Mayor and Council
Special Session (50th Voting Session) and Work Session
November 10, 2026
Agenda

"The City of Hagerstown will inspire an inclusive, business-friendly, and sustainable community with clean, safe, and vibrant neighborhoods."
"The City of Hagerstown shall be a community focused municipality"

The agenda and meeting packet is available at www.hagerstownmd.org/government/agenda

"The only constant in life is change." Heraclitus, Greek Philosopher

4:00 PM SPECIAL SESSION

4:00 PM
1. Removal from the Table: Approval of an Ordinance: Amend the City Code by Repealing and Re-enacting Chapter 140, the Land Management Code to Incorporate an Annual Program of Amendments
2. Approval of an Ordinance: Amend the City Code by Repealing and Re-enacting Chapter 140, the Land Management Code to Incorporate an Annual Program of Amendments (Tabled October 27, 2026)
3. Approval of Completion of File for Cline Farm Annexation A-2026-01

4:00 PM WORK SESSION

4:15 PM 1. Discussion on Annexation of Burkholder Lane Acquisitions and McDade Road Acquisitions - *Stephen R. Bockmiller, Deputy Director for Planning and Zoning Administration*

5:15 PM 2. Discussion on Annexation of Meritus Health, Inc. - *Stephen R. Bockmiller, Deputy Director for Planning and Zoning Administration & Matthew Ross, Planner*

5:20 PM 3. Program Open Space (POS) Grant Funding Requests – *Eric Deike, Director of Public Works*

CITY ADMINISTRATOR'S COMMENTS

MAYOR AND COUNCIL COMMENTS

ADJOURN

REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

Topic:
Removal from the Table: Approval of an Ordinance: Amend the City Code by Repealing and Re-enacting Chapter 140, the Land Management Code to Incorporate an Annual Program of Amendments

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name	Description
Motion_-_Ordnance_-_Amending_Chapter_140_Land_Management_Code_11.10.26.pdf	Motion: Remove from Table LMC Amendments

REQUIRED MOTION

MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

Date: November 10, 2026

TOPIC: **Removal from the Table: Approval of an Ordinance: Amend the City Code by Repealing and Re-enacting Chapter 140, the Land Management Code to Incorporate an Annual Program of Amendments**

Charter Amendment	_____
Code Amendment	_____
Ordinance	__X_
Resolution	_____
Other	_____

MOTION: I hereby move to remove from the table the approval of an Ordinance to Amend the Repealing and Re-enacting Chapter 140, the Land Management Code to Incorporate an Annual Program of Amendments.

(If successfully removed from the table, the motion to approve the Ordinance originally scheduled for October 27, 2026 must be made and seconded. If this motion is approved; the date of passage will be November 10, 2026.)

DATE OF INTRODUCTION: September 22, 2026
DATE OF PASSSAGE: November 10, 2026
EFFECTIVE DATE: December 10, 2026

REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

Topic:
Approval of an Ordinance: Amend the City Code by Repealing and Re-enacting Chapter 140, the Land Management Code to Incorporate an Annual Program of Amendments (Tabled October 27, 2026)

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name	Description
2026_1110_WS_SS_Approval_of_an_Ordinance_-_Annual_Package_of_LMC_Amendments.pdf	Approval of an Ordinance: LMC Amendments

REQUIRED MOTION

MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

DATE: **November 10, 2026**

TOPIC: **Approval of an Ordinance: Amend the City Code by Repealing and Re-enacting Chapter 140, the Land Management Code to Incorporate an Annual Program of Amendments**

Charter Amendment	
Code Amendment	
Ordinance	**X**
Resolution	
Other	

MOTION: I hereby move that the Mayor and City Council approve an ordinance to amend the City Code by repealing and re-enacting Chapter 140, Land Management Code. The re-enacted Land Management Code includes a collection of annual revisions for 2025 and 2026 finalized by the Mayor and City Council. This re-enacted version of the Land Management Code shall be known as version 3.13.

DATE OF INTRODUCTION: 09/22/2026
DATE OF PASSAGE: 11/10/2026
EFFECTIVE DATE: 12/10/2026

CITY OF HAGERSTOWN, MARYLAND

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF HAGERSTOWN, BY REPEALING AND RE-ENACTING CHAPTER 140, LAND MANAGEMENT CODE, TO INCORPORATE A PACKAGE OF ANNUAL REVISIONS FOR 2025-2026.

RECITALS

WHEREAS, by virtue of the Land Use Article of the Annotated Code of Maryland the City Charter, the City of Hagerstown regulates land use within the City; and

WHEREAS, the Mayor and Council have a responsibility to promote public health, safety and general welfare of the citizens of Hagerstown; and

WHEREAS, the Mayor and Council have a responsibility to implement the policies of the Comprehensive Plan and provide a system of land use and development regulations that provides for harmonious use and development of land; and

WHEREAS, the Planning Commission have recommended a package of amendments to the Land Management Code to better protect our neighborhoods and facilitate desirable use and development of land within the City of Hagerstown; and

WHEREAS, upon discussion with City staff and review during a public hearing process, the Mayor and Council find it in the best interests of the citizens to revise Chapter 140 to incorporate a package of twenty-five revisions for 2025-2026, as hereafter described;

NOW, THEREFORE, BE IT RESOLVED, ENACTED AND ORDAINED by the Mayor and Council of the City of Hagerstown, Maryland, as it's duly constituted legislative body, as follows:

1. The Code of the City of Hagerstown be and is hereby amended by deleting and repealing Chapter 140, Land Management Code, version 3.12, as revised.

2. The Code of the City of Hagerstown be and is hereby amended by adding thereto a new chapter, to replace Chapter 140 hereinabove repealed, to be Chapter 140, Land Management Code, to read as follows:

(See Attached Text of Chapter 140)

3. This ordinance shall become effective immediately upon the effective date of this Enacting Ordinance.

4. This revised and amended code in its entirety shall be known as version 3.13.

5. Staff is authorized to review this text and verify that all cross-referencing and outline structure that appeared in the version repealed is unaffected, and where cross-references carried forward from the repealed version are found to be affected, correct affected references without affecting content of the Chapter.

Effect on penalty, forfeiture, or liability

(a) Except as otherwise expressly provided, the repeal, repeal and reenactment, or amendment of this Ordinance does not release, extinguish, or alter a civil penalty, forfeiture, or liability imposed or incurred under this Ordinance.

Purposes for which Ordinance shall remain in effect

(b) This repealed, repealed and reenacted, or amended Ordinance shall remain in effect for the purpose of sustaining any:

(1) pending civil action, suit, proceeding, matter or prosecution for the enforcement of a penalty, forfeiture, or liability; and

(2) judgment, decree, decision or order that imposes, inflicts, or declares the penalty, forfeiture, right, or liability.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this Enacting Ordinance shall become effective upon the expiration of thirty (30) calendar days following its approval.

WITNESS AND ATTEST
AS TO CORPORATE SEAL

MAYOR AND COUNCIL OF THE
CITY OF HAGERSTOWN, MARYLAND

_____

Donna Spickler, City Clerk

_____

William McIntire, Mayor

Date of Introduction: September 22, 2026

Date of Passage: November 10, 2026

Effective Date: December 10, 2026

2026 LAND MANAGEMENT CODE AMENDMENT PROPOSALS

ZT-2026-02
Annual Comprehensive Updates Package

RESULTING FROM MAYOR AND CITY COUNCIL HEARING HELD ON AUGUST 25, 2026
AND DIRECTED BY THE ELECTED BODY TO INTRODUCE VIA ORDINANCE ON SEPTEMBER 8, 2026

FOR ADDITIONAL INFORMATION, CONTACT THE PLANNING STAFF AT:
PLANNING@HAGERSTOWNMD.ORG
OR
301-739-8577, EXTENSION 138

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-01	**Is this a new issue or one previously discussed?**	---
Version: 2	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Update all references of "Planning and Code Administration" to "Department of Planning and Economic Development."		
Justification: The Planning and Code Administration Department no longer exists.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 1, Section A (page 1-1) Example provided.

Title. This Chapter is known and may be cited as the "Land Management Code." Individual Articles of this Chapter may be cited as the "Ordinance" it is crafted to govern, as described in each Article. This Chapter includes both the text of the regulations and the Zoning Map of the City of Hagerstown, as maintained by the ~~Planning and Code Administration Department.~~ Department of Planning and Economic Development (hereinafter "the Department").

All references after the initial will just refer to "the Department."

This amendment would also be found in the following locations, with some possible editing for grammar or context:

Article 1, Section C (page 1-1)
Article 1, Appendix 1 (page 1-5)
Article 2, Section C Number 4 Subsection C (page 2-3)
Article 2, Section C Number 5 Subsection C (page 2-4)
Article 3, Section A Number 6 (page 3-1)
Article 3, Definitions Development Project Completion (page 3-12)
Article 4, Section A Number 9 Subsection C (page 4-4)
Article 4, Section K Number 12 (page 4-86)
Article 4, Section S Number 2 Subsection B Paragraph 4 (page 4-128)
Article 4, Section T Number 9 (page 4-137)
Article 5, Section A Number 2 (page 5-4)
Article 5, Section C Number 2 (page 5-10)
Article 5, Section C Number 5 (page 5-12)
Article 5, Section C Number 6 Subsection F (page 5-13)
Article 5, Section C Number 14 (page 5-12)

Article 5, Section C Number 16 Subsection B (page 5-17)
Article 5, Section E Number 2 Subsection L (page 5-25)
Article 5, Section F (page 5-29)
Article 5, Section E Number 10 (page 5-40)
Article 5, Section I Number 1 Subsection A (page 5-46)
Article 5, Section I Number 4 Subsection F Paragraph1 (page 5-50)
Article 5, Section I Number 4 Subsection F Paragraph 2 (page 5-50)
Article 5, Section I Number 4 Subsection F Paragraph 3 (page 5-50)
Article 5, Section K Number 2 (page 5-77)
Article 5, Section K Number 2 Subsection C (page 5-77)
Article 5, Section K Number 4 Subsection C (page 5-78)
Article 5, Section K Number 6 Subsection A (page 5-79)
Article 5, Section K Number 6 Subsection A (page 5-79)
Article 5, Section K Number 7 (page 5-79)
Article 5, Section K Number 4 (page 5-93)
Article 5, Section K Number 4 (page 5-93)
Article 7, Section A Number 3 Subsection B Paragraph 2 Clause b Item ii (page 7-3)
Article 7, Section A Number 3 Subsection B Paragraph 7 Clause c (page 7-4)
Article 7, Section A Number 3 Subsection B Paragraph 10 Clause b (page 7-5)
Article 7, Section A Number 3 Subsection C Paragraph 2 (page 7-5)
Article 7, Section A Number 3 Subsection C Paragraph 3 Clause b Item ii (page 7-6)
Article 7, Section A Number 3 Subsection C Paragraph 4 (page 7-6)
Article 7, Section A Number 3 Subsection C Paragraph 4 Clause d (page 7-6)
Article 7, Section A Number 3 Subsection C Paragraph 5 (page 7-6)
Article 7, Section B Number 1 Subsection A (page 7-9)
Article 7, Section B Number 2 Subsection a (page 7-9)
Article 7, Section B Number 2 Subsection b (page 7-9)
Article 7, Section C Number 1 Subsection d (page 7-11)
Article 7, Section C Number 1 Subsection f (page 7-12)
Article 7, Section C Number 1 Subsection g Paragraph 1 (page 7-12)
Article 7, Section C Number 1 Subsection g Paragraph 2
Article 7, Section C Number 1 Subsection g Paragraph 3
Article 7, Section C Number 1 Subsection g Paragraph 4
Article 7, Section C Number 2 Subsection d (page 7-15)
Article 7, Section C Number 3 Subsection b Paragraph 6 (page 7-16)
Article 7, Section I Number 1 Subsection b Paragraph 2 (page 7-25)
Article 7, Section K Number 1 Subsection b (page 7-29)
Article 7, Section M Number 1 Subsection c (page 7-33)
Article 7, Section N Number 1 (page 7-35)
Article 7, Section N Number 2 (page 7-35)

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-02	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Replace "mobile home" with "manufactured home" and update associated definitions.		
Justification: Amends ordinance to use term more consistent with state and federal laws and regulations.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 3 Section C (page 3-13) Example provided.

DWELLING, ~~MOBILE~~ MANUFACTURED – A dwelling structure that is transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without permanent foundation when connected to the required utilities. This is often referred to as a "mobile home". The term manufactured home or mobile home shall not include a recreational vehicle. (*Zoning and Floodplain*)

References are found in the following locations:

Article 3, Section C, Definition of "Dwelling, Modular (Industrialized Building) (page 3-13 to 14)
Article 3 Section C, Definition of "Mobile Home Park", twice within definition (page 3-27)
Article 4 Section D Number 5 Subsection c (page 4-18)
Article 4 Section D Number 5 Subsection h (page 4-21) – title and four times.
Article 4 Section D Number 5 Subsection h Paragraphs 6 and 7 (page 4-22)
Article 4 Use Chart 1 (page 4-154)
Article 4 Use Chart 2 (page 4-158)
Article 5 Section I.4.j.(1) under "Residential Buffers" (page 5-52)

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-03	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Remove reference to performance standards in the POM District from the legend at the beginning of the use chart (Section Z) of Article 4.		
Justification: Recent amendments removed the performance standards for a handful of uses in the POM District. When that was done, staff missed the reference to it in the key at the beginning of the use chart section. This is a clean-up amendment, removing a redundant reference that now references nothing. This also corrects a minor prior editing error highlighted in red on the first line.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section Z (Use Chart)
Remove item from legend
Page 4-151

Z. Chart of Permitted and Special Exception Uses.

Uses shall be principal permitted uses, special exception uses~~,~~ or prohibited in each zoning district in accordance with the matrix found on the following pages. Some uses are permitted subject to performance and locational standards within a district, and the reader shall review the chart closely to determine whether locational or performance standards apply to a proposed use.

Blank Not permitted.

P Permitted-Principal Use.

P* Permitted-Principal use in accordance with parking requirements (Section O).

~~**P#** Permitted-Principal use in the POM district, subject to certain limitations enumerated in Subsection F.2.b(5).~~

P@ Permitted-Principal use in the N-MU and CC-MU districts, subject to certain enumerated requirements in Subsection E.7.

P** Permitted-Principal use in the I-MU district, subject to certain enumerated requirements in Subsection H.8.

