

City of Hagerstown Planning Commission

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Annual Report for Calendar Year 2017



Planning Commission

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I. Comprehensive Plan Update – visionHagerstown 2035

- A. The Planning Commission and staff completed discussions for and review of the City Comprehensive Plan *visionHagerstown 2035* and finalized the Plan to move forward through the Mayor and Council approval and adoption process. Much of the Plan incorporates previous City plans already vetted through the community, including the 2012 Sustainable Community Plan and the 2014 Community’s City Center Plan. Staff also includes recommendations and conclusions from the Hagerstown-Eastern Panhandle Metropolitan Planning Organization (HEPMPO)’s 2040 Long-Range Transportation Plan.

II. Actions to Implement Land Use Recommendations of Comprehensive Plan

- A. Land Management Code Updates. Planning Staff continued collecting potential amendments to the Land Management Code and processing packages of amendments this past year. The Planning Commission reviewed 2 packages of amendments addressing a number of issues in 2017. The first package went into effect on August 15 and amended the Floodplain Management Ordinance (Article 6) to insert the date of adoption of the new FEMA floodplain maps and implement 16 minor adjustments required by FEMA and Maryland Department of the Environment. These included capping variances for accessory buildings in floodplains at a footprint of no more than 600 square feet, and amending Article 3 (Definitions) to make 7 minor adjustments to definitions impacted by the same above process. This package also added a definition of “mixed use structure” as it relates to Article 6. The second package went into effect on October 26 2017 and addressed Article 4 (Zoning) to permit auto repair in the I-MU Zoning District, under certain conditions, and amend Article 5 (Subdivision and Land Development), Section A.3.d, to permit lands subdivided to accommodate nonconforming or noncomplying townhouse units via simplified plat, to be re-recorded to legal conditions prior to the creation of the simplified plat, under certain conditions.
- B. New State Regulations. Not applicable.
- C. Rezoning. The City processed a rezoning for a property at 613 West Washington Street which was converted from RMED to CL. In November 2017 the City received a rezoning application for a local conversion district at 1301 Potomac Avenue. The property was formerly a car sales facility and is currently occupied by a radio shop. The plan is to convert the building to dentist offices.

III. Annexations, Major Development Projects, Public Infrastructure Improvements, and Community Facilities

- A. Annexations. The City processed one annexation on Fulton-Salem Ave that was resumed from 2015. This property has now been annexed into the City.

1. 2009 Salem Avenue North – The property is zoned CG and is intended for future commercial use.
- B. Pre-Annexation Agreements. The City approved 8 requests for water service for properties outside the City limits but within the Medium Range Growth Boundary (MRGA). As required by the City's Annexation Policy, these properties entered into pre-annexation agreements with the City as a condition of service.
- C. Major Development Projects. The City approved or received plans for a number of additions and site alterations as well as several major projects in 2017.
 1. Major New Developments.
 - a. South Market Plaza- 2013 Concept Plan- Broadfording & Garland Groh- CG- Retail & Restaurant- 83,205 sq. ft.- 9.2 acres
 - b. Aschenbach Shopping Center, Lot 6, Hager's Crossing- ON HOLD- 17966 Garland Groh Blvd- CR- Retail- 98,650 sq. ft.- 12.74 acres
 - c. Interface Development Shopping Center- ON HOLD- Lot 6A, Garland Groh Blvd.- CR- Retail- 25,138 sq. ft. (Aldi's, Chick-Fil-A, and Murphy's)- 4.64 acres
 - d. Dunkin Donuts- N. Burhans Blvd- CG- Restaurant
 - e. Burger King- 503 Dual Hwy- CG- Restaurant- 2,716 sq. ft.
 - f. Home2 Suites by Hilton- 1681 Pullman Lane- CG- Hotel (106 rooms)- 22,500 sq. ft.
 2. Additions and Site Alterations.
 - a. Cortpark Expansion (interior renovation and site enhancements)- Little Elliot Drive- RH Zoning- multi-family- 72 units- 52.39 acres
 - b. Maryland Theatre (addition)- 21 S. Potomac St.- CC-MU- Theater- 21,822 sq. ft.- 8160 sq. ft. lot
 - c. BOE Expansion- 13-17 S. Potomac St.- CC-MU- School- 45,595 sq. ft.
 - d. HBP (addition) - Reapprove 2010 plan- 952 Frederick St. - IR- Printing- 14,000 sq. ft.
 - e. Great Southern Wood (wood sheds)- Maryland Avenue- IG- Wood preserving- 75,000 sq. ft.- 2.19 acres
 - f. Stone Ridge Apartments (parking expansion – 47 new)- 1400 Haven Rd.- RH- 105 apartments
 3. Adaptive Re-Use Projects.
 - a. Coin-Op Warehouse (adaptive reuse of warehouse and new 91 space parking lot)- 365 E. Franklin St.- CG- Retail- Adaptive reuse of 33,255 sq. ft.- 2.687 acres- \$300,000 site work

- b. Kind Therapeutics/ MariMed (adaptive reuse of 155,192 sq. ft. building) - 504 E. First St.- IG- Medical marijuana growing and processing- 155,192 sq. ft. adaptive reuse- 4 acres
4. Residential Development Pipeline. Much like 2015 and 2016, calendar year 2017 continued to experience low levels of new residential activity. While the City did not approve final plats or site plans for any new residential development in 2017, two new proposed developments gained concept plan approval – McCleary Hill and Burhans Village. There are 13 residential developments in some stage of activity in the city. Thirty-seven (37) new units were built or started in 2017, 615 units remain in the pipeline for either building permits or final plats, and 594 units have concept plan approval.
- D. Public Infrastructure and Community Facility Projects. The City of Hagerstown and Washington County received plan approval, began the planning process, or began construction on a number of public projects in 2017 to implement Comprehensive Plan and other plan recommendations for sites within the City or its service territory.
1. Infrastructure.
- a) Environmental Enhancement & Other Green Practices
 - a. Fuel Station Improvements- replacement of gasoline and diesel fuel containment sumps. Work was due to new MDE regulations and was completed by August 1, 2017.
 - b. Green Streets- reconstruct existing streets to improve pedestrian access, decrease impervious surfaces, and construct new planting beds and tree pits to provide stormwater management. Belview Avenue is currently under construction.
 - c. Marsh Run Walls Rehabilitation- reconstruction of deteriorated stone and concrete walls between Municipal Stadium and City Park.
 - d. Pangborn Lake Reconstruction- planning and design for dredging of lake is 90% complete. Construction will begin in 2019 and will include replacement of deteriorating walls with natural edge, construction of fishing pier, improvements on lake inflow/outflow, and restoration of adjacent Hamilton Run.
 - b) Beautification Enhancements and Redevelopment
 - a. Downtown Beautification Program- streetscape improvements in the downtown including metal tree boxes & planters
 - b. Installation of Street Trees- install street trees in older neighborhoods to improve aesthetics and livability and work toward achieving goal of 30% tree cover by 2050. Used FCF and CBT grant for this work.

