



TOWN OF BOONSBORO

DEPARTMENT OF PLANNING & ZONING

WWW.TOWN.BOONSBORO.MD.US ♦ 301-432-5690 ♦ TOWNPLANNER@TOWNOFBOONSBORO.COM

ZONING MAP AMENDMENT APPLICATION

For Office Use:

Date Received:	_____
Submittal Review Fee \$	_____
File No	_____
Staff Initials	_____

Owner/Applicant Information:

Russell Morgan

Applicant's Name/Contact Person

19336 Dogstreet Rd. Keedysville, MD. 21756

Address, City, State & Zip Code

[REDACTED]

Phone Number/Facsimile Number

Property Information:

<u>73-12-13 (lot 1)</u>	<u>5.19</u>	<u>SR</u>	<u>GC</u>
<i>Tax Map/Parcel No</i>	<i>Acreage</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>

ATTACH TO THIS APPLICATION:

1. A narrative that explains briefly the following items:
 - a. Population Changes in the area of the proposed amendment
 - b. Availability of public facilities such as police and fire protection, and water and sewerage to serve in the area
 - c. Present and Future transportation patterns in the area
 - d. Compatibility with existing and proposed development of the area
2. An analysis of how the proposed amendment conforms to the principles found within the Town of Boonsboro's Comprehensive Plan
3. One survey (map) showing the surrounding properties with the current Zoning Designation and another survey (map) showing the proposed Zoning Designation

I hereby attest that the information provided on and attached to this application is complete and accurate. I am also aware that additional advertising costs will be billed to me at a later date.

Russell W. Morgan 2-24-20
 Signature of Applicant Date

 Signature of Owner (required if other than applicant) Date

Submittal Requirements:

- 12 Copies of the Required Attachments \$2015 + \$20/acre Fee Check Payable to the Town Of Boonsboro
- 1 Digital Copy of the Required Attachments (PDF, etc.)

Real Property Data Search

Search Result for WASHINGTON COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: **District - 06 Account Number - 012906**

Owner Information

Owner Name:	MORGAN RUSSELL W	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	19336 DOGSTREET RD KEEDYSVILLE MD 21756-	Deed Reference:	/01483/ 01062

Location & Structure Information

Premises Address:	OLD NATIONAL PIKE BOONSBORO 21713-0000	Legal Description:	10.378 ACRES OLD NATIONAL PIKE
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0073	0012	0013	6020110.22	0000				2022	Plat Ref:

Town: BOONSBORO

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			10.3700 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2021	07/01/2022
Land:	3,800	3,800		
Improvements	66,100	69,600		
Total:	69,900	73,400	69,900	71,067
Preferential Land:	3,800	3,800		

Transfer Information

Seller: REID ALVEY W & MILDRED M	Date: 12/18/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01483/ 01062	Deed2:
Seller: REID ALVEY W	Date: 02/27/1985	Price: \$0
Type:	Deed1: /00779/ 01036	Deed2:
Seller: REID ALVEY W	Date: 03/05/1981	Price: \$0
Type:	Deed1: /00713/ 00650	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Required Attachments for Zoning Map Amendment Application

1.A. Population changes in the area of the proposed amendment:

Boonsboro is a city located in Washington County Maryland with a 2020 population of **3,859**, it is the **53rd** largest city in Maryland and the **5516th** largest city in the United States . Boonsboro is currently growing at a rate of 1.79% annually and its population has increased by 15.68% since the most recent census, which recorded a population of **3,336** in 2010. Spanning over 3 miles, Boonsboro has a population density of 1,264 people per square mile. Over the next 5 years Boonsboro is expected to grow by approximately 9% to **4,217**.

The labor force participation rate in Boonsboro for the age group 20 – 54 is 87%. The average household income in Boonsboro is \$86,692 with a poverty rate of 9.24%. The median rental costs in recent years comes to \$1,359 per month, and the median house value is \$271,600. The median age in Boonsboro is 40.1 years, 39.3 years for males, and 44.1 years for females.

1.B. Availability of public facilities such as police and fire protection, and water and sewerage to serve in the area:

The lot in question, (currently owned by Russell Morgan), is served by the Boonsboro Police Department with its headquarters just 1 mile away. The town's police department is supplemented by the Washington County Sheriff's Office and the Maryland State Police.

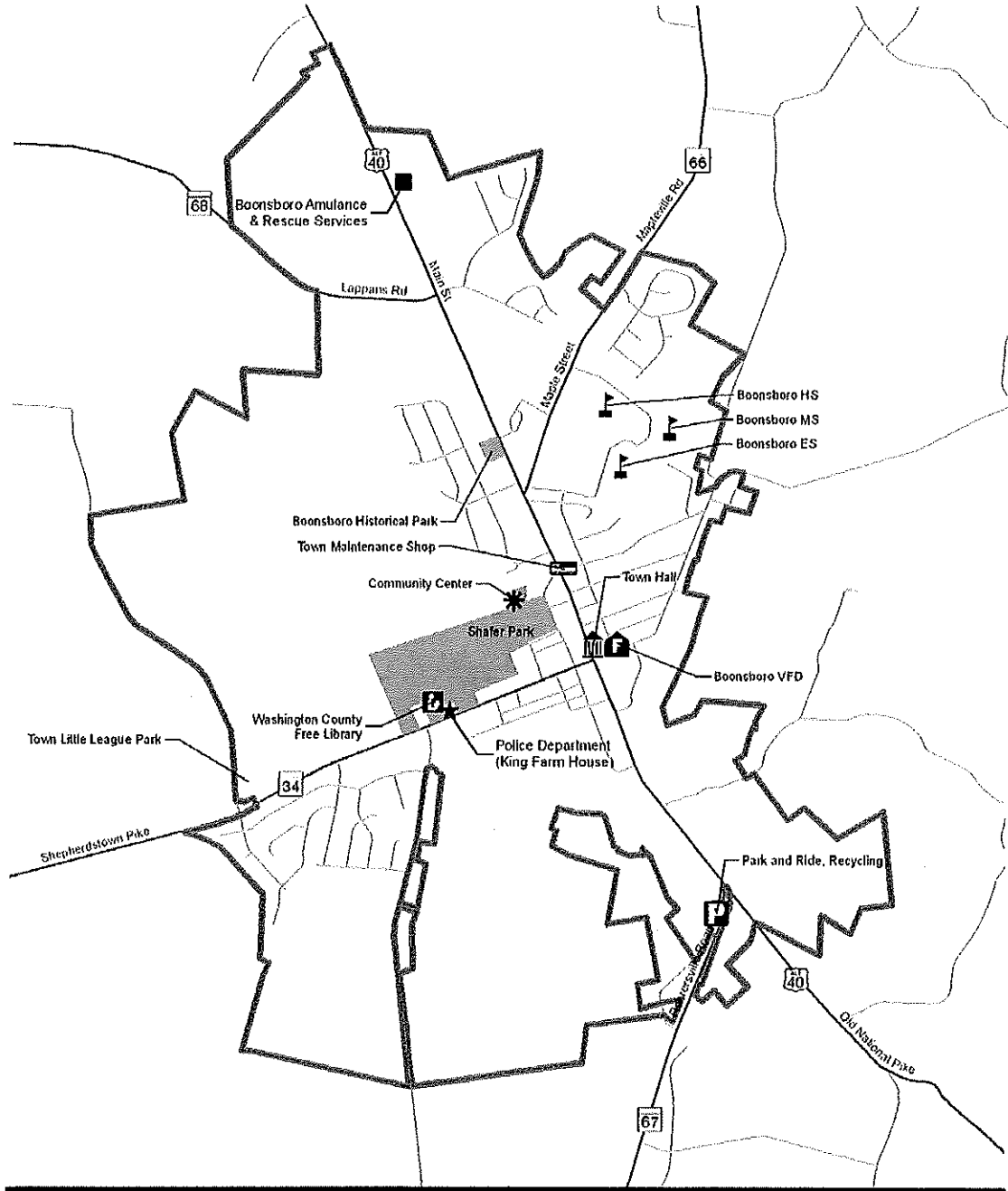
Additionally, for fire and rescue, this lot is served by the First Hose Company of Boonsboro just .9 miles away and the Boonsboro Ambulance and Rescue Services which is located 1.9 miles away.

