



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

WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
March 6, 2017, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, PUBLIC MEETING ROOM #2000

CALL TO ORDER AND ROLL CALL

MINUTES

1. February 6, 2017 Planning Commission regular meeting *

NEW BUSINESS

SITE PLANS

1. Breakaway 2 Event Center (SP-16-040) Proposed event center at existing sports lounge/bar located at 13730 Pennsylvania Avenue on .02 acre; Zoning: BG (Business General); Planner: Lisa Kelly *
2. Todd Mike Investments LLC (SP-14-015) Requesting change in use/intensity of property located at 9222 Stottlemeyer Road; Zoning: RB (Rural Business); Planner: Tim Lung *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung
2. CIP Recommendation – Steve Goodrich *

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, March 20, 2017, 7:00 p.m., Washington County Public Rezoning meeting, Washington County Administration Building, 100 W. Washington Street, 2nd Floor, Public Meeting Room #2000, Hagerstown, Maryland
2. Monday, April 3, 2017, 7:00 p.m., Washington County regular Planning Commission meeting, Washington County Administration Building, 100 W. Washington Street, 2nd Floor, Public Meeting Room #2000, Hagerstown, Maryland

****attachments***

The Planning Commission reserves the right to vary the order in which the cases are called.

Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) 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.*

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
February 6, 2017**

The Washington County Planning Commission held a regular meeting on Monday, February 6, 2017 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Clint Wiley, Dennis Reeder, Andrew Bowen, David Kline and BOCC Ex-Officio Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review - Tim Lung, Deputy Director and Lisa Kelly, Senior Planner.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the January 9, 2017 regular meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved with Commissioner Myers abstaining from the vote.

NEW BUSINESS

-SITE PLANS

Mennonite Home (SP-16-033)

Ms. Kelly presented for review and approval a site plan for the proposed Mennonite Home located along the west side of Maugansville Road, south of its intersection with Shawley Drive. The property is currently zoned RT (Residential Transition). The owners are proposing to construct a 21,000 square foot, one story nursing home with a proposed height of 24 feet, which will replace the existing two-story facility located on the 5.8 acre parcel as the resident care facility. The existing two story building will become administrative offices. There are 55 beds proposed. Two access points are proposed. The site will be served with public water and public sewer. The facility will operate 24 hours/day, 7 days/week with visitation from 8:00 a.m. to 8:00 p.m. daily. There will be three employee shifts, with a maximum of 6 employees per shift. Required parking is 17 spaces and 24 spaces will be provided. The nursing home will be constructed in two phases. The first phase will be 17,000 square feet with 33 beds; phase two will contain 18 beds in 3,400 square feet of space. A screened dumpster will be located to the rear of the building. Site lighting will be building and pole mounted. There will be one ground mounted sign on the site. Bio-retention ponds will be used for storm water management measures and will be planted with plants and shrubs. Forest Conservation Ordinance requirements will be met by on-site planting of trees in the amount of .45 acres, using the landscape credit provision allowed per the Forest Conservation Ordinance. All agency approvals have been received.

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

-OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported that 27 new submittals were received by the Department of Plan Review during the month of January. Submittals included the following: Engineering/Permitting review - 14 reviews for

entrance, grading and utility permits; Development Plan review –3 standard grading plans, 1 site specific grading plan and 2 two-year updates; Land Use review – 2 Forest Stand Delineations, 1 subdivision replat; 1 site plan for Sunbelt Rentals on Crayton Boulevard. and a request for a preliminary consultation on a townhouse development off of Arnett Drive. Plan approvals were issued for 16 plans including a Forest Stand Delineation, a Forest Conservation Plan, 3 simplified plats, 4 minor subdivision plats, 2 replats, 3 minor site plans.

ADJOURNMENT

Mr. Bowen made a motion to adjourn meeting. The motion was seconded by Mr. Kline and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, March 6, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, March 20, 2017, 7:00 p.m., Washington County Planning Commission public rezoning meeting

Respectfully submitted,

Terry Reiber, Chairman



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: BREAKAWAY 2 EVENT CENTER
NUMBER.....: SP-16-040

OWNER.....: B K 2 PROPERTIES LLC
LOCATION.....: PROPOSED EVENT CENTER AT EXISTING SPORTS
DESCRIPTION..: PROPOSED EVENTS CENTER AT EXISTING SPORTS

ZONING.....: BG BUSINESS GENERAL
COMP PLAN...: CM Commercial
PARCEL.....: 02417114400001
SECTOR.....: 1
DISTRICT....: 27

TYPE.....: CM
GROSS ACRES.: 0.02
DWEL UNITS..: 0
TOTAL LOTS..: 3
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 10/19/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$500.00

SITE ENGINEERING

METHOD.....	WATER	SEWER
.....: PUBLIC		
SERVICE AREA.....	PUBLIC	
.....: HN		
PRIORITY.....	HN	
.....: 1		
NEW HYDRANTS.....	1	
.....: 0		
GALLONS PER DAY SEWAGE....	0	
.....: 0		
SEWER PLANT.....		

