

**COMPREHENSIVE PLAN**  
**FOR THE**  
**TOWN OF WILLIAMSPORT,**  
**MARYLAND 2010**



Town Hall

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## PREFACE

Article 66B of the Annotated Code of Maryland mandates that municipalities adopt a comprehensive plan in order to properly and effectively address the provisions of the Maryland Planning Act of 1992.

The town adopted its initial comprehensive plan on February 7, 1972. It adopted and implemented the Comprehensive Plan of Washington County, Maryland as it was applicable within the corporate limits of the town. This was accepted by Washington County on February 8, 1972. This plan is recorded among the Acts, Ordinances and Resolutions of Incorporated Towns in the Office of the Clerk of the Circuit Court at Liber 1, folio 93.

On April 27, 1975 the plan in effect was updated and again certified to the Circuit Court for Washington County, Maryland. The resolution again reiterated that the town was adopting and had adopted a portion of the Washington County Comprehensive Master Plan that was applicable within the corporate limits of the municipality. The town at that time without relinquishing or abrogating any of its municipal powers authorized and directed the County Commissioners and its various agencies (to wit Planning, etc.) to conduct studies and implement the Comprehensive Plan in

so far as it was applicable within the corporate limits of the town. This was recorded on April 30, 1975 among the Acts, Ordinances and Resolutions at Liber 1, folio 339, et seq.

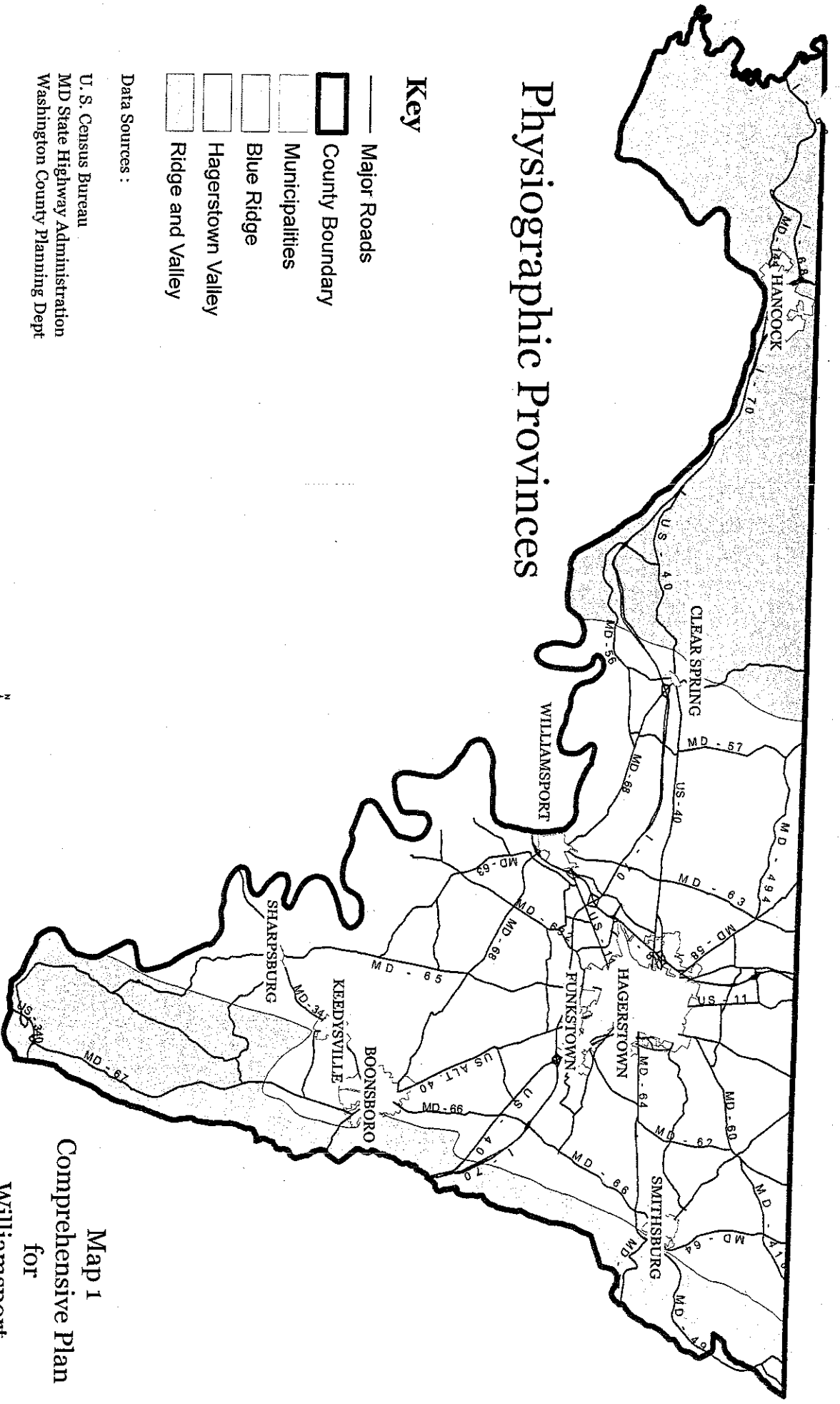
Subsequently thereto, on June 14, 2004, in accordance with the applicable provisions of Maryland law and good planning procedures, the Comprehensive Plan was updated and became effective on June 14, 2004. This is recorded at Liber 10, folio 0383 among the Acts, Ordinances and Resolutions in the Office of the Clerk of the Circuit Court and is on file with the Maryland Department of Planning.

This current Comprehensive Plan was prepared in order to comply with the mandates of Article 66B of the Annotated Code and to incorporate the requisite elements as required by same.

**IT MUST BE NOTED THAT ALTHOUGH A COPY OF THE COMPREHENSIVE PLAN IS CONTAINED WITHIN THE PAGES OF THE CODE OF THE TOWN OF WILLIAMSPORT, THE COMPREHENSIVE PLAN IS NOT AN ORDINANCE AND IS NOT CONSIDERED AS LAW.**

Pursuant to the laws of the State of Maryland, it is considered a guide to assist and utilize in the orderly growth of a community in conjunction with the policies, procedures and ordinances that are legislative acts.

# Physiographic Provinces



## Key

- Major Roads
- ▭ County Boundary
- ▭ Municipalities
- ▭ Blue Ridge
- ▭ Hagerstown Valley
- ▭ Ridge and Valley

### Data Sources :

- U. S. Census Bureau
- MD State Highway Administration
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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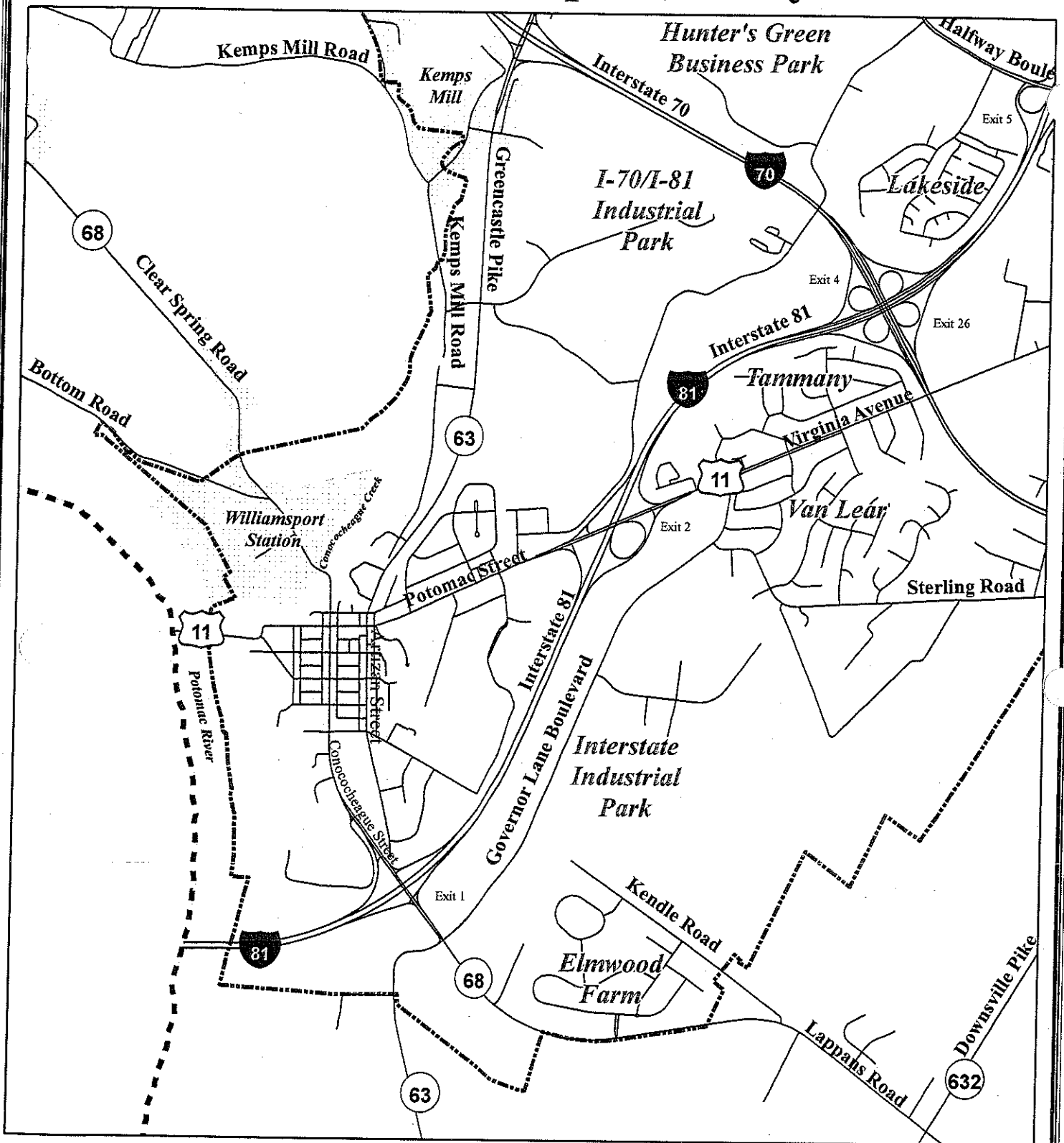
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## Map 1 Comprehensive Plan for

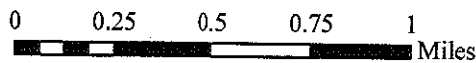
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

# Town of Williamsport, Maryland



Prepared by the  
Washington County  
Planning Department  
Graphic Information System  
6-25-2010

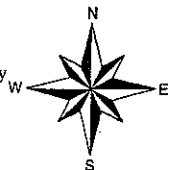


## Vicinity Map

Map 2  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010

### Legend

- Roads
- 2005 Urban Growth Area Boundary
- County Boundary
- Town of Williamsport
- Rural Villages



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## INTRODUCTION/BACKGROUND

Pursuant to the provisions of the Annotated Code of Maryland, Article 66B, "Planning and Zoning", the Planning Commission and the Land Use Committee for the Town of Williamsport have reviewed the existing Comprehensive Plan for the Town and promulgated the current document. The statute basically mandates that certain elements must be included in the Plan. They are generally speaking identified as follows:

- 1) Statement of goals, objectives and principles
- 2) Land Use Plan Element
- 3) Transportation Element
- 4) Community Facilities Element
- 5) Current Geographical Information as to Mineral Resources if Available and Applicable
- 6) Water Resources Plan
- 7) Planning Commission Recommendations for Land Development Regulations to Implement for Plan
- 8) Sensitive Area Element

Consideration was given in reference to development and growth to Adequate Public Facilities Ordinances and regulations that were passed by

various municipalities including the Town of Williamsport. The Williamsport Comprehensive Plan is influenced to a great extent by the Washington County Comprehensive Plan and the City of Hagerstown Comprehensive Plan insofar as some of the key elements are intertwined and integral to all three (3) bodies. Many of the factors considered herein in the Elements are controlled by the County and City, Urban Growth Area, Smart Growth, and Water and Sewer Resource Plans.

The Mayor and Council of the Town of Williamsport have a vision and desire to enhance and promote orderly development for the Town both in the present and future. It is the desire of the Mayor and Council to not only provide for orderly development of the community in accordance with the guidelines established by the legislature of the State of Maryland, but also to endeavor to provide a better "quality of life" for the citizens of the community.

**Following is a list of the desired objectives and goals which the Town adopts and will attempt to adopt:**

- **Concentrate development in suitable areas.**

*Providing development opportunities near existing and planned population centers where existing and/or planned water and sewer service exist is important.*

- **Protect sensitive areas.**

*Providing open space to protect streams and stream buffers, steep slopes, 100-year floodplains and habitats of endangered and threatened species is important.*

- **In rural areas, direct growth to existing population centers and protect resource areas.**

*Providing development opportunities within and around Washington County's towns and other concentrations of development such as Williamsport, protecting unique natural resources and retaining rural areas are important.*

- **Demonstrate stewardship of the Bay and the land.**

*Identifying and protecting environmentally sensitive areas that residential or nonresidential development could damage while educating government officials and local residents to the issues and concerns of the Chesapeake Bay are important.*

- **Conserve and reduce the consumption of natural resources.**

*Protecting key parcels of land can help protect larger sections of resource areas.*

- **Encourage economic growth and streamline land use regulatory measures to encourage the achievement of the preceding five visions.**

*Providing economic development opportunities to existing businesses, seeking new businesses and other activities such as tourism are important as well as amending existing land use regulations and providing new provisions that will assist Williamsport to achieve this vision in the State Planning Act.*

- **Adequate public facilities and infrastructure under the control of the County or Municipal corporation are available or planned in areas where growth is to occur.**

*Insuring that public water and sewer facilities are either in place or proposed in conjunction with new development in compliance with the 1997 Smart Growth and Neighborhood Conservation Initiatives.*

- **Address funding mechanisms to achieve the previous policies.**

*Appropriating funds, continuing public and private cooperative ventures, seeking creative financing techniques and promoting volunteerism and cooperation are important.*

### **1997 Smart Growth and Neighborhood Conservation Initiatives**

The 1997 General Assembly adopted several specific programs, which together form the Smart Growth initiatives. Collectively, these initiatives aim to direct State resources to revitalize older developed areas, preserve some of Maryland's valuable resources and open space lands, and discourage the continuation of sprawling development into our rural areas.



The Smart Growth legislation allows the State to direct its programs and funding to support locally designated areas and protect rural areas. This landmark legislation's passage is a significant accomplishment, which will play a major role in Maryland's efforts to better manage land use and growth.

The centerpiece of this new legislative package is the "Priority Funding Areas" legislation, which limits most State infrastructure funding and economic development, housing and other program monies to Smart Growth Areas, which local governments designate for growth. The other bills in the 1997 legislative package also support locally identified development areas. They facilitate the reuse of brownfields and provide tax credits to businesses creating jobs in a Priority Funding Area. A new Live Near Your Work pilot program supports this effort by providing cash contributions to workers buying homes in certain older neighborhoods. And, to spur more preservation of undeveloped land, the new Rural Legacy Program provides financial resources for the protection of farm and forestlands and the conservation of these essential rural resources from development. The Priority Funding Areas legislation builds on the foundation created by Visions adopted as State policy in the 1992 Growth Act. Beginning October 1, 1998 Smart Growth establishes a policy for the use of State funds, which support communities, and influences the location

of development. State funding for projects in Maryland municipalities, other existing communities, industrial areas, and planned growth areas designated by counties will receive priority funding over other projects. Priority Funding Areas are locations where the State and local government want to target their efforts to encourage and support economic development and new growth.

### **Rural Legacy Program**

The Rural Legacy Program will redirect existing State funds into a focused and dedicated land preservation program specifically designed to limit the adverse impacts of sprawl on our agricultural lands and natural resources. The Program will reallocate State funds to purchase conservation easements for large contiguous tracts of agricultural, forest and natural areas subject to development pressure, and fee interests in open space where public access and use is needed. Local governments and private land trusts will be encouraged to identify Rural Legacy Areas and to competitively apply for funds to complement existing land conservation efforts or create new ones.

### **Brownsfields Legislation**

Maryland's new Brownsfields law limits liability for those redeveloping unused or abandoned properties that are contaminated, or even perceived to be contaminated, unless they exacerbate contamination or

create new pollution. The law creates a voluntary clean-up program through which an eligible developer supplies the State information about environmental conditions, including contamination of the site and proposed clean-up procedures. If approved, the applicant prepared a detailed Response Action Plan that explains all tasks necessary to clean up the site and demonstrates that the project meets applicable public health and environmental protection criteria. This process also provides an opportunity for public participation.

### **Live Near Your Work Program**

The Live Near Your Work Program encourages employees of Maryland's businesses and institutions to buy homes near their workplace. This initiative will help stabilize the neighborhoods surrounding the State's major employers by stimulating home ownership in targeted communities. In addition to providing resources for programs sponsored by public and private institutions, the State is participating as a major employer.

### **Job Creation Tax Credit Program**

The Job Creation Tax Credit Program encourages mid-sized and smaller businesses to invest in Smart Growth areas around the State. Small businesses comprise almost eighty (80%) percent of Maryland businesses, and small businesses in particular generate the majority of new job growth in the State. This proposal will encourage small business development and job

growth in areas accessible to available labor pools, and will encourage more efficient use of the new State's existing infrastructure.

**Exhibit 1**  
**Current County, State, and Local Improvement Programs**

Name of Program	General Description of Program	Administering Agency
Designated Neighborhoods	Provides priority for many types of funding Programs, once an area is approved as a "Designated Neighborhood"	MD Dept of Housing and Community Development
Neighborhood Business Development Program	Provides low-interest loans to small businesses or non-profit organizations for projects in older business areas. Provides up to 50% funding of flexible gap financing for business starting-up or expanding or for reuse of a vacant building. Cannot be used for speculative projects.	MD Dept of Housing and Community Development
Business Tax Credits for Neighborhood Projects	Awards tax credits on a competitive basis to non-profit organizations that sponsor community development projects in designated neighborhoods. The tax credits are then sold to private businesses.	MD Dept of Housing and Community Development
MD Historic Preservation Capital and Non-Capital Grant Programs	Offers grants for capital projects, including the acquisition, rehabilitation or restoration of historic properties. Also Offers grants for non-capital projects, such as research of historic resources. In most cases provides a maximum of 50% of the project cost.	MD Historical Trust
MD Certified Local Government Grant Program	Offers grants to local governments who are certified within a Federal historic preservation program. Funds can be used for research of historic resources, educational programs, technical assistance and other efforts.	MD Historical Trust
MD Historic Preservation Loan Program	Offers low-interest loans to acquire, Rehabilitate or restore properties listed on or eligible for the National Register of Historic Places, in return for an easement Guaranteeing the preservation of the site.	MD Historical Trust
Heart of the Civil War Heritage Area/MD Heritage Area Program	With inclusion of reference to approval Management Plan as guidance documents in Comprehensive Plan, projects that promote heritage area tourism may be eligible to apply for grants, loans and tax credits.	Heart of the Civil War Heritage Area Advisory Board/Md Heritage Area Authority/MD Historical Trust

Name of Program	General Description of Program	Administering Agency
Preservation Tax Credits	Offers State and Federal income tax credits for a percentage of the qualified capital costs to rehabilitate certified historic buildings. The program requires that the work conform to the Secretary of the Interior's Standards for Rehabilitation. Only income-producing properties qualify for the federal program.	State Program: MD Dept. of Housing and Community Development; MD Historic Trust. Federal Program National Park Service.
Community Development Block Grant (CDBG)	Offers grants through a competitive process for a wide variety of activities, provided the applicant proves that the project will benefit 51% low and moderate income persons or eliminate an officially approved "blighted" condition.	MD Dept Housing and Community Development; Allegany County Dept. of Community Services
Program Open Space	Provides up to 100% grant funding for acquisition and up to 75% grant funding for development of public recreation facilities and open space. Projects need to be based upon the County Land Preservation and Recreation Plan.	MD Department of Natural Resources; County Parks and Recreation Dept.
Rural Legacy Program	Directs various State and Federal funds towards the coordinated acquisition of key concentrations of natural resources and agricultural areas.	MD Department of Natural Resources
Various State Housing Programs	Provides low-interest loans to for-profits and non-profits for the construction or rehabilitation of housing for low and/or moderate income persons. Individual programs include: Multi-Family Housing Rehabilitation Program, Construction Loan Program and Single-Family Housing Rehabilitation Program.	MD Dept of Housing and Community Development
Reverse Equity Mortgage Program	Offers low-income persons age 65 and older the opportunity to receive income from the equity of their home so they may continue to afford to live within it.	MD Dept of Housing and Community Development

<b>Name of Program</b>	<b>General Description of Program</b>	<b>Administering Agency</b>
State Homeownership Programs	Offer favorable financing to qualified Persons to purchase their own home. Programs include the Settlement Expense Loan Fund, and the Preferred Interest Rate Loan Program.	MD Dept. of Housing and Community Development
Federal Low Income Housing Tax Credit	Offers Federal income tax credits to non-profit and for-profit developers of housing for low-income persons. Non-profits can then sell their credits to investors.	MD Dept. of Housing and Community Development
Rural Economic Development Programs (formerly Farmers Home Administration)	Offers a variety of programs to finance economic development, community facilities and low-income housing in rural areas.	U.S. Dept. of Agriculture, Rural Development Administration
Neighborhood Conservation Program	Provides funding in Priority Funding Areas and "designated neighborhoods" approved by the MD Dept. of Housing and Community Development. Can be used for sidewalks, streetscaping, curbs, drainage, repaving and lighting.	MD Dept. of Transportation
Street and Sidewalk Program	Provides 100% funding for improvements For new sidewalks and related improvements along State roads in "designated neighborhoods" approved by the MD Dept. of Housing and Community Development.	MD Dept. of Transportation
Day Care Financing Programs	Offers low-interest loans and loan Guarantees for development of child or Senior day care facilities	MD Dept. of Business and Economic Development
Community Development Block Grant Funds for Economic Development	Offers low-interest gap financing for up to 50% of project cost. Financing is provided to municipality, which then makes loans to businesses. Emphasizes creation of low and moderate income jobs. Can be used for downtown revitalization, infrastructure, property acquisition, building construction and market studies.	MD Dept. of Housing and Community Development

Name of Program	General Description of Program	Administering Agency
Maryland Industrial Land Act	Offers low-interest loans to counties and municipalities working to develop or redevelop industrial space. Can be used for acquisition, utilities, access roads, site improvements and shell building construction. Can also be used to rehabilitate existing buildings as "incubators" for new businesses.	MD Dept. of Business and Economic Development
Job Creation Tax Credit	Offers income tax credits to companies Creating 60 or more jobs which pay at least 150% of the minimum wage.	MD. Dept. of Business and Economic Development
MD Industrial and Commercial Redevelopment Fund	Offers low-interest loans to municipalities working to develop or redevelop commercial or industrial businesses. Provides up to 90% of funding need. Can be used for land, buildings, infrastructure and technical studies. The municipality can then loan the funds to businesses, provide the municipality guarantees the loans.	MD Dept. of Business and Economic Development
MD Industrial Development Financing Authority Program	Makes available low-interest financing for business development and expansion, except for certain types of retail uses. Better terms are possible for industrial development funded through tax-exempt bonds.	MD Dept. of Business and Economic Development; Plus Industrial Revenue Bonds issued through the County
MD Small Business Development Financing Authority Programs	Makes available low-interest financing for development and expansion of small businesses. Includes a Long-term Guarantee Program, a Surety Bond Program and an Equity Participation Investment Program. Most programs emphasize businesses owned by socially and economically disadvantaged persons.	MD Dept. of Business and Economic Development
Investment Financing Programs	Offers financing through the Challenge Investment Program and the Enterprise Investment Fund.	MD Dept. of Business and Economic Development

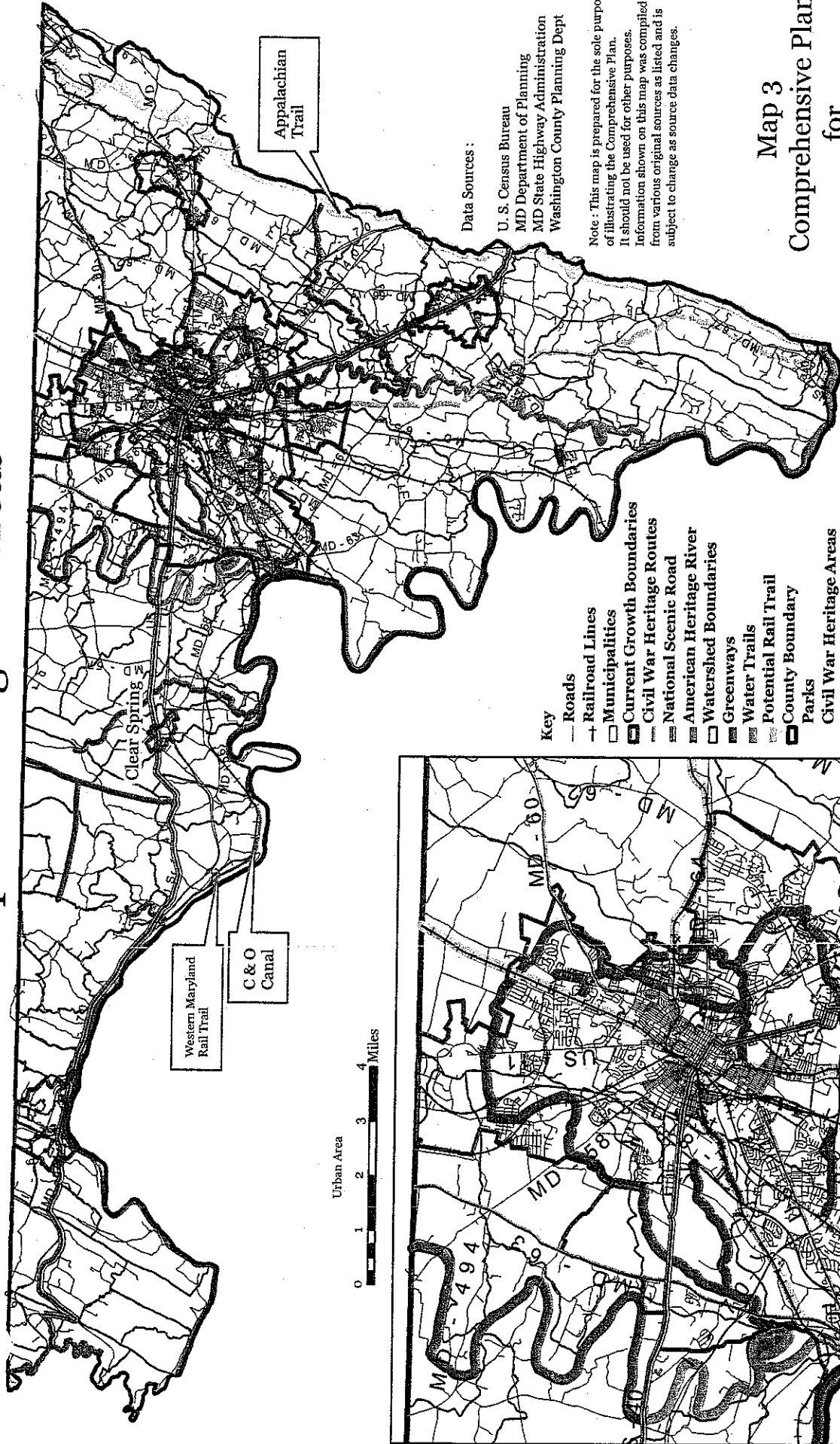


<b>Name of Program</b>	<b>General Description of Program</b>	<b>Administering Agency</b>
Appalachian Regional Commission Programs	Provides grants and loans through the Tri-County Council, including a revolving low-interest loan fund for businesses for gap financing.	Tri-County Council of Western Maryland
Rural Utilities Service Financing	Offers low-interest loans for water and sewage projects.	U.S. Dept. of Agriculture Rural Utilities Service
Army Corps Programs; NRCS Watershed Programs	Various types of projects to manage flooding.	U.S. Army Corps of Engineers, Baltimore District; U.S. Natural Resources Conservation Service
Hazard Mitigation Grant Program	Provides 75% funding to relieve imminent hazards from flooding.	Federal Emergency Management Agency
Small Creeks and Estuaries Water Quality Restoration	Offers 50% funding to restore and improve stream channels.	MD Dept. of the Environment, Water Management Administration
Water Quality State Revolving Loan Fund	Provides low-interest loans to local governments for projects that will improve water quality, such as stream restoration projects or efforts to reduce non-point source pollution.	MD Dept. of the Environment, Water Management Administration
Water Supply Financial Assistance Program; Drinking Water Revolving Loan Fund	Provides low-interest and grants for water supply system repairs and upgrades.	MD Dept. of the Environment, Water Management Administration

Sources: Publications and internet sites of various agencies; Report of the Governors Flood Mitigation Task Force for Western Maryland.

**Note:** The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.

# Special Program Areas



Western Maryland Rail Trail

C & O Canal

Appalachian Trail

Urban Area  
0 1 2 3 4 Miles

- Key**
- Roads
  - + Railroad Lines
  - Municipalities
  - ▨ Current Growth Boundaries
  - ▨ Civil War Heritage Routes
  - ▨ National Scenic River
  - ▨ American Heritage River
  - Watershed Boundaries
  - ▨ Greenways
  - ▨ Water Trails
  - ▨ Potential Rail Trail
  - County Boundary
  - Parks
  - ▨ Civil War Heritage Areas

**Data Sources:**  
 U. S. Census Bureau  
 MD Department of Planning  
 MD State Highway Administration  
 Washington County Planning Dept

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

## Map 3 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
 Washington County  
 Planning Department  
 Geographic Information System



6-25-2010

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As illustrated on Map 52 of the Comprehensive Plan for  
 Washington County, Maryland.  
 Adopted 8-27-2002  
 Amended 7-12-2005

## GOALS/OBJECTIVES

The Town will aggressively pursue the revitalization of what is generally considered the commercial area along Conococheague Street and to foster, nurture, and encourage new businesses in the many storefronts as opposed to developing same as residential. The Town has conducted a study to develop and implement a program to encourage revitalization and growth in the Town Center area.

In the future the Town will:

- 1) Encourage continuing employment activities in the area around the interchange of Interstate 81 with Conococheague Street and other outlying areas.
- 2) Encourage and promote the use and rehabilitation of vacant buildings and parcels in the commercial, downtown and industrial areas.
- 3) Provide adequate streetscape improvements in the central area along Conococheague Street between Potomac and Salisbury Streets and Potomac Street between Conococheague Street and the C & O Canal, including; street trees, benches, planter boxes, other "street furniture" and new street lighting compatible with the Town's historic character, and other items seen as necessary to create a more viable and desired optimistic atmosphere.

4) Enlist community support for beautification programs in developing streetscapes, improvements to buildings, residences and property maintenance in accordance with existing codes and on a voluntary basis.

5) Encourage the establishment of business associations to assist with improvements, expanded services for tourism, restaurants, bed and breakfasts related to C & O Canal and other possible attractions.

6) Investigate the coordinate of tourist promotion with other Washington County towns such as Boonsboro, Sharpsburg, Clear Spring, Funkstown and Hancock.

7) Encourage and assist in the promulgation of updated Zoning, Subdivision Ordinances, and other regulatory Ordinances in order to facilitate and encourage development.

8) Work with Washington County Economic Development Agency and other agencies to make County, State and Federal housing assistance available to Williamsport homeowners.

## **HISTORIC RESOURCES**

In an effort to preserve its historic resources and enhance them as an economic and cultural asset to Williamsport, the Town will:

1) Work with the National Park Service in improving the public areas along the C & O Canal in the proximity of the community.

2) Seek ways to make the Conococheage Street commercial core more effective and compatible to the Canal Complex around the Cushwa Basin. This can be accomplished by encouraging the businessmen to improve their facades and properties as above indicated.

3) The Town will continue to work with Washington, Frederick and Carroll Counties and the municipalities involved with developing Management Plans for the Civil War Heritage Area to implement the State approved Management Plan for the certified Heart of the Civil War Heritage area. The Town includes by reference in this Comprehensive Plan the approved Management Plan which shall also serve as the guidance document for applications and activities afforded by Heritage Area Program Incentives such as grants, loans and tax credits as it now exists and/or may be amended in the future.

4) Preservation of Natural Assets. The Town will seek to preserve the natural assets of the Potomac River, Conococheague Creek and other natural resources. In addition thereto, the Town will continue to upgrade its infrastructure for the sewer system, upgrade the electrical system where applicable and needed, and appropriately maintain the water system.

## TOWN HISTORY

Williamsport, Maryland is located in the heart of the Cumberland Valley where the serpentine, tree-embowered Conococheague Creek mildly flows at long last into the Potomac River. Here over 275 years ago smoke was rising from a few scattered cabins of a then western frontier trading post called "Conococheague" - the native Indian name Conococheague meaning "a long way"; and the name Potomac (Potomack) meaning "trading place" in the Algonquin tongue. Before any settlement, the area was inhabited by Delaware and Catawba Indians.

The first grant of land known as "Sweet's Delight" occurred in 1738. The King of England granted Jeremiah Jack 175 acres known as "Jack's Bottom" in 1739. This area constituted the present site of Williamsport. Jack built himself a log cabin near the location of the former W. D. Byron Tannery. Thomas Cresap, a renowned Indian fighter, also settled in Williamsport and located on Springfield Farm where he supposedly built the stone building over the spring from which the farm derives its name. In 1750 Colonel Cresap sold the property to Joseph and Prudence Williams, parents of Otho Holland Williams.

Williams served with the Continental Army during the Revolutionary War. At one point he was captured by the British and jailed with Ethan Allen. After an exchange was arranged for his release, he fought with Maryland troops and gained great honor for his skillful leadership. General Williams in 1787 laid out a formal township, much as it is today, and the once swashbuckling "Conococheage" became Williams Port, the second oldest town in Washington County. At one time the town was considered as a possible site for the nation's Capitol, explaining the very wide streets incorporated into Williams' plan. George Washington was very familiar with the town often staying at Springfield Farm.

Since that time, the Town of Williamsport has had a rich, colorful history of commerce, manufacturing, transportation, and shipping. Because of the Potomac River and C & O Canal, Williamsport was the cross-road and gateway to the South, West and East. Settlers, travelers, and pioneer families passed through the thousands on their way south and east. Williamsport was known as a jolly, honest, whole-souled, sometimes raucous town.

At the turn of and through the 19th century Williamsport was the County's second largest town. It boasted its own light plant established in 1879, a trolley line to and from Hagerstown, and public schools. The



railroads and C & O Canal provided ample transportation facilities for the thriving businesses. The town was described as being attractive to summer visitors and fishing parties due to the fine hotels and abundance of bass in the Potomac River. The Town is still considered as an attractive area for fishermen.

In addition to the vital role Williamsport played in the operation of the C & O Canal through the 19th century, the town was historically important during the Civil War because it was one of two (Harper's Ferry being the other) gateways to the Shenandoah Valley. General Abner Doubleday (the founder of baseball) commanded Union forces here where he mounted cannons on the hill at Riverview Cemetery now called Doubleday Hill. The 1st Maryland Cavalry consisting mostly of Williamsport men saw action at Gettysburg and Antietam. General Robert E. Lee and the Confederate Army made their retreat from Gettysburg through Williamsport evading General George Meade's Union forces. Additionally, Stonewall Jackson pushed Union troops back into Union territory across the Potomac through Williamsport during the 1862 Shenandoah Valley Campaigns.

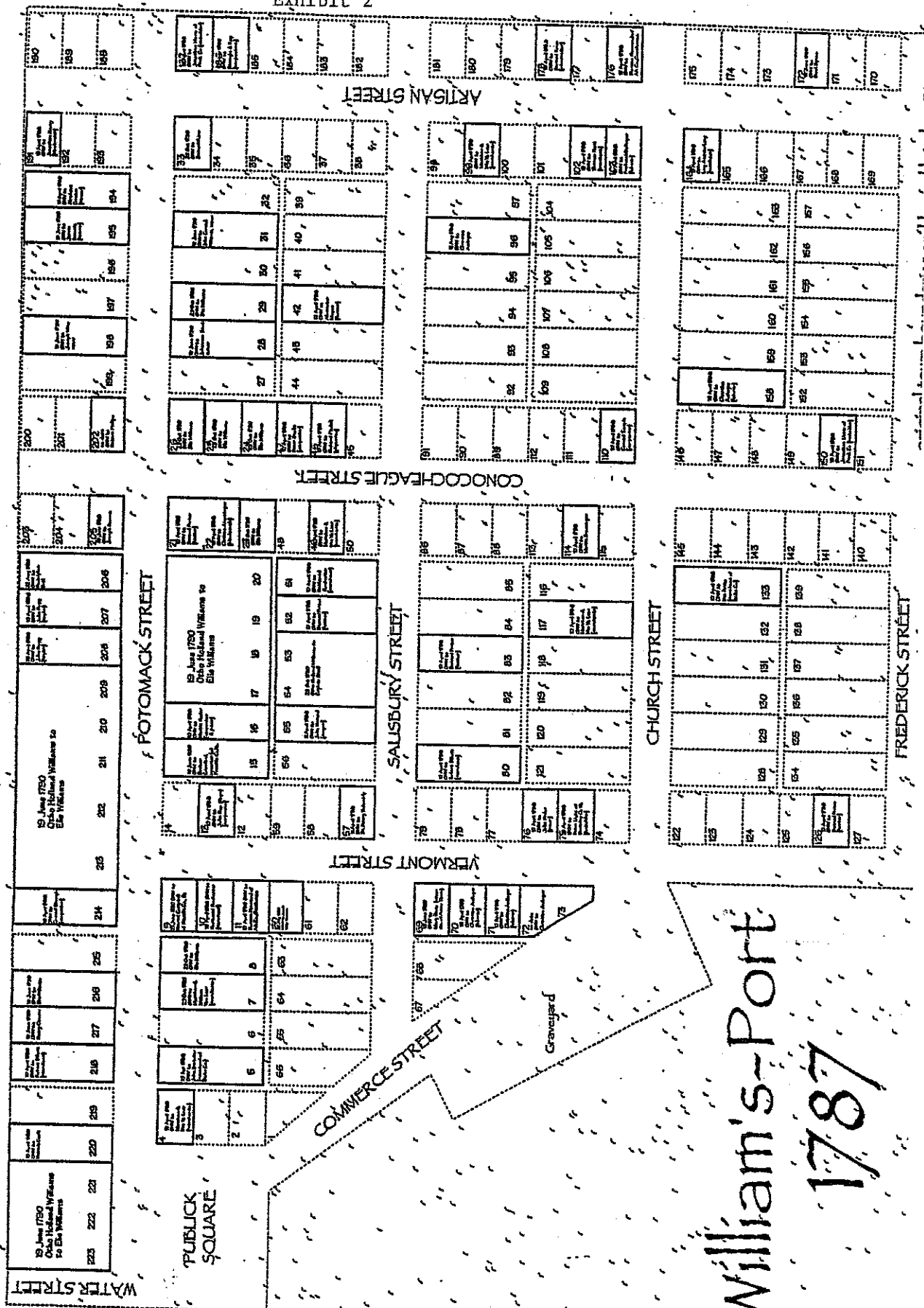
Williamsport is still the "gateway" to the south, west, east, and north because it lies just south of the intersection of Interstates 81 and 70 near the West Virginia and Pennsylvania state lines. Williamsport welcomes visitors

to enjoy its pleasant shops, restaurants, parks, concerts, parades, museums, library, cultural activities, and recreational facilities. The town's unique location makes it a great place to stay while exploring the rich history, sites, and attractions of Washington County and the surrounding area.

Williamsport, then and now, is interspersed with large shade trees, imaginative rain spouts, beautiful old homes and churches, historic sites, modern complexes, affordable housing for senior citizens, retirement communities, and hospitable people. Enjoy Williamsport! The Town extends a hearty Welcome to you. Share our community and vision of a bright economic revival and future. Be a part of history!!



Historic Barn - Museum - Amphitheatre



William's-Port  
1787

## **NATURAL FEATURES**

### **(a.) General Geography**

Williamsport lies in the central portion of Washington County in central western Maryland. Washington County is bounded on the east by Frederick County and west by Allegheny County. The Commonwealth of Pennsylvania lies to the north, West Virginia to the south.

Williamsport is an incorporated town on the Potomac River at its confluence with Conococheague Creek in Washington County, Maryland. The State of West Virginia is directly across from the town and in effect the Potomac River is the border between Williamsport and the State of West Virginia. The town is adjacent to Interstate Route 81 near Interstate 70, and on Route 11 and other state highways giving it a high degree of accessibility by highway. The Town's population was 1,868, which is a decrease from the 2,103 in 1990 but all in all the population has been fairly stable for a number of years. The 2010 Census has not been completed, therefore, the population cannot be ascertained with any degree of certitude. Williamsport is a community of mixed use, with a number of historic buildings, grade and terrain is relatively level with the highest elevations just east of

Conococheague Street; the land slopes downward from this point to Conococheague Creek and the Potomac.

Washington County includes part of the western slopes of the Blue Ridge, the broad Hagerstown Valley, which is part of the Great Limestone Valley system of the United States, and part of the Appalachian Mountain system. It is characterized by rolling, productive agricultural lands that are flanked on the east and west by forested mountains. The County is well suited for agricultural development since more than sixty (60) percent of the acreage is suitable for regular cultivation. Another fifteen (15%) percent is more limited but still suitable for some cultivation, twelve and one-half (12-½) percent is not well suited for crops but good for pasture. The remaining thirteen (13%) percent of the County is mostly rough, very rocky or stony, and in some places weverly eroded.

The Hagerstown Valley forms the eastern and central parts of the County, between the Blue Ridge and the Appalachian ridges and valleys. The highest point in the County is the crest of Quirauk Mountain of the blue Ridge at an elevation of 2,145 feet above sea level. The Valley covers more than half the County, ranging in elevation from 300 feet near the Potomac River to 600 feet at the boundary with Pennsylvania.

Approximately thirty (30%) percent of the County's land area has slopes in excess of fifteen (15%) percent while the Hagerstown Valley portion (which comprises more than half of the land area of the County) is essentially level or with very gentle slopes. Along the streams and rivers are large areas of alluvial terraces and flood plains. The latter are nearly level and lying just above the normal stages of the streams. However, the alluvial terraces are considerably above the streams and rivers. Washington County is entirely within the draining system of the Potomac River Basin, traversed by several streams which generally flow southward.

**(b). Geological Characteristics**

The County's geology is complex. All of the surface rock strata and most of the subsurface rocks in Washington County are of sedimentary origin and consist of limestone, shale, and sandstone. The Hagerstown Valley is underlain predominately by relatively soluble limestone and shows evidence of sinkholes and caverns as well as underground channels through which water may flow. Groundwater is abundant within the limestone, and as a result of the geologic structure, there is potential for ground water degradation from septic tanks and other disposal systems that does not exist to the same degree in most other parts of the Maryland.

The 1974 Plan described Williamsport's geology as follows:

"The bedrock beneath the Town and its immediate vicinity consists of limestone and shale formed during the Ordovician Period, about 435 - 500 million years ago. A major fault line extends diagonally in a northeast-southwest direction through the extreme western portion of Williamsport (directly west of the intersection of Potomac and Conococheague Streets, and Frederick and Vermont Streets) separating the shale and limestone. Visually, this fault forms the ridge that extends along the eastern side of the Conococheague Creek and the Potomac River."

"Two different, but similar limestone formations occur in the territory east of this faultline. The older Stonehenge Limestone Formation adjoins this fault and occupies a band about one-third mile wide. This formation is estimated to be 500 to 800 feet thick. It contains massively bedded clayey limestone at its base and this conglomeratic beds in its upper portion."

"Immediately east of the Stonehenge Limestone lies a younger and harder limestone formation, the Rockdale Run Formation. This extensive formation occupies all the remaining portion of Williamsport, east of the faultline. Where the soil about the Rockdale Run Formation is more shallow, grading or excavation for foundations or utility lines is comparatively more expensive as it encounters this hard dolomitic limestone."

"The State's geologic map shows that the area west of this fault line contains Martinsburg Shale. This formation is found throughout Washington County, along the meandering sections of the Conococheague. In Williamsport, it underlies the area southeast of the confluence of the Conococheague Creek and the Potomac River. To the degree that its upper portion contains more shale than limestone or sandstone, it should be comparatively easier to grade or excavate than the limestone formations to the east."

"A final geologic feature influencing the Williamsport area is not really a formation, but has been caused by countless river terrace deposits in the area along the Potomac River flood plain. This deposit known as "Potomac River Alluvium," consists chiefly of brown, poorly-sorted, fine to medium sand and silt, with some gravel. This alluvium covers only the portion of Williamsport adjacent to the Potomac River and Conococheague Creek. Its depth to bedrock, near the Town, is reported to be from 21 to 27 feet."

"Although this alluvial material is easily excavated for development, flooding causes a severe hazard. Although these areas should not be



developed, they can still provide for the enjoyment of open space and serve for certain types of recreation uses."<sup>1</sup>

**(c.) Soil Characteristics**

A knowledge of soils and their properties provides a solid foundation for understanding human settlement and other types of land uses. For example, the suitability of soils for on-lot subsurface sewer disposal systems is not always given sufficient importance in reviewing proposals for development: many occupants of the land feel that septic system usage is a matter of right rather than a privilege. Many feel that as long as no surface malfunctioning is apparent, their household septic system is operating properly, and little concern is directed toward the issuance of groundwater contamination and its effects on neighbors.

Potential erosion problems which might threaten the stability of structures if not properly designed are another concern related to soil characteristics. Soils of Washington County have been considered in four broad groups according to their position. They are (1) soils of the uplands; (2) soils of old colluvial deposits; (3) soils of the old stream terraces, and (4) soils of the flood plains.

Within each of these groups, soils vary according to parent materials.

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<sup>1</sup> **Note** - Reference is made to Map 4 - Geologic Features and Map 5 - Mineral Resource Geology

Soils of the upland, developed in place from materials weathered from the underlying rocks, cover about seventy-one (71%) percent of the County's land. Soils of old colluvial deposits, transported by gravity, represent about sixteen (16%) percent, while soils of old stream terraces, previously floodplains created when the streambeds were at a higher current level, make up about five (5%) percent. The balance of eight (8%) percent is covered by soils of the flood plains of more recent occurrence.

These soils shape the County's landscape. The differences among them are fairly easy to notice. The more obvious differences are in the shape, steepness, length of slopes; the width, volume, and speed of streams; and the size and shape of the valleys.

In the County there are fourteen general soil patterns referred as soil associations. These associations have been grouped by the Soil Conservation Service of the U.S. Department of Agriculture into four divisions according to drainage and depth of soils.

The divisions are (1) well-drained, stony, and very stony soils; (2) well to excessively drained, shallow, medium-textured soils; (3) moderately well to well-drained, deep, medium-textured soils; and (4) well drained, deep, medium-textured soils.

The first division occupies about ten (10%) percent of the County's land area, the second covers about twenty-five (25%) percent, the third makes up about two (2%) percent, while the fourth makes about sixty-three (63%) percent of the entire County.

According to the Town's 1974 plan, the chief soil conditions of concern in Williamsport are (1) wetness and flooding, and (2) shallowness. The principal limiting condition occurs in the Lindside silt loam in the floodplains of the Potomac and Conococheague Creek, an area that should be reserved from development in any case because of periodic flooding. These conditions occur in an 800-foot band along the Potomac and a narrower 300-foot strip on the eastern side of the Conococheague. Another area of potential flooding is the area of Dunning and Melvin silty clay loams along a small creek flowing from the southern portion of the high school site through the Park.

Most of the area west of Artizan Street, and virtually all of central Williamsport is underlain by extremely rocky silty clay loam soils that are very shallow over bedrock. The 1974 plan notes that "typically, as much as 40 percent of the surface area in this soil type consists of outcropping ledges and reefs of hard limestone bedrock". This soil presents severe obstacles to development because it is subject to erosion and because construction of

foundations and basements into the bedrock may be expensive and difficult. Most of this area is already developed, and these limitations apply largely to a few infill sites.

**(d.) Surface Water Characteristics**

As previously mentioned, Washington County lies totally within the Potomac River Basin and is drained by the Conococheague Creek in the western portion of the Great Valley and by the Antietam Creek in the eastern section. The majority of the County lies within the Upper Potomac River Sub-Basin. The remainder, a small section in the southwestern portion of the County, lies within the limits of the Middle Potomac River Sub-Basin.

The pattern and intensity of water surface is dictated by the County's location in the Valley and Ridge physiographic province characterized by long, ridge-like, parallel mountains and intervening valleys. In the western part, the streams have rather flashy runoff as a result of steeply sloping terrain and rough topography.

In Williamsport, surface drainage runs to the Potomac and Conococheague. There are few steeply sloped areas except along the flood plains of the major watercourses.

**(e.) Water Quality**

According to the County's amendments to the Water and Sewer Plan adopted on May 17, 1994 by the Board of County Commissioners, the quality of the Washington County's surface water as a source of supply would necessitate considerable treatment prior to consumption. Even a generalized analysis of the sampling date indicates a high coliform count. In addition, most of the water courses were quite alkaline because of the limestone formation. The predominant causes of degradation of water quality of the watercourses in the County are agricultural and urban runoff and industrial and sewage treatment discharges.

A report to the EPA conducted in 1988 stated that "water quality in the Upper Potomac River Sub-Basin is good and suited to water contact recreation and aquatic life and, where classified, trout production. Elevated suspended sediment, nutrient and bacterial and nutrient levels are observed in the Sub-Basin. Overall, water quality has degraded slightly in the Upper Potomac Sub-Basin between 1976 and 1985." The Town is governed to a great extent by the County Water and Sewer Plan insofar as they are adopted and they are applicable to the Town.