Please see attached, "Map 5.1: Community Facilities" from the Boonsboro Comprehensive Plan.

The lot in question does have access to Boonsboro Town water and sewer.

Please see attached, "Map 4.1 Boonsboro Water Service Area and Supplies" and "Map 4.2 Boonsboro Sewer Service Area" both from the Boonsboro Comprehensive Plan

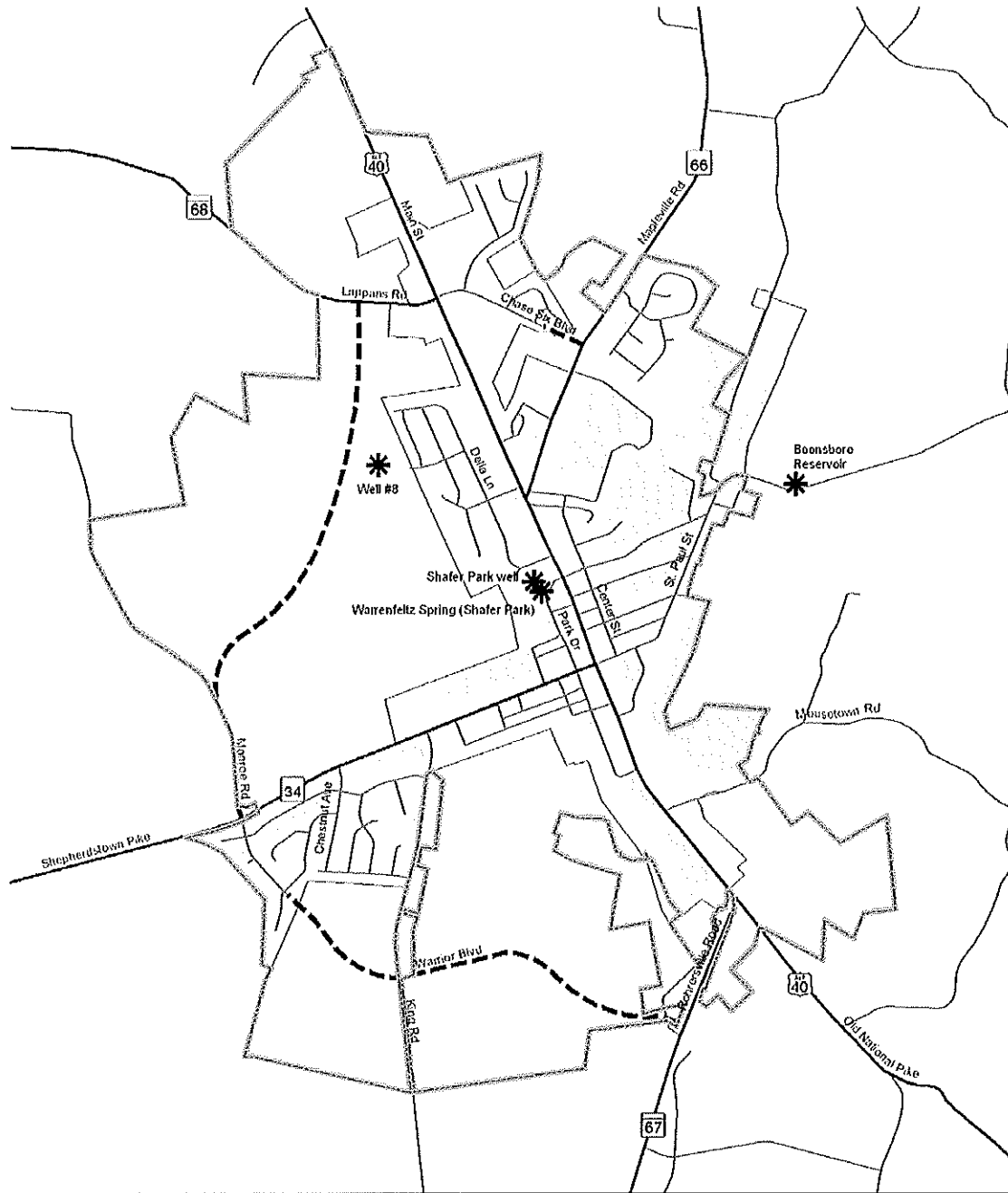
Map 5.1: Community Facilities



Community Facilities Map

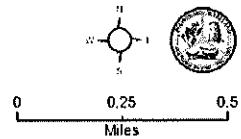
Corporate Boundaries	Community Center	Town Hall	
Schools	Police Station (King Farm House)	Town Maintenance Shop	
Boonsboro Ambulance & Rescue Services	Library	Public Parks	
Boonsboro VFD	Park and Ride/Recycling		

