

City of Hagerstown, Maryland  
*Annexation Case No. A-2010-01*

Property Owner/Applicant: Aristodemos Capital Group, LLC

Location of Property: 19330 Leitersburg Pike

## **Annexation Plan**

Pursuant to Article 23A, Section 19 (o) of the Annotated Code of Maryland, herewith is a proposed outline for extension of services and public facilities into the areas proposed to be annexed.

It is also noted that any future amendments to the Annexation Plan may not be construed in any way as an amendment to the resolution, nor may they serve in any manner to cause a reinitiation of the annexation procedure then in process.

### **I. Land Use Patterns of Areas Proposed to be Annexed -**

The area of annexation is approximately 2.07 acres.

The property is contiguous with the existing municipal boundary. An existing commercial building is located on the subject property. It formally held the Long Meadow Bowling Alley and the Razors Edge barbershop. The building has recently undergone some renovations under the auspices of the County.

The Land Use Plan, as described in the 2002 Washington County Comprehensive Plan, designates the property as Commercial. The property is designated as Commercial General on the City's on the Future Land Use Map.

The proposed zoning is C2 (Commercial General). The purpose of the C2 District is to provide locations for businesses of a general nature. The existing Washington County zoning classification is BL, (Business Local).

It is within the City's Medium Range Growth Area, an area intended for new or expanded water and wastewater service, as defined in the 2008 Comprehensive Plan. However, this property is completely developed and currently being served.

It is within the County's Urban Growth Boundary and the State's designated Priority Funding Area.

**II. Availability of Land Needed for Public Facilities -**

- A. The annexation of this lot would have no adverse impact on Washington County Board of Education facilities with respect to school capacity.
- B. There will be no impacts to the Washington County Free Library as a result of this proposed annexation.

**III. Schedule and Method of Financing the Extension of Each Municipal Service Currently Performed Within the City of Hagerstown into the Area Proposed to be Annexed.**

- A. Sanitary sewer service to this site currently exists. Any necessary upgrades to accommodate future projects shall be at the expense of the developer. Sufficient capacity exists to serve this property.
- B. There is currently existing water service to this site. Any extension of water lines to provide additional water service will be at the sole cost of the owner or developer of the property. Sufficient capacity exists to serve this property.
- C. The Electric Distribution System is external to the Hagerstown Light Department operating territory. Electrical service is provided by Allegheny Power.

The City of Hagerstown (HLD) normally supplies street light services to public streets and supplies the manpower and equipment to serve a new area once the developer builds the infrastructure. However, there are no public streets associated with this project; therefore this provision will not apply.

- D. No significant impact on emergency service delivery is expected.
- E. Any necessary improvements to existing public roads shall be completed at the direction of the City Engineer at the developer's expense and constructed per the City's Public Ways Construction Standards by the developer. However, none are anticipated.

The subject property fronts both Oak Hill Avenue and MD 60 (Leitersburg Pike). There exists a singular entrance for the property on Oak Hill Avenue, but the access point on MD 60 is adjacent to the subject property

and shared with the shopping center, (currently next to the Hagerstown Trust bank building). The entrance is utilized by the subject property but not of the property.

There is no formal agreement or easement but this entrance location has been in existence for decades. The entrance is also an approved entrance per the Site Plan for Long Meadow Shopping Center. The entrance is a formal part of the Overall Site Improvements Plan for the Long Meadow Shopping Center (Site Plan ZS-2006-24), which was approved by the Planning Commission on March 25, 2009. Particular improvements have been made to MD 60, which is a State route, and site alterations on the shopping center property for Hagerstown Trust.

- F. Parks and recreation facility expansion are not proposed for this annexation.
- G. Police protection is provided by the Hagerstown Police Department which will patrol the area on a twenty-four hour basis. The Police Chief has expressed concerns about the possibility of increased calls for service that could be created by certain permitted uses that could be located on this property. This concern is based in part on past uses located at this site under different ownership.
- H. Maintenance (i.e. snow removal, mowing of right-of-ways, litter removal) of City streets and right-of-ways are normally performed by the Public Works Department. No impacts are anticipated. No street of way or road improvements are associated with this proposal.
- I. All future persons within the area proposed to be annexed shall obtain or be entitled to existing benefits of the City of Hagerstown. They shall also be required to pay for all applicable utility services, charges, assessments, taxes, and other costs and expenses which are required of the residents of the City of Hagerstown.