- c. Downtown Redevelopment- assist in overall revitalization efforts creating economic redevelopment downtown. Downtown projects including the Maryland Theatre and BISFA expansions are underway.
 - d. Public Art- annual public art project in City Park and downtown with community partners.
- 2. Community Facilities.
 - a. Municipal Stadium Improvements- capital improvement determined by the City and the Suns as part of lease negotiations
- 3. Sidewalks and Trails
 - a. Accessibility Ramps- installed accessibility ramps along overlay streets (Salem Avenue, Pangborn Blvd, Mulberry Ave) in FY 2017
 - b. Curb and Sidewalk Replacement Program- replace sidewalks damaged by street trees, as needed, in FY 2017
 - c. Traffic Calming- Worked with Neighborhoods First groups and completed design. The goal is to install medians, mini-round-about or choker islands to reduce speed of traffic.
 - d. New Sidewalks- installation of urbing and sidewalk on Haven Road, Carr Street, and Snyder Avenue. Design for these new sidewalks is complete.
- 4. Parks
 - a. Park Equipment- play equipment and trash receptacles in parks- equipment has been purchased but not installed.
 - b. Pangborn Park Improvements- coated and sealed double tennis court and replace lines.
 - c. City Park Improvement- Fountain purchased but not yet installed in dredged lower lake. Installed new sound system in bandshell.
 - d. Hagerstown Ice Rink- Long term maintenance is complete.
 - e. Park Restrooms Upgrades- Renovated old restrooms at City Park, Hellane Park, and Pangborn Park.
- 5. Roads and Bridges
 - a. Pavement Preservation Program- resurfacing of portions of Salem Avenue, Pangborn Blvd, Mulberry Avenue, Marshall Street, and others.
 - b. Alley Reconstruction- replaced deteriorated alleys in FY 17: alleys adjacent to Memorial Rec (1-123) and Jonathan Street (1-124), Donut Alley (2-118), alley between E. Irvin and Mulberry Avenue (5-54).
 - c. Traffic Beacons- furnish and install RRFB traffic beacons with signs and push buttons on Prospect Avenue at Forest Drive to Woodland Way and at Northern Avenue and Short Road. The former is 90% complete and the latter is complete.

IV. Map of Rezonings, Annexations, Major Development Projects, and Public Infrastructure Improvements

See attachments.

V. Changes to Local Planning and Development Processes

- A. Land Management Code Updates. Two packages were finalized in 2017 and included public review processes and adoption by the Mayor & Council.

VI. Special Planning Projects to Implement Comprehensive Plan Recommendations

- A. Heritage Projects. Action 6-4 of the 2008 Comprehensive Plan recommends that the City strengthen the downtown's role as regional tourist destination by implementing the Heart of the Civil War Heritage Area's recommendations for new tourism support facilities. In 2017, the City undertook the following:
 - 1) *Circle of Achievement at Memorial Park* – The City coordinated the efforts of a citizens committee to identify new candidates for consideration, and their nominations for the fourth annual class of honorees. In 2017, composer and band leader Peter Buys and aircraft pioneers Ammon H. Kreider and Lewis E. Reisner were inducted. The ceremony was attended by descendants of Mr. Buys. In late 2017, the committee again updated the list in preparation for 2018, and forwarded a slate of potential nominees to the Mayor and Council for the third annual class to be inducted in 2017. Arrangements were under way to induct former Mayor Winslow F. Burhans, Jr. and Oak Hill community developer Clara Holmes Jenness Hamilton in May, 2018. With all space exhausted on the east side of the four granite plinths, Burhans and Hamilton became the first inductees to have their plaques installed on the west side.
 - 2) *Historical Context and Interpretive Support* - Staff provided assistance to the Department of Parks and Engineering and to the Department of Economic and Community Development regarding historic interpretation issues to various Parks projects including, but not limited to the Hagerstown Cultural Trail, Urban Improvement Project and the Korean War Veterans Memorial
 - 3) *Battle of Hagerstown Study* – Work began in 2016 on a study per National Park Service standards for submission to that Federal agency for the purpose of evaluating the importance of the July 6, 1863 cavalry battle in the city's streets, and the remaining resources. The report will be completed and submitted to the USNPS for review and approval in 2018. This report is being completed through the use of expert volunteer services and progresses as available volunteer time permits. Therefore little in the way of City resources are being used to complete this project. This report will assist preservation agencies in identifying granting sources for the purpose of promoting and developing Civil War-themed tourism in and around the City.

4) *Heritage Area Boundary Expansion* - Representing the City on the Washington County delegation to the Heart of the Civil War Heritage Area's Advisory Council, staff participated in a boundary expansion study and petition that proposed enlarging the Heritage Area within the County. This resulted in areas significant in Civil War history that were not previously included in the establishment of the original boundaries being added to the official Heritage Area. Fort Frederick State, Park, the entire length of the C&O Canal, parts of the South Mountain Battlefield and the sites of several smaller battles throughout were added to the Heritage Area and the Heritage Area now includes all of the County's municipalities.

B. Economic Development Analyses. Several analyses were prepared or initiated in 2017 to assist with economic development retention and recruitment efforts.

1) **Implementation of The Community's City Center Plan**

Accepted by the Mayor & Council in June 2014, The Community's City Center Plan is a 10-year roadmap for eight catalyst projects that will spur development in Hagerstown's City Center. The plan includes detailed annual steps for making these concepts a reality. It creates at least 875 new permanent jobs, bringing \$125 million in new investment downtown. The implementation of the Plan is a public-private partnership, where private developers invest 75% of the cost while funding from all levels of government will cover the rest.