Map 4.1: Boonsboro Water Service Area and Supplies

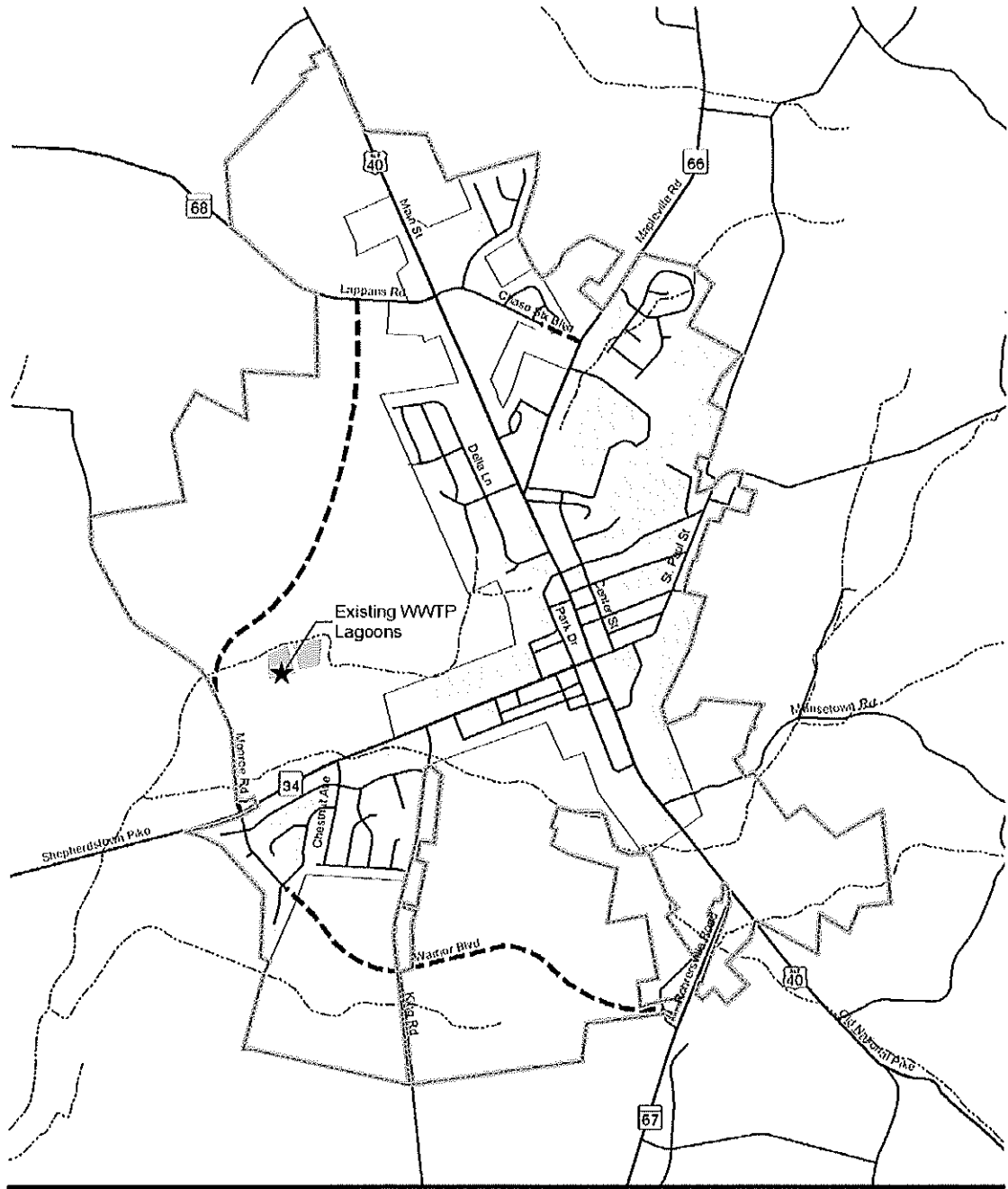


Water Service Area

- * Drinking Water Facilities
- Corporate Boundaries
- Existing Water Service
- ~ Major Roads
- ~ Minor Roads
- ~ Proposed Roads

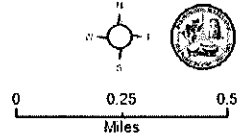


Map 4.2: Boonsboro Sewer Service Area



Sewer Service Area

- ★ Boonsboro WWTP
- Corporate Boundaries
- Existing Sewer Service
- ~ Major Roads
- ~ Minor Roads
- ~ Proposed Roads
- ~ Streams



1.C. Present and future transportation patterns in the area:

Regarding present and future transportation patterns I have attached excerpts from the Town of Boonsboro 2009 Comprehensive Plan, Chapter 6, "Transportation Element."

Chapter 6: Transportation Element

Land use patterns and transportation infrastructure are closely related. The location and design of transportation facilities can often channel growth, thus shaping land use patterns. At the same time, existing and anticipated development can shape the location, type, and magnitude of new and upgraded transportation infrastructure.

The latter case is particularly relevant to Boonsboro. The Town's projected growth—particularly the growth in the 2006 annexation areas—will place additional pressure on the existing road network. This element of the Comprehensive Plan evaluates the Town's transportation system to identify upgrades and new facilities necessary to accommodate future transportation needs.

Goals and Objectives

1. Provide for the safe and efficient movement of people and goods in and through the Town.
2. Promote multi-modal transportation solutions, including pedestrian, bicycle, and transit services, where appropriate.

Inventory of Transportation Facilities and Systems

The present circulation system in Boonsboro consists of a network of local streets and alleys that are interlaced with State thoroughfares. The State roads radiate from the center of Town, providing convenient access to I-70 and major employment centers in Maryland and adjoining states. Existing and planned roads described in this chapter are shown in Map 6.1.