**(f). Water Quality in Conococheague Creek**

Conococheague Creek runs along the western boundary of Williamsport. Its drainage area extends well up into Pennsylvania, and includes 65.8 square miles of land. The mainstream length is 22 miles.

Conococheague Creek exhibited poor water quality from 1966 to 1969. Extremely high bacteriological values were recorded just downstream from the Pennsylvania border, and bacterial water quality of the remainder of the stream's length did not meet acceptable water quality standards. By 1974 water quality in the Creek had improved. Fecal coliform values still violated the numerical standard but has decreased. Dissolved oxygen values were generally high at no time went below the standard. The stream water was alkaline and contained large amounts of dissolved solids. Nitrate concentrate was high and phosphate was unusually high.

Within Maryland, the Creek is polluted by farm wastes and individual septic-system seepage. A wastewater treatment plant serving the Garden state tannery discharges into the Creek just about its mouth.<sup>2</sup> In 1992 the Washington County Sanitary District began using a 2.5 million galls per day (MGD) wastewater treatment plant that serves a large portion of the Conococheague drainage basin with the Hagerstown Urban Growth Area,

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<sup>2</sup> Garden State Tannery is no longer operative and apparently is not discharging into the Creek any great amount of wastewater at this time. The Tannery is considered a Brownfield at this juncture.

discharging directly into the Conococheague Creek at a point near Kemps Mill. Water quality in the Creek is now generally good.

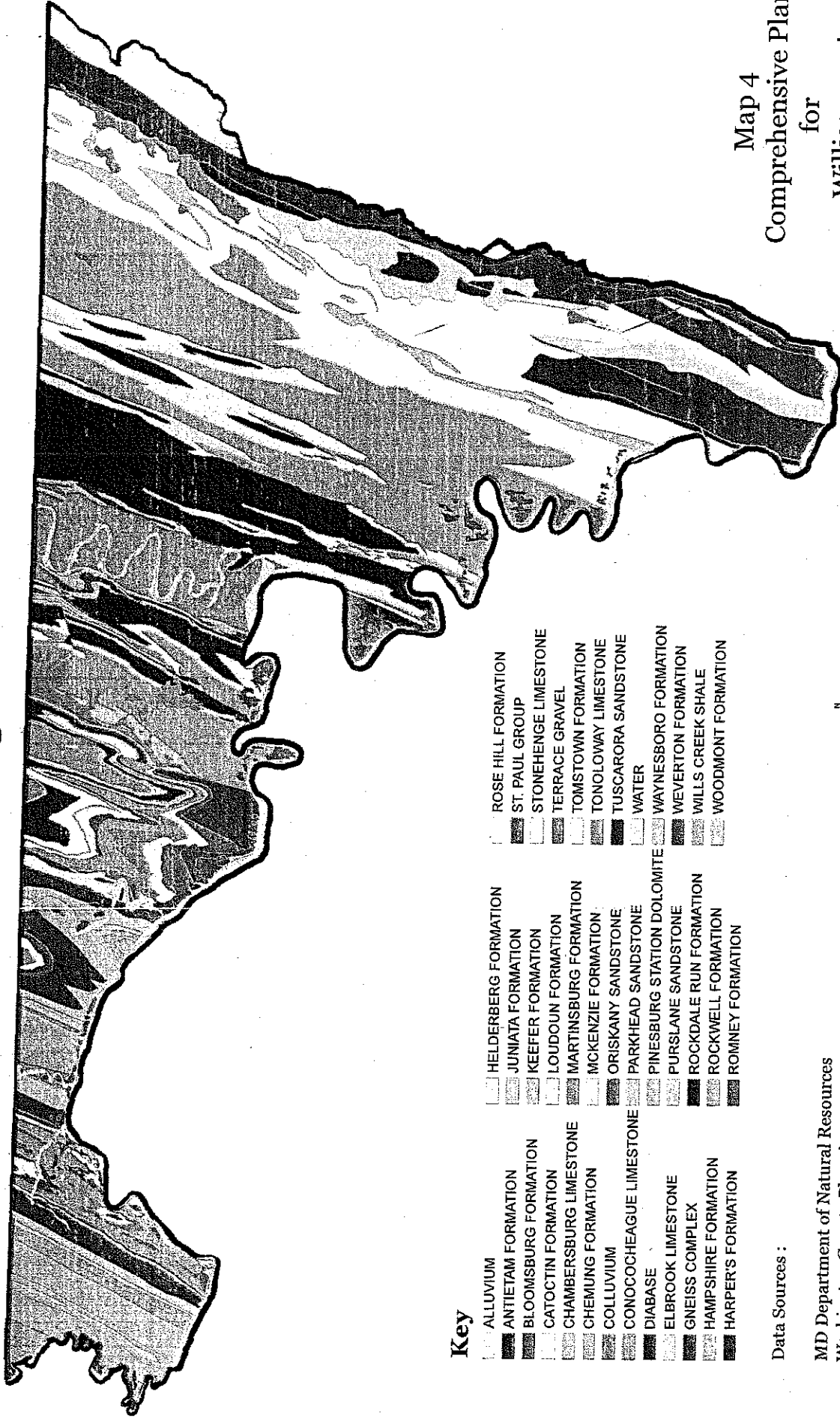
## **CLIMATE**

Washington County has a climate typical of the middle Atlantic states: moderate with average temperatures of 53° F in the spring, 73° in summer, 55° in the fall, and 32.1° in the winter. Average annual rainfall is 37.96 inches, snowfall 29.7 inches and a total of 164 frost free days.

**Note:** The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.



# Geological Features



## Key

- |                        |                            |                      |
|------------------------|----------------------------|----------------------|
| ALLUVIUM               | HELDERBERG FORMATION       | ROSE HILL FORMATION  |
| ANTIETAM FORMATION     | JUNIATA FORMATION          | ST. PAUL GROUP       |
| BLOOMSBURG FORMATION   | KEEFER FORMATION           | STONEHENGE LIMESTONE |
| CATOCTIN FORMATION     | LOUDOUN FORMATION          | TERRACE GRAVEL       |
| CHAMBERSBURG LIMESTONE | MARTINSBURG FORMATION      | TOMSTOWN FORMATION   |
| CHEMUNG FORMATION      | MCKENZIE FORMATION         | TONOLOWAY LIMESTONE  |
| COLLUVIUM              | ORISKANY SANDSTONE         | TUSCARORA SANDSTONE  |
| CONOCOHEAGUE LIMESTONE | PARKHEAD SANDSTONE         | WATER                |
| DIABASE                | PINESBURG STATION DOLOMITE | WAYNESBORO FORMATION |
| ELBROOK LIMESTONE      | PURSLANE SANDSTONE         | WEVERTON FORMATION   |
| GNEISS COMPLEX         | ROCKDALE RUN FORMATION     | WILLS CREEK SHALE    |
| HAMPSHIRE FORMATION    | ROCKWELL FORMATION         | WOODMONT FORMATION   |
| HARPER'S FORMATION     | ROMNEY FORMATION           |                      |

## Data Sources :

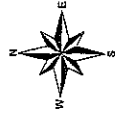
MD Department of Natural Resources  
Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

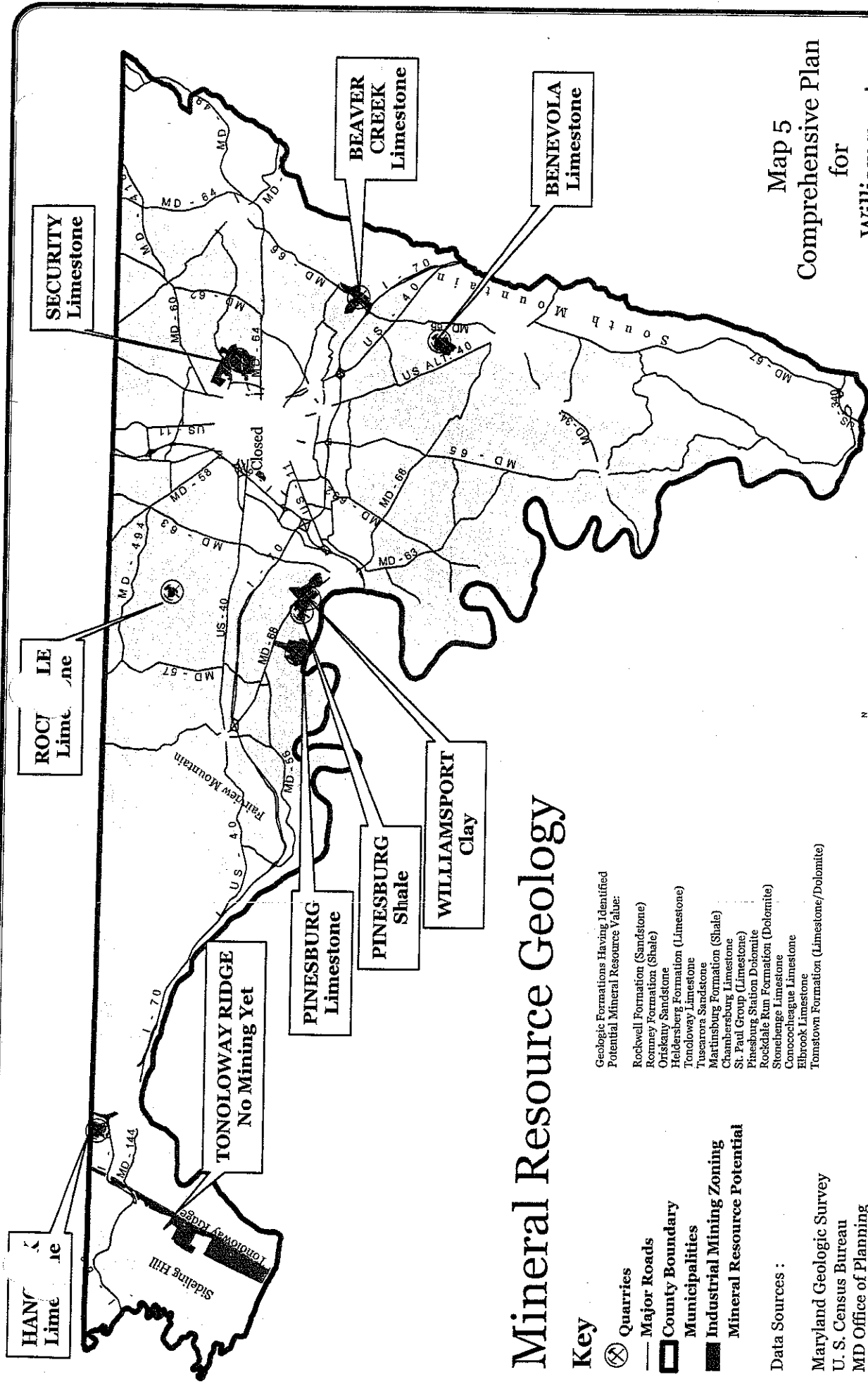
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Map 4  
Comprehensive Plan  
for  
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



6-25-2010



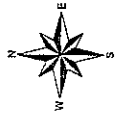
Map 5  
Comprehensive Plan  
for  
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

# Mineral Resource Geology

## Key

- Quarries
  - Major Roads
  - County Boundary
  - Municipalities
  - Industrial Mining Zoning
  - Mineral Resource Potential
- Data Sources :**
- Maryland Geologic Survey
  - U. S. Census Bureau
  - MD Office of Planning
  - Washington County Planning Dept
- Geologic Formations Having Identified Potential Mineral Resource Value:**
- Rockwell Formation (Sandstone)
  - Remney Formation (Shale)
  - Oriskany Sandstone
  - Heldersberg Formation (Limestone)
  - Tonoloway Limestone
  - Tuscarora Sandstone
  - Martinsburg Formation (Shale)
  - Chambersburg Limestone
  - St. Paul Group (Limestone)
  - Pinesburg Station Dolomite
  - Rockdale Run Formation (Dolomite)
  - Stonehenge Limestone
  - Conococheague Limestone
  - Elbrook Limestone
  - Tomstown Formation (Limestone/Dolomite)



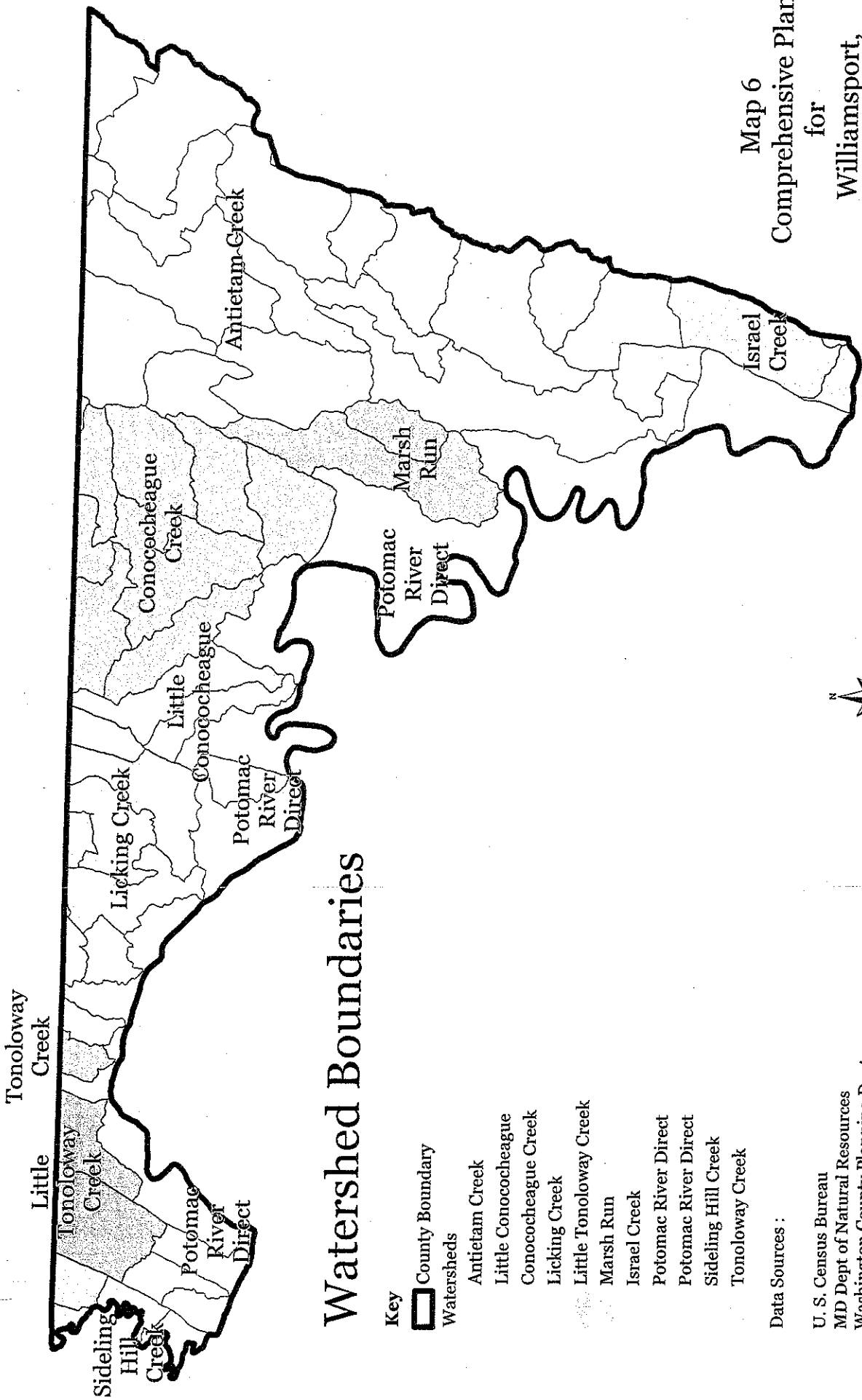
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Map 6  
Comprehensive Plan  
for  
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



# Watershed Boundaries

**Key**

County Boundary

Watersheds

Antietam Creek

Little Conococheague

Conococheague Creek

Licking Creek

Little Tonoloway Creek

Marsh Run

Israel Creek

Potomac River Direct

Potomac River Direct

Sideling Hill Creek

Tonoloway Creek

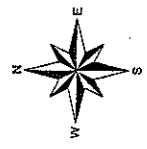
**Data Sources :**

U. S. Census Bureau

MD Dept of Natural Resources

Washington County Planning Dept

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6-25-2010

## **SENSITIVE AREAS**

Sensitive areas in the town limits of Williamsport are somewhat limited. The areas that would cause the most concern are limited to the areas related to and along the Potomac River and its tributary creeks. Steeper slopes border the Potomac Flood, Conococheague Creek, and three (3) unnamed smaller creeks to the east of Town. Steep slopes do not present serious obstacles to development unless they exceed twenty-five (25%) percent or so; even in this case problems occur largely when soils are unstable. Construction on slopes as steep as thirty-five (35%) percent are even more feasible with careful engineering design. For the most part the land in Williamsport is fairly level and presents no inherent obstacles to development of any kind. However, the available land for construction is very limited. Land along the Conococheague Creek should be preserved as a buffer area. The Old Railroad Spur that served the power plant in the area between it and the creek should be kept open as part of this buffer.

The area along the Conococheague Creek from the viaducts in a direction which would be along the old Conomac Park can be considered as a sensitive area and possibly flood prone and not necessarily developable.

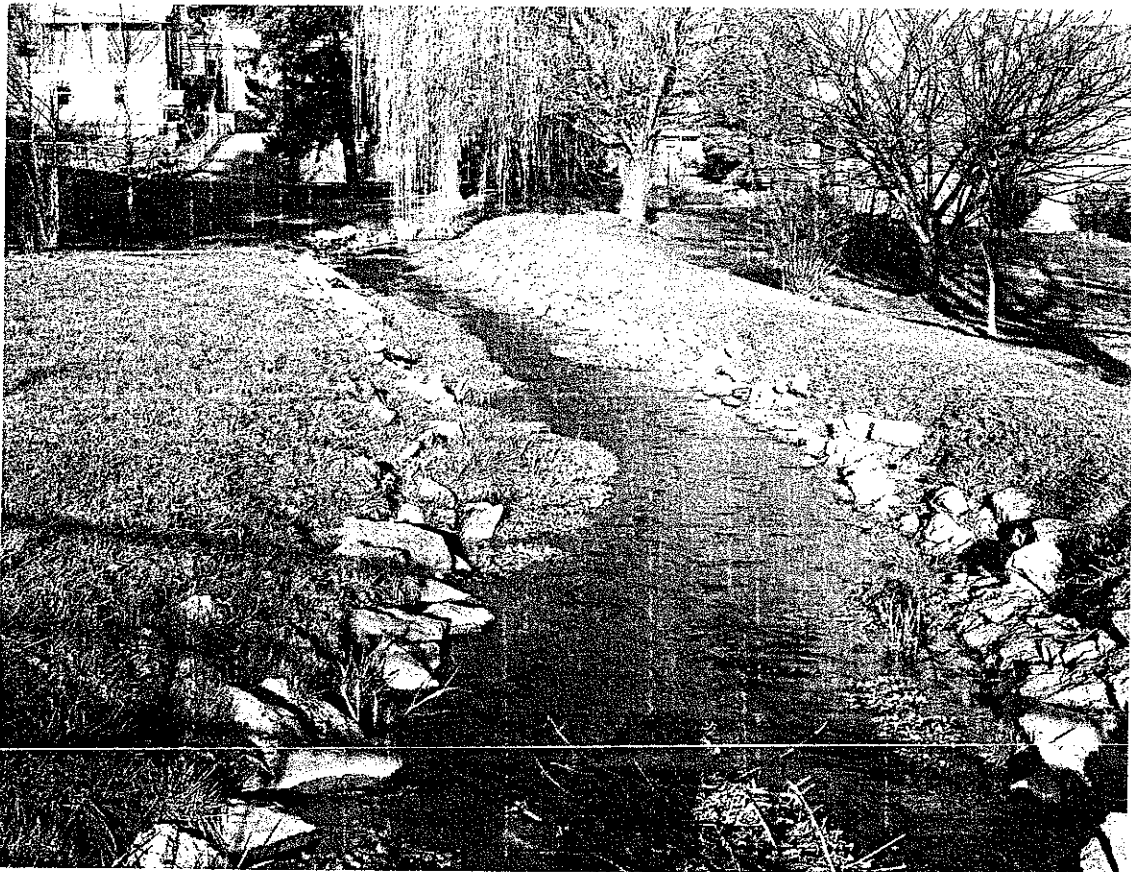
The Potomac River floodplain is a major obstacle to development in a broad swath along the river. However, most of this land is occupied by the Chesapeake and Ohio National Historic Park, the power plant, and the Williamsport Riverfront Park, and would not be available for development in all probability. There is a dam located on the premises of the power plant which in the event of a disaster of some sort could cause flooding and an adverse impact upon the environment and water system. Outside of the Town to the west, the abandoned and closed tannery is at least partially in the floodplain. The Town has no control of the areas outside of its corporate limits but we presume that the County will discourage additional development especially of residences in this geographical area.

Flood plains along the Conococheague and small streams, plus buffers of about 100 feet from the streams should be reserved to protect development from the risk of flood damage to improve water quality by filtering runoff from adjacent land into the streams.

#### **Habitats of Valuable, Rare, and Endangered Plant and Animal Species**

The County maps of plant and animal species indicate that there are no rare or endangered species in the Town of Williamsport.

In conclusion, there are no areas of state concern of a real sensitive nature in Williamsport other than the normal runoff into streams which eventually go into the Potomac and Chesapeake Bay.<sup>3</sup>



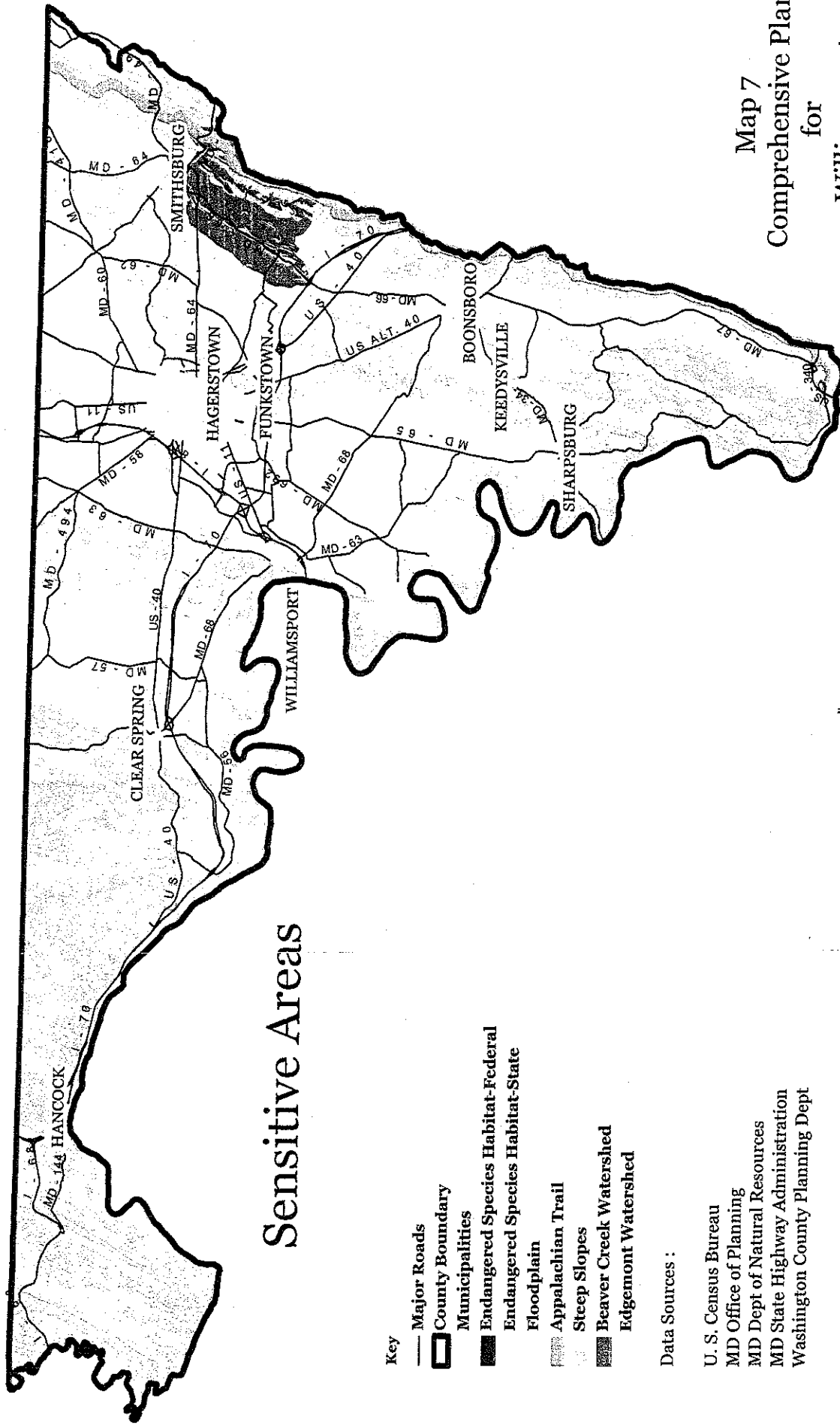
Byron Memorial Park

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<sup>3</sup> **Note** - This comment is considered again under Chapter 12 Environment contained hereafter

**Note:**

**The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.**



# Sensitive Areas

- Key**
- Major Roads
  - ▭ County Boundary
  - ▭ Municipalities
  - ▨ Endangered Species Habitat-Federal
  - ▨ Endangered Species Habitat-State
  - ▨ Floodplain
  - ▨ Appalachian Trail
  - ▨ Steep Slopes
  - ▨ Beaver Creek Watershed
  - ▨ Edgemont Watershed

**Data Sources :**

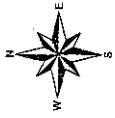
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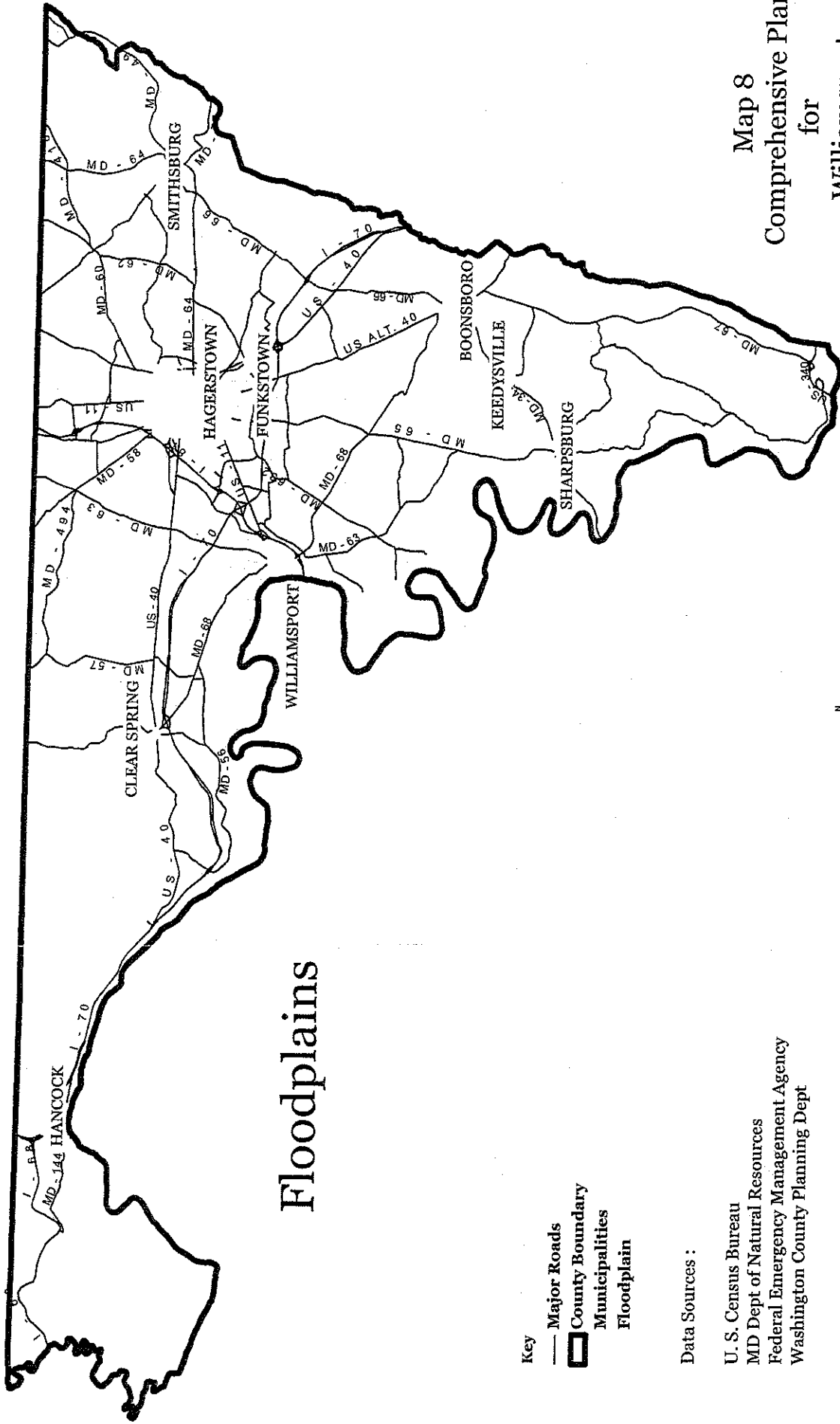
## Map 7 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



6-25-2010





# Floodplains

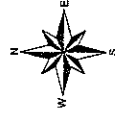
- Key**
- Major Roads
  - ▭ County Boundary
  - ▭ Municipalities
  - ▭ Floodplain

**Data Sources :**

- U. S. Census Bureau
- MD Dept of Natural Resources
- Federal Emergency Management Agency
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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6-25-2010

## Map 8 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

# **LAND USE ELEMENT**

## **Introduction**

The Land Use Plan and element is in essence the basic core of the Comprehensive Plan. This is the portion of the document where policies, strategies, recommendations, economic development and funding matters are all introduced and implemented.

It establishes the framework for future growth, improvements, regulatory measures, and financial considerations.

It is also part of the vision as required by the provisions of Article 66B of The Annotated Code of Maryland.

## **RELATIONSHIPS TO LAND USE AND ZONING IN SURROUNDING AREAS**

Zoning Districts in the County surrounding Williamsport reflect the economic development that is occurring gradually around the Town. Large areas of General Industrial, Planned Industrial and Highway Interchange Commercial Zoning is interspersed with smaller remnants of Agricultural and Rural Residential (actually a Suburban Residential Density.) A large planned industrial development, the Interstate Industrial Park, lies along Interstate 81 southeast of Williamsport. In the bend of the Conococheague Creek to the northwest of Town a large area is zoned IM, Industrial Mineral,

and a large quarry, supplying the Redlands Brick Company occupies the portion of this area closest to the boundary of the Town of Williamsport. Most of the areas around the Town are developed: the Interstate Industrial Park to the east and southeast, residential portions of the unincorporated community of Halfway to the northeast, and the industries and mineral extraction operations to the northwest. The Cloverton area adjacent to the Town is a development that has been in existence since the late 1950's and is of a suburban residential nature.

The urban growth areas of the County and the City of Hagerstown definitely impact on the present and future land use of the Town of Williamsport.

## **HOUSING**

Over half (fifty-one percent) of the housing units in Williamsport are single family detached, and another twelve and eight tenths (12.8%) (approximately 111) are single family attached. There are apartment complexes and units that provide housing as follows:

1. Milestone Garden Apartments - There are 168 well kept apartments in this commercially owned complex.
2. Springfield Farm Apartments - There are 72 well kept apartments in this commercially owned complex.

3. Washington County Housing Authority:

(a) Springfield Farm Apartments - There are 28 well kept apartments in this commercially owned complex.

(b) Otho Holland Complex - There are 36 well kept apartments in this commercial owned complex.

Note: Otho Holland Springfield Farm are Washington County Housing developments for the elderly. All of the above apartment and cottage complexes are well maintained and in good condition.

Generally speaking, the Town's housing stock is well maintained by resident owners although much of it is quite old as is the community. The older portion of Town has older buildings. The area located in what is commonly referred to as the "Springfield Farm Area" is more of a modern suburban nature and the houses are ranch style brick.

## **TOWN CENTER**

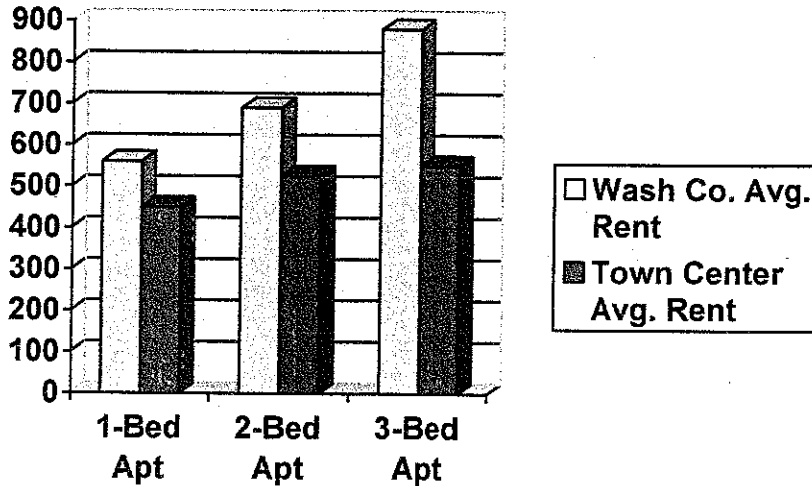
The area currently zoned Town Center (TC) consists generally of 89 parcels of land together with improvements and is generally bounded by the intersections of East Potomac Street and North Artizan Street to the east, West Potomac Street and North Conococheague Street to the west and north, and South Conococheague Street and East/West Church Street to the south. Town Center also consists of several parcels along North Artizan Street,

North Conococheague Street, north of its intersection with East/West Potomac Street, and parcels along the north side of East Salisbury Street from Conococheague Street. Most parcels were constructed in the mid-1800's to the early 1900's with a median age construction of 1893. Median value of the parcels located in Town Center is approximately \$165,793.50. Approximately forty-two (42) parcels are claimed as residential use, twenty-three (23) or twenty-six (26%) percent are a primary residence and nineteen (19) parcels or twenty-one (21%) percent are not primary residence. There are eleven (11) parcels claimed as commercial/commercial residential use and one (1) parcel or one (1%) percent claimed as a primary residence and nine (9) parcels or eleven (11%) percent are not primary residences. Twenty-nine (29) parcels are claimed as apartment use. Three or four percent are claimed primary residences and twenty-six or twenty-nine (29%) percent are claimed as not a primary residence.

Seven (7) parcels are claimed as tax exempt use, none are claimed as primary residence. One (1) parcel is Town Hall and six (6) parcels - 423, 424, 425, 426, 427 and 439 - are owned by St. Augustine Catholic Church.

Four (4) parcels in Town Center lack structures. One parcel is claimed as residential use and is a vacant lot (Parcel 280).

## COMPARISON OF AVERAGE APARTMENT RENT BETWEEN WASHINGTON COUNTY AND TOWN CENTER

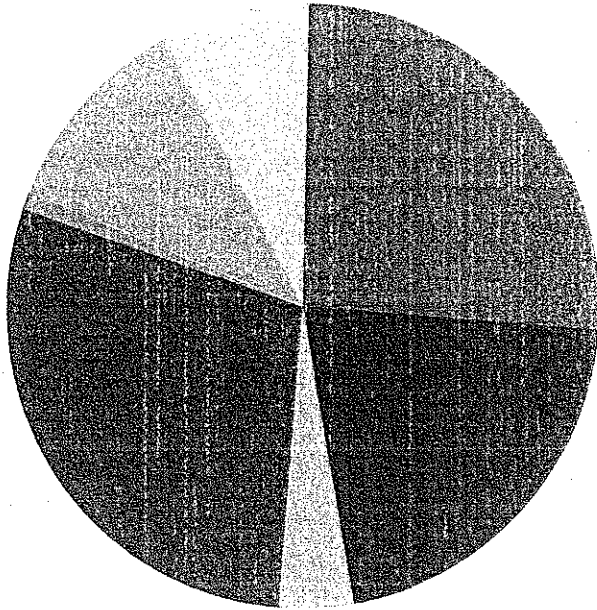


The above Chart was prepared by Inspire Communication and is part of the Williamsport Town Center Revitalization Study of 2010 prepared for the Town of Williamsport.

## USE OF PARCELS IN TOWN CENTER

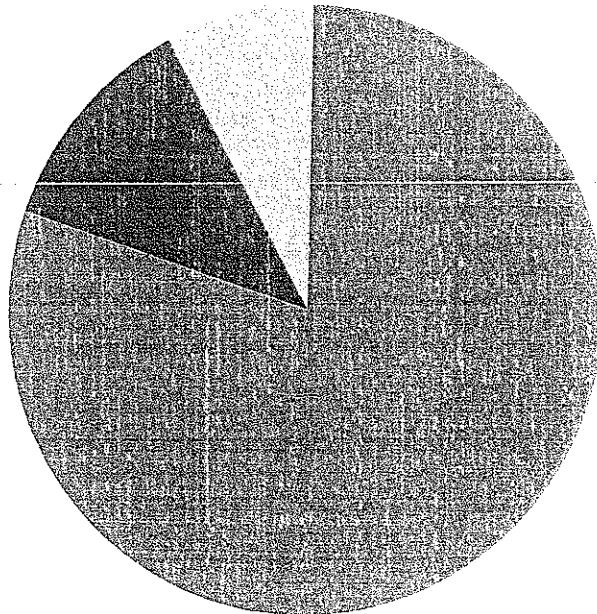
The following graphs were prepared by Inspire Communication and are part of the Williamsport Town Center Revitalization Study of 2010 prepared for the Town of Williamsport.

Exhibit 4  
**Use of Parcels - Breakdown**



- Residential/primary residence
- Residential/non-primary residence
- Apartments/primary residence
- Apartments/non-primary residence
- Commercial/primary residence
- Commercial/non-primary residence
- Tax exempt/non-primary residence

**Use of Parcels - General**



- Housing
- Commercial
- Tax exempt

## TOWN CENTER/TRADE AREAS

In the preparation of the Town Center Revitalization Study, visitor trade areas were determined to better understand the products and services and demographic potential spending of the people supported by a revitalized Town Center.

The areas were determined by the likely areas of residence of potential visitors to a revitalized Trade Center. Trade area 1 is the area currently zoned Town Center. Trade area 2 is the Town of Williamsport, absent the area zoned Town Center, with boundaries determined by the Town of Williamsport Zoning Map. Trade area 3 is the area surrounding Williamsport, with boundaries determined by the area designated by the Washington County School Board of Education to be served by the Williamsport High School district and the area in Berkeley County, West Virginia serviced by the Route 11 Bridge ending at an arbitrary line running north/south and crossing the intersection of Rout 11 and Route 81 at exit 23 in West Virginia.<sup>4</sup>

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<sup>4</sup> The following Charts and Graphs are portions of the study of the Williamsport Town Center Revitalization Study of 2010 prepared for the Town of Williamsport by Inspire Communication.



Exhibit 5

**Comparison of Trade in Trade Areas**

<b>Transportation Needs</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Gas Station	1	3	9
Auto/Motorcycle sales			6
Auto parts/supply		1	3
Primary auto repair	1	2	8
Car wash			2
Car rental			1

<b>General Food</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Grocery store			2
Convenience store	1		5

<b>Specialty Food</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Specialty Market			2
Bakery			1
Ice cream shop			3
Coffee shop/Café	1		
Sweet shop			2

<b>Restaurants</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Fast Food	1	1	17
Take-out		2	7
Sit-down	4	1	11
Sit-down with alcohol			15

<b>Alcohol</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Bar/Tavern	2		1
Alcohol sales	1	1	5

<b>General Supply</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
General Store	1		6
Department store			7

Personal Needs	Trade Area 1	Trade Area 2	Trade Area 3
Personal grooming	4		21
Dry cleaner		1	6
Laundromat		1	1
Healthcare/supply	1	2	10
Bank/Credit Union		1	13
Funeral home		1	0

Home Needs	Trade Area 1	Trade Area 2	Trade Area 3
Improvement/Hardware		2	8
Flooring			4
Furniture/Bedding		1	7
Garden/Landscaping		1	1
Appliance	1		1
Electronics	1		1
Lawn equipment sales			1
Equipment rental			2
Home services		1	1

<b>Lodging</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Hotel/Motel		1	4
Bed and Breakfast	1		
Campground			1

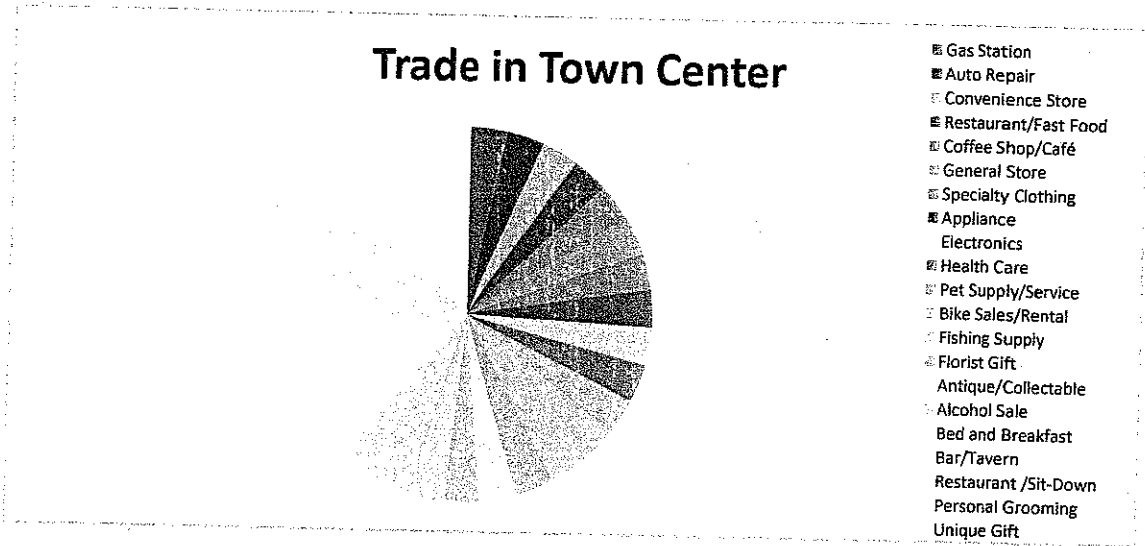
<b>Misc Services/Supplies</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Fitness/Sport center		1	2
Pet supply/service		2	4
Professional service		1	10
Feed/farming supply			2
Office supply			1
Daycare			1

<b>Activity Needs</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Sport apparel			3
Bike sales/rental	1		1
Hiking supply			
Fishing supply	1		1
Boats/boat accessories			1

<b>Specialty Shops</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Clothing/Accessories	1		26
Jewelers			6
Artisan/Craftsman			1
Art/Craft supply			1
Unique gift	3		12
Florist/Gift	1		2
Antiques/collectables	1		3
Toy			1
Book			1
Music			2
Tattoo		1	

<b>General Entertainment</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Entertainment	1		3
Video/game rent/sale		1	5
Game room store			1
Pay Heritage venue			1

Exhibit 6



The following is a list of businesses existing in the Town Center area. There are approximately twenty-eight (28) businesses involved in multiple trades as shown in the following:

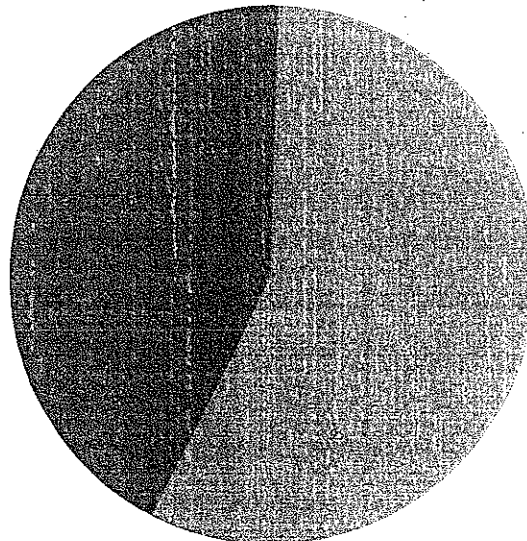
Exhibit 7

<b>Business</b>	<b>Own/Rent</b>	<b>Trade</b>
Odyssey Gifts	Own	Unique gift
Rosemary's Florist Greenhouse and Gifts	Own	Florist/gift
A Touch of Country	Own	Unique gift
Dogs R Us	Own	Pet supply/ service
Byer's Busy Corner	Own	Restaurant/Sit Down
McGee's Tavern	Own	Bar/tavern
Wolfe's on the Corner	Own	Alcohol sales, fishing supplies and general store
Highway Song Leather	Lease	Specialty clothing and unique gift trade
Williamsport Pharmacy	Own	Health care trade
Williamsport Barbershop	Lease	Personal grooming
The Lunchbox	Lease	Restaurant/sit down
River City Cycles	Lease	Bike sales/rental
Candlelight Inn	Own	Bed and Breakfast
The Briar Patch	Own	Unique gift shop
Jewell's and Jewell's Used Appliances	Lease	Appliance
Desert Rose Café	Lease	Coffee shop/café

Business	Own/Rent	Trade
Carolyn's House of Hair	Lease	Personal Grooming
Third Base Tavern	Own	Bar/tavern
American Heritage Antiques	Lease	Antique/collectables
The Reptile Crib	Lease	Pet supply/service
Williamsport Creamery	Lease	Ice Cream Parlor
Ron's Garage	Own	Auto repair
The Cutting Lane	Own	Personal grooming
Tony's Pizza Time Café	Own	Restaurant/sit down
River City Barber Shop	Lease	Personal grooming
Relic Plus	Own	Electronics
Sheetz	Own	Gas station, convenience mart and restaurant/fast food

Exhibit 8

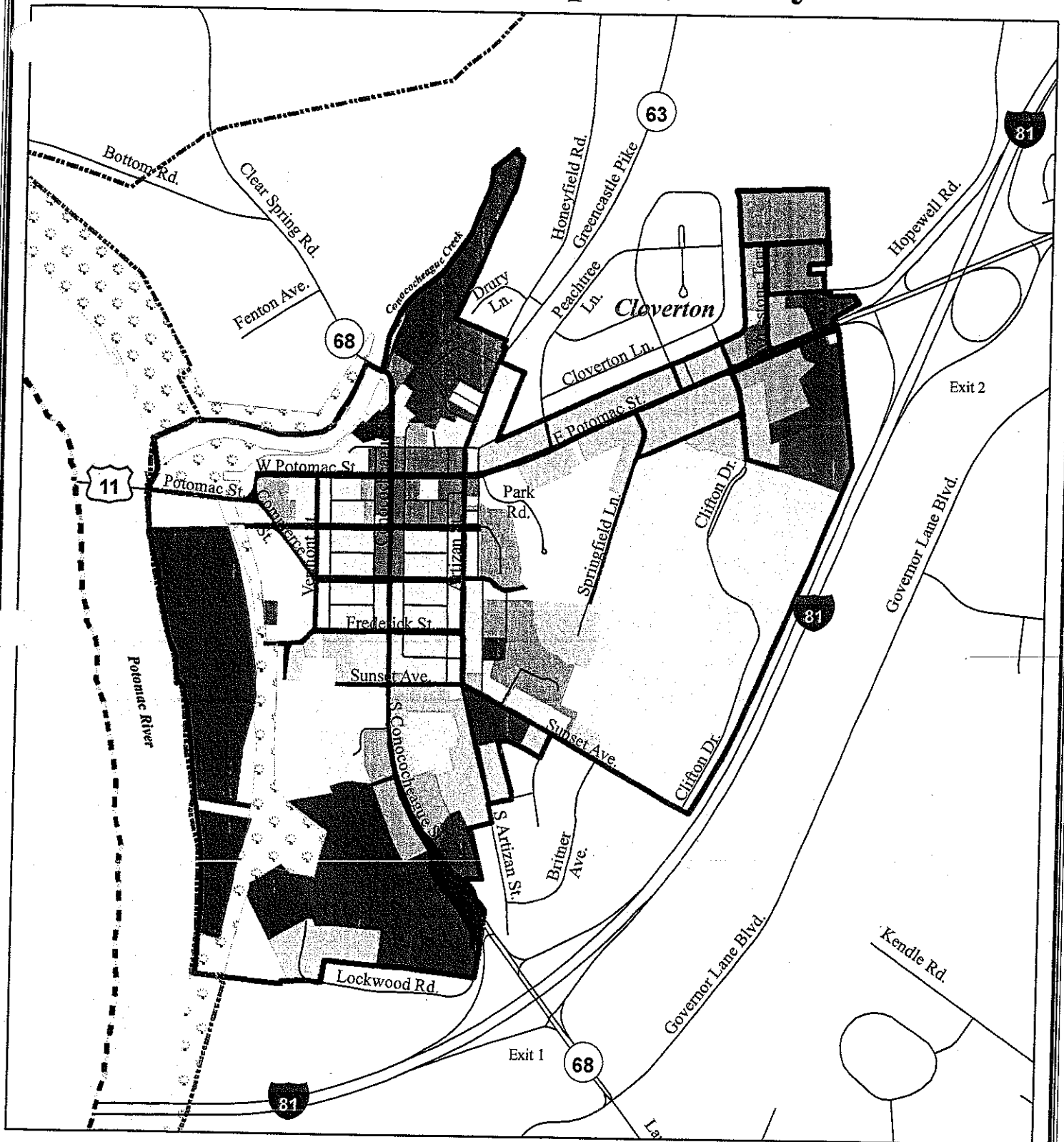
### Business Property Ownership/Lease Percentage