SE Special Exception Use.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-04	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarify where convenience stores are permitted by adding additional districts to existing line in use chart.		
Justification: In the use chart, retail uses are described as a single type of use, but there are exceptions for certain uses, such as adult uses, gasoline sales, etc. The existing chart shows "convenience stores without gas pumps." This was done as a means of regulating where gas stations are located. This is because most gas stations have convenience stores. Due to past restructuring of other references, this is now confusing and should be consolidated with the provision for general retail sales. To read this line, one would think convenience stores without fuel pumps are permitted only in these four districts and not permitted in most commercial districts. There is no direction to the reader to refer to general retail. This proposal consolidates this reference with the provision for general retail sales and there is a cross reference to gasoline sales in the same line. Consolidating these should be less confusing.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section Z.2 (Use Chart)
Remove existing chart line
Page 4-164

Use	N-MU	CC-MU	PUD-V	PUD-R
~~Convenience store without fuel pumps (445120)~~	~~P~~	~~P~~	~~P~~	~~P~~

Article 4 (Zoning)
Section Z.2 (Use Chart)
Amend existing chart line
Page 4-167

Use	CL	C	LC
Retail and wholesale trade (44-45) excluding auto and other motor vehicle dealers unless all vehicle storage is indoors and excluding adult entertainment businesses – up to 5,000 square feet in net floor area per business. This provision shall also include retail bakeries (311811), ~~and~~ retail confectioneries (311320), and convenience stores without fuel pumps (445120) and/or EV charging stations. Regulation of specific trade uses that are found elsewhere in this chart shall prevail. (Ed. Note: See Page 4-165 regarding gasoline sales and EV charging stations)	P	P	P

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-05	**Is this a new issue or one previously discussed?**	---
Version: 2	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---

Summary:

1. Remove references to June 2025 amendments and July, 2026 forest conservation amendments.
2. Renumber subsection where an item was removed and left as a placeholder reference.

Justification: When intervening amendments are added to the Land Management Code mid-cycle, notes are added to identify the affected area as an amendment in order to identify when the amendment took effect. When the next version of the Code is adopted, it is adopted anew, and the amendment references in the prior version are removed.

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

There are numerous amendment references throughout the code due to the June, 2025 cannabis and POM district amendments and the recently adopted updates associated with the forest conservation ordinance. Rather than provide many pages of editorial structure for each one, the following is an example of how all of the existing references will be uniformly addressed.

CANNABIS INCUBATOR - A State-licensed facility to house micro-growers, micro-processors, and/or delivery-only micro-dispensaries. The three micro-use types are defined in Section 36-401 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland. *(Zoning)* ~~*(Amended June 26, 2025)*~~

Article 4 Section F Paragraph 2 Subsection b Subparagraph 5 (page 4-37 to 39) Renumber to account for removal of former item 5:

~~(5). *[Ed. Note: Removed per ZT-2024-04] (Amended June 26, 2025)*~~
~~(6).~~ (5). Temporary outdoor principal use sales facilities Remainder omitted as unchanged.
~~(7).~~ (6). Conditions for Kennels in CG and CR Zoning Districts. Remainder omitted as unchanged.
~~(8).~~ (7). An automobile, recreational vehicle, boat and/or truck…. Remainder omitted as unchanged.
~~(9).~~ (8). Performance Standards for Mixed Use Buildings in the CG and CR Zoning Districts) Remainder omitted as unchanged.
~~(10).~~ (9). A flea market shall: Remainder omitted as unchanged.
~~(11).~~ (10). Performance Standards for Warehouse/Flex in the CR and POM Districts: Remainder omitted as unchanged.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-06	**Is this a new issue or one previously discussed?**	---
Version: 2	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarify that traffic control devices must comply with State regulations.		
Justification: Currently, the Ordinance is not clear that traffic control devices on properties proposed for improvement via a site plan must adhere to a standard.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 5 (Subdivision and Land Development)
Section G. Required Improvements in Subdivisions
Subsection 3. Street Signs and Traffic Control Devices
Page 5-35.

3. Street Signs and Traffic Control Devices.

Street signs and all other traffic control signs and devices shall be installed at the developer's expense in accordance with the City Engineer's Public Ways Construction Standards and Engineering Guidelines and with Chapter 216 of the Code of the City of Hagerstown. All street intersections on County and state roads and signage shall comply with County and state policies and ordinances, as applicable, including the Maryland Manual on Uniform Traffic Control Devices (MdMUTCD).

Article 5 (Subdivision and Land Development)
Section I. Site Plan Standards
Subsection 4. Landscaping Plan and Parking Area Design Requirements
Pages 5-45 and 5-56.

4. Landscaping Plan, Traffic Control and Parking Area Design Requirements.

o. Traffic Control.

Street signs and all other traffic control signs and devices on the property shall be installed at the developer's expense in accordance with the City Engineer's Public Ways Construction Standards and Engineering Guidelines and with Chapter 216 of the Code of the City of Hagerstown. All street intersections on County and state roads and signage shall comply with County and state policies and ordinances, as applicable, including the Maryland Manual on Uniform Traffic Control Devices (MdMUTCD).

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-07	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Change "Handicapped Parking" to "Accessible Parking" in parking requirements.		
Justification: Align with Maryland Accessibility Code		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4: Zoning
Section O: Parking
Page: 4-110

6. ~~**Handicapped**~~ **Accessible Parking.**
~~Handicapped~~ Accessible parking shall be in conformance with the "Maryland Accessibility Code," COMAR 05.02.02., as administered by the Chief Code Official.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-08	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Close loophole in regulations regarding building on alley lots.		
Justification: A recent variance and subdivision to create a lot on an alley around an old barn exposed a loophole in the Ordinance. Nothing currently prohibits someone from creating a lot on an alley, then seeking approval of an accessory structure on the separate lot, which makes it ripe for separate resale and speculative development. This proposal closes that loophole. It will not prevent creating a lot for an existing building, such as happened in the sample case.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section D (Residential Zoning Districts)
Section 5.i
Page 4-22

i. Construction On And Use Of Lots That Do Not Front Public Streets.

On lots in residential zoning districts that do not front a public street, one garage, residential in size and scale, shall be permitted as a principal use, provided:

(1) The lot shall have been created prior to the adoption of the Comprehensive Zoning Plan of March 7, 1977 and shall front on an existing paved alley;

(2). New construction of a garage or construction of an addition to an existing garage shall not result in a building exceeding 900 square feet in area or more than one building cumulatively exceeding 900 square feet;

(3). New construction of a garage or construction of an addition to an existing garage shall not exceed one story in height;

(4). New construction of a garage or construction of an addition to an existing garage shall be designed architecturally and so located as to appear to be an accessory structure in the neighborhood in which it is located;

(5). The garage may be used by an owner or lessee for parking and personal use storage only. The garage shall not be used for business or institutional purposes and shall not generate activity other than the occasional delivery or retrieval of vehicles or personal materials stored in the garage, nor attract persons other than the tenant;

(6). No outdoor storage of any kind is permitted;

(7). No garage or addition to an existing garage shall be constructed closer than five feet to any property line or alley right of way.

Remaining paragraph removed as unchanged.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-09	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Add cross reference regarding sign regulations to AT section and residential districts section		
Justification: The mixed use, commercial, industrial and overlay sections of Article 4 cross reference regulations for signs to the sign section. No such cross reference exists in the AT district section or the residential districts section. This cleans up a minor hole in the ordinance and makes the sections referring to zoning districts uniform.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section C (AT Zoning Districts)
New Section 8
Page 4-10

8. Signs.

Regulation of signs shall be per Section I of this Article.

Article 4 (Zoning)
Section D (Residential Zoning Districts)
New Section 9
Page 4-26

9. Signs.

Regulation of signs shall be per Section I of this Article.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-10	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Incorporate protections for pending actions when the Land Management Code is amended.		
Justification: In recent text amendment decisions, language was added to the adopting ordinance that clarifies that the amendment does not impact certain existing or pending actions as a means of protecting City interests. Here, we are incorporating that language into the Code itself. This language is adapted from a recent text amendment ordinance of adoption with only minor structural amendments to fit the outline structure of the Code.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 1 (General Provisions)
New Sections N and O. Effect on Penalty, Forfeiture, or Liability When this Chapter is Amended
Page 1-3.

N. Effect on Penalty, Forfeiture, or Liability When this Chapter is Amended.

Except as otherwise expressly provided, the repeal, repeal and reenactment, or amendment of this Chapter does not release, extinguish, or alter a civil penalty, forfeiture, or liability imposed or incurred under this Chapter.

O. Purposes for Which this Chapter Shall Remain in Effect after Amendment.

This repealed, repealed and reenacted or amended Chapter shall remain in effect for the purpose of sustaining any:

1. Pending civil action, suit, proceeding, matter or prosecution for the enforcement of a penalty, forfeiture, or liability, and

2. Judgement, decree, decision or order that imposes, inflicts, or declares the penalty, forfeiture, right or liability.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-11	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarify the type of fencing used in developments using the new urban model where homes face open space or an exterior public street and the primary vehicular street frontage with driveways is to the physical rear of the buildings		
Justification: Clarifies that the primary vehicular and emergency access to homes in new developments that use the "narrow public street to the rear" model, the property is essentially a through lot and what is the perceived "rear yard" which faces the only abutting street is treated as a front yard for fencing purposes. Two developments – part of Fountainhead West and all of Heavens Heights (see attached exhibit) are designed on this model.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section K.1 (Fences)
Page 4-80
Addition to subsection (b).

(b). Front yard fences shall be constructed only of decorative metal, wood picket, vinyl picket or composite picket construction, with the spaces between the pickets being at least one inch wide or half the width of the picket, whichever is greater. In developments where homes are constructed with the architectural front of the house facing open space and the sole public street frontage of the lot is to the rear abutting the perceived rear yard, regulations pertaining to fences in front yards shall apply to the yard between the house and street.

Elsewhere in the fence regulations, it states front yard fences can be up to 4 feet in height, or up to 3 feet in height within 25 feet of an intersection of two public streets. This provision does not apply to actual alleys. Fountainhead West has some alleys and some "narrow public streets" that are necessary to accommodate some lots that front onto open space.



LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-12	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarify language regarding when there is a minimum number of parking spaces that require activation of parking lot landscaping.		
Justification: Clarifies language. Thwarts incremental expansions.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 5 (Subdivision and Land Development)
Section I.4.h(7)
Page 5-49

(7). All surface parking facilities, ~~greater than seven~~ of eight or more spaces or expanding existing surface parking facilities to create a facility of eight or more spaces shall be landscaped to the minimum requirements as outlined as follows. Requirements shall be rounded up to the nearest whole planting. Trees shall be planted by the developer as part of the Conditions of Approval, for aesthetic reasons and for summer cooling.

The chart in this subsection that follows the above paragraph is not shown here as it will remain unchanged.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-13	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarify necessary location of parking in N-MU and CC-MU Zoning Districts.		
Justification: Existing language vague. Clarification needed to protect surrounding land uses and streetscapes.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4: Zoning
Section E: Mixed-Use Districts
Subsection 3: Parking
Page: 4-29

3. **Parking Requirements.** As applicable under Section O of this Article.

a. **Location.** Off-street parking spaces ~~must~~ shall be located to the rear or side of the principal building(s). When located to the side of a principal building, the parking area shall be sufficiently screened from public streets with heavy vegetation, fences and/or decorative walls. The Planning Commission shall not approve any site plan for the development or substantial redevelopment of property in the CC-MU or N-MU Zoning Districts that designs substantial parking forward of the front facades of buildings.

b. **Reduction**. Content unchanged.

c. **Small Commercial Exception.** Content unchanged.

d. **Storage of Motor Homes, Camping Trailers, Boats and Personal Watercraft**. Content unchanged.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-14	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarification of when a zoning certificate is required		
Justification: City requires a new zoning certificate for each new non-residential occupant of a building. This amendment makes that more clear.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 1 (General Provisions)
Section J (Permits and Certificates)
Page 1-3

J. Permits and Certificates. No development and no new occupancy of a non-residential use shall occur on any property within the City until the applicable permits, approvals, and certificates for such activity or development have been issued and approved by the officials with the authority to approve the same. The Zoning Administrator shall have the authority to revoke an issued zoning certificate or zoning approval of a building permit in accordance with Article 4, Section S.1.g.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-15	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarify how expansions of nonconforming uses can be calculated.		
Justification: Nonconforming uses can be within building or outdoors. Expansions of them often are accompanied by need for additional parking. This section needs clarification of how to calculate the maximum permitted expansion depending on the nature of the use.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section M.5 (Nonconforming Uses)
Page 4-97

5. **Change and Expansion of Nonconforming Use.** Structural alterations of a building or structure or the use of a parcel, lot or tract of land which does not conform to the provisions of this Article shall be allowed only if the building or structure to be altered or the parcel, lot or tract of land to be used is in conformance with the requirements of the zoning district in which it is located.

However, upon application, the Board of Zoning Appeals may approve the structural alteration of a building or structure or the use of a parcel, lot or tract of land which is not in conformance with the provisions of this Article. The cumulative effect of the alteration(s) or extension(s) created by one or more actions of the Board of Zoning Appeals shall not exceed 35% in total of those existing buildings or structures and parcels devoted to a nonconforming use at which time the use became nonconforming.

Break next two sentences of paragraph into a separate paragraph.

The 35% maximum shall be applied to new buildings and additions as related to the cumulative existing area of buildings. The 35% maximum ~~and~~ shall be applied to new uses of land as related to the cumulative existing area used for the specific purpose of the expansion.

Separate last sentence of existing text into a separate statement.

Parking, landscaping and other areas shall not be included in determining the 35% maximum of building and land use expansion areas, however parking areas may be enlarged by up to the same 35% figure in order to provide additional parking for the enlarged use. When enlarging parking to accommodate expansion exceeds 35% of the existing parking area to meet parking requirements for the expanded use, a variance is required to reduce the parking requirement or to expand the area dedicated for additional parking by more than 35%.

SECTION 2

POLICY ADJUSTMENT PROPOSALS

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-16	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Reduce minimum property area of a conversion overlay from 20,000 square feet to 10,000 square feet.		
Justification: 20,000 square feet was an arbitrary number set to exceed the maximum 20,000 square feet of a LOCAL Conversion Overlay when the Local Conversion Overlay was created. Local Conversion Overlays are only permitted in the four residential zoning districts, whereas Conversion Overlays are permitted in the commercial and industrial districts. There may be properties worthy of consideration of a Conversion Overlay that may be less than 20,000 square feet.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section J (Overlay Zones
Subsection 2.j (Conversion Overlay)
Page 4-73

j. **Lot Area Requirements.**

The minimum lot area for a Conversion District shall be ~~20,001~~ 10,000 square feet.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-17	**Is this a new issue or one previously discussed?**	---
Version: 2 **Edits directed by Council**	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Prohibit townhouses that have single-width driveways in the front yard.		
Justification: This design is irredeemably flawed as described below.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Staff have reviewed this style of townhouse development built in Hagerstown, Washington County and in the tri-state. Analysis shows that developing townhouses with driveways only one car in width on front streets results in 1) parking over sidewalks. 2) parking on front lawns, and 3) the spacing of driveways renders the street nearly unusable for parallel parking. This soon results in a deteriorated and unsightly condition even in new developments.

Urban designs with rear load townhouse parking are strongly encouraged by the Land Management Code but not uniformly required. Spacing of single-width driveways usually results in space between driveways being of insufficient width to accommodate on-street parking. To meet ordinance requirements of two on-lot spaces (Land Management Code) and an additional third space (City Engineer), satellite parking lots are usually proposed. However, satellite lots are impractical and inconvenient in the view of many residents to have to walk several properties to and from their home or the home they are visiting for parking. Two-car deep driveways are also viewed as impractical as they require the occupants to shuffle vehicles if the one they want to use is the one farther from the street. Even more so if the single-width driveway accesses a single-car garage that is also used for parking a vehicle.

