREET
GREENCASTLE, PA 12256
717.701.1007
305 SOUTH HANOVER STREET
NEW BLOOMFIELD, PA 17068
717.276.7631

Zoning Ordinance Map Amendment
19815 Reidtown Road, Hagerstown
Applicant: Ralph E. and Leah A. Martin

Adjoining Property Owners

Tax Account Number: 27-011268

Tax Map 11, Parcel 39

Property Address: 19836 Reidtown Road, Hagerstown

Owner(s): Gary R. and Esther M. Martin

Mailing Address:

19717 Reidtown Road
Hagerstown, MD 21742

Tax Account Number: 27-025927

Tax Map 11, Parcel 30

Property Address: 19823 Reidtown Road, Hagerstown

Owner(s): Chris Kennedy

Mailing Address:

19823 Reidtown Road
Hagerstown, MD 21742

Tax Account Number: 27-004865

Tax Map 11, Parcel 40

Property Address: 19703 Reidtown Road, Hagerstown

Owner(s): Don R. and Karlene J. Eshleman

Mailing Address:

19707 Reidtown Road
Hagerstown, MD 21742

Tax Account Number: 27-011225

Tax Map 11, Parcel 32

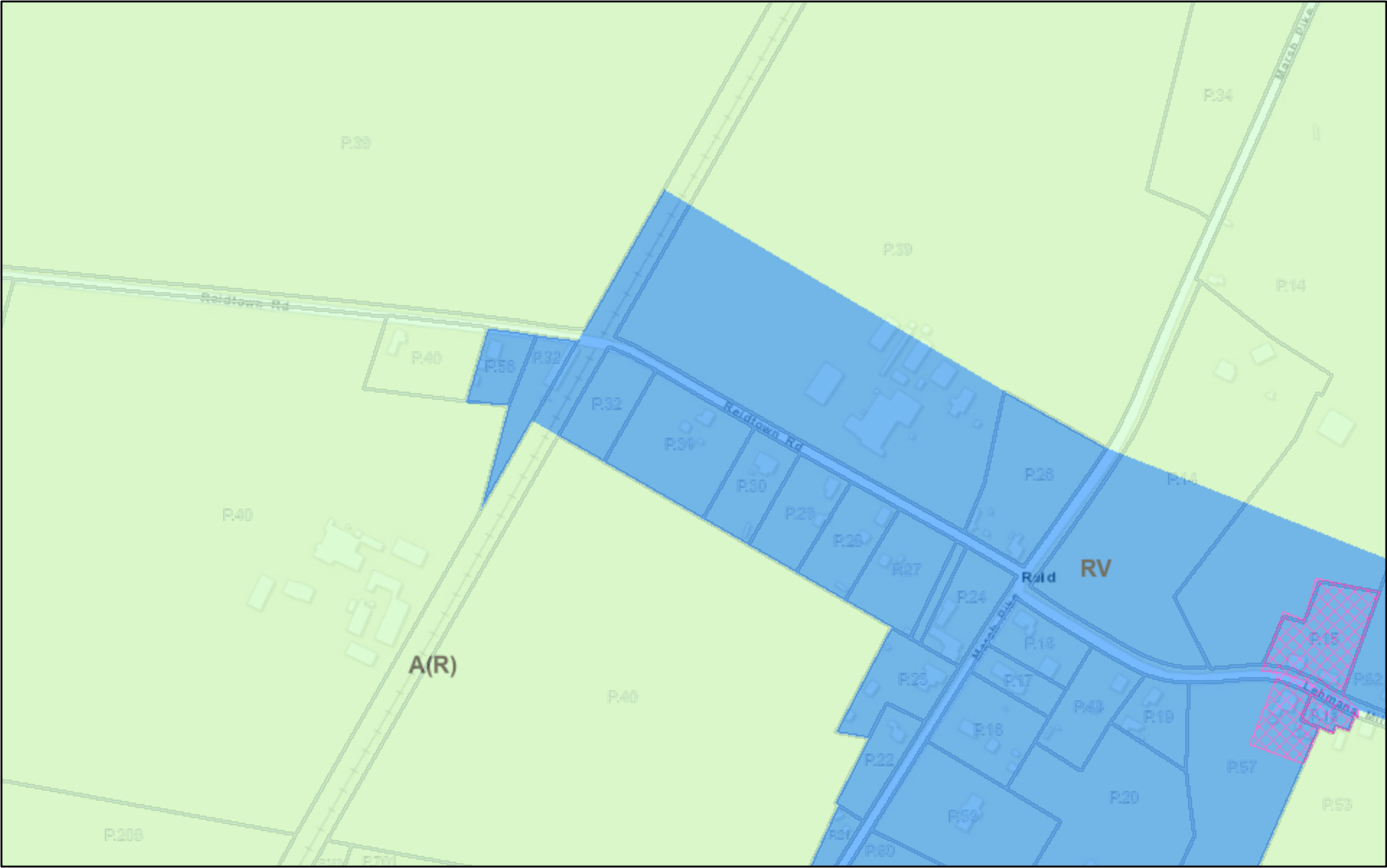
Property Address: 19723 Reidtown Road, Hagerstown

Owner(s): Gary and Esther Mae Martin

Mailing Address:

19717 Reidtown Road
Hagerstown, MD 21742
4863-4394-5072, v. 1

Property and Zoning Web Map



7/14/2023, 11:43:55 AM

- Zoning

Agricultural (Rural)

Rural Village
- Zoning Overlay

Rural Business

Parcels

1:5,760

00.040.070.15

00.050.10.2

mi

km

Washington County Planning Department, WashCo MD, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Noel S. Manalo, Principal
240.772.5108 Phone
240.772.5135 Facsimile
Noel.Manalo@offitkurman.com

August 18, 2023

VIA HAND-DELIVERY AND EMAIL

Board of County Commissioners
Planning Commission
Washington County, Maryland
100 West Washington Street
Hagerstown, Maryland 21740

Re: Map Amendment Application for 19815 Reidtown Road
Request for Rural Business District (RB) Floating Zone

Honorable County Commissioners and Planning Commission:

On behalf of Ralph E. & Leah A. Martin (collectively “Applicant”), owners of the +/- 2.0 acres located at 19815 Reidtown Road, Hagerstown, Maryland 21742, Tax Map 0011, Grid 0020, Parcel 0031, Tax ID #27-011055 (the “Property”), we offer the following justification statement in support of our request for application of the Rural Business District (RB) Floating Zone to the Property.

The Property is currently zoned Rural Village and improved with a residence and outbuildings. The primary use is currently residential with related agricultural/livestock uses. The Applicant intends to conduct an automobile body repair service at the Property. Granting of the RB Floating Zone would permit the repair service use. The Applicant would conduct the business with no additional employees in the foreseeable future. The number of automobiles the Applicant would be working on would be limited to no more than 2-3 at any given time.

Granting the request would allow the Applicant to provide a desired and needed service to neighboring agricultural properties in the proximate Rural Village area. There would be no discernable impacts related to noise, traffic, dust or fumes that would not otherwise be typical in the Rural Village zone in this location. As specified in the Purpose Statement of the RB District, the requested zoning and allowance of the automobile body repair use would “support the agricultural industry and farming community” and would help establish a location for “businesses and facilities not otherwise permitted in rural areas of the County.”

Below in bold typeface are the relevant provisions from the Washington County Zoning Ordinance with responses following each provision:

ARTICLE 5E - "RB" RURAL BUSINESS DISTRICT

Section 5E.4 Criteria

(b) The RB Floating Zone District may be newly established at a particular location if the following criteria are met.

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

RESPONSE: The Property is not within any designated growth area identified in the Washington County Comprehensive Plan.

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

RESPONSE: The Property has safe and usable road access on Reidtown Road. The Applicant anticipates meeting the standards of the referenced Policy document. The intended use will not generate more than fifteen (15) peak hour trips.

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

RESPONSE: The intended use will not create any sewage disposal, water supply, stormwater or other issues that are not above and beyond impacts already accounted for by the current residential (and related agricultural and livestock) use onsite.

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

RESPONSE: The intended use would not create any impacts discernable beyond the current residential (and related agricultural and livestock) use. Vehicle movements would be consistent with the existing residential and agricultural uses. The auto body repair work would be conducted completely indoors. Therefore, the intended use would not create any incompatibilities with any of the above elements that may be in the vicinity.

Section 27.3 Factors to be considered in a request for a map amendment.

In order for an amendment, modification, repeal, or reclassification of such district as herein provided, the local legislative body shall make findings of fact in each specific case including, but not limited to, the following matters:

(a) The report and recommendation of the Planning Commission.

RESPONSE: Acknowledged.

(b) Population change in the area of the proposed change.

RESPONSE: According to census.gov, April 1, 2010 population for Washington County was 147,430 and estimate for July 1, 2022 was 155,590.

(c) Availability of public facilities in the area.

RESPONSE: Property is served by County roads and by well and septic.

(d) Present and future transportation patterns in the area.

RESPONSE: Rural Village residents and agricultural operations infrequently use Reidtown Road presently; given the rural nature of this part of Washington County, this pattern is not likely to change in the future.

(e) Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.

RESPONSE: The proposed use would be practically indistinguishable from the current residential and agricultural uses at the Property and therefore maintain compatibility. The Property is adjacent to/proximate to parcels identified in the "Reid (I) Historic Rural Village/Community."

(f) The relationship of the proposed change to the Adopted Plan for the County, Development Analysis Plan Map and Policies.

RESPONSE: The proposed use would be consistent with the Adopted Plan maps and policies, as the RB Zoning District is specifically meant for rural areas of the County.

(g) Whether there was a substantial change in the character of the neighborhood where the property is located.

RESPONSE: Not applicable, as the RB Zoning District is a floating zone.

(h) Whether there was a mistake in the existing zoning classification.

RESPONSE: Not applicable, as the RB Zoning District is a floating zone.

For the foregoing reasons, and as supported by the accompanying application materials, the Applicant submits that the requested zoning meets the necessary requirements, and we respectfully request your approval of the application. The Applicant will provide additional information, submissions and testimony as may be required.

Sincerely,



Noel S. Manalo



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

November 6, 2023

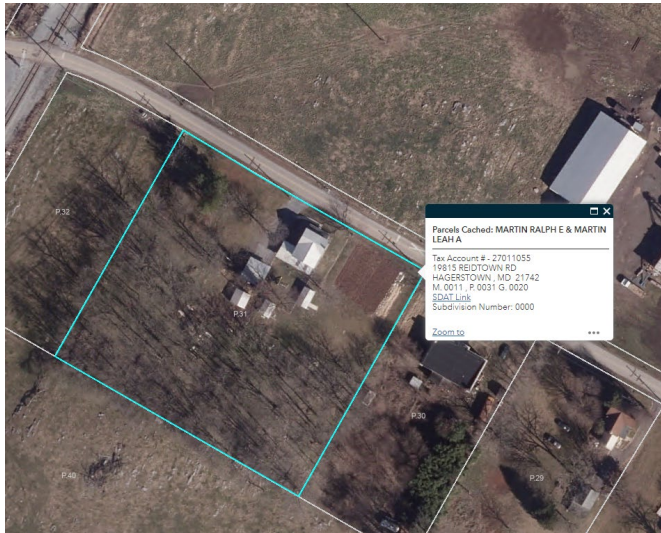
Case #: RZ-23-006

Application for Map Amendment Staff Report and Analysis

Property Owner(s)	:	Ralph E. and Leah A. Martin
Applicant(s)	:	Ralph E. and Leah A. Martin
Location	:	19815 Reidtown Rd
Election District	:	#27 – Fountainhead
Comprehensive Plan	:	
Designation	:	Rural Village
Zoning Map	:	11
Parcel(s)	:	P. 31
Acreage	:	2 acres
Existing Zoning	:	Rural Village (RV)
Requested Zoning	:	Rural Village (RV) with Rural Business (RB) overlay
Date of Hearing	:	October 2, 2023

I. Background Information

a. Location and Description of Subject Properties



The subject parcel is located on the south side of Reidtown Road between the CSX railroad line and Marsh Pike, approximately 1 mile east of Hagerstown Regional Airport in the Rural Village of Reid. The property subject to this rezoning encompasses 2 acres of land and is owned by the applicant. It is improved by an existing single-family dwelling and associated accessory structures.

The site lies outside of both the Airport (AP) and Airport Overlay Zoning Districts that strictly govern land uses in the vicinity of the Airport. The land does, however, fall within the Hazardous Wildlife Attractant Management Overlay District that protects airport operations from wildlife hazards. The proposed land use (auto body repair) does not seem to pose any threat to airport operations, however.

b. Rural Business Floating Zone Purpose and Criteria

The Rural Business Zoning District (RB) is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. It is established as a “floating zone” which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District. A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land.

Section 5E.4 of the Rural Business Zoning District describes the criteria that must be met for the establishment of a new Rural Business Zoning District. These criteria include:

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;
2. The proposed RB District has safe and usable road access on a road that meets the standards under the “Policy of Determining Adequacy of Existing Roads.” In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;
3. Onsite issues relating to sewage disposal, water supply, stormwater management, floodplains, etc. can be adequately addressed; and
4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

Section 5E.6c further expands upon the above noted criteria in describing the basis for which the Planning Commission should base its recommendation to the Board of County Commissioners upon after the Public Information Meeting including:

1. The proposed district will accomplish the purpose of the RB District;
2. The proposed site development meets criteria identified in Section 5E.4 of this Article;
3. The roads providing access to the site are appropriate for serving the business-related traffic generated by the proposed RB land use;
4. Adequate sight distance along roads can be provided at proposed points of access;

5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity;
6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.