1. Office Development and Recruitment: This strategy positions the Downtown to compete for new office development using portions of the Central Lot. During the first ten years, this strategy would yield an estimated 154,000 SF in new office development across three buildings, resulting in \$30.8 million in new private investment and yielding 600 new jobs and \$564,000 in new local tax revenues after expiration of incentives. The City will form a partnership with an experienced developer selected through a competitive process. That selected developer will market potential office sites, recruit tenants, and be ready to develop immediately upon receiving a commitment from a prospective office user. In late 2014, the City issued an RFQ for potential developer partners. In 2015 the City received a submission from Bowman Development. Tasks for 2017 included site analyses, environmental impact studies, and the City and Bowman Development working collaboratively on identification of incentives and developing a cost outline for the project. The City and Bowman Development are in the exploratory phase on the Class A Office Development on Central Parking Lot project. Staff also regularly use the concept renderings to market the proposed building to prospective office tenants. Attraction of a tenant or a combination of tenants to occupy a minimum of 20,000 square feet is needed to progress the concept into a project.

2. Maryland Theatre Expansion Project: This strategy aims at expanding the draw of downtown's largest entertainment attraction, helping the Maryland Theatre grow from 150 to 225 performance days per year. This effort will continue necessary

improvements to Theatre seating and “back of house” facilities, as well as create a new entrance, offices and performance space. It will also strengthen the Theatre’s organizational infrastructure so that events activity can grow by as much as 50% over the next ten years. During the first ten years of the implementation period, this initiative will result in 14,000 SF of new development, \$8.25 million in investment, and a 60,000 increase in annual audience at the Theatre.

The Maryland Theatre was awarded \$175,000 in State Bond Bill funding and it was matched with local Hotel Tax funding in March 2017. The back of the house upgrades are complete- back stage rigging work, rehabilitation on the backstage grid, laundry room in the dressing rooms, and transforming the old boiler room to a maintenance and storage area. The new fire alarm system was completed in January (2018?) and training took place for all staff and volunteers. As for expansion of the facility, the Theatre Board contracted with Grimm & Parker Architects to design the expansion project. The design is complete and the permit is under review. Initial estimates have come in at \$13 million (including \$1 million design, \$1 million FFE and construction contingency. Connectivity and shared space are being coordinated with the WCPS officials.

The Washington County Board of Commissioners and the Mayor and City Council of Hagerstown both approved providing \$500,000 by each entity towards the architectural services for the expansion of the theatre facility. \$5 million of the Governor’s Allocation for the Urban Improvement Project has been earmarked by the County Commissioners for the Maryland Theatre expansion project. The Theatre hired a fund-raising consultant, CCS Fundraising, to help them raise the private funding for the project and this contract finished in December 2017. The firm completed a feasibility study for the capital campaign which offered a very positive outcome. The campaign has been set up administratively and launched in a quiet phase working through individual relationships within our community for solicitations. The fundraising phase is well underway with three main challenges: complete the \$7 million capital campaign (\$2.9 million in documented pledges thus far); determine forward funding mechanism for the pledges of the campaign, and determine forward funding of the state’s \$5 million (completed). The Theatre Board is working towards a ground breaking in early summer 2018.

3. USMH Expansion Support: This initiative supports USMH’s effort to add training in the culinary, hospitality, and tourism industries by leasing 5,000-10,000 SF of nearby space for these programs and other labs and offices. This strategy also adds housing to accommodate students increasingly coming from other parts of the state. Such housing encourages reuse of vacant upper floors close to USMH, and this strategy supports three upper-floor renovations over ten years providing 12 units for 24 students.

The City was awarded \$200,000 in Community Legacy grant funding in December 2016 to assist with the development of a second Student Housing project in 2018/2019. A Request for Proposals for the developer and partner was posted and three responses received by the December 5, 2017 deadline. City and USMH staff will review submittals in early 2018 and present recommendations to the Mayor and City Council in the 1st quarter of 2018. In addition, USMH is working with the owners of the BB&T Building at 57- 59 West Washington Street to create space for the planned Hospitality Management Program and wet labs for health programs. The interior demolition is complete and agreements are being finalized for renovation.

4. Hotel / Conference Center & Heritage Center / Commemorative Park: Adding a successful hotel in Downtown is tied closely to its development with a room-night generator such as a large conference center. The new hotel must also compete in quality with the best in the market or, ideally, establish a new higher standard. Two sites are being considered for this hotel/conference center: the portion of the vacant Meritus/Washington County Hospital site between Antietam and Washington and the current site of the Best Western Grand Venice Hotel/Conference Center farther east along Dual Highway. The hotel development program includes a 200-room "Upper Upscale" hotel (i.e. Sheraton, Wyndham, Hilton) and an adjacent 20,000 SF conference center. A 7.7 acre parcel of the former hospital is an important Civil War site where a Civil War Heritage Center and Commemorative Park could be created. Features will include a small visitor center, interpretive signage, walking trails, cannon emplacements, and landscaping. Since this project is more long-term in nature, only exploratory conversations have occurred to date.
5. Linking City Park, WCMFA, and A&E District with Trail and New Housing: The area presents an opportunity for constructing a multi-use trail linking City Park with the Public Square and, adjacent to that trail amenity, adding 31 new townhomes and 85 loft apartments in the first ten years.

Construction on Phase I of the Hagerstown Cultural Trail began in April 2016 and was substantially complete by November 2017. By the end of the year all pavers were installed, decorative crosswalks and signals were in,

lights were in, security cameras were installed, and trash cans, benches, and dog mitt stations were on order. Trail amenities include trash cans, three benches, artistic three shade structures, dog mitt stations, granite insets, and extensive



Residents walking the Hagerstown Cultural Trail,
June 2017

landscaping. Utilizing a grant from the Maryland Heritage Area Authority, entrance signs, wayfinding signs, art interpretive signs, and interpretive history displays were installed.

Completed public art along the Trail includes: the Mural of Unusual Size, Rise (metal sculpture by Adam Curtis); the Fantastical Garden (metal sculpture by Alison Sigethy); Railroad Switch (laser cut metal sculpture by Vicki Scuri); and POD (sculpture by Richard Deutsch). "Faces of Hagerstown" photo murals by local photographers were selected by a jury and the Artist Selection Committee for 3 foot by 3 foot displays at the Herald Mail fence and the Chic's wall on Lee Street and on two utility pole wraps on Lee Street. A water feature that looks like water bubbling out of a rock formation was installed near the Housing Authority in addition to a Butterfly Garden that is maintained by the Lions Club. The Housing Authority also donated a mural called Hands on the Trail near Park Circle depicting hand images of those who attended the grand opening of the trail. The City is currently seeking grants to add interactive sculpture in the Sculpture Garden as well as interactive wall art in the University Plaza.