Rear parking townhouse layouts also result in trash collection being conducted from the rear. Townhouses without alleys result in trash bins being a constant presence on the streetscape.

This proposal does not prohibit designs with driveways that are two cars wide that serve a front-loaded two-car garage, although staff have given thought as to whether townhouses with front yard driveways of any sort should be permitted. The Land Management Code continues to encourage townhouse development designs that emphasize masking vehicle storage and trash collection in the rear, maintaining high quality streetscapes and freeing up curb space on the front street for parallel parking. See example photographs at the end of this memo.

Article 5 (Subdivision and Land Development)
Section G. Required Improvements in Subdivisions
Subsection 7. Driveway Entrances, Sidewalks and Off-Street Yard Parking
Page 5-36.

7. Driveway Entrances, Sidewalks and Off-Street Yard Parking.

Sidewalks and driveway entrances shall be constructed in accordance with the City Engineer's Construction Standards and Engineering Guidelines and with Chapter 216 of the Code of the City of Hagerstown, Sidewalks shall be provided on all streets. Pedestrian sidewalks and crosswalks shall be required to provide interior circulation and access to nearby schools, parks, and other community facilities in accordance with the design standards enumerated in Section E of these Regulations.

Effective (insert effective date), no development plan, site plan or equivalent shall be accepted by the City that proposes townhouse development that provides a one vehicle wide driveway on the front street. The City of Hagerstown finds that this development design promotes poor site conditions that result from vehicles that are parked in driveways extending across public sidewalks, the casual use of front lawns for parking in violation of the City Code and encourages illegal curbside parking on streets that are posted with "no parking" signs. The Planning Commission may consider exceptions to this prohibition for developments or parts of developments of limited scale under the following conditions:

a. The developer can demonstrate to the Planning Commission's satisfaction that designing the development or part of the development with rear vehicular access cannot be achieved and;
b. The City Engineer determines that the loss of existing on-street parking required by this design will not adversely impact the availability of on-street parking for the new dwellings and surrounding property owners and occupants.



Don Quixote Drive, Charles Town, WV, showing multiple cars extending across the public sidewalk. No room form parallel parking on the street.



Yellow Jacket Road, Collegiate Acres, Hagerstown, MD. Small selection of cars parking across public sidewalk and residents using lawn for parking. Yellow Jacket Road has very little in the way of parallel parking available.



Jackson Avenue, Washington Township, PA, outside of Waynesboro. These houses were constructed in 2023-24 and are nearly new. The street along the front of these houses is signed for “no parking” but observations are that the signs are routinely ignored (although none are shown parking on the street in this photo).



Papa Court, near Pangborn Park. In this photo, we see multiple vehicles parked across sidewalks and a car parked in a lawn. Grassed islands between the sidewalk and curb are frequently only dirt, with the turf installed in that area having died.



Yellow Jacket Road, Collegiate Acres, Hagerstown. Townhouse on right shows owner paved entire front yard with pavers, drives over grassed area at driveway apron, and barely misses a street sign in the very small area between the two driveway aprons.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-18	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	--
Summary: Reduce parking requirements for multi-family complexes		
Justification: A developer recently hired a traffic engineer to conduct a parking study for apartment complexes. Using data in the ITE parking generation manual that the city uses to determine parking requirements for uses not specifically enumerated in Section O of the Zoning Ordinance, they determined that the typical multi-family unit in a complex creates parking demand of 1.5 spaces per unit. Currently the zoning ordinance requires 2 spaces per unit. Some of our more recent apartment developments seem to have an abundance of parking. Developer requested that the Planning Commission consider reducing this requirement. Staff notes that the requirement has been reduced for smaller retro-fit apartment uses to 1.5 spaces per unit, but neither the City Engineer's staff nor planning staff are not comfortable going that far for large, new complexes. Staff proposes the requirement be reduced to 1.75 spaces per unit.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section O (Off-Street Parking Requirements)
Adjustment to chart
Page 4-109

Use	Required Spaces
Apartment dwellings	~~Two spaces~~ One and three-quarters (1.75) spaces per unit, except for mansion house apartment over-under flats, which shall provide 1.5 spaces per unit. If over 25 dwelling units, one space for each 25 units must be set aside for recreational vehicles. This requirement for recreational vehicle spaces shall not be applied in the CC-MU District.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-19	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Add "Nursing homes, assisted living facilities, rehabilitation centers and crisis care facilities" to the I-MU (Industrial Mixed Use) Districts. Add "in-patient hospice" to this use group for all districts where it is permitted.		
Justification: This use is permitted in all commercial and industrial zoning districts, but this one. There appears to be no reason for this omission. This will add the I-MU district to those where this use is permitted, which currently are the CG, CR, POM, INST, IR and IG Districts and in Conversion overlays and PUD-Regional overlays.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Sections Z.1 and Z.2 (Use Charts)
Amend existing chart lines
Page 4-161

Expand the description of use in both the residential sections (Chart Z.1) and the general chart (Chart Z.2) to clarify that in-patient hospice facilities are permitted where nursing homes, assisted living facilities, rehabilitation centers and crisis care facilities" are permitted. This involves nine existing districts and expands the use into the I-MU District. Adding hospices is the codification of possible future interpretation. Staff would likely determine a hospice to be very similar to a nursing home or assisted living facility and permit the use. By adding language to the chart, it clarifies the issue.

Use	I-MU
Nursing homes, assisted living facilities, in-patient hospice facilities, rehabilitation centers and crisis care facilities.	P

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-20	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Clarify setback requirements and landscaping requirements for solar canopies over parking lots.		
Justification: City has recently seen its first solar canopy construction at the YMCA and at an office building off of Eastern Boulevard. There are likely to be others in the future. This type of construction can conflict with current landscaping requirements for parking lots regarding landscaped islands and trees. The proposed language is modified from New York City's code.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Existing definition of "building" requires that parking lot solar carports comply with building setbacks. No zoning ordinance or definitional adjustment is necessary.

Article 5 (Subdivision and Land Development)
Section I. (Site Plan Standards)
Subsection 4. (Landscape Plan and Parking Area Design Requirements).
Subsection h.7 (Parking Design and Landscape Standards)
Page 5-49.

Existing text to remain unchanged. Add the following after existing text:

When the parking lot is covered in whole or part by a solar electric generation canopy, the number of trees required by this subsection may be reduced by seventy-five (75) percent for those spaces that are beneath a canopy. The maximum number of contiguous spaces permitted by this subsection and typically addressed with landscaped islands shall not apply under the canopy. However, raised curb islands shall be installed around all support posts in order to inhibit vehicles from striking them. Since the islands will be under roof, the islands shall be covered with paving or landscaping stone.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-21	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Define Maker Space and assign permitted zoning districts		
Justification: An emerging business model that doesn't currently align with definition of allowable uses in commercial zoning districts.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 3: Definitions
New Definition (page 3-26)

MAKER SPACE (OR MAKERSPACE) - A facility or portion of a facility designed to provide shared access to tools, equipment, and workspace for the purpose of making, fabricating, assembling, testing, repairing, or prototyping products, artworks, or technological projects. Typical equipment may include, but is not limited to, hand tools, woodworking and metalworking machinery, 3D printers, laser cutters, electronics workstations, and similar fabrication devices. Maker spaces are generally intended for small-scale, non-industrial production, education, collaboration, and innovation. This use may include instructional classes, memberships, and limited retail sales of items produced on-site, but does not include large-scale manufacturing, heavy industrial operations, or uses that generate significant noise, vibration, fumes, or hazardous byproducts beyond what is customary for light industrial or commercial uses. *(Zoning)*

Article 4: Zoning
Section Z.2 (Land Use Chart)
Add following new use and permitted districts

Use	N-MU	CC-MU	CG	CR	POM	INST	I-MU	IR	IG	C	PUD-R	PUD-V
Makerspace	P	P	P	P	P	P	P	P	P	P	P	P

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-22	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Create parking requirement for drive-thru restaurant with no walk up service or indoor seating		
Justification: Inquiry was made regarding the parking required for a food service use where the only service is a drive-through lane with no indoor seating or walk up window. Research suggests best way to regulate this is by the number of employees.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 4 (Zoning)
Section O (Off-Street Parking Requirements)
Subsection 4 (Chart)
Page 4-108

Use	Required Spaces
Drive-through only restaurant or food service without seating or walk-up window	One space per employee on largest shift.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-23	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---

Summary: Credit school sites donated to the Board of Education as open space when open space is required for a subdivision. Commission directed that language clarifying that this is an option that the County and the Board of Education are not under any obligation to adhere to.

Justification: Schools are strategically located within residential areas. It is possible that sites are donated to the county as part compliance with the county's Adequate Public Facilities Ordinance. School sites are typically open to the public during daylight non-school hours, including trails, fields and playgrounds. The campuses are generally open with the school building occupying a small percentage of the overall tract. It makes sense to credit such a site donated to the school board toward open space requirements if there are protections put into place so that its use as open space is protected at a future date when the school board deaccessions the property.

It should not be credited if the school site is sold to the school board. This provision only permits the Planning Commission the option of crediting a donated school site. It places no obligation on the Board of County Commissioners or the Board of Education to accept any offer of donation, but they would have to recognize that if the property becomes excess property to them at some point in the future, it must remain open space unless some change to the City's Land Management Code is made in the future.

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 3 (Definitions)
Definition of Open Space
Page 3-29

The following is the definition of open space for discussion purposes. It seems to be sufficient to address this amendment and no change is proposed.

OPEN SPACE – That portion of a tract that is set aside during development for the protection of sensitive natural areas, farmland, scenic views, unique features; or the creation of active, improved recreational areas; or passive, unimproved natural areas. The land is not individually owned. It is understood that this term is broad and can include land that is accessible to the residents of the development and/or the community, or it may contain areas of conservancy lots that are not accessible to the public. Paved areas other than recreational courts and paths, and stormwater management facilities that are not designed as natural features shall not constitute open space.

Article 5 (Subdivision and Land Development)
Section I (Site Plan Standards)
Subsection 15 (Open Space Standards for New Residential or Mixed-Use Developments in N-MU, RMOD, RMED, RH, and RO Districts.
Page 5-69

15. Open Space Standards for New Residential or Mixed-Use Developments in N-MU, RMOD, RMED, RH, and RO Districts.

a. through c. – No change

d. The Planning Commission may credit toward the open space requirements of this section all or a portion of a school site within the development donated to the Board of County Commissioners and/or the Washington County Public Schools for the purpose of constructing a new school. Protections shall be placed in the land records protecting the donated property as open space when the Public Schools may, in the future, deem the property to be surplus and sold or surrendered.

The Washington County Public Schools and/or the Board of County Commissioners is under no obligation to accept a school site offered for donation under these conditions. Doing so is at the discretion of the Board of Education and/or the Board of County Commissioners but is subject to the requirement that the school site is permanent open space for the subdivision unless this Ordinance is amended in the future to no longer require such open space.

The Planning Commission shall not approve such credit for lands sold to the Public Schools.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-24	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Create regulations for bicycle parking on new site plans.		
Justification: Land Use Article of the State Code encourages (but does not appear to require) creating regulations for parking of bicycles when the ordinance regulates parking of automobiles. The following is suggested as an appropriate approach, lifted nearly verbatim from Thurmont's requirements. These are also very consistent with Salisbury's ordinance. It is not retroactive to existing properties or uses, but would be applied to new site plans received.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

REMOVED AT THE DIRECTION OF THE MAYOR AND CITY COUNCIL.

TO BE RE-EVALUATED AND UPDATES PRESENTED IN THE NEXT ANNUAL PACKAGE.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-25	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Expand the ability to convert large homes to apartments.		
Justification: Older, overly large dwellings are difficult to maintain as single-family dwellings and conversions that are done in accordance with current building code requirements can be helpful in alleviating current housing shortage issues.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

The City has received interest in permitting such uses on properties with very large homes outside of the historic districts. As an example, the large Victorian home at 351 South Burhans Boulevard (intersection with Center Street) is permitted to be a two-family dwelling. Owner would like to convert to put one dwelling on each of three floors. The attic is nearly 900 square feet in area. In this example, SDAT states the floor area is 5,432 square feet, and the lot area is 10,240 square feet.

Article 4 (Zoning)
Section D (Residential Districts)
Subsection 5 (Minimum Lot Area, Locational, Lot Width and Yard (Setback) Requirements)
Page 4-20

g. Stacked and Mansion Apartment Developments and Over-Under Flats.

(1). Mansion house apartments in existing buildings without new substantive additions ~~in locally designated historic districts~~ in the RMOD, RMED, RH and RO ~~and CC-MU~~ Districts shall be permitted only under the following conditions:

(a). The building was constructed prior to October 1, 1956;

(b). The building shall be at least 4,000 square feet in area; and

(c). The number of units is limited to one per 1,000 square feet of floor area as reflected on Department of Assessments and Taxation assessment records as of (insert effective date of ordinance). Additions shall not be permitted to the dwelling for the intent of increasing the potential number of dwelling units.

~~(d). Except in the CC-MU Zoning District, the property shall be located in a locally designated historic district or in a designated landmark.~~

~~(e).~~ (d). All new residential units shall comply with the requirements of Section K.18.

~~(f).~~ (e). Off-street parking shall be provided in accordance with Section O of this Article. The Board of Zoning Appeals shall not grant a variance to this requirement. The parking shall be on the subject property or on an adjacent property under perpetual and permanent legal obligation to continue to provide that parking unless and until the apartment building on the subject property is discontinued.

(2). Mansion House over-under flats in existing residential buildings in the RMOD, RMED, RH and RO ~~and CC-MU~~ Districts shall be permitted only under the following conditions:

(a). The building was constructed prior to October 1, 1956; and

(b). The building shall be at least three stories above grade in height, not including attics; and

(c). The area of the building shall be at least 2,500 square feet of floor area as reflected on Department of Assessments and Taxation assessment records as of (insert effective date of ordinance). Additions shall not be permitted to the dwelling for the intent of increasing the potential number of dwelling units, and

(d). The interior space of the building shall be so configured that the entirety of each floor shall be used for one dwelling unit (except for interior stair towers and landings); and

(e). One dwelling unit is permitted for each floor of the building (not to include basements); and

(f). All new residential units shall comply with the requirements of Section K.18.

(g). Off-street parking shall be provided in accordance with Section O of this Article. The Board of Zoning Appeals shall not grant a variance to this requirement. The parking shall be on the subject property or on an adjacent property under perpetual and permanent legal obligation to continue to provide that parking unless and until the apartment building on the subject property is discontinued.

~~(h). Over-under flats shall only be permitted in the RMED District when the property is also located in a locally-designated historic district~~.

LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2026-26	**Is this a new issue or one previously discussed?**	---
Version: 1	**Is this new text proposed since last discussion in need of initial review?**	---
Endorsed by the Planning Commission	**Is this revised text in need of confirmation that it conforms to prior editorial direction?**	---
Summary: Create language that permits "accessory dwelling units" as defined and required by the Code of Maryland.		
Justification: In 2025, the state legislature passed a bill that the Governor signed into law that requires local jurisdictions to amend ordinances that permit "accessory dwelling units" as define in state law, on properties that are improved with a single-family detached dwelling unit. This proposal attempts to comply with the law, but to go no further than that which is required by statute. This provision applies only to properties with single-family dwellings. It does not apply to properties that are semi-detached or are already a two-family dwelling, townhouses or apartment buildings. There are some situational limitations as well.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

Article 3 (Definitions)
Page 3-3
Amend existing definition of "accessory building, use or structure" as follows:

ACCESSORY BUILDING, USE OR STRUCTURE –

1. As pertains to Article 4, and except as defined as an "accessory dwelling unit" below, a use or structure on the same lot or adjacent lot under the same ownership with and of a nature customarily incidental and subordinate to the principal use or structure. Typically, an accessory use occupies not more than 25% of the space occupied by the principal use and its permitted accessory uses. *(Zoning)*

2. Content unchanged.

New definition:

ACCESSORY DWELLING UNIT – A secondary dwelling unit that is 1) on the same lot, parcel or tract as a primary single-family detached dwelling unit and 2) not greater than 75% of the size of the subordinate in use to the primary single-family detached dwelling unit. An accessory dwelling unit may be a separate detached accessory structure, attached as an addition to the primary single-family detached dwelling unit or within an existing modified single-family detached dwelling. Location of accessory dwelling units are subject to certain design, code compliance and locational requirements stated in Article 4. *(Zoning)*

Article 4 (Zoning)
Section K (Supplementary Regulations)
New Subsection 22 (Accessory Dwelling Units
Page 4-94

This proposal enumerates the limitations the Code of Maryland permits local jurisdictions to place on such uses.

22. Design, Code Compliance and Locational Requirements for Accessory Dwelling Units.

Accessory dwelling units, as defined by Article 3, shall be permitted on all properties in the City of Hagerstown located in zoning districts that permit single-family detached dwellings by right and contain one existing single-family detached dwelling. This provision shall not apply to properties containing nonconforming use single-family detached dwellings in commercial and industrial zoning districts that do not permit single-family or two-family dwellings. This provision does not apply to lots in residential zoning districts which do not front an improved public street and are unimproved or currently improved with a single-family detached dwelling, as this is prohibited elsewhere in this Chapter. Development of an accessory dwelling unit shall comply with the following requirements:

a. The accessory dwelling unit is permitted either in an existing or new accessory structure or within or as an addition to an existing single-family detached dwelling. It shall not exceed 75% of the size (in floor area) of the existing single-family detached dwelling on the property, whether attached or detached from that dwelling.

b. When an accessory dwelling unit is proposed within an existing accessory structure noncompliant with accessory structure setbacks, the accessory dwelling unit may occupy such a structure if the structure was constructed in compliance with applicable setbacks when built.

c. When proposed within a proposed accessory structure to be built, the building shall comply at a minimum with the applicable accessory structure side and rear setback requirements for the district in which it will be located. Such accessory dwelling unit shall comply with accessory structure height limitations for the district in which it is located as well as the maximum cumulative area of accessory buildings permitted in the zoning district.

d. When proposed as an addition to an existing single-family detached dwelling, the addition shall comply with required side and rear yard setbacks required of a single-family detached dwelling. When an existing single-family detached dwelling does not comply with current side or rear yard setbacks, the addition may be permitted to also not comply with required single-family detached dwelling setbacks provided that the addition encroaches no farther into the required setback than the existing dwelling and the addition, for the purposes of building code expectations, is at least 3 feet from that property line.

e. The accessory dwelling unit shall comply with all applicable building, fire and housing codes and utilities policies adopted and administered by the City of Hagerstown without waiver. Review and approval of building and site improvements are subject to the jurisdiction of the

Historic District Commission when the property is located in an area designated on the Zoning Map as under the review authority of that Commission.

f. No accessory dwelling unit shall be constructed in an accessory building when the only vehicular access to the new dwelling unit is via an alley. On-site parking shall be configured to allow for unobstructed driveway access from a public street to the accessory building.

g. Parties constructing an accessory dwelling unit are not required to provide additional on-lot parking.

The following are necessary cross-references directing the reader to Section K.22.

Article 4 (Zoning)
Section B (AT Zoning District)
Subsection 2 (Uses)
Page 4-9

New Section c. Applies to the only district in this section.

c. **Accessory Dwelling Units.**

One accessory dwelling unit, as defined in Article 3 and regulated by Subsection K.22 of this Article, is permitted in the AT Zoning District on a property containing one single-family detached dwelling.

Article 4 (Zoning)
Section D (Residential Zoning Districts)
Subsection 2 (Uses)
Page 4-13

New Section c. Applies to all districts in this section.

c. **Accessory Dwelling Units.**

One accessory dwelling unit, as defined in Article 3 and regulated by Subsection K.22 of this Article, is permitted on a property containing one single-family detached dwelling.

Article 4 (Zoning)
Section E (Mixed Use Districts)
Subsection 2 (Uses)
Page 4-28

New Section c, renumber existing Section c to d. Applies to both districts in this section.

c. **Accessory Dwelling Units.**

One accessory dwelling unit, as defined in Article 3 and regulated by Subsection K.22 of this Article, is permitted on a property containing one single-family detached dwelling.

~~e.~~ d. **Accessory Uses.**

Article 4 (Zoning)
Section F (Commercial Districts)
Subsection 2 (Uses)
Page 4-40

New Section d, renumber existing Section d to e. It applies only to the CL District in this section as it is the only district in this section that permits single-family dwellings.

d. **Accessory Dwelling Units.**

One accessory dwelling unit, as defined in Article 3 and regulated by Subsection K.22 of this Article, is permitted in the CL Zoning District on a property containing one single-family detached dwelling.

~~d.~~ e. **Accessory Uses**.

This provision is not included in Section H (Industrial District) because single family detached dwellings are not permitted in any of the industrial districts.

Article 4 (Zoning)
Section J (Overlay Zones)
Subsection 1 (Planned Unit Developments)
Page 4-62

New Subsection (3) to J.1.c.

c. Principal Permitted Uses and Special Exception Uses, In Accordance With Section S (Site Plan Requirements).

(1) All uses in these districts shall be permitted, permitted by special exception in accordance with general and specific performance criteria found in Subsection U.7.a, or not permitted as enumerated in Section Z of this Article.

(2) A PUD District shall be a mixed-use area and shall contain a mixture of residential types and commercial uses. Residential types shall be mixed among each other and not segregated into housing type pods. Mixing of commercial and residential uses in mixed use buildings and in compatible adjacency is a defining element of a PUD-R development.

(3) One accessory dwelling unit, as defined in Article 3 and regulated by Subsection K.22 of this Article, is permitted on a property containing one single-family detached dwelling.

MEMORANDUM

TO: Scott Nicewarner, City Administrator

FROM: Stephen R. Bockmiller, AICP, Deputy Director for Planning and Zoning Administration

DATE: October 30, 2026

SUBJECT: ZT-2026-02 – 2026 Annual Package of Land Management Code Amendments
Tabled Adoption for Further Discussion

Staff will attend the November 3, 2026 worksession to follow up on questions regarding the currently pending package of Land Management Code text amendments.

Adoption of the amendments package was tabled by the Mayor and City Council at the October 27 meeting when a council member had follow up questions regarding some of the contents. It is my understanding that these questions focus predominantly on the proposed new regulations regarding accessory dwelling units (ADUs), however I will be prepared to discuss any of the provisions that the Council desires to discuss.

Please note that the ADU provision is pending to address a State code amendment from the 2025 session that required local jurisdictions to adopt zoning regulations permitting ADUs under certain conditions. The Code directed that these provisions be in place by October 1, 2026. However there is no stated penalty in the Code for not meeting that deadline and it is our understanding that there are other jurisdictions also still working through their adoption process.

The package of amendments is attached.

REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

Topic:
Approval of Completion of File for Cline Farm Annexation A-2026-01

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name	Description
2026_1110_WS_SS_Motion_-_Completion_of_File_for_A-2026-01_Cline_Farm.pdf	Approval of Completion of File for Cline Farm Annexation A-2026-01

REQUIRED MOTION

MAYOR AND CITY COUNCIL

HAGERSTOWN, MARYLAND

DATE: **November 10, 2026**

TOPIC: **Completing File – A-2026-01: Cline Farm.**

Charter Amendment	
Code Amendment	
Ordinance	
Resolution	
Other	X

MOTION: I hereby move for the Mayor and City Council to ratify the prior acceptance of the petition for annexation for Annexation Case A-2026-01 from the 11 owners in common (Cline siblings) and to concur and approve the Mayor's signing the attached Verification Form.

DATE OF PASSAGE: 11/10/26

EFFECTIVE DATE: 11/10/26

VERIFICATION

I HEREBY CERTIFY that I have verified the signatures contained on the Petition for annexation dated January 13, 2026, and as supplemented with separate signatures by individuals with partial ownership for the property described and shown in said Petition of Annexation which is attached hereto; supplemental signatures being summarized below, and I do hereby certify that they are the true and correct signatures of said persons and I further certify, pursuant to Maryland Code, Local Government Article 4-404 that the Petition in fact is signed by owners of not less than twenty-five percent (25%) of the assessed valuation of the real property located in the area proposed to be annexed and who are registered voters in the Washington County Election District in which the area to be annexed is located.

The assessed valuation of the real property referred to herein as of January 1, 2025 is four hundred, thirty-one thousand, one hundred and 00/100 dollars ($431,100).

WITNESS my hand and seal this 10th day of November, 2026.

_____
City Clerk

_____
Mayor

Partial Owner:	Supplemental authorized signature dated:
Loretta Lynn Moser	March 11, 2026
Barbara Ann Rubeck	March 12, 2026
Gloria Jean Jacques	March 12, 2026
Delores Jane Krasowski	March 12, 2026
Mae Marie Dixon	March 12, 2026
Victor Leon Cline	March 12, 2026
Lance Eugene Cline	March 12, 2026
Wayne Douglas Cline	March 12, 2026
Mickie Louise Weller	March 13, 2026
Jerry Allen Cline	March 13, 2026
Terry Lee Cline	March 16, 2026

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Loretta Lynn Moser print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 11 day of March, 2026.

Loretta Lynn Moser

Signature

Loretta Lynn Moser

Printed Name

[redacted]

Mailing Address

[redacted]

Telephone Number

[redacted]

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Barbara Ann Rubeck print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 12th day of March, 2026.

Barbara Ann Rubeck

Signature

Barbara Ann Rubeck

Printed Name

941 Linwood Rd
Hag. MD 21740

Mailing Address

301-800-3326

Telephone Number

rubeckb@icloud.com

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Gloria Jean Jacques print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 12th day of March, 2026.

Gloria Jean Jacques
Signature

Gloria Jean Jacques
Printed Name

13037 Jacques Lane
Smithsburg, MD 21783
Mailing Address

301-824-3970
Telephone Number

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Delores Jane Krasowski print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 12th day of March, 2026.

Delores Jane Krasowski

Signature

Delores Jane Krasowski

Printed Name

105 Greenwood Dr.
Hagerstown, MD 21740

Mailing Address

301-733-6584

Telephone Number

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Mae Marie Dixon print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 12 day of March, 2026.

Mae Marie Dixon
Signature

Mae Marie Dixon
Printed Name

194 Constant Run Rd
Great Cacapon, WV 25422
Mailing Address

304-947-7745
Telephone Number

None
Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Victor Leon Cline print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 12 day of March, 2026.

Victor Cline
Signature

Victor Leon Cline
Printed Name

375 Pangborn Blvd
Hagerstown MD 21742
Mailing Address

240-217-6452
Telephone Number

Victorcline1960@gmail.com
Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Lance Eugene Cline print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 12th day of March, 2026.

Lance eugene cline
Signature

Lance Eugene Cline.
Printed Name

1088-JEFFERSON BLVD
HAGERSTOWN MD 21742
Mailing Address

240-217-5103
Telephone Number

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Wayne Douglas Cline print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 12th day of March, 2026.

Wayne Douglas Cline
Signature

Wayne Douglas Cline
Printed Name

12427 HUYETT LN.
HAGERSTOWN MD. 21740
Mailing Address

240-850-8443
Telephone Number

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Mickie Louise Weller print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 13 day of March, 2026.

Mickie Louise Weller
Signature

Mickie Louise Weller
Printed Name

470 Pine Acres lane
Berkeley Springs WV 25411
Mailing Address

301-988-6705
Telephone Number

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Jerry Allen Cline print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 13 day of March, 2026.

Jerry Allen Cline

Signature

Jerry Allen Cline

Printed Name

365 Dangborn Blvd
Hagerstown MD. 21742

Mailing Address

240-520-0169

Telephone Number

Email

CONSENT TO PETITION FOR ANNEXATION TO THE CITY OF HAGERSTOWN

I, Terry Lee Cline print or type full legal name here, am one of several owners of the property known as "the Cline Farm", being 36.78 acres more or less and located on the east and west sides of Eastern Boulevard and north of Jefferson Boulevard in Washington County, Maryland.

I am aware of an application filed by Jerry Cline on behalf of the several owners of the property to annex this property into the corporate limits of the City of Hagerstown. The petition is identified in city records as file A-2026-01.

By signing this form, I do provide my consent as a property owner to this petition for annexation and this page should be entered into the record and included in the petition as documentation of my consent.

Signed this 16 day of March, 2026.

Terry L Cline

Signature

Terry Lee Cline

Printed Name

301 Eastern Blvd North
Hagerstown MD 21742

Mailing Address

240-291-7428

Telephone Number

Email

Real Property Data Search ( )
Search Result for WASHINGTON COUNTY

Search Tax Maps | **No Ground Rent Redemption on File** | **No Ground Rent Registration on File**

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: **District -** 18 **Account Identifier -** 003341

Owner Information

Owner Name:	CLINE JOHN W	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	C/O HAROLD CLINE 1140 JEFFERSON BLVD HAGERSTOWN MD 21742-5038	**Deed Reference:**	/06956/ 00524

Location & Structure Information

Premises Address:	1140 JEFFERSON BLVD HAGERSTOWN 21742-0000	**Legal Description:**	36.37 ACRES 1140 JEFFERSON BLVD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0020	0153	18020211.22	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1850	4,238 SF		36.3700 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
2	YES	STANDARD UNIT	BRICK/ STUCCO	3	2 full			None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2025	As of 07/01/2026	As of 07/01/2027
Land:	117,100	117,100		
Improvements	190,300	314,000		
Total:	307,400	431,100	389,867	431,100
Preferential Land:	17,100	17,100		

Transfer Information

Seller: CLINE JOHN W	**Date:** 03/17/2022	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /06956/ 00524	**Deed2:**
Seller:	**Date:**	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /00229/ 00442	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2026	07/01/2027
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:**

Hagerstown
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

TO: Scott Nicewarner, City Administrator

FROM: Matthew Ross, Planner I

DATE: November 3, 2026

SUBJECT: Completing the File – A-2026-01 – Cline Farm

Staff will meet with the Mayor and City Council on November 3 to brief the body on an additional step necessary to complete the annexation file for the Cline Farm.