To be established, RB districts must also meet bulk requirements outlined in Article 5E.5. A preliminary site plan which addresses the elements noted above and other criteria in 5E.6.a(3) in greater detail is also a required part of the application process. Finally, approval of the application to create an RB District shall only be for the use identified on the application and preliminary site plan. An approved RB District covers only the portion of the parcel or lot identified in the application. Changes to the use, intensity or area covered by an approved RB District shall be reviewed by the Planning Commission. A new public hearing may be required to approve the changed use.

II. Staff Analysis

The staff analysis of the proposed rezoning will utilize the criteria outlined in the previous section of this report to determine the suitability of applying a newly created RB floating zone in the designated location.

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

As defined above, one purpose of the floating zone is to “*establish locations for businesses and facilities not otherwise permitted in the rural areas of the County.*” The proposed auto body service facility is not a permitted land use in the underlying Rural Village Zoning District. Services are presently limited in the immediate vicinity of this property, given its location in a rural area of the County. Therefore, it would have the potential to “*serve the needs of the rural residential population.*”

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

The proposed site of this rezoning is located outside of the County’s current Urban Growth Area boundary. This status is not proposed to change in the forthcoming Comprehensive Plan update.

3. Road and Traffic Considerations

a. Traffic Generation

Traffic generation from the proposed land use is estimated by the Applicant in their justification statement (Exhibit F) to be less than 15 trips per day. This trip generation estimate falls below the requirements of the RB District which necessitate a traffic study when the proposed business, activity or facility generates “*25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic.*”

Traffic counts on County and State roads in the vicinity of the rezoning site provide limited information traffic flow or congestion that might be impacted an expanded business at this location. Single day traffic counts were collected for one 24-hour period in 2022 at three locations in the vicinity of the subject site, near its intersection with Marsh Pike. The counts for these three locations are noted below:

- Reidtown Rd, west of Marsh Pike (.15 miles away): 355 vehicles
- Lehman's Mill Rd, east of Marsh Pike (.20 miles away): 297 vehicles
- Lehman's Mill Historic District (.33 miles away): 287 vehicles

SHA does not maintain a permanent traffic counter in the immediate vicinity of the site.

b. Road and Site Circulation Improvements

The proposed business is located on Reidtown Rd, which is classified as a local road in the Transportation Element of the County's 2002 Comprehensive Plan. Local roads serve a mean ADT of less than 1,000 vehicles in rural areas such as this. Parking is planned on the east side of the building that would be constructed to conduct the auto body repair service.

A review of the County's 10-Year CIP and the State Highway Administration's Consolidated Transportation Plan did not note any road improvements in the vicinity of this proposed rezoning that would affect road capacity or traffic flow. The Highway Plan in the 2002 Comprehensive Plan and HEPMPO's LRTP also did not indicate any immediate road improvements in the vicinity.

The Applicant's preliminary site plan (Exhibit C) anticipates a second entrance onto Reidtown Road from the proposed use, separate from the current driveway that leads to the house. This Exhibit appears to indicate an intent to subdivide the property in the event of zoning approval, separating the residential and commercial uses.

The application was sent to the Washington County Department of Engineering for their review and comment. They offered the following comments:

- *We have evaluated the proposal and Reidtown Road appears inadequate for commercial traffic in accordance with the Adequate Public Facilities Ordinance and Policy to Determine the Adequacy of Existing Highways, dated May 2005. Per available records Reidtown Road has varying widths from 14.0 feet to 21.0 feet with an average width of +/- 15.3 feet. In accordance with Section III.F.1 and the exemption provided under Section V.D.2 of the aforementioned policy, the minimum required pavement width is eighteen (18) feet along the proposed lot frontage and out to the nearest road deemed adequate, in this case Marsh Pike. Should the project move forward, the applicant shall be required to have a Road Condition Survey and road widening plans prepared by a licensed professional to accompany the Site Plan submission.*
- *Adequate intersection sight distance will be required for any access that serves the commercial use in accordance County Policy and AASHTO standards. The access will*

require a Washington County Entrance Permit and must be upgraded/installed to commercial standards.

4. Site Planning Considerations

a. Water

The proposed rezoning site is designated as W-7 in the 2009 Water and Sewer Plan with no planned connection to public water. An existing well connected to the residential use is depicted on Applicant's Exhibit C. No additional information about water usage is provided on the preliminary site plan aside from a declaration within their justification statement:

"The intended use will not create any sewage disposal, water supply, stormwater or other issues that are above and beyond impacts already accounted for by the current residential and agricultural use onsite."

Well locations are approved by the Washington County Health Department. The Health Department is also responsible for monitoring wells for water quality issues.

b. Sewer

The proposed rezoning site is designated as S-7 in the 2009 Water and Sewer Plan with no planned connection to public sewer. An approximate location of the existing septic system is depicted on Applicant's Exhibit C. No additional information on sewage disposal was provided beyond the declaration noted above.

The Washington County Health Department is responsible for approving the location and method of sewage disposal on individual properties in the County. A copy of this rezoning application was routed for the Health Department for their review. No comments were received.

c. Stormwater Management

A stormwater management pond is proposed in the northwest corner of the property on the preliminary site plan to capture stormwater from the storage facility.

The application was sent to the Washington County Department of Engineering for their review and comment. They offered the following comments:

- *The property is located within the Hazardous Wildlife Attractant Management District and may need to be reviewed by the appropriate airport authorities. This will also be of consideration in review of any required stormwater management facilities for the project.*
- *The State of Maryland classifies "Vehicle Service and Maintenance Facilities" as "Stormwater Hotspots". Any required stormwater management for the project would need to comply with "hotspot" requirements as specified in the Maryland Stormwater Design Manual.*
- *A portion of the property is located within the Maryland Sensitive Species Project Review Area and may need to be reviewed by the Maryland Department of the Environment.*

d. Floodplain

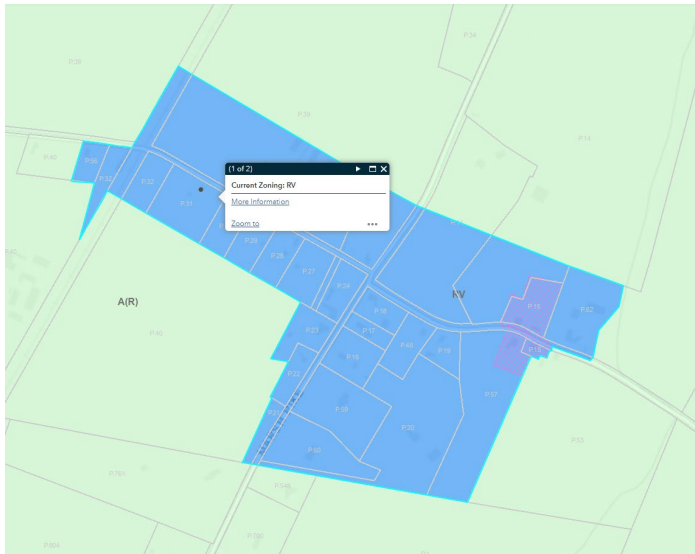
The proposed rezoning site does not contain floodplain.

e. Bulk Regulations

The applicant's Justification Statement does not specifically address bulk requirements such as setbacks or lot coverage aside from a generalized parking area east of the proposed building. The apparent intent to subdivide the parcel if zoning approval was granted, as potentially indicated on Exhibit C, does raise some question about the ability of the project to meet side yard setback requirements for the existing dwelling and its accessory structures.

5. Compatibility with Adjacent Land Uses

a. Land Use in the Vicinity



As seen at left, the parcel is part of a block of properties zoned RV, some of which fall within the Rural Village of Reid. There is one other existing RB Zoning District in the vicinity, at the Lehman's Mill Historic District to the east. All the surrounding lands are zoned Agricultural Rural A(R).

Land use conforms to the zoning, with small residential lots found within the RV District and along Marsh Pike. These lots give way to larger agricultural parcels on all sides in the immediate vicinity.

Given the prohibition on most commercial uses in rural areas of the County outside of an established RB Zoning District, services are limited in the vicinity. There is an antique shop within the RB District at Lehman's Mill Historic District. An engraving shop is located just south of the Reidtown Road/Marsh Pike intersection. There is one other auto body shop in the vicinity of the rezoning site, on Marsh Haven Lane along the Pennsylvania border, located approximately one mile from subject property.

b. Historic Resources

There are 6 existing historic sites within ½ mile or less of this proposed rezoning that should be considered in evaluating its compatibility. Two are located on immediately adjacent properties. Two other sites are found within the larger Lehman's Mill National Register Historic District. The others are within ¼ mile of the site, just west of the CSX railroad line. Three others are located approximately ½ mile south of the site across U.S. 40 near I-70 West. Four of the six sites were documented on the Maryland Historic Sites Inventory by the Maryland

Historical Trust (MHT) but were not listed as National Historic Register Properties. These six historic sites are described in the inventory as follows:

➤ **Within Reid Historic Rural Village/Community**

Individual structures noted below within Reid were surveyed by MHT, but the larger community does not have a fully completed and adopted historic survey.

- WA-I-220: "Reid School" (adjoining property)

Early 20th century 1 ½ story brick rural educational facility.

- WA-I-215: "Eshelman-Martin Farm" (adjacent property)

19th century farm complex offering an example of a large early plantation in Washington County owned by members of the prominent local family. Includes 2-story multi-sectioned brick farmhouse and several outbuildings.

- WA-I-223: "Reid Elevator" (.10 miles away)

Early 20th century frame grain storage facility, feed mill and general store built to accommodate the needs of the surrounding agrarian community. The mill is still actively used.

➤ **Lehman's Mill National Register Historic District (WA-I-523) – .33 miles away**

The Lehman's Mill Historic District located near Marsh Run, is significant for its association with the county's agricultural and economic history. It is the oldest continuously operating mill in Washington County and is the most intact mill complex remaining in the County as well. The Historic District includes the mill, mill farm, miller's house, assorted domestic agricultural and mill-related outbuildings, and vestiges of the mill race and dam. Individual structures that were surveyed by MHT survey and are among those listed on the National Register are noted below.

- WA-I-209: "Lehman's Mill (Marsh Mills)"

Mid-to-late 19th century 2 ½ story brick grist mill. The mill has been in continuous operation since at least 1869 provides an excellent example of an early rural industrial structure.

- WA-I-211: "Lehman's Mill House"

Early-to-Mid-19th century 2-story roughcast limestone farmhouse associated with larger mill complex.

➤ **Other Historic Structures**

- WA-I-224: "Eshelman Farm" (.20 miles away)

Mid-19th century farmstead including 2 ½ story brick dwelling and frame bank barn.

c. Agricultural Land Preservation

The proposed rezoning site is located outside of the County's designated Priority Preservation Area (PPA). The PPA boundary terminates just east of the RV District shown previously. There would be no impact on County agricultural land preservation efforts as a result of this rezoning request.

6. Additional Considerations

a. Emergency Services

The Hagerstown Regional Airport's Fire Department (Station 35) is the nearest emergency services provider to this site, located approximately 3 miles west at the Airport.

b. Comprehensive Plan Designation

The 2002 Comprehensive Plan designated this site as falling within the Rural Village Policy Area in its Land Use Plan. This Policy Area, found throughout the County, is associated with small communities in rural areas of the County, often settled historically, at junctions in roads or along railroads or waterways. Typically, they include a small residential core with associated institutional and/or commercial services (i.e. – post office, church, school or retail establishment). Due to constraints on infrastructural capacity, Rural Villages are intended to absorb limited growth and development, typically through infill or redevelopment within the communities existing footprint. Permitted development should be of a similar density, scale and use type/mixture as that which already exists in the village.

c. Hours of Operation, Employees

The anticipated hours of operation for the proposed auto body repair shop are Monday through Friday, 8 am to 8 pm with two onsite employees. Their preliminary site plan estimates that the business would receive two daily customers and the same number of deliveries by small truck or van each day.

III. Recommendation

Based on the analysis provided above and offered by the applicant in their justification statement, Staff believes that there is sufficient evidence that the criteria outlined in Article 5E of the Zoning Ordinance has been met for the application of a Rural Business floating zone to the subject area.

Considerations that the Planning Commission and Board of County Commissioners may wish to investigate further during public meetings include the following:

- The issues raised about road adequacy for commercial vehicle traffic on Reidtown Road, which may necessitate road widening from the subject site to Marsh Pike.

- Whether the applicant has considered the architectural designs for the proposed structure that would be compatible with the historic architectural context of the surrounding Rural Village.
 - Since Reid does not have a fully completed and adopted historic survey, and there are no currently documented historic resources on the subject property, there would not be an architectural review by the Historic District Commission during site planning. Therefore, this is more a general question as to whether the proposed structure housing the auto body repair facility would be compatible in terms of scale, intensity or character with adjacent structures and land uses.
- The ability of the proposed use to meet setback requirements in the event of a subdivision, if that is indeed the intent of the applicant.