STORM WATER MANAGMT TYPE.:
DRAIN DIRECTION.....:
FLOOD ZONE....: C
WETLANDS.....: N
TOPOGRAPHY.....:
BEDROCK.....:
VEGETATION.....:

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 87% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED....: 0% LANDSCAPING MEETS REQUIREMENTS....: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC....: 0 PEDESTRIAN ACCESS IS ADEQUATE.....: Y
 OPEN SPACE MINIMUM ALLOWED....: 0 BUS ROUTE WITHIN WALKING DIST.....:
 TOTAL PARKING SPACES PLANNED.: 185 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQORD.: 185
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....: N/A

SOLID WASTE DISPOSAL PLANS....: EXISTING DUMPSTER
 MATERIALS STORED ON SITE.....: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1
 2
 3
 4
 5
 6
 7
 8
 9
 10

NUMBER OF ACCESS POINTS:2
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 13 MILES TO STATION: 0
 AMBULANCE DIST: 75 MILES TO STATION: 0

COMMENTS:

PROPOSED EVENTS CENTER AT EXISTING SPORTS LOUNGE/BAR rev
 2

THE BOARD OF APPEALS GRANTED A VARIANCE TO PERMIT THE
 REDUCTION OF PARKING SPACE STALL LENGTHS FROM 20 FEET TO 18
 FEET IN LENGTH.



13710 Pennsylvania Ave. Hagerstown MD 21742

501 719-8146

November 14, 2016

To Whom It May Concern:

This letter is to confirm that I, Cristy Tritle, Owner of Studio B Salon & Spa, 13710 Pennsylvania Ave, Hagerstown MD, have given permission to Paul Harp, Owner of Break Away II, 13726 Pennsylvania Ave, Hagerstown MD, to utilize the parking at Studio B Salon and Spa after our business hours.

Studio B Salon & Spa does not assume any liability for any person, personal property, or accidents that may incur from allowing Paul Harp, Owner of Break Away II establishments patrons and/or employees access to the parking lot.

Respectfully,

A handwritten signature in dark ink, appearing to read "Cristy Tritle". The signature is fluid and cursive, written over the printed name.

Cristy Tritle, Owner

Studio B Salon & Spa



BOARD OF ZONING APPEALS

MEMORANDUM

To: Washington County Board of Zoning Appeals

From: Kathy A. Kroboth, Zoning Coordinator

Date: January 20, 2017

Subject: Docket No.: AP2017-003 – 13726 Pennsylvania Ave/B K 2 Properties LLC

The applicant is requesting a variance from the required 20 ft. parking space stall length to 18 ft. The property is zoned Business General which district is governed by Article 12 of the Zoning Ordinance.