Own  
 Lease



# Town of Williamsport, Maryland



Prepared by the  
Washington County  
Planning Department  
Graphic Information System  
6-25-2010

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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0 500 1,000 1,500 2,000 Feet

## Land Use Map

Map 9  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010

**Legend**  
 — Roads  
 □ C&O Canal  
 — County Boundary  
 ■ 2005 Urban Growth Area Boundary  
 ■ Town of Williamsport

**Land Use**  
 ■ Business/Office/Service  
 ■ Commercial  
 ■ Industrial  
 ■ Institutional  
 ■ Open Space  
 ■ Residential Multi-Family/Apartment Complex  
 ■ Suburban Residential  
 ■ Town Center  
 ■ Town Residential  
 ■ Transportation  
 ■ Vacant Non-Residential

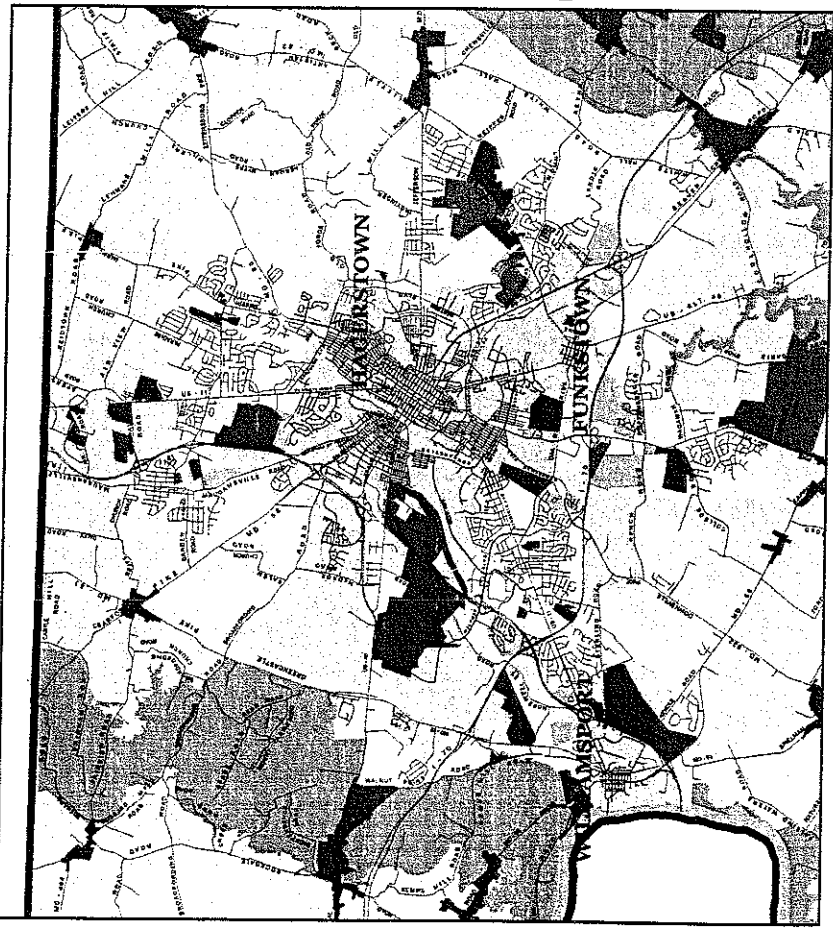
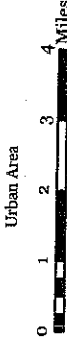
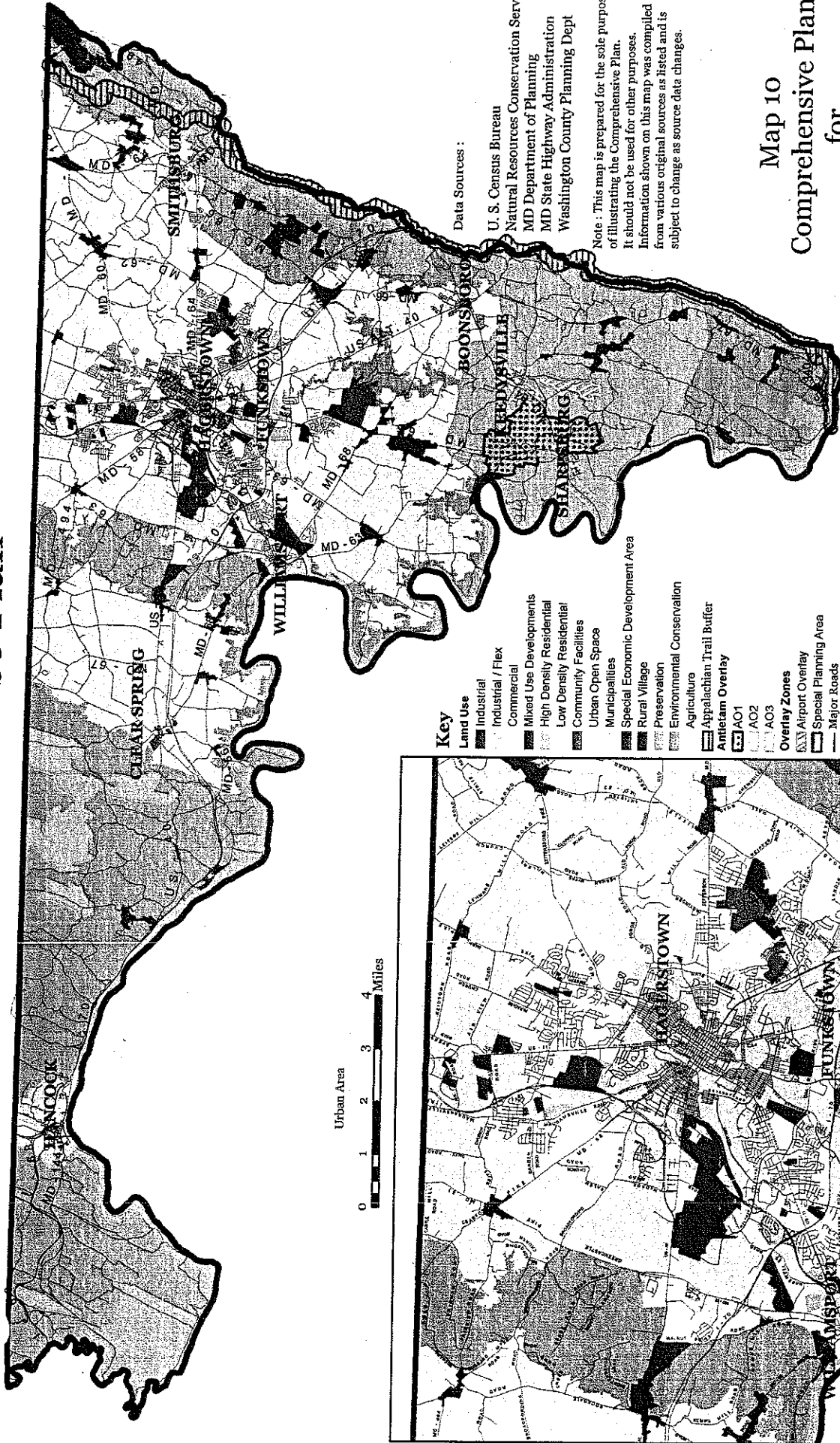


**CURRENT LIST OF ESTABLISHMENTS**  
**WILLIAMSPORT, MARYLAND**  
**JUNE 2010**

Mathew Shrader, Veterinarian 15 N. Artizan Street	The Lunch Box 22 N. Conococheague Street
Sheetz Store 100 E. Potomac Street	Desert Rose Café 21 N. Conococheague Street
Williamsport Nursing Home 154 N. Artizan Street	The Cutting Lane 15 E. Salisbury Street
Odyssey - Bartel, Carolee & John 25 E. Potomac Street	Antietam Health Services 3 Byrkit Drive
Rosemary's Florist, Inc. 21 E. Potomac Street	Williamsport Sunoco 304 E. Potomac Street
Dog's Are Us Complete Pet Grooming 7 E. Potomac Street	Williamsport Auto Care 301 E. Potomac Street
Byer's Busy Corner 1. East Potomac Street	Goldstar (Red Roof Inn) 310 E. Potomac Street
Williamsport Creamery Potomac Street	Waffle House 306 E. Potomac Street
Ron's Garage 20 E. Potomac Street (Rear)	Shers Inc. (Exxon) 314 E. Potomac Street
William Green Exotic Pets 45 N. Conococheague Street	CLF (McDonalds Rest.) 313 E. Potomac Street

Third Base Tavern 35 N. Conococheague Street	Antietam Health Services 307 E. Potomac Street
Carolyn's House of Hair 27 N. Conococheague Street	River City Feed Store 5 Milestone Terrace
Jewell's & Jewell's Appliances 5 N. Conococheague Street	Family Video 8 Milestone Terrace
ARJB Enterprises 12 Milestone Terrace	Milestone Cleaners 14 Milestone Terrace
China 88 16 Milestone Terrace	Marco's NY Pizza & Rest. 18 Milestone Terrace
4 Star Athletic Complex 30 Milestone Terrace	WR Hardware 30 W. Salisbury Street
Spirit Services Lockwood Road	Twin Oaks 40 E. Village Lane
Touch of Country 11 E. Potomac Street	Williamsport Moose 121 N. Conococheague Street
C & O Canal NHP 205 W. Potomac Street	Williamsport Adventure LLC 415 S. Conococheague Street
Candlelite Inn - Tonya Williams 15 N. Conococheague Street	Amer. Heritage Antiques Shannon Lemon 39 N. Cocococheague Street
Dr. William McCaffrey 7 Hopewell Road	

# Land Use Plan



## Key

- Land Use
- Industrial
- Industrial / Flex
- Commercial
- Mixed Use Developments
- High Density Residential
- Low Density Residential
- Community Facilities
- Urban Open Space
- Municipalities
- Special Economic Development Area
- Rural Village
- Preservation
- Environmental Conservation
- Agriculture
- Appalachian Trail Buffer
- Antietam Overlay
- AO1
- AO2
- AO3
- Overlay Zones
- AN Airport Overlay
- Special Planning Area
- Major Roads

## Data Sources:

- U. S. Census Bureau
- Natural Resources Conservation Service
- MD Department of Planning
- MD State Highway Administration
- Washington County Planning Dept

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

## Map 10 Comprehensive Plan for

# Williamsport, Maryland

## 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

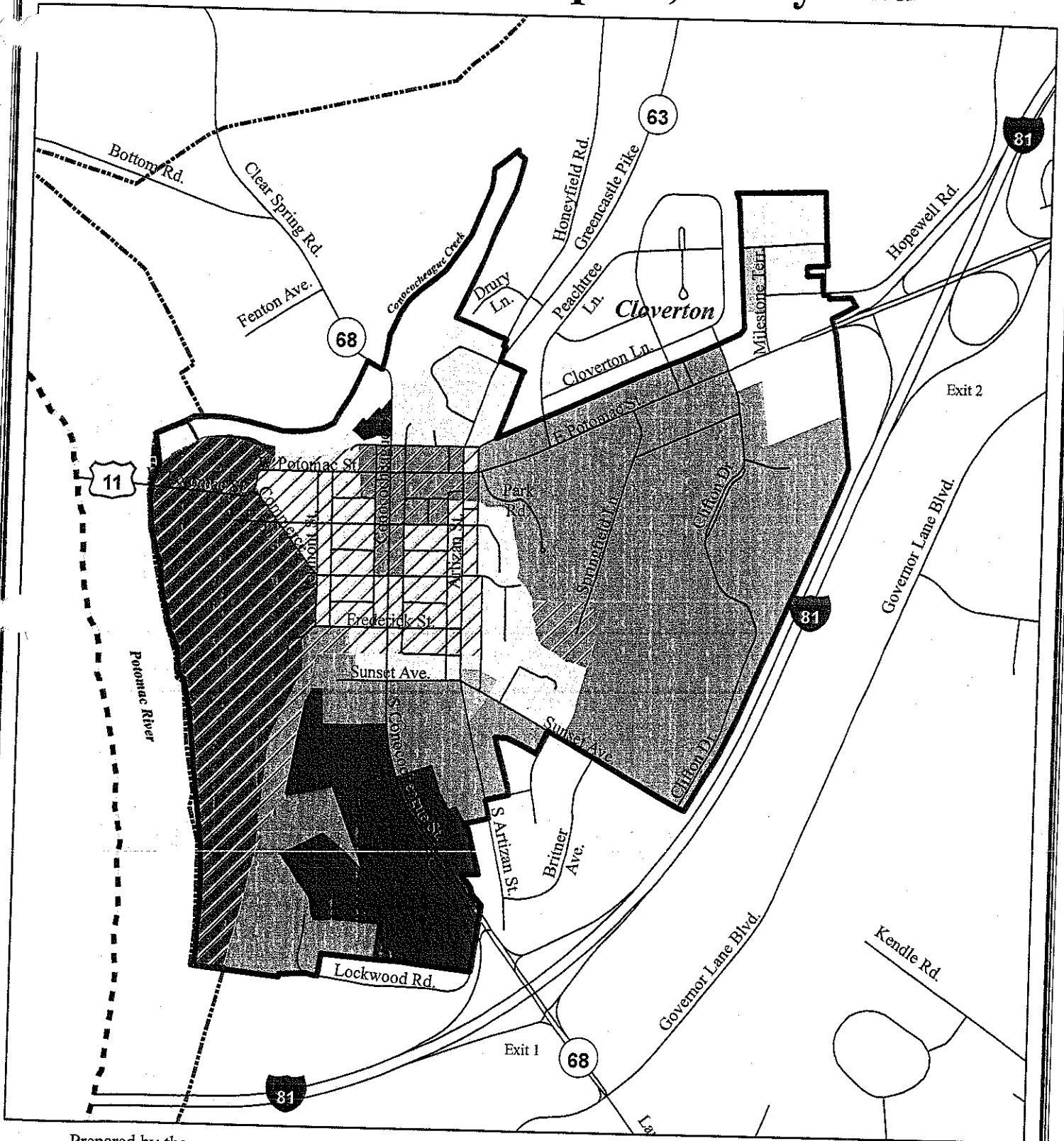


6-25-2010

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As illustrated on Map 51 of the Comprehensive Plan for  
Washington County, Maryland.  
Adopted 8-27-2002  
Amended 7-12-2005

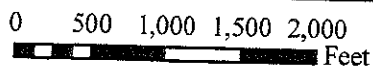
# Town of Williamsport, Maryland



Prepared by the  
Washington County  
Planning Department  
Graphic Information System  
6-25-2010

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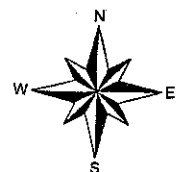
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## Zoning Map

Map 11  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010

- Legend
- Roads
  - ▭ 2005 Urban Growth Area Boundary
  - ▭ Town of Williamsport
  - ▭ County Boundary
  - ▭ Historic District
- Zoning
- ▭ EMPLOYMENT CENTER
  - ▭ GENERAL COMMERCIAL
  - ▭ NEIGHBORHOOD COMMERCIAL
  - ▭ HISTORIC RECREATION
  - ▭ TOWN CENTER
  - ▭ TOWN RESIDENTIAL
  - ▭ SUBURBAN RESIDENTIAL



## **HISTORIC PRESERVATION EASEMENTS**

Owners of properties listed on, or eligible for, the National Register of Historic Places, or located within a locally certified or Register-listed historic district, may convey a perpetual historical preservation easement as a gift to the Maryland Historical Trust. Not only does an easement provide for the future of your property, it may also provide you with financial incentives and is an important part of estate planning.

## **HISTORIC PRESERVATION LOAN PROGRAM**

The Historic Preservation Loan Program provides loans to nonprofit organizations, local jurisdictions, business entities, and individuals to assist in the protection of historic property. Loan funds can be used to acquire, rehabilitate, or restore historic property listed on, or eligible for, the National Register of Historic Places. They may also be used for short-term financing of studies, surveys, plans and specifications, and architectural, engineering, or other special services directly related to pre-construction work required or recommended by the Trust or the State Historic Preservation Officer on projects being funded with federal or state monies.<sup>5</sup>

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<sup>5</sup> See Chart Exhibit 1, Current County, State and Local Improvement Program

## **HISTORIC REHABILITATION TAX CREDITS**

The Federal Rehabilitation Tax Credit program enables the owners or long-term lease holders of income-producing certified historic structures (listed in the National Register of Historic Places, or a contributing element within the boundaries of an historic district), to receive a federal tax credit. The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits equal to 25% of the qualified capital costs expended in the rehabilitation of a "certified heritage structure."

## **HEART OF THE CIVIL WAR HERITAGE AREA**

Williamsport has opted to become a part of the Heart of the Civil War Heritage Area and this is indicated on the special area exhibits contained herein.

## **WILLIAMSPORT INVESTMENT ZONE (TIZ)**

Currently a proposal exists and the Town probably has or will be qualified for the benefits set forth. A proposal was prepared and submitted and is on file in the Town Administrator's office and is incorporated herein by reference. Much of the effort to go into this is for a Town Center (TC) revitalization program and study to give a rebirth to the "commercial core" along Conococheague Street and economically benefit all merchants and the

community, and foster, nurture and promote recreational facilities and tourism in Williamsport, Washington County and along the C & O Canal corridor.

### **POLICY, RECOMMENDATION, IMPLEMENTATION**

The Land Use Plan indicates several land use policy categories by color. The Town's policy for these areas is as follows:

**Residential.** In these areas it is the policy of the Town to encourage residential development in predominately single-family housing types. Appropriate services will be permitted with special review by the Planning Commission, including:

- churches, clubs, and other semipublic activities, with sufficient site size and off-street parking
- neighborhood commercial services, such as grocery stores
- public services, such as schools, firehouses, and libraries

**Commercial.** It is the policy of the Town to encourage retail commercial activities and other private and public services in these areas. Residential uses are permitted. Industrial uses with high employment densities are discouraged, to limit congestion that could have an adverse impact on retail activities.

**Residential-Special Commercial.** In these areas, residential uses are encouraged, together with compatible commercial activities. These area transactional areas, where commercial conversions of residential buildings



are encouraged. They are mapped in the Town's historic district, and renovations of buildings should be compatible with the area's historic character.

**Residential Multifamily.** It is the Town's policy in these areas to encourage multifamily development, such as conversions for apartments and new apartment structures, plus compatible commercial activities which serve surrounding residential neighborhoods.

**Industrial/Employment.** It is the Town's policy to encourage development in these areas which is primarily industrial and other employment facilities. Residential uses area discouraged, to avoid pre-empting land from use for employment activities.

**Public Facilities.** These are sites of existing major public facilities. Other public facilities may be located in residential, commercial and industrial areas, as appropriate.

**Parks, Recreation, and Open Space.** These are areas of existing and potential public or reserved open space that should be reserved as open space in the future.

#### **ADDITIONAL RECOMMENDATIONS/VISIONS/GOALS**

Williamsport would benefit from a planning effort to guide the revitalization activities for downtown.

Given the recreation resources of the C & O Canal, the town has an opportunity capitalize on tourists and recreational users already coming to Williamsport.

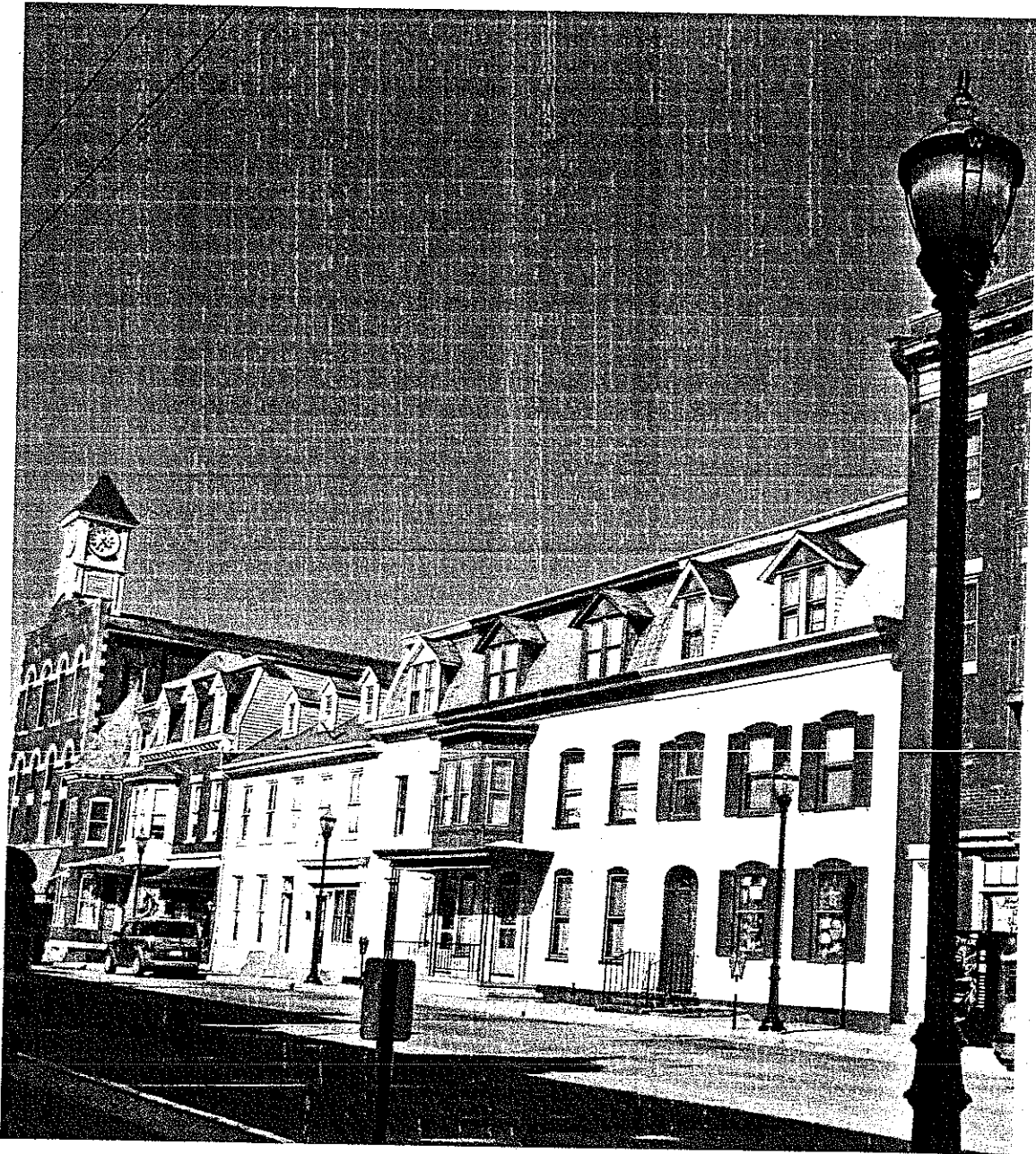
Williamsport understanding the impact of the canal on tourism and will explore ways of making a town connection to the canal as well as connecting all the other historic assets of the Town.

The extra width in the streets in the core of downtown could be converted to greenways that would take bikers, pedestrians, and kayakers into downtown from the C & O Canal.

Discussions are currently underway to take advantage of the streetscape in Williamsport. The potential difficulties in making changes to the two major roadways, both state roads, are being looked at and acceptable solutions will be presented.

The rehabilitation of the town clock building should be a priority. The clock town, or Pythian Castle, is an issue the town is looking to resolve. Its present appearance is detrimental to revitalization efforts. Even though this and other buildings are privately owned, the Town will make an effort to educate the owners, make them aware of the heritage area benefits and assist them in seeking funding options.

It is a vision of the Mayor and Council to once again have all storefronts and commercial sites in the downtown core at least as commercial on the lower floor and not have residences as opposed to shops and business.



Town Clock

# **TRANSPORTATION ELEMENT**

## **Introduction**

An adequate vehicular system is vital for Williamsport to remain to a desirable place to live, work, and visit. Road projects that add highway capacity and new road links will be necessary to meet goals for growth management in conjunction with the State and County and possibly the State of West Virginia.

### **1. Highways**

The backbone of the transportation network in Washington County, Maryland and around the Town of Williamsport is the interstate highway system. Interstate routes 70 and 68 traverse the County in an east/west pattern while I-81 crosses the County in a north/south direction. The intersection of I-70 and I-81 west of Hagerstown has led to the location of major warehouse distribution centers and trucking companies in the County which are in close proximity to the Town of Williamsport. This traffic impacts somewhat upon the community.

The general layout is a hub and spoke pattern, with Hagerstown, Williamsport, and Boonsboro all acting as hubs. US 11, MD 65, and MD 60 are the major north-south highways with US 40 and MD 68 oriented to the east and west. MD 63 which traverses through Williamsport is an important

road connecting Williamsport with Pennsylvania. Route 11 is an important highway that connects West Virginia, Williamsport, Hagerstown, and local industrial areas.

### **Street and Highway Plan**

No major changes to streets and highways in the corporate limits of the Town of Williamsport are suggested by existing conditions other than to attempt to reduce heavy truck traffic in the downtown core and adjacent area on Route 11. Generally speaking, since the Town was laid out with the thought in mind of being the capitol of the United States, the streets are exceptionally wide and can handle traffic increases. However, during times of emergencies on Interstate 81 or other interstates nearby, traffic is routed through downtown Williamsport and creates major temporary congestion.

Local general public service is provided to Williamsport by the County Commuter Transit System and several taxi companies operating in the County and City of Hagerstown. The County Commuter System is primarily a fixed route operating systems with scheduled changes and points of connection altered based on demand.

Many of the residents of the Town of Williamsport and the immediate geographical areas of a residential nature that are in close proximity of the Town have access to commuter and inner-city services to the metropolitan

area from Washington County. These include Park-n-Ride facilities, commuter bus, inner-city bus, and commercial air travel from the Hagerstown Regional Airport which is approximately ten (10) minutes from the Town of Williamsport. Rail commuting service can be accessed in Martinsburg, West Virginia, which is close to Williamsport.

AmTrac service is available in Martinsburg which is not too far from Williamsport for travel from Washington, D.C. west to Chicago and other destinations.

The area on Route 11 approaching the bridge over the Potomac River to enter West Virginia sometimes causes confusion for a visitor because Potomac Street heading towards the bridge seems to dead end at the Cushwa Basin with a sudden sharp curve. The C & O Canal National Park Service has expressed some concern about the situation and generally parking in the area.

### TRAILS

Williamsport lies on one of the longest trails in the United States, the Chesapeake and Ohio towpath, from Washington, D.C., to Cumberland, Maryland. Use of this trail, currently estimated at 3 million per year, may increase with the Maryland Department of Natural Resources new Rail-

Trail, following the old Western Maryland Railroad bed from Fort Frederick to Hancock.

### **BICYCLE AND PEDESTRIAN FACILITIES**

Most bicycle traffic enters Town Center at either the South Conococheague Street or Route 11 from West Virginia/Cushwa Basin entrance. The vast majority of bicycle traffic comes from and to the C & O Canal.

Potomac Street, portions of the Town Center and the immediate adjacent area have been marked off into bicycle lanes for the convenience of cyclists who travel through the community either in the Rails for Trails or C & O Canal Trail greenway areas. Bicycle racks have been placed in the Town Center for the convenience of cyclists.

### **RECOMMEDED ACTION**

The Town will continue work with Washington County, State of Maryland, and the C & O Canal Park Authority towards the development of pedestrian and bicycle trails in and adjacent to Williamsport along the C & O Canal and other areas. The Town should work with Washington County toward the development of pedestrian and bicycle trails as outlined in the County Plan linking it with Hagerstown.

The Regional Transportation Study suggests routes along Downsville Pike or Hopewell Road. Another suggested trail would be northward along Conococheague Creek.

Encourage the further development of the trails along the C & O Canal and cooperate in the rehabilitation, reconstruction and stabilization of Big Slack Water area along the C & O Canal in order to allow the bikers and hikers to traverse the Canal through Williamsport in a direct, convenient fashion.

### **RAIL SERVICE**

Three (3) major railroad companies maintain track facilities in Washington County. They are: CSX, Norfolk Southern and the Winchester and Western Railroads. The rail lines roughly parallel the major road corridors with Potomac River crossings at Williamsport and Sharpsburg. No major industries or local industries in Williamsport utilized rail service to any great extent.

### **TRUCK TRANSPORTATION**

Truck transportation is a major industry in the industrial park areas which are in effect adjacent to the Town. Most of the activity from the truck transportation standpoint is in the Industrial Park areas as indicated in close



proximity to the Town. This will be covered more in depth in the Municipal Growth Element of this document.

### **RECOMMENDATIONS FOR ACTION/POLICY STATEMENTS**

The area on Route 11 approaching the bridge over the Potomac River to enter West Virginia sometimes causes confusion for a visitor because Potomac Street heading towards the bridge seems to dead end at the Cushwa Basin with a sudden sharp curve. The C & O Canal National Park Service has expressed some concern about the situation and generally parking in the area.

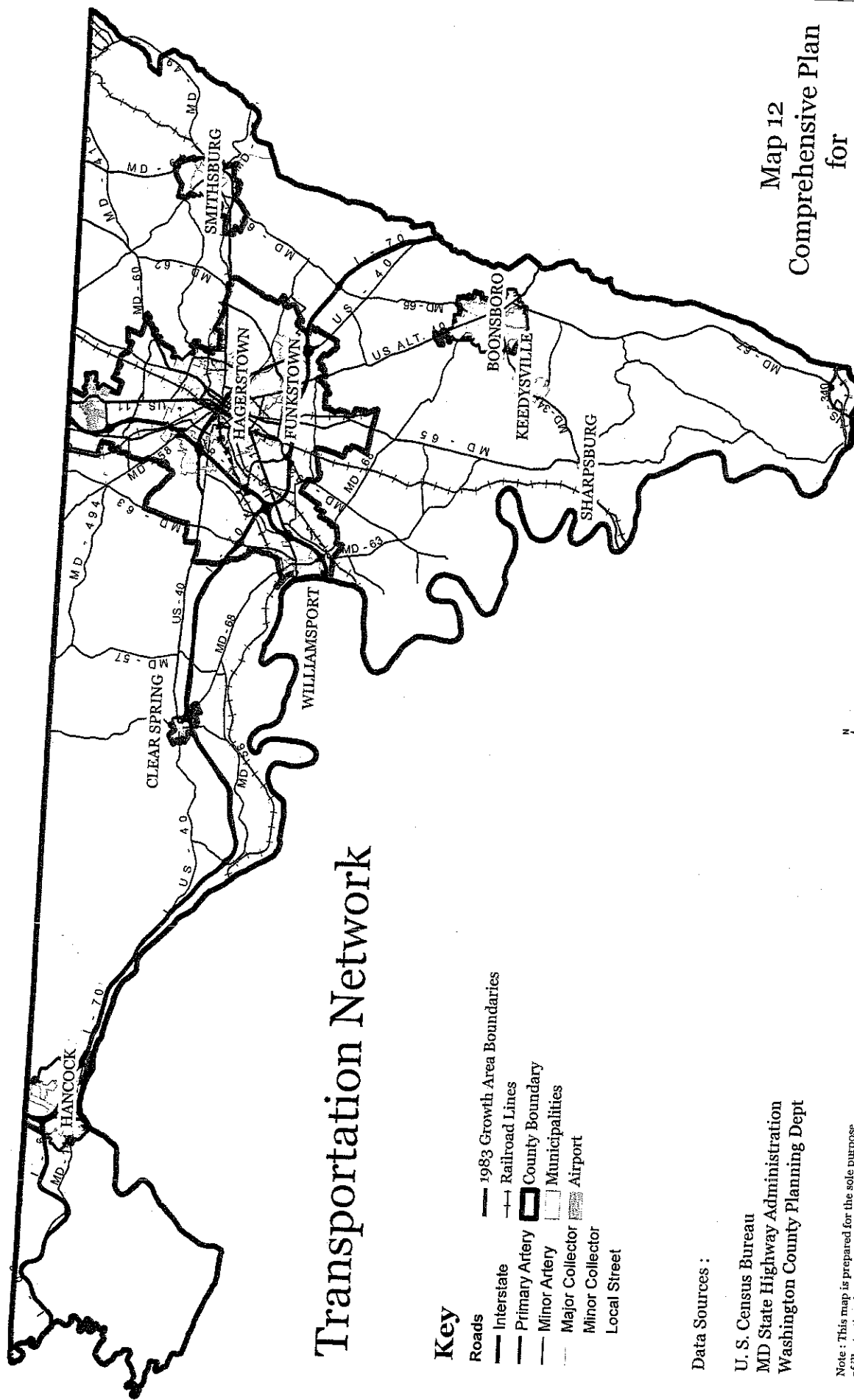
### **SUGGESTED ACTIONS AND RECOMMENDATIONS**

1. Re-routing options should be explored in an effort to alleviate some of the intense congestion in the future.
2. Study alternate routes and re-routing of truck traffic if possible from local warehouses and nearby quarry operations.
3. Elimination of any other safety hazards and devising more clarity in the route to the Potomac River Bridge on Route 11.
4. Considering providing more parking in some manner to service the park other than the C & O Canal Basin parking lot.
  - Improve and maintain streets to provide a safe and efficient street network for driving, walking, and biking.

- Improve the streetscape and pedestrian environment to create an attractive setting for businesses and to enhance residential communities.
- Provide pedestrian and bicycle access to activity centers (e.g., schools, public parks, commercial areas, museums, C & O Canal).
- Support the development of a trail system that links visitor attractions in the Town and in the County in conjunction with the C & O Canal and a trail to Pittsburgh.
- Continue to work with the County Transportation Department to support the transit service to Williamsport.
- Work to improve air travel to nearby airports.
- Promote AmTrac commuter facilities to nearby metropolitan areas.
- Promote truck traffic control with County transportation, State Highways Administration and trucking companies.

**Note:**

The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.



# Transportation Network

- Key**
- 1983 Growth Area Boundaries
  - Interstate
  - Primary Artery
  - Minor Artery
  - Major Collector
  - Minor Collector
  - Local Street
  - Railroad Lines
  - ▭ County Boundary
  - ▭ Municipalities
  - ✈ Airport

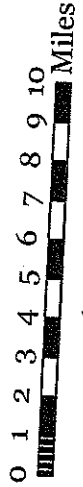
**Data Sources :**  
 U. S. Census Bureau  
 MD State Highway Administration  
 Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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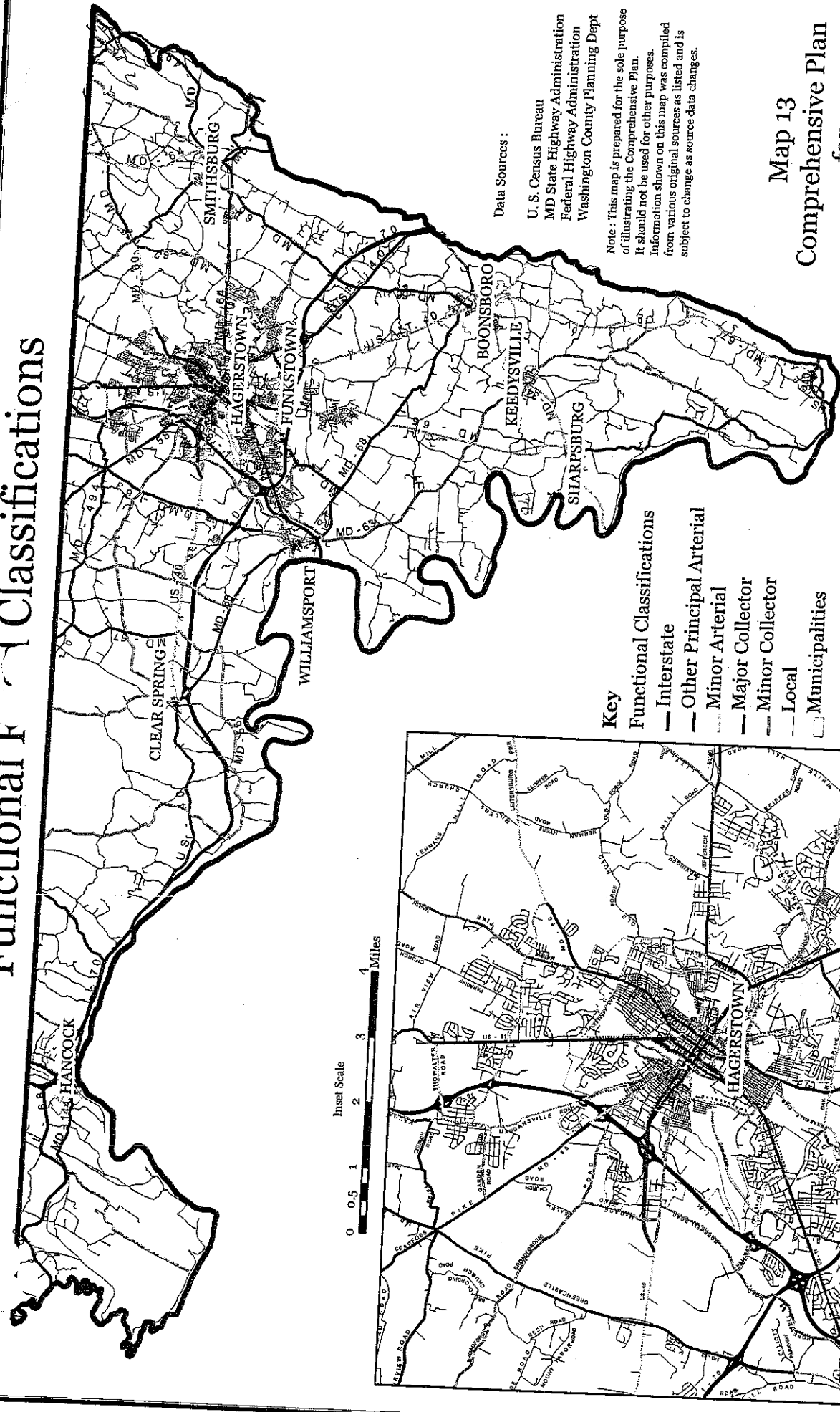
Map 12  
 Comprehensive Plan  
 for  
 Williamsport,  
 Maryland  
 2010

Prepared by the  
 Washington County  
 Planning Department  
 Geographic Information System



6-25-2010

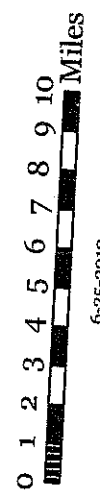
# Functional Road Classifications



## Key

### Functional Classifications

- Interstate
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- ▭ Municipalities



6-25-2010

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### Data Sources :

- U. S. Census Bureau
- MD State Highway Administration
- Federal Highway Administration
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

## Map 13 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

HIGHWAY STANDARDS (Table One)						
Functional Classification	Principal Arterial (Interstate)	Other Principal Arterial (Non-Interstate)	Minor Arterial (Urban or Rural)	Major Collector (Urban or Rural)	Minor Collector (Urban or Rural)	Local (Urban or Rural)
Design Type	Freeway	Freeway/Expressway/Inter-Regional	Expressway/Two or Multi-Lane Highway Intra-Regional	Two or Multi-Lane Highway Intra-County	Two Lane Highway - Occasionally Multi-Lane Inter-Community	Two Lane Highway
Character of Travel	Interstate or Statewide	Inter-Regional	Intra-Regional	Intra-County	Inter-Community	Intra-Community
Type Generators Served (Population)	Interstate Urbanized > 50,000 or Intra-State > 25,000	Urban Area of 5,000 - 25,000	Major Towns or Communities of 1,000 - 5,000	Towns and Communities of 500 - 1,000	Villages and Neighborhoods of 100 - 500	Individual Properties
Typical Mean Traffic	Rural > 10,000 ADT Urban > 25,000 ADT	Rural > 5,000 ADT Urban > 20,000 ADT	Rural: 2,000 - 5,000 ADT Urban: 5,000 - 25,000 ADT	Rural: 1,000 - 3,000 ADT Urban: 2,000 - 10,000 ADT	Rural: 500 - 1,500 ADT Urban: 1,000 - 3,000 ADT	Rural < 1,000 ADT Urban < 2,000 ADT
Typical Operating Speed	55-70 MPH	Rural 45-60 MPH Urban 35-50 MPH	Rural 40-45 MPH Urban 30-40 MPH	Rural 40-45 MPH Urban 25-35 MPH	Rural +/- 40 MPH Urban +/- 25-30 MPH	Rural 30-40 MPH Urban +/- 25 MPH
Access Spacing	No direct property access. Grade separated interchanges only.	Minimum 750' distance between all new access points.	Minimum 500' distance between all new access points.	Minimum 300' distance between all new access points.	Minimum 100' distance between property access points & 250' between public street access points.	No restrictions on new property access points. Street jogs less than 150' ft. not permitted.
Minimum Right-of-way	150' to 300'	150'	100'	80'	60'	50'

(1) Engineering data listed herein shall be considered a guide only. Specific design requirements are contained in the appropriate Washington County Division of Public Works, Engineering Department design standards.

(2) Mean traffic is expressed in ADT (Average Daily Traffic) or the number of vehicles passing a given point in both directions within a 24 hour period. Values shown are typical ranges only and are not to be used to determine particular road classifications. Existing and/or projected volumes are to be used to determine the number of traffic lanes required for a particular road.

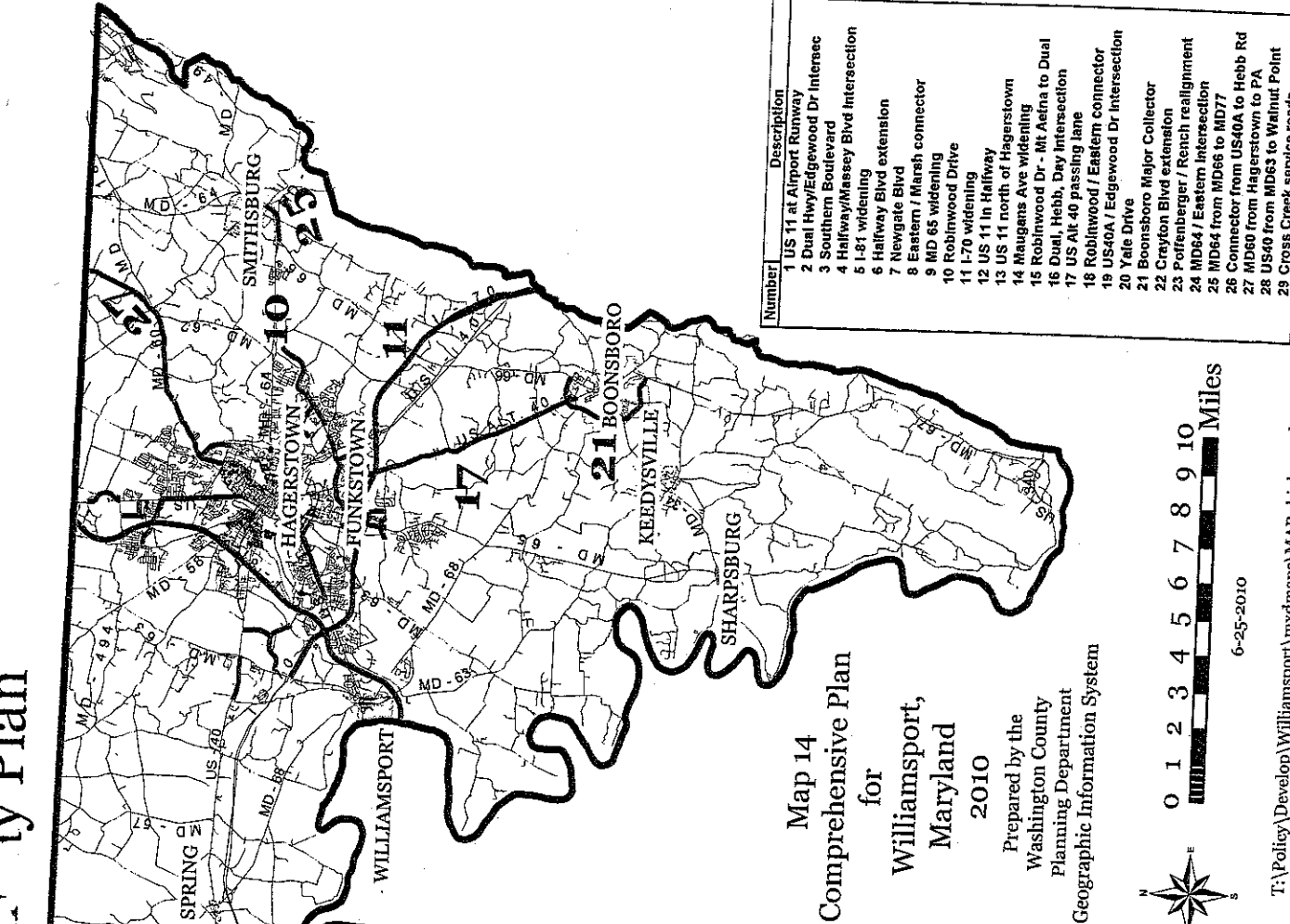
(3) Standards for access spacing and right-of-way widths are enforced through the Subdivision Regulations. Right-of-way wider than the minimum may be required especially when accommodating multi-lane highways.

Source: Washington County Comprehensive Plan - 2005  
Page 76

**Note:**

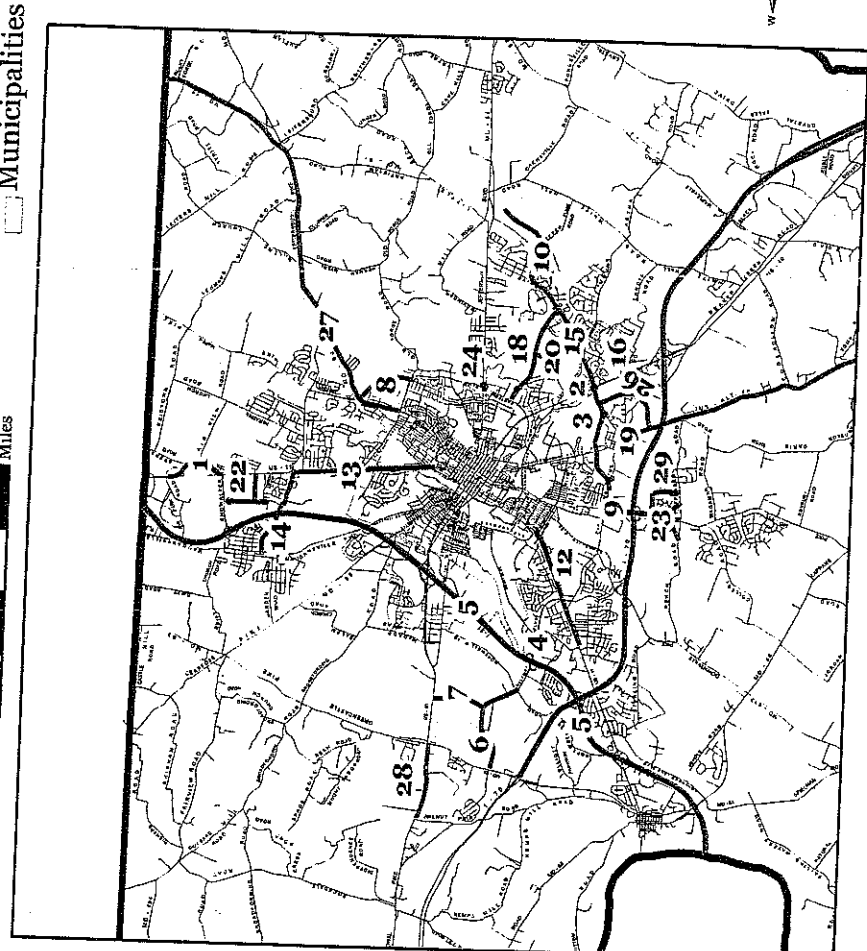
The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.

# Highway Plan



Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes. Identification number is NOT a prioritization ranking.