It is likely that the above questions can be addressed during development review of an eventual site plan, if the zoning was first to be approved for this parcel. The criteria for establishing a new RB Zoning District do allow for considerations such as these to be investigated during the rezoning process, however, if the Commission or Board chooses to do so.

Respectfully submitted,

Travis Allen
Senior Planner



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.....: Mike & Gail Taylor, Lots 1&2
NUMBER.....: OM-23-011

OWNER.....: TAYLOR MICHAEL E TAYLOR GAIL Y
LOCATION.....: 11835 SAINT PAUL Road
CLEAR SPRING, MD 21722

DESCRIPTION.....: Reduction of the left side yard 50' AG buffer to 15' for the construction of a house and detached garage. This is a modification from Section 5A.7.6 of the WCZO.
Please see attached detailed description, application and exhibits.

ZONING.....: Agricultural, Rural
COMP PLAN LU.....: Agriculture
PARCEL.....: 23010860
PLANNING SECTOR.....: 5
ELECTION DISTRICT.....: 23

TYPE.....:
GROSS ACRES.....: 2.38
DWELLING UNITS.....:
TOTAL LOTS.....: 2
DENSITY.....: N/L Units Per Acre

PLANNER.....: Scott A Stotemyer
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: September 6, 2023

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: None
WATERSHED.....: Little Conococheague
ENDANGERED SPECIES.....: None
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None

SCHOOL INFORMATION

Staff Comments:	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT Not Applicable	Clear Spring	Clear Spring	Clear Spring
PUPI YIELD			

CURRENT ENROLLMENT
MAXIMUM CAPACITY

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: CLEAR SPRING
AMBULANCE DISTRICT.....: CLEAR SPRING



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

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	No Provider	No Provider
SERVICE AREA.....:	No Provider	No Provider
PRIORITY.....:	7-No Planned Service-Well	7-No Planned Service-Septic
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		None

OM-23-011

-Presented is an Ordinance Modification for 11835 Saint Paul Road in Clear Spring to allow a reduction of the current 50 ft. side setbacks to the typical setbacks for Ag Rural zoning district of 15 ft.

-Currently, the side setbacks at 11835 Saint Paul Road are 50 ft. due to the neighboring Ag operation as per Zoning Ordinance article 5A.7.6. The owner is requesting to have the setbacks reduced from the current 50 ft. on the side neighboring the Ag operation to the typical Ag Rural side setback of 15 ft.

-The reason for this reduction is to allow the owner to combine 11835 and 11831 Saint Paul Road, and build a new home and garage on the property. The owner is aware of the neighboring Ag operation.

-All county approvals have been received for this change.

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Mike & Gail Taylor

MAILING ADDRESS 17812 Woodvale Ct, Hagerstown, MD 21740

TELEPHONE _____
(home) (work) (cell)

PROPERTY OWNER

NAME Same as Above

MAILING ADDRESS _____

TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME Frederick, Seibert & Associates c/o Ed Schreiber

ADDRESS 128 S Potomac St, Hagerstown, MD 21740

TELEPHONE _____

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 47 GRID 1 PARCEL 110

PROPOSED LOT ACREAGE 2.38 TOTAL SITE ACREAGE 2.38

ZONING DISTRICT A(R) ROAD FRONTAGE(FT) 180 Ft

LOCATION / ADDRESS

11831 Saint Paul Road, Clear Spring MD 21722

EXISTING AND PROPOSED USE OF PROPERTY

Two (2) existing unimproved vacant lots that are to be combined into one (1) larger residential lot

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER Yes

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 5A.7.6

MODIFICATION IS TO ALLOW Reduce the 50' ag buffer setback imposed by the Planning Department when lot 2&3 were created.

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

Please see enclosed explanation and exhibits.

(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.

Ed J. Schreiber

To: Washington County Planning Commission

Our client has purchased 11831 & 35 Saint Paul Road, has re-perced the lot and will be submitting a reallocation replat to combine the lots and reconfigure the SRA. Plat 9804 shows a 50' left side yard setback which I assume was required due to 5A.7.6. Our client is looking to reduce that setback to typical A(R) setbacks for the construction of a house and detached garage. Our client is well aware of the agricultural operation to the north for which they share 200' of a common property line, this is part of the reason they purchased the lots and want to build at this location. Since both lots are owned by our client, are in the process of combining the lots and reconfiguring the septic area they have the ability to move the house further west on the lot leaving the majority of the common line exposed to a proposed detached garage.

Enclosed are the documents I have marked up or collected to start the modification process. Since this property is not over 5 acres, even when combining lots 1&2, is not adjacent to permanent easements, priority ag pres area or TDR sending area items 5A.7 (4&5) do NOT apply. Item 6 gives the PC the ability to increase setbacks up to 50' when adjacent to parcels being actively farmed or parcels with Ag District designations. Given the PC can increase the setback they should also have the ability to reduce that setback to no less than the 15' side yard setback listing in the A(R) district.

Ed Schreiber

Project Coordinator

FREDERICK, SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERING | LAND SURVEYING | LANDSCAPE ARCHITECTURE

128 S. Potomac St, Hagerstown, MD 21740

O: [301.791.3650](tel:301.791.3650) C: [301.992.6436](tel:301.992.6436)

www.fsa-inc.com

HAGERSTOWN, MD | CARLISLE, PA | GREENCASTLE, PA | NEW BLOOMFIELD, PA

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

Michael Taylor / Nail G. Taylor 9/1/23
Applicant's Signature Date

Michael Taylor / Nail G. Taylor 9/1/23
Property Owner's Signature Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

NUMBER: _____

MEETING DATE: _____

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

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

Applicant	Staff	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A filing fee of \$115.00. Make check payable to: Washington County Treasurer . Include fee worksheet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Twelve (12) sketch plans, drawn to scale, showing:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. dimensions & shape of proposed lot with acreage;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. size & location of existing and/or future structures;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. existing/proposed roadways and associated access right of way or easements;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. existing/proposed entrance/exit to property;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. natural or topographic peculiarities of the lot in question.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.



10/20/2022, 7:52:59 AM

World Transportation FSA Database Streams
MD_SixInchImagery HL Database Parcels

Section 5A.5 Residential Lot Size and Bulk Dimensions⁵²

	Lot Area	Lot Width	Lot Area/Family	Front Yard	Side Yard	Rear Yard	Height
Dwelling, Single Family	40,000 sq. ft.	100 ft.	40,000 sq. ft.	40 ft in.	15 ft.	50 ft.	40 ft.
Dwelling, Two-Family	40,000 sq. ft.	100 ft.	20,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.
Dwelling, Semi-Detached**	20,000 sq. ft.	50 ft.	20,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.

** Semi-detached dwellings are special exception uses in this district and require Board of Zoning Appeals approval.

Section 5A.6 Non-Residential Lot Size and Bulk Dimensions (not covered in Rural Business)^{53 54}

This section covers uses listed in the Table of Land Uses [Table No. 3.3(1)] that are principally permitted and that are not governed by the Rural Business floating zone.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
Banquet/Reception Facilities	5 acres	300 ft.	50 ft.	100 ft.	50 ft.
Schools, Elementary	15 Acres	400 ft.	150 ft.	100 ft.	50 ft.
Schools, Middle	30 Acres	500 ft.	150 ft.	100 ft.	50 ft.
Schools, High	60 Acres	500 ft.	150 ft.	100 ft.	50 ft.
Churches	2 Acres	200 ft.	100 ft.	50 ft.	50 ft.
Other Principal Permitted or Conditional Uses	3 Acres	300 ft.	50 ft.	50 ft.	50 ft.

Section 5A.7 Special Provisions⁵⁵

1. New development adjacent to existing Industrial Mineral (IM) zoning districts shall have a setback of 200 feet from all shared property lines.
2. Developments opting to use the clustering provision outlined in Article 22, Division VIII of this Ordinance may reduce side yard setbacks to a minimum of 15 feet from adjacent property lines created by the new development.
3. Development that occurs within the Airport Overlay Area as designated in the Comprehensive Plan shall have a density requirement of one (1) dwelling unit per fifty (50) acres of land owned. No lots under Section 5A.4 shall be permitted in the Airport Overlay Area.
4. Side yard setbacks for residential use lots shall be a minimum of 50 ft. for lots five (5) acres or greater in size.

⁵² Revision 16, Section 5A.5 amended 8/4/09 (RZ-09-001)

⁵³ Revision 15, Section 5A.6 amended 9/19/06 (RZ-06-007)

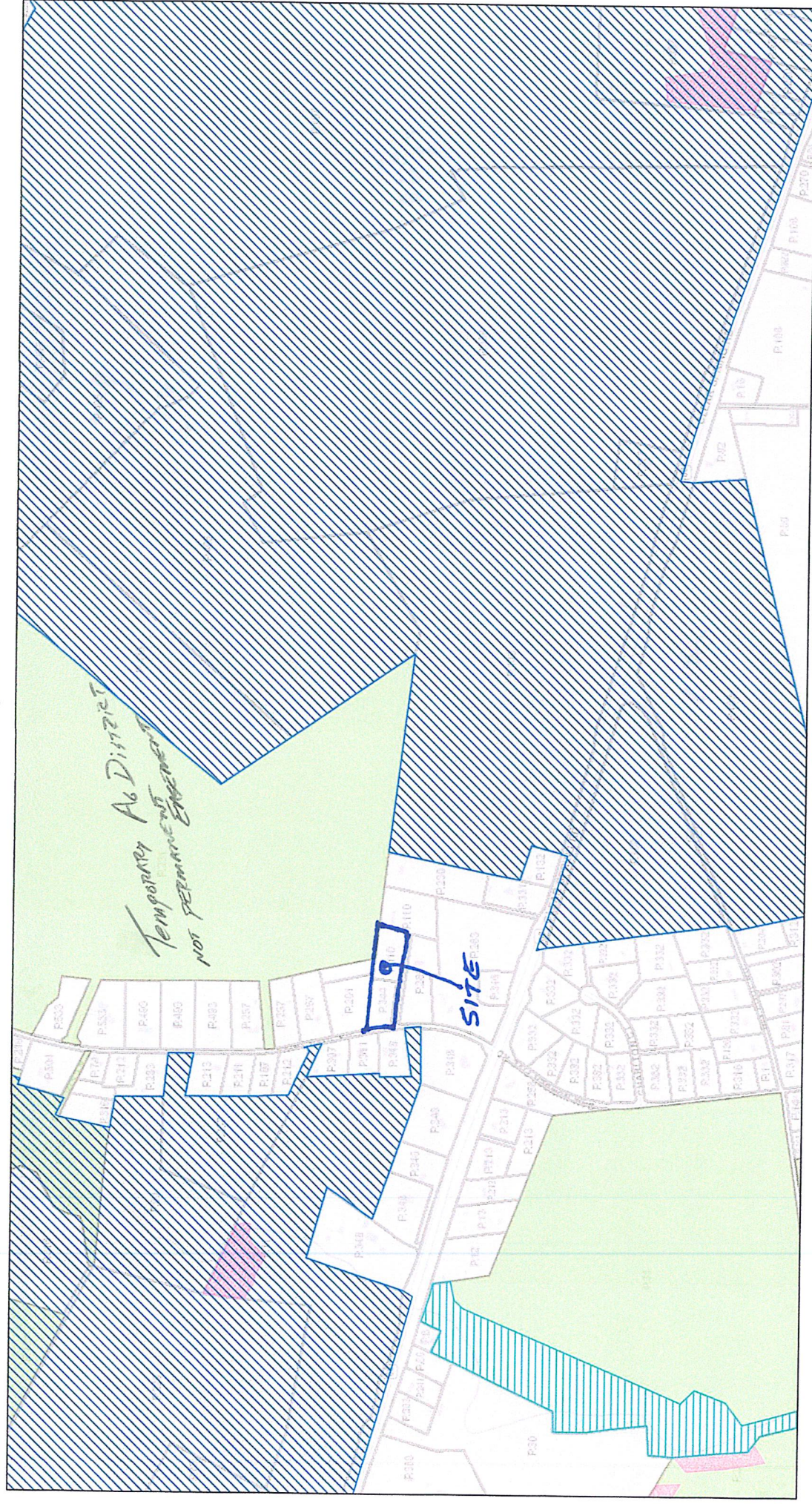
⁵⁴ Revision 18, Section 5A.6 amended 1/16/18 (RZ-07-007/ORD-2018-03)

⁵⁵ Revision 16, Section 5A.7 amended 8/4/09 (RZ-09-001)

ADJACENT PROPERTIES NOT IN THIS CATEGORY

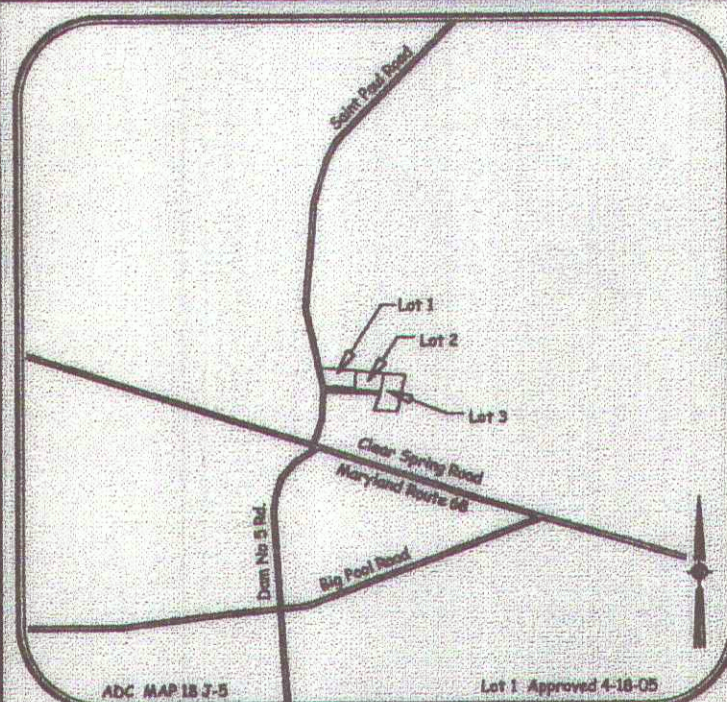
5. Side yard setbacks for residential use lots that are contiguous to parcels with permanent easements or parcels in areas designated as priority agricultural preservation areas or transferable development rights sending areas shall have minimum setbacks of 50 feet.
6. The Planning Commission may increase minimum setbacks up to 50 feet for properties adjacent to parcels that are being actively farmed or parcels with an Agricultural district designation.

