

Feedback on the December 2024 Draft of the 2040 Washington Co. Comprehensive Plan

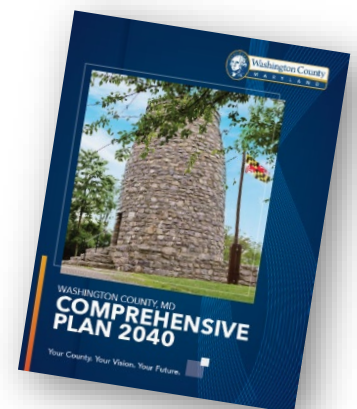
as presented by:

GHC's Washington County Comprehensive Plan Task Force

This report serves as a compilation of recommendations derived from the collective efforts of dedicated committee members who have extensively reviewed the original draft and revised draft of the 2040 Washington County Comprehensive Plan.



5 Public Square, Suite 601
Hagerstown, MD 21740
(301) 733-8811
www.GreaterHagerstown.org





Introduction

GHC's Washington County Comprehensive Plan Task Force (CPTF) was established in August 2023 with the primary goal of assessing and commenting on the County's draft 2040 Comprehensive Plan. The Greater Hagerstown Committee, Inc. (GHC), building on the feedback from the Task Force, is pleased to offer final comments on the latest draft of the 2040 Washington County Comprehensive Plan. We would like to express our sincere appreciation for the time, effort, and expertise invested by County staff, the Planning Commission, and other county officials in the development of this plan. We also want to acknowledge your careful review of our Recommendation Report, submitted in the Fall of 2023, and appreciate that much of our feedback was incorporated into the final draft released in December 2024. This report consolidates our final set of recommendations for enhancing the latest draft of the 2040 Washington County Comprehensive Plan. It reflects the collective input of our task force members, along with additional feedback from our broader membership, and includes key points raised during our testimony at the January 13, 2025, public hearing.

Who is the Greater Hagerstown Committee, Inc (GHC)?

The Greater Hagerstown Committee (GHC), established in 1987, is a 501(c)(3) non-profit organization. Its core mission is to bring together stakeholders and community leaders to address significant regional issues impacting Washington County, MD. GHC functions as a catalyst, recruiting individuals, gathering information, identifying resources, and fostering the discussions necessary to propel initiatives aimed at improving our quality of life.

GHC collaborates with governmental bodies and community organizations to achieve established goals and objectives. It provides a platform for members and invited stakeholders to gain a comprehensive understanding of regionally significant issues and develop visions for enhancing community well-being. Importantly, GHC's purpose is not to execute specific projects or seek recognition. Instead, it serves as a dynamic force, identifying and supporting community partners and public entities in their project endeavors.

The committee's success is attributed to its dedicated members, who actively engage in community affairs and stay informed about current developments. This enables GHC to intervene strategically and leverage the strengths of its members to drive positive change in the region. With its 35-year history, GHC continues to attract business and professional leaders committed to enhancing the quality of life for all citizens in the region. A Full Membership List can be located at the end of this report.



Guiding Principles

The following principles helped guide the recommendations made throughout this report:

- Protect the balanced character of Washington County that is predominantly rural in nature with many historic and recreational amenities, and vibrant urban centers that attract a diverse and upwardly mobile population.
- Create and maintain policies, regulations, and programs that support a healthy housing market that meets the market demand for all income levels and provides adequate and affordable housing for our workers, families, and future generations.
- Grow and enhance a diverse economy that provides living wage jobs for citizens at all educational levels so that we maintain a strong and growing middle class.
- Properly plan and invest in our community's infrastructure so we keep pace with growth and are never forced to consider moratoriums.
- Encourage the majority of growth in the urban growth areas where we can most efficiently and affordably provide community and government services and guide growth away from our rural lands where development will diminish our rural character, use up our limited resources more quickly, and cost more to maintain.
 - Density in the 15% of land in our urban growth areas should average above state minimums for *Priority Funding Areas* (3.5 units per acre) so that we make our designated growth areas last longer and avoid the need for development to expand into our rural lands making up 85% of our county.
 - Density is not inherently bad when combined with quality design, planning, and construction. It is also a critically important factor that can positively impact housing affordability.

Final Recommendations

The following are final recommendations from the task force after careful review of the updated December 2024 draft of the Comprehensive Plan, and include elements of our testimony at the January 13, 2025, public hearing.

Limited Current Data

County staff informed us that state guidelines for comprehensive plans mandate the use of data from the 2010 and 2020 Censuses for much of the plan's analysis. We appreciate that the updated draft, released in December, incorporated more recent data where possible.

Regardless of what data the state requires us to use, we believe that data from 2021 to 2024 indicate an emerging trend of significantly faster growth than in the past. This acceleration is driven by key factors, including major shifts in our economic development—such as the expansion of warehousing, logistics, and the resurgence of manufacturing—as well as a nationwide surge in housing and rental costs. Additionally, we are seeing increasing migration from more affluent and costly counties to the east of us in Maryland. These factors suggest that our growth rate may exceed the 1% to 1.5% range projected in the latest plan.

A look at historical growth patterns in neighboring counties, such as Frederick County, MD, shows a similar trajectory. Like Washington County, Frederick's growth remained stable for decades before experiencing a sharp increase. Berkeley County, WV, has seen a comparable trend in recent years.



Projected Growth

We believe that Washington County may be entering a phase of rapid growth similar to the one Frederick County experienced in the late 1970s, 1980s, and 1990s. Unlike the artificial growth spurt seen in our county between 2005 and 2007, which was driven by a housing bubble, we do not believe the growth we are witnessing today is a result of speculative market conditions. Instead, we see this expansion as driven by several factors, including:

- Increasing numbers of residents from more expensive markets to the east of us being priced out of their communities,
- The impact of millions of dollars in new public and private investments in our county in recent years,
- Changing work patterns post-pandemic, particularly the rise of remote work,
- A significant demand for new jobs spurred by large warehousing and manufacturing projects coming to our region.

Given these trends, we believe the two growth scenarios included in the plan—1% (moderate growth) and 1.5% (high growth)—are too conservative. We recommend adding a third growth model with a minimum projected growth rate of 2%.

A 2% growth rate is not unrealistic, especially when considering the growth patterns in neighboring areas such as Frederick County, MD, and Berkeley County, WV, both of which are strong commuter regions for the Baltimore /Washington, D.C. area. Frederick County has seen growth rates above 2% annually for the past three years, demonstrating that such growth is achievable and sustainable in our region.

To adequately prepare for this potential growth, it is crucial that decision-makers incorporate these higher growth rates into various sections of the plan, particularly the water resources and community facilities elements. Planning for a growth rate of 2% or higher will help ensure that we can meet the increased demand for services and infrastructure, keeping pace with the evolving needs of our community.