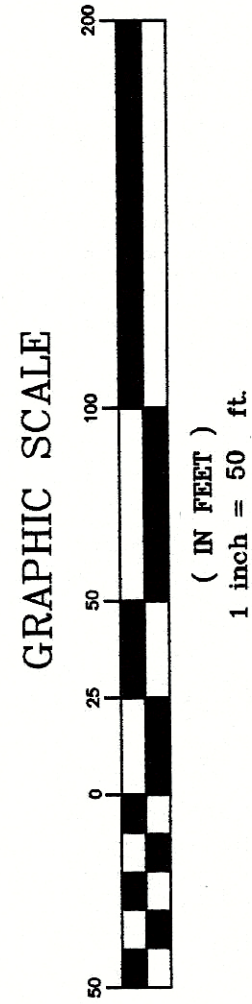
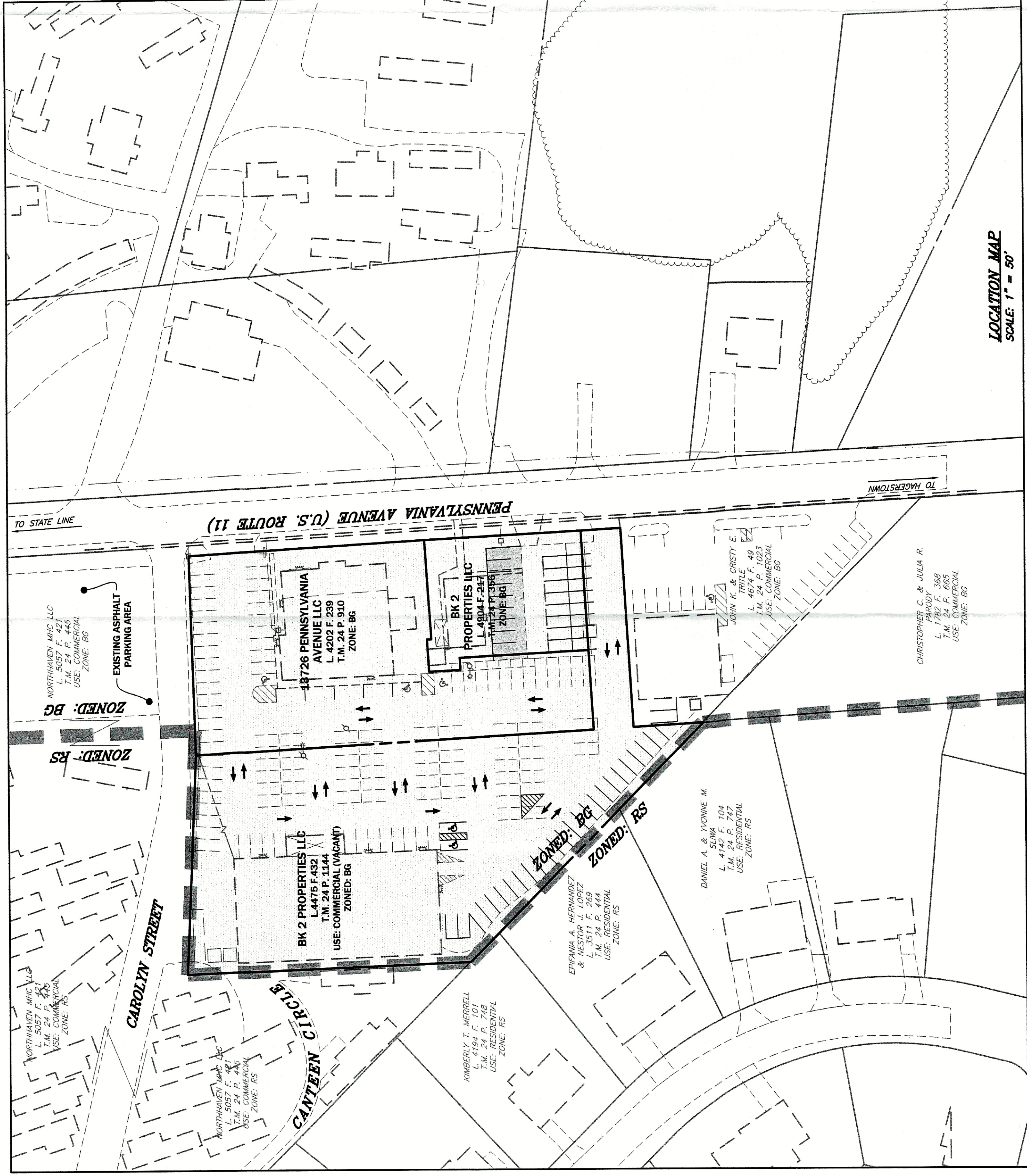
When reviewing this variance request, the Board should consider the provisions of Section 25.56 of the Zoning Ordinance and make a finding in regards to the practical difficulty and/or undue hardship criteria.

Section 22.12(b)5(f)2 requires parking stalls to measure 9 ft. in width by 20 ft. in length

GENERAL NOTES

1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF UTILITIES EXCEPT AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS UTILITIES EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY RIGHTS-OF-WAY.
3. FOX & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANYTHING TO THE CONTRACTOR TO PERFORM A SPECIFIC SERVICE.
4. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES BEGINNING CONSTRUCTION.
6. NO SITE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO US BY OTHERS. PROPERTY LINE INFORMATION HAS BEEN TAKEN FROM DEED (S) OF RECORD AND NOT FIELD VERIFIED.
7. SITE CONTRACTOR MAY HAVE TO MODIFY FINISH GRADES SHOWN NEXT TO BUILDINGS DUE TO TYPE OF WALL CONSTRUCTION PROVIDED. GENERALLY A MINIMUM FINISH GRADE 6 INCHES BELOW FINISH FLOOR FOR MAJOR CONSTRUCTION SHOULD BE MAINTAINED. CONTRACTOR MUST PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL UTILITIES.
8. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
9. NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT, STORM DRAINAGE ESEMENT ON THIS PROPERTY.
10. THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP No. 240070 0125 A DATED MAY 11, 1978. THE SITE IS IN ZONE "C".
11. THE WASHINGTON COUNTY SOIL SURVEY, MAP 27, ISSUED 2002, IDENTIFIES NO THREE (3) INTERMITTENT STREAMS ON THE SUBJECT SITE.
12. THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SO. SPECIES REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBURBAN ORDNANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
13. THERE ARE NO AREAS OF STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 ON THE LANDS SHOWN HEREON. THERE ARE NO WETLANDS ON THIS SITE AND WILDLIFE SERVICE.
14. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY PUBLIC WORKS.
15. THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION REQUIRES A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE DIVISION OF PUBLIC WORKS. THE MEETING SHALL BE SCHEDULED WITHIN 10 DAYS PRIOR TO THE START OF CONSTRUCTION.
16. A PRE-CONSTRUCTION MEETING, INTERIM (WATER QUALITY INSPECTION, AND A FINAL SITE CLOSE OUT REVIEW ARE REQUIRED FOR ALL PROJECTS WITH SOIL DISTURBANCES GREATER THAN 15,000 SQUARE FEET. THE MEETING SHALL BE SCHEDULED WITHIN 10 DAYS PRIOR TO THE START OF CONSTRUCTION. THE MEETING SHALL BE SCHEDULED WITHIN 10 DAYS PRIOR TO THE START OF CONSTRUCTION.
17. THERE ARE NO FOREST CONSERVATION AREAS OR WETLANDS WITHIN 200 FT. OF THE PROPOSED CONSTRUCTION AREA EXCEPT AS SHOWN.
18. DISTURBED AREA IS LESS THAN 20,000 sq. ft.
19. THERE ARE NO NEW SIGNS PROPOSED ON THIS PLAN.