Washington County, Maryland Protected Lands



8/22/2023, 11:01:08 AM

Esri, HERE, WashCo MD, West Virginia GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

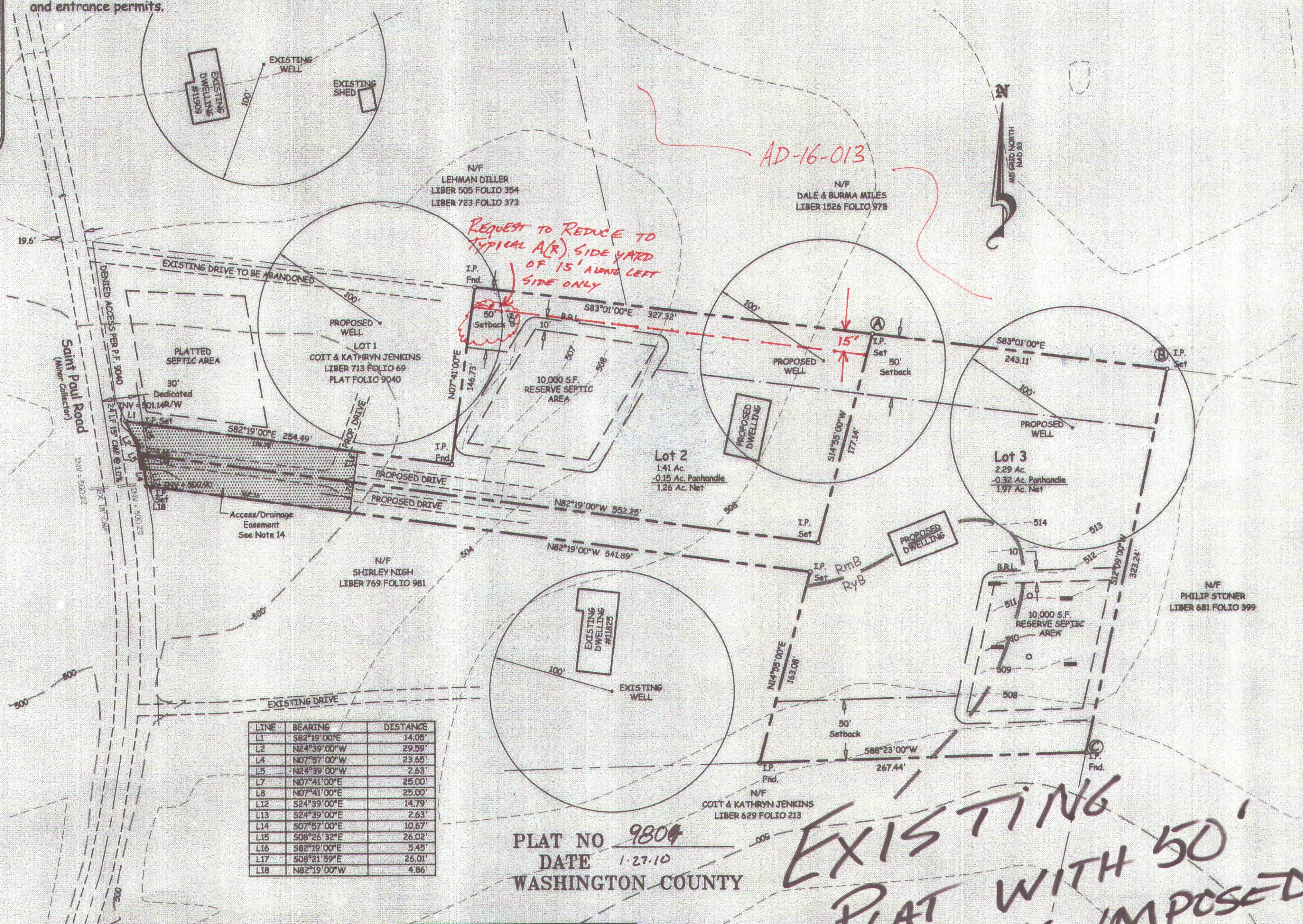


VICINITY MAP
SCALE 1"=2000'

Note:
This development must comply with the new Stormwater Management Regulations. Stormwater Management will be provided at the time of permit application. Washington County Engineering Department review fees will be determined and due prior to the approval of building and entrance permits.

Note:
Lots 2 & 3 as shown on this subdivision plat has been determined to be an exemption lot per section 5B.4 of the Washington County Zoning Ordinance. Lots 2 & 3 do not meet density requirements per section 5B.3 of the Zoning Ordinance, thus cannot be further subdivided.

Note:
It is anticipated that Stormwater Management will be handled on Lot using credit 5.6 and disconnecting rooftop and non-rooftop runoff.



ADDRESS ASSIGNMENTS:

Lot 1 11831 Saint Paul Road
Lot 2 11835 Saint Paul Road
Lot 3 11839 Saint Paul Road

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 herein, the address listed above may VOID and the owner/developer of the lot must supply to the Planning Commission for a new address assignment.

SOILS	PERCENTAGE	ACREAGE
RyB	5%	0.68
RmB	95%	3.02

(3) GRID TICKS/(3) MONUMENTS

POINT	NORTHING	EASTING
A	720064.1183	1061276.3390
B	720034.5608	1061517.6423
C	719718.5615	1061449.6088

Owner:
Coit & Kathryn Jenkins
11815 Saint Paul Road
Clear Spring Md. 21722

LINE	BEARING	DISTANCE
L1	S82°19'00"E	14.05'
L2	N24°39'00"W	29.59'
L4	N07°57'00"W	23.65'
L5	N24°39'00"W	2.63'
L7	N07°41'00"E	25.00'
L8	N07°41'00"E	25.00'
L12	S24°39'00"E	14.79'
L13	S24°39'00"E	2.63'
L14	S07°57'00"E	10.67'
L15	S08°26'32"E	26.02'
L16	S82°19'00"E	5.45'
L17	S08°21'59"E	26.01'
L18	N82°19'00"W	4.86'

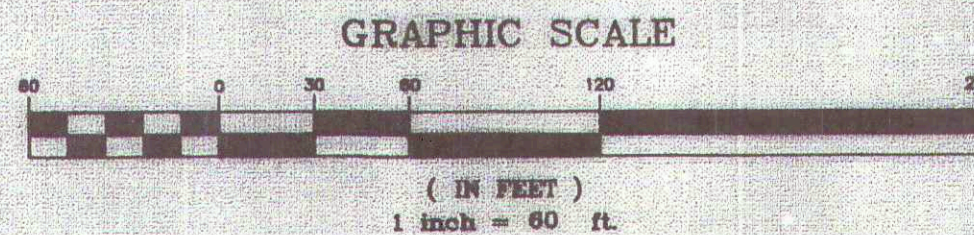
PLAT NO 9804
DATE 1-27-10
WASHINGTON COUNTY

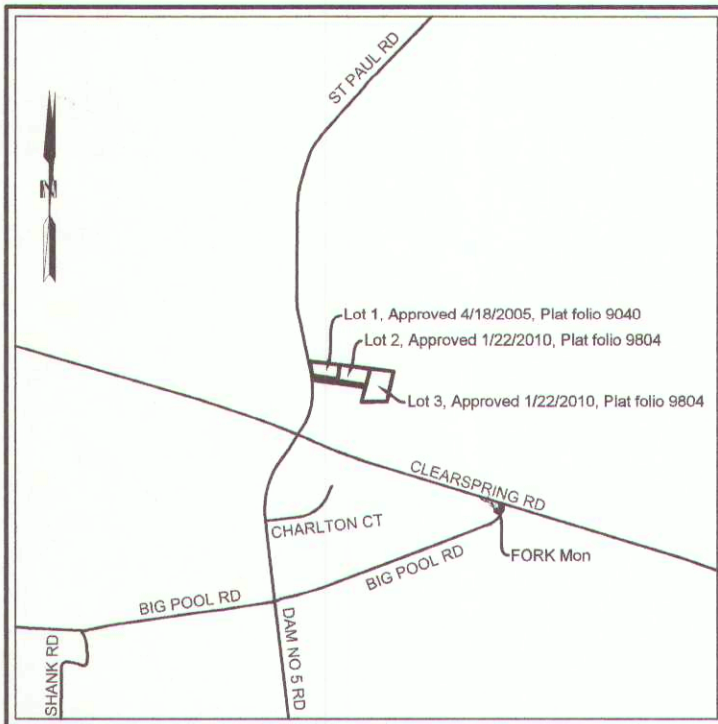
Revised Per:	Date:
Engineering - added drainage easement	1/14/10

TAX MAP 47-1-110 DISTRICT 23	
DRAWING NUMBER 1 OF 2	
DRAWN BY:	DATE:
JTK	10/18/09
CHECKED BY:	DATE:
SCALE:	1" = 80'

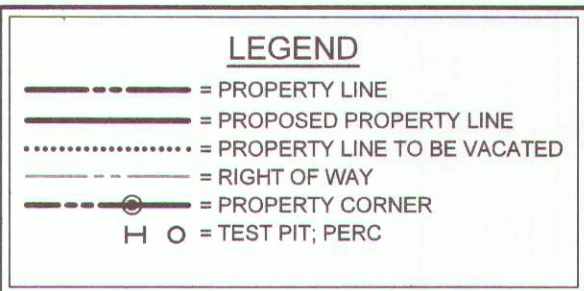
FREDERICK SEIBERT & ASSOCIATES, INC. ©2009
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(301) 791-3650 (301) 416-7478 (717) 997-5007 FAX (301) 739-4956

Preliminary / Final Plat
of Subdivision of
Lots 2 & 3
for
Coit & Kathryn Jenkins
situate along the East side of
Saint Paul Road
WASHINGTON COUNTY, MARYLAND





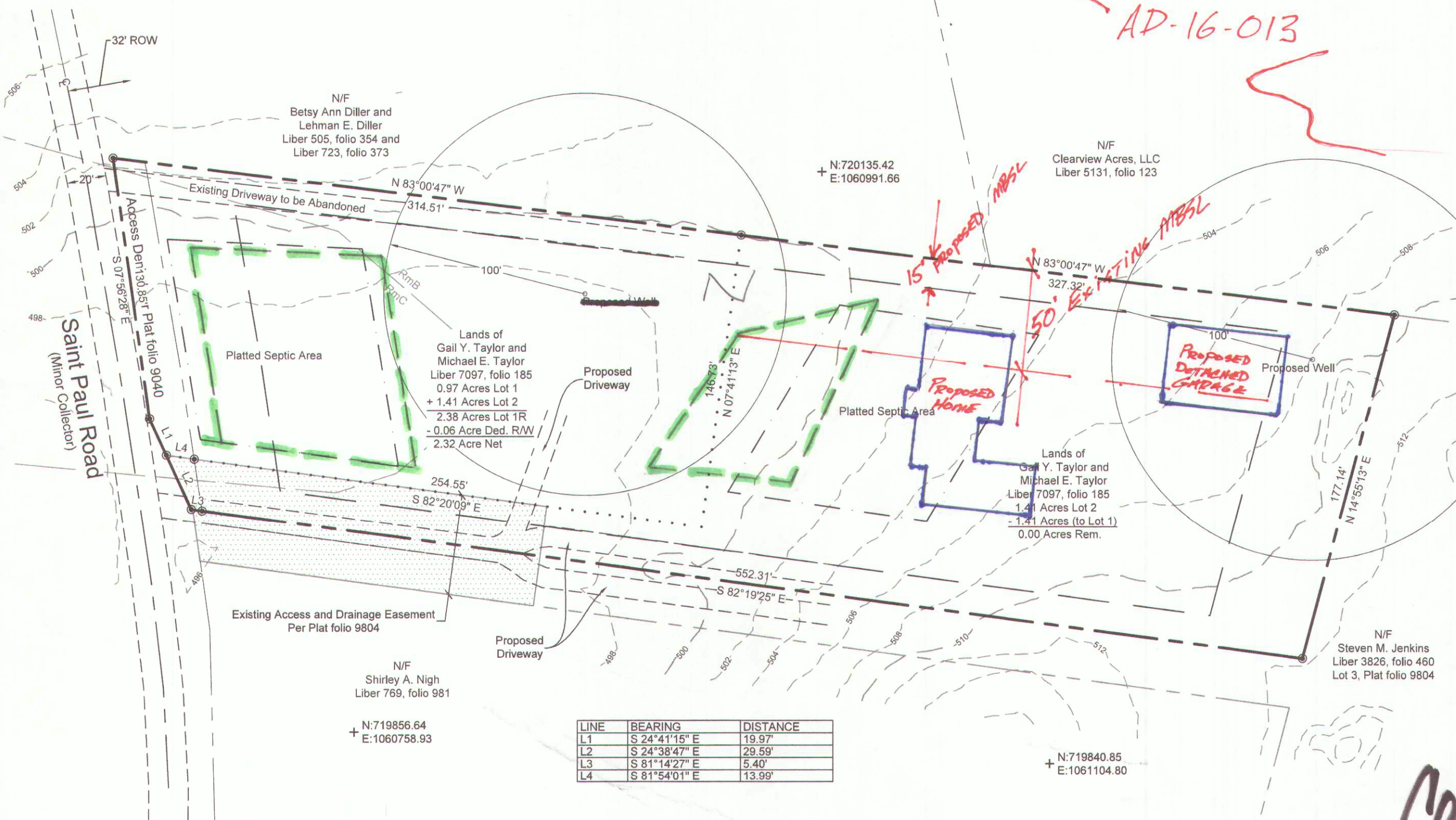
VICINITY MAP
SCALE 1"=2000'