Workforce Housing and Housing for the Next Generation

Over the past three years, like many counties across the nation, we've witnessed significant changes in our housing market. Housing prices and rents have soared as demand has outpaced supply, leading to a shrinking inventory of available homes. The result is clear: we are not producing enough housing to meet the needs of our diverse population, spanning low-income, workforce, and even high-income housing for the highly educated, high-earning professionals that some local employers require.

A key data point for our community to track is the comparison between the home price a median household can afford (based on 30% of their income going toward housing) and the actual median sales price of homes in our market. For most of the past 30 years, these two figures have been relatively aligned. The only exception was in 2005, during the housing bubble, when the median home price soared to \$240,000—approximately \$40,000 more than the \$200,250 our median household could afford that year. To address this issue, the county created a Workforce Housing Task Force in 2005, which proposed several strategies, including incentives and policy reforms. However, when the housing bubble burst, home prices fell, alleviating housing concerns and bringing prices back into alignment through 2019.

Starting in 2020, however, home and rental prices began to rise sharply again, creating a particularly challenging market for middle- and low-income residents. By 2024, while the median household could afford a \$260,000 home, the median sales price for homes had increased to a range between \$375,000 and nearly \$400,000 — over \$110,000 more than what the average household can afford. This represents the largest affordability gap in our history, and three times wider than it was in 2005. Similar double-digit increases have occurred in the rental market, further intensifying housing pressures.

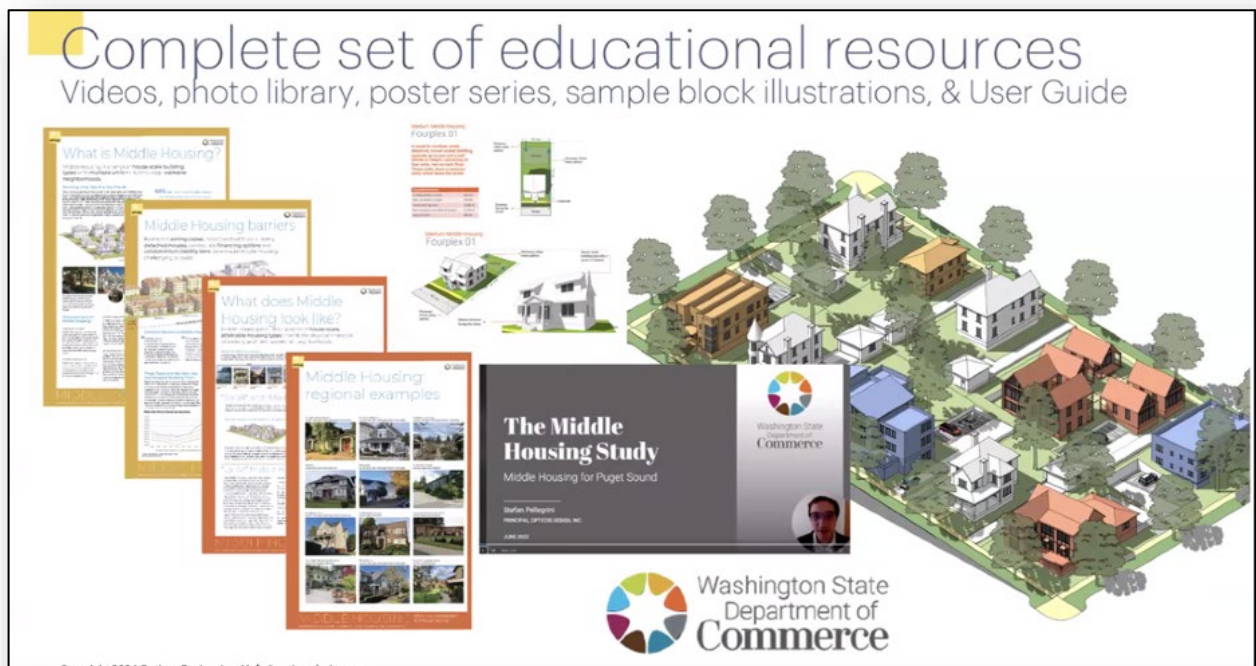
Unlike the 2007 housing crisis, experts do not expect another market crash. Instead, projections indicate that housing and rental costs will remain high due to persistently low inventory. The housing market has been struggling to catch up with demand ever since the crash a decade ago, and it is expected to take years for national inventory levels to meet the needs of the market. Even with higher interest rates, home prices have remained steady due to low housing supply. A recent article from [bankrate.com article \(Jan. 7, 2025\)](https://www.bankrate.com/article/Jan-7-2025) predicts that home prices will continue to rise in the near term.

Given these trends, it is imperative that we act swiftly to implement aggressive workforce housing strategies across multiple fronts to ensure housing availability for the thousands of new jobs projected for our region and for future generations. The 2005 Workforce Housing Commission recommended strategies for improving housing affordability. Some of the key recommendations from that report included:

- **Tax incentives** – such as 5-year property tax rebates for developers.
- **In-fill development** – utilizing land trusts and public funds to convert underutilized buildings into workforce housing.
- **Incorporation of Inclusionary Zoning, Moderately Priced Dwelling Units (MPDUs), and Bonus Density** – to incentivize the creation of more workforce housing.
- **Tiered Excise Tax rates** – based on the size of the home to encourage smaller, more affordable units.
- **Review of excise tax financing** – as part of the mortgage process (modeled after Charles County's approach).
- **Consultant services** – to explore nationwide best practices for workforce housing and implement policies such as inclusionary zoning and MPDUs.

We urge the Commissioners to revisit these recommendations and consider hiring an experienced consultant to explore the “missing middle” housing and workforce housing strategies that have proven effective in other communities. Many of these initiatives—such as increasing density in Urban Growth Areas (UGAs), promoting smaller home sizes, revising zoning ordinances for flexibility, and streamlining planning approval processes—are essential to producing a sufficient supply of affordable housing.

In 2024, the Maryland Department of Planning hosted a webinar on missing middle and workforce housing, which highlighted several award-winning case studies from other regions that could offer valuable insights for Washington County. A review of zoning and other land use policies always follows the adoption of a new Comprehensive Plan. We highly recommend that the county immediately begin a similar study for this community as the information included in these multi-faceted studies will help identify barriers to affordable housing based on our current land use policies and recommend strategies for improvement. Below is an example of Missing Middle Housing study:



Protecting our rural character by encouraging more density in our UGA's

Over 1/3 of the vacant land inside our designated growth areas was developed or removed from the growth areas since the last 2002 Land Use Plan even though we had relatively low population growth (under 1%/year). In the proposed plan, our Urban Growth Area (Hagerstown, Funkstown, & Williamsport) lost 41% of its vacant land, the Boonsboro Growth Area lost 57%, Hancock lost 7%, Smithsburg lost 1%, and Clear Spring remained the same. (*Comparison of Tables 14-7 and 14-8 on page 14-15*). We need to develop land use policies that make better use of this limited land inside our designated growth areas and build the infrastructure needed to support this growth.