State Road Network

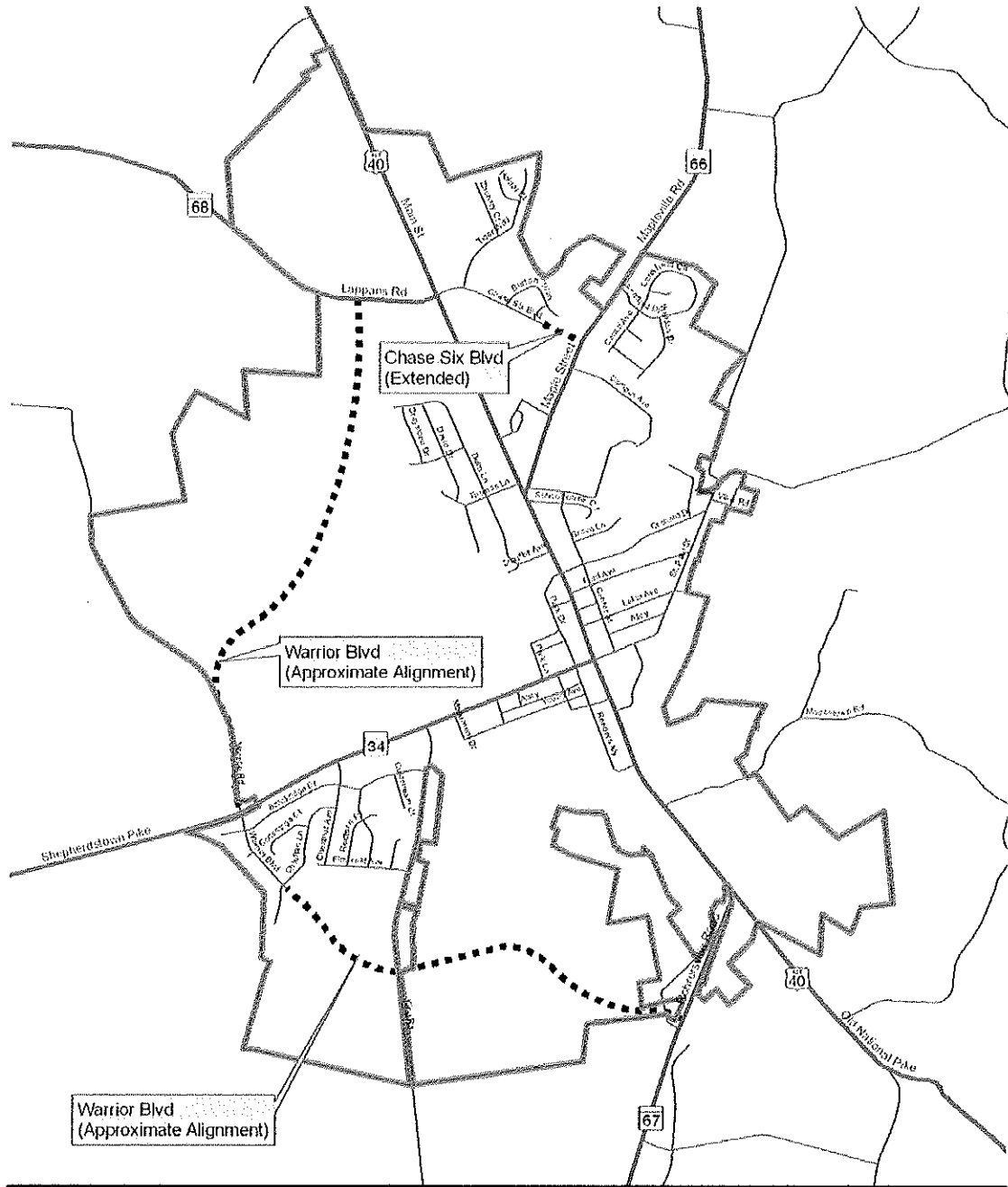
US Alternate 40/Old National Pike/Main Street

As described in Chapter 1, Boonsboro's history is deeply rooted in the development of the National Road, now known as US Alternate 40, or Main Street within the Town. Although most east-west traffic through Washington County now uses I-70, US Alternate 40 remains an important arterial highway.²⁸ It is the only direct link between Boonsboro and I-70 in the direction of Frederick, Washington, and Baltimore.

US Alternate 40 is a major commuter road for residents of Boonsboro and surrounding areas who work in the Baltimore-Washington metropolitan areas, and is an important link to Frederick and Hagerstown. US Alternate 40 is also the primary route to MD 67, which provides linkage to Harper's Ferry, West Virginia, and points in northern Virginia.

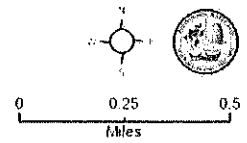
²⁸ "Arterial" refers to the road's functional classification—the system that describes the purpose and traffic volumes on various roads in the Town, as well as how those roads are maintained. The functional classification system for Boonsboro, and the associated road design standards, is included in the Comprehensive Plan Appendix.

Map 6.1: Boonsboro's Road Network



Road Network

- State-Maintained Roads
- Town-Maintained Roads
- Planned Roads
- Corporate Boundaries



The “Town Square” intersection of Main Street with St. Paul/Potomac Streets (MD 34) incurs significant traffic during morning and evening peak hours. During the evening peak, in particular, traffic turning from westbound US Alternate 40 onto westbound MD 34 backs up due the heavy volume of traffic turning left and the absence of a by-pass lane near the intersection (which leaves limited space for westbound through traffic to bypass the queue of turning cars). Much of this traffic is comprised of non-Boonsboro residents who pass through the town on the way to other destinations.

Maryland Route 34/Potomac Street/Shepherdstown Pike

Potomac Street forms the western leg of the Town Square intersection, and proceeds southwest out of Boonsboro, where it becomes Shepherdstown Pike. The highway passes Keedysville and continues through Sharpsburg and across the Potomac River to Shepherdstown, West Virginia. In conjunction with West Virginia Route 45 (which begins in Shepherdstown), MD 34 forms an important link between south-central Washington County and the employment centers in West Virginia’s eastern panhandle.

Inner Potomac Street (close to Town Square) is very narrow compared to the traffic volume it carries—more than 6,000 vehicles per day. Its curb-to-curb width at Town Square is only 28 feet, with parking permitted along the south curb.²⁹ Much of the traffic that uses Potomac Street is pass-through traffic, originating in and destined for locations other than Boonsboro. Two very narrow streets—Park Drive and Park Lane—intersect Potomac Street near Town Square. These intersections have limited sight-distances and tight turning radii, creating potential safety hazards and reducing the capacity of those intersections.

Widening of Potomac Street is not feasible or desirable due to the presence of building facades within a few feet of the curb, especially in the area close to Town Square. This is the historic center of Boonsboro, and Potomac Street’s narrow right of way reflects development patterns that precede the automobile.

Maryland Route 66/Maple Avenue/Mapleville Road

Maple Avenue begins at North Main Street and becomes Mapleville Road (MD 66), proceeding northeast to intersect US 40 and I-70 before terminating in Smithsburg, MD. Maple Avenue is the primary access to the Boonsboro Educational Complex. Like Potomac Street, Maple Avenue is relatively narrow in Boonsboro. While the right-of-way width is 30 feet, the actual paved surface is approximately 27 feet with intermittent paved shoulders.

Traffic on MD 66 has increased significantly due to residential development and increased economic activity in the Hagerstown area. The State Highway Administration has identified the need to widen that portion of the road between Boonsboro and a point 0.6 miles south of I-70. However, no budget or timeline has been set for this project.