Maryland State Endangered Species Notice
Maryland Department of Natural Resources Natural Heritage Program indicates the potential for the existence of the habitat of a Maryland designated threatened or endangered species. Current and future owners are advised to contact the Natural Heritage Program for additional information on program guidelines or further determination of the existence of the habitat. No additional land use restrictions are imposed by Washington County.

Address Assignments

Lot 1R -
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.



Owner:
Gail Y. Taylor and Michael E. Taylor
17812 Woodvale Court
Hagerstown MD 21740

- 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 A(R) - Agricultural (Rural).
 - 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. 24043C0095D 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, streams, steep slopes and other related buffers, or habitat of threatened or endangered species as required to be shown by Sections 308, 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 lines 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 A(R) 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.
 - Lot 1 as shown on this subdivision plat has been determined to be an exemption lot per section 5B.4 of the Washington County Zoning Ordinance. Lot 1 does not meet density requirements per section 5B.3 of the Zoning Ordinance, thus it cannot be further subdivided.
 - An additional right of way 30 feet in width as measured from the centerline of Saint Paul Road was previously dedicated for the purpose of future road widening per Plat folio 9804.

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: Gail Y. Taylor _____ (Seal)
Owner: Michael E. Taylor _____ (Seal)
Witness _____

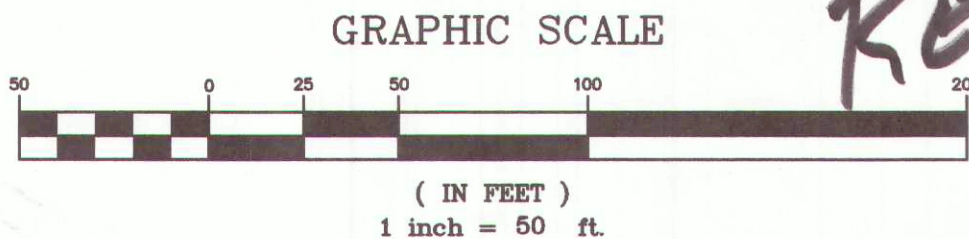
Interim Facilities Provision Certification
In compliance with C.O.M.A.R. 26.03.01.05 B.(1) and (2), the individual water supply and individual sewer systems are hereby permitted on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot(s) indicated on this 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: Gail Y. Taylor _____ (Seal)
Owner: Michael E. Taylor _____ (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

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 Kathryn L. Jenkins, by and through Steven M. Jenkins, her Attorney-in-Fact, to Michael E. Taylor and Gail Y. Taylor, by deed dated September 1, 2022, and recorded in the Land Records of Washington County, Maryland in Liber No. 7097, folio 185; 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

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



FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.8650
15 EAST MAIN STREET
NEW BLOOMFIELD PA 17068
717.253.9331

REALLOTMENT OF LOTS 1 AND 2
of the Coit Jenkins and Kathryn Jenkins Subdivision. Originally Recorded at Plat folios 9040 and 9804 FOR
GAIL Y. TAYLOR AND MICHAEL E. TAYLOR
SITUATE ALONG THE EAST SIDE OF SAINT PAUL ROAD, CLEAR SPRING
WASHINGTON COUNTY, MARYLAND

PROJECT NO 4790.1
DWN BY LEJ
DATE 10.25.2022
PROJECT MANAGER EJS
EMAIL ESchreiber@f-sa-inc.com
ELECTION DISTRICT 23
PROPERTY INFORMATION 47-1-110
ACCOUNT NO. 23-010860/022303
SCALE 1" = 50'
SHEET TITLE

REALLOTMENT OF SUBDIVISION

SHEET 01 OF 01

Preliminary Plat Site Plan for Metzger Mini-Storage

Presented is a preliminary plat and site plan for Metzger Mini-Storage, record #PSP-22-002.

The subject site is located at 12019 Itnyre Road. The entrance is between two residences, 12017 and 12025 Itnyre Road. A portion of the site abuts Jefferson Boulevard, however, no ingress or egress is proposed on Jefferson Boulevard. All access will be via Itnyre Road. Zoning is Business Local. Total site area is 5.66 acres with a proposed 3.53 acres of impervious area for this project.

Previous use of this site was undeveloped land. The site plan proposes a self-storage facility and the conveyance of land to two neighboring residential property owners.

No variances, ordinance modifications, or special exceptions are associated with this property.

The new proposed user of this site will be individuals using automobiles and box trucks. Hours of operation for this mini-storage facility will be 7am-7pm.

No water or sewer services are necessary for this proposed plan.

The proposed lighting plan is in compliance with the Zoning Ordinance. Forest Conservation requirements will be met through Payment In Lieu at a value of \$12,545.28, which has been determined by Forest Conservation staff.

As of the writing of this staff report, Soil Conservation review was pending. However, Soil Conservation staff indicated that "The comments that were to be addressed by the consultant were relatively minor. There is nothing that we foresee keeping the project from taking place on the proposed site. That being said, we are fine with the plan going before the Planning Commission...Based on the plans position in our queue, It will be looked at [the week of October 29th]."

A subdivision plat, S-23-055, has been prepared and submitted in anticipation of approval of this plan.

Planning department staff recommends approval of this preliminary plat site plan.

ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW) REDEVELOPMENT, RESTORATION						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)
F-1	1	5.32	3.16	0.65	0.65	2.52

ESTIMATED PROJECT SCHEDULE

MASS GRADING PLAN APPROVAL.....JANUARY, 2023
 GRADING PERMIT ISSUANCE.....FEBRUARY, 2023
 START SITE GRADING.....MARCH, 2023
 COMPLETE SITE GRADING.....SEPTEMBER, 2023

STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT IS BEING DESIGNED TO MEET MARYLAND STORMWATER ACT OF 2007 WHICH SUPPLEMENTS THE ORIGINAL 2000 MARYLAND DESIGN MANUAL. ENVIRONMENTAL SITE DESIGN (ESD) TECHNIQUES MUST NOW BE PROVIDED THROUGH STRUCTURAL AND NON-STRUCTURAL PRACTICES AT THE SOURCE TO THE MAXIMUM EXTENT PRACTICAL (MEP).

ESD TO THE MEP WILL BE MET THROUGH THE CONSTRUCTION OF A SURFACE SAND FILTER. THIS STRUCTURE WILL PROVIDE ALL OF THE TARGET RVE AND THE REQUIRED PHOSPHORUS LOAD REDUCTION BY MEETING SITE ESDV REQUIREMENTS.

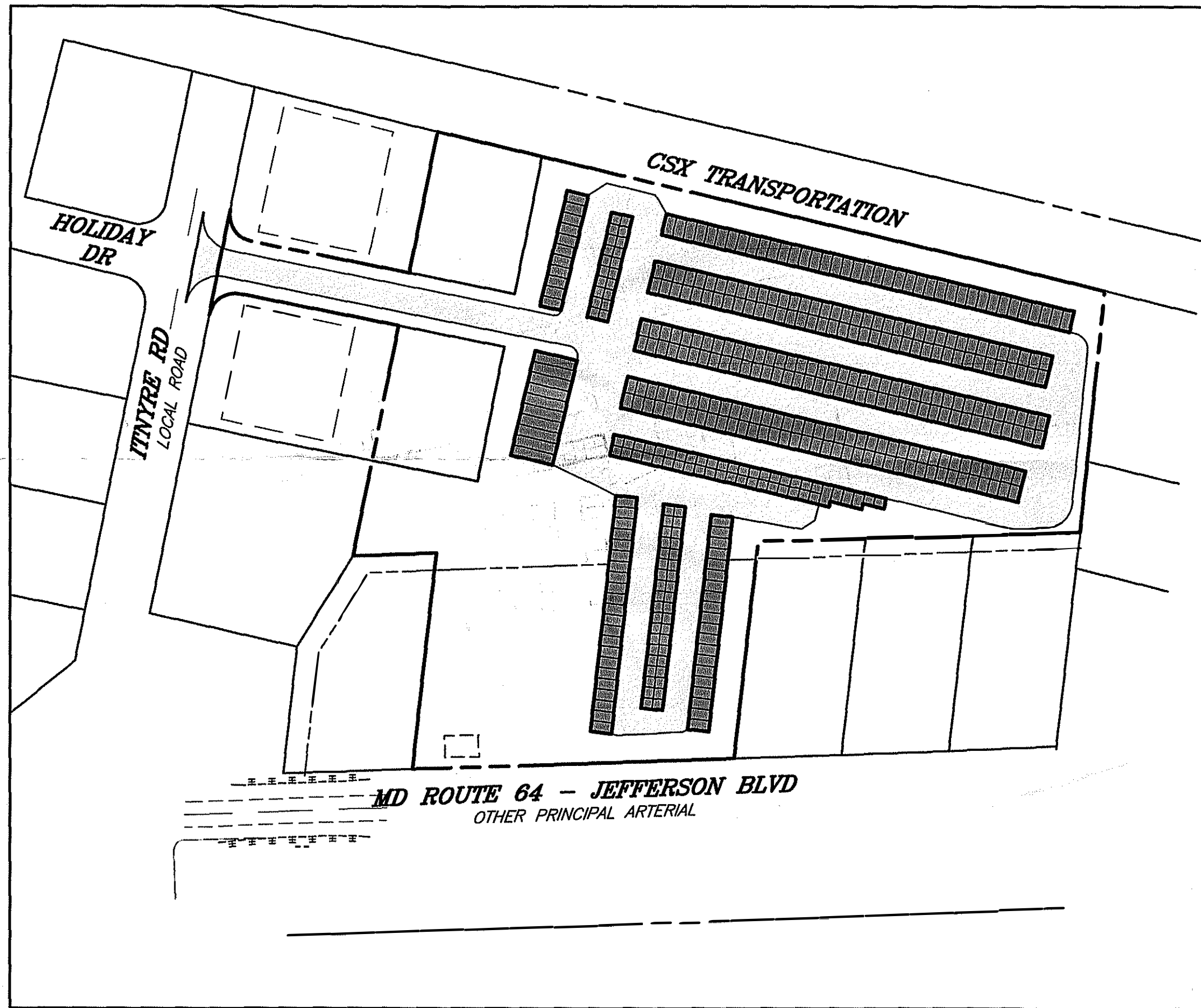
ADDITIONALLY, SWM QUANTITY CONTROL WILL BE PROVIDED THROUGH THE SURFACE SAND FILTER. THIS FACILITY WILL CONTROL THE 2- AND 10-YEAR PEAK DISCHARGE RATES AT THE PROPERTY'S DISCHARGE POINT TO BELOW PRE-DEVELOPMENT LEVELS PER COUNTY REQUIREMENTS, AS WELL AS THE 100-YR STORM DUE TO ADJACENT RESIDENTIAL PROPERTIES.

PRELIMINARY PLAT / SITE PLAN

METZGER MINI-STORAGE

METZGER PROPERTIES, LLC.