We believe the vast majority of county residents, like GHC, want our county to maintain its rural character as we grow. We also recognize that vibrant urban centers with affordable housing are critical to retaining and attracting a young, educated, upwardly mobile workforce which must be a priority if we are to grow and diversify our local economy. We consider it essential to recognize and address the dynamic relationship between rural preservation and vibrant urban development. Striking a harmonious balance between these two seemingly contrasting facets of land use and community planning is imperative for the overall well-being and sustainability of our county.

The high value we place on our rural character is demonstrated by the fact that 85% of our county's land is rurally zoned which limits the amount of development that can take place there. The downzoning of rural land approved in the early 2000's further protected this area as has the county's investments in permanent easements. The best way we can continue protecting our rural heritage is to ensure our land use policy encourages growth in the urban growth areas so that we can efficiently and affordably provide community and government services. We must guide growth away from our rural lands as development in these areas use up our limited resources more quickly and costs more to maintain. In short, we need to make the 15% of our land in the UGA's last as long as possible so growth pressures do not force us to allow more development in our rural areas.

For that to happen our planning and development regulations must allow for sufficient density in the UGA's to get the most out of the limited land available. These are the areas with public water/sewer, schools, commercial districts, and other private and public amenities that people need to access every day. The overall density in our UGA's should average at or above state minimums for Priority Funding Areas.

We reviewed table 14-8 on page 14-15 in the Growth Management chapter which projects our total capacity for the remaining undeveloped, residentially zoned lands in our UGA's. We recommend that the new comprehensive plan recognizes the need for more density in our UGA's and that subsequent changes to our zoning regulations add more density where appropriate.

Table 14-8: Residential Capacity of Proposed 2024 Land Use Plan by Growth Area

Estimated Residential Capacity by Growth Area - Current 2002 Land Use Plan							
	Low Density		Medium Density		High Density		Total
Growth Area	Vacant & Underutilized Land (in acres)	Yield (in units)	Vacant & Underutilized Land (in acres)	Yield (in units)	Vacant & Underutilized Land (in acres)	Yield (in units)	Vacant & Underutilized Land (in acres) Yield (in units)
Urban (Hagerstown, Funkstown & Williamsport)	1,796	7,860	1,132	7,032	259	2,278	3,187 17,169
Boonsboro	180	825	0	0	0	0	180 825
Clear Spring	88	403	0	0	0	0	88 403
Hancock	258	1,118	0	0	0	0	258 1,118
Smithsburg	603	2,838	20	131	0	0	623 2,969
TOTALS	2,925	13,043	1,152	7,136	259	2,278	4,336 22,483

4.5 units/acre 6.2 units/acre 8.8 units/acre 5.2 units/acre

The proposed plan is projecting density in the growth areas at the density levels recommended for PFA's (min. 3.5 u/ac). However, all of our other land use policies must work in unison to fuel a housing market that will achieve these goals. Developers must be able to see a reasonable profit in building homes at these densities and sale prices and buyers must find these homes affordable and attractive to their needs. A missing middle housing study will help our county shape policies that accomplish this.

Please note that the recommendations above are not advocating for high densities in all residential areas inside the UGA's. Instead, we are stating that based on past development patterns our current policies are not encouraging enough houses to be built on the limited land we still have available in our UGA's.



Density, Quality Design, and Development Standards

Density is not inherently a bad thing when paired with thoughtful design, planning, and construction. As we work to increase densities where appropriate, it is crucial that we establish local design and development standards that prioritize the creation of quality living spaces. These standards should ensure that new developments enhance the community, while minimizing negative impacts on adjacent properties and local services.

There are numerous examples of successful, high-quality developments in urban areas within our region where a focus on "quality of place" has been a central component of their design. These developments integrate features such as sidewalks, street lighting, communal spaces, recreational amenities, and convenient commercial services that meet residents' daily needs. School sites are also incorporated to foster vibrant, well-rounded communities. Such design principles have helped create denser neighborhoods that residents enjoy, not just for their proximity to services, but for their overall livability.

Many of these communities utilize "Integrated Zoning" or "Blended Zoning" approaches, which offer greater flexibility and allow for higher density while still ensuring a balance of residential, commercial, and public spaces. We should consider adopting zoning strategies that facilitate the development of the "missing middle" housing—moderate-density options that fill the gap between single-family homes and high-rise apartments. This would allow for a broader range of housing types to meet the diverse needs of our growing population.

We recommend that the Comprehensive Plan formally recognize the importance of quality design standards and blended zoning as part of a strategy to introduce more density in our Urban Growth Areas (UGAs). These strategies should be clearly outlined in the plan's recommendations and implementation sections to ensure that future development is both sustainable and beneficial to the community.

UGA and MRGA

From a planning perspective, we recognize the need to have an urban growth area correctly sized so that it can be fully developed using the water and wastewater resources projected to be available. In this context, the County's Urban Growth Area (UGA) and the City's Medium Range Growth Area (MRGA) boundaries should align. Currently, having separate boundaries creates tension between the two governing bodies and complicates investment decisions for developers, who face uncertainty regarding the timing and availability of public water and sewer services. To resolve this, we believe it is necessary for both the County and the City to collaborate closely to find the best path forward for merging these boundaries. We appreciate the work the City and County staff have done to this point to offer a plan that accomplishes this.

That being said, we recommend delaying any reduction of either boundary until Hagerstown completes its ongoing long-term water and wastewater study from state funding it received in 2024. Additionally, it would be prudent to wait for decisions regarding whether the City or County will pursue new water sources. A new water supply, whether from Antietam Creek, a County well, or another source, could significantly enhance capacity within the current UGA and potentially allow for increased densities or buildout of the full UGA.

Therefore, before revising these boundary lines, we recommend waiting for final decisions on new water sources as well as the completion of the water and wastewater study. Once those decisions are made and the study results are available, we can then consider adjustments to the UGA to align with the City's MRGA based on this new information.

As we've previously emphasized, aggressive infrastructure investment is crucial, particularly in the areas of water and wastewater. The County and City should work together to expand their water and wastewater capacities as quickly as possible to prepare for the anticipated growth in the region.



Aggressive Infrastructure Enhancement

A faster rate of growth will place significant pressure on our community's infrastructure, including roads, schools, water, wastewater, and recreational amenities. To keep pace with this growth, we must take proactive and aggressive measures to expand and upgrade our public infrastructure. We must ensure that we are never forced to consider a moratorium due to overcrowded schools, insufficient water and wastewater capacity, or other environmental constraints imposed by the State and Federal governments.