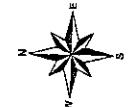
**Key**  
 — Improvement  
 — Roads  
 □ Municipalities



Number	Description
1	US 11 at Airport Runway
2	Dual Hwy/Edgewood Dr Interac
3	Southern Boulevard
4	Halfway/Messy Blvd Intersection
5	I-81 widening
6	Halfway Blvd extension
7	Newgate Blvd
8	Eastern / Marsh connector
9	MD 65 widening
10	Robinwood Drive
11	I-70 widening
12	US 11 In Halfway
13	US 11 north of Hagerstown
14	Maugens Ave widening
15	Robinwood Dr - Mt Aetna to Dual
16	Dual, Hebb, Day Intersection
17	US Alt 40 passing lane
18	Robinwood / Eastern connector
19	US40A / Edgewood Dr Intersection
20	Yale Drive
21	Boonsboro Major Collector
22	Crayton Blvd extension
23	Poffenberger / Rensch realignment
24	MD64 / Eastern Intersection
25	MD64 from MD66 to MD77
26	Connector from US40A to Hebb Rd
27	MD60 from Hagerstown to PA
28	US40 from MD63 to Walnut Point
29	Cross Creek service roads

## Map 14 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



6-25-2010

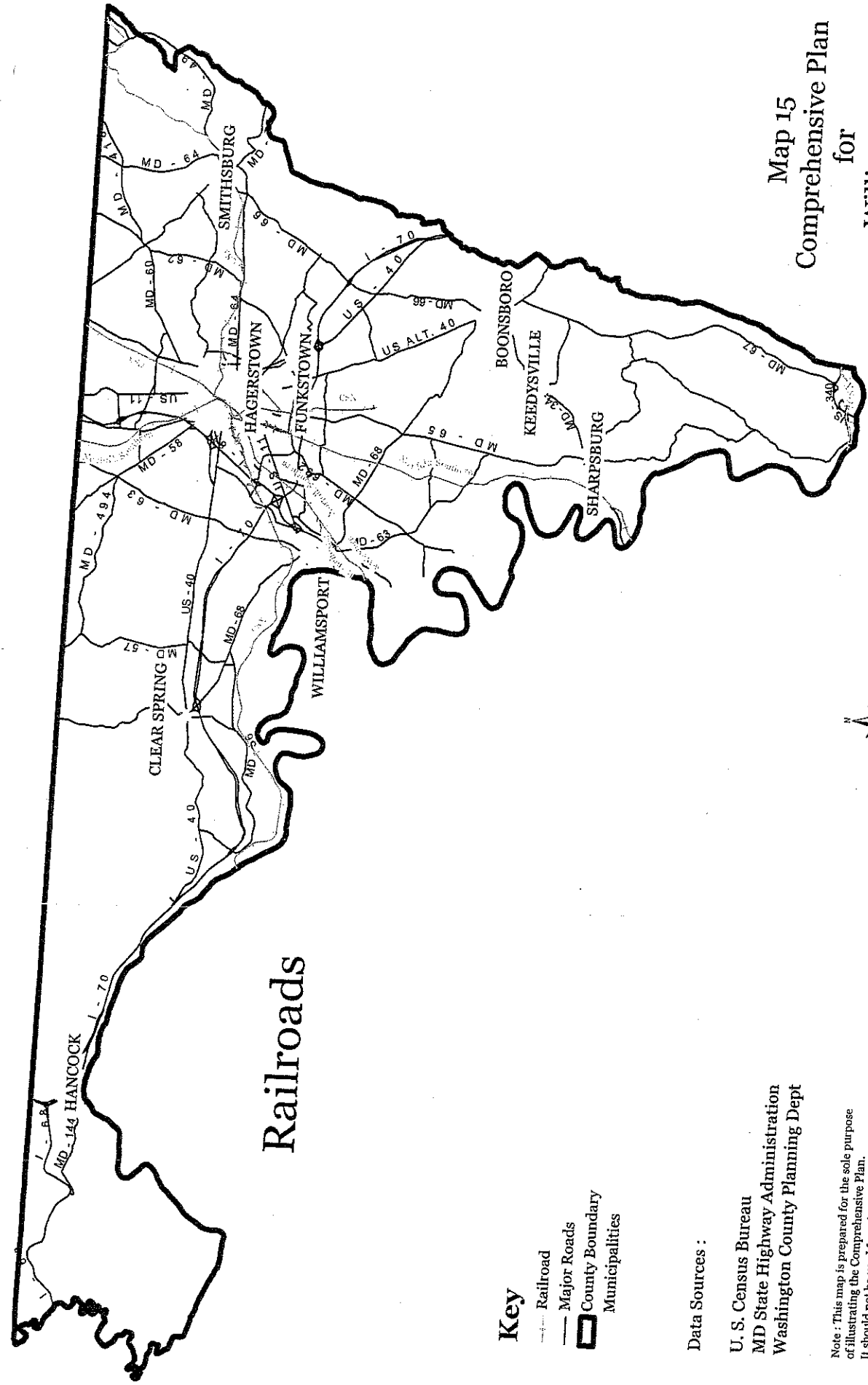
T:\Policy\Develop\Williamsport\mxdmaps\MAP\_highwayplan.mxd

Data Sources:  
 U.S. Census Bureau  
 MD State Highway Administration  
 MD Office of Planning  
 Washington County Engineering Dept  
 HEP MFO  
 Washington County Planning Dept



# Map 15 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



## Railroads

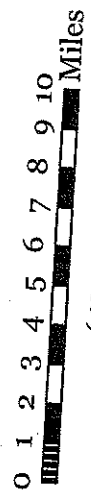
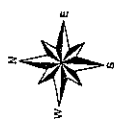
- Key**
- Railroad
  - Major Roads
  - ▭ County Boundary
  - ▭ Municipalities

**Data Sources :**

U. S. Census Bureau  
MD State Highway Administration  
Washington County Planning Dept

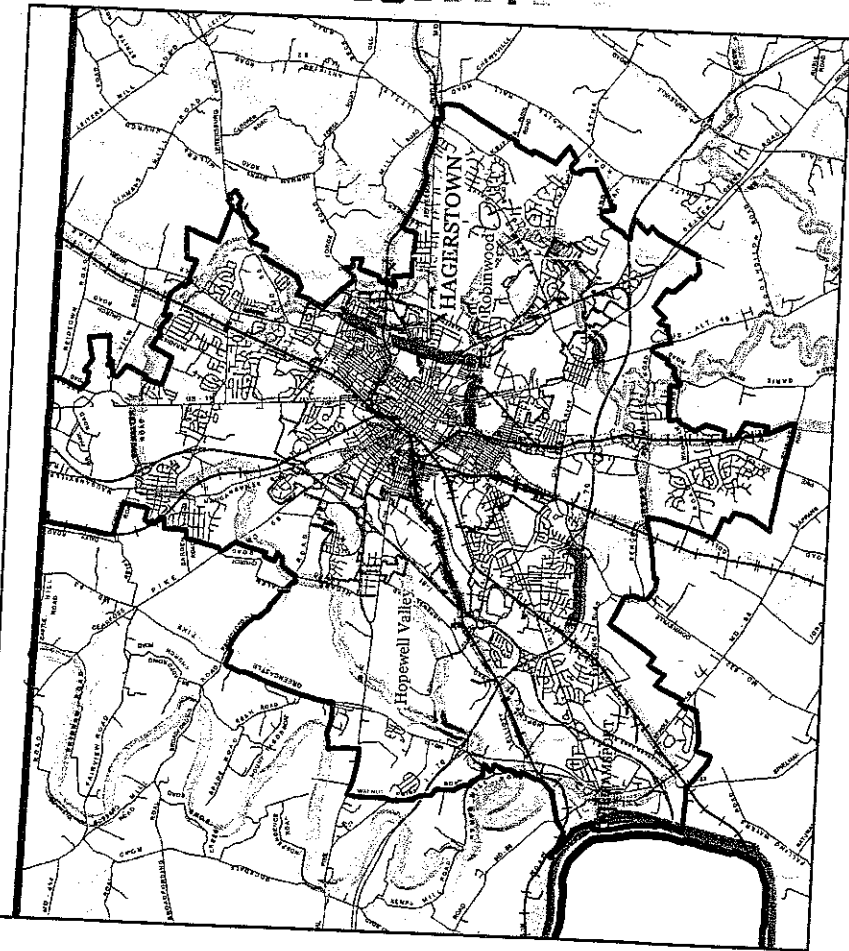
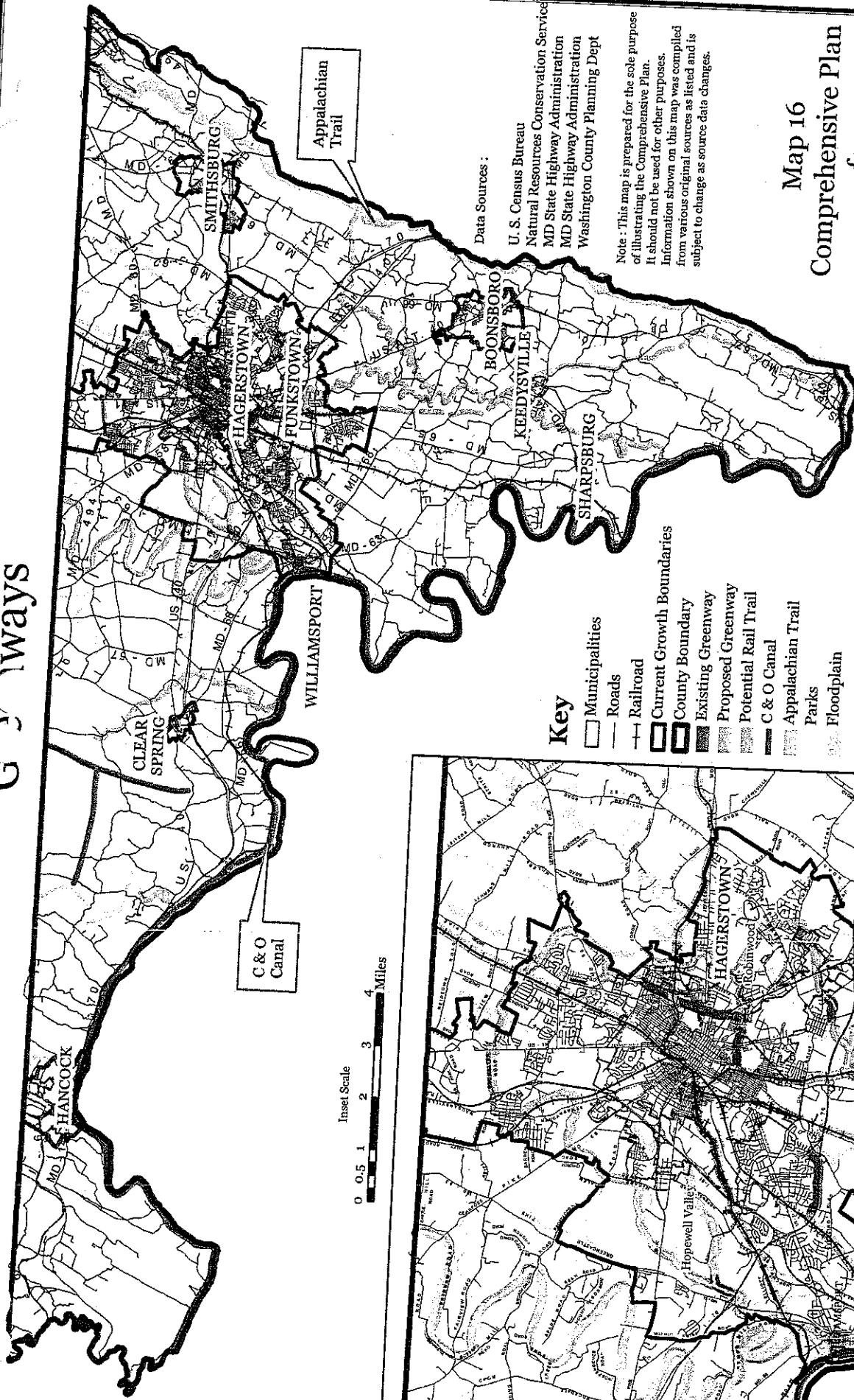
Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

T:\Policy\Develop\Williamsport\mxdmaps\MAP\_Railroads.mxd



6-25-2010

# Greenways



## Key

- Municipalities
- Roads
- Railroad
- Current Growth Boundaries
- County Boundary
- Existing Greenway
- Proposed Greenway
- Potential Rail Trail
- C & O Canal
- Appalachian Trail
- Parks
- Floodplain

### Data Sources:

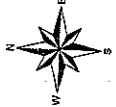
- U. S. Census Bureau
- Natural Resources Conservation Service
- MD State Highway Administration
- MD State Highway Administration
- Washington County Planning Dept

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

## Map 16 Comprehensive Plan for

## Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



6-25-2010

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# **COMMUNITY SERVICES ELEMENT**

## **(COMMUNITY FACILITIES)**

### **Introduction**

The Act requires the Planning Commission to consider the various community services performed in the Town. Community services enrich the standard of living for citizens and provide convenience that people need to conduct a rich lifestyle for themselves and their families. In addition to providing safety, convenience, education, entertainment and health benefits, the administrative services performed by the Town can be of great help to shape the character of a community. It is intended that the services performed by the Town foster economic stability and growth also in conjunction with all other matter stated.

Although the Town of Williamsport is not very large geographically nor heavily populated, it has an unusually broad range of facilities and amount of services and public services for such a small community. Some of the services and opportunities are enhanced by its proximity to and utilization of the City of Hagerstown and Washington County services and facilities.

## **TOWN ADMINISTRATION**

The Town has a large Town Hall. The Town Hall contains Council Chambers for meetings, a conference room, and administrative offices. The Town staff performs all of the governmental services to implement the policies set forth by the Mayor and Council as a legislative body. The Town Administrator manages the day to day performance of duties by the Town employees in maintaining streets, Town facilities and anything in general that needs to be taken care of on a daily maintenance basis. The Town staff and workforce also maintain all the parks and public facilities for the Town.

## **STATE GOVERNMENT SERVICES**

It is traditional and is still the case that the delegate to the Maryland House of Delegates for the district utilizes office space in Town Hall for purposes of performing his/her duties as delegate for the State of Maryland. A staff of one is on duty in the office at all times. This individual along with the delegate assists citizens with any problems that they may perceive or any assistance needed with the state government. The Town staff and the state of the local delegate have an excellent cooperative working relationship.

## **POLICE**

Police protection is provided on a contractual basis by the Washington County Sheriff's Department. There are currently three (3) officers based at the Williamsport Town Hall.

In addition to the services of the Washington County Sheriff's Department, the State of Maryland has forty-one (41) sworn state police officers more or less in Washington County.

The State Police patrol all of the major highways in and around the Town of Williamsport on an as needed basis.

## **FIRE AND EMERGENCY SERVICES**

### **Williamsport Volunteer Fire and Emergency Medical Services**

#### **History/Background**

Every able bodied male citizen on the Town of Williamsport at one time in the early life of the community was a fire fighter.

A system for combating fire had its beginning with crude bucket brigades organized to fight the flames. In 1818 the Maryland Legislature granted authority to levy a tax of \$1,200.00 to purchase the first fire engine. The Town proudly levied the tax. Over the years, there have been two (2) formal fire companies formed (November 14, 1839, April 27, 2006). The Williamsport Fire Department was formed October 9, 1928 and still exists as

a source of community pride and an important element in the community service factor of the Town. The Williamsport Volunteer Fire Department was formally incorporated on October 30, 1935.

The Williamsport Volunteer Ambulance Service was formally established in 1949. In 2007, the Williamsport Fire and Emergency Medical Services was formed. The merged company is stationed in the joint operational headquarters facility located at Brandy Drive in the Town of Williamsport.

### **COORDINATION/RESPONSE AREAS**

The Division of Emergency Services (DES) coordinates over-site responsibilities on behalf of the Board of County Commissioners for fire and rescue operations by working with the Washington County Volunteer Fire and Recue Association, and its sixteen (16) volunteer stations and eight (8) emergency medical service companies. DES also provides enhanced 9-1-1 communications, emergency management/homeland security and special operations response. In addition thereto, there is a special operations team which is a combination of career/volunteer organization individuals responsible for hazardous materials incidents, confined space rescues, construction/collapse incidents and technical rescue situations. The Williamsport Volunteer Fire Company and Ambulance service have

combined as Williamsport Fire and Ambulance Company. They are located as indicated in the headquarters facilities on Brandy Drive, Williamsport, Maryland. The site is fairly adequate for the present needs. However, the organization has plans and has made application for the funds to enlarge, enhance, modernize and update their facility. There is space available on the property in the event they determine to enlarge the facility. The fire department has ladder trucks, fire engines, engine tanker, mini pumper, a fire squad vehicle and utility cars. The ambulance service is equipped with at least two (2) ambulances and other support vehicles.

The Williamsport Volunteer Fire and Ambulance services are very active on a volunteer basis. There are a few paid paramedics.

### **RESPONSE AREA/ORDER**

Generally speaking, the fire and emergency medical services are dispatched by the 9-1-1 service. The area that is covered is mandated by the territorial districts established by DES and agreements of the volunteer fire and medical services companies. The response areas are shown on the following Response Area Maps. The types of incidents responded to are designated on the following Exhibit 11 and response order to incidents is indicated on Exhibit 12 attached.

**TYPES OF INCIDENTS RESPONDED:**

**CALL TYPE**

Structure Fire  
Vehicle Fires  
Brush Fires  
Trash Fires  
Auto Accidents  
Extrications  
Searches  
Haz. Conditions  
Wires Down  
Electrical Problems  
Haz. Mat. Inc.  
Elevator Calls  
Water Rescues  
EMS Assist.  
Transfers  
Animal Rescue  
Aircraft S/B  
Cancelled Enroute  
Public Service  
Flooding  
Lock In/Lock Out  
Smoke in The Building  
Smoke Scares  
Illegal Burns  
Good Intent Calls  
False Alarms  
Alarm Malfunctions  
Misc. Alarms  
Assist Police  
Building Collapse  
Carbon Monoxide Calls



Williamsport Volunteer Fire Company, Inc.

Response Order to Incidents

RESPONSE AREA MAP

Response Type	Primary Unit to Respond	Staffing Level	Secondary Unit To Respond	Staffing Level
Structure Fires (Hydrant Area)	Trk. 2, E-21, A-291, Sqd. 2	7	E-23	2
Structure Fires (Rural Area)	Trk. 2, E-23- A-291 Sqd. 2	7	E-21	4
Fire Alarms (Hydrant Area)	E-21, Trk. 2	7	E-23	2
Fire Alarms (Rural Area)	E-23, Trk. 2	7	E-21	4
Hazardous Material Incident In a Structure	Structure Assignment	7		
CO Emergencies	E-21	4	Trk. 2	3
Motor Vehicle Crash (PIA)	RE-22, E-23	6		
Vehicle Fire	RE-22, E-23	6		
Hazardous Material Incident Transportation	MVC Assignment	6		
Spills (NON EMERGENCY)	RE-22	4	E-23	2
Brush/Woodland	B-2, E-23	6	E-21	4
Wires Down	E-21, B-2	6	E-23	2
Outside Investigation	B-2, E-23	6	E-21	4
Water Rescue Assignment	RE-22, Trk. 2, Sqd.2 Boat 2	6	E-23	2
Rapid Intervention Response Assignment	E-21	4		
Transfer Assignments:				
Tanker	E-23	2		
Engine Company	E-21	4		
Truck Company	Trk. 2	3		
Ambulance Assist	FR Unit 27	2	RE-22	2
Police Assist	Duty Officer			

Staffing Levels are based on minimums established by the WCVFRA.

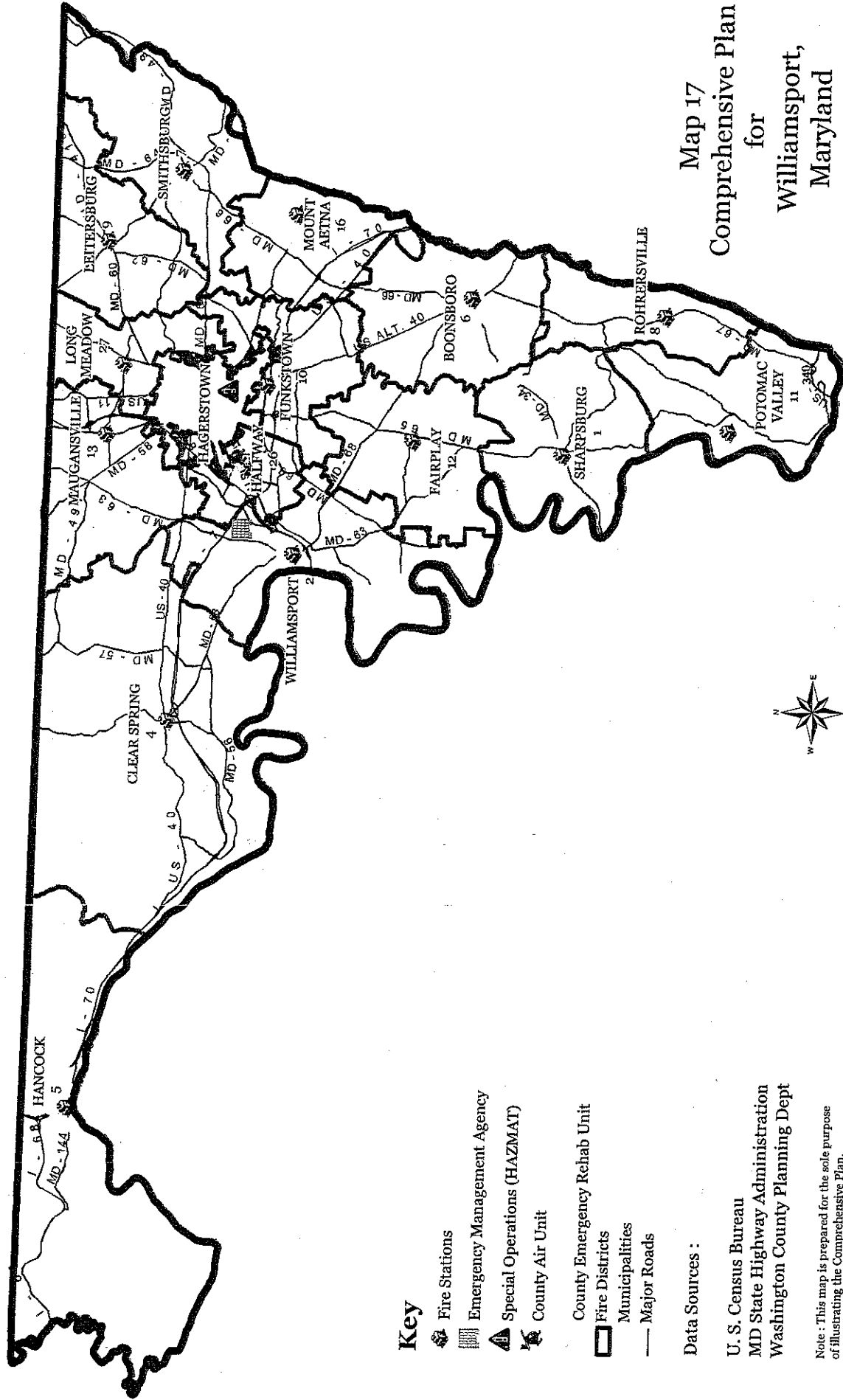
A minimum of (1) EMT or 1<sup>st</sup> Responder must respond on ALL Ambulance Assist, Code Blues, or 1<sup>st</sup> responder incidents.

The duty officer may deviate from this response order only to insure a response to an incident or to handle multiple calls.

**Note:**

The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.

# Fire Companies and Special Operations Units



Map 17  
Comprehensive Plan  
for  
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

## Key

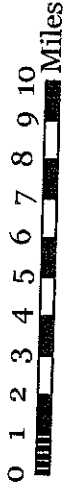
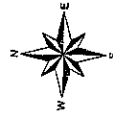
- Fire Stations
- Emergency Management Agency
- Special Operations (HAZMAT)
- County Air Unit
- County Emergency Rehab Unit
- Fire Districts
- Municipalities
- Major Roads

## Data Sources :

U. S. Census Bureau  
MD State Highway Administration  
Washington County Planning Dept

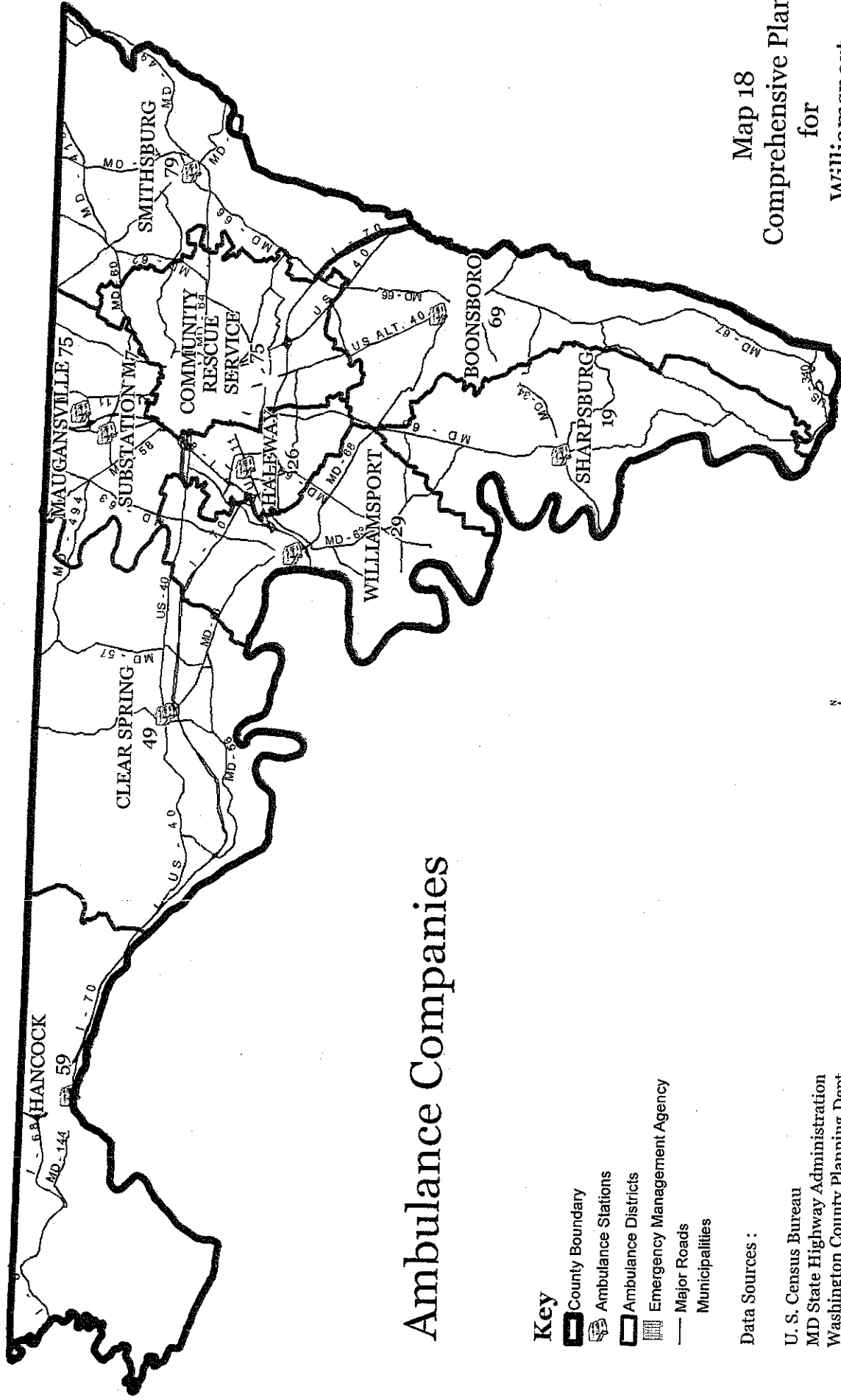
Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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6-25-2010

# Ambulance Companies



## Key

- County Boundary
- Ambulance Stations
- Ambulance Districts
- Emergency Management Agency
- Major Roads
- Municipalities

## Data Sources :

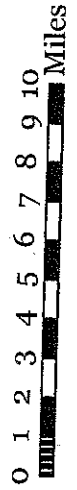
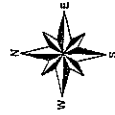
- U. S. Census Bureau
- MD State Highway Administration
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

T:\Policy\Develop\Williamsport\inxdmaps\MAP\_AmbulComp.mxd

## Map 18 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



6-25-2010

# Williamsport Fire Company 2 Response Area

(Maryland Locations Only)

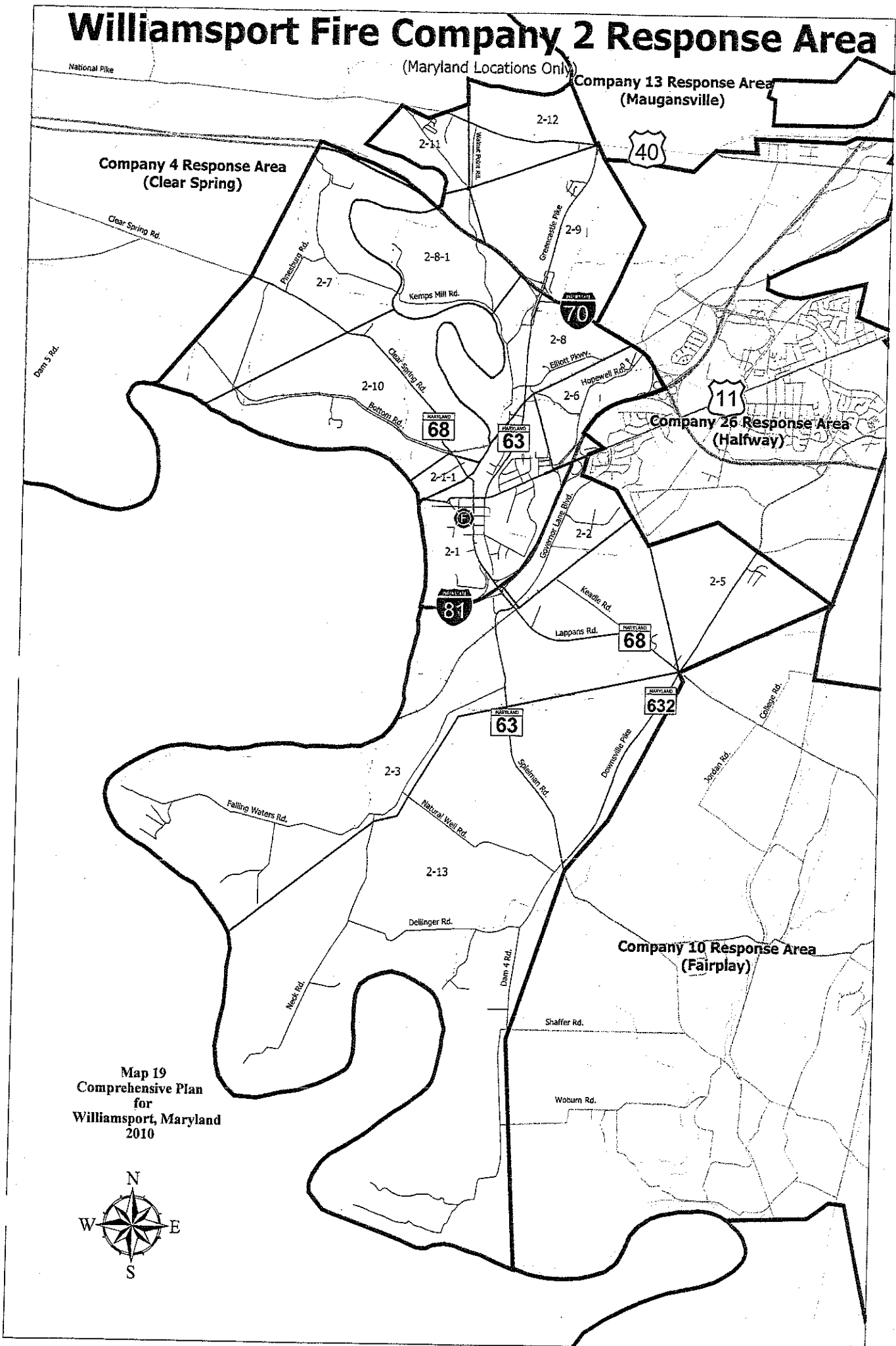
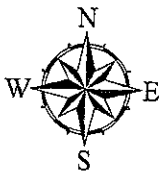
Company 13 Response Area  
(Maugansville)

Company 4 Response Area  
(Clear Spring)

Company 26 Response Area  
(Halfway)

Company 10 Response Area  
(Fairplay)

Map 19  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010



# Rescue Company 29 Response Area

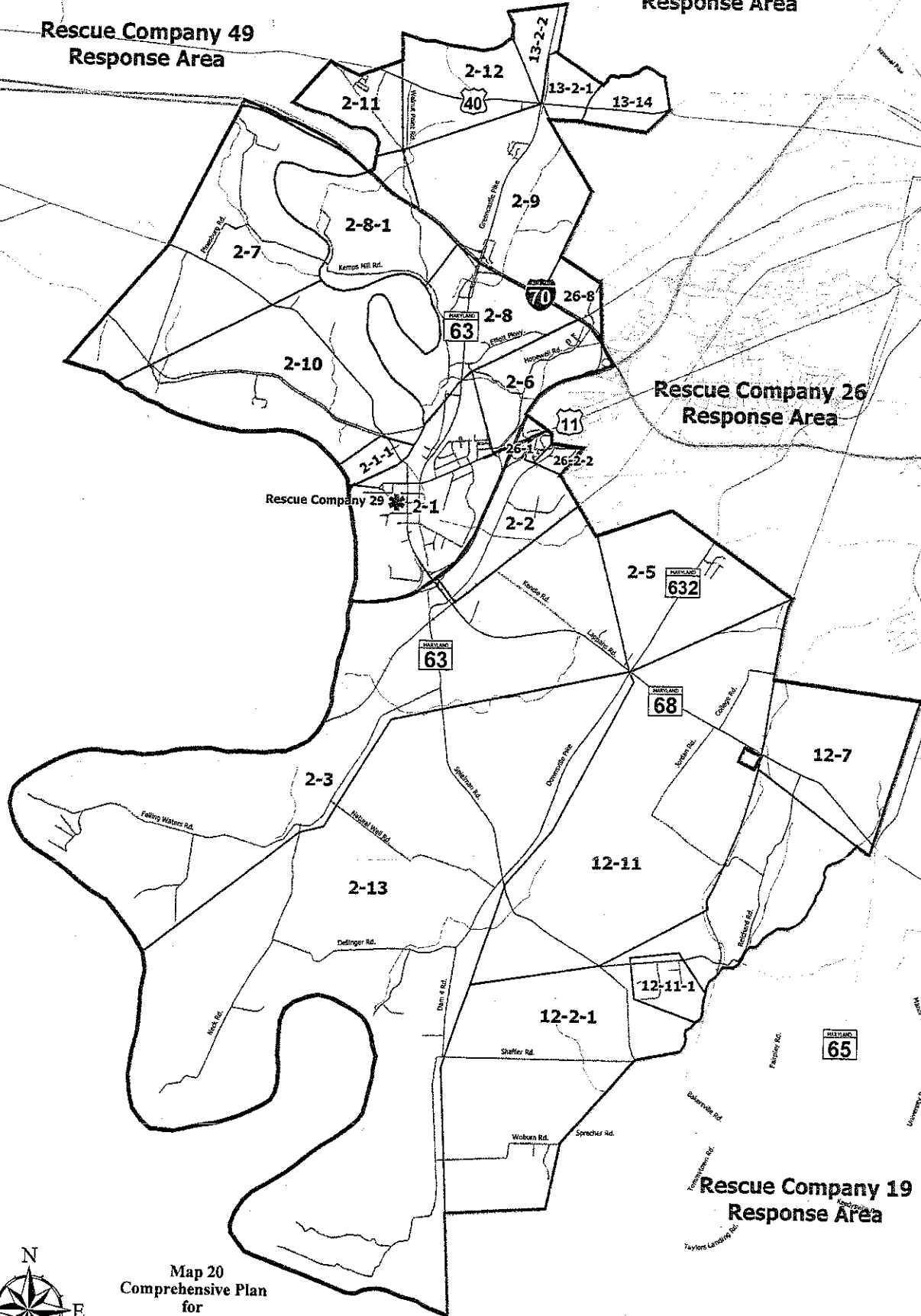
Rescue Station 759  
Response Area

Rescue Company 49  
Response Area

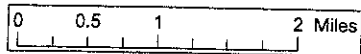
Rescue Company 26  
Response Area

Rescue Company 19  
Response Area

Rescue Company 29



Map 20  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010



## RECREATION, PARKS, AND OPEN SPACES

Williamsport has a broad range of recreation and park facilities for a town of its size. In addition to those located within the geographical confines of the municipalities, there are many recreational areas located in Washington County and nearby.

## REGIONAL FACILITIES

The principal major park facility in Williamsport is the Chesapeake and Ohio (C & O) Canal National Park. A segment of this one hundred eighty five (185) mile long, six thousand nine hundred (6,900) acre national park within Williamsport includes a number of elements of historic interest. Williamsport was an important center during the canal's development. It included a major turning basin and was actually a port where goods were transferred between the canal, the railroad, and other land transportation. Facilities in addition to the turning and loading basin are a lock and lock house, several canal related industrial buildings (one (1) now being used as a Visiting Center and museum), an aqueduct over Conococheage Creek, a bowl and trust bridge, and a lift bridge that carried a railroad over the canal. A section of the canal and basin have been re-watered.

A lock house has been refurbished along with other improvements on the canal park located in Town. The canal connects to a number of points of

interest between Washington, D.C. and Cumberland, Maryland. Within ten (10) miles along the canal are Fort Frederick, a well preserved fort from the French and Indian War, and Four Locks area where four (4) locks were necessary within a quarter of a mile of the canal. More distant are Hancock, the Paw Paw Tunnel, and Cumberland to the west and the Antietam Battlefield and Harper's Ferry to the C & O Canal Park land also runs several hundred feet along Conococheague Creek.

The Canal is now part of the bicycle trail which is being developed running from Pittsburgh through the area along the Canal.

Many bikers spend an overnight stay in Williamsport at the local bed and breakfast or motel.













C&O Canal - Museum - Park  
Restoration Center (Cushwa Basin)



**Note:** The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.

# Federal, State, and Local Park Lands

**Key**

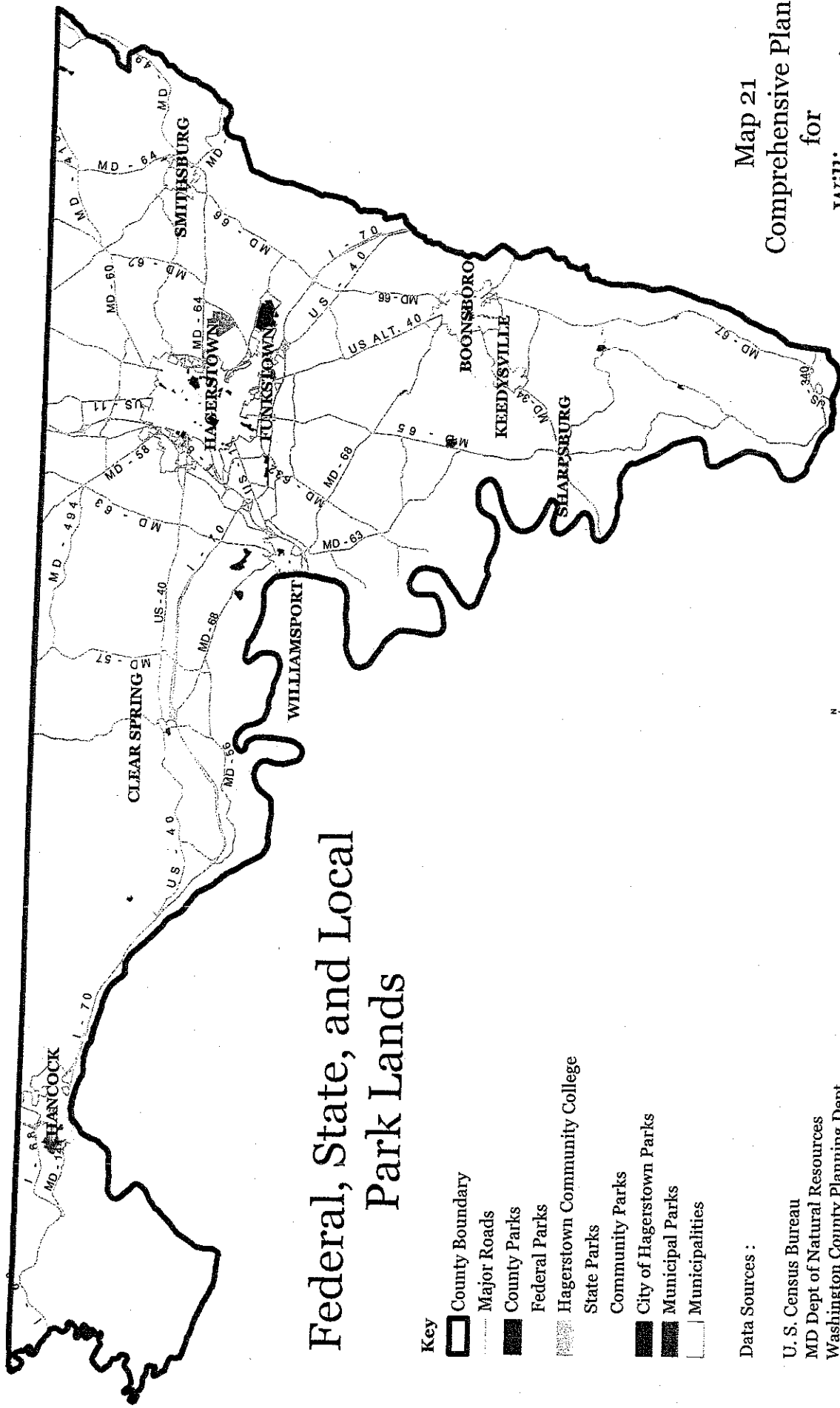
-  County Boundary
-  Major Roads
-  County Parks
-  Federal Parks
-  Hagerstown Community College
-  State Parks
-  Community Parks
-  City of Hagerstown Parks
-  Municipal Parks
-  Municipalities

**Data Sources :**

- U. S. Census Bureau
- MD Dept of Natural Resources
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

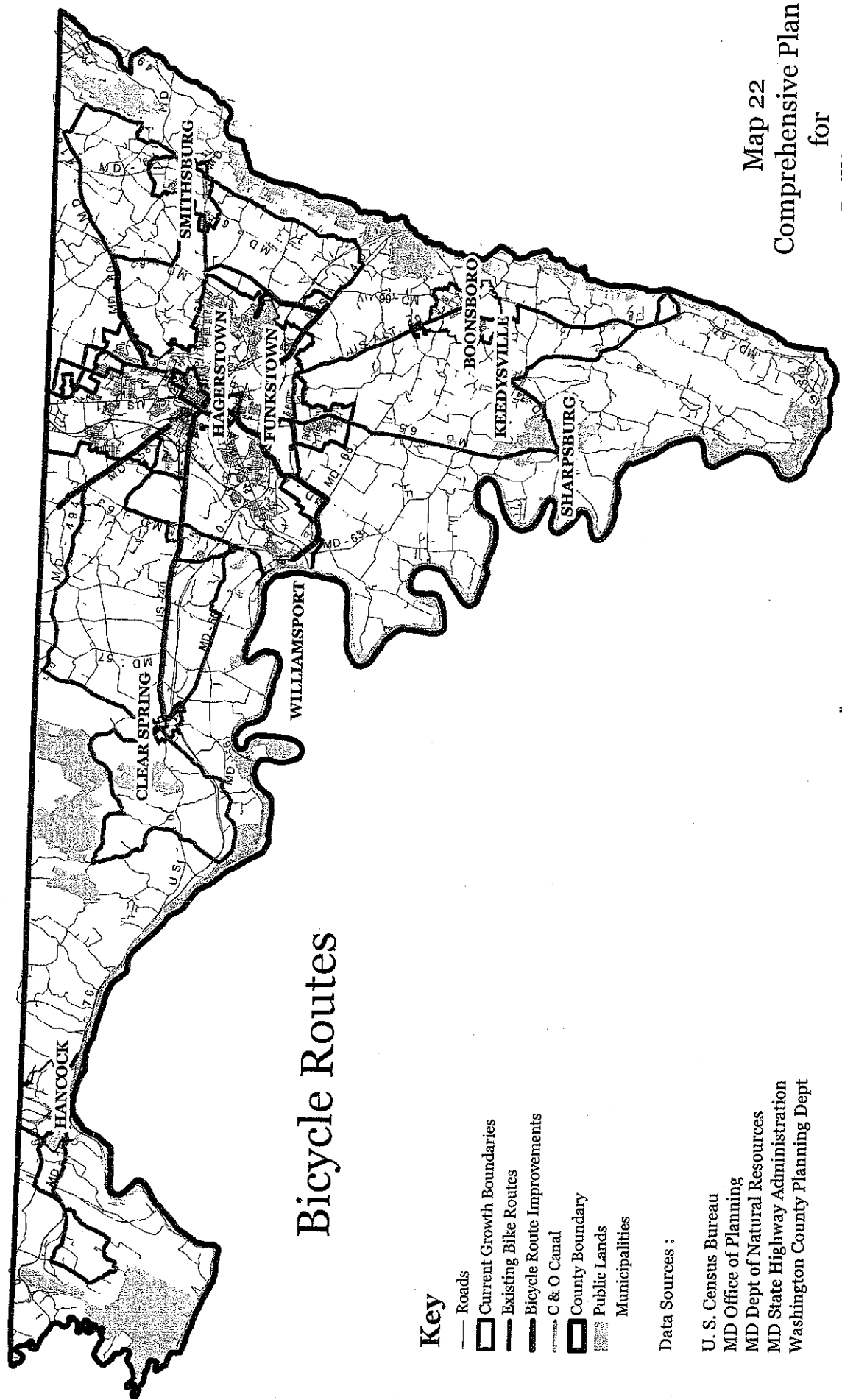
S:\Policy\Develop\Williamsport\mxdmaps\MAP\_parklands.mxd



6-25-2010

Map 21  
Comprehensive Plan  
for  
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



# Bicycle Routes

## Key

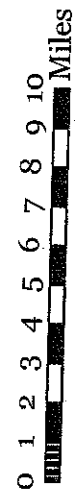
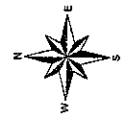
- Roads
- Current Growth Boundaries
- Existing Bike Routes
- Bicycle Route Improvements
- C & O Canal
- County Boundary
- Public Lands
- Municipalities

## Data Sources :

- U. S. Census Bureau
- MD Office of Planning
- MD Dept of Natural Resources
- MD State Highway Administration
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

T:\Policy\Develop\Williamsport\mxdmaps\MAP\_Bicycle.mxd

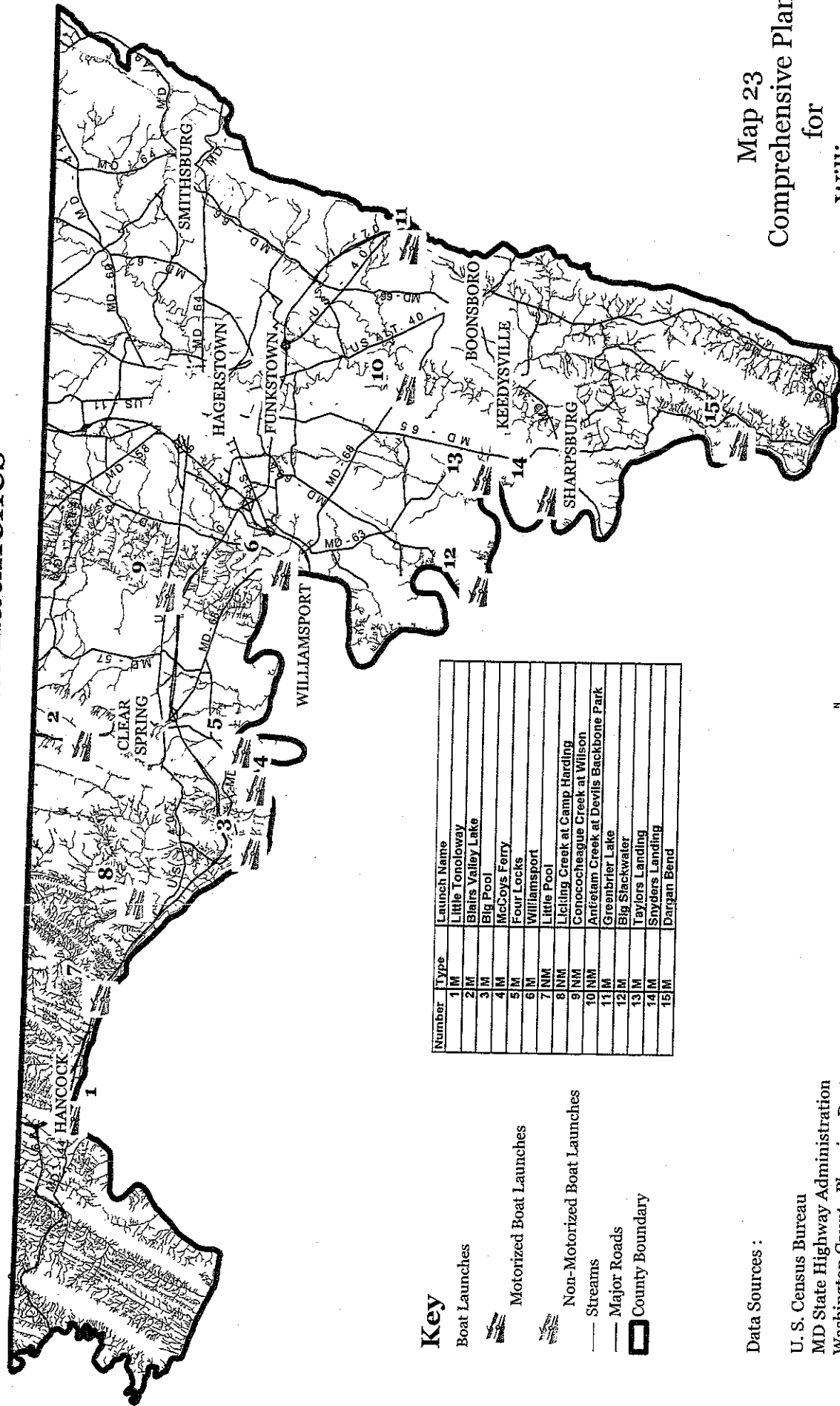


6-25-2010

Map 22  
 Comprehensive Plan  
 for  
 Williamsport,  
 Maryland  
 2010

Prepared by the  
 Washington County  
 Planning Department  
 Geographic Information System

# Public Boat Launches



## Key

- Boat Launches
- Motorized Boat Launches
- Non-Motorized Boat Launches
- Streams
- Major Roads
- County Boundary

Number	Type	Launch Name
1	M	Little Tonoloway
2	M	Blairs Valley Lake
3	M	Big Pool
4	M	McCoy's Ferry
5	M	Four Locks
6	M	Williamsport
7	NM	Little Pool
8	NM	Licking Creek at Camp Harding
9	NM	Conococheague Creek at Wilson
10	NM	Antietam Creek at Devils Backbone Park
11	M	Greenbrier Lake
12	M	Big Slackwater
13	M	Taylor's Landing
14	M	Snyders Landing
15	M	Dargan Bend

## Data Sources:

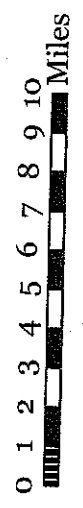
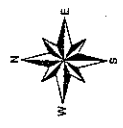
- U. S. Census Bureau
- MD State Highway Administration
- Washington County Planning Dept

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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## Map 23 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System



6-25-2010

### **RIVER BOTTON PARK**

The River Bottom Park is a twenty-seven (27) acre tract located on the Potomac River shoreline. It is surrounded by the national parkland and the C & O Canal National Park. The site is generally unimproved except for having some picnic area and fishing areas along the beach on the Potomac and where the Conococheague Creek enters the Potomac.