CHANGE OF USE SITE PLAN FOR PROPOSED BREAKAWAY 2 TAVERN / NIGHTCLUB SITUATE AT 13730 PENNSYLVANIA AVENUE ELECTION DISTRICT 27 WASHINGTON COUNTY



INDEX OF SHEETS
COVER SHEET.....1
SITE PLAN.....2

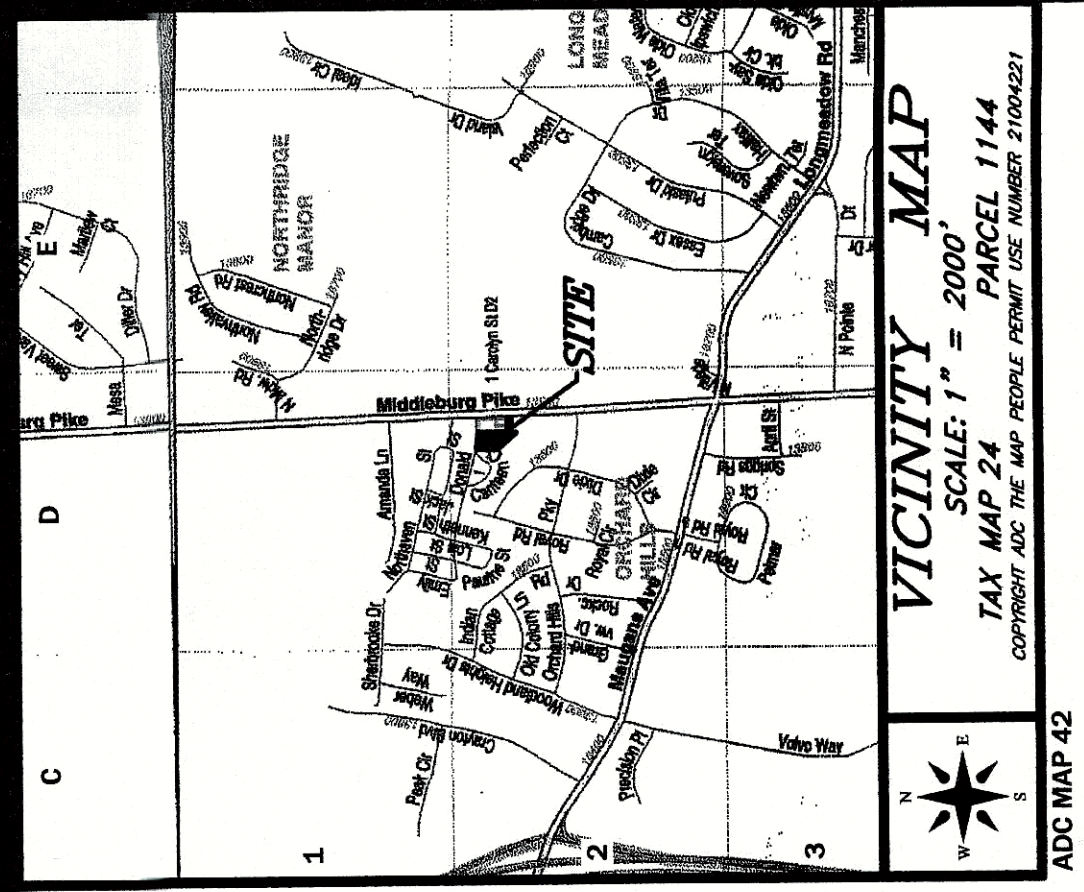
FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

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

www.foxassoc.com
Email: foxassoc@foxassoc.com
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OWNER / DEVELOPER
B K 2 PROPERTIES LLC
13730 PENNSYLVANIA AVENUE
HAGERSTOWN, MD. 21742
PHONE: 240-674-5745



DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 15,000 SQUARE FEET. THE TOTAL AREA TO BE DISTURBED AND FILL SHOWN ON THESE PLANS HAS BEEN COMPILED TO BE APPROXIMATELY 15,000 C.Y. OF EXCAVATION AND 5 C.Y. OF FILL.

* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

ENGINEER PROFESSIONAL CERTIFICATION

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

GORDON ROFFENBERGER, P.E.
DATE: 1/19/17
LIC. NO. 27053
EXPIRATION DATE: 1/25/18

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 CONTRACTOR TO LOCATE AND MARK ALL UTILITIES. IT IS SUGGESTED THAT NO HAZARDOUS EXISTING OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT THE CONTRACTOR BE CONTACTED AT PHONE NO. 1-800-297-7777.

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature]
DATE: 1/19/17
LIC. NO. 27053
EXPIRATION DATE: 1/25/18

OWNER/DEVELOPER CERTIFICATION - DPV

I, THE OWNER, CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBURBAN INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3).