Efficiently managing growth with our limited resources will require careful planning, timely policy decisions, and increased investment. It will also necessitate strategies such as redistricting school populations when one district is overcrowded while an adjacent one has available capacity. It's important to recognize that building a new school or upgrading critical infrastructure like water and sewer systems takes years. Therefore, we cannot afford to wait until we are at capacity to begin these projects.

The revised draft of the Comprehensive Plan incorporates many of our recommendations in Chapter 15 – Implementation. However, we still believe several proposed strategies need to be accelerated and moved to “Short Term” goals (within 5 years). Of particular concern is the state of our water and wastewater infrastructure. The current draft identifies significant deficiencies by 2040 if we experience growth at the projected rates of 1% or 1.5%. However, we believe these growth rates could easily exceed 1.5%, potentially leading to capacity and environmental deficiencies as early as 2030.

We recommend that several water and wastewater infrastructure strategies be expedited, and that the comprehensive long-term study of water and wastewater systems be completed as soon as possible. This study should map out needed infrastructure improvements and associated costs, enabling us to begin identifying the revenue required to complete these projects. Additionally, we strongly urge the inclusion of a redundant water system in any infrastructure planning, such as the proposed groundwater plant in the current draft. Any new water system should also be designed to integrate with existing systems (similar to the County's wastewater interconnector), ensuring redundancy and reliability in the overall water supply.

Another pressing concern is the need to plan for increased school construction as growth continues to escalate. A high priority should be placed on identifying a location for a new high school in the eastern section of our Urban Growth Area (UGA), which could relieve capacity pressure from South High, North High, Smithsburg, Boonsboro, and Williamsport districts. High school sites require large parcels of land, which will become increasingly difficult to secure as development pressure grows. Ideally, we should consider consolidating middle and high school sites on a single parcel, as has been done in other parts of the county.


As growth in our designated growth areas accelerates, the cost and availability of land will become even more challenging. Planning ahead for future school sites through land banking will save taxpayers money in the long run and enable us to react swiftly if growth exceeds projections.

Permanent Easements

The county's past efforts to protect our most valuable agricultural lands, sensitive environmental areas, and historically significant sites, such as the Antietam Battlefield, are commendable. However, careful consideration is needed when selecting properties for permanent easement programs. We believe it is essential to regularly reassess the county's long-term strategy for placing permanent easements, especially on properties located near defined growth areas.

The future is uncertain, and technology is evolving at a pace that is difficult to predict. Permanent easements, by their nature, are irreversible. While they can be an effective tool for conservation, their long-term impact must be carefully considered. If, 40 years from now, we find that an easement was placed in an area that no longer aligns with our community's needs or desires, there would be no recourse to change it.

Therefore, we recommend that the county take time to reevaluate the targeted areas for future easements. This process should include public outreach, as well as the creation of a comprehensive map that identifies potential areas for easements, ensuring that these decisions are made thoughtfully and with long-term planning in mind.



Economic Diversity and Middle-Class Jobs

Fostering a diverse economy that generates employment opportunities for all education levels, ultimately strengthens our middle-class. Particular attention should be given to how our land use planning and zoning encourages diversity in our economy and whether it is helping us attract the jobs that pay middle-class and above wages. As our cost-of-living increases, the wages provided by the jobs we are retaining and attracting must be at the levels needed to sustain a middle-class lifestyle.

Commercial zoning flexibility should be considered as we develop our land use policies. Where appropriate, we should allow flexibility and mixed-uses in some non-residential areas, particularly for commercial uses that are less intensive. **The current draft plan eliminates ancillary retail and commercial uses in areas that are zoned for industrial, manufacturing, or logistical uses and decreases Industrial Flex zoning.** However, these ancillary, lower intensive uses may be appropriate for these areas and provide services workers in the larger industries will utilize (similar to the mixed-use commercial development along Governor Lane Blvd). **These zoning changes and the current market may also incentivize more warehouse development in an already saturated region. We recommend this policy be reexamined and that Industrial Flex zoning is increased, not decreased, to allow for more diversity in our economy.**

We cannot create more land, particularly land that has access to the water, sewer, highway, and rail infrastructure. In addition, the demand for land by market forces may not align with the types of jobs we are trying to attract. It is important we think of the best way to fulfill our short-term as well as our long-term economic needs. We should quickly follow the adoption of this new comprehensive plan with an evaluation of the land use and zoning designations on existing land inside our UGA, determine the types of jobs and wages our land use policy is attracting, and make any changes necessary so that a diverse economy with healthy wage levels can be achieved.

Recommended Changes to Chapter 15 – Implementation

We included our recommended changes directly on copies taken from the draft plan, See subsequent pages:

THANK YOU:

In closing we want to again thank the County's Planning Department and the Washington County Planning Commission for their work over the last several years creating an updated Comprehensive Plan for our community. We appreciate the extensive public outreach you provided and the consideration you gave to not only our comments, but the comments from all who provided feedback. If you have any questions regarding this submittal, please reach out to Jim Kercheval, Executive Director of GHC at or 301-733-8811.

References:

[1] Frederick County vs. Maryland Comparative Trends Analysis:

<https://maryland.reaproject.org/analysis/comparative-trends-analysis/population/tools/240021/240000/#:~:text=On%20average%2C%20Frederick%20County%27s%20populati on%20grew%20at%20an.and%20recorded%20its%20lowest%20growth%20in%202009%20%280.72%25%29.>

[2] Rental Market Trends in Hagerstown, MD:

<https://www.rent.com/maryland/hagerstown-apartments/rent-trends>

[3] Fair Market Rent Documentation System:

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn

Bankrate.com Article (Jan 7, 2025):



Washington County

M A R Y L A N D

RECOMMENDED CHANGES
by GHC Comprehensive Plan Task Force

Comprehensive Plan 2040
our County. Your Vision. Your Future.

Chapter 15

Implementation Element

This Plan is intended to provide a snapshot of existing processes and analyze future projections to inform future decision makers when updating land use documents and policies. Within this chapter is a listing of goals, objectives and recommendations to implement this plan as it relates to the eight (8) overarching goals of the plan listed in Chapter 2. This chapter summarizes information included in the previous chapters and provides a schedule to assist in the implementation of the Plan. The tables included below are organized to show implementation in one of three categories;

Short-Term (0-5 years)
Medium Term (6-10 years)
Long-Term (11+years)

The schedule for implementation is organized by short-term, goals which can be implemented quickly and minimally impact existing functional plans and policies; medium-term, goals which impact existing functional plans and policies more deeply or require the development of studies or new policies, creating a longer implementation; and long-term, goals which will require constant or life of this plan actions by the County to implement.