6. Expanded Downtown Arts/Events Programming: Hagerstown's Sustainable Community Plan suggests expanding programming to build upon the positive atmosphere created by events and to increase visitation to Hagerstown's Arts & Entertainment District. Currently the City hosts events in the District year-round—at least 65 days of activity. Beyond these public outdoor events, various arts and entertainment venues, including theaters, galleries, and museums, host individual events. The Maryland Theatre alone has activity 150 days per year. Investing additional resources, including available Main Street funds, will expand events programming. For maximum impact, these expanded events will coordinate with the extensive schedule of the Maryland Theatre and a consolidated events calendar will be established.

A number of annual events took place downtown in 2017 including: Cabin Fever Blues Bash; St. Patrick's Day RunFest; Maryland International Film Festival; Taste of the Arts; the MSO 35th Anniversary Celebration; Memorial Day celebrations; Western Maryland Blues Festival; Tour of Washington County; Cultural Trail Grand Opening; two receptions for the Cultural Trail artists; the Miss Maryland Pageant; Shakespeare in the Park; Hagerstown Pride Festival; Krump's 5K; What's NXT Summer Slide; Augustoberfest; MSO Classics and Crabs; Porchfest; What's NXT Chili Cook-Off; City Center Ghost Tours; Spooky Sprint; Alsatia Club's Mumpers Parade, Veteran's Day celebrations; City Center Tree Lighting; PAL Reindeer Run; ChrisKindle Markt, PAL Artisan Market; HollyFest; and Donut Drop. A series of six events in the Wind Down Fridays series were scheduled for 2017 (May 12, June 9, July 14, August 11, September 29 and October 6). A series of six Second Saturdays events were held in 2017: January New Year; Frozen in February; March Saint

Patrick's Day; April Showers; May Mother's Day; and June Sweep Up. Finally, over 800 racers participated in the 2017 St. Patrick's Day themed race in distances ranging from a one mile walk to a half marathon. This year, the Community Free Clinic partnered with several downtown venues to host a community after party for runners. An event guidebook is under development and will serve as a resource to event organizers and create more even opportunities for downtown.

Main Street Projects- Nearly 50 volunteers are supporting Main Street Hagerstown through five Work Groups on projects and initiatives intended to attract and retain businesses, investors, and property owners.

- The Organization Work Group has developed a web site to complement the City's and to help visitors, residents, and business owners quickly find information about the downtown, produced e-newsletters distributed to over 600 subscribers, developed volunteer and sponsorship forms, are fundraising to support Main Street projects, and held a volunteer recruitment and appreciation event.
- The Design Work Group developed more window scrim for vacant storefronts, had a Main Street Logo sign created and installed on the side of 53-55 N. Potomac Street, and is working long-range on a set of design guidelines for continuity in the downtown such as storefront signage, sidewalk displays, and approved paint schemes to be developed into a guidebook for the Main Street area.
- The Clean, Safe and Green Work Group worked on ways to beautify and clean up city blocks by organizing spring and fall planting days along East Franklin Street. Additionally, Clean Safe and Green worked with city staff to add benches to the square and to update the lighting to LED lights on some cobra-head street lights, added flowers to Public Square, and initiated an anti-litter and bi-annual beautification projects as part of a \$5,000 Keep Maryland Beautiful grant awarded in May 2017.
- The Promotions Work Group re-established the Second Saturdays monthly event series. Promotions also developed a marketing strategy that will be used in promoting the work of Main Street and has been building a social media presence on Facebook, Twitter and Instagram. Promotions also planned and executed the Christkindl Markt, an open-air German shopping experience in downtown and is planning additional events for 2018.
- The Business Relations Work Group sends members of the ambassadorial committee to welcome new businesses to the Main Street area, is working with City staff to publicize grants awarded for code analysis and pop-up ready retail spaces in the Main Street area, and is also working with City staff to brand and promote the 1GB internet fiber opportunity in the downtown as a business recruitment marketing strategy. Business Relations also held consumer focus groups to determine what types of retail

consumers would want to see and what deters consumers from shopping downtown.

- Facade Grant Program- the City was awarded a \$25,000 Community Legacy grant in late 2016 to replenish the Facade Grant Program for Commercial and Mixed-Use Buildings in the Main Street area. The grant agreements with the State were finalized April 3, 2017.
 - Engine Room Art Space- Open Thursday through Sunday with fresh exhibits opening regularly, the Engine Room Art Space continues to grow and flourish with new and alternative exhibits. Gallery Coordinator is creating momentum through the use of exhibit space and creating opportunities for the community to interact with the art themselves.
7. Expanded Operations of the City Farmers Market: Specialty food stores in the Hagerstown area capture only 35% of \$20 million in demand, leaving a \$13 million gap which could support new specialty food stores Downtown, including expanded activity at the City Farmers Market. The Market's 30 vendors sell produce, baked goods, and handmade crafts, and operate three breakfast/lunch counters, but only operate seven hours per week--Saturdays from 5:00 am to noon. Expanded operations will increase weekly hours from the current 7 to at least 35 and increase the number of vendors. A private management model would provide the structure for operating the market on a three or four day, 35 hour basis. Necessary capital improvements will be made in addition to re-branding and recruiting additional tenants.

The Farmers' Market has entered into an initial two-year partnership with the Valley Co-Op for usage of the backroom of the market (April 2017-March 2019). The Valley Co-Op is a member based cooperative that specializes in providing the community access to over 35 local suppliers' products including fresh produce, meats, and dairy products. Reposting the RFP for private management of the Farmers' Market with modifications from the initial RFP remains an area of opportunity. Modifying the RFP to receive proposals on a rolling basis until a viable private operator is identified is one possible option.