DATE: _____ PRINTED NAME: _____ SIGNATURE: _____

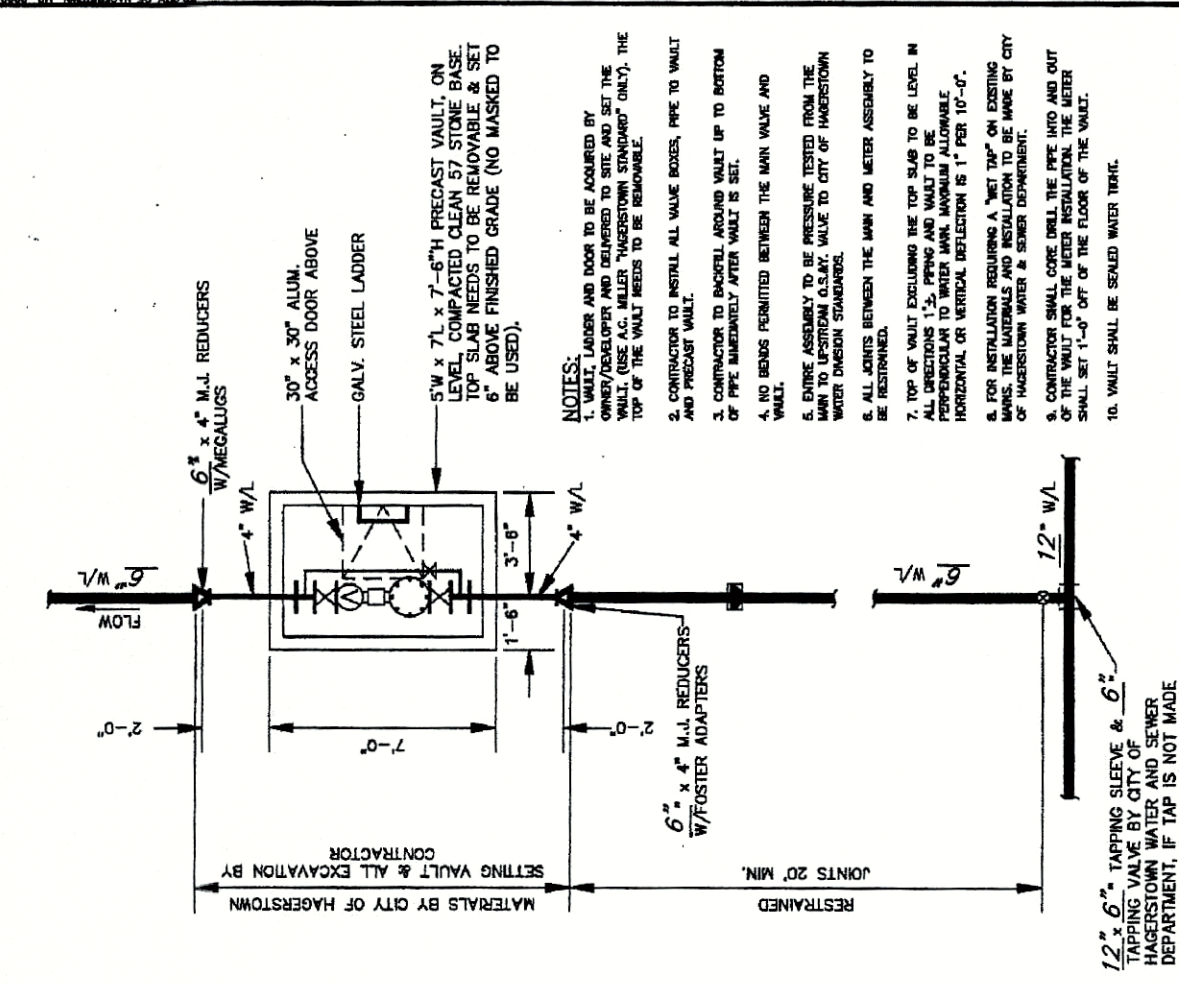
THIS PLAN/HAT HAS BEEN REVIEWED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR THE PURPOSES OF THE STORMWATER MANAGEMENT ORDINANCE. THE REVIEW WAS FOR THE PURPOSES OF THE STORMWATER MANAGEMENT ORDINANCE. THE REVIEW WAS FOR THE PURPOSES OF THE STORMWATER MANAGEMENT ORDINANCE. THE REVIEW WAS FOR THE PURPOSES OF THE STORMWATER MANAGEMENT ORDINANCE.

NOTE:
THIS PROJECT PROPOSES LESS THAN 15,000 SQUARE FEET OF SOIL DISTURBANCE. THEREFORE SOIL CONSERVATION REVIEW IS NOT REQUIRED.