Schedule for Implementation		
Goal 1: Provide a diverse range of housing for citizens that promotes sustainable, livable, and affordable housing opportunities.		
Term	Source Element Recommendation	Related Elements
Short	Housing	<p>EXPAND TO:</p> <p><i>Conduct a comprehensive study on "missing middle" and workforce housing with the support of a qualified consultant, ensuring thorough public engagement, developer education, and a full assessment of our zoning and land use policies. The study should include an analysis of the feasibility, attainability, and livability of missing middle housing, identify existing barriers, and recommend best practices for implementation. Additionally, it should propose necessary changes to our land use policies to foster a healthy, affordable housing market</i></p>
	Allow accessory dwelling units	
	Enact high-density multi-family zoning	
	Reduce or eliminate off-street parking requirements	
	Streamline or shorten permitting processes	
	Complete a comprehensive housing assessment	
Medium	Housing	<p><i>Additionally, it should propose necessary changes to our land use policies to foster a healthy, affordable housing market</i></p>
	Create greater opportunities for mixed income housing	
	Create mixed income communities through flexible land use regulations	
	Establish by right development	
	Establish density bonuses	
	Incentivize energy efficient improvements to new and existing housing stock	
Long	Housing	<p><i>Additionally, it should propose necessary changes to our land use policies to foster a healthy, affordable housing market</i></p>
	Use property tax abatements	
	Employ inclusionary zoning	

Schedule for Implementation		
Goal 2: Promote a balanced and diversified economy.		
Term	Source Element Recommendation	Related Elements
Short	Economic Development	
	Maintain and update, as needed, the "Infrastructure Assessment for Washington County and the City of Hagerstown" as a vital resource for attracting and retaining businesses.	Community Facilities; Transportation; Water Resources
	Review, and where necessary, amend local ordinances to support new agricultural business opportunities.	Ag and Forest
Medium	Economic Development	
	Review, and where appropriate, amend permitted land uses in non-residential zoning districts along with the locations of said districts to better match infrastructure needs of particular businesses to ensure appropriate location and use of limited infrastructure resources such as railroad sidings, interstate access, and airport access.	Transportation
	Consider financial incentives for remediation and redevelopment of brownfield sites such as tax incentives or fee waivers.	None
Long	Economic Development	
	Align transportation expenditures and community facility siting to maximize the impact of County spending in order to promote economic growth.	Community Facilities; Transportation
	Continually monitor business needs in relationship to land use to ensure enough available resources for the expansion of existing and establishment of new businesses.	None
	Ensure that the annual Capital Improvement Program (CIP) for the County furthers efforts to maintain and expand necessary infrastructure to attract and retain business.	Community Facilities; Transportation
	Support and expand land preservation programs in the County by maximizing local match funding and support agricultural marketing efforts.	Ag and Forest
	Mineral Resources	
	Consider the adoption of regulations to address new innovative mining strategies.	None

**MAKE
MEDIUM
TERM**

CHANGE TO: "Update long-term land preservation plan to identify land that is appropriate to target for permanent preservation"

"Support agricultural Marketing Efforts" should be a separate item in the SHORT TERM section

Schedule for Implementation		
Goal 3: Provide a safe, efficient, and interconnected multi-modal transportation system.		
Term	Source Element Recommendation	Related Elements
Short	Transportation	
	Consider formally adopting a Complete Streets Policy to ensure that multi-modal transportation options are routinely considered as a part of all new or retrofitted road projects or during road resurfacing.	None
	Develop a localized functional road classification similar to the Federal classification system with an emphasis on adequate right of way, access spacing needs and compatible adjacent land use.	None
	Improve passenger amenities at County Commuter stops where there is high passenger demand with special attention to increase the number of bus shelters.	None
	In residential areas along major transportation routes, encourage or require driveway consolidation or provide frontage roads that divert traffic to safe, controlled points of access.	None
	Incorporate walking or bicycling trails into the development of all new County parks to promote lifelong fitness. Trail development in existing parks with unused recreational space should also be considered.	None
	Investigate the feasibility of expanding County Commuter hours of operation, particularly to include at least limited service hours on Sundays and system-wide evening service.	None
	Provide signage, pavement markings and way-finding for the County designated bicycle route network to promote active transportation and tourism in rural areas. Where feasible, add dedicated shoulder space to make these routes more bicycle friendly.	None
	Review parking requirements to determine whether they encourage the transportation by non-motorized means and do not unnecessarily decrease available land for property improvements, particularly within urbanized areas. Parking reduction measures support other transportation demand strategies that help reduce traffic congestion. Eliminating or reducing minimum parking requirements in select areas such as in Town or city centers is a potential option.	None
	Coordinate with Towns in identifying dedicated bicycle and/or pedestrian projects on County roads that fall within their jurisdictions for inclusion in County capital budgeting.	None
	Work collaboratively with the HEPMPO and MDOT to identify priority locations for Electric Vehicle charging infrastructure along designated corridors and within local communities and make improvements where necessary. Determine whether any changes to development regulations are needed to facilitate the inclusion of such facilities at appropriate locations during the site planning review process.	None

Schedule for Implementation

Goal 3 (cont.): Provide a safe, efficient, and interconnected multi-modal transportation system.

Term	Source Element Recommendation	Related Elements
Medium	Agricultural and Forest Resources	
	Investigate investment in infrastructure such as bridge/culvert widening or pull off areas to help accommodate the requirements of larger farm equipment.	Transportation
	Transportation	
	Adopt design standards for on and off-street bicycle facilities and multi-use trails within County road design manuals.	None
	Continue to monitor and make capital improvements to at-grade railroad crossings to promote multi-modal transportation safety.	None
	Conduct Pedestrian Road Safety Audits to identify corridors, roads/streets and intersection locations where a high number of crashes between bicyclists and motor vehicles or pedestrians and motor vehicles occur.	None
	Consider amending the County's Adequate Public Facilities Ordinance to include the provision of bicycle, pedestrian and/or transit facilities for new development or redevelopment within Urban or Town Growth Areas to accommodate and capture new traffic flow from the proposed development by non-motorized means.	None
	Consider creating, with input from transportation planning partners, a Bicycle and Pedestrian Plan. The Plan would identify gaps in the network and prioritize improvements based upon public safety concerns and opportunities to encourage modal switching and reduce traffic congestion.	None
	Consider identifying Freight Movement Protection Corridors for priority trucking routes and rail lines to ensure the efficient movement of goods and the creation of support services and facilities.	Growth Management and Land Use
	Consider the potential opportunities, effects and land use implications of emerging transportation technologies such as on-demand ride-sharing, connected and autonomous vehicles, alternative fuel vehicles in comprehensive planning and capital investments.	None
	Continue to investigate opportunities to restore commercial flight service connections from Hagerstown to major regional airports to ensure that airline travel for business and commuting purposes remains viable in the County in the long-term.	None
	Coordinate existing transit routes to better connect the County Commuter to park and ride facilities and regional commuter services in order to provide expanded travel options for residents to reach regional employment centers while residing in Washington County.	None

"flight or bus service"

ADD: Evaluate current and future electric vehicle charging infrastructure needs and any changes needed in our land use policies to support it.