SITUATE AT 12019 ITNYRE ROAD
 TOWN OF SMITHSBURG
 ELECTION DISTRICT 07
 WASHINGTON COUNTY, MARYLAND
 MDOT SHA TRACKING# 23APWA008XX



LOCATION MAP
 SCALE: 1" = 100'

INDEX OF SHEETS

COVER SHEET.....	1
GENERAL NOTES / SITE DETAILS.....	2
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STORM DRAIN PROFILES.....	8
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SWM POND PLAN & DETAILS.....	10
SWM POND DETAILS.....	10A
SWM POND NOTES.....	11
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OWNER/DEVELOPER
 METZGER PROPERTIES, LLC.
 22103 JEFFERSON BLVD.
 SMITHSBURG, MD. 21783

FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS

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

82 WORMANS MILL COURT
 SUITE 'G'
 FREDERICK, MD. 21701
 PHONE: (301)695-0880
 FAX: (301)293-6009

FOX & ASSOCIATES INC.
 Est. 1966
 Copyright © 2023

DATE	REVISION	DRAWN BY

RECEIVED

AUG 15 2023

Washington County
 Dept. of Planning & Zoning
 ADC MAP 61
 GRID C-2 & C-3

VICINITY MAP
 SCALE: 1" = 2000'
 TAX MAP 39 PARCEL 306
 COPYRIGHT ADC THE MAP PEOPLE PERMIT LICENSE#16104221

AGENCY & UTILITY CONTACTS

COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION (240) 313-2400
 WASHINGTON COUNTY DEPT. OF WATER QUALITY (SEWER) (240) 313-2800
 WASH. CO. SCD DENISE PRICE (301) 797-6921 X 3
 CITY OF HAG. UTILITIES ENGINEERING ALEKSI HOEH (301) 739-8577 X 681
 ANTIEM CABLE KEN BUCKLER (301) 797-5000
 VERIZON JULIE LUDWIG (301) 790-7135
 POTOMAC Edison RICK USARY (301) 582-5210
 COLUMBIA GAS VONDA GRIFFIN (800) 440-6111

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 5.60 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,678 C.Y. OF EXCAVATION AND 17,244 C.Y. OF FILL.

- * THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.
- ** EARTHWORK QUANTITIES HAVE BEEN COMPUTED FROM PROPOSED SURFACE TO EXISTING SURFACE AND DOES NOT TAKE INTO ACCOUNT TOPSOIL STRIP OR PAVING DEPTH.

UTILITY NOTIFICATION

"THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-257-7777."

ENGINEER PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

GORDON S. POFFENBERGER LICENSE No. 27053 EXPIRATION DATE 1/25/24
 NAME

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.12.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 37B.

AUG 16, 2023 27053
 DATE REG. NO. SIGNATURE

OWNER/DEVELOPER CERTIFICATION - DPW

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3)

DATE PRINTED NAME SIGNATURE

OWNER/DEVELOPER CERTIFICATION - SCD

I/WE CERTIFY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.

DATE PRINTED NAME SIGNATURE

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

BY: _____
 DATE: _____
 (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

WASHINGTON COUNTY DIVISION OF ENGINEERING GRADING & STORMWATER MANAGEMENT APPROVAL

SIGNATURE DATE



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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: November 6, 2023

RE: Forest Conservation Plan Approval for Metzger Mini-Storage Development (PSP-22-002)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to utilize the fee-in-lieu of payment option to satisfy the .80-acre planting requirement for the commercial development located at 12109 Intyre Rd, just outside the Town of Smithsburg. The second request is to remove 2 specimen trees from the site as a part of its development.

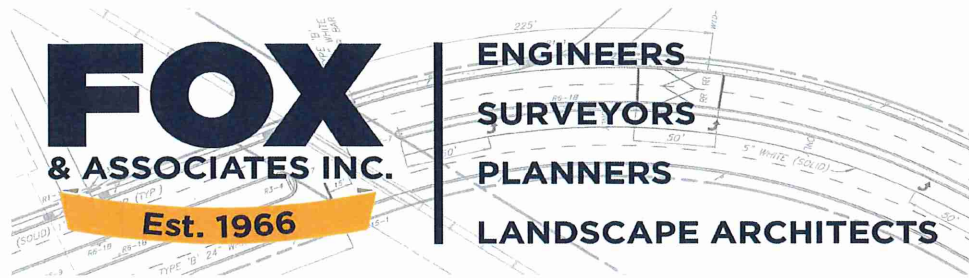
Enclosed for your review is a justification letter from Qualified Professional Clint Rock that makes their case for these requests as well as a page from the site plan showing the specimen trees proposed to be removed.

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

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

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

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



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

April 4, 2023

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

Attention: Travis M. Allen, Comprehensive Planner

Re: Metzger Mini-Storage – Forest Mitigation Techniques/Specimen Tree Removal

Mr. Allen,

We have prepared and submitted Forest Conservation Worksheet 2.2 as part of the Preliminary Plat/Site Plan for Metzger Mini-Storage (PSP-22-002).

The subject property is a 5.66 acre parcel which contains no areas of qualified forest. However, the previously mentioned Forest Conservation Worksheet found on Sheet 6 of 12, calculates the total required forest mitigation at 0.80 AC.

For the property owner to efficiently develop the property for the proposed use and provide the required stormwater facilities in accordance with County Stormwater regulations, there is not sufficient remaining planting area to provide on-site afforestation. Nor does the developer have access to offsite areas on which afforestation/reforestation plantings could be installed or existing qualified forest can be retained. As such, the developer is proposing to provide the required 0.80 acres of mitigation by means of Payment in Lieu (PIL) in the amount of \$10,455.00 (based on \$0.30 per sq ft).

Additionally, though no areas of qualified forest are found on the subject property, 2 specimen trees were observed within the limit of disturbance (LOD) of this project; one 31" Silver Maple (*Acer saccharinum*) located on the west side of the property along the proposed entrance and a 35" Silver Maple located along the southern property line adjacent to TM. 39, P. 358

Both specimen trees will be impacted by the proposed limit of disturbance of the project. Specifically, the 31" Silver Maple on the west side of the property is located within an area where grading is required for the installation of the proposed entrance and closed storm drain system needed to convey off-site drainage through the site. The 35" Silver Maple is found within an area where grading and the installation of pavement are proposed to provide vehicular access through the property and to the proposed storage units. Unfortunately, the earth disturbances proposed within the LOD would negatively affect the health of these trees and efforts to preserve them would substantially limit the property owners' ability to develop their property in an economical manner. As such, these specimen trees will be required to be removed.

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

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

Sincerely,

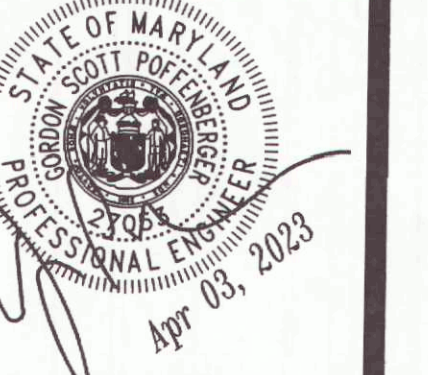
FOX & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Clint Rock', is positioned above the printed name.

Clint Rock, RLA
Landscape Architect

GRADING / SESC PLAN
METZGER MINI-STORAGE
METZGER PROPERTIES, LLC.
SITUATE AT 12019 ITTYRE ROAD
TOWN OF SMITHSBURG
WASHINGTON COUNTY, MARYLAND

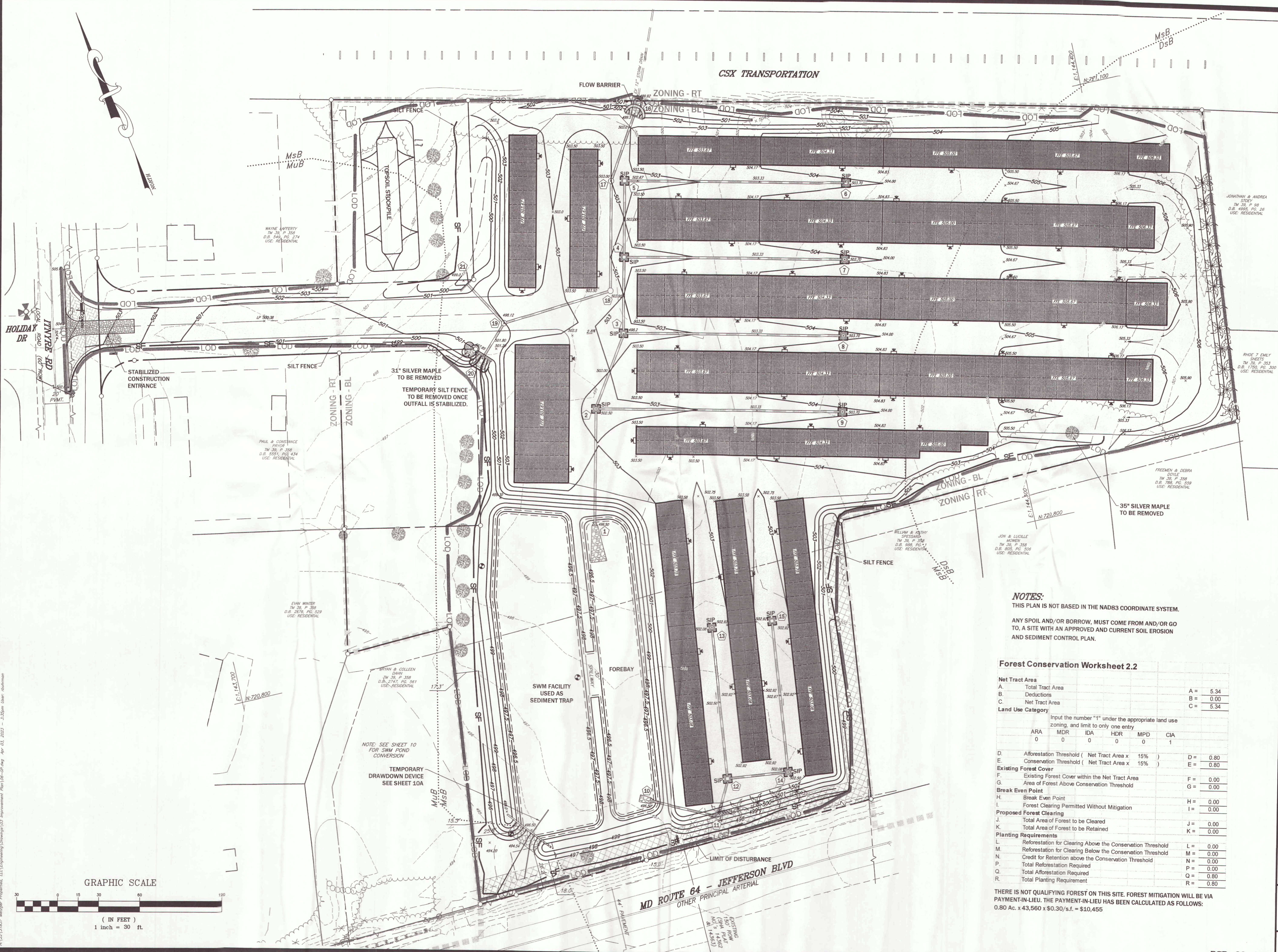
SCALE: 1"=30'



I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE No.: 27053 Exp. Date: 1/25/24

PROJECT NO. 22-31837
DRAWING NO. D-9049
DATE: SEPTEMBER, 2020
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 6 OF 12

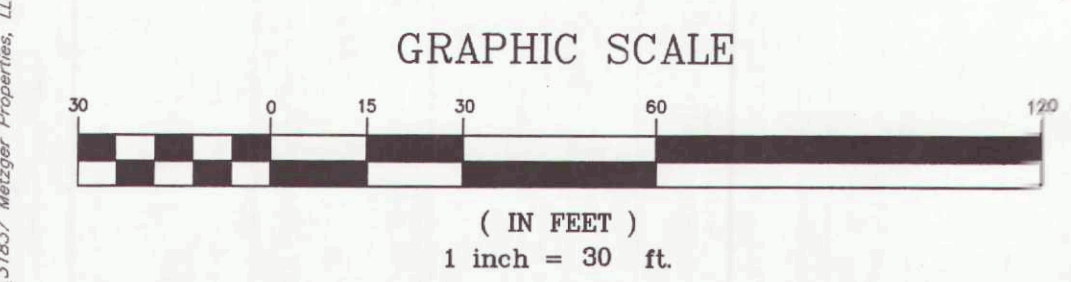


NOTES:
THIS PLAN IS NOT BASED IN THE NAD83 COORDINATE SYSTEM.
ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

Forest Conservation Worksheet 2.2

Net Tract Area		
A. Total Tract Area		A = 5.34
B. Deductions		B = 0.00
C. Net Tract Area		C = 5.34
Land Use Category		
Input the number "1" under the appropriate land use zoning, and limit to only one entry		
ARA	MDR	IDA
0	0	0
	HDR	MPD
	0	0
		CIA
		1
D. Afforestation Threshold (Net Tract Area x 15%)		D = 0.80
E. Conservation Threshold (Net Tract Area x 15%)		E = 0.80
Existing Forest Cover		
F. Existing Forest Cover within the Net Tract Area		F = 0.00
G. Area of Forest Above Conservation Threshold		G = 0.00
Break Even Point		
H. Break Even Point		H = 0.00
I. Forest Clearing Permitted Without Mitigation		I = 0.00
Proposed Forest Clearing		
J. Total Area of Forest to be Cleared		J = 0.00
K. Total Area of Forest to be Retained		K = 0.00
Planting Requirements		
L. Reforestation for Clearing Above the Conservation Threshold		L = 0.00
M. Reforestation for Clearing Below the Conservation Threshold		M = 0.00
N. Credit for Retention above the Conservation Threshold		N = 0.00
O. Total Reforestation Required		O = 0.00
P. Total Afforestation Required		P = 0.80
R. Total Planting Requirement		R = 0.80