SITE DATA

TAX MAP/PARCEL
ELECTION DISTRICT
ZONING
WATERING
PARCEL ACREAGE
FUNCTIONAL DESCRIPTION
MINIMUM BUILDING SETBACKS (M.B.S.L.)
EXISTING IMPERVIOUS AREA
BUILDING AREA
ASPHALT PARKING/DRIVE AREA
SIDEWALKS/PWD/DECKS
TOTAL BUILDING SQUARE FOOTAGE
NO. OF EMPLOYEES
HOURS OF OPERATION
SITE USERS TRANSPORTATION
ON SITE PARKING/PARKING/MAINTENANCE
DELIVERY REQUIREMENTS
PARKING REQUIRED
PARKING PROVIDED
HANDICAP PARKING REQUIRED & PROVIDED
WATER
SEWER
PROJECTED EMISSIONS
PROTECTED WATER ALLOCATION FOR
PROPOSED ADDITIONAL WATER ALLOCATION FOR

24/256 - 0.25 Ac.
24/310 - 0.78 Ac.
24/1144 - 1.24 Ac.
27
BG, BUSINESS GENERAL
ANTIETAM CREEK (02140302)
2.27 Ac.
PROPOSED EVENT CENTER
FRONT 40'
SIDE 10' **
REAR 10' **
** 35' WHERE ADJOINING RR, RT, RS, RU OR RM DISTRICT
21,291 Sq. Ft. 0.49 Ac.
63,448 Sq. Ft. 1.46 Ac.
1,949 Sq. Ft. 0.04 Ac.
86,668 Sq. Ft. 1.99 Acres = 87.7%
21,291 S.F.
MON. 10/SWET
MONDAY - SATURDAY 6 AM - 2 AM
SUNDAY - 10 AM - 12 AM
BY OWNER
1 TRACTOR/TRAILER PER WEEK
AUTOMOBILE
DURING OFF-PEAK TIMES
EXISTING RETAIL LIQUOR STORE 5 / 1,000 G.F.A. x 1,668 = 9 SPACES
PROPOSED TAVERN 1 / 100 G.F.A. x 11,628 = 117 SPACES
TOTAL = 126
EXISTING ON-SITE PARKING = 114
NET ON-SITE PARKING ADDED THIS PLAN = 45
OFF-SITE PARKING ON PARCEL 1023 = 26 (PER AGREEMENT)
TOTAL = 185
6 REQUIRED / 6 PROVIDED
CITY OF HAGERSTOWN
WASHINGTON COUNTY DEPT. OF WATER QUALITY
DUMPSTER PAD AS SHOWN ON PLAN
NONE
1,400 GPD
0 GPD
DANIEL A. & YVONNE M.
L. 4194 F. 101
T.M. 24 P. 747
USE: RESIDENTIAL
ZONE: RS