8. Expanded & Targeted Home Ownership Support: This support strategy builds on, focuses, and, in some cases, supplements current City homeownership efforts. Critically, implementation of these strategies will be highly targeted: a variety of programs and incentives will reinforce the homeownership experience in compact—even block-specific—areas. This initiative includes six key elements: Aggressively marketing the City's down payment assistance program; 2. Targeting Neighborhoods 1st supportive programs ("paint-ups," block parties, neighborhood clean-ups, etc.); 3. Targeting Neighborhoods 1st infrastructure and

amenity work; 4. Continuing acquisition, rehab, and resale program to assure that properties in need of modernization remain attractive to owner-occupants and do not decline into problem rental properties; 5. Establishing rental licensing inspections on a regular basis; and 6. Continuing excessive nuisance enforcement programs. In 2017, the City took the following actions:

- a) Vacant Structures Program – In 2017, there were 452 vacant properties in the program. Inspections of licensed vacant structures are ongoing to ensure protection of our neighborhoods and first responders from exterior blight and unsafe interior conditions. Inspections of licensed structures are ongoing to ensure protection of our neighborhoods and first responders from exterior blight and unsafe interior conditions.
 - b) Rental Registration Program – Annual exterior inspections to provide additional support to protect neighborhoods. In 2017, 9,345 units were registered in 3,624 properties. Continued inspections of units which seek to protect safety and quality of life of tenants and surrounding property owners.
 - c) Home-ownership Program- The City was awarded a \$150,000 Community Legacy grant in FY 2016 to assist with acquisition/renovation efforts to create home ownership opportunities. Acquisition opportunities with this funding are currently being pursued. Architectural and Structural plans are being finalized for the creation of two fee simple lots at city-owned, CDBG-funded project at 261 S. Prospect Street. Initial demolition and rehabilitation activities are underway and full rehabilitation is expected to start in the spring of 2018. Assessment ongoing of other opportunities for this program in the three target neighborhoods.
 - d) City Center Residency Initiative- the City was awarded a \$50,000 Community Legacy grant in late 2016 to replenish the Down Payment Assistance programs. Using \$50,000 from City Economic Redevelopment funds, a total of \$100,000 for the Down Payment assistance programs is now available for eligible home buyers.
- 2) City Staff completed an update to the annual Shopping Center Occupancy Analysis for the Hagerstown urbanized area.
- C. Park Planning. Action 9-5 of the 2008 Comprehensive Plan recommends development of new parks and open space areas in under-served portions of the city, specifically south of downtown.

City Bicycle Master Plan. Policy 5-5 of the 2008 Comprehensive Plan encourages the City to promote alternatives to automobile travel, including the establishment of sidewalks and pedestrian paths as part of new development as well as bicycle routes on existing and new city streets. An updated Bicycle Master Plan was developed and adopted in 2016 for the City. The updated Plan, which was developed with assistance from Hagerstown-Eastern Panhandle Metropolitan Planning Organization (HEPMPO) and its consultant, evaluates the city's existing bicycle environment and proposes a variety of recommendations over the next ten years to make Hagerstown more bicycle-friendly. These recommendations include physical improvements, such as bike lanes and paths, and policy initiatives like safety programs and bicycle events.



Figure from 2016 Bicycle Master Plan comparing the City's 2010 and 2015 bicycle networks

- D. FY2018 Strategic Demolition Grant. Action 8-7 of the 2008 Comprehensive Plan recommends investigating additional incentives to make rehabilitation and adaptive reuse more financially attractive. In December 2017, the City received \$900,000 to assist with pre-development expenses for the Urban Improvement Project (UIP).

VII. Impacts of Adequate Public Facilities Ordinance Reviews (S.B. 273)

City Adequate Public Facilities Ordinance (APFO) Repeal. In 2013, the City of Hagerstown repealed its APFO. The Mayor & Council determined that conditions have changed since the APFO was adopted in 2006 and that it was no longer in the best interests of the citizens of Hagerstown to continue with the Ordinance.

VIII. Smart Growth Goals, Measures and Indicators Report (S.B. 276)

SB276/HB295 requires jurisdictions to establish a land use goal aimed at increasing the percentage of growth within their Priority Funding Area (PFA) and decreasing the percentage

of growth outside their PFA. However, like all municipalities in the State, all land within the city limits, with the exception of one parcel, is within the PFA and the City is therefore not required to establish a local land use goal.

APPENDIX

- A. Implementation Table from 2008 Comprehensive Plan
- B. Building Permits Report for 2017
- C. Pipeline of New Residential Development Projects, January 2018
- D. Annexation Report for 2017
- E. Boards and Commissions Activity Report for 2017

Implementation

The elements of *visionHagerstown 2035* list numerous implementation actions necessary to transform the City’s goals and visions into reality. This Implementation Element provides a framework for successful implementation. The table below summarizes the implementation actions from each Element, lists the responsible City agency or agencies, and defines the timeframe in which the implementation action will be achieved.

The following abbreviations are used in the “Responsibility” column of this element.

ADM	City Administration	LI	Light
CA	Code Administration	PL	Planning
CD	Community Development	PO	Police
ED	Economic Development	PR	Public Relations
ENG	Engineering	PW	Public Works
F	Finance	PK	Parks and Recreation
FD	Fire	WW	Water and Wastewater
IT	Information Technology	Others	Organizations outside City government

As described in the Plan Introduction, the following definitions are used in the “Timeframe” column in this element:

- 0 – 2 Years (Short-term)
- 3 – 5 Years (Mid-range)
- 6 – 10 Years (Long-Range)

Figure 11-1: Plan Implementation

Implementation Action		Responsibility	Timeframe (Years)		
			0-2	3-5	6-10
Growth Management and Land Use					
2-1	Work with Washington County to coordinate planning efforts and to develop a joint annexation policy, including potential annexation of Washington County Regional Park and Black Rock Golf Course, as well as annexation incentives, as described in Action 2-2.	PL, ED, ADM		X	
2-2	Develop annexation incentives (such as those in Figure 2-5) to encourage developed areas to annex into Hagerstown. Promote the benefits of annexation, such as net financial gain for the landowner, in all annexation discussions.	PL, ED, ADM		X	
2-3	To facilitate economic development, explore, with Washington County, cost-sharing strategies to provide revenue to the City in exchange for not requiring annexation in certain areas as a condition for the provision of municipal water and wastewater service.	ADM, PL, ED	X		
2-4	Monitor the status of vacant and underutilized land within corporate boundaries, and encourage its re-use and revitalization.	ED, PL	X		
2-5	Pursue comprehensive rezoning to make the Hagerstown Zoning Ordinance and Map consistent with Future Land Use categories and the Future Land Use Map.	PL, ADM	X		
2-6	Coordinate with Washington County to ensure that new development is timed to match the availability of public facilities, including schools, roads, emergency services, and water and wastewater service.	PL, ADM	X		
2-7	Pursue land use-related actions listed in other elements of this Comprehensive Plan, especially the Downtown, Housing and Neighborhoods, and Urban Design and Historic Preservation elements.	PL, Others	See other elements		
Economic Development					
3-1	Implement economic development-relations actions of the 2012 Sustainable Community Plan.	ED, CD, PL, Others			X
3-2	Implement the catalyst project recommendations of the Community's City Center Plan.	ED, CD, PL, Others	X		
3-3	Encourage and facilitate development of vacant land and redevelopment of underutilized properties for commercial, industrial, and business employment uses.	ED, PL, ADM		X	
3-4	Pursue regional economic development strategies and programs through continued cooperation with the Hagerstown-Washington County Department of Business Development (including the Enterprise Zone), the Hagerstown-Washington County Industrial Foundation (CHIEF), the Maryland Department of Business and Economic Development, the Hagerstown-Washington County Chamber of Commerce, the Convention and Visitors Bureau, and other appropriate organizations.	ED, PL, ADM			X
Economic Development					
3-5	Implement the revitalization and development strategies and actions in the Downtown element of <i>visionHagerstown 2035</i> .	PL, ED, ADM		X	