²⁹ Source for all road widths: 1997 Comprehensive Plan.

Maryland Route 67/Rohersville Road

This thoroughfare is important as a link to Harper's Ferry and other points in southern Washington County and northern Virginia. It provides linkage for commuter traffic from the southern part of the county to the Washington metropolitan area via U.S. 340 and the MARC train service from nearby Brunswick, MD.

In 1990 the State Highway Administration completed a 68-space park and ride facility on MD 67 near its intersection with US Alternate 40.

Maryland Route 68/Lappans Road

Beginning at US Alternate 40 in the northern portion of the Town, MD 68 is a connector road through southwestern Washington County that connects to other major roads such as MD 65 (Sharpsburg Pike), MD 632 (Downsville Pike), I-81 at Williamsport and I-70 at Clear Spring.

Town Streets

The Town's street network, including alleys, totals approximately 19 miles of which approximately 4.9 miles are State roads and 14.1 miles are Town owned.

Saint Paul Street

This street constitutes the eastward extension of Potomac Street and is a direct link from the center of Town to Mountain Laurel and Boonsboro Mountain Roads. Its first block (between Main and Center), is very narrow—only 20 feet between curbs. Due in part to the Fire Department's need to use this block of St. Paul Street, no parking is permitted between Main Street and Center Street.

Orchard Drive

This street is an important "cross-town" link for traffic between Main Street and St. Paul Street. Its first block (Main to Center) has a curb to curb width of 30 feet; the remainder is an open section roadway with a 30-foot paved width that is adequate, because the homes along Orchard Drive have off-street parking.

Stouffer Avenue and Thomas Drive

The entire Graystone Hills subdivision (north of Shafer Park and west of North Main Street) is accessible at only two points: the intersections of Thomas Drive and Stouffer Avenue with Main Street. Thomas Drive is platted at adequate width within the new subdivision, but its first half block length (west of Main Street) is essentially a one-lane alley to North Main Street. Its intersection with Main Street is potentially very hazardous, due to topography and its proximity to the Maple Road intersection. This alley cannot be widened due to the presence of homes within a few feet of the road.

The only other access to the subdivision is at its southern edge via Stouffer Avenue. Stouffer Avenue's intersection with Main Street is wider and safer, but given traffic volumes on North Main Street, it would not be desirable to encourage additional traffic to

use Stouffer Avenue, particularly to access development on the TT&K property, located behind Graystone Hills.

Park Lane/Reeders Alley

Shafer Park Drive is the primary access point for Shafer Park, and has been upgraded (including sidewalks) to serve this purpose. South of the park, Park Drive runs parallel to Main Street, connecting to Potomac Street. Opposite of the Potomac/Park Drive intersection is Reeders Alley. This 12-foot roadway also runs parallel to Main Street, before turning and intersecting Main Street near Reeders Memorial Home. Traffic on Reeders Alley is one-way northbound, due to the width of the alley.

Center Street

Like Park Drive, Center Street parallels Main Street and is sometimes used by north-south traffic. The greatest volume of traffic on this street occurs where it is narrowest, between Lakin Avenue and St. Paul Street. The street cannot be widened due to the presence of buildings at the edge of the right-of-way.

Other Town Streets

The remaining local streets in Boonsboro provide access to adjoining properties.

Transit and Other Motorized Transportation Options

Boonsboro has no local taxicab company or daily commuter bus service. Until 1996, the Washington County Transportation Commission operated a fixed route service twice daily on Wednesday and Saturday with service covering a route including Hagerstown, Keedysville, Sharpsburg, and Boonsboro. The commuter service was discontinued due to a lack of ridership and budgetary reallocation by the County. The County maintains a Taxi-Voucher Program which provides a demand-response service to the elderly and disabled residents.

Commuter service to the Washington metropolitan areas is provided by Maryland Transit Administration (MTA) bus route 991 during weekdays at peak morning and evening hours. The service operates from the I-70/MD-65 park and ride lot (near Hagerstown) to the Shady Grove Metro Station in Montgomery County.

The MARC Brunswick commuter rail line terminates in Brunswick, MD, approximately 16 miles from Boonsboro. The Brunswick line carries passengers to Washington, D.C., via Frederick and Montgomery Counties.

Pedestrian and Bicycle Facilities

Sidewalks are found along most streets in the Town Center area, including Main Street from Knode Circle to Mousetown Road. The sidewalk system is not present in all areas of the Town. Until the 1990s, some of the Town's suburban-style residential subdivisions were permitted to be developed without the construction of sidewalks. The more recent Campus Grove, Fletcher's Grove, and Crestview subdivisions were constructed with sidewalks.

As part of renovations to Shafer Park, the Town constructed a pedestrian walkway that connects the Park to existing sidewalks on Main Street. Sidewalks will run along Potomac Street from the Town Center to the Library. The state will also install sidewalks along Maple Avenue, from North Main Street to 500 feet north of Campus Drive.³⁰

US Alternate 40, MD 34, and MD 67 are designated by SHA (with posted signs) as on-road bicycle routes, although no marked bicycle lanes are provided. No other on-road or off-road bicycle ways currently exist in the Town.

Traffic Trends

The regional accessibility provided by Boonsboro’s road network makes the Town attractive to a commuting population and contributes to its desirability as a place to live. However, much of the vehicular traffic in Boonsboro is pass-through traffic—vehicles originating in and destined for places other than Boonsboro. Due in large part to commuting patterns to the Washington metropolitan area, annual average daily traffic (AADT) has increased steadily on Boonsboro’s major roads in recent years. Table 6.1 shows these trends. The chart indicates the increasing traffic flows on the Town’s perimeter as they converge on Main Street.

The decrease in traffic on US Alternate 40 east of MD 67 and west of MD 68, combined with the increase in traffic on Main Street in downtown Boonsboro, reinforces the notion that Boonsboro is increasingly used as a waypoint in long-distance commutes, with traffic entering and exiting along the various state highway spokes that radiate from Main Street.