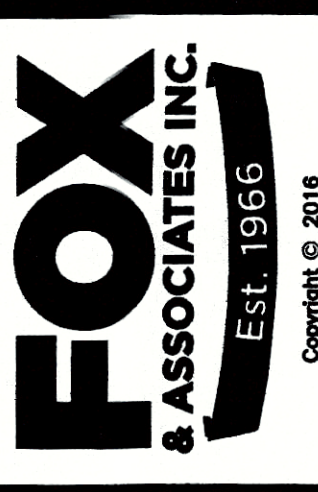
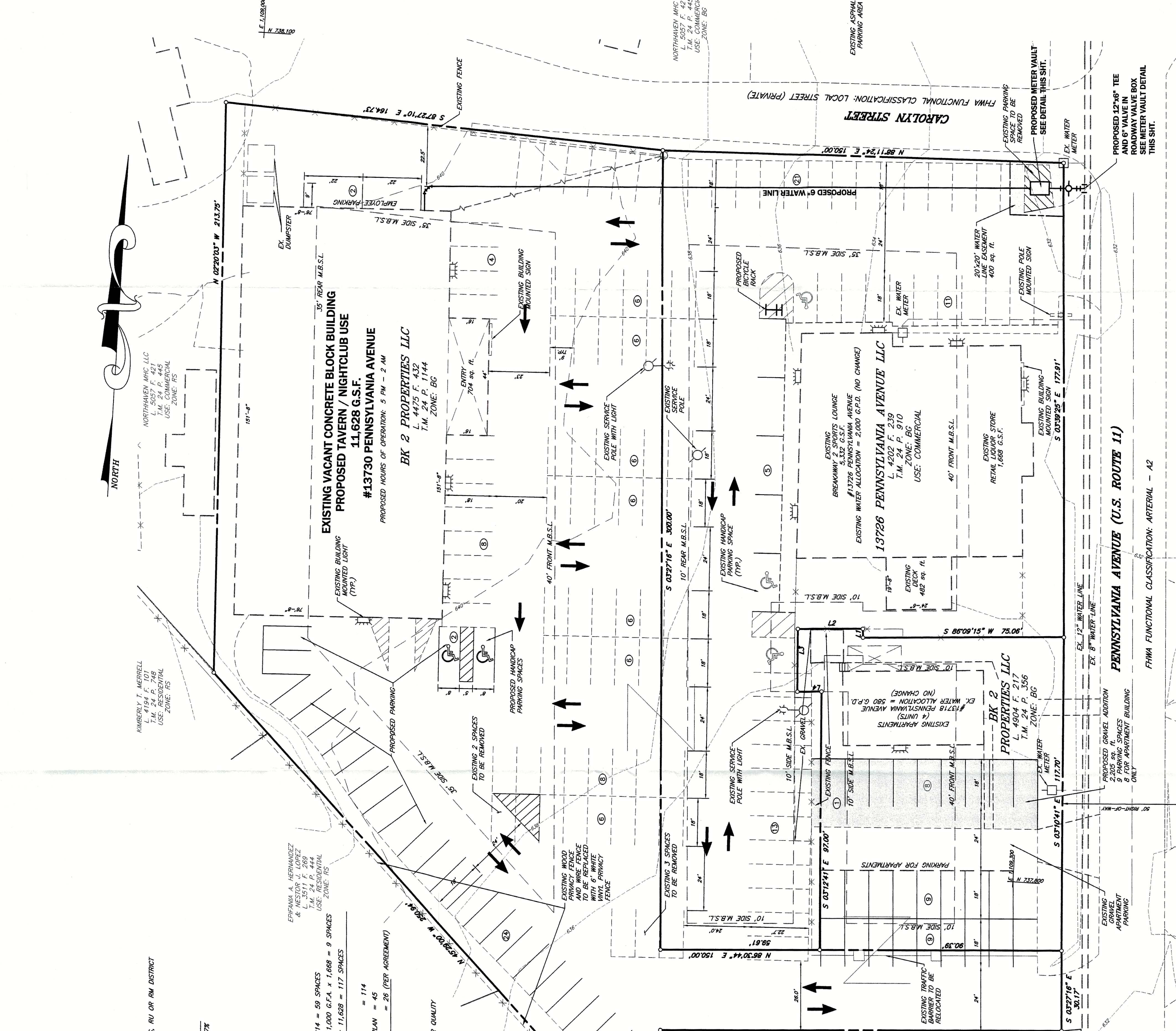
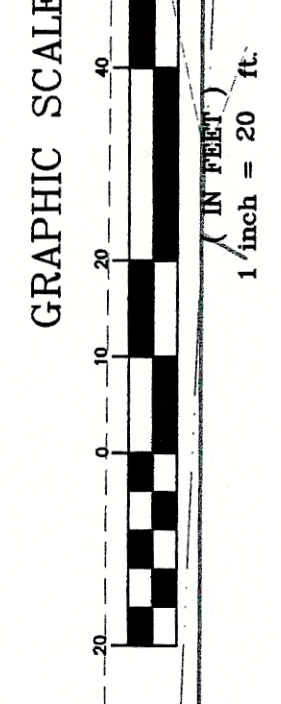


4 INCH FIRE DOMESTIC METER VAULT
Plate W-019
CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION
ISSUE DATE: MARCH 2009
REVISIONS

LINE	BEARING	DISTANCE
L1	N 03°42'01" W	3.32'
L2	S 86°20'46" W	24.41'
L3	S 03°10'11" E	2.03'
L4	N 06°47'19" E	3.05'

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS
THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER AND WASTEWATER SERVICE STANDARDS. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER AND WASTEWATER SERVICE STANDARDS. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER AND WASTEWATER SERVICE STANDARDS ARE AVAILABLE FOR REVIEW AT THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT OFFICE. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER AND WASTEWATER SERVICE STANDARDS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER AND WASTEWATER SERVICE STANDARDS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER AND WASTEWATER SERVICE STANDARDS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

CHRISTOPHER G. & JULIA R. PARODY
L. 1124 F. 49
T.M. 24 P. 885
USE: COMMERCIAL
ZONE: BG



FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
SUITE 'G'
HAGERSTOWN, MD. 21740
PHONE: (301) 685-0880
FAX: (301) 293-0089
Email: foxassoc@foxassocinc.com
www.foxassocinc.com

DATE	REVISION	DRAWN BY

CHANGE OF USE SITE PLAN
PROPOSED BREAKAWAY 2
Tavern / Nightclub
SITUATE AT 13730 PENNSYLVANIA AVENUE
ELECTION DISTRICT 27
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 22253 EXP. DATE 12/31/18
PROJECT NO. 16-31245
DRAWING NO. D-5818
DATE: OCT. 2018
DRAWN BY: R.L.B.
CHECKED BY: G.S.P.



DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

MEMORANDUM

TO: Washington County Planning Commission

FROM: Tim Lung, Deputy Director/Zoning Administrator

DATE: February 23, 2017

SUBJECT: Todd Mike Investment LLC Site Plan revision (SP-14-015)

A site plan was approved on 06/16/16 for Todd Mike Investments LLC for an "Online Auction of Construction Equipment (Contractors Storage Yard)" on property along the west side of Stottlemeyer Road north of National Pike. The property is zoned RB-Rural Business.

The applicant is requesting a change of use/intensity of the site and the planning Commission's determination if the change will require the need for a new public hearing to approve the changed use.