Schedule for Implementation		
Goal 3 (cont.): Provide a safe, efficient, and interconnected multi-modal transportation system.		
Term	Source Element I Recommendation	Related Elements
Medium	Design bicycle facilities to accommodate the safety and comfort needs of novice cyclists providing dedicated space where feasible.	None
	Determine feasible options to provide public transportation to Towns and rural areas of the County outside of planned growth areas that are not currently served by the County Commuter, but which exhibit enough potential ridership to warrant at least occasional transit service to and from the County's Urban Growth Area.	None
	Encourage multi-modal inter-parcel connections between commercial businesses to preserve capacity of collector and arterial roads. Strip development with access onto major public roads should be discouraged as much as possible.	None
	Evaluate priority locations for new truck parking facilities along major arterial routes and pursue opportunities for their development in context appropriate locations to facilitate the intermodal movement of goods and support economic development goals.	None
	Identify activity centers where housing and jobs, schools, commercial uses, transit, community facilities or public spaces occur in close proximity. Strengthen bicycle and pedestrian connections between these places where those facilities are absent.	Community Facilities
	Identify and target priority corridors and lands for acquisition or protection through land preservation programs and ordinances, donated easements (i.e.-floodplain corridors) or using various Federal or State transportation alternatives grant funding.	Ag and Forest; Sensitive Areas
	Identify opportunities to make bicycle and pedestrian facility connections between publicly accessible preserved lands and adjacent Towns that serve as gateways to these recreational resources, where they are currently absent, by multi-use paths and other bicycle or pedestrian facility types.	None
	Identify opportunities to utilize transit oriented development principles to create sufficient density around transit facilities to encourage the provision of cost-effective service to those locations.	Growth Management and Land Use
	Incorporate consideration for the creation of on-road bicycle facilities into resurfacing projects to allow for routine expansion of the bicycle network in a cost-effective manner.	None
	Look for opportunities to increase the number of park-and-ride lots and/or spaces to promote ride sharing.	None
	Make certain that transit, human service transportation and/or on-demand public transportation provide access to critical services such as health care, grocery stores, childcare, and community facilities.	Community Facilities
	Pursue context sensitive design and implementation of all transportation facilities in Rural Villages to preserve community character while also accommodating modern multi-modal transportation needs.	Historic Resources

Schedule for Implementation		
Goal 3 (cont.): Provide a safe, efficient, and interconnected multi-modal transportation system.		
Term	Source Element I Recommendation	Related Elements
Medium	Pursue the location of businesses within the Airport Overlay Zone that are compatible with airport operations and support industries. Continue to provide support for the growth and expansion of existing private businesses operating within the larger Airport industrial/office park.	Growth Management and Land Use
Long	Transportation	
	Conduct a feasibility study and gain additional public input on the creation of the Civil War Railroad/Weverton Roxbury Corridor Rail Trail, identified in Maryland's Land Preservation and Recreation Plan, to link the Urban Growth Area with existing long-distance multi-use paths (i.e. - C&O Canal towpath). If the project is judged feasible, a section of the trail could be piloted in a location where public support indicates the potential for facility demand and usage.	None
	Consider "road diets" along streets that may have excess capacity to calm traffic and examine the potential of replacing the excess travel lane with space for bicyclists, pedestrians or transit.	None
	Consider alternative fuels or more fuel-efficient options for new County vehicles (transit, staff, etc.) to minimize air quality impacts and reduce energy costs.	None
	Consider future needs to expand airport operations in land use and capital planning.	None
	Continue to work with sidewalks and other transportation improvements, particularly at the Airport.	None
	Continue to expand access to water trails along Antietam and Conococheague Creeks.	Sensitive Areas
	Continue to implement Airport modernization and improvement projects identified in capital planning and long-range transportation plans that promote safe and efficient airport operations, enhance passenger amenities, and solidify the position of the Airport as a hub for economic development in Washington County.	Community Facilities
	Coordinate with other jurisdictions and transportation planning entities at the Federal, State, regional and local levels to efficiently and cost-effectively create transportation improvements in a timely manner.	None
	Develop programs and strategies to increase bicycling and pedestrian activity through Encouragement, Education, Enforcement, Equity and Evaluation efforts in addition to Engineering improvements (The 6 E's Model).	None
	Ensure multi-modal transportation options are available which connect Town and Urban Growth Areas.	None
	Ensure that zoning and infrastructure along rail lines supports industry needs to move and distribute freight in or through the County by that mode of transportation.	Growth Management and Land Use

CHANGE TO: "Develop a long term capital improvement plan to expand access to water trails...."

Schedule for Implementation		
Goal 3 (cont.): Provide a safe, efficient, and interconnected multi-modal transportation system.		
Term	Source Element I Recommendation	Related Elements
Long	Transportation	
	Evaluate adequacy of evacuation plans and routes in the event of severe weather or a catastrophic event.	None
	Facilitate land use practices that encourage goods to be transported by rail to the maximum practical extent to preserve road capacity on arterial routes and improve safety.	Growth Management and Land Use
	Identify roads vulnerable to natural or man-made hazards or incidents and develop long-term strategies for their improvement, relocation, or realignment to avoid preventable damage to people and property.	Sensitive Areas
	Provide transit service to within a reasonable distance by non-motorized means of travel to all major subdivisions and major employment centers in the Urban Growth Area. Work with major employers to incentivize ride sharing and transit usage to discourage commuting by single-occupancy vehicles.	None
	Seek diverse funding sources to plan, design and construct priority projects identified in the MPO's current, TIP, LRTP and in the County's Capital Improvement Program.	None
	Transportation investments within rural areas should focus on safety improvements to existing facilities and avoidance of sensitive resource lands rather than adding lane capacity. Transportation facilities in rural areas should also minimize impacts on agricultural land targeted for permanent retention in Priority Preservation Areas.	Ag and Forest
	Utilize emerging measures, such as Level of Traffic Stress, to determine the appropriate new facility type or design intervention for bicyclists on a given road segment to promote rider comfort in addition to traditional measures such as Bicycle Level of Comfort.	None
	Where possible, design road projects to minimize new impervious surface cover to meet regulations related to water quality and stormwater management.	Sensitive Areas