It is a popular site for picnics and boating since the park contains a paved boat ramp. Boaters utilize the ramp to proceed upriver to fish and engage in recreational boating. It is not feasible to go down river since at that point there is a dam maintained by Alleghany Power for the power house located adjacent to this park.

### **BYRON MEMORIAL PARK**

Byron Memorial Park is a rather large complex located generally speaking at Potomac and Artizan Streets. This park contains a swimming pool which is opened and maintained by the Town, a little league park baseball diamond, three (3) large picnic shelters and a community building that are all utilized for various events through the year held by the Town and others.

The park also contains a well built and designed band shell. Concerts are given in the park by the Williamsport Municipal Band and other groups on a periodic basis through the spring and summer.

Also located in Byron Park is a facility, commonly known as the Springfield Farm Barn or Museum. The museum has many artifacts of local and regional interest.

The Barn is a valuable historical site since it was located on and part of the Otho Holland Williams property.

In conjunction with the park, Williamsport has just received a thirty thousand (\$30,000.00) dollar grant to construct a bike/hike path from the Byron Memorial Park to Springfield Farm in an effort to better connect the Town's tourism assets.

The Springfield Farm Barn has been recently revitalized and remodeled and it is proving to be a perfect location for many events including such things as World War II Weekend USO Dances, movies, plays, receptions, the annual Christmas Show, and concerts performed by the Town band and others. One of the visions is to keep improving the Barn and utilize same also in addition for plays, productions, art shows, and other cultural events. All of these matters are being worked on by the Town Park Committee and the Planning Commission.

The Byron Memorial Park is located in a very convenient central portion of the Town and is accessible to all geographical boundaries of the Town from a pedestrian standpoint.

### **BILLIE DOUB PARK**

This park contains four (4) acres of land, a baseball diamond, play equipment, and two (2) tennis courts. This facility is located along Conococheague Street at the southern portion of the Town and is also located within a quarter mile of most of the Town. It is utilized mostly for Little League events.

### **SCHOOL SITES**

Recreational facilities are utilized at the Williamsport High School, Springfield Middle School, and Williamsport Elementary School. In essence, all three of the schools comprise what could be considered as an educational recreational campus. The total acreage is approximately one hundred fourteen (114) acres for the entire site.

The high school facilities include a softball field, three (3) football fields, two (2) soccer fields, and a running track. The gymnasium in the high school and the middle school are used for Washington County Wrestling Club activities. Springfield Middle School has tennis courts and practice fields that are used by Little League and Washington County

football clubs for practice. Playground facilities are located at the elementary school which is utilized by the public.

The Springfield Middle School and Williamsport Elementary School together have four (4) baseball fields, one (1) soccer field, two (2) blacktop play areas, two (2) basketball courts, and nine (9) tennis courts.

### MUSEUMS

At the C & O Canal Basin there is a C & O Canal Museum located in the old Cushwa office and sales building. It has canal artifacts and displays. This museum is owned and operation by the C & O Canal Park Authority.

The Springfield Farm Barn is currently used to house the Town Museum and events as indicated previously. Over the past four (4) years, Williamsport has made multiple developments to certain public facilities including but not limited to a \$200,000.00 Town funded revitalization of the Springfield Farm Barn.

Access to the adjacent Byron Memorial Park was improved to better handle traffic flow patterns with a \$175,000.00 Project Open Space Grant. Many pavilions were added to the park with an \$88,000.00 DNR Community Parks and Playgrounds Grant to better accommodate visitors to Williamsport. A \$64,000.00 playground was added. As indicated previously, Williamsport has just received a \$30,000.00 grant to construct a



bike/hike path from the Byron Memorial Park to Springfield Farm in an effort to better connect the Town's tourism assets.

### **CAMPING/RECREATION CENTERS**

While not within the geographical confines of the Town, there are two (2) camping/recreational vehicle/trailer sites in the immediate Williamsport area.

Yogi Bear Recreational site is located to the South along Route 63 at the outskirts of Town just beyond Route 70. This complex has cabins, a water slide, a swimming pool, trailer sites, and a small convenience store for its patrons. It is utilized by tourists traversing the area and by local residents.

There is a camping site with cabins, trailer facilities and amenities along the Conococheague Creek at Kemps Mill which is to the North of Williamsport and upwards on the Conococheague Creek in the Kemps Mill area.

Both of these sites are within the proximal Williamsport recreational and Canal and Potomac River area.

### **LIBRARIES**

The Williamsport Memorial Library is adjacent to Byron Memorial Park and is a branch of the Washington County Free Library. It has a rather

exhaustive supply of books. The County system is supported by funds from the Town and the County, as well as the State of Maryland and Federal grant funds. The library was constructed as a memorial to fourteen (14) children who were killed in a bus accident in 1935. The facility has very strong support from the community. The library is quite substantial for a community the size of Williamsport. The director of the County's library system is of the opinion that the library is needed and serves a purpose for this portion of the County.

On occasion, the room located on the lower level of the library is utilized for meetings or functions but primarily for book sales and that type of thing when there are activities in the park such as Williamsport Days, etc. The library sponsors various functions of a cultural nature in conjunction with the Washington County Library System.

#### **FOUR STAR ATHLETIC COMPLEX**

The Four Star Athletic Complex Club is a commercially operated athletic training and fitness training complex offering memberships located adjacent to the Milestone Garden Apartments at 30 Milestone Terrace, Williamsport, Maryland.

The complex was originally built and designed as a tennis and racquet club but has evolved into a training facility for physical fitness. It also has a

gymnastic program not only on an educational but on a competitive basis, an active indoor soccer program, fitness program offered on a membership and individual basis and an indoor basketball court.

### **YOUTH ACTIVITIES IN THE COMMUNITY**

There are many youth activities in the area including softball leagues, little league activities, Washington County Youth Soccer, Washington County Junior Football League, Williamsport Wrestling Club, Boy Scouts, and various church sponsored youth organizations.

### **WILLIAMSPORT COMMUNITY BAND**

Williamsport has a long history of encouraging and promoting music in the community and educational system. The Town of Williamsport has had a community musical organization, to-wit "Cornet Bands" and bands off and on since the latter part of the 1860's.

The Williamsport Community Band as such was organized in 1927. In 1928 that particular musical group (band) accompanied the Maryland Delegation to the Democratic National Convention held in Houston, Texas in June 1928. The band was in existence for many years. In 1998 a group of citizens and musicians spearheaded by Nelson Deal a local activist reorganized the Williamsport Municipal Band. The band consists of musicians who are volunteers and are quite proficient and professional in

their musical capabilities. The band is conducted by Ms. Susie Kunkle who is a Williamsport native, former music director for the Washington County Board of Education and former band director at the Williamsport High School. She is highly respected in local music circles. The band performs concerts in Byron Memorial Park in the band shell, the museum barn amphitheater, the high school and other venues in the area on a regular basis. They also perform at special functions as required or requested by the Mayor and Council. The band is a source of community pride.

## **SCHOOLS SERVING WILLIAMSPORT/EDUCATIONAL**

### **FACILITIES**

#### **Introduction**

Washington County Public Schools operate and maintain schools attended by the Town's residents and from the school district designated by the Washington County Board of Education. The education facilities serving the Town of Williamsport and the surrounding area are operated and maintained by the Washington County Board of Education. The Board updates its own school facilities master plan annually and submits it to the Maryland Department of Planning. Facility forecasting considers housing starts, water and sewer availability, facility needs, available monies to fund projects and birth rates. In 2002, Washington County Public Schools

experienced a slight annual increase in student enrollment that was not anticipated. In 2006, the student enrollment increased by 3.5% over the previous year. In 2005, the County's Adequate Public Facilities Ordinance (APFO) set a local rated capacity of 90% as a new requirement for public schools. Current market conditions and continued failure of the housing markets slowed student enrollment to less than 1% again. It is expected that the student enrollment will stay in about the 1% to 2% range for the next five (5) years. A more encouraging economy could change this forecast if it turns around. The Town of Williamsport adopted the Adequate Public Facilities Ordinance (APFO) for the Town of Williamsport. The provisions of the APFO govern to a great extent ensuing development in the Town. However, it must be noted that the geographical area for housing development within the Town of Williamsport and to be regulated by the Town is minimal. This will be covered later in this document.

### **HIGHER EDUCATION**

According to the Washington County Economic Development Commission, there are more than thirty (30) institutions of higher learning within a seventy (70) mile radius of Hagerstown (generally speaking the Williamsport area) including:

## HAGERSTOWN COMMUNITY COLLEGE (HCC)

Hagerstown Community College (HCC) was founded in 1946 as Maryland's first community college. More than 100 programs of study are available for university transfer, career preparation, or personal development, as well as non-credit continuing education courses, customized training programs and Washington County's adult education program.

Associate degrees, certificates and letters of recognition are awarded. HCC is accredited by the Middle States Association of Colleges and Schools. Special programs include the Job Training Student Resources for adults in need of immediate job skills and the ESSENCE Program, which enables high school students to take college classes at a discounted rate. The 319-acre picturesque campus encompasses 15 buildings and includes a full-service business incubator, numerous gardens, and an outdoor amphitheater.

New building projects are underway on the HCC campus. In spring 2010, HCC began construction on a brand new Science, Technology, Engineering and Math (STEM) Building. This facility will provide approximately 65,000 square feet of laboratories, classrooms, and faculty offices in a five story structure to be built between the existing Science and

Classroom Buildings. The STEM Building will contain green roof components, as well as solar, wind, and geothermal energy components.

In late fall 2010, HCC will also renovate the Kepler Theater. This renovation includes an additional that will house a dance studio, gallery, classrooms, practice rooms, art rooms, and faculty offices. The renovation space will also include expanded dressing rooms, a costume shop, and extended wardrobe storage.<sup>1</sup>

### **KAPLAN UNIVERSITY - HAGERSTOWN (KU-H)**

Kaplan University - Hagerstown is a private institution offering Bachelor Degrees, Associate Degrees and Certificate Programs in areas of business, health, criminal justice, paralegal studies, graphic design and information technology and other areas. On-line and traditional on-ground courses are available. The University has on-campus residence halls and facilities.

### **UNIVERSITY SYSTEM OF MARYLAND AT HAGERSTOWN (USMH)**

The University System of Maryland is located in historic downtown Hagerstown and offers more than twenty (20) undergraduate and graduate degree programs through the following Maryland institutions: Frostburg

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<sup>1</sup> **Source** - Professor Mike Harsh, Drama, Speech, English, Humanities and Leadership Development. "The test of a good teacher is not how many questions he can ask his students that they will answer readily, but how many questions he inspires them to ask him which he finds had to answer." (Alice Wellington Rollins)

State University (FSU), Salisbury University (SU), Towson University (TU), University of Maryland College Park (UMCP), and University of Maryland University College (UMUC).

### **ANTIETAM BIBLE COLLEGE (ABC)**

Antietam Bible College founded in 1976 is located on Broadfording Church Road northwest of Hagerstown. The college and seminary train people as pastors, missionaries, church workers of various kinds as well as teachers for Christian schools. The school offers Associate of Arts, Bachelor, Masters and Doctorate degrees in several fields.

All of the above centers of higher learning and higher education are located with a 15 minutes driving radius from the Town of Williamsport and are readily accessible to the citizenry of the Town and the Williamsport community. All of these facilities are definitely an asset.

In addition to the schools listed there are some trade schools, private Christian elementary, high schools and prep schools within the area also which offer good quality educational opportunities for students. One of the better known prep schools that can be considered in the Williamsport area is St. James which has been in existence for many years and is well known nationally.



## PUBLIC SCHOOLS

The Town of Williamsport is very fortunate in having an educational campus like complex consisting of approximately 114 acres. The facilities are shown on the Master Use Map Exhibit. Contained in this complex is the Williamsport High School, together with the track, football fields, baseball fields, tennis courts, and other athletic facilities.

Springfield Middle School is contained on the campus and has tennis courts, athletic recreation areas, and practice areas for soccer and Washington County Football League practice as well as other recreational facilities.

The elementary school is contained on the campus also and there is an outdoor playground that is utilized to some extent not only by the students but some of the public in general when school is not in session. The campus also incidentally contains a "Nature Habitat" conservation area.

In addition to the normal school activities utilized by the education facilities such as athletic events, plays, concerts, etc., the Williamsport High School and Middle School facilities are used on occasion for community athletic events, i.e., Washington County Wrestling competition and tournaments, softball and other events. The Williamsport Community Band

also performs an annual concert at least at the Williamsport High School auditorium and will be in the Barn/Museum.

The schools are not directly the financial responsibility of the Town since Washington County operates, maintains and regulates all educational systems that area public in Washington County. These facilities are all financed by the taxpayers and controlled by the Board of Education and the Washington County Commissioners.

Williamsport's students may also attend the Barbara Ingram School of the Arts in Hagerstown if they qualify. They may also attend the Washington County Technical High School offering 27 academic courses and 17 career and technology programs.

At the present time, there is no new construction within the corporate limits or anticipated that would not meet all of the criteria as set forth in the Adequate Public Facilities Ordinance of the County and the Town of Williamsport. Anticipated growth of course would be controlled by these regulatory Ordinances. There are no current annexations contemplated or contemplated in the immediate future by the Town within the municipal growth area.

## SMART GROWTH

In 1997, the Maryland General Assembly attended "Smart Growth" legislation intending to preserve remaining open spaces and to limit the uncontrolled consumption of land through urban sprawl. Adequate Public Facilities Ordinances were passed by the County and the various municipalities in order to address this problem. In the Urban Growth Area there was certain major/minor population centers designated in Washington County as represented by the U.S. Census 2006. They are Hagerstown 39,008; Boonsboro 3,252; Smithsburg 2,894; Williamsport 2,203; Hancock 1,723; Keedysville 850; Sharpsburg 665; Clear Spring 456 and the total for Washington County 145,113.

The Urban Growth Area is to be and would be served by water and sewer by the City of Hagerstown and Washington County as designated in the various areas. It is important to consider the building growth in the immediate area and the school area to determine the impact on the infrastructure of the Town of Williamsport. Various Board of Education statistics have been studied to assist in this element of the plan.

**WILLIAMSPORT HIGH SCHOOL EDUCATIONAL  
SERVICE AREA**

The Williamsport High School Educational Service Area includes Springfield Middle School, Lincolnshire Elementary, Williamsport Elementary, Rockland Woods Elementary, Conococheague Elementary, Fountain Rock Elementary and Hickory Elementary School. The Williamsport High School Educational Service Area serves the Town of Williamsport and surrounding areas north to the City of Hagerstown and east to the Boonsboro attendance zone. Much of the service area falls within the Urban Growth Area of Hagerstown as identified by the Washington County Comprehensive Plan. The population of the Town of Williamsport is approximately 1,868 people. The attendance area surrounding the Town of Williamsport is sparsely populated with the exception of commercial/residential population corridor running around Route 11 from Williamsport to Hagerstown.

There is some building and subdivision activity in the enrollment growth area. As student enrollment grows from new housing developments and works its way through the elementary and middle schools and into the high school, Williamsport High School is projected to exceed state rated capacity in 2010 and will continue to be over state rated capacity for several

years thereafter. At that time, the APFO will need to be satisfied for the high school before any further residential building can continue in this service area. Of course, this would have some impact on the water and sewer infrastructure of the Town in relation to the utilization of its capacities as allowed by the County and the City of Hagerstown for the various utilities.

### **WILLIAMSPORT HIGH SCHOOL**

The Williamsport High School was built in 1970. It contains 150,139 sq. ft. of floor area and had a SRC of 935 students in 2004. It was expected to be significantly under enrolled with a student body of 870. However, as of September 2009 the current enrollment is 899 students. The projected enrollment for 2010 is 899.

See attached Exhibits - 2010 High School Attendance Zone, Student Capacity Calculations and Facilities Inventory which follow.

Exhibit 14  
Student Capacity Calculations

School: Williamsport High School  
 Facility Number: 21.0204  
 PSC Number: 21.031

Room No.	Net Sq. Ft.	Function/Use	Capacity
102	2,337	Exercise Room	25
103	1,200	P.E.	50
141	1,100	Agriculture Room	25
145	1,100	General Shop	25
157	830	Drafting	25
163	785	Math	25
166	785	Math	25
168	785	Math	25
169	785	Math	25
170	785	Math	25
171	800	Typing	25
172	800	Typing	25
174	785	Math	25
176	785	Math Lab	25
177	785	Math	25
179	785	Math	25
182	800	Science Lab	25
183	800	Science Lab	25
186	800	Science Lab	25
188	800	Science Lab	25
193	800	Science Lab	25
194	800	Science Lab	25
197	800	Science Lab	25
204	1,000	Art	25
205	1,000	Home Economics	25
207	950	Instrumental Music	25
213	900	Chorus	25
216	785	Distributive Ed.	25
231	785	English	25
232	785	English	25
233	785	English	25
234	785	English	25
236	785	English	25
260	785	Developmental Reading	25
271	785	Social Studies	25
272	785	Social Studies	25
273	785	Social Studies	25
274	785	Social Studies	25
275	785	Social Studies	25
276	785	Social Studies	25
281	785	Language	25
284	785	English	25
285	785	Language	25
149	325	Special Ed Resource	NR <sup>1</sup>
150	300	Special Ed Resource	NR <sup>1</sup>
143	300	Resource Room	NR
199	800	Lecture Room	NR
201	1,400	Dining Room	NR
224	6,500	Auditorium	NR
240	1,100	Resource Center	NR
254	450	T.V. Camera Room	NR
255	550	A/V Classroom	NR
266	850	Lecture Room (slope floor)	NR
270	350	I.S.S.	NR
ClassRm @ 25		Subtotal Rostered Instr. Stations	44
S. Ed @ 10		Subtotal Special Ed - Self Contained	0
		Total Instructional Spaces	44
		Subtotal Non-Rost. Instr. Stations	12
		Subtotal Rooms	56
		Student Capacity @100% Utilization (with Self-Cont. Spec. Ed.)	1100
		Student Capacity @ 85% Utilization	935
		<b>TOTAL STATE RATED CAPACITY</b>	<b>935</b>

<sup>1</sup>Note: Special Ed Resource rooms are no longer counted, only Self-Contained Special Ed. Rooms are counted as per MDP.

**FACILITIES INVENTORY**  
LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

IAC/PSCP FORM 101.1

DATE: 6/5/2009

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Williamsport High 5 South Clifton Drive Williamsport, MD 21795	9-12	935	920	98	53.67	1970 - O 1995 - R Total	140,835 9,304 150,139	Very Good	asbestos removal in lower level complete 2007, needs carpet in media center, front doors, visitor bleachers on field.

Utility Source

Electric:	Town of Williamsport Account # 01-7360 Phone 301-223-7711
Gas:	None
Water:	Williamsport Water Dept. Account # 026710 Phone 301-223-7711
Sewer:	Williamsport Water Dept. Account # 026710 Phone 301-223-7711
Fuel:	10,000 gal. tank 1990 HazMat Phone 1-800-424-8802
Police:	Williamsport Police Dept. Phone 301-223-8230

Latitude: 39.5968 Deg. North  
Longitude: 77.9101 Deg. West

Portables: 3

## **SPRINGFIELD MIDDLE SCHOOL**

Springfield Middle School was built in 1977. It is a large building of some 135,000 sq. ft. with a SCR of 860. The current enrollment as of September 30, 2009 is 842 students. The enrollment for 2010/11 is 820 students.

Therefore, according to the Board of Education WCPS Studies, the Springfield Middle School is projected to remain under state rated capacity for the next five (5) years.

Again, as is the case with the high school, these schools within the Urban Growth Area will impact the infrastructure and other aspects will be impacted by any growth in the area that would increase the enrollment of the student body. It bears watching.

See attached Exhibits - 2010 Middle School Attendance Zone, Student Capacity Calculations and Facilities Inventory which follow.



## Exhibit 17 Student Capacity Calculations

School: Springfield Middle School  
 Facility Number: 21.0201  
 PSC Number: 21.009

Room No.	Net Sq. Ft.	Function/Use	Capacity
A48	5,233	Physical Skill	
D24	1,234	Instrumental Music	50
A47	3,434	Exercise Room	25
A25	873	Industrial Arts Classroom	25
A04A	2,924	Art Lab	25
A23B	1,031	Classroom	25
A18	1,217	Industrial Arts - Shop	25
A19	1,461	Home Arts	25
A05	1,974	Home Arts	25
D43	1,153	Vocal Music	25
D27	1,173	Music Resource	25
A20	2,068	General Purpose Classroom	25
B05	1,203	General Purpose Classroom	25
C27A	2,254	General Purpose Classroom	25
C27B	1,420	General Purpose Classroom	25
C33	737	General Purpose Classroom	25
C29	973	General Purpose Classroom	25
C26	712	General Purpose Classroom	25
B17A	1,369	General Purpose Classroom	25
B17B	1,369	General Purpose Classroom	25
B09	2,536	General Purpose Classroom	25
B02A	782	General Purpose Classroom	25
B02B	782	General Purpose Classroom	25
C34	800	General Purpose Classroom	25
C35	791	General Purpose Classroom	25
C36	1,003	General Purpose Classroom	25
B29A	2,612	General Purpose Classroom	25
B29B	2,100	General Purpose Classroom	25
B29C	2,100	General Purpose Classroom	25
C08	883	General Purpose Classroom	25
C02	690	General Purpose Classroom	25
B30	727	General Purpose Classroom	25
B29D	2,100	General Purpose Classroom	25
B29E	3,684	General Purpose Classroom	25
B23	806	General Purpose Classroom	25
B08	2,687	General Purpose Classroom	25
B06	1,026	General Purpose Classroom	25
B04	795	General Purpose Classroom	25
B03	795	General Purpose Classroom	25
C30	702	Special Ed Level IV - Self Contained	25
B07	668	Special Ed Resource	10
B15	536	Special Ed Resource	NR <sup>1</sup>
C11	360	Special Ed Resource - Speech	NR <sup>1</sup>
A23A	1,031	Auxiliary Commons (Cafeteria)	NR
A24	1,999	Science Lab	NR
B18	1,086	Computer Lab	NR
B19	684	Project Activity	NR
B22	170	Seminar Room	NR
B24	174	Seminar Room	NR
B28A	6,630	Media Center	NR
B28	174	Seminar Room	NR
B28B	1,084	Computer Lab	NR
C12	185	Seminar Room	NR
C17	1,015	Lecture Room	NR
C20	931	Project Activity	NR
C32	418	Seminar	NR
C140	215	Seminar Room	NR
D48	3,517	Performing Arts	NR
		Subtotal Rostered Instr. Stations	40
		Subtotal Special Ed - Self Contained	1
		Total Instructional Spaces	41
		Subtotal Non-Rost. Instr. Stations	18
		Subtotal Rooms	59
		Student Capacity @100% Utilization (with Self-Cont. Spec. Ed.)	1010
		Student Capacity @ 85% Utilization	860
		<b>TOTAL STATE RATED CAPACITY</b>	<b>860</b>

ClassRm @ 25  
S. Ed @ 10

<sup>1</sup>Note: Special Ed Resource rooms are no longer counted, only Self-Contained Special Ed. Rooms are counted as per MDP.

**FACILITIES INVENTORY**

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

IAC/PSCP FORM 101.1

DATE: 6/5/2009

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Springfield Middle 334 Sunset Avenue Williamsport, MD 21795	6-8	860	815	95	40	1977 - O Total	134,755 184,755	Very Good	Open school concept;

Exhibit 18

Utility Source

Electric:	Town of Williamsport Account # 01-4900 Phone 301-223-7711
Gas:	None
Water:	Williamsport Water Dept. Account # 0241902 Phone 301-223-7711
Sewer:	Williamsport Water Dept. Account # 0241902 Phone 301-223-7711
Fuel:	None
Police:	Williamsport Police Dept. Phone 301-223-8230

Latitude: 39.5929 Deg. North  
Longitude: 77.8132 Deg. West

Portables: 0

## WILLIAMSPORT ELEMENTARY SCHOOL

The Williamsport Elementary School was constructed in approximately 1959 and upgraded in 1965 and 2003. In recent years additions and remodeling have resulted in a 64,112 sq. ft. facility (p. 3-107) UCSP Study EFMP with a student enrollment of 411 as of September 30, 2009. At student capacity at 100% the population capacity per WCPS Ed Facilities Master Plan dated 06/16/09 (hereinafter EFMP) is 570 students (p. 3-108) per state rated capacity. Local capacity is 90% which equals 513 students.

See attached Exhibits - 2010 Elementary School Attendance Zone, Student Capacity Calculations and Facilities Inventory which follow.

Exhibit 20  
**Student Capacity Calculations**

**School: Williamsport Elementary School**

**Facility Number: 21.0202**

**PSC Number: 21.029**

Room No.	Net Sq. Ft.	Function/Use	Capacity
1100	1,102	Kindergarten	22
1102	1,002	Kindergarten	22
1104	1,002	Kindergarten	22
1106	1,002	Kindergarten	22
1108	1,002	Kindergarten	22
1114	916	General Purpose Classroom Gr1	23
1120	916	General Purpose Classroom Gr1	23
1122	916	General Purpose Classroom Gr1	23
1128	916	General Purpose Classroom Gr1	23
1116	916	General Purpose Classroom Gr2	23
1118	916	General Purpose Classroom Gr2	23
1124	916	General Purpose Classroom Gr2	23
1126	916	General Purpose Classroom Gr2	23
1300	902	General Purpose Classroom Gr3	23
1306	902	General Purpose Classroom Gr3	23
1309	902	General Purpose Classroom Gr3	23
1315	902	General Purpose Classroom Gr3	23
1302	902	General Purpose Classroom Gr4	23
1304	902	General Purpose Classroom Gr4	23
1311	902	General Purpose Classroom Gr4	23
1313	902	General Purpose Classroom Gr4	23
1400	1,072	General Purpose Classroom Gr5	23
1402	1,072	General Purpose Classroom Gr5	23
1404	1,072	General Purpose Classroom Gr5	23
1406	1,072	General Purpose Classroom Gr5	23
1200	428	Special Ed Resource	NR <sup>1</sup>
1410	493	Special Ed Resource	NR <sup>1</sup>
1409	302	Speech Therapy	NR
1214	340	Quest	NR
1213	158	Counseling Suite	NR
1201	329	Health Suite	NR
1319	1,014	Art	NR
1317	892	Music	NR
1231	493	PTA Workroom	NR
1232	493	Mentoring Room	NR
1218	2,160	Media Center	NR
1219	843	Media Classroom	NR
1326	3,405	Gymnasium	NR
1327	2,192	Cafetorium	NR
1328	550	Stage	NR
PreK@20		Subtotal Pre-Kindergarten	0
K @ 22		Subtotal Kindergarten	5
ClassRm @ 23,		Subtotal Rostered Instr. Stations	20
Self-Cont. Sp. Ed @ 10		Subtotal Special Ed -Self Contained.	0
		Subtotal Rooms	25
		Subtotal Non-Rost. Instr. Stations	15
		Total Instructional Spaces	40
		Student Capacity @100% Utilization	570

# FACILITIES INVENTORY

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

IAC/PSCP FORM 101.1

DATE: 6/5/2009

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Williamsport Elementary 4 South Clifton Drive Williamsport, MD 21795	PK-5	570	501	88	20	1959 - O 1985 - A 2003 - A 2003 - R Total	-0- -0- 23,608 40,506 64,112	Very Good	Roof drain issues.

### Utility Source

Electric:	Town of Williamsport Account # 01-7950 Phone 301-223-7711
Gas:	None
Water:	Williamsport Water Dept. Account # 0267202 Phone 301-223-7711
Sewer:	Williamsport Water Dept. Account # 0267202 Phone 301-223-7711
Fuel:	10,000 gal. tank 1986 HazMat Phone 1-800-424-8802
Police:	Williamsport Police Dept. Phone 301-223-8230

Latitude: 39.6009 Deg. North  
Longitude: 77.8095 Deg. West

Portables: 0

The following Exhibits are Enrollment Comparisons of the Williamsport Elementary School, Springfield Middle School and Williamsport High School, Ethnic Reports Comparison Attendance and Enrollment Attendance in the Washington County School System.

The sources of the information are the Washington County Board of Education, Washington County Planning Department and EFMP Study.

Exhibit 22

**BOARD OF EDUCATION OF WASHINGTON COUNTY,  
MARYLAND, HAGERSTOWN, MARYLAND  
ENROLLMENT**

<b>Date</b>	<b>School</b>	<b>Student Total</b>
09/29/06	Williamsport Elementary School	492
09/28/07	Williamsport Elementary School	464
09/30/08	Williamsport Elementary School	501

Official Numbers WCPSS, EFMP - 2009

<b>Date</b>	<b>School</b>	<b>Student Total</b>
09/29/06	Springfield Middle School	750
09/28/07	Springfield Middle School	804
09/30/08	Springfield Middle School	815

Official Numbers WCPSS, EFMP - 2009

<b>Date</b>	<b>School</b>	<b>Student Total</b>
09/29/06	Williamsport High School	966
09/28/07	Williamsport High School	804
09/30/08	Williamsport High School	912

Exhibit 23 (continued)

**ETHNIC REPORT**  
**Pre-Kindergarten - Grade 12 (including Special Education**  
**School Year 2007-2008**

(September 30, 2007)

School	Amer. Ind/Alaskan Native	Asian/Pacific Islander	African American	White	Hispanic	Total School Count	% of White	% of Non-White
Springfield Middle	3	11	79	694	17	804	86.3%	13.7%
Williamsport Elementary	0	4	16	439	6	464	94.6%	5.4%
Williamsport High School	1	7	80	842	22	934	88.2%	11.8%
<b>TOTALS</b>	<b>4</b>	<b>22</b>	<b>175</b>	<b>1975</b>	<b>45</b>	<b>2247</b>		

**ETHNIC REPORT**  
**Pre-Kindergarten - Grade 12 (including Special Education**  
**School Year 2006-2007**

(September 30, 2006)

School	Amer. Ind/Alaskan Native	Asian/Pacific Islander	African American	White	Hispanic	Total School Count	% of White	% of Non-White
Springfield Middle	4	12	76	642	20	750	85.6%	14.4%
Williamsport Elementary	0	3	14	468	7	492	95.1%	4.9%
Williamsport High School	0	6	66	872	22	966	90.3%	9.7%
<b>TOTALS</b>	<b>4</b>	<b>21</b>	<b>156</b>	<b>1982</b>	<b>49</b>	<b>2257</b>		

Sources: Washington County Board of Education; Washington County Planning Department and EFMP Study



BOARD OF EDUCATION OF WASHINGTON COUNTY

Hagerstown, Maryland 21740

(Official Numbers 12.18.09)

Sept. 30, 2009

ENROLLMENT

School	Gr.	Gr K-5								Total	Gr 6-12						Gr 6-12 Total	Gr K-12 Total	Gr Pre-K Total	
		Pre	Kdg.	1	2	3	4	5	6		7	8	9	10	11	12				
Bester	Pre, K-5	61	76	85	72	67	75	69	444									0	444	
Boonsboro Elem	K-5		106	98	113	111	95	99	622									0	622	
Cascade	K-5		22	19	18	23	19	25	126									0	126	
Clear Spring Elem	Pre, K-5	21	65	66	70	60	83	72	416									0	416	
Conococheague	K-5		42	56	51	43	54	46	292									0	292	
Eastern	1-5			104	104	83	93	91	475									0	475	
Emma K. Doub	1-5			45	50	50	70	56	271									0	271	
Fountaindale	K-5		49	62	72	65	65	70	383									0	383	
Fountain Rock	K-5		26	29	34	35	42	30	196									0	196	
Funkstown	Pre, K	76	150						150									0	150	
Greenbrier	K-5		49	65	48	63	49	60	334									0	334	
Hancock Elem	Pre, K-5	19	38	43	37	34	36	45	233									0	233	
Hickory	Pre, K-5	39	46	33	39	40	35	35	228									0	228	
Lincolnshire	Pre, K-5	39	90	74	89	72	70	70	465									0	465	
Maugansville	K-5		118	113	115	112	120	102	680									0	680	
Old Forge	K-5		56	67	65	67	65	58	378									0	378	
Pangborn Blvd	K-5		119	122	112	105	115	97	670									0	670	
Paramount	K-5		44	50	48	60	47	65	314									0	314	
Pleasant Valley	K-5		37	34	36	29	34	38	208									0	208	
Potomac Heights	K-5		52	63	50	55	54	48	322									0	322	
Rockland Woods	K-5		107	101	86	85	86	82	547									0	547	
Salem Avenue	Pre, K-5	40	110	111	105	94	94	135	649									0	649	
Sharpsburg	Pre, K-5	19	40	57	43	49	49	51	289									0	289	
Smithsburg Elem	Pre, K-5	40	49	68	69	61	64	70	381									0	381	
Williamsport Elem	K-5		73	75	84	86	93	100	511									0	511	
Winter Street	Pre, K-4	40	62	58	62	56	63		301									0	301	
Boonsboro Middle	6-8								0	258	271	264						793	793	
Clear Spring Middle	6-8								0	133	145	152						430	430	
E. Russell Hicks Middle	6-8								0	255	250	283						788	788	
Northern Middle	6-8								0	233	234	220						687	687	
Smithsburg Middle	6-8								0	210	239	202						651	651	
Springfield Middle	6-8								0	277	277	288						842	842	
Western Heights Middle	6-8								0	234	215	231						680	680	
Barbara Ingram	9-12								0				80	30	27	9		146	146	
Boonsboro High	9-12								0				254	251	233	184		922	922	
Clear Spring High	9-12								0				134	150	109	109		502	502	
Hancock Middle-Sr.	6-12								0	50	57	44	53	60	36	40		340	340	
N. Hagerstown High	9-12								0				330	344	284	295		1253	1253	1
Smithsburg High	9-12								0				215	230	190	156		791	791	
S. Hagerstown High	9-12								0				339	339	307	256		1241	1241	1
Wash. Co. Tech High	11-12								0						272	192		464	464	
Williamsport High	9-12								0				268	272	174	185		899	899	
Marshall Street Ed. Ctr.			1	0	3	0	4	1	9	6	8	6	4	5	3	13		45	54	
Job Development Ctr.									0									38	38	
Robinwood E.C.C.	PreK	94							0									0	0	
<b>TOTAL</b>		<b>488</b>	<b>1627</b>	<b>1698</b>	<b>1675</b>	<b>1605</b>	<b>1674</b>	<b>1615</b>	<b>9894</b>	<b>1656</b>	<b>1696</b>	<b>1690</b>	<b>1677</b>	<b>1681</b>	<b>1637</b>	<b>1475</b>		<b>11512</b>	<b>21406</b>	<b>21</b>

PreK	488
K-5	9,894
6-8	5,042
9-12	6,470
Grand Totals for K - 12	21,406
Grand Totals for PreK - 12	21,894

WASHINGTON COUNTY PUBLIC SCHOOLS

Full Time Equivalent Student Enrollment Projections 2010-2019

May 2010

	State Rated Capacity	Local Capacity 90%	Actual 2009	5/2010 Projected 2010*	Projected 2011*	Projected 2012*	Projected 2013*	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
Bester ES	511	460	475	471	413	409	408	405	400	408	411	412	410
Boonsboro ES	514	463	622	597	620	628	642	666	687	722	767	814	871
Cascade ES	274	247	126	181	192	200	202	198	197	194	198	198	198
Clear Spring ES	410	369	426	429	419	434	440	448	456	476	485	489	480
Conococheague ES	249	224	292	218	203	202	198	202	202	204	206	210	212
Eastern ES	567	510	475	476	397	494	505	503	508	518	525	545	555
Emma K. Doub ES	299	269	271	272	267	274	285	291	295	281	296	294	278
Fountain Rock ES	298	268	196	208	201	204	219	223	221	217	215	216	215
Fountaindale ES	399	359	383	370	322	309	306	319	323	355	367	368	367
Funkstown ES	200	180	188	187	135	132	127	130	137	137	137	137	137
Greenbrier ES	252	227	334	294	287	263	269	270	280	290	305	320	335
Hancock ES	298	268	252	249	250	257	261	254	250	247	251	256	258
Hickory ES	272	245	248	251	259	260	265	273	268	279	281	277	273
Lincolnshire ES	584	526	485	518	543	560	557	571	562	554	547	547	544
Maugansville ES	735	662	680	724	624	639	654	669	690	698	711	711	722
Old Forge ES	377	339	378	370	356	359	359	367	377	375	375	375	370
Pangborn ES	745	671	670	699	694	697	711	711	727	734	742	747	741
Paramount ES	409	368	314	308	361	378	405	429	457	490	487	511	530
Pleasant Valley ES	229	206	208	222	231	245	245	253	255	272	282	292	298
Potomac Heights ES	274	247	322	325	244	233	249	254	261	256	253	253	252
Rockland Woods ES	745	671	547	592	638	682	713	731	745	743	750	790	799
Ruth Ann Monroe PS	695	626	-	-	528	553	551	580	590	600	610	621	626
Salem Ave. ES	736	662	669	712	652	678	689	704	710	721	733	739	750
Sharpsburg ES	252	227	298	293	290	290	294	284	291	316	319	324	330
Smithsburg ES	419	377	401	396	396	401	400	397	412	412	419	428	438
Williamsport ES	570	513	511	554	563	572	584	595	593	590	592	589	587
Winter Street ES	305	275	341	313	288	264	277	274	284	294	298	307	306
	11,618	10,459	10,112	10,229	10,373	10,617	10,815	11,001	11,178	11,383	11,562	11,770	11,882

\*Enrollment includes FTE Pre-K students where two half day Pre-K students are counted as one FTE. Hancock and Winter St. offer all day PreK and are projected accordingly; Enrollment count Official Sept 30th, 2009.

region. The hospital has been renamed to the Meritus Health Center. The facility is scheduled to be completed and opened in the near future.

Presently, the Washington County Hospital that is being utilized is located on King Street in Hagerstown, Maryland, but will probably be abandoned upon completion of the new modern state of the art complex.

### **WESTERN MARYLAND CENTER**

Western Maryland Hospital Center on Pennsylvania Avenue furnish healthcare services for special needs patients.

### **ELDERLY CARE**

#### **Homewood Retirement Center**

Homewood Retirement Center is located at the intersection of Governor Lane Boulevard and Route 11. It is in adjacent to the Town of Williamsport. It is a large campus type cottage/apartment development that has been in existence for many years. The facility recently modernized, updated and constructed a new addition for nursing care facilities. There are plans for further construction, development and upgrading of the facility. It serves not only the Williamsport area but a diverse number of residents from other geographical areas. It is generally considered as an excellent retirement campus and full care facility.

### **The Williamsport Retirement Village**

The Williamsport Retirement Village is a full service retirement facility. It is designed to care for the elderly and to have all available services. The Williamsport Retirement Village is presently undergoing a major improvement and development program. This is discussed more fully under the Current Improvement Projects portion of this document.

### **CHILDCARE/DAYCARE FACILITIES**

There are several daycare facilities located in the Town of Williamsport for the care of young children. The Lutheran Church operates a kinder-care daycare center. The Rehoboth Methodist Church operates a daycare center. There are two (2) licensed private daycare operators at least. Thus, there is an ongoing effort to serve the need for such care.

### **SOLID WASTE COLLECTION AND DISPOSAL**

The Town contracts with independent waste and recycling firms on an annual basis through a bid process. Solid waste and recycling materials are collected weekly. Generally speaking, these materials are taken to the Route 40 Landfill owned by Washington County, Maryland.

The residents of Williamsport have the option of purchasing permits to utilize the landfill for domestic trash disposal. Many of the residents utilize this methodology either exclusively or in conjunction with the

contractual hauling services by the Town. Washington County operates five (5) solid waste convenience centers and numerous recycling drop-off sites for residential use. The 40 West Landfill is predicted to provide fifty (50) years of landfilling capacity for Washington County.

## UTILITIES

### Electric

Allegany Power also known as Allegany Energy Supply Company, LLC serves Washington County with a system of transmission and distribution lines of various voltages connected to its generation stations. The power plant is located in Williamsport, Maryland, adjacent to the C & O Canal Park and the Town Riverfront Park.

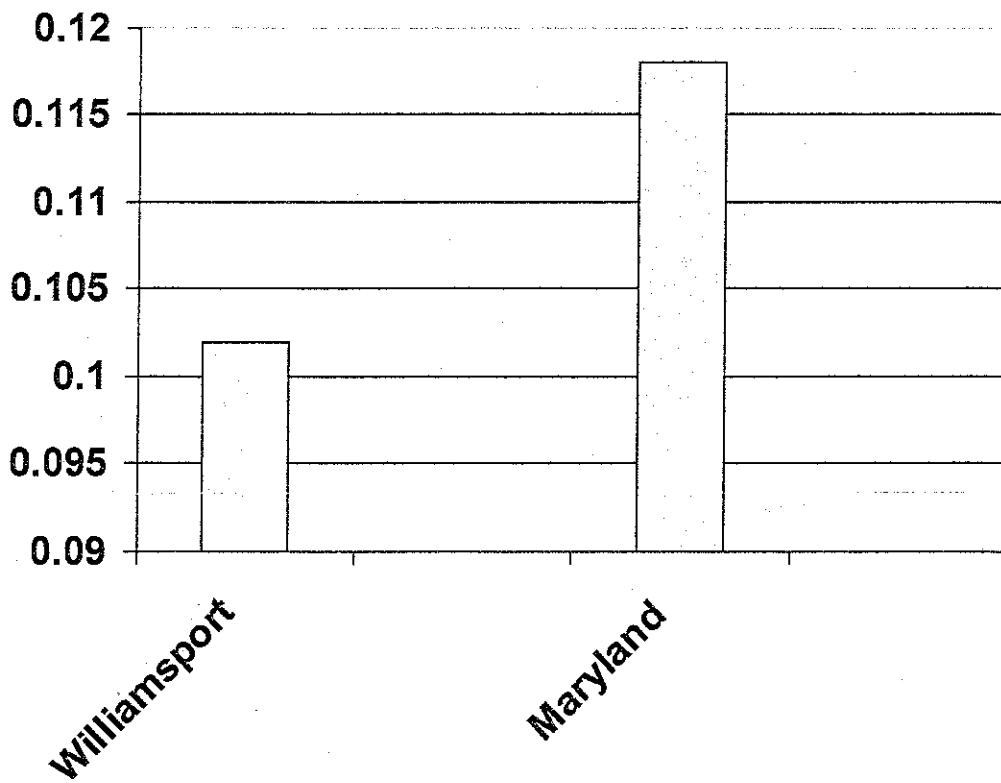
The Town of Williamsport pursuant to the provisions of its Charter is authorized to operate an electric system for the distribution of electricity. The Town does not have a generating plant. Therefore, subject to public service rules and regulations and other statutes, the Town has entered into power purchase agreements with Allegany Energy Supply Company, LLC for longtime service. The most recent amendment to the Agreement was October 8, 2009. The termination of the Agreement is May 31, 2013.

Generally speaking, maintenance and repair work and upgrading of the system is generally contracted with private independent contractors.

The Town bills and charges the customers for the electricity. The Town has approximately 849 residential electrical customers. The total gross revenue of the Williamsport Municipal Light Plant in 2009 was \$1,746,523.19. With the high cost of fuel and energy sources, many of the residents and local businesses have not been able to pay their bills. In fact, a few of the businesses in Town Center and other areas have closed by virtue of the large electric bills. Many customers are in default. It is an ongoing problem that the Town, the Public Service Commission and the Mayor and Council are endeavoring to resolve. As indicated, the high cost of electric is a major concern of business in Town Center. The current cost per kilowatt hour for electric service to businesses in Williamsport is \$0.1022. This represents all adjustments, surcharges, program fees and taxes, including the 6% Maryland State sales tax on business electric service. Department of Energy U.S. Energy Administration Independent Statistics and Analysis data states the average commercial cost for electric service in Maryland is \$0.1181 per kilowatt hour. Currently Williamsport's commercial electric rates are 87% of Maryland's average commercial electric rate.

Exhibit 26

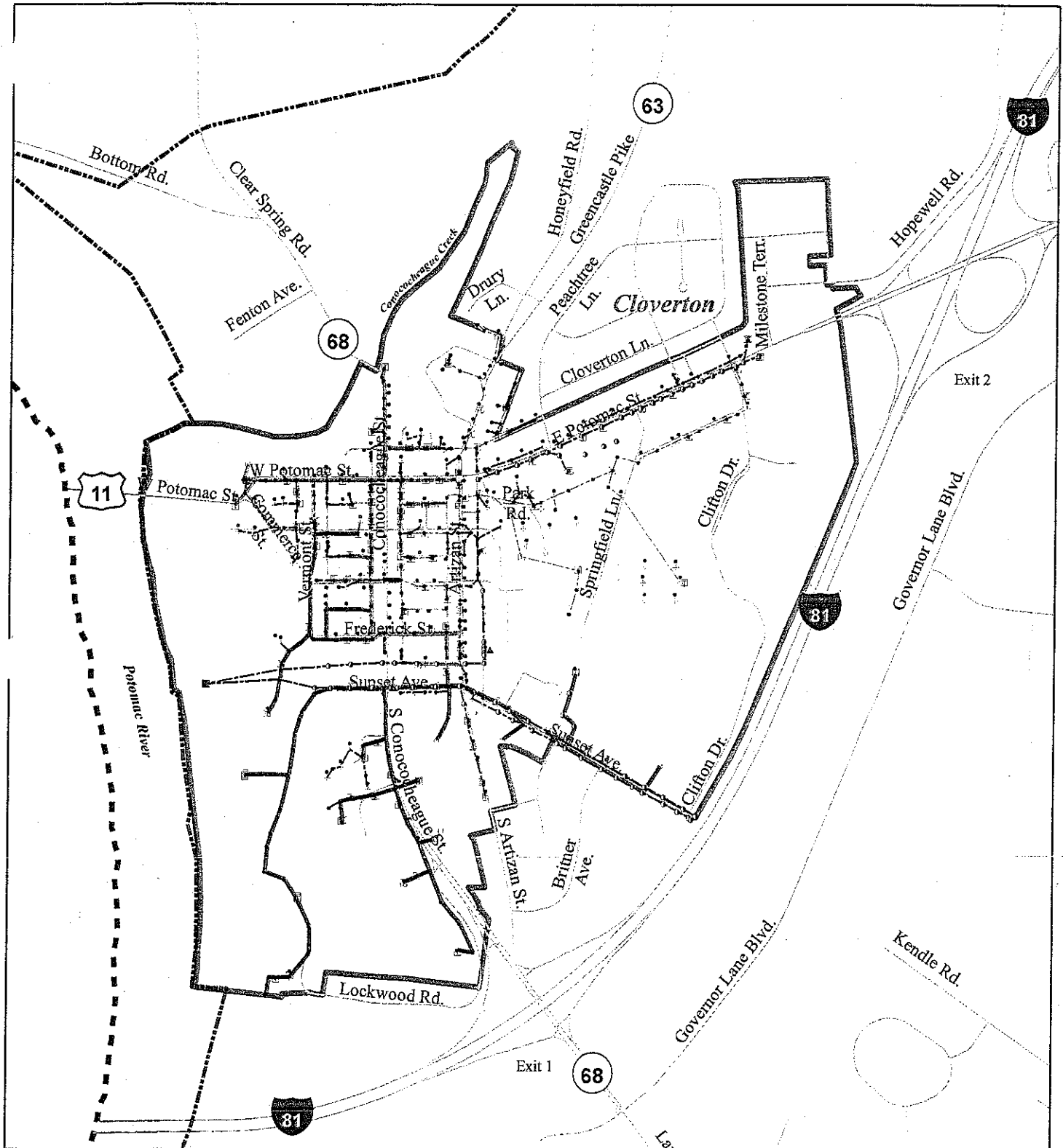
### COMMERCIAL ELECTRIC RATES



The following Map graphically portrays the Town of Williamsport's  
Electric Distribution System.

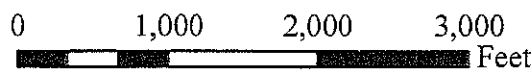


# Town of Williamsport, Maryland



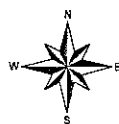
Prepared by the  
Washington County  
Planning Department  
Graphic Information System  
6-29-2010

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.