5E.7 Changes in Land Use, addresses such applications

Changes of land use in approved RB floating districts shall be reviewed by the Planning Commission. Applicants may present information to the Planning Commission delineating how the change of land use may or may not be consistent with the approved site plan for the property. Only land uses permitted in the RB District described in Section 3.3 Land Use Chart of this Ordinance will be considered by the Planning Commission. It will be the determination of the Planning Commission as to whether or not there has been a significant change in the use and intensity of the property that could result in the need for a new public hearing to approve the changed use.

The proposed changes as depicted on the revised site plan can be summarized as follows:

- Change in functional description from Online Auction of Construction Equipment to Auction House. New use is permitted in the RB district.
- Change in Hours of operation from By appointment (no night time use) to 8 am to dusk 7 days/ week, auctions to occur periodically.
- Change in number of employees from 2 to 12.
- Change in Deliveries from One tractor trailer daily to Event related truck traffic and occasional off-hours deliveries.

- Change in total number of parking spaces provided from 9 to 25 based on one space per employees plus 1 space for each expected auction attendee (13)
- Increase in size of contractor outside storage area.
- Inclusion of a non- permanent event tent.
- Inclusion of a sign (4'x6', 6 ft. high).
- Additional vegetative screen planting along Stottlemeyer road.
- No new area of disturbance or paving.

A copy of revised site plan with the proposed changes shown in red is attached. The applicant will provide additional explanation of the change at the planning Commission meeting.

[illegible][illegible]

The site plan shows a proposed building footprint of 1,250 S.F. located on a lot. The building is situated between an existing building to the west and an existing parking area to the east. The plan includes labels for 'EX. CONC. PAD', 'EX. WELL', and 'EXIST. DRIVE'. A dashed line indicates the 'PROPOSED DRIVE' and another dashed line shows the 'PROPOSED DRIVE' extension. The plan also shows the 'EXIST. DRIVE' and 'EXIST. DRIVE' extension. The plan includes a north arrow and a scale bar.

Parcel 309
LIBER 1528 FOLIO 962
18.83 AC. ±

H&B

EXISTING BUILDINGS

CONTAINER YARD
OUTSIDE STORAGE

ENDANGERED SPECIES

N 69°29'43" E
+ E 1133726.29

18.83 AC. ±

The diagram shows a road layout with a proposed road (dashed line) and an existing road (solid line). A sign is located on the right side of the road, indicating a '1' lane. A building is shown on the right side of the road. A contractor's storage area is indicated by a red dashed line and a red arrow. The diagram also shows a '25' speed limit sign and a '548' road number. A 'GPS' label is present near the top of the diagram.



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

MEMORANDUM TO : Washington County Planning Commission

FROM : Stephen T. Goodrich, Director *STG*
Department of Planning and Zoning

SUBJECT : PROPOSED CIP (2018 – 2027) AND
2002 COMPREHENSIVE PLAN CONSISTENCY

DATE : February 24, 2017

Each year the Planning Commission reviews the proposed Capital Improvement Program for consistency with the adopted Comprehensive Plan. The information attached as well as additional analysis to be presented during the March 6 meeting is provided to assist in that evaluation.

The Capital Improvement Plan is a long term (10 years) program for funding and scheduling capital projects. It is updated each year during the budget process according to prioritized needs and available revenue. The first year of the 10 year CIP is also the Capital Budget and is the County's proposal for actual spending on capital projects in FY 18. Attached to this memo is a summary list of CIP projects by category. There is a column on each page of the summary list titled **Budget Year FY 2018**. An entry in this column indicates funding for that project in the coming budget year. They are underlined also for ease of identification. These are the projects that are to be reviewed for their consistency with the Comprehensive Plan. There is a corresponding page for each project that describes it in more detail.

While the proposed CIP and budget is very project and schedule specific, the Comprehensive Plan is rarely so. Instead, the Comprehensive Plan recommends prioritization of spending on capital projects in order to implement the Plan's goals. As you are well aware, the Plan designates the Urban Growth Area where spending on infrastructure and programs that support continued growth and new development are encouraged. This accomplishes the Plan's goal of focusing growth in areas where infrastructure exists or can economically be provided or improved to support it. This supports the complimentary goals for the Rural Areas of the County where new urban

type development is discouraged in order to relieve pressure on and preserve agricultural, environmental, historic and open space resources. Capital projects in the rural areas should maintain existing services and infrastructure at a level that provides safety for citizens and promotes programs that protect the rural environment.

As further assistance, also provided are the twelve planning visions required to be included in all local Comprehensive Plans by the Land Use Article of the Annotated Code of Maryland.

1. Quality of Life and Sustainability: a quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. Growth Areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically located new centers.
4. Community Design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. Transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. Economic Development: economic development and natural resources-based businesses that promote employment opportunities for all income levels within

the capacity of the state's natural resources, public services, and public facilities are encouraged.

9. Environmental Protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. Resource Conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. Stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
12. Implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

With these guidelines in mind the Planning staff is comfortable and confident in recommending to the Planning Commission that the proposed FY 2018-2027 CIP is consistent with the goals of the adopted 2002 Comprehensive Plan. An opportunity for additional analysis and discussion will be provided during the meeting to support this recommendation.