It has come to our attention that when the Annexation Resolution was introduced on April 28, 2026, the City's frequent practice of having a formal presentation of the petition by the applicant and the mayor signing a certification indicating that the signatures of property owners had consented as a specific act in public session did not occur, except that the introduced annexation resolution contained a recital stating that the necessary consents were provided as the staff had documented. The Annexation Plan was approved, followed by introduction of the Resolution of Annexation. Per advice of counsel, the City's practice of having the mayor affix his signature in a formal or ministerial act in a meeting is not required by the letter of State law.

Section 4-404 of the Local Government Article requires consent of at least 25% of the owners of property in the area subject to the petition be provided. Before the introduction of the resolution on April 28, 2026, written consent was obtained from all 11 individuals who share in the ownership of the property and 11 letters of consent have been part of the official record since.

The property is owned by the eleven children of John W. Cline, deceased, whose estate closed in 1971. In his will, he left the property to his 11 children. Jerry A. Cline became the primary name on the annexation application form as a "family representative," rather than trying to affix 11 separate signatures to the application form. However, before the resolution was scheduled for introduction, staff required authorized signatures of all 11 children be provided. This was completed on March 16, 2026. The City has had in its possession and entered into the record the authorization of all of the 11 owners of the property prior to introducing the annexation resolution on April 28, 2026 with confirmed consent of 100% of the joint property owners in the record.

With the Council's approval, although public ceremony is not required by statute, in the interest of public transparency, a motion will be placed on the Mayor and City Council's November 10 agenda to formalize the acceptance of the petition and affirms the March, 2026 receipt of 100% consent of property owners prior to introduction of the resolution. The Mayor should sign the provided verification form at that time.

Attached herewith is:

1) A motion to affirm receipt of consent,
2) A verification form identifying all 11 property owners and the date they signed their individual letters of consent,
3) Copies of each of the 11 letters of consent and
4) The Maryland Department of Assessments and Taxation report on this property stating its assessed value.

Copy: Jill Thompson, Director of Planning and Economic Development
Stephen R. Bockmiller, AICP, Deputy Director for Planning and Zoning Administration
Doug Reaser, Economic Development Manager
Ann Rotz, City Attorney
Kevin Best, Special Counsel for Annexation

REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

Topic:
Discussion on Annexation of Burkholder Lane Acquisitions and McDade Road Acquisitions - *Stephen R. Bockmiller, Deputy Director for Planning and Zoning Administration*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name	Description
2026_1110_WS_Discussion_on_Annexation_of_Burkholder_McDade_Follow_Up_Memo_Packet.pdf	Memo: Follow up Public Hearing Burkholder 11.10.26
2026_1110_WS_Discussion_on_Annexation_of_Burkholder_McDade_Comments_REDACTED.pdf	Discussion on Annexation of Burkholder Lane Acquisitions and McDade Road Acquisitions Comments
2026_1110_WS_Burkholder_McDade_DivCap_Ltr_to_City_Council_for_Public_Record_FINAL_to_record.pdf	Burkholder McDade DivCap Ltr to City Council for Public Record FINAL to record

MEMORANDUM

TO: Scott Nicewarner, City Administrator

FROM: Stephen R. Bockmiller, AICP, Deputy Director for Planning and Zoning Administration
Matthew Ross, Planner I

DATE: November 6, 2026

SUBJECT: Follow Up to Public Hearing A-2026-02 – Burkholder Road Acquisitions LLC and McDade Road Acquisitions LLC

PROPOSED ANNEXATION:

Burkholder Road Acquisitions, LLC and McDade Road Acquisitions, LLC initiated annexation of 171.88 acres of land west of McDade Road by submitting a petition for annexation. At the August 25, 2026 Mayor and City Council meeting, the petition was accepted and the Mayor and City Council introduced the resolution an approved the annexation plan. As required by State Law, there were four published notices advertising the public hearing and the annexation plan was provided to the appropriate County, regional and State planning agencies at least 30 days prior to the hearing. Both the State and County acknowledged that the requested zoning of I-MU (Industrial Mixed Use) is not substantially different from the current PI (Planned Industrial) zoning. Therefore, express approval of the zoning by the County is not required.

FOLLOW UP TO THE PUBLIC HEARING:

At the hearing on October 27, 2026, the petitioner was represented by Moshe Rubin on behalf of the property owners, Gregory Bedward, attorney for the property owners, and Connor McManus, project engineer.

Thirty (30) persons testified at the hearing and the record was left open for 10 days to November 6, 2026 to receive additional comment. As of the completion of this memo, 3 additional persons have commented only by email.

Breakdown of All Comments:

21	City residents or persons representing City-based groups or organization with city resident members
11	Non-city residents or persons representing Non-City based groups or organization without city resident members
1	Unconfirmed
33	Total

While the purpose of the hearing was to accept comment on an annexation of land that has no specific proposed plan of development yet to be determined, much of the comment provided focused on the potential of the site being developed for a "data center." A data center is one of the numerous potential uses permitted in the I-MU (Industrial Mixed Use) Zoning District requested by the petitioner. It is important to differentiate between the subject at hand – the annexation – and the separate issue of future use.

The following materials are provided for the Mayor and City Council's use as they deliberate a path forward on this annexation:

1. A chart summarizing and analyzing topics and comments raised by the public and elected body.

2. Copies of all written testimony submitted at the public hearing, all emailed comments received from the public and any supplemental materials provided by the petitioner.

   Any additional comments received after the finalization of this report and the comment period deadline November 6, 2026 will be provided as a supplemental document.

3. A Washington County Zoning Map as it relates to the subject property and surrounding area.

NEXT STEPS:

The Mayor and City Council may consider terms and conditions of the Annexation Resolution generally and/or specific to if the end use is a Data Center. Staff are providing the following possible topics for such possible terms and conditions for discussion purposes:

1. Requiring the source of electricity to the facility as grid-delivered power and providing requirements/limitations regarding on-site electric generation and alternative energy sources. [natural gas, biogas, hydrogen, nuclear Small Modular Reactors (SMRs)]

2. Requiring the Mayor and City Council understanding of the planned cooling method from the end user once identified, and requiring approval by Mayor and City Council of the final allocated water volume if the volume exceeds a specific number of gallons per day as set by the Mayor and City Council.

3. Requiring significant berms and buffers to mitigate the generation of sound and the direction it travels from cooling systems and backup generators.

4. Consideration of any possible requirements needed related to a level of community engagement including when the end use is confirmed.

5. Requiring the developer to pay all costs for required public improvements related to the development: roads, other infrastructure, etc.

6. Requiring a decommissioning plan and bonding for the purpose of ensuring that any potentially hazardous materials such as fuel, batteries, etc. are appropriately removed from the site and disposed of properly.

When the Mayor and City Council are ready to move to vote on the annexation resolution, the terms and conditions will be incorportated into the resolution, and it will be placed on a Regular Session agenda.

Copy: Jill Thompson, Director of Planning and Economic Development
Doug Reaser, Economic Development Manager

Attachments: Topics and Analysis Chart
Map of current county zoning surrounding site

Additional Document:
Assembled written testimony and emailed comments.

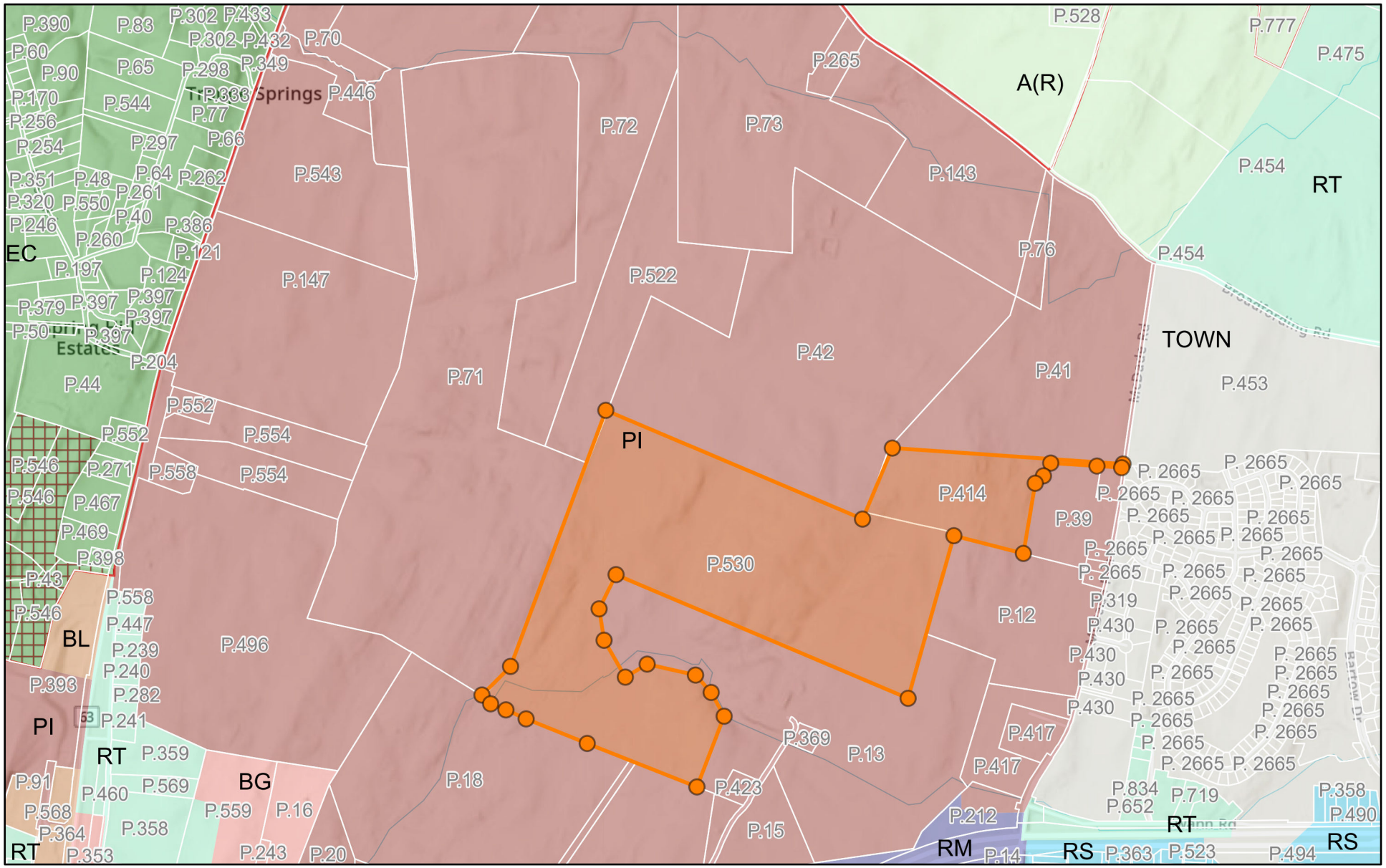
Follow Up to Public Hearing A-2026-02 – Burkholder Road Acquisitions LLC and McDade Road Acquisitions LLC				
Topics and Analysis Chart				
Annexation				
	Topic			
A.1	Growth Management	City's Water and Wastewater Policy requires developers seeking the City's water service to annex into the City or enter into a preannexation agreement that commits to future inclusion in the City. The location of the properties subject to this petition require annexation upon request for City water service.		
A.2	City Design Standards	If annexed, development of the site would be completed in accordance with the City's design standards, which sets higher design expectations than the County's development regulations.		
A.3	Assigned Industrial Mixed-Use (I-MU) Zoning	The development of this site would be limited to those uses permitted in the I-MU zoning district per Section Z.2 of the Zoning Ordinance (Article 4, Land Management Code).		
A.4	Loss of farmland, environmental habitat, impact on migratory bird populations and community character	Washington County's adopted policies direct industrial growth to this area. Concentrating development here accommodates needed growth while maximizing countywide benefits and protecting other areas from its impacts, thus exemplifying Smart Growth principles. The area in question has been planned by the County for industrial development for many years. The 2.6 square mile PI-zoned area will develop for industrial uses whether annexed into the City or not.		
A.5	Empty warehouses	Market conditions vs. zoning influences how quickly properties fill. The vast majority of the recently constructed warehouse space is occupied or is soon to be occupied, with only about 500,000 square feet yet to be committed to tenants.		
A.6	Economic impact	According to the petitioner's information, annexation of the property will generate for the city between $1.3 million and $7 million per year in real property tax revenue, depending on the end use.		
A.7	Activating pre-annexation agreements	There are nearby commercial properties with preannexation agreements. Bringing those properties into the City would result in approximately $3 million per year in real property tax revenue. Failure to approve this annexation will make it difficult to secure routes by which the City could annex the nearby sites.		
Data Center				
	Topic	City, State, or Federal Regulations	Site limitations/Site Plan Review	Staff Comment
Conditions Restricted by the Site				
D.1	Setbacks	The I-MU zoning district requires a 150 foot (.028 mile) building setback from residential zoning districts.	Per the petitioner's presentation, the development boundary line is nearly .5 mile from the nearest residential neighborhood.	Based on current industry trends regarding regulating data centers, a data center on this property would far more than comply with the most aggressive setback requirements adopted by other jurisdictions separating them from residential zoning districts.

	Topic	City, State, or Federal Regulations	Site limitations/Site Plan Review	Staff Comment
D.2	Visual impact	Land Management Code, Article 5, requires commercial buildings to be constructed of low reflective material in earth tone colors. Any building built here would be required to comply with this provision regardless of use and this would be evaluated at site plan review.	The site is near the center of a 2.6-square-mile planned industrial park. The proposed buildings are expected to have minimal visual impact due to their distance from surrounding primary roads and residential areas and the topography of the site.	
D.3	On-Site Electric Generation via Natural Gas Turbines/Generators	The City's ordinances do not prohibit the use of natural gas as a fuel source.	This site is not located near any natural gas lines of sufficient size and capacity to serve a data center use. Natural gas extension to the site for generation is cost prohibitive and unlikely.	**Possible Annexation Condition:** Requirements/limitations to on-site electric generation and alternative energy sources.
D.4	Protection of property values	One of the purposes of land development regulations is to ensure compatibility of uses as they develop in order to protect the general quality of life in the area, which includes protecting property values.		The distance offered in this situation would make this site the best possible location in or around the City for developing any sort of industrial use with maximum distance from vicinal residential areas.
	Conditions Restricted by Current City, State, or Federal Regulations			
D.5	Executive Order 01.01.2026.16 - "Responsible Data Center Development in Maryland"	Governor Wes Moore recently issued an Executive Order addressing data center development. This Executive Order outlines several criteria upon which new data center development will be evaluated at the State level.		Compliance will be required.
D.6	Consumption of water	Provision of water is subject to the City's Water and Wastewater Policy.		**Possible Annexation Condition:** When the end user is identified, understanding of cooling method and approval of final water allocation.
D.7	Protections for Electric Ratepayers	The State of Maryland recently adopted legislation (the Utility RELIEF Act of 2026) that requires the cost of system upgrades and provision of electric service for data centers to be cost-neutral to residential rate payers.		The legislation protects rate payer and requires the developer to bear the full cost.
D.8	Noise	Chapter 155 of the City Code (Noise Ordinance) limits sound to 75 dBA at the property line for industrial areas and 65 (day) and 55 (night) for residential receiving areas.	An applicant for construction of a data center may be required to address this issue through notes of compliance and a sound study during the site plan stage.	**Possible City Policy Change:** An amendment to the the Noise Ordinance may be necessary to exclude data centers from the air conditioning and heat pump exception.