THERE IS NOT QUALIFYING FOREST ON THIS SITE. FOREST MITIGATION WILL BE VIA PAYMENT-IN-LIEU. THE PAYMENT-IN-LIEU HAS BEEN CALCULATED AS FOLLOWS:
0.80 Ac. x \$3,560 x \$0.30/s.f. = \$10,455



N:\2023\12019 Metzger Properties, LLC\Engineering\Drawings\12019 Metzger Properties, LLC\Grading\12019 Metzger Properties, LLC\Grading - SESC Plan.dwg Apr 03, 2023 - J.Stoeck: User: dcm

Plan Review Projects Initialized - September 01, 2023 - September 30, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
S-23-055	Final Plat	In Review	20-Sep-23	METZGER PROPERTIES FINAL PLAT	12019 ITNYRE ROAD SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	METZGER PROPERTIES LLC
SR2023-0260	Floodplain Service Requests	On Notice	06-Sep-23	9720 COUNTRY STORE LANE	9720 COUNTRY STORE LANE HAGERSTOWN, MD 21740		EMIGH FAMILY REAL ESTATE LLC
SR2023-0261	Floodplain Service Requests	On Notice	06-Sep-23	20524 BENEVOLA CHURCH ROAD ACCESSORY STRUCTURE ADDITION	20524 BENEVOLA CHURCH ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MARTZ MICHAEL D
FS-23-028	Forest Stand Delineation	Approved	12-Sep-23	SIMPLIFIED FOREST STAND DELINEATION FOR BOWMAN SPIELMAN, LLC		FREDERICK SEIBERT & ASSOCIATES	BOWMAN SPIELMAN LLC
FS-23-029	Forest Stand Delineation	Approved	19-Sep-23	FOREST STAND DELINEATION FOR LARRY MILLER	20919 RENO MONUMENT ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MILLER LARRY
SIM23-052	IMA	Active	01-Sep-23	14411 BATTLETOWN RD HN	14411 BATTLETOWN ROAD HAGERSTOWN, MD 21742	COREY'S CONSTRUCTION	BOBBITT MATTHEW AARON
SIM23-053	IMA	Active	06-Sep-23	8005 BARNES ROAD BO		FREDERICK SEIBERT & ASSOCIATES	BAKER BRIAN E BAKER TERI M
SIM23-054	IMA	Active	06-Sep-23	726 WEVERTON ROAD KN	726 WEVERTON ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	HEWETT AMBER RENEE MARTIN JEFFREY ARNOLD
SIM23-055	IMA	Active	06-Sep-23	13210 EXLINE ROAD HK	13210 EXLINE ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	DURCHO JOHN
SIM23-056	IMA	Active	07-Sep-23	4936 CHURCHEY ROAD SM		FREDERICK SEIBERT & ASSOCIATES	DOYLE BRADY A RYAN MOLLY K
OM-23-011	Ordinance Modification	Recommend Approval	01-Sep-23	MIKE & GAIL TAYLOR, LOTS 1&2	11835 SAINT PAUL ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	TAYLOR MICHAEL E TAYLOR GAIL Y
OM-23-012	Ordinance Modification	In Review	20-Sep-23	RALPH THACKER	7371 MOUNTAIN LAUREL ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	THACKER DEWEY RALPH THACKER BETTY JEAN
OM-23-013	Ordinance Modification	Approved	28-Sep-23	FRANKLIN & PAMELA THOMPSON, LOT 1	23616 LEATHERS ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	THOMPSON FRANKLIN E THOMPSON PAM A
S-23-053	Preliminary-Final Plat	Revisions Required	05-Sep-23	DEVELOPMENT PLAT FOR DENNIS MINNICK PARCEL A	12333 PLEASANT VALLEY ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	MINNICK DOUGLAS E & JOYCE E
S-23-054	Preliminary-Final Plat	Final Copies Due	06-Sep-23	BRANDON & CANDICE MICHAEL, REPLAT LOT 1A PLAT 5320	8342 MOUNTAIN LAUREL ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MICHAEL BRANDON C MICHAEL CANDICE N
S-23-056	Preliminary-Final Plat	In Review	25-Sep-23	BUCHANAN LOT 1	17944 REIFF CHURCH ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BUCHANAN DARREL HARRISON & BUCHANAN LEANN MARIE
S-23-057	Preliminary-Final Plat	In Review	26-Sep-23	PATRIOT FEDERAL CREDIT UNION LOT 2	11067 ROBINWOOD DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	PATRIOT FEDERAL CREDIT UNION
S-23-058	Preliminary-Final Plat	In Review	26-Sep-23	MARTIN PROPERTY PRELIMINARY/FINAL PLAT FOR LOT 1	12440 BURKHOLDER LANE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	MARTIN LAWAYNE A & MARTIN MARGARET J
SP-17-017.R01	Redline Revision	Approved	05-Sep-23	ROBINWOOD PATRIOT FCU REDLINE TO RELOCATE DUMPSTER	SOUTHEAST SIDE OF ROBINWOOD DRIVE	FREDERICK SEIBERT & ASSOCIATES	PATRIOT FEDERAL CREDIT UNION

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Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SI-23-008	Simplified Plat	In Review	29-Sep-23	CCSDAC PAR A & B	21821 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	TRUMPOWER DARYL L & SANDRA L
SP-23-033	Site Plan	In Review	01-Sep-23	NORTH END STORAGE II - PHASE 2	19729 LONGMEADOW ROAD HAGERSTOWN, MD 21742	TRIAD ENGINEERING	OLIVER JOHN R COMPANY INC
SP-23-034	Site Plan	In Review	01-Sep-23	MERITUS SCHOOL OF OSTEOPATHIC MEDICINE GRADUATE STUDENT HOUSING	19513 INNOVATION DRIVE HAGERSTOWN, MD 21742	HRG	BOARD OF EDUCATION
SP-23-035	Site Plan	In Review	06-Sep-23	WASHINGTON COUNTY HUMANE SOCIETY	13011 MAUGANSVILLE ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WASH CO HUMANE SOCIETY INC
SP-23-036	Site Plan	Received	12-Sep-23	BOWMAN LIGHTNER TRAILER PARKING	LAPPANS ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BOWMAN SPIELMAN LLC
SP-23-037	Site Plan	In Review	20-Sep-23	KIEFFER FUNK SOLAR	11609 KIEFFER FUNK ROAD SMITHSBURG, MD 21783	BECKER MORGAN GROUP INC	JOACHIM WILLIAM LEE JOACHIM JAMES ALAN
SP-23-038	Site Plan	Revisions Required	25-Sep-23	MINOR SITE PLAN DIRTY BORE CUSTOM, LLC	546 PROSPECT HILL ROAD, KNOXVILLE, MD	FOX & ASSOCIATES INC	KEFAUVER BERNARD R JR RIGGS SONDRA K
GP-23-016	Site Specific Grading Plan	In Review	15-Sep-23	COURIE DOON FARM LOT 3	4654 COURIE DOON LANE ROHRERSVILLE, MD 21779		COURIER DOON FARM LLC
SGP-23-061	Standard Grading Plan	Approved	01-Sep-23	GUEVARA GARCIA			KREYKENBOHM HELEN Z
SGP-23-064	Standard Grading Plan	Approved	06-Sep-23	PECK - SALEM CHURCH ROAD	13268 SALEM CHURCH ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	KEYSER DANIEL P
SGP-23-065	Standard Grading Plan	Pending Payment	13-Sep-23	BOB NEMES	INDEPENDENCE ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	GOLDEN CRYSTAL LLC
SGP-23-066	Standard Grading Plan	Approved	13-Sep-23	BETKER - PARADISE HEIGHTS LOT 3	13617 PULASKI DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	CID JAIME HERNANDEZ DEL CID JUVER HERNANDEZ DEL
SGP-23-067	Standard Grading Plan	In Review	14-Sep-23	BRYAN AND KIMBELY GABRIEL	20904 LEITERS MILL ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GABRIEL BRYAN K GABRIEL KIMBERLY L
SGP-23-068	Standard Grading Plan	In Review	25-Sep-23	COREYS CONSTRUCTION - BURKHOLDER	8070 NECK ROAD WILLIAMSPORT, MD 21795		BURKHOLDER WADE L BURKHOLDER CHLOTTE C
SGP-23-069	Standard Grading Plan	In Review	26-Sep-23	COLUMBIA GAS WILLIAMSPORT PIKE CONNECTION	16317 MCGREGOR DRIVE HAGERSTOWN, MD 21740		LYNCH JOHN
SGP-23-070	Standard Grading Plan	In Review	27-Sep-23	PALMER	5933 CLEVELANDTOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	HARRISVILLE LAND LLC
SGP-23-071	Standard Grading Plan	In Review	28-Sep-23	SMALLWOOD TERRACE LOT 23			CHANEY ERIC
SWCP23-022	Stormwater Concept Plan	In Review	14-Sep-23	HOMEPLATE MXD CONCEPT & ESD PLAN	12230 CLOVERLY FARM LANE SMITHSBURG, MD 21783		CLOVERLY HILL LLC
SSWP23-052	Stormwater Standard Plan	Approved	05-Sep-23	PECK - SALEM CHURCH ROAD		FREDERICK SEIBERT & ASSOCIATES	KEYSER DANIEL P
SSWP23-053	Stormwater Standard Plan	In Review	12-Sep-23	BOB NEMES	INDEPENDENCE ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	GOLDEN CRYSTAL LLC
SSWP23-054	Stormwater Standard Plan	In Review	13-Sep-23	BRYAN AND KIMBELY GABRIEL	20904 LEITERS MILL ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GABRIEL BRYAN K GABRIEL KIMBERLY L