Figure 11-1: Plan Implementation

Implementation Action		Responsibility	Timeframe (Years)		
			0-2	3-5	6-10
3-6	Work with the Maryland General Assembly to establish a Community Revitalization Improvement Zone (CRIZ) in the city.	PL, ED, ADM	X		
3-7	Explore public-private partnerships to provide specialized and technical professional training for the local workforce and for high school students.	ED, ADM		X	
3-8	Encourage job creation through the support of entrepreneurship programs and initiatives.	ED, ADM	X		
Water Resources					
4-1	Continue to use and update the Sewer Capacity Allocation Plan (SCAP), as changes in priorities, policies, and regulations occur.	PL, WS, ADM	X		
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.	WS, ADM	X		
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.	WS, ADM			X
4-4	Investigate alternate ways to manage wastewater capacity	WS, ADM			X
4-5	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.	WS	X		
4-6	Continue to monitor produced water and billed water to reduce the system water loss to 10 percent or less, per MDE policy.	WS	X		
4-7	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.	WS	X		
4-8	Implement practices that are protective of the Edgemont watershed and water quality. Continue to work with MDE Dam Safety and MDE Water Supply to ensure long-term viability of a reliable source of water for new development.	PL, WS, ADM	X		
4-9	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 Range Growth Area. In particular, discuss extension of services to the economic development target area, as well as selected residential areas.	PL, WS, ADM			X

Figure 11-1: Plan Implementation

Implementation Action		Responsibility	Timeframe (Years)		
			0-2	3-5	6-10
4-10	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.	PL, ENG, ADM		X	
4-11	Advocate for more flexible state stormwater management standards for redevelopment properties and multi-year phased developments.	PL, ENG, ADM		X	
Transportation					
5-1	Work with Washington County, the towns, the State of Maryland, and the HEPMPO to complete the transportation improvements identified in this Comprehensive Plan.	ENG, ADM, PL		X	
5-2	Work with Washington County to review County Commuter bus service, to evaluate the adequacy of existing routes, adequacy of bicycling features at stations and on buses, transit information, and bus shelters in light of the Growth Management and Land Use element of this Comprehensive Plan.	PL, ENG, ADM	X		
5-3	Work with the Maryland Transit Authority to evaluate the need for expanded commuter bus service and additional commuter bus stops in Hagerstown, making existing stops bicycle and pedestrian friendly and making new stops multi-modal (accessible to roads, sidewalks, and multi-use paths)	PL, ENG, ADM			X
5-4	Expand the City’s pedestrian and bicycle infrastructure.	PL, ENG, PR	X		
5-5	Investigate the feasibility of alternate funding sources for transportation projects.	ENG, PL		X	
5-6	Continue to require new development and redevelopment to include sidewalks that connect to existing sidewalks, especially where continuous sidewalks facilitate access to parks and schools.	PL, ENG	X		
5-7	Work with Washington County and State of Maryland to implement pedestrian safety recommendations for the Dual Highway and at challenging intersections in the study area.	PL, ENG	X		
Downtown					
6-1	Support the implementation of the catalyst projects identified in the Community’s City Center Plan.	ED, CD, PL, Others	X		
6-2	Encourage the continued location and expansion of all levels of government and public uses in the downtown.	ED, PL, ADM	X		
6-3	Encourage revitalized and new education, professional offices, and downtown housing development with a diversity of price ranges.	ED, PL, CD	X		
6-4	Continue the City’s Main Street Program.	ED, PR, ADM, Others	X		
Downtown					

Figure 11-1: Plan Implementation

Implementation Action		Responsibility	Timeframe (Years)		
			0-2	3-5	6-10
6-5	Strengthen downtown’s role as a regional tourist destination by implementing the Heart of the Civil War Heritage Area recommendations.	PL, ED, ENG, ADM	X		
Housing & Neighborhoods					
7-1	Work with regional partners to create a balanced regional housing approach—with emphasis on encouraging both the city and county to ensure all members of our community have access to quality affordable housing in high opportunity neighborhoods.	CD, PL, ADM			X
7-2	Continue rental registration and code enforcement efforts.	CA	X		
7-3	Continue to protect quality of life in neighborhoods by utilizing the tools listed under the “Neighborhood Revitalization” section of this element, the recommendations in the 2012 Sustainable Community Plan, and other appropriate programs as tools for neighborhood revitalization.	CA, CD, PL	X		
7-4	Continue to support efforts to plant street trees and provide additional neighborhood parking facilities.	CD, ENG	X		
7-5	Revise as necessary the Land Management Code to ensure that the layout, architectural, and other physical design elements of new development are compatible with existing neighborhoods.	PL			X
7-6	In order to facilitate neighborhood revitalization, aggressively promote homeownership incentives and strategic acquisitions in targeted areas surrounding downtown (see Map 7-2)	CD, PL	X		
7-7	Create neighborhood boundaries based on the geographical and physical characteristics to be used as creating identity for neighborhoods which could also serve as a basis for establishing future neighborhood groups (See Map 7-3).	CD, PL, PO		X	
7-8	Explore linkages between city neighborhoods and downtown.	CD, ENG, PL		X	
7-9	Develop Neighborhood Improvement Plans to address property maintenance and blight issues. Neighborhood Improvement Plans should use defined neighborhood boundaries established on Map 7-3.	CA	X		
7-10	Develop and implement a city wide housing and neighborhood strategy which creates specific recommendations for redevelopment and investment to foster sustainable neighborhoods.	ADM, CD, PL	X		
Urban Design and Historic Preservation					
8-1	Consider extending streetscape improvements throughout the whole downtown and into the city’s neighborhoods, to establish a cohesive pedestrian-friendly atmosphere.	ENG		X	
Urban Design and Historic Preservation					