	Topic	City, State, or Federal Regulations	Site limitations/Site Plan Review	Staff Comment
D.9	Light pollution	The Land Management Code contains regulations regarding exterior lighting of buildings and parking lots that apply to all uses. Additionally, development shall comply with the Industrial Performance Standards outlined in Section K of the Zoning Ordinance.	These issues will be evaluated and the regulations applied during the review and approval of a site plan.	Light standards are limited to 20 feet in height and building mounted lighting is to be directed downward from the cornice.
	Addressed During Site Plan Guidelines			
D.10	Protection of Karst geology	The State requires stormwater management for all site plans, which includes additional precautions in the design and review of plans when the development site is located on Karst geological conditions.	Generator design and placement will be addressed at the site plan stage of development to protect groundwater from spillage.	There are uses other than data centers that have the potential to be more impactful on the limestone geology. Staff uphold the standard of applying consistency in evaluating all uses.
D.11	Increased Traffic	The City's development regulations address road conditions and capacity. Improvements are required when certain metrics are met.	Development on this property will front an extension of Logistics Boulevard, which will be designed to serve all development intended to build out the area that the County has designated for industrial development.	The new traffic volume generated by development of this site will vary depending on use and could include heavy truck and more employee traffic.
	Other Topics			
D.12	Berms and buffers	The City has landscaping requirements that are applied to all new development equitably.	Given the potential for noise impacts, consideration should be given to requiring substantial berms and evergreen tree plantings around sources of noise created by a proposed data center.	Berms and buffers as applied in the Land Management Code are mostly used for aesthetics and as a limited noise attenuation feature. More substantial earthen and wooded features should be required for cooling systems and back up generators of a data center. **Possible City Policy Change:** This could be addressed by amendments to the Land Management Code and/or **Possible Annexation Condition:** Requiring significant berms and buffers.

	Topic	City, State, or Federal Regulations	Site limitations/Site Plan Review	Staff Comment
D.13	Decommissioning			The City administers a Vacant Buildings Ordinance which would apply to a data center that would become vacant as it would to any other industrial use on this site. **Possible Annexation Condition:** Requiring a decommissioning plan and bonding.
D.14	Development impact fees/Infrastrucutre improvements.		Public road design and construction will be required by City ordinances for extending Logistics Boulevard through their property to connect to the future development of properties to the north and northwest.	The County imposes a building excise tax which would be collected on the development of this property unless determined otherwise by the County. Construction of the northern extension of Logistics Boulevard will be done to City standards at the developer's expense for later dedication to the City. **Possible Annexation Condition:** Developer pays all costs for required public improvements.
D.15	Consideration of a City Moratorium			The City Land Management Code (LMC) varies from the County Land Management Code. Existing City regulations have generally good control of the range of topics. Updates to City regulations and policies can happen where needed without having to impose a moratorium. Electric capacity in the region greatly limits the number and size of propsective data center development. It is possible development may be limited to 1 medium-scale project in the next 7 years, and not a proliferation of development.

Annexation Area



11/5/2026, 1:23:14 PM

Override 1
Override 1
polygonLayer
Override 1
Urban Growth Areas
HP Overlay
Historic Preservation Overlay

Zoning Overlay
Antietam Overlay 1
Antietam Overlay 2
Antietam Overlay 3
Mineral Overlay
Mixed Use-Residential
Mixed Use-Residential and Commercial
Mixed Use-Residential, Commercial and Employment
Planned Unit Development
Airport Overlay
RBOverlay
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1:19,000

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

Washington County Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User

PUBLIC COMMENT

ANNEXATION CASE A-2026-02

PUBLIC HEARING HELD OCTOBER 27, 2026

WRITTEN COMMENTS

RECEIVED PRIOR TO THE PUBLIC HEARING

Burkholder/McDade Annexation Hearing

October 27, 2026

(Received by e-mail)

Name	Address	
Mary		Hagerstown area
Mike Faiola		Hagerstown area
Darlene		Hagerstown area
Debby Spotten	Cannon Ave	Hagerstown
Michael McDonald	17402 Fitzhugh Court	Hagerstown
Thomas Banks	16505 Virginia Ave	Williamsport
Allison & Jeff Small	12510 Capstone Dr	Hagerstown
Enock J. Belony, Sr.	12605 Rosencrans Dr	Hagerstown
Starla Crist	17305 Kilpatrick Ct.	Hagerstown
Megan Pitts		
Phillippee Jubuisson	12404 Gemstone Dr.	Hagerstown
Laura Nalven		
Michael McDonald	Additional Information	
Kevin Noll	11104 Dam #5 Road	Clear Spring

(1)

Donna Spickler

From: [redacted]
Sent: Sunday, October 18, 2026 7:44 AM
To: Council Comments
Cc: [redacted]
Subject: Written public comment for the Oct. 27 annexation hearing regarding the Martin Farm property

To the Mayor and Members of the Hagerstown City Council,

This is a written public comment for the Oct. 27 annexation hearing regarding the Martin Farm property.

My name is Mary, and I live in the Hagerstown area (ZIP 21742). Even though my address is outside the formal city limits, the decisions you make about annexation and large-scale industrial development directly affect me and thousands of other county residents. Our roads, utilities, water resources, and quality of life do not stop at a jurisdictional boundary.

I am urging you **not** to approve the annexation of the Martin Farm property on October 27 without far stronger safeguards, clearer information, and full transparency about the intended use of this land. The public has been told repeatedly that "no end user has been identified," yet a data center is being discussed as a serious possibility. Data centers are not neutral projects. They are high-impact industrial facilities with enormous electrical demand, heavy water consumption, continuous noise from cooling systems, and very few permanent jobs once construction ends. These burdens fall on the entire region — not just the city.

Washington County enacted a moratorium on new data centers for a reason: to pause, study, and protect residents while regulations are developed. Annexing this land now would effectively bypass that process and allow a major industrial project to move forward without the same level of scrutiny or public protection. That is not good governance, and it is not in the best interest of the broader Hagerstown community.

If the City intends to take on a project of this scale, then the public deserves **clear, enforceable commitments** before annexation is approved — not after. That includes binding limits on water and energy usage, noise mitigation requirements, environmental impact protections, and a transparent explanation of what type of facility may be built. Anything less leaves residents vulnerable and undermines trust in the process.

I am asking you to put the community first. Slow this down. Require real safeguards. Do not annex this land until you can guarantee that whatever is built will benefit — not burden — the people who live in and around Hagerstown.

Sincerely, Mary Hagerstown area (21742)

(2)

Donna Spickler

From: [redacted]
Sent: Sunday, October 18, 2026 10:42 AM
To: Council Comments
Subject: "This is a written public comment for the Oct. 27 annexation hearing regarding the Martin Farm property."

To the Mayor and Members of the Hagerstown City Council,

This is a written public comment for the Oct. 27 annexation hearing regarding the Martin Farm property.

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I am asking you to put the community first. Slow this down. Require real safeguards. Do not annex this land until you can guarantee that whatever is built will benefit — not burden — the people who live in and around Hagerstown.

Sincerely, Mike, Hagerstown area (21742)

Mike Faiola

3

Donna Spickler

From: [redacted]
Sent: Sunday, October 18, 2026 10:47 AM
To: Council Comments
Subject: "This is a written public comment for the Oct. 27 annexation hearing regarding the Martin Farm property.

To the Mayor and Members of the Hagerstown City Council,

This is a written public comment for the Oct. 27 annexation hearing regarding the Martin Farm property.

My name is Darlene, and I live in the Hagerstown area (ZIP 21742). Even though my address is outside the formal city limits, the decisions you make about annexation and large-scale industrial development directly affect me and thousands of other county residents. Our roads, utilities, water resources, and quality of life do not stop at a jurisdictional boundary.

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I am asking you to put the community first. Slow this down. Require real safeguards. Do not annex this land until you can guarantee that whatever is built will benefit — not burden — the people who live in and around Hagerstown.

Sincerely, Darlene, Hagerstown area (21742)

(4)

Donna Spickler

From: [redacted]
Sent: Monday, October 19, 2026 5:54 PM
To: Council Comments
Subject: McDade Road Annexation (Hearing: Oct 27, 2026)
Attachments: Is There a 'Data-Center Effect' on Real Estate_.pdf; ssrn-6136790.pdf

Dear Hagerstown Mayor, City Council, and City Clerk,

Please find attached and linked below two critical pieces of empirical real estate research submitted as formal written testimony for the upcoming **McDade Road and Burkholder Lane Annexation public hearing next week on Tuesday, October 27, 2026**.

I request that these documents be officially entered into the permanent public record and distributed to the Mayor and Council members for review prior to the vote.

As a homeowner whose backyard directly faces this proposed 172-acre industrial annexation, I am submitting this data to demonstrate the hyper-local property value penalties faced by residential neighborhoods built immediately adjacent to heavy industrial data center infrastructure:

1. **The Adjacency Penalty Study:** Published via the Social Science Research Network (SSRN), this academic, peer-reviewed research tracks home sales directly adjacent to data center hubs. The data reveals a statistically significant drop in property values for residential homes within a half-mile radius due to buyer concerns over 24/7 low-frequency noise and windowless industrial views.
2. **The Real Estate Market Friction Report:** Published by the National Association of Realtors (NAR), this research confirms severe buyer friction and prolonged days on the market for residential listings located in the immediate viewshed of high-density data infrastructure. I would note that they are currently building new houses just up the street at Hager Meadows.

While macro-development looks favorable on aggregate city tax rolls, this data proves that the families living directly across the street will bear a direct, immediate equity penalty. This is why I will be there requesting that the city slow down and legally bind the developer to strict design mitigations—including natural earthen berms, mature evergreen tree buffers, and deep setbacks—***prior*** to any annexation vote.

Thank you for ensuring this research is added to the official record of the project.

Respectfully submitted,

Michael McDonald
17402 Fitzhugh Court
Hagerstown, MD 21740
Hagers Crossing Resident
[redacted]

NATIONAL ASSOCIATION OF REALTORS®

NAR REALTOR® NEWS

Is There a 'Data-Center Effect' on Real Estate?

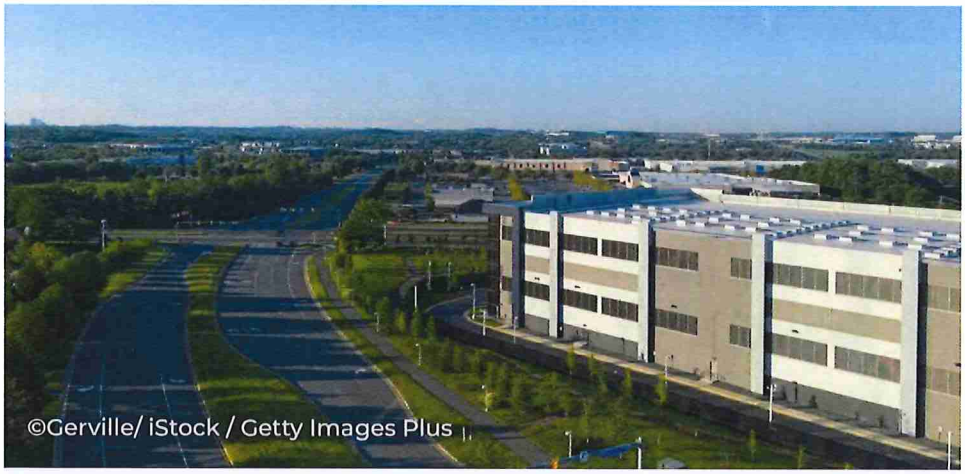
September 9, 2026

Commercial & Investment Real Estate, Residential Real Estate, Real Estate Technology, Data Centers

By: Melissa Dittmann Tracey

Share

The impact of data centers on housing can vary significantly depending on the local market, according to a new report from NAR.



A data center in Sterling, Va., a population-dense residential and commercial area.

A surge in data center development capable of powering the AI boom is unfolding across the country, bringing massive facilities—with often their demanding energy and water needs—closer to residential communities. That's raising a new question for home buyers and homeowners: What's the impact of living near a data center?

The National Association of REALTORS®, which maintains no official policy position on data centers, is taking a closer look at the growth in its newly released report, "**2026 Data Center Impact**," which measures data centers up against county-level performance in home values, employment, electricity costs and more, as well as survey feedback from real estate agents.

Overall, "there is no single data center effect," says Lawrence Yun, NAR's chief economist. "Instead, the story varies significantly depending on the local market. ... We do not see evidence of weaker housing markets in

counties with a large data center presence. But these are county-level numbers, and they can't tell us what happens to an individual home next to a facility. That's why local knowledge and credible data matter so much right now."

What the Data Shows on Data Centers

The growth in data centers has been capturing more news headlines, but a closer look at the data reveals only a small concentration of markets are experiencing significant growth. Although data centers are now found across much of the country, NAR's analysis shows that 92% of more than 3,200 U.S. counties tracked have no mapped data centers at all. Only 1% have 10 or more.

Growth appears to be clustered in limited areas, led by Northern Virginia, notably Loudoun, Prince William and Fairfax counties, which comprise about 21% of data centers nationally. Other hubs emerging for data centers include Silicon Valley (5%); central Ohio, particularly Franklin and Licking counties (5%); the Phoenix area (4%); and central Washington (4%).

Where Data Centers Are Most Concentrated

Rank	County	State	# of Facilities	% of National
1	Loudoun	VA	213	14.4%
2	Santa Clara	CA	75	5.1%
3	Maricopa	AZ	63	4.3%
4	Prince William	VA	63	4.3%
5	Grant	WA	39	2.6%
6	Licking	OH	34	2.3%
7	Franklin	OH	33	2.2%
8	Bexar	TX	33	2.2%
9	Umatilla	OR	31	2.1%
10	Cook	IL	29	2.0%

State	Facilities	Building sq. ft. (M)	Campus sq. ft. (M)
Virginia	319	41.8	57
Texas	127	18.9	21.3
Oregon	109	17.1	36
Ohio	91	15.7	86.6
Iowa	63	11.9	47.8
Arizona	65	9.5	34
Washington	82	7.9	27.4
California	112	7.3	0.2

Source: "2026 Data Center Impact Report," National Association of REALTORS®

NAR's analysis found that data centers tend to be in higher-cost housing markets that have strong long-term housing appreciation and job growth. For example, the median home value in counties with no data centers is $174,500, whereas in counties with 10 or more data centers, the median home value is $431,750.