Table 6.1: Average Annual Daily Traffic (AADT), Boonsboro

Highway	Location	AADT			Growth Rate ¹		Total Growth	
		1996	2000	2007	Since 1996	Since 2000	Since 1996	Since 2000
US Alt. 40	Downtown Boonsboro	9,325	11,350	12,620	2.8%	1.5%	35%	11%
US Alt. 40	East of MD 67	5,525	7,600	5,550	0%	-4.4%	0%	-27%
US Alt. 40	West of MD 68	7,025	6,900	6,270	-1.0%	-1.4%	-11%	-9%
MD 34	West of US Alt. 40	5,425	5,800	6,252	1.3%	1.1%	15%	8%
MD 66	Northeast of US Alt. 40	2,525	2,800	4,882	6.2%	8.3%	93%	74%
MD 67	Southeast of US Alt. 40	4,525	4,700	5,590	1.9%	2.5%	24%	19%
MD 68	West of US Alt. 40	1,425	1,900	2,270	4.3%	2.6%	59%	19%

Source: Maryland Department of Transportation, State Highway Administration

1: Indicates the compounded annual growth rate

Note: 2007 Data not available

Residents of Boonsboro contribute to this commuting pattern. The “Journey to Work” statistics from the 2000 US Census indicate that a majority of the working residents of the Town commuted significant distances. The 2000 data show that 44% of Boonsboro's work force of 1,253 had a travel time of 30 minutes or more. None of these workers reported using public transportation, and slightly more than 10 percent car pooled (down from approximately 20 percent in 1990).

³⁰ Source: SHA: Highway Needs Inventory for Washington County.

1.D. Compatibility with existing and proposed development of the area:

The rezoning of the newly created lot being proposed is very compatible with all the neighboring properties along that stretch of Old National Pike. Directly alongside the property to the west is Eby's Garage, and to the east is Thompsons Gas. Directly across Old National Pike to the North is Middletown Valley Bank and Tri County Pump. All these properties are already currently zoned commercial. To the southwest of the property is 17 acres of agricultural land owned by Cristine Poffenberger and is accessed off 67.

Please see attached "Real Property Data Search" results for Washington County regarding the above-mentioned properties.



74

Tri County Pump

Thompson Gas

Elb's Garage

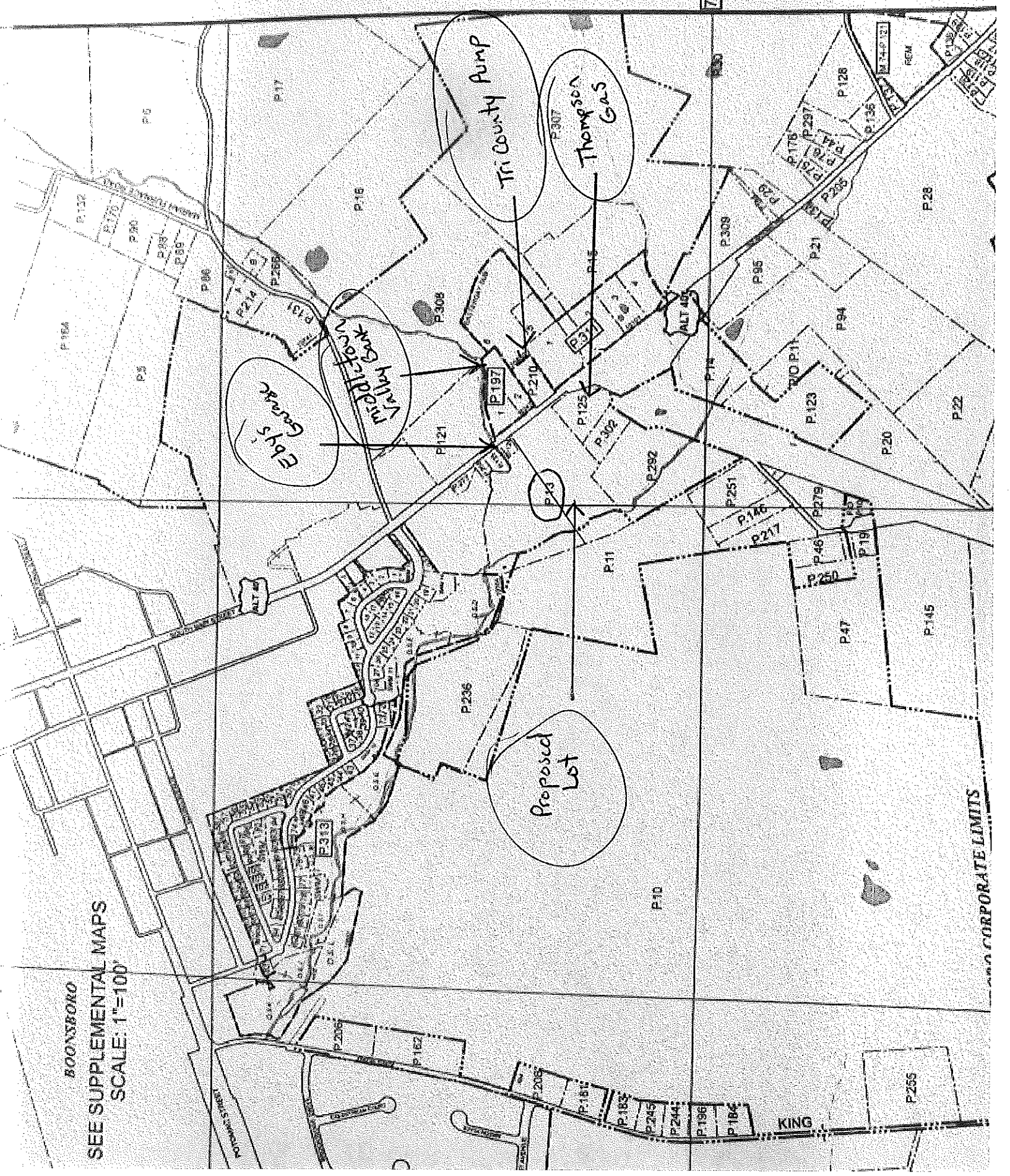
Midwest Valley Bank

Proposed Lot

SEE SUPPLEMENTAL MAPS
SCALE: 1"=100'