Figure 11-1: Plan Implementation

Implementation Action		Responsibility	Timeframe (Years)		
			0-2	3-5	6-10
8-2	Consider developing a “pattern book” for the downtown and historic districts, suggesting typical architectural and urban design elements for new development and redevelopment.	PL, ADM		X	
8-3	Reevaluate off-premise signage regulations.	PL, CA	X		
8-4	Consider expanding the city’s National Register Historic Districts.	PL, ADM			X
8-5	Actively promote underutilized historic properties that already have wastewater allocations.	ED, PL	X		
8-6	Continue developing marketing programs to tie nearby Civil War resources (including Antietam National Battlefield) to the city’s Civil War and other historic resources.	PL, ED	X		
8-7	Promote benefits of historic district designation to existing property owners and to areas currently undesignated.	PL, PR		X	
8-8	Work with the Main Street program work groups on initiatives to enhance the urban design and image of the downtown	ED, PL	X		
Community Facilities					
9-1	Work with Washington County Public Schools to identify potential sites for new schools in the city and Medium Range Growth Area. Consider the potential re-use of existing sites formerly owned by Washington County Public Schools that do not meet current site size criteria. Work with developers on acquisition of school sites when feasible.	PL, ADM		X	
9-2	Develop a comprehensive broadband plan for the city. Key elements for the plan are described in the Broadband section of the Community Facilities element.	ED, IT, PL	X		
9-3	Develop a Parks and Recreation Master Plan that establishes a vision for recreation, parks and open space in the city for the next 10 to 20 years.	PK, CD, PL, ADM		X	
9-4	Develop new parks and open space areas—especially smaller neighborhood parks—in underserved portions of the city, specifically the West End and south of downtown.	ENG, PK, CD, PL			X
9-5	Develop linkages between parks, such as the trails identified in the Transportation Element (see Action 5-4) or greenways and linear parks along Antietam Creek and Marsh Run. Also develop linkages between downtown and the parks.	PK, ENG, PL, ADM			X

Figure 11-1: Plan Implementation

Implementation Action		Responsibility	Timeframe (Years)		
			0-2	3-5	6-10
Community Facilities					
9-6	Identify locations and provide boat access to the Antietam Creek Water Trail, including the former Municipal Electric Light Plant (MELP) property.	PK, ENG, PL, ADM	X		
9-7	Investigate potential locations for “pocket parks”—small open spaces with park amenities such as tot lots, seating, and gardens, especially in the downtown.	PK, ENG, PL, ADM			X
9-8	Explore re-use of abandoned institutional uses, such as the former Municipal Electric Light Plant (MELP), hospital, and former Winter Street Elementary School for future park and/or recreational activity.	PK, ENG, PL, ADM	X		
9-9	Consider developing an indoor recreation center with multi-purpose rooms for use by residents and community groups.	PK, ENG, CD, PL, ADM		X	
9-10	Pursue formalized joint-use agreements with Washington County Public Schools to allow continued use of school property (especially recreational facilities) by the public.	PR, PK, ADM	X		
Environmental Resources and Sustainability					
10-1	Develop stream buffer and steep slope regulations to guide future development and redevelopment.	PL, ENG			X
10-2	Encourage strategies to reduce stormwater runoff from buildings (see Page 10-3).	PL, ENG			X
10-3	Set goal of reduce stormwater runoff in Hagerstown and implement by promoting reduction of impervious areas.	PL, ENG		X	
10-4	Encourage (re)development of Leadership in Energy and Environmental Design (LEED)-certified building standards by developers and private property owners.	PL, ED, ENG			X
10-5	Reduce greenhouse gases and the heat island effect by implementing the city’s urban tree canopy coverage goal.	PL, ENG		X	
10-6	Conserve water resources by setting a goal of elimination of potable city water as irrigation source and implement through rainwater harvesting and use of native vegetation.	PL			X
10-7	Implement practices to make Hagerstown more sustainable and also consistent with the Sustainable Maryland Program.	PL, ENG, ADM	X		

Appendix B: Hagerstown Building Report for 2017

Calendar year 2017	Building Permits	
Permit Type	Quantity	Estimated Value
Residential, new	26	\$4,254,660
Residential, misc	241	\$2,699,971
Apartment bldgs, new	0	\$0
Apartment bldgs, misc	87	\$6,073,694
Total Residential	354	\$13,028,325
Commercial, new	3	\$2,050,000
Commercial, misc	127	\$21,193,808
Demolitions	6	\$145,800
Signs	38	\$335,766
Total Commercial	174	\$23,725,374
Total all building permits with fees	528	\$36,753,699
Commercial, waived fees	36	\$5,651,154
Total all building permits	564	\$42,404,853

Appendix C - Pipeline of New Residential Development Projects, January 2018

Development (w/ date of first final plat)	Total No. Of Preliminary Plat/Site Plan Units	Built Units	Units Under Construction	Final Platted Units Which Have Not Started	Units Without Final Plat
Hager's Crossing (2002)	1A - 92 SF, 83 T 1B - 178 T 2A - 43 SF 2B1 - 25 SF SB2&3 - 50 2C - 170 SF TOTAL - 641	1A - 92 SF, 83 T 1B - 178 T 2A - 43 SF 2B1 - 21 SF 2B2&3 - 6 SF TOTAL - 423		2B1 - 4 SF 2B2&3 - 44 SF TOTAL - 48	2C - 170 SF
Cortland (2001)	Manor - 138 T Villas - 62 D Park - 504 A TOTAL - 704	Manor - 138 Villas - 56 Park - 432 TOTAL - 626	0	V - 6 A - 72 TOTAL - 78	0
Collegiate Acres (2005)	1A - 1 SF, 22 T 1B - 44 SF, 45 T 1C - 24 T 1D - 38 SF, 30 T 1E - 20 T 2 - 74 T 3 - 148 MF 4&5 - 124 MF TOTAL - 570	1A - 1 SF, 14 T 1B - 44 SF, 45 T 1C - 24 T 1D - 38 SF, 30 T 1E - 16 T 2 - 74 T 3 - 148 MF TOTAL - 434	1A - 4 TWN 1E - 4 TWN	1A - 4 T 4&5 - 124 MF TOTAL - 128	0
Fairchild Heights (2003)	36 T	26	0	10 T	0
Hillside Manor (2004)	72 SF	35	0	37 SF	0
Greenwich Park (2000)	190 D 1 SF	141 D 1 SF	3 D	46 D	0
Scarlet Hills (2006)	36 A	0	0	36 A	0
Potomac Manor (2005)	47 SF	21	1	25 SF	0
Old Trail Estates (2004)	29 SF	24	3	2 SF	0
Poplar Square* (2006)	35 T (development plan expired for lots not platted)	0	0	35 T	0
New Haven	376	0	0	0	376
TOTALS	2,737	1,731	15	445	546