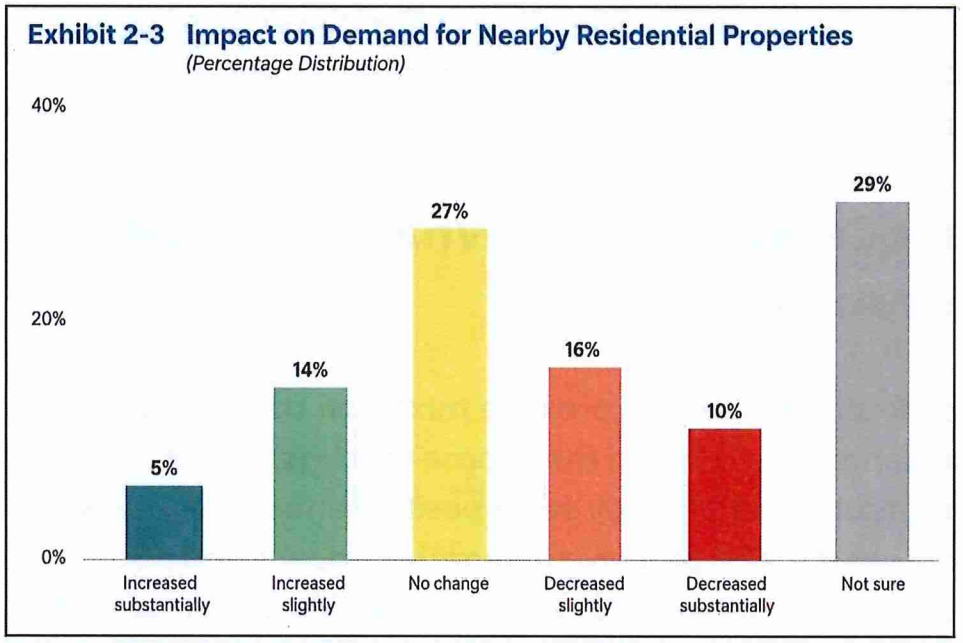
But "higher home values or faster price appreciation do not necessarily mean that data centers caused home values to increase," the report says. "In fact, many of the country's largest data center markets were already very different from the typical county. Some are large metropolitan areas with strong technology and

professional sectors, while others offer power, land or infrastructure that has helped attract data center investment."

Data Center Impact: What Real Estate Pros Are Finding

Anecdotally, real estate pros are mixed on the impact data centers have when they come to town: 25% of agents surveyed say they see a positive effect on nearby home values, 22% perceive a negative impact and about one-third of respondents were unsure. Sixteen percent of real estate agents said they thought data centers led to at least a 5% increase in nearby property values, whereas 11% thought their presence prompted a 5% decrease to values.

Real estate pros also were mixed on how the presence of data centers affected demand for residential properties near them: 26% said it decreased demand, 27% said it had no change, and 19% reported an increase in demand.



Source: "2026 Data Center Impact Report," National Association of REALTORS®

One of the main concerns about having data centers nearby has been over its demand for electricity and, depending on the facility's cooling system, water usage. The NAR analysis did find an uptick for residential electricity rates—with rates climbing 21.4% from 2020 to 2024 in counties with 10 or more data centers compared with a 15.7% uptick in rates for counties without data centers. But researchers note that the rates did not consistently rise as the number of data centers increased, and electricity rate data is measured on a state (not county) level, which could be skewing its impact.

Overall, real estate pros report the top concerns expressed among their clients from nearby data centers were due to:

- Energy costs: 61%
- Water use of the data center: 56%
- Perceived environmental contamination: 43%
- Impact on the immediate landscape: 32%

Meanwhile, real estate professionals viewed the impact of data centers on nearby commercial properties as much more favorable. Fifty percent of agents surveyed by NAR reported an increase in commercial property values in proximity to data centers, and 42% reported an uptick in demand for nearby commercial space, particularly industrial properties and land. About 22% of agents reported having a nearby data center prompted commercial property values to increase by more than 10%.

"Data centers are increasing industrial land and commercial property values as they attract economic development, infrastructure investment and related businesses," the report notes, based on agents' feedback.

Learn More About Your Data Center Neighbor

Realtor.com projects that more than 2% of U.S. home sales will take place within five miles of an active large data center by the end of 2027—more than double the share in 2018. So far, Realtor.com's own analysis has

found no measurable difference in home sale or listing prices after large data centers recently opened compared with similar communities.

Still, buyers may want to investigate factors such as noise, water use, power infrastructure, utility costs and future expansion before deciding whether they're comfortable with a property near a data center.

For Melissa Bailey, a sales team lead at Real Broker in Phoenix, the issue hit close to home when a data center was built in a commercial area behind her home. She researched how the city was addressing concerns, including water use, and found it had added a water reclamation site capable of processing millions of gallons of reclaimed water each month to offset demand. That helped ease her concerns about any potential impact on the city's drinking-water supply.

"Everybody has an opinion on data centers, and whatever their opinion is, that's fine," Bailey says. But if ones coming near you, she advises, "research what your municipality is doing to mitigate concerns because they could have plans in place that minimize any adverse impact."

Agent Takeaway: You may be fielding more questions from home buyers and homeowners about how data centers could affect the housing market. The impact can vary significantly by location. Check out NAR's newly released report, 2026 Data Center Impact

Report, to view a breakdown of data center activity by geographic area, alongside the trajectory of home prices, incomes, employment and more.



Melissa Dittmann Tracey

Melissa Dittmann Tracey is a contributing editor for NAR REALTOR® News and editor of the Styled, Staged & Sold blog.

Content by Melissa Dittmann Tracey

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Here Comes the Cloud: The Effect of Data Centers on Homeowners in Northern Virginia

Michael Rubinovitz*

Updated: April 26, 2026
Original: January 26, 2026

Abstract

With the recent AI boom, data centers (DCs) are rapidly becoming an increasingly necessary part of society. With data centers appearing in greater numbers all around the world, it is important to understand how exactly they are shaping the space around them. There is currently a lack of evidence on how new data center constructions affect the residential communities located next to them. In this paper, I study the effect the announcement of a new data center has on the sale prices of nearby houses. Using Loudoun County, an area in Northern Virginia with over 200 data centers, as my setting, I find that houses within 0.5 miles of an already announced data center sell for roughly 2.8% less than otherwise similar houses located slightly farther away.

*George Washington University (email: michael.rubinovitz@gwu.edu)

1 Introduction

Data centers play a crucial role in the functioning of modern society. Sending emails, streaming TV shows, saving files to "the cloud", asking a chatbot a question, and practically any other Internet-based activity involve interacting with a data center (Leppert, 2025).[1] With the recent boom in AI technologies, the importance of data centers has exploded. According to Data Center Map (2025), one of the most comprehensive sources on data center locations since 2007, there at least 4,000 data center buildings in the United States alone. The need for data centers does not appear to be going anywhere either. A report by Shehabi et al. (2024) estimates that data center energy could more than double between 2023 and 2028. As the number of data centers continues to rise, it is important to focus on the impact these buildings have on the world and not just on the services they provide. In this paper, I focus on the effect data centers can have on the local communities they inhabit.

It is important to note that data centers can be bring plenty of positives to a community. For instance, once a company decides to build a new data center, workers are then required to construct the physical building and any additional infrastructure needed to keep the data center running efficiently. Following construction, workers are also needed to work in the data center and keep it operating. In fact, the Bureau of Labor Statistics estimates there are over 500,000 people working in data centers in the US in 2023 (Foote & Wilkie-Rogers, 2025). This represents growth of more than 60% from 2016. Data centers also are significant generators of tax revenue for state and local governments. For example, Virginia, one the biggest data center hubs in the US and the world, collected around $1 billion and $640 million in local and state taxes in 2022, respectively (NVTC, 2024). These tax revenues can then be used to improve essential services like roads, public transportation, education, and public safety. However, living with data centers is not all positives. The construction of new data centers can also have significant negative externalities associated with them.

A data center is often a massive building with an appearance similar to a warehouse. For reference, the largest data centers, often referred to as "hyperscale" data centers, can contain over 5,000 servers and take up millions of square feet of space (Powell & Smalley, 2025). If located close enough to residential areas, this can create significant visual pollution for unfortunate homeowners. Having thousands of servers running simultaneously all day and night requires an intense amount of energy. It has been estimated that 4.4% of total US electricity consumption in 2023 can be attributed to data centers (Shehabi et al., 2024). Higher electricity prices can then be passed on households as utility companies increase their

[1] AWS (2025) defines a data center as "a physical location that stores computing machines and their related hardware equipment."

own spending on infrastructure as they try to keep with rising demand generated by the data centers.

To prevent their servers from overheating, data centers also need large amounts of water to power their cooling systems. Shehabi et al. (2024) estimates that data centers in the US had a water footprint of 800 billion liters in 2023. With data centers consuming so much water, this can put stress on local water sources and leave less available for use by households. When the thousands of servers are combined with the diesel generators and HVAC systems needed to power and cool them, a data center can also produce a large amount of noise. It has been estimated that noise levels inside a data center can reach up to 96 dBA (Tao & Gao, 2025).[2] This can lead to data centers producing a humming sound that can be heard from the outside. If several data centers are clustered together, this can produce noise pollution levels high enough to be heard by nearby households.

As data centers can often be located near residential communities, it is important to understand how the positive and negative externalities are received by locals. It is also worth mentioning that these externalities can vary greatly with distance. Increases in school quality due to data center tax revenues would benefit all residents of a county equally. However, visual and noise pollution would only be felt by households located the closest to a data center. In this paper, I focus on these distance-contingent negative externalities. I do this by using data on house sales in Loudoun County, VA, an area occupied by both suburban communities and over 200 data centers. By looking at house prices before and after a new data center is announced, I am able to determine whether the negative externalities outweigh the positives for homeowners closest to the data center.

Using a difference-in-differences (DiD) methodology I am, to the best of my knowledge, the first to be able to provide empirical evidence on the effect of data centers on local house prices. I find that houses located within half a mile of a data center sell on average for 2.8% less than houses 0.5-2 miles away from a data center following the data center being granted a permit for a new construction. By using a dynamic DiD model, I show that this negative effect is persistent and can last up to seven years after a data center receives its permit. I also present evidence that house prices may even begin to adjust a year before the permit is granted, suggesting that homeowners may begin to react as soon as any mention of a new data center nearby reaches them. Breaking houses into quarter-mile distance bands, I also highlight how this drop in price is only felt for house within 0.5 miles. Houses placed 0.5-1.75 miles away from a data center experience zero or slightly positive changes in prices following the issuing of a new data center permit.

[2]For comparison, repeated exposure to sounds above 85 dBA is considered harmful to humans and can lead to hearing loss (NIH, 2025).

Further analysis shows that this decrease in sale price is robust to different combinations of fixed effects as well as different control group definitions. I also explore any heterogeneity in the results, finding that results seem to be driven by houses within 0.5 miles of more than one data center and recently constructed houses. One possible mechanism behind this drop in price is that a home purchase typically represents a long-term investment and potential homeowners see nearby data centers as a negative externality, and thus require a price discount to account for this. I look into this theory by running identical DiD regressions for house and apartment leases. Rental agreements within 0.5 miles experience zero change in price following the announcement of a new data center compared to rentals 0.5-2 miles away. As rentals are typically short-term arrangements, residents may not be concerned by living next to a data center for a single year. This gives some credibility to the idea that home buyers require some form of compensation, seen in the decrease in sale price, in order to be comfortable with living next to a data center in the long-run.

Using data from Loudoun County's annual property assessments, I investigate whether a new data center permit creates a decrease in assessment value similar to the one seen in sale price for houses within half a mile of that data center. Event study regressions show mixed results, with assessment values only dropping 1.0 to 1.5% for treated properties five to six years after data center announcement. This suggests that the assessment methods used in Loudoun County are not fully adjusting for the drop in value caused by the presence of a new data center. This is especially relevant as property taxes are calculated by directly using a property's assessed value.

Additional analysis shows that while data centers do create a drop in price for nearby houses, they do not increase the amount of time it takes for these houses to sell. Probit and logit regressions show that being within 0.5 miles of a data center does not affect the probability a house will be sold within two weeks of being listed on the market. I also explore external validity by running DiD regressions using house sales from other counties in Virginia with their own data centers. Interestingly, I find no evidence that data center announcements have led to decreases in sale price for nearby houses in these counties. This suggests that results may be unique to Loudoun County for the time being, and may be a factor of the sheer number of data centers present in the county. I conclude my analysis by providing some back-of-the-envelope calculations of aggregate value lost due to data centers. As a whole, home sellers in Loudoun County may have missed out on $8.8 to $17.5 as a result of data centers.

The rest of this paper is organized as follows. Section 2 shows how this paper fits into the existing literature. Section 3 provides background information on Loudoun County. Section 5 presents the DiD methodology used. Section 4 gives an overview of the main data

sources. Section 6 discusses the results. Section 7 concludes.

2 Related Literature

This paper joins a smaller, but quickly developing academic literature on data centers. Much of the work in this field to this point has focused on energy usage, cooling methods, gas emissions, and water footprints. For instance, Mitchell-Jackson, Koomey, Nordman, and Blazek (2003) presents estimates on data center energy usage using data from Silicon Valley.[3] Other early work includes Shehabi, Horvath, Tschudi, Gadgil, and Nazaroff (2008), Shehabi et al. (2010), and Shehabi, Masanet, Price, Horvath, and Nazaroff (2011). These papers study the benefits of using outside air to cool data centers, a more energy-efficient but less widely used cooling method. Cai and Gou (2024) provides a recent review of several cooling strategies commonly used by data centers.

Siddik, Shehabi, and Marston (2021) studies the environmental impact of data centers by calculating carbon and water footprints of data centers across the US. By looking at existing data centers, the authors are able to locate specific areas of the country that could minimize the environmental footprint of future data centers. Another recent paper, Wang and Lv (2024), looks at data centers in China to develop an economic expansion model that takes into account environmental considerations in order to achieve net-zero carbon operation. Other recent work in the area has been focused on load flexibility, the ability of data centers to adjust their energy usage over time (Cao & Zhang, 2023; Knittel, Senga, & Wang, 2025). I contribute to this literature by providing a new angle in which to study the effects of data centers. Previous papers have not taken into the account the fact that data centers can often be located near residential communities. They may bring jobs, tax revenue, and economic activity, but they are also large, noisy, and energy intensive. Thus, it may be a little ambiguous how data centers impact their surrounding area. I begin to fill in this gap by providing empirical evidence on one aspect of this relationship between data centers and local communities. Specifically, I study whether a new data center impacts the sale prices of the houses located closest to it.

This paper also joins the extensive literature that studies the effects of externalities on house prices. While no paper has looked directly at the presence of data centers, there are several that related topics. For instance there are numerous papers that estimate how proximity or access to information technology infrastructure, such as fiber Internet connections or cell towers, affects home values (Locke & Blomquist, 2016; Fackler, Falck, & Krause, 2024;

[3]Masanet, Shehabi, Lei, Smith, and Koomey (2020) provides a more recent example of data center energy usage estimates.

Guiffard, 2024; Whitacre, 2024). Other papers study the effect power plants can have on houses (Davis, 2011; Mei, Gao, Zhang, & Yang, 2021; Rivera & Loveridge, 2022). Power plants, like data centers, can be large, unpleasant to look at, and pollution producing. However, one key difference is that while power plants produce energy, data centers consume massive of amounts of energy to produce other services.[4] Dröes and Koster (2016) show that the construction of a new wind turbine, another type of energy producer, negatively impacts houses within a 2 km radius. Finally, there has also been significant research on noise pollution, a negative externality also produced by data centers, created by airplanes, trains, or traffic and house prices (Theebe, 2004; Zheng, Peng, & Hu, 2020; Allroggen et al., 2025).