Schedule for Implementation		
Goal 4: Maintain policies and strategies that direct growth to areas where the County can provide adequate infrastructure and community resources for existing and future development.		
Term	Source Element Recommendation	Related Elements
Short	Community Facilities	
	Consider lower impact or APFO fees inside of Priority Funding Areas and near transit or community facilities to foster compact development.	None
Medium	Community Facilities	
	Conduct a cost benefit analysis using several different scenarios to determine the most fiscally responsible and feasible option to handle the impacts of growth on local infrastructure.	None
	Growth Management and Land use	
	Complete a comprehensive rezoning of the areas affected by Growth Area amendments recommended by this chapter.	None
	Update and revise the Zoning and Subdivision Ordinance regulations to incorporate appropriate zoning districts and development standards recommended in this chapter.	None
Long	Community Facilities	
	Implement design guidelines that identify areas where new community facilities could be located to serve the needs of residents in an efficient manner. Consideration should be given to access to population centers, proximity to multi-modal transportation facilities, and availability of public water and sewer.	None
	Coordinate with surrounding towns in housing planning and uniform enforcement of mitigation techniques.	Housing; Growth Management and Land Use
	Growth Management and Land Use	
	Continue to use the Adequate Public Facilities Ordinance to manage the location and timing of new development and its effects on schools, roads and other public facilities	Community Facilities; Transportation
	Coordinate with municipalities to plan for future annexation areas and for compatible land uses along common boundaries.	None



The impact of our APFO/Impact Fees should be part of the evaluation provided by the consultant in the comprehensive housing study. Recommend removing "lower" until analysis is completed

**MAKE
SHORT
TERM**

**MAKE
SHORT
TERM**

**MAKE
SHORT
TERM**

Schedule for Implementation		
Goal 5: Provide residents with a high quality of life through the impactful planning and delivery of fundamental community facilities and services.		
Term	Source Element Recommendation	Related Elements
Short	Water Resource Element	
	Incorporate water and wastewater information from this Comprehensive Plan into the next revision of the County Water and Sewerage Plan.	None
	Transportation Element	
	Implement the recommendations of the MPO's Transit Development Plan and Human Service Transportation Plan	None
Medium	Water Resource Element	
	Coordinate with the City of Hagerstown to explore funding opportunities such as loans or grants to upgrade the city water treatment facility to serve the UGA.	Community Facilities
	Transportation Element	
	Work with the HEPMPO to consider feasibility of transit plans that would connect commuters with employment centers along the I-81 Corridor.	None
	Community Facilities	
Long	Adjust ordinances and policies to ensure communication technology compatibility with land uses, as well as encourage new technologies which improve connectivity for residents.	None
	Community Facilities	
	Coordinate with the Washington County Free Library system to expand or upgrade library facilities across the County to address future growth needs.	None
	Offer a variety of parks and recreation to citizens in accordance with the adopted Land Preservation, Parks and Recreation Plan.	None
	Continue to expand the Public Safety Training Center to provide appropriate facilities to educate, train and enhance public safety response in the County.	None
	Coordinate with the Washington County Public School system to efficiently identify and locate future school facilities to meet the needs of expanding school enrollment.	None
	Economic Development	
	Ensure Hagerstown Regional Airport has sufficient lands to support continued airport operations to FAA Standards, compatible adjacent land uses, and identified areas for expansion through updated studies.	None
	Water Resources Element	
MAKE MEDIUM TERM	Continue to identify and eliminate sources of inflow and infiltration to free up additional capacity at treatment plants.	None
	Continue to promote funding of retrofit programs as an annual line item in the Capital Improvement Program.	None

Schedule for Implementation		
Goal 5 (cont.): Provide residents with a high quality of life through the impactful planning and delivery of fundamental community facilities and services.		
Term	Source Element I Recommendation	Related Elements
 Long 	Water Resource Element (cont.)	
	Continue to pursue abatement of failing Onsite Sewage Disposal Systems (OSDS) through connection to public sewer systems.	None
	Continue to work with the County Health Department to map well failures and septic failures.	None
	Coordinate with the City on needed upgrades to their WwTP to determine if inter county connection will be necessary.	Community Facilities
	Explore opportunities to supplement water supply to the UGA through study of potential surface and/or ground water sources and associated treatment facilities.	Community Facilities
	Work with MDE to ensure that the County receives nutrient credits for actions taken to reduce OSDS impacts.	None
	Work with MDE to find suitable areas for land application of treated wastewater.	None
	Work with the State in completion of Source Water Assessments for public water supplies. Using this data, the County should adopt a wellhead protection ordinance for those areas designated as community potable water supplies.	Sensitive Areas
	Coordinate with the City of Hagerstown to conduct a long-term comprehensive water and wastewater infrastructure plan.	Community Facilities

Note: The City received state funds last year to begin a long term water and wastewater study, so it should be complete by 2026

Schedule for Implementation		
Goal 6: Enhance the County's rich history and cultural heritage through land preservation and historic preservation efforts.		
Term	Source Element Recommendation	Related Elements
Short	Agricultural and Forest Resources	
	Evaluate the potential benefits of permitting overlapping land preservation easements where different resources are protected, particularly those that don't require the expenditure of State or local funds.	Sensitive Areas; Historic Resources
	Historic Resources	
	Modernize and create a separate Historic Preservation Ordinance that consolidates terminology for review areas to reduce confusion and also addresses topics specific to Historic Preservation such as demolition and demolition by neglect of historic resources.	None
	Pursue updates to the existing demolition policy, while pursuing incentive based programs for historic resources.	None
Medium	Agricultural and Forest Resources	
	Continue to monitor the overall status of active agricultural land for stability and to determine if additional acreage goals are needed to help maintain critical mass.	None
	Monitor, evaluate, and where necessary, amend regulatory ordinances such as the Zoning Ordinance to include emerging agri-business and agri-tourism opportunities.	Economic Development
	Historic Resources	
	Identify and protect additional scenic corridors or areas with a high integrity of historic context through land use policies.	Sensitive Areas; Transportation; Land use
	Improve the framework for historic resource preservation by ensuring that existing incentive mechanisms are robust and new alternatives are explored.	None
	Transportation	
	Investigate the creation of an inventory and ranking system of rural roads with scenic, historic or environmentally significant resources. Consider regulatory changes and/or create corridor management plans that protect highly ranked road corridors with these resources in abundance to maintain the County's rural character and heritage.	Historic Resources; Sensitive Areas
Long	Agricultural and Forest Resources	
	Continue efforts to seek out permanent funding sources that sustain agricultural easements and development rights acquisition.	None
	Continue to monitor and, where applicable, adjust targeted preservation areas such as Priority Preservation Areas and Rural Legacy areas to best achieve long-term preservation goals.	None
	Continue to work toward the established County goal of preserving at least 50,000 acres of active agricultural land.	None
	Implement strategies to deter uses that remove large blocks of prime agricultural land out of active production.	Growth Management and Land Use