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Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SSWP23-055	Stormwater Standard Plan	In Review	18-Sep-23	COREYS CONSTRUCTION - BURKHOLDER	8070 NECK ROAD WILLIAMSPORT, MD 21795		BURKHOLDER WADE L BURKHOLDER CHRLOTTE C
SSWP23-056	Stormwater Standard Plan	In Review	25-Sep-23	PALMER	5933 CLEVELANDTOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	HARRISVILLE LAND LLC
SSWP23-057	Stormwater Standard Plan	In Review	28-Sep-23	SMALLWOOD TERRACE LOT 23			CHANEY ERIC
TIS-23-008	Traffic Impact Study	Scoping Letter Sent	07-Sep-23	HAGERSTOWN TIDAL WAVE CAR WASH	10320 SHARPSBURG PIKE HAGERSTOWN, MD 21740	TRAFFIC SOLUTIONS INC.	SHARPSBURG PIKE EAL ESTATE LLC
GPT-23-077	Type 2 Grading Plan	Approved	01-Sep-23	ELMWOOD 184 10030 WILKES DR	10030 WILKES DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
GPT-23-078	Type 2 Grading Plan	Approved	01-Sep-23	ELMWOOD 140 10025 WILKES DR	10025 WILKES DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
GPT-23-079	Type 2 Grading Plan	Approved	05-Sep-23	HARPER PARK LOT 7	19124 GRAINARY DRIVE HAGERSTOWN, MD 21742	PAUL CRAMPTON CONTRACTORS INC	HARPER PARK LLC
GPT-23-080	Type 2 Grading Plan	Approved	07-Sep-23	GAVER MEADOWS LOT 53	135 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-23-081	Type 2 Grading Plan	Approved	15-Sep-23	ELMWOOD 186 10022 WILKES DR	10022 WILKES DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
GPT-23-082	Type 2 Grading Plan	Approved	29-Sep-23	ELMWOOD LOT141 10029 WILKES DR	10029 WILKES DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-04612	Entrance Permit	Approved	01-Sep-23	STICK BUILT HOME	S-21-019 10030 WILKES DRIVE, LOT 184		FELIXS FOLLY LLC
2023-04621	Entrance Permit	Approved	01-Sep-23	STICK BUILT HOME	S-21-019 10025 WILKES DRIVE, LOT 140		FELIXS FOLLY LLC
2023-04651	Entrance Permit	Approved	05-Sep-23	STICK BUILT HOME	S-18-035 9363 ALLOWAY DRIVE, LOT 74		WESTFIELDS INVESTMENT LLC
2023-04665	Entrance Permit	Approved	06-Sep-23	STICK BUILT HOME	S-20-030 19124 GRAINARY DRIVE, LOT 7	PAUL CRAMPTON CONTRACTORS INC	HARPER PARK LLC
2023-04672	Entrance Permit	In Progress	06-Sep-23	MOBILE HOME	LOR 11327 SWORD ROAD	ANTRIM HOMES INC	RHOTON STEVEN L RHOTON DIANA L
2023-04677	Entrance Permit	In Progress	06-Sep-23	2 FAMILY DWELLING	LOR 114 HARVARD ROAD, LOT 32, LEFT SIDE		MASN RELATY LLC
2023-04696	Entrance Permit	Approved	07-Sep-23	FOREST HARVEST	LOR 11915 COVE ROAD		JO DEMAR INC
2023-04697	Entrance Permit	Approved	07-Sep-23	FOREST HARVEST	LOR 11915 COVE ROAD		JO DEMAR INC
2023-04710	Entrance Permit	In Progress	08-Sep-23	2 FAMILY DWELLING	LOR 128 HARVARD ROAD, LOT 30, LEFT SIDE AND RIGHT SIDE	UGO, LLC	MASN RELTY LLC
2023-04727	Entrance Permit	Approved	11-Sep-23	STICK BUILT HOME	S-18-035 9356 ALLOWAY DRIVE, LOT 767		DRB GROUP MID ATLANTIC LLC
2023-04737	Entrance Permit	In Progress	11-Sep-23	STICK BUILT HOME	LOR 17710 OAK RIDGE DRIVE		GUEVARA GARCIA JOSE A GUEVARA GARCIA LISETH
2023-04783	Entrance Permit	Approved	14-Sep-23	INDUSTRIAL	HEBB ROAD		CAROLEE INVESTMENTS LLC ET AL
2023-04785	Entrance Permit	In Progress	14-Sep-23	STICK BUILT HOME	S-20-011 20904 LEITERS MILL ROAD, LOT 6	BG PROPERTY SERVICES LLC	GABRIEL BRYAN K GABRIEL KIMBERLY L
2023-04814	Entrance Permit	Approved	15-Sep-23	STICK BUILT HOME	S-21-019 10022 WILKES DRIVE, LOT 186		FELIXS FOLLY LLC
2023-04910	Entrance Permit	Approved	21-Sep-23	STICK BUILT HOME	LOR 13617 PULASKI DRIVE, LOT 3	JOHN R SMITH	Jason Betker
2023-04954	Entrance Permit	In Progress	25-Sep-23	COMMERCIAL	SP-23-037 11609 KIEFFER FUNK ROAD		JOACHIM WILLIAM LEE JOACHIM JAMES ALAN
2023-05043	Entrance Permit	In Progress	29-Sep-23	STICK BUILT HOME	S-18-035 9304 ALLOWAY DRIVE, LOT 697		DRB GROUP MID ATLANTIC LLC
2023-05064	Entrance Permit	In Progress	29-Sep-23	STICK BUILT HOME	S-21-019 10029 WILKES DRIVE, LOT 141		FELIXS FOLLY LLC
2023-05008	Floodplain Permit	Review	28-Sep-23	FLOODPLAIN	LOR 20526 BENEVOLA CHURCH ROAD		MARTZ MICHAEL D
2023-04610	Grading Permit	Approved	01-Sep-23	ELMWOOD 184 10030 WILKES DR	S-21-019 10030 WILKES DRIVE, LOT 184		FELIXS FOLLY LLC
2023-04620	Grading Permit	Approved	01-Sep-23	ELMWOOD 140 10025 WILKES DR	S-21-019 10025 WILKES DRIVE, LOT 140		FELIXS FOLLY LLC
2023-04653	Grading Permit	Approved	05-Sep-23	WESTFIELDS LOT 74	S-18-035 9363 ALLOWAY DRIVE, LOT 74		WESTFIELDS INVESTMENT LLC
2023-04655	Grading Permit	Approved	05-Sep-23	STICK BUILT HOME	LOR 13268 SALEM CHURCH ROAD, LOT 1	OLIVER HOMES, INC	KEYSER DANIEL P
2023-04666	Grading Permit	Approved	06-Sep-23	STICK BUILT HOME	S-20-030 19124 GRAINARY DRIVE, LOT 7	PAUL CRAMPTON CONTRACTORS INC	HARPER PARK LLC
2023-04673	Grading Permit	In Progress	06-Sep-23	MOBILE HOME	LOR 11327 SWORD ROAD	ANTRIM HOMES INC	RHOTON STEVEN L RHOTON DIANA L
2023-04676	Grading Permit	In Progress	06-Sep-23	2 FAMILY DWELLING	LOR 114 HARVARD ROAD, LOT 32, LEFT SIDE		MASN RELATY LLC
2023-04691	Grading Permit	Approved	07-Sep-23	GRADING FOR GAVER MEADOWS LOT 53	TWN-19-007 135 CHARLOTTE STREET, LOT 53		DAVID C LYLES DEVELOPERS LLC
2023-04711	Grading Permit	In Progress	08-Sep-23	2 FAMILY DWELLING	LOR 128 HARVARD ROAD, LOT 30, LEFT SIDE AND RIGHT SIDE	UGO, LLC	MASN RELTY LLC
2023-04728	Grading Permit	Approved	11-Sep-23	WESTFIELDS LOT 767	S-18-035 9356 ALLOWAY DRIVE, LOT 767		DRB GROUP MID ATLANTIC LLC
2023-04742	Grading Permit	In Progress	12-Sep-23	STICK BUILT HOME	S-21-006 7060 GILARDI ROAD, LOT 1	PERSONALIZED HOME SOLUTIONS, LLC	REITER WILLIAM A ENGLEHART SARAH E

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-04775	Grading Permit	Pending	13-Sep-23	STICK BUILT HOME	MAPLE RIDGE ROAD		CARDONE DOMINIC CARDONE CHRISTINE
2023-04786	Grading Permit	In Progress	14-Sep-23	STICK BUILT HOME	S-20-011 20904 LEITERS MILL ROAD, LOT 6	BG PROPERTY SERVICES LLC	GABRIEL BRYAN K GABRIEL KIMBERLY L
2023-04813	Grading Permit	Approved	15-Sep-23		S-21-019 10022 WILKES DRIVE, LOT 186		FELIXS FOLLY LLC
2023-04841	Grading Permit	In Progress	18-Sep-23		S-78-125 NECK ROAD, LOT 15		BURKHOLDER WADE L BURKHOLDER CHLOTTE C
2023-04907	Grading Permit	In Progress	21-Sep-23	STICK BUILT HOME	S-22-031 4654 COURIE DOON LANE, LOT 3	HURD BUILDERS	COURIE DOON FARM LLC
2023-04911	Grading Permit	Approved	21-Sep-23	STICK BUILT HOME	LOR 13617 PULASKI DRIVE, LOT 3	JOHN R SMITH	Jason Betker
2023-04955	Grading Permit	In Progress	25-Sep-23	SOLAR PANELS	SP-23-037 11609 KIEFFER FUNK ROAD		JOACHIM WILLIAM LEE JOACHIM JAMES ALAN
2023-05045	Grading Permit	In Progress	29-Sep-23	WESTFIELDS LOT #697	S-18-035 9304 ALLOWAY DRIVE, LOT 697		DRB GROUP MID ATLANTIC LLC
2023-05065	Grading Permit	In Progress	29-Sep-23	ELMWOOD 141 10029 WILKES DR	S-21-019 10029 WILKES DRIVE, LOT 141		FELIXS FOLLY LLC
2023-04939	Grading Permit	Review	25-Sep-23	TOWN OF SMITHSBURG WATERLINE LOOP	21 WE WATER STREET SMITHSBURG, MD 21783		SMITHSBURG TOWN OF
2023-04862	Grading Permit	Approved	19-Sep-23		101 JOANN LANE SMITHSBURG, MD 21783		HOUSING AUTHORITY OF WASH CO
2023-04780	Non-Residential Ag Certificate	Approved	13-Sep-23	FARM BUILDING	LOR 13255 PECKTONVILLE ROAD		PETERSON ROBERT BRAD II
2023-04838	Non-Residential Ag Certificate	Approved	18-Sep-23	FARM BUILDING	LOR 4800 CHURCHEY ROAD		WILLIAMS KURT A WILLIAMS JULIE A
2023-04952	Non-Residential New Construction Permit	Review	25-Sep-23	SOLAR PANELS	SP-23-037 11609 KIEFFER FUNK ROAD		JOACHIM WILLIAM LEE JOACHIM JAMES ALAN
2023-04707	Utility Permit	Approved	08-Sep-23	COLUMBIA GAS	18703 PRESTON ROAD, INTERSECTION OF CLUB ROAD AND PRESTON ROAD	COLUMBIA GAS OF MD	SCHURR JOHNATHAN
2023-04762	Utility Permit	Approved	13-Sep-23	COLUMBIA GAS	17815 BURNSIDE AVENUE	COLUMBIA GAS OF MARYLAND INC	MCCONNELL MEGAN LEAH
2023-04791	Utility Permit	Approved	14-Sep-23	COLUMBIA GAS	12021 NORTH SCOTTISH COURT	COLUMBIA GAS OF MARYLAND INC	ZEVALLOS CARLOS FERNANDO HUAMAN
2023-04806	Utility Permit	Approved	15-Sep-23	POINT BROADBAND	DILLER DRIVE, SHOWWALTER ROAD, AIRVIEW ROAD, WOODLAND HEIGHTS ROAD, SHERBROOK DRIVE	PURE LIFE CABLE	SADORVAN PROPERTIES LLC
2023-04808	Utility Permit	Approved	15-Sep-23	POINT BROADBAND	SENECA RIDGE DRIVE, GREENFIELD AVENUE, BOXFORD LANE, DARBY PLACE, RENRICK TERRACE, OLIVER DRIVE, PEAK CIRCLE, CRAYTON BOULEVARD	PURE LIFE CABLE	ZHANG YUANHAO
2023-04810	Utility Permit	Approved	15-Sep-23	POINT BROADBAND	MAUGANSVILLE ROAD, REIFF CHURCH ROAD, SHELBY CIRCLE, VILLAGE MILL DRIVE, EDITH AVENUE, GREEN MOUNTAIN DRIVE, ALPINE DRIVE, COUNTRYSIDE DRIVE, LEONA AVENUE	PURE LIFE CABLE	BUCHANAN DARREL HARRISON & BUCHANAN LEANN MARIE

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2023-04811	Utility Permit	Approved	15-Sep-23	POINT BROADBAND	CONSTITUTION CIRCLE, STARS LANE, PATRIOT WAY, JUSTICE COURT, GARDEN VIEW ROAD, MARK AVENUE, GARDEN SPOT DRIVE, IVY WAY, DAISY DR, DAISY CIR, BLUEBELL DR, SCARLETT SAGE CT, JENNIFER LN, CHADS TERRACE, ELAINES WAY, WELL SPRING DR, LABEL LN, MAUGANSVILLE RD	PURE LIFE CABLE	WAGAMAN RALPH EDWARD JR & WAGAMAN CANDICE J
2023-04826	Utility Permit	Approved	18-Sep-23	VERIZON	13850 CRAYTON BOULEVARD	VERIZON	SHOWALTER FARM LLC
2023-04860	Utility Permit	Approved	19-Sep-23	POTOMAC EDISON	10852 CATHOLIC CHURCH ROAD	POTOMAC EDISON	EVERITTS CHRISTOPHER H EVERITTS JEREMY L TRUSTEES OF
2023-04873	Utility Permit	Review	20-Sep-23	COMCAST	18906 POFFENBERGER ROAD		L AND E TRUST ALLEN A GILLIS II TRUSTEE
2023-04917	Utility Permit	Approved	22-Sep-23	POTOMAC EDISON	4331 LOCUST GROVE ROAD	POTOMAC EDISON	BELL HARRY I JR
2023-04924	Utility Permit	Approved	22-Sep-23	COLUMBIA GAS	CHERRY HILL DRIVE AND PARKWOOD DRIVE	COLUMBIA GAS OF MD	RHODES ARRON J
2023-04928	Utility Permit	Approved	25-Sep-23	POTOMAC EDISON	10852 CATHOLIC CHURCH ROAD	POTOMAC EDISON	EVERITTS CHRISTOPHER H EVERITTS JEREMY L TRUSTEES OF
2023-05006	Utility Permit	Approved	28-Sep-23	COLUMBIA GAS	11109 GLENSIDE AVENUE	COLUMBIA GAS OF MD	HANN CARROLL R
2023-04705	Utility Permit	Review	08-Sep-23	COMCAST	20422 BLUEBIRD AVENUE		BARNES RAYMOND E
2023-04891	Utility Permit	Review	21-Sep-23	DQE	EVERLY ROAD, MOATS ROAD, ROCK HILL ROAD, KEMPS MILL ROAD, CELESTE DRIVE, HONEYFIELD ROAD, NORTH ARTIZAN STREET, AND SUNSET AVENUE		LNA PROPERTIES LLC

Plan Review Projects Initialized - September 01, 2023 - September 30, 2023

	Type	Total
LandDev Total by Group: 50	Final Plat	1
	Floodplain Service Requests	2
	Forest Stand Delineation	2
	IMA	5
	Ordinance Modification	3
	Preliminary-Final Plat	5
	Redline Revision	1
	Simplified Plat	1
	Site Plan	6
	Site Specific Grading Plan	1
	Standard Grading Plan	9
	Stormwater Concept Plan	1
	Stormwater Standard Plan	6
	Traffic Impact Study	1
	Type 2 Grading Plan	6
Permits Total by Group: 60	Entrance Permit	18
	Floodplain Permit	1
	Grading Permit	22
	Non-Residential Ag Certificate	2
	Non-Residential New Construction Permit	1
	Utility Permit	16
Total		110