BOONSBORO

CORPORATE LIMITS



Real Property Data Search

Search Result for WASHINGTON COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 016324		
Owner Information		
Owner Name:	6708 ONP LLC	Use: COMMERCIAL
Mailing Address:	PO BOX 150 ROHRERSVILLE MD 21779-0150	Principal Residence: NO Deed Reference: /03632/ 00133
Location & Structure Information		
Premises Address:	6708 NATIONAL PIKE BOONSBORO 21713-0000	Legal Description: 1.67 ACRES 6708 NATIONAL PIKE BOONSBORO - THOMPSONS GAS
Map: 0073	Grid: 0012	Parcel: 0125
Neighborhood: 10000.22	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2022
Town: BOONSBORO		Plat No:
		Plat Ref:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	18,210 SF	
		Property Land Area
		1.6700 AC
Stories	Basement	Type
		RETAIL STORE
		Exterior /
		Quality C2
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2022
Land:	436,400	436,400
Improvements	652,000	664,800
Total:	1,088,400	1,101,200
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2021
		As of
		07/01/2022
		1,088,400
		1,092,667
Transfer Information		
Seller: THOMPSON JAMES G	Date: 04/06/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03632/ 00133	Deed2:
Seller: THOMPSON JAMES G	Date: 06/16/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01098/ 00324	Deed2:
Seller: THOMPSON LLOYD W & DORTHA E	Date: 01/18/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00941/ 00468	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2021
State:	000	07/01/2022
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for WASHINGTON COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 033822		
Owner Information		
Owner Name:	6708 ONP LLC	Use: COMMERCIAL
Mailing Address:	PO BOX 150 ROHRERSVILLE MD 21779-0150	Principal Residence: NO Deed Reference: /03632/ 00137
Location & Structure Information		
Premises Address:	OLD NATIONAL PIKE BOONSBORO 21713-0000	Legal Description: 1.47 ACRES OLD NATIONAL PIKE CNR RT40A & W/S RT67
Map: 0073	Grid: 0012	Parcel: 0302
Neighborhood: 10000.22	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2022
Town: BOONSBORO		Plat No: 2712/ 0104 Plat Ref: 2712/ 0104
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 1.4700 AC
		County Use 000000
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2022
Land:	288,100	288,100
Improvements	0	0
Total:	288,100	288,100
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2021
		As of
		07/01/2022
		288,100
		288,100
Transfer Information		
Seller: THOMPSON JAMES G	Date: 04/06/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03632/ 00137	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2021
State:	000	07/01/2022
Municipal:	000	0.00
		0.00
		0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
		Date:

Real Property Data Search

Search Result for WASHINGTON COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Special Tax Recapture: None			
Account Identifier:		District - 06 Account Number - 029337	
Owner Information			
Owner Name:	6708 ONP LLC	Use:	COMMERCIAL
Mailing Address:	PO BOX 150 ROHRERSVILLE MD 21779-0150	Principal Residence:	NO
		Deed Reference:	/03632/ 00141
Location & Structure Information			
Premises Address:	S MAIN ST BOONSBORO 21713-0000	Legal Description:	6.308 ACRES SOUTH MAIN ST BOONSBORO
Map:	Grid:	Parcel:	Neighborhood:
0073	0012	0292	10000.22
			Subdivision:
			0000
			Section:
			Block:
			Lot:
			Assessment Year:
			2022
			Plat No:
			Plat Ref: 1322/ 0474
Town: BOONSBORO			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area
			6.3000 AC
			County Use
			000000
Stories	Basement	Type	Exterior
			Quality
			Full/Half Bath
			Garage
			Last Notice of Major Improvements
			/
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2022	07/01/2021
Land:	536,100	536,100	07/01/2022
Improvements	0	0	
Total:	536,100	536,100	536,100
Preferential Land:	0	0	536,100
Transfer Information			
Seller: THOMPSON JAMES G	Date: 04/06/2009	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: /03632/ 00141	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Special Tax Recapture: None			
Homestead Application Information			
Homestead Application Status: No Application			
Homeowners' Tax Credit Application Information			
Homeowners' Tax Credit Application Status: No Application		Date:	

Real Property Data Search

Search Result for WASHINGTON COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: **District - 06 Account Number - 011454**

Owner Information

Owner Name:	GRIFFITH ENTERPRISES LLC	Use:	COMMERCIAL
Mailing Address:	6711 OLD NATIONAL PIKE BOONSBORO MD 21713-2751	Principal Residence:	NO
		Deed Reference:	/01800/ 00537

Location & Structure Information

Premises Address:	6711 OLD NATIONAL PIKE BOONSBORO 21713-0000	Legal Description:	LOT 1 150X267 .92 A 6711 OLD NATIONAL PIKE BOONSBORO
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0073	0012	0210	10000.22	0000				2022	
									Plat Ref:

Town: BOONSBORO

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	4,820 SF		40,005 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C2			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2021	07/01/2022
Land:	240,000	240,000		
Improvements	185,800	133,500		
Total:	425,800	373,500	425,800	373,500
Preferential Land:	0	0		

Transfer Information

Seller: NEUHAUSER ROBERT P	Date: 06/28/2002	Price: \$240,000
Type: ARMS LENGTH IMPROVED	Deed1: /01800/ 00537	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for WASHINGTON COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: **District - 06 Account Number - 034543**

Owner Information

Owner Name:	BANK MIDDLETOWN VALLEY	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	PO BOX 75	Deed Reference:	/02913/ 00293
	MIDDLETOWN MD 21769-0075		

Location & Structure Information

Premises Address:	S MAIN ST BOONSBORO 21713-0000	Legal Description:	LOT 2 1.42 ACRES S MAIN ST BOONSBORO
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9247
0073	0012	0197	10000.22	0000			2	2022		Plat Ref:

Town: BOONSBORO

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.4200 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2021	07/01/2022
Land:	371,100	371,100		
Improvements	0	0		
Total:	371,100	371,100	371,100	371,100
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homesstead Application Information

Homesstead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for WASHINGTON COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: **District - 06 Account Number - 007198**

Owner Information

Owner Name:	BANK MIDDLETOWN VALLEY	Use:	COMMERCIAL
Mailing Address:	PO BOX 75 MIDDLETOWN MD 21769-0075	Principal Residence:	NO
		Deed Reference:	/02913/ 00293

Location & Structure Information

Premises Address:	6721 OLD NATIONAL PIKE BOONSBORO 21713-0000	Legal Description:	LOT 1 0.81 ACRES 6721 OLD NATIONAL PIKE BOONSBORO
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9247
0073	0012	0197	10000.22	0000			1	2022	Plat Ref:	

Town: BOONSBORO

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	2,918 SF		35,283 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		BRANCH BANK	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2021	07/01/2022
Land:	211,600	211,600		
Improvements	781,300	781,300		
Total:	992,900	992,900	992,900	992,900
Preferential Land:	0	0		

Transfer Information

Seller: BOONSBORO HOLDINGS LLC	Date: 01/31/2006	Price: \$750,000
Type: ARMS LENGTH IMPROVED	Deed1: /02913/ 00293	Deed2:
Seller: PERKINS EDWARD L	Date: 04/09/1998	Price: \$260,000
Type: ARMS LENGTH IMPROVED	Deed1: /01401/ 00247	Deed2:
Seller: JENKINS WILLIAM M JR	Date: 07/11/1984	Price: \$127,600
Type: ARMS LENGTH IMPROVED	Deed1: /00766/ 00815	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for WASHINGTON COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: **District - 06 Account Number - 012884**