Schedule for Implementation		
Goal 6 (cont.): Enhance the County's rich history and cultural heritage through land preservation and historic preservation efforts.		
Term	Source Element Recommendation	Related Elements
Long	Historic Resources	
	Collaborate with historic resource interest groups and connect with new audiences by promoting historic resources and improving cooperative relationships with historic resource interested parties.	None
	Expand and update the Washington County Historic Sites Inventory by continuing to support updates to the Maryland Inventory of Historic Properties and evaluating existing inventory documentation for updates. The County may also pursue prioritization of the local inventory.	None
	Minimize factors which negatively impact historic and cultural resources by balancing growth and providing educational opportunities which promote historic resource appreciation.	None

Schedule for Implementation		
Goal 7: Provide adequate protections for, and enhanced stewardship of, environmental resources and sensitive areas.		
Term	Source Element Recommendation	Related Elements
Short	Agricultural and Forest Resources	
	Prioritize the use of payment- in- lieu of mitigation funds to retain and expand riparian forest and large contiguous forested areas.	Sensitive Areas
	Delineate high-priority areas for tree plantings such as stream buffers, trout streams and floodplain areas to enhance water quality.	Sensitive Areas
	Work with MD DNR to complete a tree canopy survey for Washington County. This will establish a baseline of existing resources that can be used to formulate additional goals, such as targeted canopy cover, in the future.	Sensitive Areas
	Growth Management and Land Use	
	Analyze and develop a septic tiers map for the County to take advantage of opportunities for additional housing resources.	None
	Mineral	
	Coordinate with other County agencies to track low volume (LV) mineral extraction operations more accurately.	None
	Identify and utilize any programs which can support reclamation or reforestation of older mined sites which were not subject to reclamation requirements established by Maryland's Surface Mining Law.	None
Medium	Require an inventory and impact assessment of sensitive areas located in proposed new Industrial, Mineral zoning districts.	Sensitive Areas
	Agricultural and Forest Resources	
	Develop a priority ranking system for the preservation of sensitive environmental, cultural and scenic resources to be targeted for preservation efforts through forest banking, the use of PIL funds and other land preservation programs.	Historic Resources; Sensitive Areas
	Integrate tree plantings in landscaping design standards to help reduce urban heat islands, reduce runoff and promote on-site water quality treatment.	Sensitive Areas; Growth Management and Land Use
	Target reforestation of undevelopable public and private land to assist TMDL, canopy cover, SWM goals	Sensitive Areas; Water Resources Element
	Mineral	
	Ensure that post-excavation uses for mined sites are identified during development and are consistent with existing or planned adjacent uses.	None
	Investigate implementation of buffers or other protective measures in mining overlay zones for watershed protection.	None

Schedule for Implementation		
Goal 7 (cont.): Provide adequate protections for, and enhanced stewardship of, environmental resources and sensitive areas.		
Term	Source Element Recommendation	Related Elements
Medium	Sensitive Areas	
	Review the current list of Special Planning Areas and determine whether updates are needed to either the areas being included for protection or the regulations that govern them.	None
	Utilize undeveloped portions of park lands for natural resource enhancement or protection.	None
	Water Resources Element	
	Implement a water conservation education program.	None
	Identify locations where stormwater retrofits could address concentrations of non-point source pollution ("hotspots") or where retrofits can help to protect environmentally sensitive areas that also provide an efficient return on investment.	Sensitive Areas
Long	Agricultural and Forest Resources	
	Promote local, State, and non-profit efforts to encourage private property owners to plant trees through programs such as Gift of Trees, MDers Plant Trees, Chesapeake Bay Trust grant program, and Maryland Urban and Community Forestry Committee (MUCFC) grant program.	Sensitive Areas
	Promote the multiple landowner benefits that can be realized from forest easements when enrolling in State programs for forest management.	None
	Strive during the development review process to create workable forest conservation plans that are sustainably designed to provide for community quality of life and do not constrain business expansion potential.	None
	Use State Green Infrastructure Assessment, BioNet and other programs to provide additional guidance in prioritizing forest resource conservation and implementation.	Sensitive Areas
	Work with the local Soil Conservation District to promote and implement best management practices in farming operations.	Sensitive Areas
	Mineral	
	Develop policies that support reclamation through re-mining to abate any negative impacts from legacy mines in the County.	None
	Encourage interim reclamation activities to improve the soil quality and potential for vegetative growth during the life of the mining operation rather than after mining operations have ceased.	None
	Ensure that all available measures are taken to protect the natural environment and adjacent communities from spillover effects resulting from active mineral extraction activities.	Sensitive Areas
	Maintain land use policies and regulations that discourage the preemption of known mineral extraction areas by other uses.	Growth Management and Land Use

Schedule for Implementation		
Goal 7 (cont.): Provide adequate protections for, and enhanced stewardship of, environmental resources and sensitive areas.		
Term	Source Element Recommendation	Related Elements
Long	Sensitive Areas	
	Continue to pursue a multifaceted approach to enhance water quality throughout the County.	Water Resources Element
	Create linkages between priority natural resource lands to create a comprehensive system of protected lands that offer greater benefits than can be achieved with the protection of isolated parcels.	Ag and Forest
	Utilize Federal and State level programs such as Environmental Site Assessments, Rural Legacy Program, and others to enhance sensitive area protection.	None
	Water Resources Element	
	Continue to encourage use of rain barrels as small, localized options for stormwater reuse.	None
	Promote opportunities for reuse of stormwater, rainwater, and treated water for purposes such as on-site irrigation and non-potable process water for industrial activities where appropriate.	None
	Continue to require use of environmental site design (ESD) to the maximum extent feasible (MEP).	Sensitive Areas
	Update local stormwater management ordinances to maintain the highest level of consistency with State and Federal Clean Water Act regulations.	Sensitive Areas

Schedule for Implementation		
Goal 8: Encourage infill development and revitalization of existing communities using context sensitive development strategies to maintain and enhance community character.		
Term	Source Element I Recommendation	Related Elements
Short	Housing	
	Create high quality communities through improved urban design and development standards	Growth Management and Land Use; Transportation
Medium	Transportation	
	Encourage infill and compact, mixed-use development within planned growth areas that creates inherently "walkable and bikeable" communities through policy and regulation.	Growth Management and Land Use
Long	Economic Development	
	Explore public-private partnerships as a method to create reinvestment and infill opportunities in growth areas and targeted economic development areas.	None
	Continue to partner with municipalities to help support downtown and main street revitalization efforts and help bolster the overall County economy.	Community Facilities
	Growth Management and Land Use	
	Work with the municipalities to incorporate ways to achieve the County's goals to pursue policies that facilitate development in appropriate areas, including the designated growth areas, when updating the community comprehensive plans.	None

**MAKE
SHORT
TERM**



A Catalyst for
**GROWTH
& PROGRESS**

Final Comments on the 2040 Washington County Comprehensive Plan

The Greater Hagerstown Committee, Inc.

and

GHC's Washington County Comprehensive Plan Task Force