## Electric Distribution

Map 24  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010



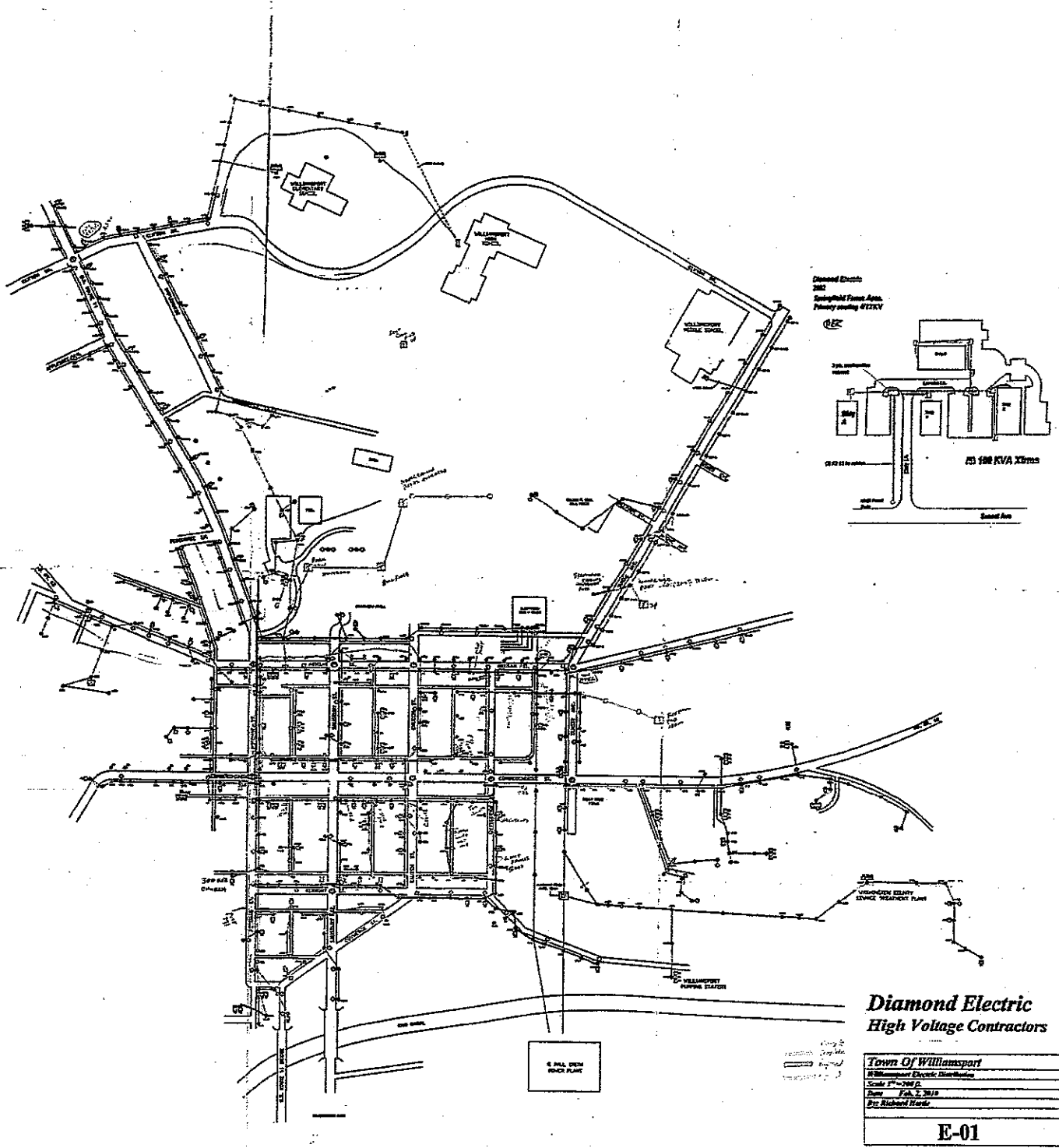
Source: Diamond Electric/High Voltage Contractors (Richard Hartle) February 2, 2010.

Note: This map is derived from the above source. Every effort was made to accurately portray features and their location, however, generalization was

### Legend

- BLACK
- BLUE
- GREEN
- PEACH
- PINK
- PURPLE
- RED
- YELLOW
- Roads
- 2005 Urban Growth Area Boundary
- Town of Williamsport
- County Boundary

Exhibit 27



**Diamond Electric**  
**High Voltage Contractors**

<b>Town Of Williamsport</b>	
Williamsport Electric Distribution	
Scale	1" = 100'
Date	Feb. 2, 1919
By: Richard Harter	
<b>E-01</b>	

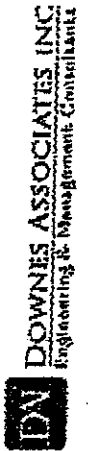
# Town of Williamsport, Maryland

## MPSC Gross Operating Revenue

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### Determination of Total Gross Operating Revenue

March 23, 2010

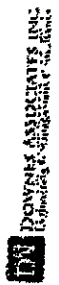


**Town of Williamsport  
 Gross Operating Revenue from Electric Usage  
 Comparison of Monthly Retail Sales Data vs. General Ledger Data**

Line No.	(A) Usage Month	(B) Comparison of Revenue from Electric Usage (Retail Sales - General Ledger)			(C) Retail Sales - General Ledger		(D) Retail Sales - General Ledger		(E) Retail Sales - General Ledger		(F) TOTAL
		Residential	Commercial	Industrial	Commercial	Industrial	Municipal	Municipal	Municipal	TOTAL	
1	Jan 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2	Feb 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3	Mar 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4	Apr 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5	May 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
6	Jun 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
7	Jul 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
8	Aug 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
9	Sep 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
10	Oct 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
11	Nov 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
12	Dec 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
13											
14	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

**Town of Williamsport  
Gross Operating Revenue from Electric Usage  
Using 2009 Monthly Retail Sales Reports Provided by Williamsport**

Line No.	(A) Revenue from Electric Usage Using Monthly Retail Sales Data (F)					
	(B) Usage Month	(C) Residential	(D) Commercial	(E) Industrial	(F) Municipal	(G) TOTAL
1	Jan 09	\$109,403.63	\$14,410.23	\$53,305.85	\$7,116.74	\$194,236.45
2	Feb 09	\$99,743.54	\$15,940.83	\$59,557.47	\$6,625.83	\$181,867.67
3	Mar 09	\$80,944.71	\$13,433.74	\$67,731.07	\$6,283.13	\$158,392.65
4	Apr 09	\$68,106.92	\$11,557.39	\$56,479.72	\$6,098.53	\$142,243.56
5	May 09	\$51,167.75	\$9,366.22	\$55,786.56	\$5,805.28	\$122,125.80
6	Jun 09	\$51,454.15	\$9,380.06	\$49,772.10	\$5,644.28	\$116,260.59
7	Jul 09	\$69,538.69	\$12,070.24	\$52,193.59	\$6,654.82	\$140,457.34
8	Aug 09	\$61,652.11	\$9,778.02	\$43,080.49	\$5,771.77	\$120,282.39
9	Sep 09	\$74,518.43	\$13,130.19	\$67,703.75	\$6,427.69	\$161,780.06
10	Oct 09	\$44,050.83	\$8,182.16	\$55,684.64	\$5,004.11	\$112,921.74
11	Nov 09	\$58,676.36	\$9,452.70	\$52,302.05	\$5,354.37	\$125,785.48
12	Dec 09	\$78,228.13	\$12,548.67	\$61,559.47	\$7,214.52	\$159,551.79
14	Total	\$847,485.25	\$139,261.45	\$675,156.75	\$74,002.07	\$1,735,895.52



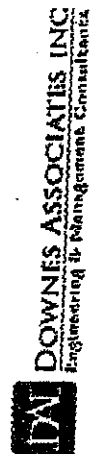
# Town of Williamsport, Maryland

## MPSC Gross Operating Revenue

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### Verification of Source Data

March 23, 2010



**Town of Williamsport**  
**Total Gross Operating Revenue**  
 Using 2009 General Ledger Data Provided by Williamsport

Line No.	(A) Total Gross Operating Revenue		Revenue (\$)
	Revenue Source		
1	Revenue from Electric Usage		\$1,735,695.52
2			
3	Other Revenue		
4	Fuel Rate Adjustment		\$22.39
5	Interest Income		\$442.23
6	Past Due Penalty		\$6,739.42
7	Refunds/Credits		(\$4,184.33)
8	Reconnect Fees		\$0.00
9	Returned Checks		\$210.00
10	Misc. Other		\$577.58
11	Federal Electric Other		\$2,387.00
12	State Deregulation Reimbursement		\$0.00
13	State Rev. Other		\$4,433.38
14	Other Revenue Subtotal		<u>\$10,627.67</u>
15			
16	<b>Total Gross Operating Revenue</b>		<b>\$1,746,523.19</b>



## Town of Williamsport, MD

## Electric Rates

<u>Rate Code</u>	<u>Description</u>	<u>Minimum Rate</u>	<u>Units</u>	<u>Rate</u>
101	Residential	\$1.25	0-30 kwh	0.0720
			31-80 kwh	0.0420
			81-300 kwh	0.0320
			301-999999 kwh	0.0300
102	Residential/Electric Heat	\$1.25	0-30 kwh	0.0770
			31-80 kwh	0.0420
			81-300 kwh	0.0320
			301-700 kwh	0.0250
			701-999999 kwh	0.0240
106	Commercial	\$1.25	0-30 kwh	0.0720
			31-80 kwh	0.0420
			81-300 kwh	0.0320
			301-999999 kwh	0.0300
107	Commercial/Electric Heat	\$1.25	0-30 kwh	0.0720
			31-80 kwh	0.0420
			81-300 kwh	0.0320
			301-700 kwh	0.0250
			701-999999 kwh	0.0240
109	Industrial	\$0.00	0-15000 kwh	0.0228
			15001-45000 kwh	0.0219
			45001-999999 kwh	0.0199
111	Dusk to Dawn Lights	\$5.38	0-999999 kwh	0.0000
115-116	Ambulance/Fire Company	\$5.38	0-999999 kwh	0.0200
117-127	Community Use	\$0.00	0-999999 kwh	0.0200
150	Demand	\$74.00	0-10 kw	3.1600
			11-100 kw	2.5700
			101-999999 kw	2.4700



# ***Diamond Electric***

***5628 Red Hill Rd.***

***Keedysville, Md. 21756***

***Phone 800-794-2486***

***Fax 301-432-4493***

***Email diamondivolt@aol.com***

5-20-10

Town of Williamsport  
Electric System Annual Report

- 6-3-09 14 Conocogeaque part power – tree into triplex
- 6-11-09 Part power on town -- Allegheny Power had trouble in sub station
- 6-12-09 20 S. Artizan -- part power call – bad connection
- 7-10-09 Locate cables Miss Utility call in
- 7-16-09 118 W. Potomac Service up grade meter cut in
- 7-16-09 134 Sunset Car hit pole
- 7-31-09 37 W. Potomac Zion Church Repair damaged meter
- 9-13-09 15. N Conoco. Part power call Customer had bad breaker, advised to notify there electrician
- 9-29-09 21 E. Salisbury relocate triplex
- 10-2-09 4 KV to 12 KV upgrade on Conocogeaque St., Removed old primary and poles
- 10-2-09 Springfield Lane No power call
- 11-10-09 School Complex Part power call—found fuse blown, possible loose connection on fuse
- 12-9-09 School Complex Lost power found fuse blown
- 12-31-09 216 S. conoc. Part power call
- 1-4-10 New Cut-ins upgrades 10 E. Salis., & S. Artizan.
- 1-6-10 131 N. Potomac --Relocate and upgrade under grd. service
- 2-17-10 New electric service to bath house, cut in 16 N Conoco.
- 3-14-10 75 S. Vermont part power call
- 4-2-10 111 N. Artizan -- Antenna fell across service drop & tore service loose, customer to upgrade service
- 4- -10 Provide maps of town electric system
- 5-10-10 7 Artizan –Tree tore triplex off house

## Planned work :

Williamsport Nursing home upgrade

Voltage conversion upgrade for Potomac St. and Alley behind town Hall to Frederick St., N. Conocogeaque St., 2 alley's behind Potomac

## **GOALS, CONSIDERATIONS AND RECOMMENDATIONS**

The Town is interested in reliability, safety and maintenance of the electric system. There are major maintenance and/or equipment replacements planned for 2010 and the future. Examples include conductor, transformer, recloser, street light, pole insulators, lighting arrestor replacements or maintenance. This includes and is limited to:

- (1) Work performed by the current contractor in the Town's electrical system.
- (2) Work on and discuss efforts and progress made with respect to addressing the Town's historically high amount of unaccounted for electricity if possible, and
- (3) Continue assurances that the Town remains an active member of a one call system (Miss Utility).
- (4) Review new electrical systems installed and check against requirements for undergrounding these services by the State.
- (5) Continue to follow Public Service Commission assistance and recommendations in reference to operation of the electrical system.
- (6) Utilization of the empowering Clean Energy Communities Award Grant.

## WATER

Pursuant to the provisions of the Charter has the authority to operate and maintain a water system. The Town has an infrastructure consisting of pipes to distribute water to the residents of the community. Water is only furnished generally speaking to in-town residents. The infrastructure of the water system is presently being upgraded. This will be addressed in another portion of this Comprehensive Plan.

Williamsport is served by the public water supply from the system owned and operated by the City of Hagerstown. The current service area boundaries are the Maryland state line to the north, Maryland Rt. 63 and Williamsport to the west, Maryland Route 65 at Roxbury Road (Maryland Correctional Institute) to the south and the Town of Smithsburg to the east.

The Hagerstown Water Department is a public utility owned and operated by the City of Hagerstown and serves more than 5,000 plus people in the area. Hagerstown provides the entire water supply for Williamsport. As indicated, Williamsport retains the responsibility of operational maintenance of its own distribution systems, such as pumps, water lines, meters and water services. The Potomac River near Williamsport is the primary source of supply for which water is currently drawn on the average

of 10,000 gallons a day for filtration at the R. C. Wilson Water Treatment Plant.

Williamsport currently has 749 water customers with an average usage of 320,670 gallons per month.

The average cost per month to the Town is \$11,500.00. The total cost paid to the City was \$138,000.00 for 2009. There is no breakdown as to the average customer cost.

### **WATER RATES**

Water rates are generally governed by the rates charged by the City of Hagerstown to a great extent. As indicated, the Town has 749 water customers and 749 sewer customers.

### **SEWAGE**

The Washington County Sanitary District owns, operates and maintains several public waste water collection systems and treatment plants in the County. Williamsport together with several smaller communities is served by the County. Full sewer service is provided to Williamsport by the County. The sewage wastewater is treated at the Conococheague Wastewater Treatment Plant at 70/81 Industrial Park, Halfway, Hopewell.

The Town of Williamsport maintains its own sewage distribution lines and pumping station. The Town is in the process of upgrading and

improving the system at this time in a rather extensive program. This will be discussed later in this Comprehensive Report under another section.

### **ALTERNATIVE WATER SUPPLY**

Although the City of Hagerstown provides the primary water supply to the Town, the Town does have a 300,000 gallon water tower in existence. It is presently not operative, but plans are contemplated to repair and upgrade. It is to be utilized and has been utilized as an emergency backup source of water in the case of an emergency by a failure in the Hagerstown system and/or for fire and safety emergency backup.

This is one of the things being considered as a goal and project for the Town.

See Exhibit 30 which follows for the Town of Williamsport's 2010 water and sewer rates.

**WATER AND SEWER RATES - 2010  
TOWN OF WILLIAMSPORT**

**Water Customers 749**

**Sewer Customers 749**

- |    |                    |  |
|----|--------------------|--|
| A. | CITY WATER         | Customers within the corporate limits who have water service. Charges are \$6.33 per 1,000 gallons of water used.  |
| B. | CITY SEWER         | Customers within the corporate limits who have sewer service. Charges are \$7.11 per 1,000 gallons of water used.  |
| C. | CITY WATER/SEWER   | Customers within the corporate limits who have water and sewer service. Charges are \$6.33 per 1,000 gallons of water used and \$7.11 per 1,000 gallons for sewer (based on water usage).    |
| D. | COUNTY WATER       | Customers outside the corporate limits who have water service. Charges are \$10.05 per 1,000 gallons of water used.  |
| E. | COUNTY SEWER       | Customers outside the corporate limits who have sewer service. Charges are \$11.27 per 1,000 gallons for sewer (based on water usage).   |
| F. | COUNTY WATER/SEWER | Customers outside the corporate limits who have water and sewer service. Charges are \$10.05 per 1,000 gallons of water used and \$11.27 per 1,000 gallons for sewer (based on water usage). |

G. WATER FOR SALE

Customers who resell water.  
Charges are \$9.70 per 1,000  
gallons of water used.

**MINIMUM: 6,000 gallons**

**None (Water)**  
**\$42.66 (Sewer In Town)**  
**\$67.62 (Sewer Out of Town)**

# **MUNICIPAL GROWTH ELEMENT**

## **Introduction**

House Bill 1141 entitled "Land Use Local Government Planning" was passed in the 2006 session of the Maryland General Assembly. This is extensive legislation that affects municipalities in reference to annexation and coordination between municipalities and counties in reference to same, as well as the makeup of the Comprehensive Plans. The final legislation requires all Municipal Comprehensive Plans to include a Municipal Growth Element. It is necessary for purposes of the Municipal Growth Element to examine past growth trends and patterns. A projection of future growth in population and resulting land needs based on an analysis of the area selected for future municipal annexation and growth must be considered if annexation is feasible and a possibility. This element also requires an examination of the effects of growth on the infrastructure and natural features within the area engulfed by the corporate limits and/or immediately adjacent thereto and/or affected by adjacent development and/or annexation.

Some of the matters addressed in this portion of the Plan cross over into areas previously addressed in part and/or discussed in other portions of this Plan.



In drafting the Plan the Planning Commission attempted to address "growth patterns". An attempt has been made to discuss the types of growth, or stagnation, that the municipality has experienced. The following matters were considered:

- Change in Developed Acreage over the Period under Discussion.
- Population Change and Rate of Change
- Location of Land Use Changes
- Historical Trends and Issues that were the Impetus behind Current Growth Patterns.

In this portion of the Plan, the Planning Commission also endeavored to examine the past history of growth and development in the Town, trends, and past annexations to the original Town limits which were recorded in 1787. Over the past sixty (60) years, the Town boundaries have only been increased by three (3) annexations. One annexation was precipitated by the necessity to improve the educational facilities. The land was obtained for the schools by the Washington County Board of Education. The land was targeted for that and the area adjacent to it, a portion of the Springfield Farm, was annexed. This was approximately 1958. At that time, the boundaries of the Town were practically identical to what had been laid out

in 1787. The "old town" area is still quite identifiable. It is shown on the map of the town labeled "Previously Annexed Areas". This annexation is basically adjacent to Byron Memorial Park and contains the original Otho Holland Williams mansion, the barn and history museum, the elementary, middle, and high schools. It also contains athletic complexes. In the early 1960's, the area was developed as surrounding this complex and can be described as what at that time was a modern suburban subdivision. The homes were all individual homes and are generally referred to as the "Springfield Farm Area". There are no further lots available for development in that area or subdivision. This is shown on the Plat referred to. In the early 1970's, the Milestone Garden annexation, which is shown on the Annexation Plat referred to, was annexed. It was annexed for the purpose of primarily allowing the developer to construct a large apartment complex. In the entire concept there was also a short strip mall, athletic complex, and bank (which is now a laboratory and drugstore) which were developed. There is no further growth area allowed in that particular sector. Subsequent thereto, there was a third (3rd) annexation in 1984. The corporate limits of the Town have not changed in any manner since that time. In summary, until the early 1960's there were no material growth trends in the Town other than residential housing of a limited nature. The

development after that was in reference to Springfield Farm, the schools, and the Milestone Gardens area.

## **FUTURE POPULATION AND ECONOMIC DEVELOPMENT**

### **Population**

While most of this growth will take place in undeveloped areas outside of Williamsport, there is some vacant residential land in the Town, and its population could grow by 100 or more people. However, this is not expected to have any substantial impact on Williamsport's public-service needs or growth.

Countywide, the school-aged population is expected to increase slightly to be the first decade of twenty-first century, as the children of the "baby boom" move into school, and then to decline. However, this is based on a modest increase in the whole population. If Washington County were to become more of a "bedroom community" for the spreading metropolitan communities to the east, the school-aged population would resume its growth.

More substantial growth is expected in the working-age population from age 19 to age 65. Countywide, a ten percent increase is expected,

again the result of the post-World War II baby boom. Thus, new sources of employment for the County are important.

A very substantial increase - some 44 percent - is expected in the County's elderly population, increasing the need for services, such as medical and moderate-cost housing, for this group. Countywide population projections indicate an increase of some 300 older persons in the Williamsport area, compared with about 855 persons in that age group now living the area, and compared with the approximately 400-person increase expected in the total population. Thus most of the increase could be in older people who are not in the workforce. Again, the increase within Williamsport will depend upon the nature of new development in the Town's few vacant areas and the Town's policy on annexation. However, older people tend to live in towns, where they can have good access to shopping and services, so the elderly population within Washington County's towns can be expected to grow substantially.

## **ECONOMIC PROJECTION**

### **Future Trends**

The State Planning office has projected employment within the year 2020. Clearly, any projection should be viewed with caution, but these

provide the current "best estimate" for anticipating future economic changes.

These projections are summarized here.

Exhibit 31

<b>Projected Employment in Washington County</b>			
	<u>1990</u>	<u>2000</u>	<u>2020</u>
Agriculture, forestry, fisheries	1,800	1,900	1,700
Construction	4,900	4,600	4,900
Manufacturing	8,900	8,900	8,300
Transportation, Public Utilities	3,700	4,100	4,500
Retail Sales	13,900	15,600	16,800
Finance, Insurance, Real Estate	3,100	3,300	3,800
Services	16,400	22,300	26,900
Government	9,700	9,800	9,600
Total	66,500	73,300	80,800

Source: Maryland Department of Planning

Slight growth or an actual decline is expected in agriculture, construction, manufacturing, and government. The growth sectors are expected to be transportation, utilities, wholesale and retail sales, finance, and services.

## WILLIAMSPORT/WASHINGTON COUNTY POPULATION AND ECONOMY

The 2000 Census indicates that Washington County was the home of 131,923 persons. The projected estimated population of Washington County according to the Maryland Department of Planning for the year 2010 is 149,250 persons. The residents of the County enjoy a scenic setting, diverse environment, and opportunities for a variety of lifestyles. Those who live in the countryside retain easy access to employment and services provided in the urban areas by virtue of the transportation system and road system. Those living in more dense urban settlements, such as Williamsport, can also delight in the quiet atmosphere, charm, and special character of the small towns.

Between 1950 and 1970, the County's population increased by 31.6 percent, from 78,886 to 103,829. By 2000 the population was 131,923 of which 51.1 percent was male and 48.9 percent female. The 2000 Census showed that 89.7 of the County's population was white; 7.7 African American; the balance was other facial groups.<sup>6</sup>

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<sup>6</sup> Current figures are unknown. The 2010 Census is pending.

Exhibit 32

**Washington County Population**

<b>Year</b>	<b>Number Persons</b>
<b>1980</b>	<b>113,086</b>
<b>1990</b>	<b>121,393</b>
<b>2000</b>	<b>131,923</b>
<b>2008</b>	<b>145,384</b>
<b>2010</b>	<b>149,250</b>
<b>2015</b>	<b>160,500</b>
<b>2020</b>	<b>170,950</b>

Sources: U.S. Census Bureau (2000) 2008 and forward projected by the MD Department of Planning (2009)

Exhibit 33

**Washington County Population by Municipalities**

<b><u>Municipality</u></b>	<b><u>2000*</u></b>	<b><u>2008*</u></b>
<b>Boonsboro</b>	<b>2,890</b>	<b>3,399</b>
<b>Clear Spring</b>	<b>455</b>	<b>461</b>
<b>Funkstown</b>	<b>983</b>	<b>937</b>
<b>Hagerstown</b>	<b>36,875</b>	<b>39,728</b>
<b>Hancock</b>	<b>1,745</b>	<b>1,743</b>
<b>Keedysville</b>	<b>498</b>	<b>862</b>
<b>Sharpsburg</b>	<b>691</b>	<b>661</b>
<b>Smithsburg</b>	<b>2,179</b>	<b>2,908</b>
<b>Williamsport</b>	<b>1,868</b>	<b>2,278</b>

Sources: \*U.S. Census Bureau (2000) \*\* 2008 Estimated by MD Dept. of Planning (2009)

In the past 30 years there have been some significant changes in the composition of the population. The school-aged population (ages 5 to 19) *decreased* from 29,275 to 25,826 from 1970 to 2000, while the number of residents aged over 65 *increased* from 10,202 to 18,690. These changes paralleled population changes in the United States as a whole, as the "baby boom" generation moved into adulthood and middle age, and as science and better medical care increased everyone's chances of living longer.

These trends have some implications for the County's economy and its public services. Although financing for schools should not have to increase, that of services for older people - especially medical services - will increase substantially.

Without exception, all election districts within the County are projected for a population increase by 2020. The City of Hagerstown makes up 27.8 percent of the County's total population.

The total number of households increased by 9,769 between 1980 and 2000, and it is projected that this number will continue to increase. However, the average size of the household reduces from 3.07 in 1970 to 2.46 in 2000. Of the 49,726 occupied housing units in 2000, 65.6 percent is owner-occupied. This percentage is not as high in Williamsport, with only 49.2 of the occupied housing units being owner occupied.



The proportion of the total population over 26 years old in the labor force was 57.5 in 1970 and 61.1 percent in 2000.

Williamsport's population increased gradually from 1,755 in 1930 to 2270 in 1970, and then remained relatively stable at 2103 in 1990. By 2000, however, the population had decreased to 1868. Estimates for 2008 by the Maryland Department of Planning (2009) estimates the population of Williamsport at 2278. This was probably the result of an apartment complex that was constructed near the Springfield Farm area. See attached Exhibit "Population of the Municipalities" furnished by Economic Development Commission.

Exhibit 34

Year	Total Williamsport Population	PERCENTAGE CHANGE	
		Williamsport	Washington County
1910	1,571	-----	10.0%
1920	1,615	2.8%	20.3
1930	1,775	9.9	10.3
1940	1,772	-.01	4.5
1950	1,890	6.7	14.6
1960	1,853	1.9	15.6
1970	2,270	22.0	13.8
1980	2,153	-5.2	8.9
1990	2,103	-2.3	7.3
2000	1,868	-11	8.7
2008	2,278		

**Note:** 2010 Washington County population 149,250 - source U.S. Census Bureau, 2000 estimates for 2009 projections by Maryland Department of Planning, courtesy Washington County Economic Commission.

While the town is now quite well developed and until recently has had very little residential development over the last 30 years new residents create a need for additional home and services such as schools, roads, water and sewer lines, parks and other facilities. Although Williamsport's population increased by .11% between 1990 and 2000 the County's population growth for Williamsport as well as the rest of Washington County is expected to continue to increase for many reasons. Interstate 70 and 81 will continue to spur new growth as will the new economic development opportunities from the heritage tourism industry and from the development of new industrial areas within Washington County.

Exhibit 35

Population by Age Group, 1970 - 2000			
Williamsport, Maryland			
<u>Percent of Total Population</u>			
Age Group	1970	1990	2000
Under 5	7.3	5.8	5.1
5 to 19	22.7	13.5	17.7
20 to 64	56.1	61.4	53.5
Over 65	13.8	19.4	23.7

The population by age group has undergone some significant changes in the past 30 years. The largest differences are in the school-aged group and in the older population. A major part of the well-known "baby boom" population was still in school in 1970, but has moved into the working age population by 1990 and is moving into the older population by 2000.

By 2000 the Williamsport population was 44.6 percent male and 55.4 percent female. The population was 98.3 percent white; .8 percent African American; the balance was other racial groups. Additional information is not available because the 2010 Census is pending.

Exhibit 36

**Population by Age Group  
Washington County, Maryland**

<b>Age Group</b>	<b>County</b>
Under 18	22.9%
18-44	38.5%
45-64	24.6%
65+	13.7%

Exhibit 37

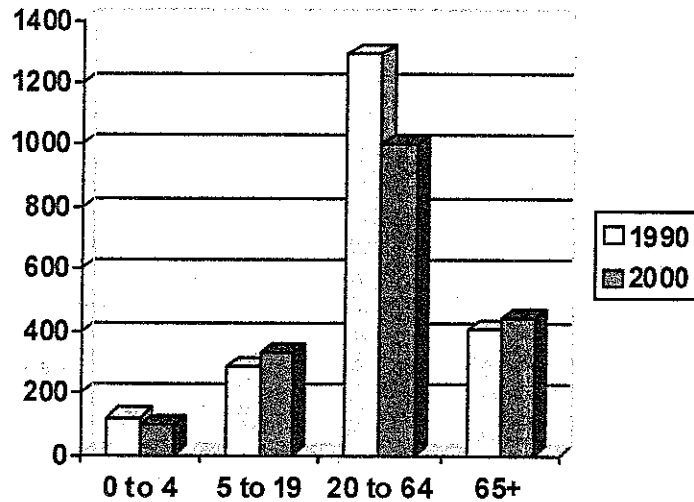
<b>Age Composition</b> <b>Washington County, Maryland - 2008</b>		
<b>Population Density</b>	<b>317 persons/square mile</b>	
<b>Age</b>	19 years and under	24.8%
	20 - 64 years ( <i>workforce age group</i> )	61.1%
	65 years and older	14.1%
	<hr/>	
<b>Median Age</b>	38.1 years	
<hr/>		
<b>Gender</b>	Male	51.3%
	Female	48.7%
<hr/>		
<b>Race</b>	White	86.1%
	Black	9.3%
	Others	4.6%

**Source** - US Census.

**Note:** Even with the projected increase in Williamsport's population the figures here would remain relative. There is a rather large senior citizen population.

## Exhibit 38

### Age Composition 1990 & 2000 Williamsport



*SOURCE: U.S. Census, (Even with the projected possible increase in Williamsport's population the figures here would remain relative. There is a rather large senior citizen population).*

### CHARACTERISTICS OF THE COUNTY'S ECONOMY

A comparison of Washington County's employment breakdowns with that of the State of Maryland indicates the special characteristics of Washington County's economy.

A survey of industries listed in the County's Business and Industry Director, 2003, with Williamsport addresses gives indications of the nature of employment in the Town's vicinity. Many of the activities identified this way are in the Interstate Industrial Park and the Interstate 70/81 Industrial Park, both located near or adjacent to the Town limits.

Williamsport had several small industries in the area at its southern edge, one major manufacturing establishment, Garden State Tanning, had 1,007 employees, and a large industrial area, the Industrial Park, immediately adjacent to the Town on the South side with a number of industrial firms. In addition, the 70/81 Industrial Park is about a mile north of Town and several other established industrial and business parks are within two miles.

Exhibit 39

<b>Industry Group as a Percentage of Labor Force Washington County and Maryland, 2000</b>		
<b><u>Industry Group</u></b>	<b><u>Washington Co.</u></b>	<b><u>Maryland</u></b>
Agriculture, forestry, fishing and mining	1.6	.6
Construction	9.1	6.9
Manufacturing	14.7	7.3
Wholesale Trade	3.2	2.8
Retail Trade	13.4	10.5
Transportation, warehousing, and utilities	5.6	4.9
Information	2.8	4.0
Finance, insurance, and real estate	7.0	7.1
Professional, educational, and health services	29.12	38.6
Arts, entertainment, recreation, and food services	6.0	6.8
Public Administration	7.5	10.5

Manufacturing industries listed in 2004 the County Business and Industry Directory for Williamsport were the following. That list showed a broadly diversified group of manufacturing industries. The largest, Garden State Tanning, which manufactured automotive leather, employed 1,007

people. Many of them were Williamsport residents. This establishment is no longer in business.

<b>Establishment</b>	<b>Product</b>	<b>Employees</b>
Dover Inlay Mfg. Co. Inc.	Marquetry, inlays, veneer products	17
Maryland Paper Co.	Dry paper felt	75
Packaging Services of MD	Corrugated shipping containers	140
Engineer Polymer Sol.	Resin products for paint	20
Rust-Oleum Corp.	Rust preventive coatings	170
Sun Chemical Corp.	Printing ink	5
Xerxes Corporation	Fiberglass storage tanks	70
Caldwell Mfg. Co.	Window hardware	70
CertainTeed Corp.	Vinyl siding and windows	381
Eaton Corp/Aeroquip Grp	Plastic extrusions	50
Redland Brick, Inc.	Paving Bricks, specialty bricks	140
Maccaferri Gabions, Inc.	Gabions	63
Atlantic Coast Refurb. Ctr.	Remanufacturing market equipment	50
S.A.M.P./USA Inc.	Wire drawing, spooling machines	26
South Atlantic Controls, Inc.	Industrial electric controls	10
Transwheel Corp.	Aluminum wheels	35
Sealy Mattress Co.	Mattresses and box springs	190
My Home Towne, Inc.	Replica miniature wooden buildings	6
Martin Marietta Aggregates		
		1,518

Since the last Comprehensive Plan was drafted, Garden State Tanning, with 1,007 employees has gone out of business. The facility remains and lies idle.<sup>7</sup>

<sup>7</sup> The entire plant is probably a brown area and contaminated with hazardous waste.

Exhibit 40

The list of businesses in the Williamsport area listed in the 2010

Business and Industry Directory for Washington County, Maryland is as

follows:

<u>Establishment</u>	<u>Product</u>	<u>Employees</u>
Allegheny Power - Williamsport Service Center	Energy company serving MD, PA, VA and WVA	205
Automated Office Equip., Inc.	Sales/service/supplies bus. machinery	9
Bowman Group, LLP (The)	Direct/manage its transportation, real estate and equip leasing; and hospitality sectors companies	720
Bradco Supply Corp.	Supplier exterior bldg. materials	9
Butter Krust Baking Co. (The)	Wholesale bakery products	77
Caldwell Mfg. Company	Window balance systems/related hardware	53
CertainTeed Corporation	Vinyl siding and windows	277
City Electric Supply, Ltd.	Distribution electrical supplies	4
Clean Air, Inc.	Ind. air filtration component parts	15
Document Solutions, Inc.	Sales/service office equipment	45
DOT Foods, Inc.	Distribution dry/refrig/frozen foods	282
Eaton Aeroquip, Inc.	Manufacturer plastic extrusions	35
EPS/CCA, Inc.	Custom made resin products	27
Excel Contractors, Inc.	General building contractor	21
Freedom Elec. Recycling, Inc.	Recycler/reseller commercial electronics	5
Gerald Taylor Co., Inc.	Industrial cleaning services	16
Gruber-Latimer Restoration, LLC	Masonry contractor	12
Hagerstown Canteen Serv., Inc.	Food/coffee vending	81
Hobart Corporation	Sales/service commercial food equip.	10
Interstate Batteries	Sales batteries and associated equip.	12
Inter. Communication Serv., Inc.	Traditional/IT business telephone/computer	12
Laird Bush Specialty Advert.	Imprinted/embroidered cloth/gifts	2
Maccacferri, Inc.	Gabions	40
Martin Marietta Aggregates	Mining	20
Maryland Paper Company	Dry paper felt mfg.	57
McCall Handling Company	New/used forklift sales	16
McCleary & Earley, Inc.	General Contractor	75
Norandex Bldg. Materials Distr.	Distr. Vinyl siding, windows, doors	8
Packaging Services of MD, Inc.	Corrugated shipping containers	160
Pepsi Bottling Group	Distri. Pepsi and allied products	190
Pepsi Bottling Group - Refurb.	Remanufacturing marketing equip.	83



Potomac Constr. Ind., Inc.	Mfg/deliver ready-mixed concrete	6
Redland Brick, Inc.	Face brick/specialty brick	133
Roof Center, Inc. (The)	Roofing shingles	8
Rust-Oleum Corp.	Rust preventive coatings and paint	202
SAMP/USA, Inc.	Wire drawings	12
Save-A-Lot Foods	Wholesale distribution grocery	196
Sealy Mattress Company	Mattresses and box springs	119
South Atlantic Controls, Inc.	PLC-based electrical controls	12
Spectrum Fire Protection, Inc.	Sprinkler systems/fire extinguishers	36
Spirit Services, Inc.	Recycling services	28
Town of Williamsport	Municipal government	11
Transwheel Corporation	Aluminum wheels for auto industry	36
UPS Freight	LTL carrier	41
USA Cartage, Inc.	Local/regional trucking	125
WCRH Radio	Non commercial radio station	11
Xerxes Corporation	Fiberglass storage tanks	<u>78</u>
		<b>3632</b>

**Note:** The total number of employees in these various companies is 3,362. Very few are within the corporate limits of the Town of Williamsport but they are all in a close proximity to the Town in the Industrial Parks.

The following is a breakdown of regional labor, distribution of employment, occupation and business patterns of Washington County, Maryland. **Source:** *U.S. Census Bureau, County Business Patterns.*

Exhibit 41

**LABOR**

**Regional Labor Supply:** Washington County draws its workforce from counties Within the Maryland/Pennsylvania/West Virginia tri-state region.

<u>County</u>	<u>Population</u>	<u>Labor</u>	<u>Employed</u>	<u>Unemployed</u>	<u>%</u>
<b>Maryland</b>					
Washington	145,384	69,925	61,248	6,677	9.8
Allegany	72,238	35,345	32,286	3,059	8.7
Frederick	225,721	124,765	117,160	7,605	6.1
<b>Pennsylvania</b>					
Franklin	143,495	81,000	74,400	6,600	8.2
Fulton	14,935	7,700	6,600	1,000	13.7
<b>West Virginia</b>					
Berkeley	102,044	45,220	41,280	3,950	8.7
Jefferson	51,615	24,200	22,570	1,630	6.7
Morgan	16,325	6,770	6,170	610	9.0
<b>Total Regional Workforce</b>					
	771,757	392,925	361,714	31,311	8.9

**Sources:** U.S. Census Bureau, 2008 Population Estimates; MD Dept. of Labor, Licensing & Regulation; WV Bureau of Employment Programs; and, PA Dept. of Labor and Industry. Data is an Average for 2009.

Exhibit 42

**2009 TOP 15 EMPLOYERS IN WASHINGTON COUNTY**

<b>Rank</b>	<b>Employer</b>	<b>Employment</b>
1.	Washington County Public Schools	2,958
2.	Washington County Health Systems	2,860
3.	State of Maryland*	2,438
4.	First Data	1,999
5.	Citi	1,920
6.	Washington County Government	1,254
7.	Volvo Powertrain North America	1,115
8.	FedEx Ground	734
9.	The Bowman Group, LLP	720
10.	Hagerstown Community College	688
11.	Federal Government*	647
12.	Lehigh Phoenix	600
13.	Staples Distribution Center	598
14.	City of Hagerstown	543
15.	Unilever Ice Cream	445

\*Data from the MD Dept. of Labor, Licensing & Regulation.

**Sources:** Hagerstown-Washington County Economic Development Commission, based on year-end data provided by employers.

Exhibit 43

**DISTRIBUTION OF EMPLOYMENT**  
**BY OCCUPATION**

<b>Total Employed</b>	<b>71,224</b>	<b>100%</b>
Management, Professional & Related	20,847	29.3%
Service	12,742	17.9%
Sales & Office	18,916	26.5%
Farming, Fishing & Forestry	219	0.3%
Construction, Extraction, Maintenance & Repair	8,829	12.4%
Production, Transportation & Material Moving	9,671	13.6%

**Source:** U.S. Census Bureau, 2008 American Community Survey

Exhibit 44

**DISTRIBUTION OF EMPLOYMENT**  
**BY PLACE OF WORK**

<b>2008 Annual Average</b>			
	<b>Employment</b>	<b>%</b>	<b>Weekly Wage</b>
<b>Total Employment</b>	<b>66,074</b>	<b>100.0</b>	<b>\$696</b>
Federal Government	687	0.1	821
State Government	2,618	4.0	837
Local Government	5,648	8.5	785
<b>Private Employment</b>	<b>57,121</b>	<b>86.5</b>	<b>680</b>
Natural Resources & Mining	146	0.2	836
Construction	3,750	5.7	773
Manufacturing	7,368	11.2	1032
Trade, Transportation & Util.	16,040	24.3	565
Information	1,513	2.3	569
Financial Activities	6,337	9.6	835
Professional & Business Serv.	4,515	6.8	710
Education & Health Serv.	9,808	14.9	762
Leisure & Hospitality	5,935	9.0	258
Other Services	1,692	2.6	448
Unclassified	17	0.0	529

\*Figures represent the number of employees in the county from any Origin.

**Note:** Percentages may not total 100% due to rounding.

**Source:** MD Dept. of Labor, Licensing & Regulation; Div. of Labor Market Analysis & Information (2009)

Exhibit 45

**BUSINESS PATTERNS OF WASHINGTON COUNTY**

Number of establishments by employment-size class

Industry	Total No.	1-19	20-99	100-499	500+
<b>TOTAL</b>	<b>3,627</b>	<b>3,053</b>	<b>478</b>	<b>87</b>	<b>9</b>
Agriculture	6	5	1	0	0
Mining	3	1	2	0	0
Utilities	6	3	2	1	0
Construction	474	432	37	5	0
Manufacturing	148	94	35	17	2
Wholesale Trade	158	129	25	4	0
Retail Trade	665	548	98	18	1
Transp./Warehousing	156	122	19	15	0
Information	53	39	11	2	1
F.I.R.E.*	325	306	16	1	2
Services	1,211	975	210	23	3
Other	422	399	22	1	0

An establishment is a single physical location where business is conducted Or services or industrial operations performed. Paid employment includes full and part-time employees, including salaried officers and executives on payroll (excludes most government, railroad, and self-employed workers)

\*Finance, Insurance, and Real Estate

Sources: U.S. Census Bureau, County Business Patterns 2007, Agricultural And mining data is based on information provided by employers to Hagerstown-Washington County Economic Development Commission.

One can ascertain the type of business located in the proximal area of Williamsport from this list.

These companies are all located in the areas set forth mostly because of the excellent highway access to eastern and Midwestern cities and to the proximity to large urban areas for supplies, products and marketing.

Generally speaking, the Hagerstown - Washington County workforce draw is applicable to the Town of Williamsport also. A copy of same is enclosed as an Exhibit.

### **WASHINGTON COUNTY BUSINESS AND INDUSTRIAL PARKS**

The March 2010 listing of Washington County Maryland Business and Industrial Parks Listing lists twenty-five (25) industrial parks in Hagerstown, Maryland.

Of these twenty-five (25) parks, Hunter's Green Business Center, Huyetts Business Park, Interstate Industrial Park and 70/81 Industrial Park are in close proximity to the Town of Williamsport and definitely impact upon the economy and employment opportunities of its citizenry. Attached are Exhibits identifying the areas and the businesses located thereon that most effect and have a financial impact on the economy of the Town of Williamsport and surrounding community. It must be noted that even those these industries impact upon the financial wellbeing of the community they do not directly affect or impact upon any of the utilities, services, infrastructure of The Town of Williamsport except possibly for the fire and

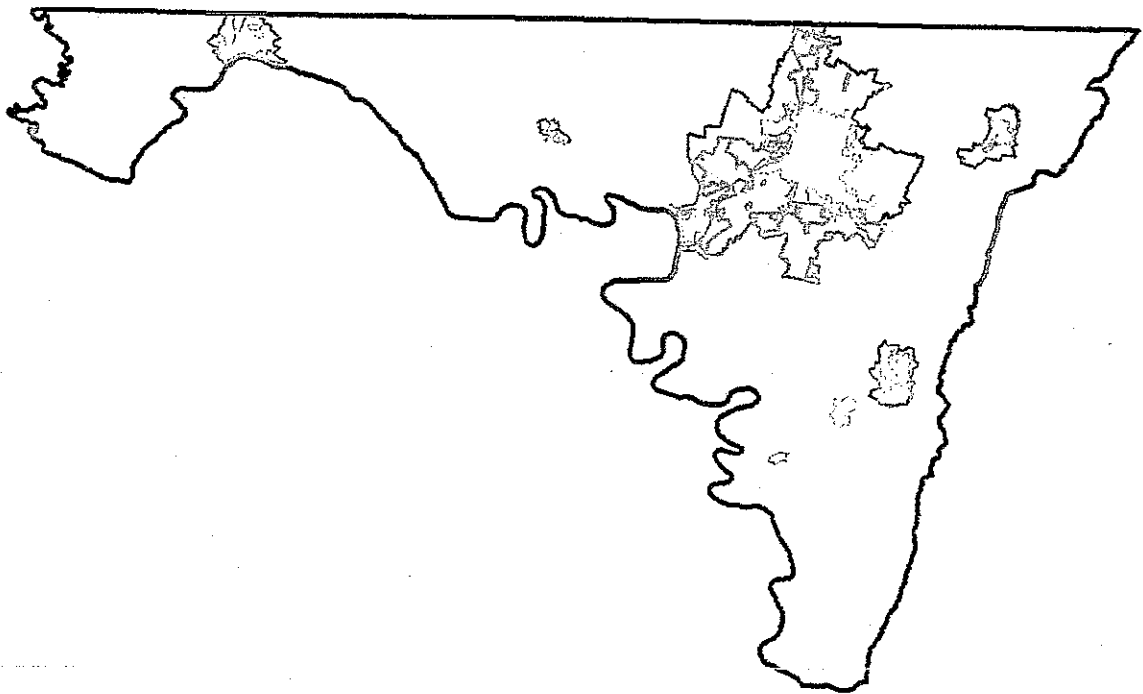
community rescue services and indirect effect upon school population by virtue of employees living the proximal area.

**RELATIONSHIPS TO LAND USE AND ZONING IN**  
**SURROUNDING AREAS**

This has been previously covered in this document. In summary, by virtue of the close integration of the Town, Washington County, Hagerstown, and the industrial complex surrounding the Town and the Building Growth Area as designated by the County, State and adjacent municipalities, the Town's growth is somewhat affected.

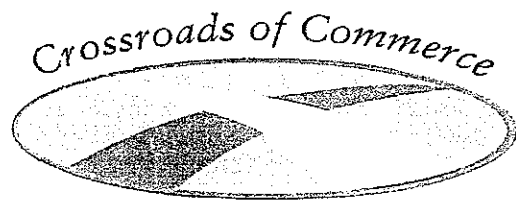
# Washington County Maryland

## Business and Industrial Parks Listing



March 2010

**HAGERSTOWN**



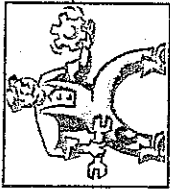
Economic Development Commission



**Washington County Business/Industrial Park Listings:**

- 1. Airport Business Park**
- 2. Airport Industrial Park**
- 3. Bowman Airpark**
- 4. City of Hagerstown Industrial Park**
- 5. Crossroads Corporate Center**
- 6. Earley Industrial Park**
- 7. Friendship Technology Park**
- 8. Gateway Business Park**
- 9. Hagerstown Business Park**
- 10. Hancock Industrial Park**
- 11. Hub Business Park**
- 12. Hunt Ridge Business Park**
- 13. Hunter's Green Business Center**
- 14. Huyetts Business Park**
- 15. I-81 North Business Park**
- 16. Interstate Industrial Park**
- 17. Newgate Industrial Park**
- 18. Newgate I and II**
- 19. Showalter Business Park**
- 20. Showalter Road Center**
- 21. Topflight Airpark**
- 22. Valley Business Park**
- 23. Washington County Business Air Park**
- 24. Washington County Business Park**
- 25. 70/81 Industrial Park**

**Hagerstown-Washington County, Maryland  
Regional Workforce Draw  
January 2010**

	Population*		Labor Force		Employment		Unemployment		Unemployment Rate		No. of Commuters into Washington County**
	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	
											
<i>Maryland</i>											
Washington County	145,384	67,972	59,477	61,768	7,277	6,204	10.9	9.1	***		
Allegany County	72,238	34,863	31,146	32,420	3,717	3,340	10.7	9.3	666		
Frederick County	225,721	123,448	114,377	117,445	9,071	7,219	7.3	5.8	2,153		
<i>Pennsylvania</i>											
Franklin County	143,495	80,100	72,700	76,400	7,400	5,900	9.3	7.2	7,841		
Fulton County	14,935	7,800	6,600	6,900	1,200	900	14.9	12.1	1,139		
<i>West Virginia</i>											
Berkeley County	102,044	43,900	38,980	41,700	4,920	3,750	11.2	8.2	4,696		
Jefferson County	51,615	23,640	21,800	22,510	1,850	1,490	7.8	6.2	488		
Morgan County	16,325	6,630	5,820	6,230	810	540	12.2	8.0	1,166		
<b>Total Regional Workforce</b>	<b>771,757</b>	<b>387,135</b>	<b>350,900</b>	<b>365,373</b>	<b>36,245</b>	<b>29,343</b>	<b>10.5</b>	<b>8.2</b>	<b>20,451****</b>		

Employment and unemployment data are not seasonally adjusted.

\*Source: 2008 Population Estimates, prepared by U.S. Census Bureau, Population Division, March 2009.

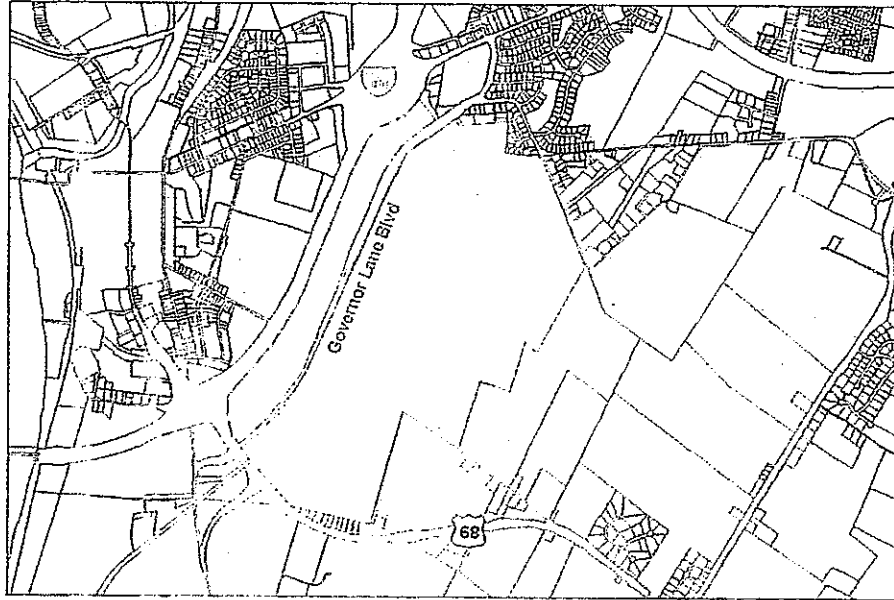
\*\*Source: 2000 Journey-to-Work Commutation, prepared by Maryland Department of Planning, Planning Data Services, from 2000 Census, March 2003.