Owner Information

Owner Name:	POFFENBERGER CHRISTINE LEE	Use:	AGRICULTURAL
Mailing Address:	10138 WHITE HALL ROAD HAGERSTOWN MD 21740-0000	Principal Residence:	NO
		Deed Reference:	/04954/ 00401

Location & Structure Information

Premises Address:	ROHRERSVILLE RD BOONSBORO 21713-0000	Legal Description:	17.309 ACRES W/S MD 67 BOONSBORO
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0073	0011	0011	6010101.22	0000				2022	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			17.3000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2021	07/01/2022
Land:	8,600	8,600		
Improvements	0	0		
Total:	8,600	8,600	8,600	8,600
Preferential Land:	8,600	8,600		

Transfer Information

Seller: POFFENBERGER CHRISTINE LEE & Type: NON-ARMS LENGTH OTHER	Date: 04/28/2015 Deed1: /04954/ 00401	Price: \$15,000 Deed2:
Seller: REID DONALD LEE Type: NON-ARMS LENGTH OTHER	Date: 08/05/2011 Deed1: /04128/ 00160	Price: \$0 Deed2:
Seller: REID ALVEY W & MILDRED M Type: NON-ARMS LENGTH OTHER	Date: 03/26/1999 Deed1: /01483/ 01069	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2. An analysis of how the proposed amendment conforms to the principles found within the Comprehensive Plan:

Per Chapter 3 of the Town of Boonsboro 2009 Comprehensive Plan titled "Land Use Element", the following is outlined.

Goals and Objectives

1. Promote new development on the annexed properties that is in keeping with character of the Town's current residential development, and support the Town's economic development and other goals.
2. Ensure that future development avoids environmentally sensitive areas.
3. Encourage appropriate amounts and types of commercial development at appropriate locations in the Town.

The change of this particular lot will assist in the development of the town with no negative impact on current or future residential development. Approval of this proposal will provide needed services for the town residents and surrounding communities.












There does exist a small drainage in the back of the property, however, Included in any future site plan will be established buffers to protect any possible environmentally sensitive areas.

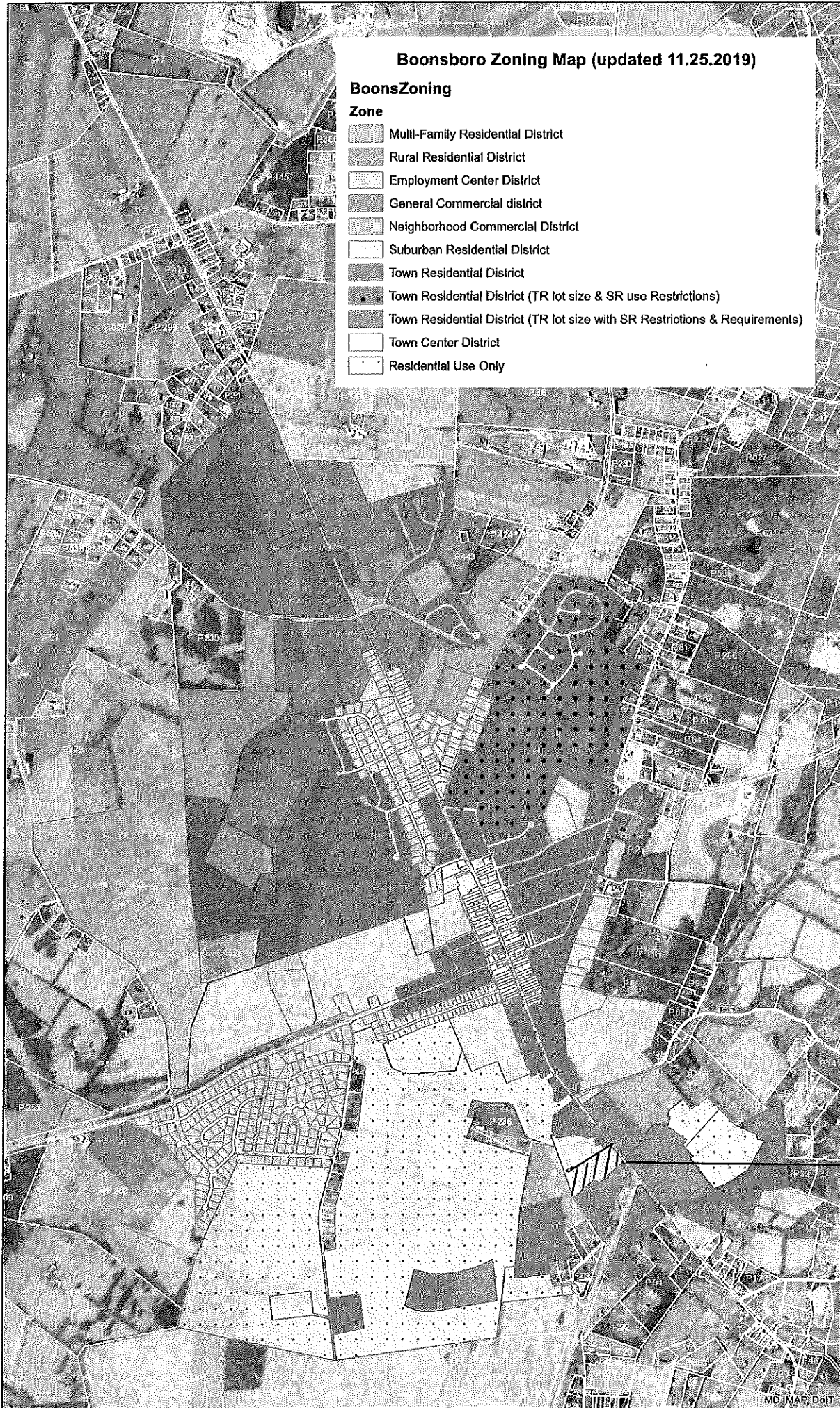
Given the fact that all the neighboring properties are not only zoned general commercial but are already occupied by businesses, I believe this to be in an appropriate location for this type of zoning change.

Boonsboro Zoning Map (updated 11.25.2019)

BoonsZoning

Zone

-  Multi-Family Residential District
-  Rural Residential District
-  Employment Center District
-  General Commercial district
-  Neighborhood Commercial District
-  Suburban Residential District
-  Town Residential District
-  Town Residential District (TR lot size & SR use Restrictions)
-  Town Residential District (TR lot size with SR Restrictions & Requirements)
-  Town Center District
-  Residential Use Only



Current Zoning, Proposing GC