*Hagerstown Housing Authority purchased this tract with plans for a re-subdivision to rebuild Noland Village.

Appendix D - Annexation Report for 2016 (Annexations from 2008-2017)

Case #	Name	Location	MCC Intro Resolution	Annexation Plan Adoption	Public Hearing	MCC Approval	Effective Date	Acres	Existing County Zoning	Proposed City Zoning	
A-2007-04	Bowman Hollyhock & Venetian Investments	Broadfording Road	9/25/2007	9/21/2007	11/6/2007	11/27/2007	1/11/2008	12.3	HI1	C2	
A-2007-05	Jones	1004 Linwood	11/27/2007	11/27/2007	1/8/2008	1/29/2008	3/14/2008	0.2	RU	R1	
A-2007-06	Haven Road II	End of Haven Road	12/18/2007	12/18/2007	1/29/2008	2/26/2008	4/11/2008	51.9	MF	R3	
A-2008-01	BRK, Ventures, LLC	13015 Salem Avenue	1/29/2008	1/29/2008	3/4/2008	3/25/2008	5/9/2008	1.1	HI-1	C2	
A-2008-02	Doub Property	Intersection of I-70 & US-40	1/29/2008	1/29/2008	4/22/2008	N/A	N/A	141.7	HI-1 / HI-2	C4 / POM	
<i>2nd Amended Petition</i>			8/25/2009	8/25/2009	10/27/2009	12/22/2009	2/5/2010				
A-2006-03	Eastern Blvd./Shaool	Eastern Blvd	7/21/2006	6/28/2006	8/22/2006	7/29/2008	9/12/2008	5.9	RS	R1	
A-2008-03	Stamper - Dual Highway	1914-1920 Dual Highway	5/20/2008	5/20/2008	7/29/2008	7/29/2008	9/12/2008	0.9	HI-1	C2	
A-2008-04	PER CCC Investments, LLC	Lot 182 - Harwood Road	6/17/2008	6/17/2008	7/29/2008	7/29/2008	9/12/2008	0.2	RU	R1	
A-2008-05	Private Reserve, LLC	End of Atlantic Drive	7/29/2008	7/29/2008	9/23/2008	10/28/2008	12/12/2008	0.7	RU	R1	
A-2008-06	S&H Partnership / Summit Ridge LLC	Hump Road	10/21/2008	10/21/2008	11/25/2008	12/16/2008	1/30/2009	7.7	IR	C2	
A-2008-07	Jordan	Lot 181 - Harwood Road	10/21/2008	10/21/2008	11/25/2008	12/16/2008	1/30/2009	0.2	RU	R1	
A-2008-08	Norfolk Southern	Oak Ridge Drive	10/28/2008	10/28/2008	12/16/2008	1/27/2009	3/13/2009	95.2	PI	IG	
A-2008-09	Valley Car Wash	Eastern Blvd. & Diamond Drive	10/21/2008	10/21/2008	11/25/2008	12/16/2008	1/30/2009	1.2	BG	C2	
A-2010-03	SHA R-O-W (I-70)	North of Interstate 70	1/25/2011	1/25/2011	3/22/2011	4/26/2011	6/10/2011	5.3	HI-2	C4 / POM	
A-2010-04	Split-Parcel Annexation	Multiple Locations	3/22/2011	3/22/2011	4/26/2011	7/26/2011	9/9/2011	21.8	Mult.	Mult.	
A-2010-05	Beltway Prop. V LLC	Rear of 12835 Salem Ave	1/25/2011	1/25/2011	3/22/2011	4/26/2011	6/10/2011	1.4	HI-1	R3	
A-2011-01	Stoup Soup LLC & Eddie's Tires LLC	246 Eastern Blvd N & 1126 Diamond Drive	6/21/2011	6/22/2011	7/26/2011	8/23/2011	10/7/2011	4.1	BG	C2	
A-2011-02	Tractor Supply Co.	11935 Hopewell Road	8/23/2011	8/23/2011	10/4/2011	10/25/2011	12/9/2011	64.0	IG	IG	
A-2011-03	Pangborn Corp.	Panborn Blvd	9/27/2011	9/27/2011	11/22/2011	3/27/2012	5/10/2012	5.2	IG	POM	
A-2012-01	TriState Holdings LLC	12035 Delwood Avenue	1/22/2013	1/22/2013	2/26/2013	3/26/2013	5/10/2013	0.3	RS	RMOD	
A-2016-01	Stormwater Pond LLC	250 Eastern Blvd N	4/19/2016	4/19/2016	5/24/2016	6/21/2016	8/5/2016	1.0	BG	CG	
A-2017-01	2009 Salem Avenue LLC	12835 - 12919 Salem Ave	1/31/2017	1/31/2017	3/28/2017	4/25/2017	6/9/2017	5.5	HI	CG	
								Completed	422.3		

Appendix E: Boards and Commissions Activity Report for 2017

Planning Commission

Site Plans					
CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
11	17	14	17	23	22
Subdivisions					
CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
7	6	10	8	10	8
Forest Conservation					
CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
1	2	1	1	1	6

Mayor and City Council and Planning Commission

Rezoning					
CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
1	1	0	1	3*	2
Annexations					
CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
1	0*	0	0	1	1

*Includes one rezoning request that was subsequently withdrawn.

Board of Zoning Appeals – Variances, Special Exceptions, Administrative Appeals

CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
15	12	10	5	8	10

Historic District Commission – New Construction, Alterations, Demolition, Signs

CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
52	63	57	47	50	51