\*\*\* The total number of Washington County residents that commute out of the county: **16,378**.

\*\*\*\* Includes the total commutation into Washington County from Maryland, surrounding states and elsewhere.

Note: According to a study conducted by The Pathfinders - In addition to the unemployed in the Washington County region, a new employer will be able attract employees from an additional pool of about 18,900 underemployed workers who have indicated an interest in changing jobs.

## Interstate Industrial Park



**Name of Industrial Park:** Interstate Industrial Park

**Owner:** Hagerstown-Washington County Industrial Foundation

**Location:** MD Route 68 and Interstate 81 - Williamsport

**Business Occupants:** Antietam Metals

Automated Office Equipment

Bowman Business Center: Numerous Businesses

Bowman Logistics (2 sites)

Bradco Supply

CMD Logistics

Caldwell Manufacturing Company

Capitol Core Company

CertainTeed Corporation

D.M. Bowman

EATON Aeroquip, Inc.

EPSCCA - Engineered Polymer Solutions

Excel Contractors

Freedom Electronics Recycling

Hagerstown Canteen Services

Interstate Batteries

McCall Handling Company

Maccaferri Gabions Manufacturing

Maryland Paper Company

Nordandex/Reynolds/Reynolds Building Products (Owens Corning)

United Parcel Service  
Pepsi Cola/Atlantic Coast Refurbishment Center  
Rust-Oleum Corporation (2 sites)  
SAMP/USA  
Save-a Lot, Ltd  
Silfies Bulk Carriers  
The Roof Center  
Transwheel Corporation  
USA Cartage

**Size:** 416 total acres – No acreage available. Multiple warehouse/office spaces available

**Improved:** Trendline Building – Bowman Development 250,000 square feet

**Available Space/Lots:** Sites available for sale

**Utilities:** Public water and sewer

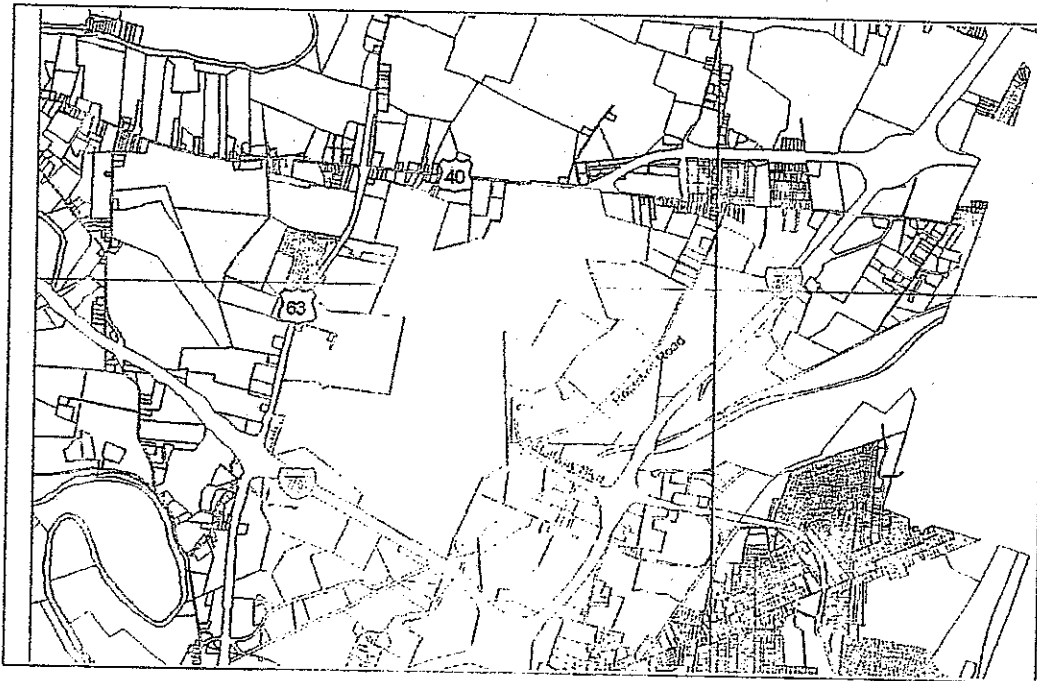
**Rail Accessible:** Norfolk Southern Railway

**Zoning:** Planned Industrial (PI)

**Foreign Trade Zone:** Washington County FTZ #255

**Issues:** Industrial park is not served with natural gas

## Hunter's Green Business Park



**Name of Industrial Park:** Hunter's Green Business Park  
**Owner:** Tiger Development Corporation  
**Location:** Hopewell Road and Interstate 70 - Hagerstown  
**Business Occupants:** AC& T, Inc.

AC&T Truck Stop  
Blue Seal Feeds  
Building Systems, Inc.  
Cinetic Landis Corporation  
Davis Renn & Associates  
D&D Truck Repairs & Towing  
FedEx Ground  
Floyd R. Kline Roofing/Siding Contractors  
Government Services Administration  
Home Depot Direct  
Kellogg's  
Lenox  
Lightning Transportation  
Pet Smart  
Pilot Truck Stop  
Ryan Central  
Staples Distribution Center  
Super 8 Motel  
W.J. Strickler Signs

**Wholesale Millwork  
Wolters Kluwer Health – Lippincott, Williams & Wilkins**

**Size: 631 total acres – 187 acres available**

**Improved:**

**Available Space/Lots: Sites are available for sale and lease**

**Utilities: Public water and sewer, natural gas**

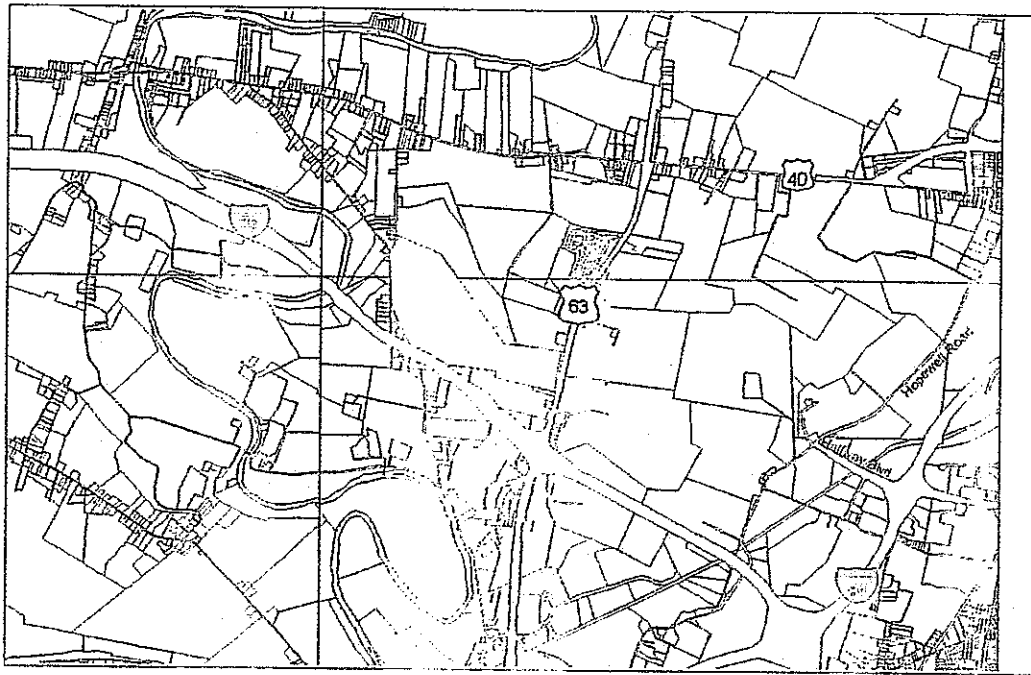
**Rail Accessible: CSX Transportation**

**Zoning: Highway Interchange (HI)**

**Foreign Trade Zone: Washington County FTZ #255**

**Issues: None**

## Huyetts Business Park



**Name of Industrial Park: Huyetts Business Park**

**Owner: Dick McCleary**

**Location: MD Route 63 - Hagerstown**

**Business Occupants: Jones Shipley Express (JSX)**

**Action Products**

**After=Five Productions**

**Allied Waste Services**

**AmeriClean**

**Atlantic Coast Charter**

**Cosmic Pet**

**Donald B. Rice Tire**

**EVS – Emergency Vehicle Specialist**

**Extra Innings**

**Huyetts Business Center – Numerous Businesses**

**JP Trucking**

**Jim Kimble's Truck & Auto Repair**

**LineX**

**Magnum – Professional Building Products**

**McCrea Equipment Company**

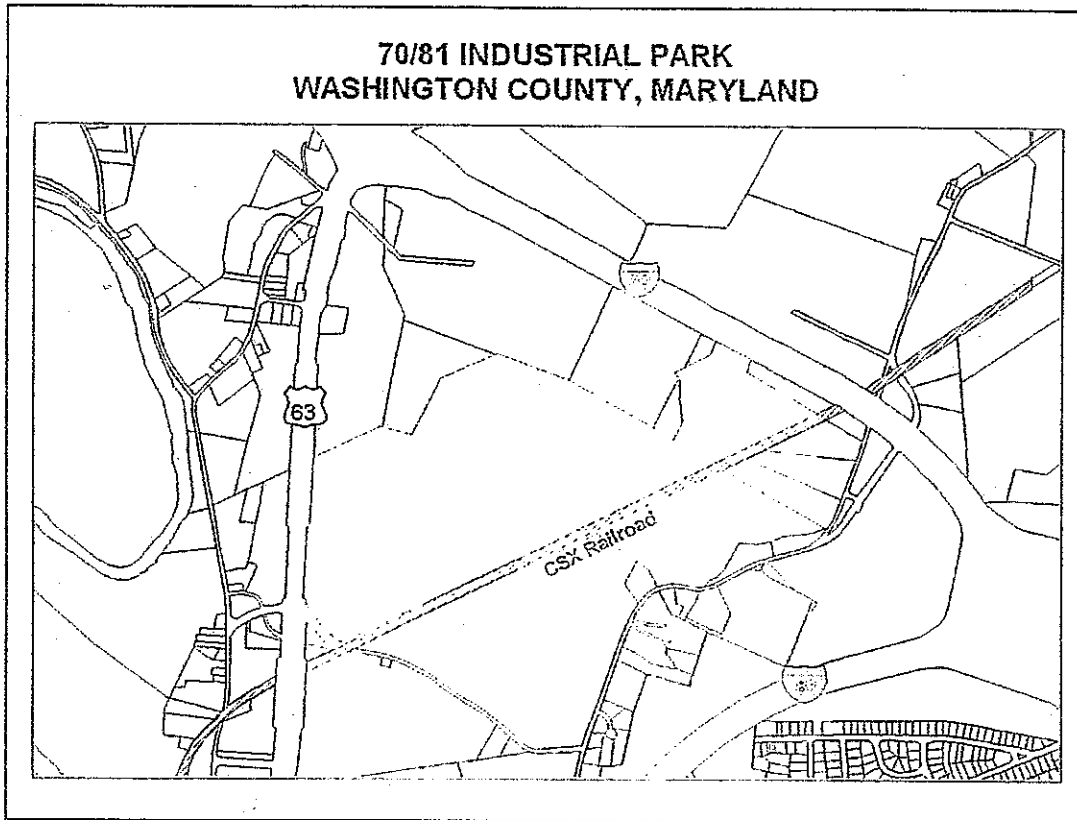
**Rosenbauer Firefighter Vehicles**

**REW Materials**

**Ryder Truck Rental**

**Tru Green Chem Lawn**

**70/81 INDUSTRIAL PARK  
WASHINGTON COUNTY, MARYLAND**



**Washington County**

**Name of Industrial Park: 70/81 Industrial Park**

**Owner: Hagerstown-Washington County Industrial Foundation**

**Location: MD Route 63, south of Interstate 70 - Williamsport**

**Business Occupants: Conococheague Industrial Pretreatment Plant**

**DOT Foods (2 facilities)**

**Fujicolor Processing, Inc.**

**Homewood Retirement Center – Corporate Offices**

**Maryland Paper (2 facilities)**

**Packaging Services of Maryland, Inc.**

**Pepsi Bottling Group**

**Sealy Mattress Company**

**Washington County Water & Sewer Department**

**Xerxes Corporation**

**Size: 180 total acres - full**

**Improved:**

**Available Space/Lots: N/A**

**Utilities: Public water and sewer, natural gas**

**Rail Accessible: CSX Transportation**

**Zoning: Industrial General (IG)**

**Issues:**



**Warehouse & Terminal Properties, LLC**

**Size: 70 total acres- Full**

**Improved:**

**Available Space/Lots: N/A**

**Utilities: Public water and sewer, natural gas**

**Rail Accessible: No**

**Zoning: Highway Interchange (HI)**

**Issues:**

## **MUNICIPAL GROWTH**

### **Future Growth/Annexations**

Article 66B requires that the municipality address and consider the affect of future growth by way of Annexations. As indicated, Williamsport did not grow geographically at a rapid scale until the late '50s, early '60s and then again in the early '70s and finally a small annexation in 1984. The construction of I-81 and I-70 and the Potomac River have caused the town to become a sort of isolated island without a lot of potential for interest in annexation. A study of the map readily establishes this concept.

### **ANNEXATION POLICY**

It has long been the annexation policy of the Town of Williamsport to first follow all of the procedures as set forth in Article 23A §19 of the Annotated Code as it existed and now exists. The former and existing annexation policy is basically as follows:

A. The developer approaches the Town and presents his Annexation Plan in complete detail.

B. It is then determined whether or not it is feasible even to consider a Petition. If the Mayor and Council are interested and the developer wishes to proceed, then an Annexation Agreement, Petitions and Resolutions are ultimately prepared.

C. All of the expenses of whatsoever nature or kind including planning agencies, engineering services, legal services, and any other expense that may be incurred are the responsibility of the developer.

D. The developer also must construct all infrastructure of whatsoever nature or kind, i.e., streets, waterlines, sewer lines, drainage facilities, cable t.v., electrical facilities, etc.

E. All permits of whatsoever nature or kind whether Federal, state, county or municipal must be obtained by the developer at the developer's expense.

F. Upon completion of the annexation it may be required that the developer dedicate and/or offer to dedicate all of the infrastructure to the Town. (Note: This could cause some conflict under the circumstances in relation to the Town and its utilities).

G. The developer must first post a Performance Bond in an amount determined in the Agreement.

H. The developer must post a Completion Bond to assure proper completion in compliance with all codes and standards of whatsoever nature or kind.

## ULTIMATE EFFECTS OF ANNEXATION

a. Allegheny Power has pretty much an exclusive through the Power Service Commission to service any area that would be annexed including the most viable area adjacent to the Town. Currently, Milestone Gardens is serviced by Allegheny. This was ordered by the PSE at the time of the annexation and development of Milestone Gardens. The Town does not have the capacity or financial means to "take over" the service.

b. Sewage is provided by the County. It would be doubtful whether the County would want the lines, etc. to be turned over to the Town to get the revenue although the County would be ultimately paid. This would present problems in negotiating and impact on fees and water and sewer resources development. These facilities are presently in the plan service area for the County.

c. Presently, the City of Hagerstown's Water Department furnishes all of the water in the area in question. Any extension of the Town lines and water service would be subject to approval by the City pursuant to its water and wastewater policy and dependent on whether or not the Town had sufficient allocations in its permit and agreements with the City. The same would be true as in relation to the sewer.

d. There would definitely be a population impact on the schools and the infrastructure supporting same. Of course, the Adequate Public Facilities Ordinances would govern this. The density of whatever a development would be would govern other than on the schools. It would not necessarily have an impact on the Town other than in the furnishing of the utility services if the Town accepted same.

e. Police services and general administrative services would be something that the Town must shoulder and whether it is economically feasible at this juncture or even in the future is something that would have to be considered in depth.

f. If after all of these elements are resolved, would the tax base justify the annexation from an economic standpoint? It may very well not. The only susceptible annexation area is shown on the County Urban Growth Map and would seem to be developed more cohesively with that plan.

## **POSSIBLE ANNEXATION AREAS**

A. The Town is bordered on the West by the Potomac River and the Conococheague Creek. Obviously, by virtue of the industrial complexes, the river and the creek, there is no possibility of annexation in that general area that would be make any sense from a good planning and/or economic standpoint.

B. On the north, one parcel next to the Shell station shown on the map owned by the Hagerstown Development Corporation would not only be possible but probably would be desirable from a planning standpoint in conjunction with any commercial development that would take place on that tract. The area in question is presently land-locked and adjacent to I-81. The annexation of that acreage would not impact on the population to any great extent or affect the services other than in connection with the commercial development. All of the above annexation procedures and elements would of course of necessity have to be followed.

C. On the south, a small parcel of land is shown on the map near Lockwood Road. This appears to be locked in by I-81 also and thus far no interest has been shown in annexation or the residents petitioning annexation.

Note: The Bowman tract on the opposite side of I-81 is rather substantial but it is zoned in such a manner by the County that the Bowman Group would probably continue to wish to remain outside the corporate limits. However, it does not appear to be an area susceptible to good planning and annexation development and addition.

D. Shown on the attached map is a development referred to as "Cloverton". This is bordered by Potomac Street, Route 63 and by what is shown on the map as "Hetzer Farms and Bowman Farms".

Years ago when Cloverton was developed the possibility of annexation was considered. Springfield Farm was annexed. Cloverton was developed at approximately the same time commencing in the late 1950's and early '60s. Over the years as Cloverton was developed and Milestone was developed there were discussions with the Town between the developers and the Town as to the possibility of annexation. This never came to fruition. Thus, Cloverton remains as somewhat of an island between the Hetzer/Milestone properties, Potomac Avenue, and Route 63.

The area shown on the map would in an annexation plan be considered as a high density residential area according to the County Urban Growth Map. This would definitely impact on the school system. Again, the electrical, water and sewer facilities may or may not be the area dedicated to the town.

Another factor that should be considered in the possible annexation of the Hetzer/Bowman properties is the fact that there may be an enclave created. Actually, legally, if the area in question were annexed, there would technically be no enclave because there would be a slight space between the Williamsport corporate limits and even though Cloverton would be somewhat surrounded it would technically not be an enclave because an enclave is created when a municipality annexes and completely surrounds an

area with its corporate limits. However, it may not be a very desirable situation from a planning standpoint at that juncture.

There has some been inquiry on the part of the properties as to whether or not the Town might consider annexation and the feasibility thereof. To date, there has not been much activity towards growth along those lines at this time.

The following are Maps prepared by the Washington County Planning Department GIS for reference purposes.



**Note:** The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.

# Growth Area Boundaries

## Key

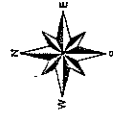
- Major Roads
- ▭ County Boundary
- ▨ Municipalities
- ▭ 2005 Growth Area Boundaries

### Data Sources :

U. S. Census Bureau  
 MD State Highway Administration  
 Washington County Planning Dept  
 MD Office of Planning

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

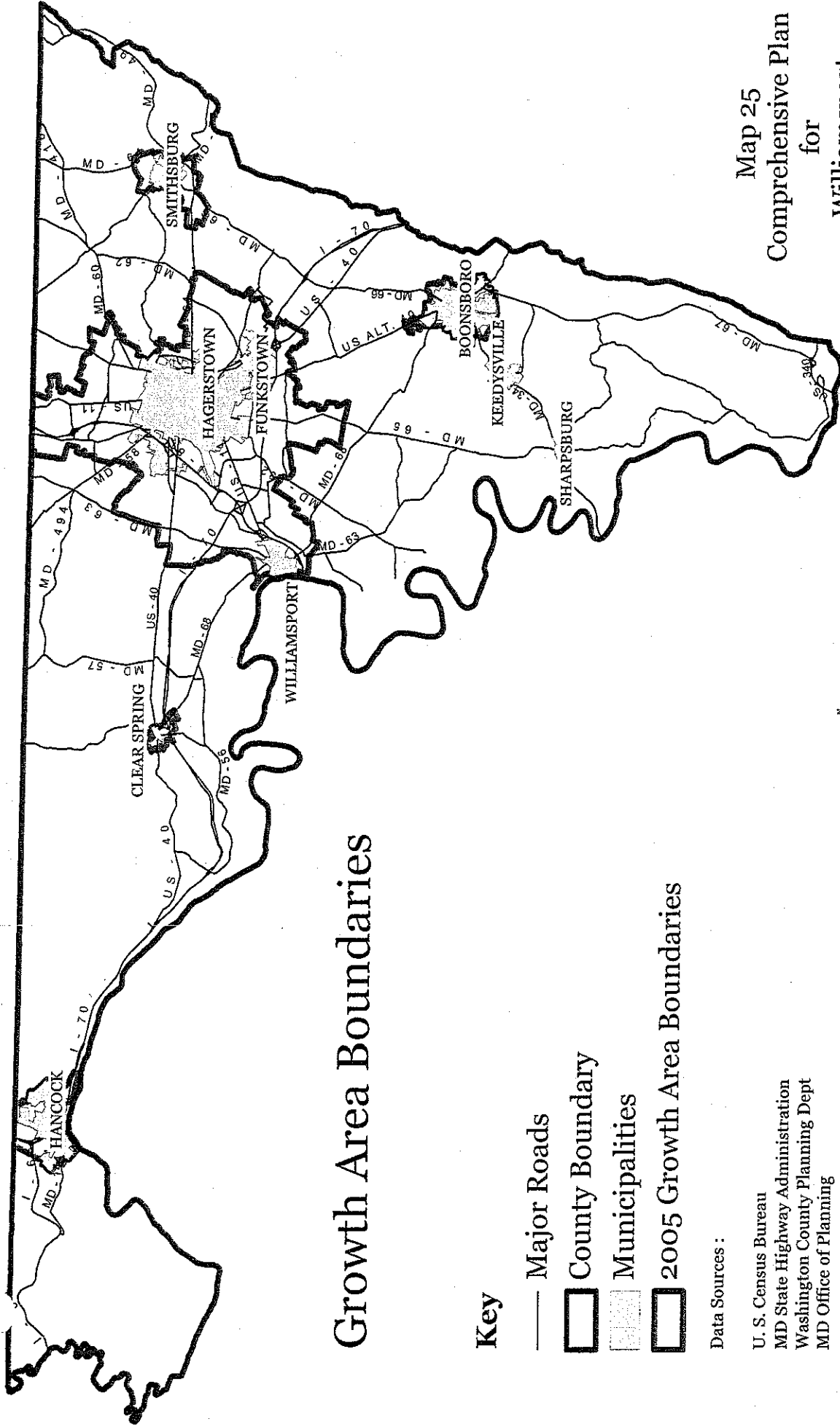
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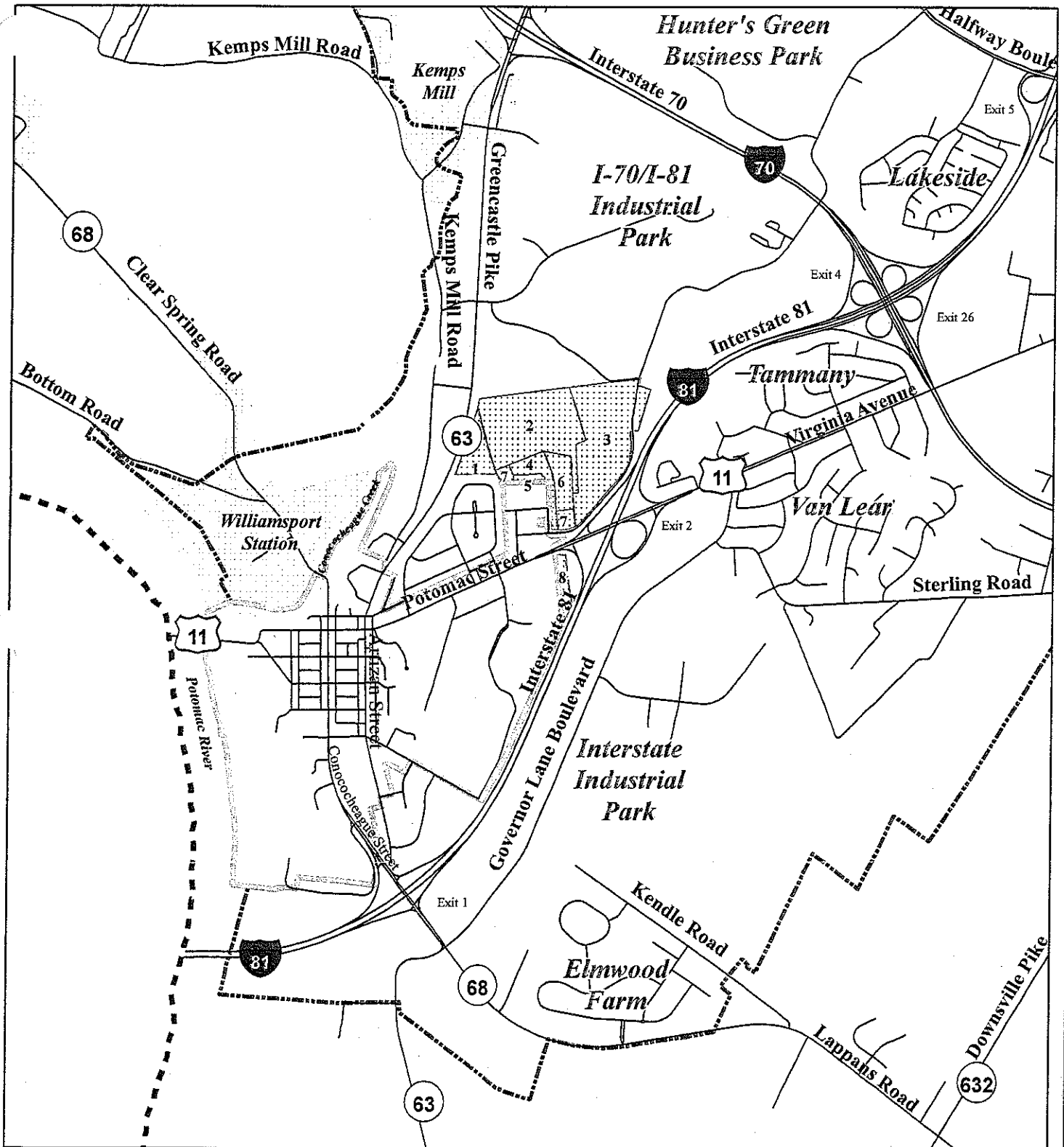
6-25-2010

## Map 25 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
 Washington County  
 Planning Department  
 Geographic Information System



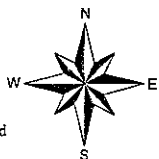
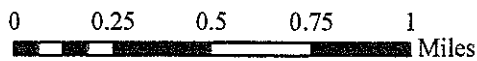
# Town of Williamsport, Maryland



Prepared by the  
Washington County  
Planning Department  
Geographic Information System  
6-25-2010

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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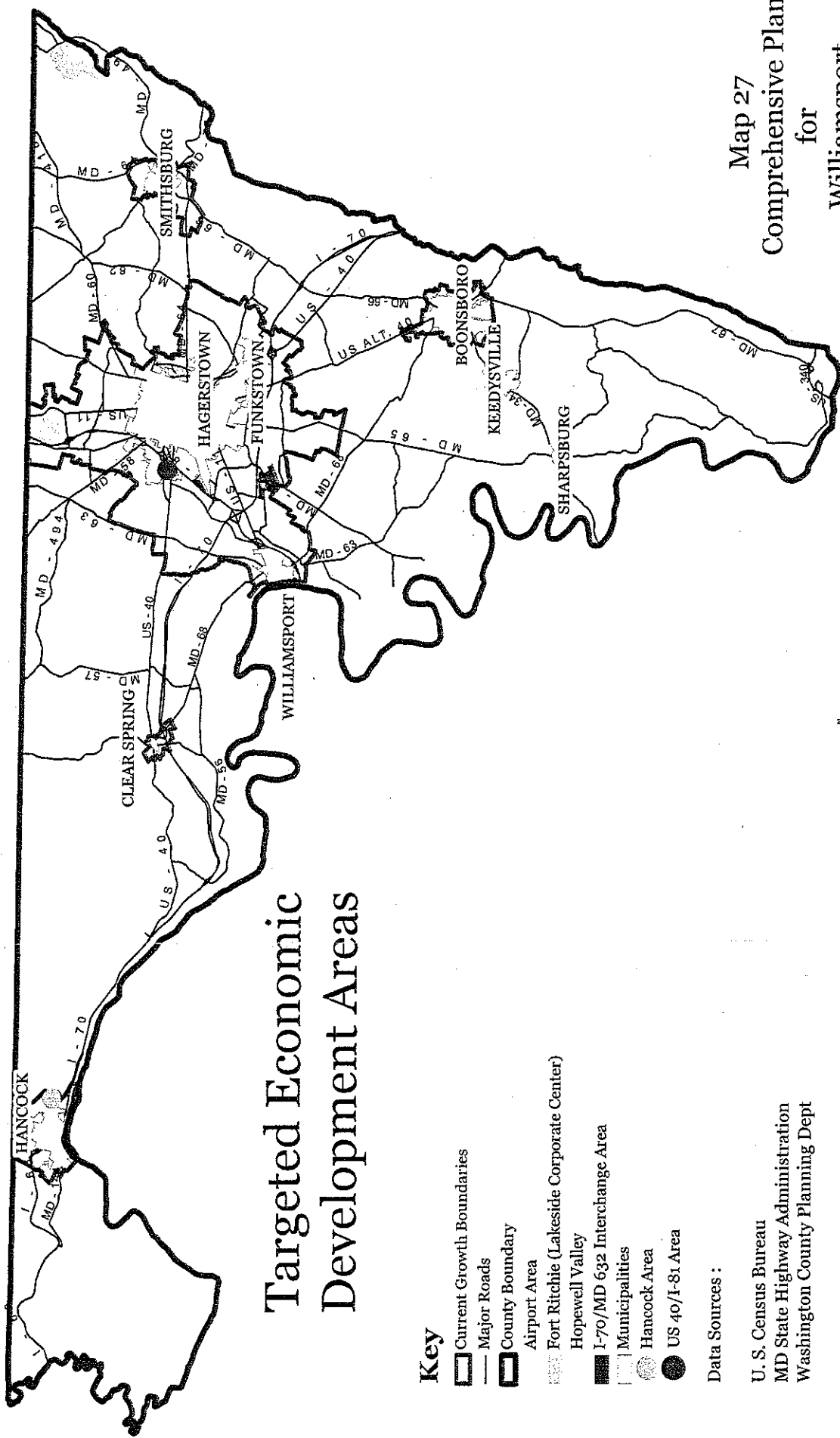


## Possible Annexations

Map 26  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010

Site Number	Parcel	Acreage	Current County Zoning
1	P. 969	10.17	RR-Rural Residential
2	P. 282	48.55	HI-2-Highway Interchange 2
3	P. 59	47.37	HI-1-Highway Interchange 1
4	P. 391	7.16	HI-2-Highway Interchange 2
5	P/O P. 799	2.00	HI-2-Highway Interchange 2
6	P. 671	8.48	HI-2-Highway Interchange 2
7	P. 115	4.58	HI-2-Highway Interchange 2
8	P. 1034	4.50	HI-1-Highway Interchange 1

Site Number	Parcel	Acreage	Current County Zoning
1	P. 969	10.17	RR-Rural Residential
2	P. 282	48.55	HI-2-Highway Interchange 2
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5	P/O P. 799	2.00	HI-2-Highway Interchange 2
6	P. 671	8.48	HI-2-Highway Interchange 2
7	P. 115	4.58	HI-2-Highway Interchange 2
8	P. 1034	4.50	HI-1-Highway Interchange 1



# Targeted Economic Development Areas

- Key**
- Current Growth Boundaries
  - Major Roads
  - County Boundary
  - Airport Area
  - Fort Ritchie (Lakeside Corporate Center)
  - Hopewell Valley
  - I-70/MD 632 Interchange Area
  - Municipalities
  - Hancock Area
  - US 40/I-81 Area

Data Sources :

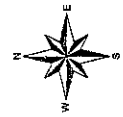
- U. S. Census Bureau
- MD State Highway Administration
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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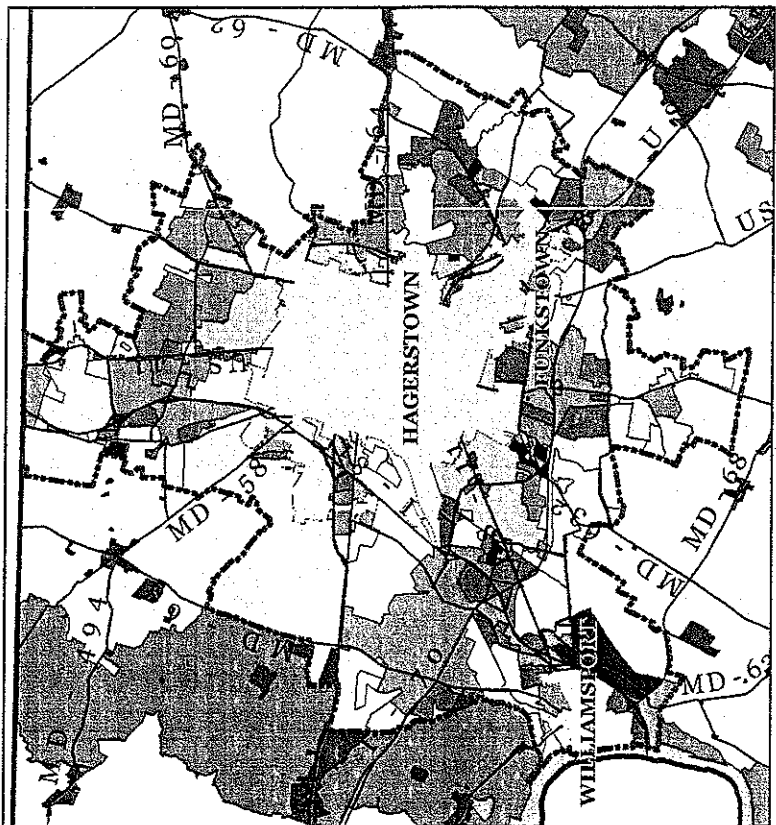
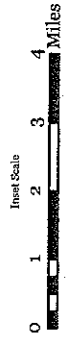
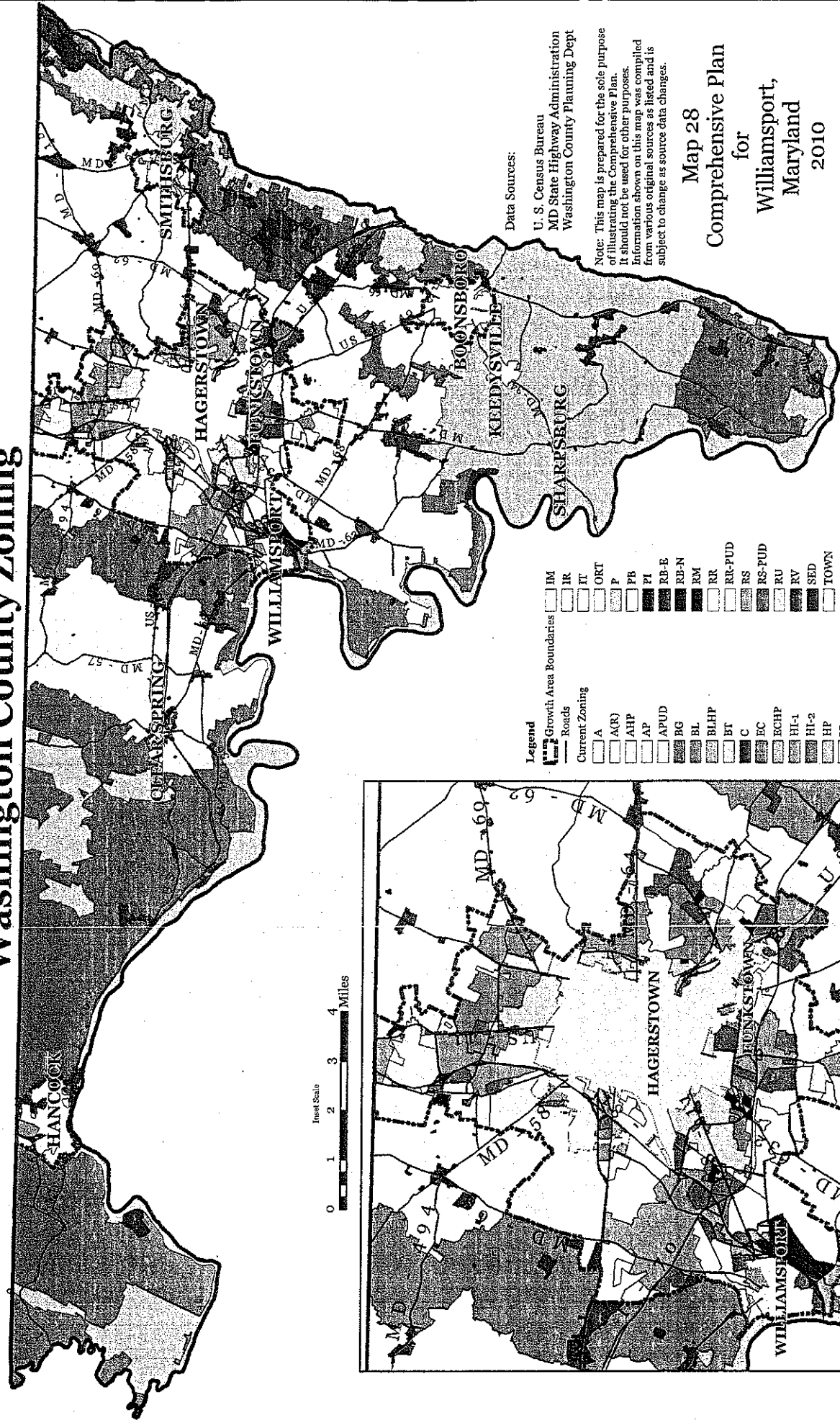
Map 27  
 Comprehensive Plan  
 for  
 Williamsport,  
 Maryland  
 2010

Prepared by the  
 Washington County  
 Planning Department  
 Geographic Information System



6-25-2010

# Washington County Zoning



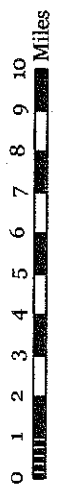
- Legend**
- Growth Area Boundaries
  - Roads
  - Current Zoning**
  - IM
  - IR
  - IT
  - ORT
  - P
  - PB
  - PI
  - RB-E
  - RB-N
  - RM
  - RR
  - RR-PUD
  - RS
  - RS-PUD
  - RU
  - RV
  - SED
  - TOWN
  - A
  - ACR
  - AHP
  - AP
  - APUD
  - BG
  - BL
  - BLHP
  - BT
  - C
  - EC
  - EGHP
  - HI-1
  - HI-2
  - HP
  - IG

Data Sources:  
 U. S. Census Bureau  
 MD State Highway Administration  
 Washington County Planning Dept

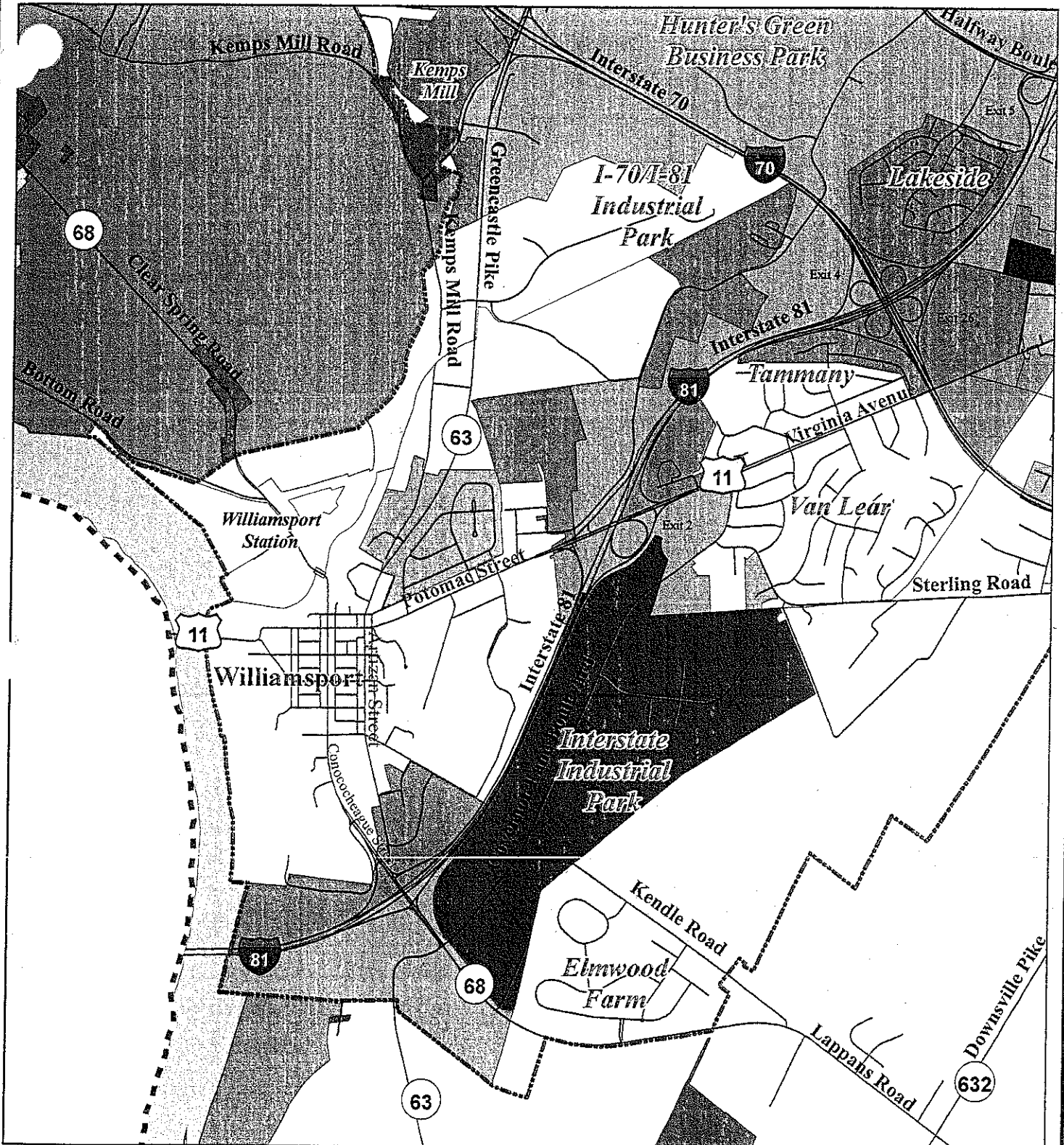
Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

## Map 28 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the  
 Washington County  
 Planning Department



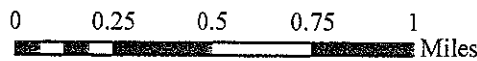
# Town of Williamsport, Maryland



Prepared by the  
Washington County  
Planning Department  
Graphic Information System  
6-25-2010

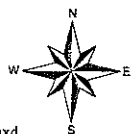
Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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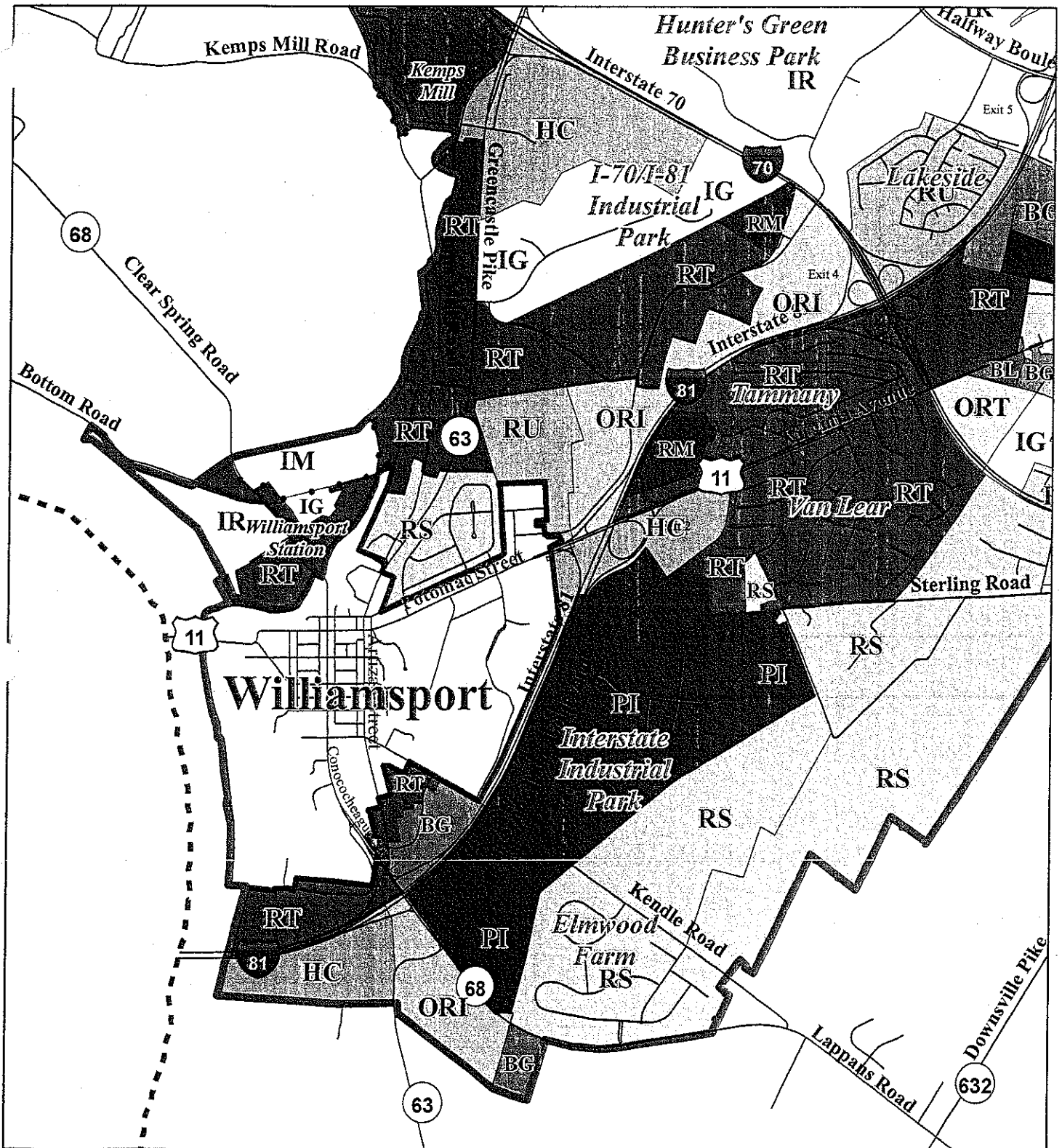
## Current County Zoning

Map 29  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010



Legend	
	County Boundary
	2005 Urban Growth Area Boundary
	Roads
	A
	A(R)
	AHP
	AP
	APUD
	BG
	BL
	BLHP
	BT
	C
	EC
	ECHP
	HI-1
	HI-2
	HP
	IG
	IM
	IR
	IT
	ORT
	P
	PB
	PI
	RB-E
	RB-N
	RM
	RR
	RR-PUD
	RS
	RS-PUD
	RU
	RV
	SED
	TOWN

# Town of Williamsport, Maryland



Prepared by the  
Washington County  
Planning Department  
Graphic Information System  
6-25-2010

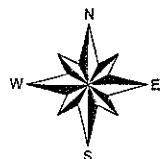
Note: This map is prepared for the sole purpose  
of illustrating the Comprehensive Plan.  
It should not be used for other purposes.  
Information shown on this map was compiled  
from various original sources as listed and  
is subject to change as source data changes.

T:\Policy\Develop\Williamsport\Williamsport\_Vicinity.mxd

0 0.25 0.5 0.75 1 Miles

## UGA Zoning Proposals

Map 30  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010



### Legend

- Roads
- 2005 Urban Growth Area Boundary
- Urban Growth Area Boundary Adjustments
- County Boundary
- Town of Williamsport
- AP
- BG
- BL
- BLHP
- ERT
- HC
- HP
- IG
- IM
- IR
- ORI
- ORT
- PB
- PI
- RB
- RM
- RS
- RS-P
- RT
- RT-P
- RTHP
- RU
- TOWN

## **CURRENT IMPROVEMENT PROJECTS**

### **Brooke Grove Foundation**

Brooke Grove Foundation incorporated is the owner and operator of Williamsport Retirement Village. At the present time they are asking the Town's assistance in expansion and upgrading of the retirement village through the issuance of tax exempt revenue bonds similar to one that the Town had previously assisted them with in 1993. The services provided by the home are long term skilled nursing, assisted living, Alzheimer's care, short time rehabilitative care, and respite care. They are licensed to operate a ninety-nine (99) bed comprehensive care facility and two 21 bed assisted living facility (total of 42 beds) at Level 3 - High Level Care. It is a non-profit, non-stock Maryland corporation formed in 1950. The current facilities consist of one 3 story nursing home building containing approximately 29,000 sq. ft. (Williamsport Nursing Home), two single story assisted living buildings, each containing approximately 9,000 sq. ft. It is proposed that they construct an approximately 34,000 sq. ft. 24 bed addition to the Williamsport Nursing Home. Portions of the existing building will be renovated and reconfigured. All beds in the addition and the renovated area will be in private or semi-private rooms. The total number of comprehensive



care beds upon completion is expected to be 123. Approximately 20 additional full-time equivalent employee positions will be added. The bond requested is \$2.2 million. The aggregate outstanding principal on the previous bonds is \$1,051,895.32 and the final payment is scheduled to be made on December 1, 2013. The new bond requested is \$10.5 million to finance the project under the Economic Development Revenue Bond Act. The complex is tax exempt. It is shown on the Land Use Map and described. It consists of a total of approximately 13.673 acres acquired by several different Deeds.

