

Bowman Cornfield FACT SHEET

OWNER/APPLICANT:

Bowman-Spielman LLC
10228 Governor Lane Blvd.
Suite 3002
Williamsport, Maryland 21795

ZONING/LAND USE PLAN DESIGNATION:

HI – Highway Interchange, Urban Growth Area

PROPOSAL:

Bowman-Spielman LLC is seeking site plan approval for an 11,180-square-foot convenience store and restaurant including, 16 gas pumps, five diesel fuel pumps and a 1,390-square-foot car wash.

Zoning functional description: Mixed use, food sales, retail, office and fuel sales. Ninety-five 9'x20' parking spaces required - 107 provided with four additional 24'x 82' truck parking spaces.

LOCATION:

Parcel (9.11 acres) located south of Lappans Road (MD-68), east of Interstate-81, west of Spielman Road (MD-63)

ACCESS:

Two proposed entrance/exit locations onto Spielman Road (MD-63). Under the jurisdiction of Maryland State Highway Administration.

REVIEW PROCESS:

The Traffic Impact Study (TIS) was prepared by Bowman-Spielman LLC's traffic engineer, reviewed and approved by both Washington County and MDSHA.

The TIS includes recommendations for improvements. MDSHA and Washington County TIS approval letters include required road improvements.

The site development plan was submitted to Washington County Department of Plan Review & Permitting for review and routing to all applicable review/approval agencies.

Agency review/approvals received from:

- Washington County Plan Review Department
- MDSHA
- Washington County Soil Conservation District
- Washington County Health Department
- Washington County Department of Water Quality
- City of Hagerstown Water Department

The site development plan included required off-site road improvements required by MDSHA.

APPROVAL PROCESS:

Once the applicable agencies review and approve the site development plan, the plan is placed on the Planning Commission regular meeting agenda for approval action.

Any person aggrieved by the Planning Commission action may appeal to the Board of Zoning appeals within 30 days of the action.

NEXT PLANNING COMMISSION MEETING:

When: Monday, July 10, 2017

Where: Washington County Courthouse
24 Summit Avenue
Courtroom 1
Hagerstown, Maryland

Time: 7 p.m.