#### **Sheetz Convenience Store**

Presently there is a Sheetz store located at the corner of Artizan and Potomac adjacent to the Byron Memorial Park in Williamsport. On the opposite corner there is an abandoned building that had once housed a manufacturing facility and in recent years a furniture store. A developer has an option and/or contract on the property to construct a modern Sheetz store at that location. Permits were given, granted and zoning was approved.

An Appeal was taken to the Court of Special Appeals by adjacent property owners in an attempt to stop the construction of the Sheetz store at that site. The Court of Special Appeals affirmed the Circuit Court and the Williamsport Board of Zoning Appeals decision in allowing the

construction. The opponents have attempted to take an Appeal to the Court of Appeals. However, it is still a viable possible current development project in the Town.

### **Williamsport Adventures LLC**

Williamsport Adventures LLC purchased a property at 415 S. Conococheague Street, Williamsport, Maryland. The property consists of approximately 1.6664 acres. Contained on the property is 25,000 sq. ft. building which was formerly used as a Nabisco distribution point. The owners are presently in the process of upgrading, renovating and remodeling the building. It is anticipated and designed that it will be a modern retail office complex. After the upgrades and the occupancy, an estimated value will be at least a finalized \$2 million project.

### **Williamsport Volunteer Fire and EMS Company**

Permits have been obtained by the Williamsport Volunteer Fire and EMS Company to upgrade the facility located at Brandy Drive.

## **POTENTIAL AREAS SUSCEPTIBLE TO DEVELOPMENT**

### **Residential**

There are six (6) vacant developable lots in the Town of Williamsport. Two (2) are zoned TR (Town Residential) and four (4) are zoned SR (Suburban Residential). These are depicted on the Current Land Use Map.

### **Commercial**

There are six (6) parcels of land susceptible to development in the south end of Williamsport. They consist of approximately 22.38 acres. They are located in the South Conococheague and Lockwood Road area north of I-81's intersection. The properties are zoned EC (Economic Commercial) and are shown on Tax Map 56 and on Land Use exhibit. There are no current plans or speculation as to development.

### **Eastern End of Williamsport**

There are two (2) parcels of undeveloped land on East Potomac Street also known as Route 11.

On the south side next to the Exxon Station and near the Interstate is a 7.8 acre more or less parcel. This is zoned GC (General Commercial). There has been interest shown in recent years in relation to this parcel. There has been discussion with long term leases in references to food marketing, office retail, flex space, and storage. Access probably cannot be obtained directly onto Route 11 other than through the property currently owned by the owners of the Exxon Station and the Red Roof. This area was originally part of the conceptual design which involved the existing motel and planned office and additional motel facilities. This was originally conceived in the 1970's.

### **North Side of Potomac Street**

On the north side of Potomac Street (Route 11) there is a vacant parcel of land consisting of 2.321 acres. It is adjacent to the existing McDonalds. Access would of necessity and as a practical matter be from Hopewell Road to the rear and/or through the McDonalds' entrance. It is zoned GC (General Commercial). There has been some interest and some discussion by developers with the Town in reference to a possible hotel or office complex of some type. This has not come to fruition.

### **Former Conomac Park**

Former Conomac Park which was a busy recreational facility many years ago is an area located along the left bank of the Conococheague Creek. It is near the confluence of the Conococheague and Potomac River. It is zoned GC (General Commercial). The area contains approximately 18.26 acres. The difficulty with the property is that it is in a floodplain and access of a viable nature could be considered a definite problem because of the geographical situs. In addition thereto, as indicated the property is generally considered to be in a floodplain and therefore development would be very limited. There was some discussion in recent years by a developer that was desirous of establishing a camping ground or camp site. There is nothing currently developing in relation to this property.

## ENVIRONMENT SENSITIVE AREAS ELEMENT

The Maryland Economic Growth Resource Protection and Planning Act of 1992 requires all Comprehensive Plans in the state to include a Sensitive Areas Element that describes the methodology to protect the streams, their buffers, the 100 year plan, habitats, and steep slopes.

This has been previously addressed in an earlier Section to some extent.

Williamsport is located in the Conococheague and Potomac River Watershed Boundaries. Both flow into the Potomac River. After emptying into the Potomac River, the flow naturally continues into the Chesapeake Bay which is significant to the Town and the State. Although water does have the ability to cleanse itself over a distance of the cumulative effect of all pollutants that may have fallen into the river is of concern in these waterways and the quality of life in the bay. Protection of the streams is important to the citizens of Williamsport because the Conococheague Creek and the Potomac River are recreational sites for the residents of Williamsport and the many visiting tourists and visitors to the C & O Canal Park. The river of course is adjacent to the canal and utilized. As indicated, there does not appear to be any endangered species or any habitats of endangered species within the community. The Town in an effort to comply

with all environmental regulatory matters has passed several environmentally sensitive Ordinances. The Town of Williamsport has adopted Ordinances of the County.

### **CONTROL OF EROSION AND SEDIMENTATION**

Pursuant to the authority granted by Section 105 to Section 110 inclusive of Article 96A of the Annotated Code of Public Laws, General Laws of Maryland, entitled "Water Resources" sub-title "Sediment Control" the provisions of which sub-Title are incorporated into the Ordinance, the Town promulgated regulations for the control of soil erosion and sedimentation.

As a practical matter, this is administered by the County on behalf of the Town because of its more sophisticated expertise and staff. However, the Planning Commission, Town Engineer, and other agencies participate in the ultimate decisions.

### **EXCAVATIONS**

All excavations within the corporate limits of any streets or alleys for any reason must be approved by the Town and restoration costs must be borne by the contractor and/or utility that excavates. That is a simplistic summary of what sometimes often becomes a little more complicated in view of construction in the streets.

## **FLOODPLAIN MANAGEMENT**

The Town of Williamsport has adopted the Washington County Floodplain Management Ordinance together with all of its applicable amendments. The County of course enforces the Floodplain Ordinance as a practical matter within the community.

## **FOREST CONSERVATION ACT**

Pursuant to the provisions of the Annotated Code of Maryland, Natural Resources, sub-title 16, §5-1603(a)(3) Local Forest Conservation Program, the Town of Williamsport requested, adopted and assigned all obligations under the Forestry Act to the Board of County Commissioners of Washington County, Maryland. The Board of County Commissioners accepted the responsibility for this and does enforce it within the corporate limits.

## **STORMWATER MANAGEMENT**

Pursuant to the Maryland Code, Environment Article, Title 4, sub-title 2, the Town of Williamsport adopted the County Ordinance and regulations promulgated in reference to stormwater management and passed an Ordinance indicating that the Stormwater Management Ordinance for Washington County enacted by the Board of County Commissioners of Washington County was adopted as it then existed and as it may from time

to time be amended. The effective date was September 3, 2001. It was also provided that the Board of County Commissioners and its applicable agencies administer and enforce the provisions of the Ordinance.

The current Stormwater Management Ordinance is being reviewed and considered by the County.

It has been mandated by the State and a Water Management Administration for the State of Maryland that the Maryland Model Stormwater Management Ordinance of June 2009 and April 2010 be passed by the various agencies and municipalities.

Under the verbiage of the Town of Williamsport Ordinance as soon as the County updates its Ordinance the Town Ordinance is automatically reflected and updated. However, it is the intention of the Mayor and Council to readopt after the County adopts the new Model Stormwater Management Ordinance. The County, of course, will continue to enforce in the Town. The representatives of the Town have discussed with County representatives.

#### **ORDINANCE REGULATING SEWER USE**

The Town of Williamsport has an Ordinance regulating the sewer use. It was enacted in compliance with the Environmental Protection Agency requisites and is quite extensive.



## INTRODUCTION - WATER RESOURCES

The Town of Williamsport owns a water distribution system serving customers within the corporate limits. The Town does not have its own source of water nor does it treat the water which it purchases. Williamsport is served by the public water system owned and operated by the City of Hagerstown, Maryland. The Hagerstown Water Department is a public utility owned and operated by the City under the direction of the Mayor and Council. The Hagerstown system provides the entire water supply for the towns of Funkstown, Williamsport and some of the water for Smithsburg. The Town of Williamsport although it purchases water retains the responsibility for the operation and maintenance of the distribution system such as pumps, lines and water services. The Hagerstown systems also serves large industrial and institutional water users, the Maryland Correctional Institution, and Washington County Hospital.

The Potomac River near Williamsport is the source of supply from which water is currently drawn each day for filtration at the R.C. Wilson Water Treatment Plant. The amounts drawn and treated are set forth in the City of Hagerstown's Comprehensive Plan and water records and studies which are incorporated herein by reference pursuant to the provisions of Article 66B, and are adopted by the Town of Williamsport insofar as some are applicable to the Town.

Williamsport does not have formal or continuing programs for water conservation. In the event of a need to conserve water or any other need to advise customers with respect to water use, the Town government would use media campaigns on local radio and newspapers.

### **EMERGENCY SOURCE OF WATER**

The Town of Williamsport has a water tank (tower) with a 300,000 gallon capacity which is currently in place. However, at this time the facility is in need of minor repairs which will be funded and financed by the Town to place same in an operative mode.

The tank is used for emergency purposes, i.e., in the event of failure of the Hagerstown Water System and/or fire and other types of emergencies.

### **WATER SERVICE**

As indicated, the Town of Williamsport does not have a water treatment plant nor does it have the capacity or financial resources at this juncture to establish such a facility. In view of this fact, the Town does hereby incorporate by reference those portions of the City of Hagerstown, Maryland's Water Resources Element contained in the Comprehensive Plan adopted in 2008 and as amended on September 28, 2010, from time to time, insofar as same is applicable to the operation and maintenance and future growth of the Williamsport Water System. It must be noted that the Water Resources Element of the City of Hagerstown establishes policies to guide

the provision of future wastewater and water service to and management of non-point source nutrient loading from the City and its medium range growth area (MRGA). It also deals with stormwater management in essence.

At the time of the amendment of the City's Water Resources Element, Washington County and the City were working in conjunction evaluating options to complete county wide water resource requirements. Both have been working closely to achieve common water resource goals. The Water Resources Element adopted in 2010 by the City replaces the Water/Waste Water Element of the 2008 Comprehensive Plan.

It must be noted that the wastewater and stormwater portions of the Plan are not entirely applicable to the Town of Williamsport but by virtue of the fact that Hagerstown is the Town's only source of water these policies and practices peripherally affect the Town.

The Town does not have a wastewater program other than its agreement with the County. The Wastewater Treatment Element of this Plan is covered in Chapter 14 of the Comprehensive Plan.

It must also be noted that the stormwater management for the Town is in essence controlled by the County pursuant to the provisions of the Stormwater Management Ordinance as adopted by the County and also enacted as an Ordinance by the Town. The County administers the

stormwater management in the Town pursuant to these Ordinances and Agreements. This is addressed later in this document.

However, as indicated all of these various regulatory controls and policies have an impact on the Town of Williamsport indirectly.

As far as the immediate or near future growth opportunities within the corporate limits is concerned, they are somewhat minimal. In the event that the educational facilities increase appreciably, then there would be some effect. If any annexations are considered in the future by the Town, the concerns would be addressed in accordance with the annexation policies of the Town and availability of utilities and other services. The following is a portion of the City of Hagerstown Water Resources Element that is adopted by the Town and considered applicable and salient. All information was provided by the Planning Commission for the City of Hagerstown. As indicated, there may be peripheral matters contained in the Water Resources Element that are incorporated by reference insofar as same may be applicable. If there is any conflict between the Town policies and the City, then of course the Town policies will govern and prevail in any ultimate reviews, analysis and decisions.

**APPLICABLE CITY OF HAGERSTOWN**  
**WATER RESOURCES ELEMENT**

**Goals for Water Service**

1. Provide a sustainable uninterrupted potable water supply to all customers served by the Hagerstown Water System.

2. Identify and implement viable projects to protect and/or enhance Hagerstown's water supply.

## WATER SERVICE ISSUES ADDRESSED BY THIS ELEMENT

1. Recent growth in Hagerstown and the surrounding communities has increased water demand requiring an evaluation of and potential upgrades to the City's water treatment and distribution infrastructure.

## WATER SYSTEM OVERVIEW

The City of Hagerstown is the primary provider of potable water to all residential, commercial and industrial customers in the Hagerstown UGA, as well as some customers outside the UGA, particularly in the Martins Crossroads area. Hagerstown also provides potable water to the Towns of Smithsburg, Williamsport, and Funkstown which own, operate, and maintain their own distribution systems. The water service area as of 2007 (excluding Smithsburg), is shown in Figure 4-1.\*

The City owns and operates two potable water treatment plans: the R.C. Willson Plant (WTP) and the W.M. Breichner Plant (BTP). The WTP draws its water from the Potomac River in Williamsport, and is the City's main source of water. WTP has a maximum treatment capacity of 20 MGD, with a permitted appropriation for surface water from the Potomac River of 15 MGD. However, the WTP's transmission lines can only accommodate 13.5 MGD. The BTP draws its water from the Edgemont Reservoir near Smithsburg, and is primarily used to supplement production during high demand periods and when systems maintenance reduces available supplies from the WTP. The BTP has a maximum treatment capacity of 4.5 MGD and a permitted appropriation for surface water from the Edgemont Reservoir of 700,000 gpd.

**\*Note:** The Town of Williamsport requires annexation and preannexation agreements for water service outside of the corporate limits. The policy is not to service outside. However, this is only applicable to properties adjacent to the Town boundary.

The City's water distribution system is comprised of approximately 400 miles of water mains. Currently, there are over 2,000 fire hydrants throughout the distribution system, used for both fire suppression and system maintenance.

In 2005, Hagerstown produced and delivered 11 MGD of water, almost all of which was drawn from the Potomac River. Of that total, 18 percent (approximately 1.98 MGD) is "unaccounted for" or system water loss - water that is distributed but not used at a metered location. This is in excess of the 10 percent system water loss benchmark established by MDE policies.

The City does not allow new water connections outside of the 2008 Annexation Policy Area, except in specific circumstances set forth in the City's Annexation Policy and its Water and Sewer Policy (see the Recent Relevant Policies section of the Plan Introduction). These exceptions include cases where the non-municipal water or wastewater system does not meet health and safety standards - such as failing septic systems, cases where service extension would improve system-wide operations or efficiency, cases where pre-existing water and/or wastewater agreements and pre-annexation agreements commit service connections or where the Mayor and council determine that extension of services would be important for significant economic development opportunities for the City.

#### ANNEXATION AND WATER SERVICE

As described in the Recent Relevant Policies section of the Plan Introduction, the 2008 Annexation Policy defines the relationship between annexation and the provision of water service. In order to receive new or expanded water service, a property owner must agree to be annexed into the City. Properties that cannot be annexed because they are not adjacent to the City boundaries must sign a pre-annexation agreement. Some of these parcels are shown in Figure 2-4.

#### PROJECTED WATER DEMAND AND CAPACITY

The Hagerstown water system has adequate capacity to meet current water demand: the combined water treatment appropriations for the WTP and BTP is 15.7 MGD, while peak daily water demand is 13 MGD during summer months (July-September). Average daily demand is 11 MGD.

The demands for service on the Hagerstown water supply are anticipated to increase as the growth of nearby towns creates additional water demand. Exhibit 47 shows the permit and usage activity for the three

towns currently utilizing the Hagerstown water supply. Hagerstown anticipates that the Town of Smithsburg will request additional water allocations (more than doubling the Town's current allocation) in order to accommodate the growth projections in their 2008 Comprehensive Plan. Both Funkstown and Williamsport have experienced minimal growth in recent years (the average daily water usage in 2007 was approximately 60% of permitted withdrawal) and are not anticipating substantial growth in the near future. This suggests that existing water permit allocations from Hagerstown to these two towns should be sufficient for the life of this Plan.

Exhibit 47  
Existing and Projected Water Demand from Towns  
 All units in EDU (except where specified)

Towns	Water Agreement Permit	Average Daily Usage in 2007	Remaining Unused Allocation in Permit	Anticipated Request for Permit Increase*	Total Water Demand*
Funkstown	680	415	265	0	680
Smithsburg	1,315	1,205	110	1,700	3,015
Williamsport	1,695	1,015	680	0	1,695
<b>TOTAL</b>	<b>3,690</b>	<b>2,635</b>	<b>1,055</b>	<b>1,700</b>	<b>5,390</b>
<b>TOTAL (IN MGD)</b>	<b>.738</b>	<b>.527</b>	<b>.211</b>	<b>.34</b>	<b>1.078</b>

\* Note: Anticipated permit increase requests and total water demand are both through 2028.

Prior to the adoption of the 2008 Comprehensive Plan, the City committed water service to a number of development projects outside the MRGA while administering the Annexation Policy. As of December 31,

2007, outstanding commitments remain for approximately 1,690 dwelling units (338,000 gpd) and approximately 22 EDU's (4,407 gpd) of non-residential development. Detail on these projects is provided in the Appendix. As of August 2008, all but one of the residential developments on this list had an adequacy or mitigation program approval under the C County Adequate Public Facilities Ordinance, permitting construction to begin in the near future as the strength of the housing market permits.

While the Plan recommends that no additional new service be provided beyond the MRGA before 2028, a possible exception is identified for employment centers in the County's economic development target areas at the Airport and Friendship Technology Park (I-70 at MD 632). If the City and the County determine that the provision of water service is critical for projects in the target areas and therefore adopt special service agreements for these areas, the anticipated demand for water service from the undeveloped land in the two target areas, as of August 2008, is approximately 175 EDU's (350 vacant acres at Friendship and 100 vacant acres at the Airport with an estimate usage of 3900 gpd or 19.5 EDU's per 50 acre project).



**Projected (2028) Development and Water Supply**

All units in EDU (except where specified)	Projected Growth
1. Existing peak water demand <sup>15</sup>	65,000
2. New residential demand (housing units) through 2028	6,605
3. New non-residential demand (EDU) <sup>16</sup> through 2028	2,202
4. Increased water permit requests by Towns <sup>17</sup>	2,755
5. Water demand from LRGA Properties with Annexation Policy Approvals <sup>18</sup>	856
6. Total Future (2028) Demand (1+2+3+4)	77,418
7. Total Water Supply <sup>19</sup>	78,500
8. Net Unused Capacity (6-5), 2028	1,082
Net Unused Capacity (in MGD), 2028	0.2

- Recent amendments to the Safe Drinking Water Act could necessitate modifications to the treatment and distribution system (including the Willson and Breichner plants) to address by-projects of the chlorination process.

- Removal of pollutants from the raw water creates wastewater that has to meet Clean Water Act discharge requirements. The wastewater lagoons at the Willson Plant have to be upgraded to meet these standards, but it is likely that the wastewater lagoons at the Breichner Plan will also have to be upgraded.

- The Hagerstown water system currently provides water to approximately 88,000 customers and is classified as a medium system by Maryland Department of the Environment. Based on the projections in this Comprehensive Plan, it is anticipated that Hagerstown will be classified as a large system (servicing 100,000 or more customers) by 2028, if not sooner.

<sup>15</sup> Existing average daily demand is 13 MGD, at 200 gpd per EDU.

<sup>16</sup> Non-residential demand is assumed to be one-quarter of total water demand.

<sup>17</sup> Anticipated new demand from three Towns with water permits. Combines unused existing permit allocations plus anticipated permit increase requests as shown in Exhibit 47.

<sup>18</sup> Total water commitments outside MRGA from Annexation Policy approvals predating April 2008 are 1,712 EDU. Line 5 assumes that half of these commitments will be activated by 2028.

<sup>19</sup> Existing supply is 15.7 MGD, at 200 gpd per EDU.

However other factors indicate the need for additional water sources and upgraded treatment and distribution facilities to serve projected growth. These factors include:

- Water demand during summer months (July - September) peaks at 13 MGD, effectively reducing the amount of water available to serve future growth.

- The Edgemont Reservoir is eutrophic,<sup>20</sup> making its raw water difficult to treat during summer months. The BTP is not a viable water source during the summer.

- The Hagerstown treatment and distribution system was constructed in the late 1920's, and is aging - as shown by the high system water loss figure. The system needs to be upgraded to meet existing demand and future development.

- Recent amendments to the Safe Drinking Water Act could necessitate modifications to the treatment and distribution system (including the WTP and BTP plants) to address by-products of the chlorination process.

- Treatment of raw water supplies creates wastewater that has to meet Clean Water Act discharge requirements. The wastewater lagoons at the WTP have to be upgraded to meet these standards, and it is also likely that the upgrades will be required for the wastewater lagoons at the BTP.

- The Hagerstown water system currently provides water to approximately 88,000 customers and is classified as a medium system by Maryland Department of the Environment. Based on the projections in this Comprehensive Plan, it is anticipated that Hagerstown will be classified as a large system (serving 100,000 or more customers) by 2028, if not sooner. Large water systems are subject to additional monitoring requirements and accelerated schedules for regulatory compliance.

- As the City accommodates the growth demands of Smithsburg and explores the provision of water service to other towns with water deficiencies in our region, the demands on the Hagerstown water supply could further increase.

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<sup>20</sup> This term describes a body of water that typically has high concentration of nutrients, resulting in water treatment challenges.

## POTENTIAL ULTIMATE WATER DEMAND AND CAPACITY

While existing water supplies are adequate to serve some projected development, they are not adequate to serve the total potential development (i.e., "buildout") in the City and MRGA. Exhibit 49 shows a potential deficit of approximately 16,237 EDU (or 3.2 MGD). In addition, the Infrastructure Commission report shows a deficit of more than 27,000 EDUs throughout the UGA (including the City, MRGA, and LRGA). Buildout would not occur until well beyond 2028 (if at all). However, it is important to highlight this imbalance so that Washington County - whose zoning regulations govern the MRGA - can use its own WRE to evaluate and, if necessary, alter land use policies in the MRGA.

### CONSIDERATIONS FOR ADDRESSING LONG-TERM WATER ISSUES

To address the long-term water supply deficit, new or expanded water sources, increased raw water appropriation, and upgraded treatment and distribution systems will be needed. In addition, the following projects in the City's Capital Improvement Program can improve overall system efficiency and narrow the gap between buildout demand and supply.

#### Exhibit 49

#### Hagerstown Water System Supply and Ultimate Demand (Assumes Maximum Development in City and MRGA)

All units in EDU (except where specified)	Average Daily Flow
1. Available Water Supplies <sup>21</sup>	78,750
2. Existing water demand (average daily demand) <sup>22</sup>	65,000
3. Potential new water demand in City and MRGA	25,270
4. New demand from towns and Annexation Policy approvals. <sup>23</sup>	4,467
5. Total potential water demand in MRGA (2+3)	94,737
6. <b>Net available water supply (4 - 1)</b>	<b>(16,237)</b>
7. Net available water supply (MGD)	(3.2)

<sup>21</sup> Existing supply is 15.75 MGD, at 200 gpd per EDU.

<sup>22</sup> Existing average daily demand is 13 MGD, at 200 gpd per EDU

<sup>23</sup> Includes total water commitments outside of the MRGA (1,712 EDU), and 2,755 of demand from Towns, per Exhibit 48.

- **Additional Supplies.** New supplies could come in the form of increased withdrawals from the Potomac River (requiring an increased appropriation permit from MDE), or from other sources, such as groundwater. The City should work with MDE to determine the best option for new or expanded water sources.

- **General Repairs** at the Edgemont Reservoir and in other locations to address leaks and reduce water loss. Cutting system water loss in half would reduce the buildout water deficit shown in Exhibit 49 by one-third.

- **Source Water Protection** (Watershed Improvements and Reservoir Improvements). Stream restoration and watershed enhancement projects are planned to reduce the amount of sediment entering the Edgemont Reservoir, making this a more viable and productive year-round source.

- **Storage.** Replacement of the West End Reservoir (near Hellane Park) with water storage tanks. Related improvements began in 2007, with Phase II beginning in June 2009. The new concrete tanks and removal of the existing reservoir are consistent with the Safe Drinking Water Act.

- **Distribution System.** Transmission mains from the WTP will be replaced with larger mains to address system demand deficiencies. Additional planned water system projects will address deteriorating pipe, system pressure, and water quality. New meters are being installed to provide more efficient and accurate service.

## WATER CONSERVATION

Water conservation is a low-cost option for extending the life of existing water supplies. The Maryland Water Conservation Plumbing Fixtures Act (MWCPFA) requires that new plumbing fixtures sold or installed as part of new construction are designed to conserve water. Future efforts to upgrade the water distribution system will contribute to water conservation by reducing water loss due to leaks.

Beyond these regulatory requirements and major capital projects, the City could also proactively promote water conservation through a concerted

public education program, and by coordinating with the State to seek funding for upgrades to appliances and water fixtures. Careful planning of stormwater management techniques, as well as the location and species of landscaping on City streets can help to reduce or eliminate outdoor watering needs, thus reducing Citywide water demand.

### Water Resources Policies

**Policy 4-1.** Hagerstown will use water and wastewater policy to support this Comprehensive Plan's growth management goals. The 2008 Annexation Policy will continue to guide the provision of water and wastewater service outside of Hagerstown's corporate boundaries. The City will only provide new or expanded water and wastewater services to properties that annex into the City or that enter into preannexation agreements with the City, except as specifically exempted in the 2008 Annexation Policy., and will need to be updated to reflect changes in this Comprehensive Plan. The City will only provide new or expanded water and wastewater services to properties that annex into the city or that enter into preannexation agreements with the City, except as specifically exempted in the 2008 Annexation Policy.<sup>24</sup>

**Policy 4-2.** Hagerstown will continue to coordinate wastewater and water planning and implementation with Washington County.

**Wastewater:** Through continued cooperation with Washington County, wastewater capacity will be available for all new development in the City of Hagerstown and the Medium Range Growth Area, as well as other priority areas within the Long Range Growth Area.<sup>25</sup>

**Water:** Through continued cooperation with Washington County and the towns of Williamsport, Smithsburg, and Funkstown, water capacity will be available for all new

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<sup>24</sup> The exemption states that Hagerstown cannot require annexation or the execution of a preannexation contract as a condition for provision of wastewater service within the Consolidated GSA's Designated Area.

<sup>25</sup> This policy modifies the 2004 Annexation Policy's goal of "becoming the full provider of municipal services" in the UGA.

development in the City of Hagerstown and the Medium Range Growth Area, as well as other priority areas within the Long Range Growth Area.

**Policy 4-3.** Hagerstown will maximize the capacity of its wastewater system.

**Policy 4-4.** This Comprehensive Plan established tiered priority areas for new or expanded water and wastewater service, as delineated on Figure 4-1 and defined here:

*Priority 1.* Infill and redevelopment within the 2008 Corporate Boundary. Highest Priority for new or expanded water and wastewater allocation.

*Priority 2.* Medium-Range Growth Area. Second priority for new or expanded water and wastewater service.<sup>26</sup>

*Priority 3.* Long-Range Growth Area. Existing service will be maintained. New service is not anticipated before 2028, but may be considered for employment centers, in support of City and County economic development and other goals and policies in this Plan.

No water or wastewater service will be provided outside of the Long-Range Growth Area except for health and safety reasons. Any existing or future water lines extending outside of the Long-Range Growth Area shall be considered restricted and no additional connections will be permitted, except for health and safety reasons.

**Policy 4-5.** Hagerstown will ensure adequate future water system supply by continuing to monitor system capacity and water use.

**Policy 4-6.** The City will continue to set aside at least 15 percent of its annual wastewater allocation for new development to be used for non-residential development, with priority given to Business-Employment uses (see Chapter 2) and industrial uses.

**Policy 4-7.** The City will continue the existing rate structure and other policies that encourage water conservation.

**Policy 4-8.** The City will pursue expanded interjurisdictional coordination with the County and municipal utilities within the Hagerstown

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<sup>26</sup> Some service in the MRGA may be provided by Washington County, especially in the area between I-81, I-70, MD-632, and the 2008 Corporate Boundaries.

UGA, focusing on improving operational efficiencies by merging overlapping functions such as laboratories, administration or training, among other things.

**Policy 4-9.** Implement practices that are protective of the Edgemont watershed and water quality.

**Article 4-1.** Offer to develop cooperative agreements with Washington County on appropriate situations and conditions for the provision of water and/or wastewater services outside the Medium Growth Area. In particular, discuss extension of services to economic development target areas at the Airport and Friendship Technology Park, as well as selected residential areas.

**Article 4-2.** Reduce Inflow and Infiltration into the sewage collection system by continuing ongoing repair efforts. Consider providing incentives for private land developers to perform I/I reductions.

**Article 4-3.** Renew the Flow Transfer Agreement with Washington County and remove the "sunset" clause to make flow transfers permanent. Work with Washington County to fully implement the Flow Transfer Agreement to transfer sewage from City wastewater lines to the County's Conococheague WWTP.

**Article 4-4.** Investigate alternate ways to manage wastewater capacity, such as:

(a) Participation in the state's nutrient trading policy, specifically when extending wastewater service to homes and businesses on individual septic systems. The City also may be able to "sell" excess capacity, given the findings of Tables 4-1 and 4-5.

(b) Implementation of more efficient treatment technology as it becomes available.

(c) Re-assignment of allocation from vacant and under-utilized commercial and industrial property when they redevelop. This could include recoup of some "turned off accounts."

(d) Exploration of reuse of grey water from the Hagerstown Wastewater Treatment Plant where feasible - such as for watering of golf courses or athletic fields, or for industrial processes - as a means of conserving water resources and reducing nutrient discharges to Antietam Creek.

**Article 4-5.** As part of future updates to the Comprehensive Plan, revise the data, policies, and implementation actions in this Water

Resources Element to reflect TMDLs established by the US EPA and MDE.

- Article 4-6.** Continue to update the Hydraulic Model to determine water system dynamics and deficiencies. Use the model to guide decisions as they pertain to system improvements including, but not limited to, system storage requirements, pumping station upgrades, and distribution system improvements.
- Article 4-7.** Continue to monitor produced water and billed water to reduce the system water loss to 10 percent or less, per MDE policy.
- Article 4-8.** Continue to monitor average day and peak day water usage to better predict when it is appropriate to approach MDE for an amendment to the current water allocation of 15 MGD from the Potomac River.
- Article 4-9.** Implement practices that are protective of the Edgemont watershed and water quality.
- Article 4-10.** Offer to develop cooperative agreements with Washington County on appropriate situations and conditions for the provision of water and/or wastewater services outside of the Medium Range Growth Area. In particular, discuss extension of services to economic development target areas at the Airport and Friendship Technology Park, as well as selected residential areas.
- Article 4-11.** Working with Washington County, identify and prioritize the correction of stormwater "hotspots" in the City and MRGA. Identify and use state, federal, and other funding sources to implement stormwater retrofits in these areas.
- Action 4-12.** Advocate for more flexible state stormwater management standards for redevelopment properties and multi-year phased developments.

**Note:** The primary source of the information contained in the Water Resources Element of the City was furnished by the City of Hagerstown Public Utilities, and the City of Hagerstown Planning Department.

### **CURRENT PROJECTS**

The Town of Williamsport has deemed it necessary and advisable to continue to endeavor to upgrade and update the water distribution system and maintain same in a good state of repair. Recently the Town has deemed



it necessary to update and refurbish meters for the water system. As a result, the Water Quality Financing Administration (the Administration) is providing financial assistance in the form of a grant to the Town of Williamsport in an amount of up of \$998,400.00 using ARRA funds under CFDA No. 66.648 for the Williamsport Water Infrastructure (water meter portion) Project (the project) more particularly described as the replacement of seven hundred (700) residential water meters, meter boxes and lids. This work is presently being accomplished and/or has been accomplished for the Town of Williamsport. The total construction and engineering cost is shown on the attached Project Breakdown by Thrasher Engineering. The new meter system is a state of the art system and should facilitate and make the monitoring of water usage more accurate and efficient and cost effective.

#### SUMMARY

The goal of the Town is to maintain the infrastructure in the highest state of efficiency as possible in order to service its customers with an uninterrupted potable water supply at all times.

**Note:**

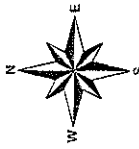
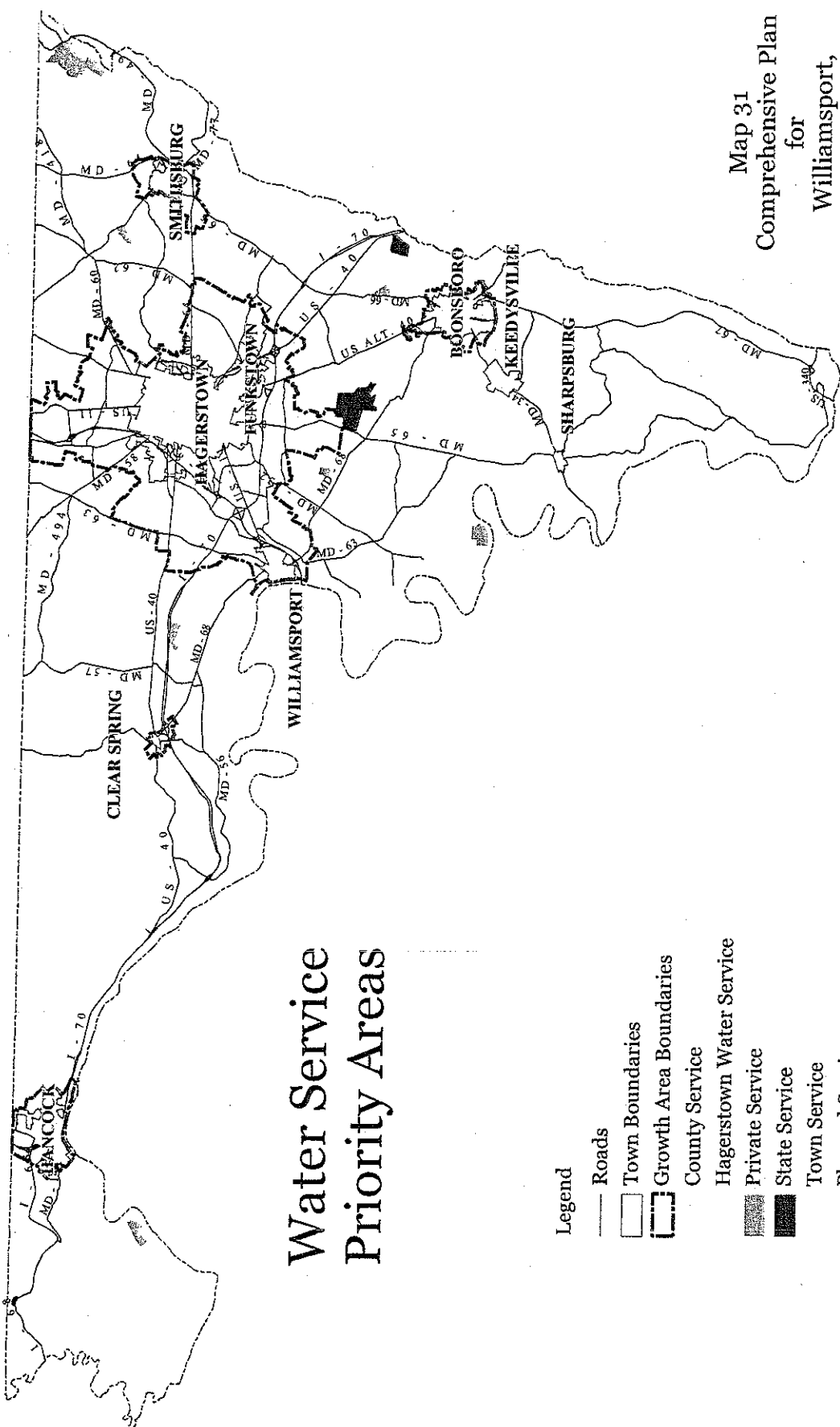
**The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.**

# Water Service Priority Areas

## Legend

- Roads
- Town Boundaries
- ▤ Growth Area Boundaries
- County Service
- Hagerstown Water Service
- ▨ Private Service
- ▩ State Service
- Town Service
- ▨ Planned Service
- No Planned Service
- ▤ County Boundary

Note: This map is prepared for the sole purpose of illustrating the Water and Sewerage Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change



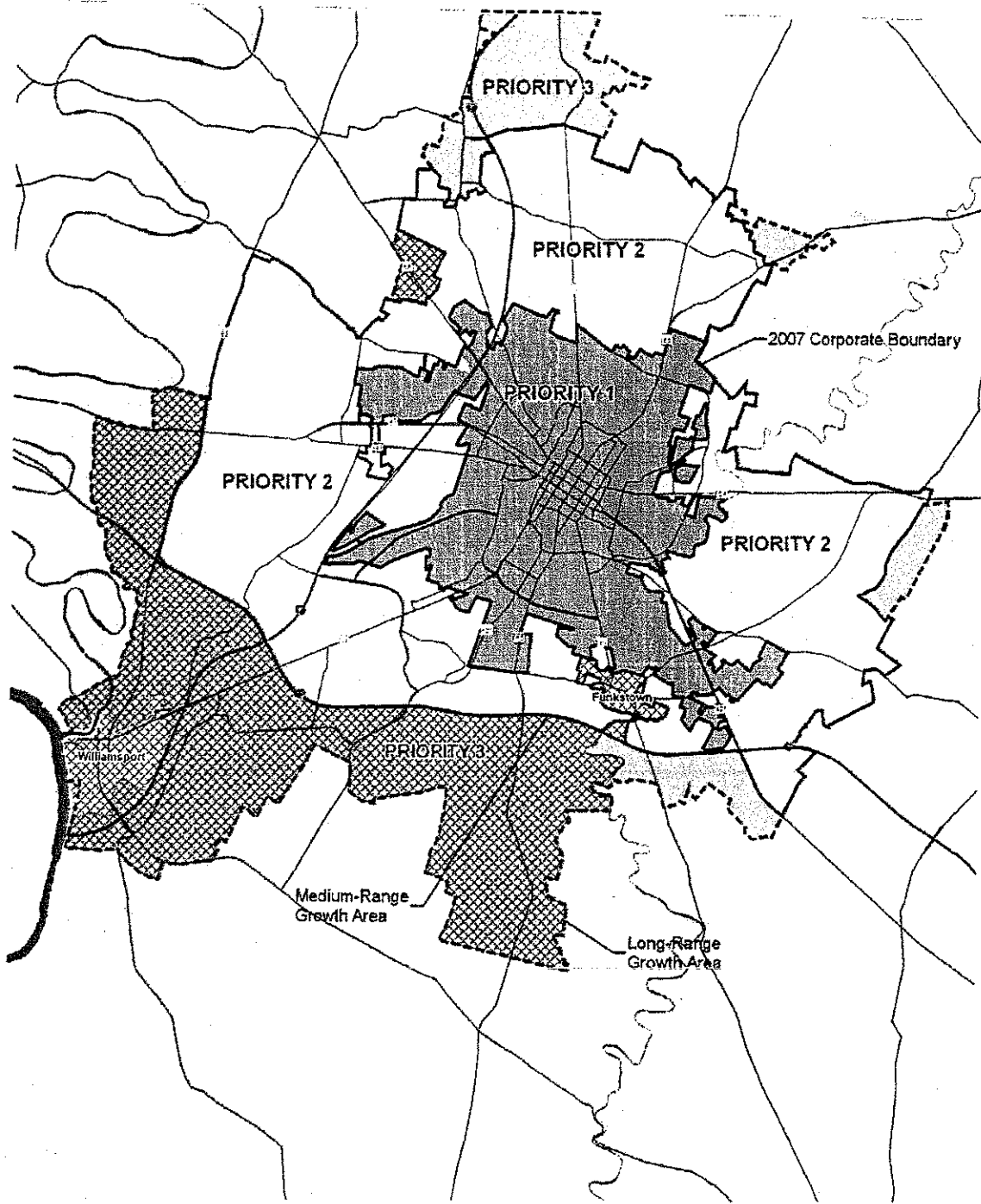
6-25-2010

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Map 31  
Comprehensive Plan  
for  
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

Source:  
Washington County  
Planning Department



**City of Hagerstown Comprehensive Plan**  
**Figure 4-2: Water and Wastewater Priority Areas**



0 1 2 Miles

**Map 31A**  
**Comprehensive Plan**  
**for**  
**Williamsport, Maryland**  
**2010**

**Legend**

**Priority Areas**



Priority 1



Priority 2



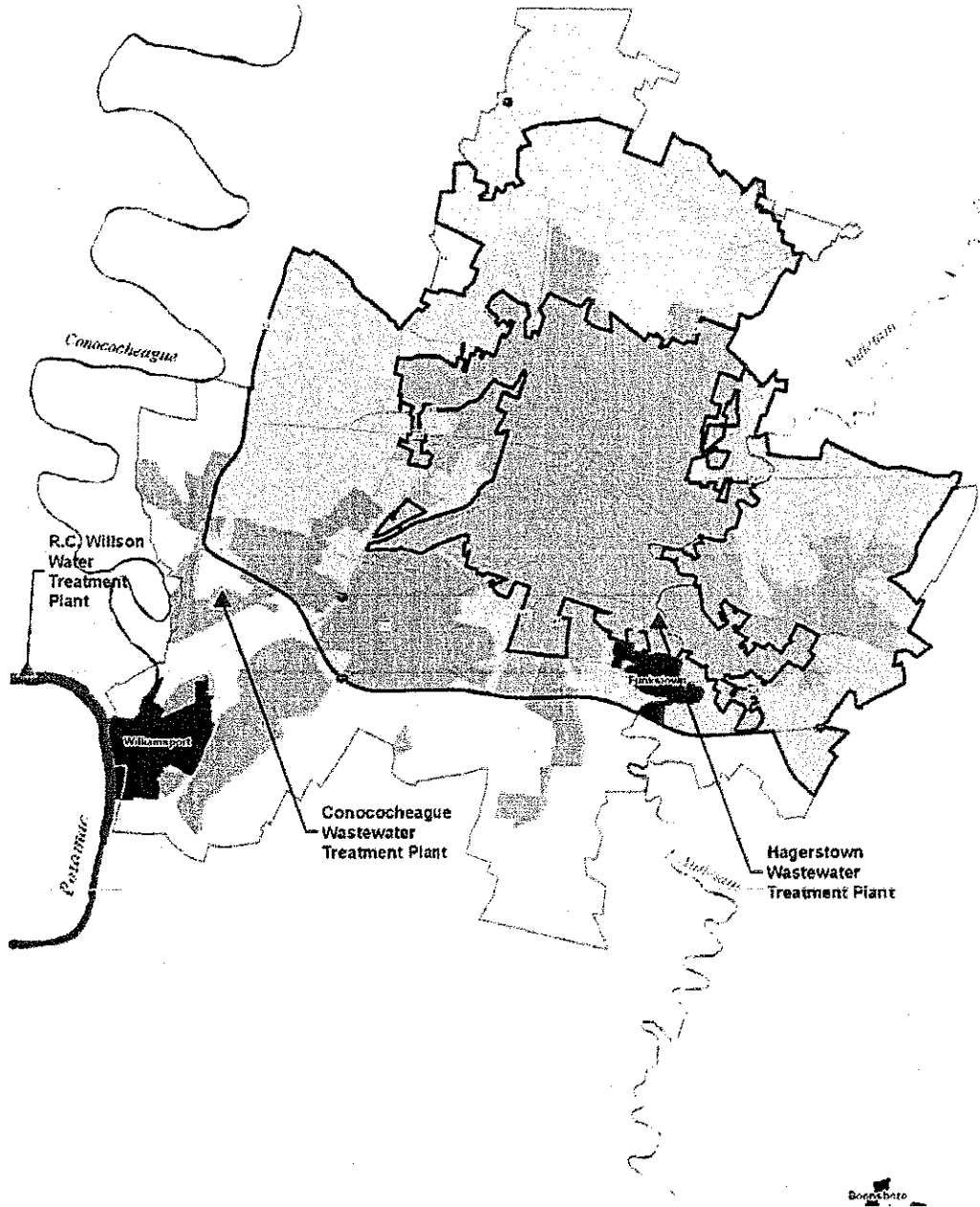
Priority 3



Wastewater Service by Others

New or expanded sewer service denied, except for health and safety reasons.

Note: Funkstown and Williamsport purchase water from Hagerstown.



City of Hagerstown Comprehensive Plan  
 Figure 4-1: 2005 Water and Wastewater Service Areas

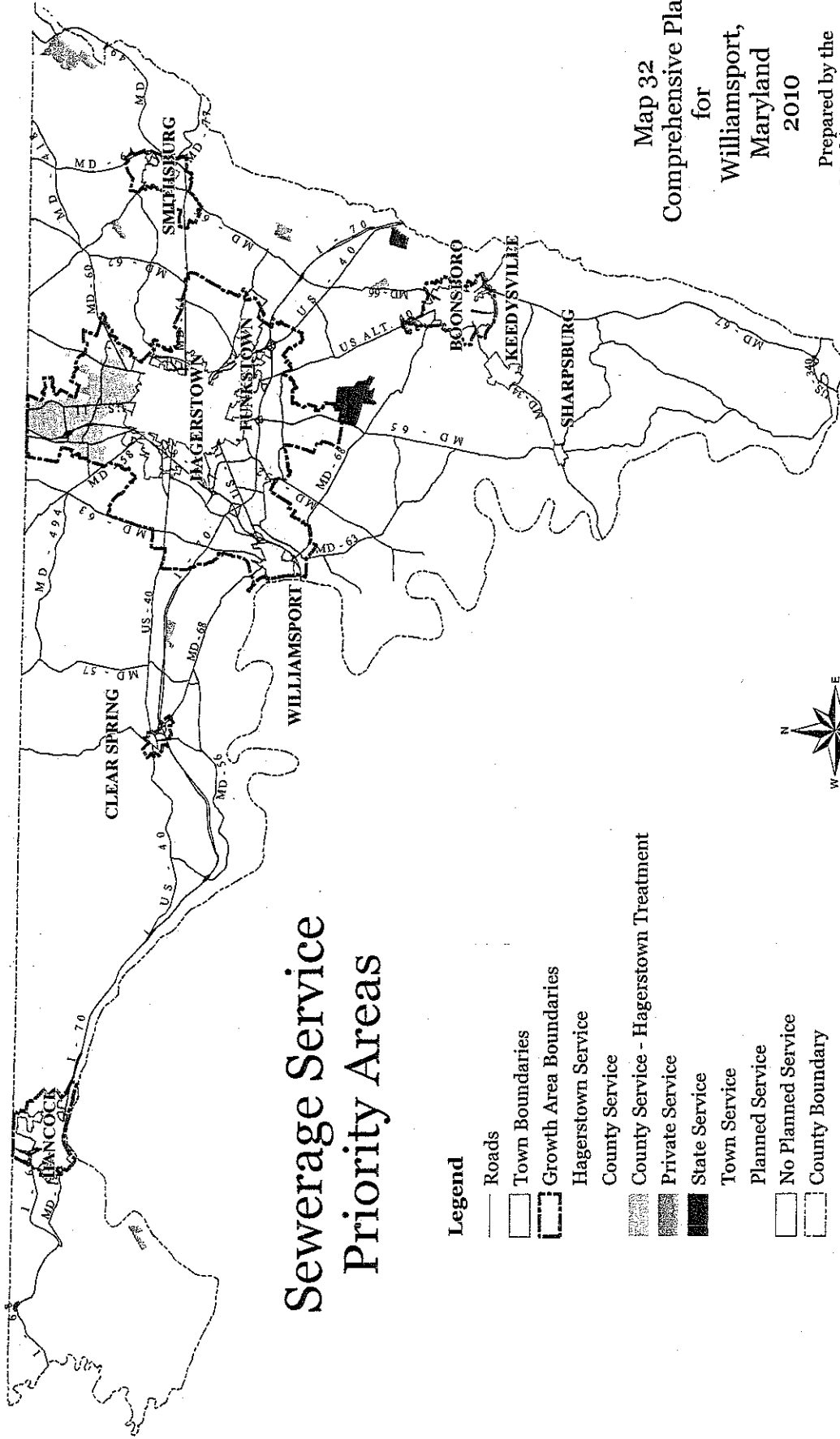


Map 31B  
 Comprehensive Plan  
 for  
 WilliamSPORT, Maryland  
 2010

Legend

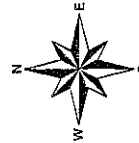
- Non-Corporate Boundary
- Area served by City sewer lines and Wastewater Treatment Plant
- Area served by County sewer lines and Wastewater Treatment Plant
- Area served by County sewer lines and City Wastewater Treatment Plant
- Medium Range Growth Area
- Long Range Growth Area

# Sewerage Service Priority Areas



- Legend**
- Roads
  - Town Boundaries
  - Growth Area Boundaries
  - Hagerstown Service
  - County Service
  - County Service - Hagerstown Treatment
  - Private Service
  - State Service
  - Town Service
  - Planned Service
  - No Planned Service
  - County Boundary

Note: This map is prepared for the sole purpose of illustrating the Water and Sewerage Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change.



6-25-2010

Map 32  
Comprehensive Plan  
for  
Williamsport,  
Maryland  
2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

Source:  
Washington County  
Planning Department