3 Background

Loudoun County, located in Northern Virginia, is home to to the highest concentration of data centers in the world. There are currently over 200 active data centers with more than 100 others still in development (Turner, 2025). The large majority of these buildings are clustered together in the western part of the county in an area known as "Data Center Alley." The locations of, as of 2024, all operational data centers are plotted in figure 1. The map highlights how closely packed together data centers can be. What figure 1 also shows is how data centers can be right on the border of residential zones. This can lead to houses being in surprisingly close proximity to these massive industrial buildings, a situation which is the focus of this paper.

Prior to becoming a data center hub, Loudoun county was largely composed of agricultural land. In fact, much of the eastern part of the county is still designated as agricultural zones. This started to shift after Dulles International Airport was opened in 1962. Businesses and families began to move into the area in great numbers. According to the US Decennial Census, Loudoun County's population in 1960 was a modest 24,549. In 2020, the Census reported a population of 420,959. This represents an increase in population of over 1,600% in a span of 60 years.

Data centers did not truly start to appear in Loudoun County until the 2000s. Figure 2 shows the number of permits for new data centers in Loudoun County granted each year from 2000 to 2024. This emphasizes how new data centers were being built as early as 2000, but did not start appearing in great number until around 2014/2015. As of today,

[4]Pope and Pope (2015) look at whether proximity to a newly built Walmart effects the price of houses within 2 miles of its location. Walmarts, like power plants and data centers, are large in scale and may generate visual pollution, but otherwise provide a very different set of externalities.

data centers play a central role in the growth of Loudoun County. In FY 2023, they alone generated over $700 million in tax revenue for Loudoun County, representing roughly a third of all tax revenue collected that year. The data center industry also provides around 22,000 operational and construction jobs and has attracted more than 3,500 companies to Loudoun (NVTC, 2024).

It is also worth taking a deeper look into why the number of data centers in Loudoun County was allowed to grow so large. This began in 2000 when Loudoun County granted data centers the ability to develop "by right" on land parcels designated for office parks. All "by right" development does not require legislative approval from Loudoun's Board of Supervisors. The county's zoning ordinance was not updated again until 2019. This allowed new data centers to grow practically unchecked for almost two decades. This started to become a problem around 2014/2015 when, as illustrated in figure 2, the number of data centers began to skyrocket. With thousands of servers running at the same time, this began to put an enormous strain on existing utility infrastructure in Virginia. In fact, a report published in 2024 found that electricity demand in Virginia is expected to double within the next 10 years (JLARC, 2024).

This all come to a stop on March 18, 2025 when the Board of Supervisors voted to end "by right" data center development (Turner, 2025).[5] With so many data centers built within such a short time period, Loudoun County makes the ideal setting for studying the effect of data centers on house prices. As figure 3 shows, the percent of houses within half a mile of a data center increased from less than 1% to almost 5% between 2014 and 2024. I use this variation between the year data centers were announced and their distance to houses to motivate the use of the DiD approach described in section 5.

4 Data

4.1 House Sales

Real estate data come from a multiple listing service (MLS) with coverage of the Mid-Atlantic Region. Through the MLS, I am able to obtain listing price, close price, time spent on the market, latitude/longitude, and a wide range of housing characteristics for each recorded property transaction. I then take several data cleaning steps in order to reach the final sample used in my analysis.

[5]This means that any future data center that wanted to be built in Loudoun County would require approval from the Board of Supervisors. This excludes 22 data centers that were considered to "grandfathered" in and do not require additional approval (Turner, 2025).

I start by limiting the MLS data to all transactions within Loudoun County that were closed between 2014 and 2024. I choose to focus on standard sales of single-family homes (detached and townhouses), removing house rentals and apartment sales and rentals.[6] I also remove houses built before 1900, houses missing information on key housing characteristics such as lot size or number of bedrooms, and any extreme outliers. After all of this, I am left with around 53,500 observations. For supplementary analyses I further use MLS data on house leases, apartment sales, and apartment leases in Loudoun County as well as house sales from neighboring Virginia counties. I follow the same cleaning steps as described above for each of these datasets.

4.2 Data Centers

Information on data centers is gathered from publicly available sources on Loudoun County's official website. I compile data from the Public Real Estate Reports produced each year by the Office of the Commissioner of the Revenue and Loudoun County GeoHub, Loudoun's open data portal. By combining these sources, I am able to create a list of addresses and geographical locations of over 200 data centers within Loudoun County. I am also able to collect additional details on each data center including the year the data center was granted a new construction permit, the year construction was completed, building and parcel size (in square feet) and zoning regulations.[7] I limit my sample to data centers that were granted a permit between 2014 and 2024 and are at least 100,000 square feet in size, leaving me with 138 buildings. Descriptive statistics of the data centers included in my sample are provided in table 1.[8]

4.3 Land Books

I also study how data centers have impacted property tax assessments in Loudoun County. To do this I use data found in Loudoun County's Land Books. As property assessments are updated annually in Loudoun County, the Office of the Commissioner of the Revenue produces a Land Book each tax year with the most recent valuations for all Loudoun County

[6]Non-standard sales include foreclosures, short sales, and auctions among other types.

[7]The available datasets do contain some missing information, especially on permit and construction years. I use Loudoun County's Property Search tool and LandMARC, Loudoun's online land management portal, to fill in any missing characteristics.

[8]General industry is typically designated for heavier industrial uses compared to office parks and industrial parks. As a result, buildings in general industry zones have to be at least 100 ft from residential zones. Industrial parks and office parks have to be 75 and 50 ft away from residential zones respectively (Loudoun County, 2023).

properties, including both commercial and residential. The Land Books contain information on a property's owner, address, parcel ID, acreage, fair market value, total taxable value, and total tax owed. I observe this data for every year from 2014 to 2024, the same time frame as the house sales data. As a I observe property values each year, I am able to create a panel dataset. I then merge this data with housing characteristics also provided by the Office of the Commissioner of the Revenue. Similar to the MLS data, I choose to focus on single-family homes. In the end, I am left with a sample of over 100,000 houses and 1,000,000 observations.

4.4 Treatment and Control Groups

A common approach in the housing price literature is to use neighborhoods adjacent to externality in focus as the treatment and control groups. Houses within a defined distance from the externality are considered treated, and houses slightly farther away are labeled as control. The idea is that after a certain distance, the externality no longer has an impact on the sale prices. Given that these houses all exist in the same neighborhood, they should otherwise have very similar characteristics. These houses make for a reasonable control group as the only differ in their distance from the externality. In this paper, the externality of interest are new data centers. Therefore, I only look at sold houses directly surrounding one of the 138 data centers announced between 2014 and 2024 in Loudoun County.

It is important to choose a treatment threshold, the distance that separates treatment and control, that represents the true reach of the externality and is not chosen arbitrarily. To do this for data centers, I follow a method used by Linden and Rockoff (2008) and Haninger, Ma, and Timmins (2017). I find each houses distance to a data center in 2024. I then separate transactions into two groups based on whether the sale occurred before or after the matched data center was granted its permit. If the permit and sale occurred in the same year, then that is considered as post-data center announcement. Figure 4 plots the nonparametric relationship between house prices and distance to a data center for each group using local linear polynomial regressions. Residuals are recovered from a linear regression of sale price on housing characteristics, year and month fixed effects, and census block group fixed effects. The point at which the two functions converge can help determine the distance at which data centers no longer affect the price of houses. While the pre-data center gradient is relatively flat across all distances, the post-data center gradient experiences a sharp increase up to approximately 0.75 miles before then flattening out. As the two curves intersect around 0.5 miles, I define treatment as being within 0.5 miles of a data center. As the gradients follow similar paths from 0.5 to 2 miles from a data center, I select houses in this range to be my

control group.

I use the year a data center was issued a permit for a new construction as the event of interest for each treated house. I choose this over the year a data center opened to take into account the fact that home buyers and sellers may begin to react to a new data center well before it is officially opened. Potential home buyers may be cautious if they hear a new data center is planned to built down the street or if there is active construction going on at the time of purchase. For these reasons, the permit date would provide a more accurate picture of when a data center begins to affect house prices. I also refer to the permit year as the "year of announcement." However, in practice to the true announcement date likely precedes the issuing of the permit. The new construction permit represents the best available proxy for an announcement date.

To create my treatment and control samples, I draw two circles around each data center location. The inner circle has a radius of 0.5 miles and the outer circle has a radius of 2 miles. Any houses that fall within an inner circle are defined as treated, and houses between the inner and outer circles are control. Defining timing of treatment can be difficult as data centers, as seen in figure 1, are often bunched closely together. As a result, a house may be within half a mile of more than one data center. Therefore, I use the earliest permit for a data center within 0.5 miles of a house as the year of treatment. The other option would be to use the permit year of the closest data center to a house. However, this could lead to house sales being incorrectly labeled as pre-treatment. If a house is sold before its closest data center has been announced but another data center within 0.5 miles has already opened, then the sale price could be contaminated by this other data center. In this case, the house should be considered treated at time of sale. Using the first instance of a data center permit circumvents this issue, and provides are more accurate representation of treatment timing for each treated house. Thus, a treated house is labeled as post-treatment if it is sold the year of the earliest permit or later.

How I assign treatment and control are illustrated in figure 5, panel A. The blue dots within the inner circle are treated houses. The orange dots between the inner and outer circles are houses in the control group. Panel B highlights what happens when data centers are built close together. Even though the data center granted a permit in 2019 is closer in distance to some of the houses, all treated houses are assigned 2017 as year of treatment. This is because the data center issued a permit in 2017 represents the first instance of data center exposure for each treated house in the diagram. Unless otherwise specified, I use these definitions of treatment, control, and timing throughout this paper.

Summary statistics for my treatment and control groups are shown in table 2. About 6% of the roughly 33,000 house sales that occurred within two miles of a data center are treated.

There are some slight differences in the distribution of house age, with treated houses more likely to built before 1969 or after 2010 than control houses. However, overall houses in the treatment and control groups appear to be quite similar. This gives further credibility to using houses between 0.5 and 2 miles from a data center as a counterfactual for the treated houses.

5 Empirical Methods

Following the framework laid out by Dröes and Koster (2016), I estimate the average treatment effect of the announcement of the first data center within 0.5 miles of a house using a DiD methodology. I start by estimating the following standard DiD equation:

$$\log p_{it} = +\alpha DC_{it} + \gamma dc_i + \theta_t + \varepsilon_{it} \tag{1}$$

where p_{it} represents the sale price of house i in year t. DC_{it} is a binary variable equal to one when house i is within 0.5 miles of a data center in 2024 that was announced in year t or earlier. This represents the interaction of treatment and post dummy variables. The coefficient on this variable, α, gives the average treatment effect. The treatment dummy, equal to one if house i is within 0.5 miles of a data center in 2024, is included in the equation as dc_i. The post binary variable is absorbed by θ_t, which contains year (and month) fixed effects. The error term, ε_{it} is assumed to be independently and identically distributed.

While houses in treatment and control groups should largely be similar due to their geographical proximity to each other, it is possible that some differences in features may remain. In this case, I then estimate:

$$\log p_{it} = \alpha DC_{it} + \gamma dc_i + \beta x_{it} + \theta_t + \varepsilon_{it} \tag{2}$$

where x_{it} is a vector of housing characteristics. The included variables control for the number of bedrooms, number of bathrooms (full and half), number of floors, lot size, year of construction, structure type (detached vs. townhouse), reported house quality, and whether the house belongs to a homeowners association.

It is also possible that there are geographical differences between treatment and control houses. This could be especially true as data centers do not pick locations randomly. There may be certain geographical features that attract data center constructions, and these features may also have an impact on house prices. To account for this, I include census block group fixed effects.[9] These are represented by η_c in equation (3). This controls for all

[9] A census block group typically contains between 600 and 3,000 individuals. Using data from the 2020

unobserved, time-invariant differences across block groups.

$$\log p_{it} = \alpha DC_{it} + \gamma dc_i + \beta x_{it} + \theta_t + \eta_c + \varepsilon_{it} \tag{3}$$

I refer to equation (3) as my "main specification" in this paper. There are two points worth emphasizing about this regression. First, as previously discussed, all results are conditional on controlling for housing characteristics, time fixed effects, and census block group fixed effects. Second, this is not a traditional two-way fixed effects (TWFE) DiD model. A TWFE model typically contains time and unit fixed effects. However, as I only observe the large majority of houses in my dataset once, I am not able to include house-level fixed effects. Census block group fixed effects are included instead as the next best alternative.[10] As a result, this is not a true TWFE model and the recent literature documenting and providing solutions to common issues with TWFE regressions do not apply in this situation.

For the majority of this paper I define treatment as being 0.5 miles. However, it may be interesting to see how a new data center impacts houses farther away. To investigate this, I split houses into distance bands of 0.25 miles based on their proximity to data centers in 2024. This allows me to obtain a separate treatment effect for each distance group. Specifically, I estimate:

$$\log p_{it} = \sum_g \alpha_g DC_{itg} + \sum_g \gamma_g dc_{ig} + \beta x_{it} + \theta_t + \eta_c + \varepsilon_{it} \tag{4}$$

where DC_{itg} is a binary variable equal to one when house i in distance group g is sold after the announcement of the first relevant data center.[11] Treatment dummies for each distance are also included in and are represented by dc_{ig}. Houses between 1.75 to 2 miles from a data center are left out of the regression and make up the reference category.

Finally, I look at how house prices reacted in the time periods directly before and directly after the development of a new data center using a dynamic DiD approach:

$$\log p_{it} = \sum_{k \neq -2} \alpha_k DC_{i,t+k} + \gamma dc_i + \beta x_{it} + \theta_t + \eta_c + \varepsilon_{it} \tag{5}$$

Each $DC_{i,t+k}$ represents a separate dummy variable equal to one when a house is sold

US Census, there are 202 unique block groups within Loudoun County. My sample of house sales within 2 miles of a data center covers 148 of the 202 total block groups.

[10] I test the effectiveness of the census block group fixed effects in figure A.1. I show how each housing characteristic included in my analysis evolve over time. The dependent variable of each regression is a housing characteristic. Each regression is run twice, once without and once with block group fixed effects. If the block group fixed effects are working, then the coefficients from regressions with them should be closer to zero than the coefficients from regressions without them.

[11] For example, the 0.75-1 mile dummy variable will be equal to 1 for houses 0.75-1 mile away from a data center in 2024 and was sold after that data center was granted a permit, and 0 otherwise.

k years before or after a data center within 0.5 miles announced in year t. For example, $DC_{i,t-2}$ is equal to one when a house is sold two years before the first data center within 0.5 miles of that house was granted a permit. I use a range of (-7, 7) as the time just before and just after the placement of a nearby data center is of most interest. Negative values of k can detect anticipation effects while positive values show reaction effects, with $k = 0$ being the year a data center was actually granted its permit.

One of the key assumptions of DiD is that, in the absence of treatment, the treatment and control groups would have parallel trends over time. One way to test for parallel trends is to look at the pre-event/anticipation coefficients. If these coefficients are insignificant, then this provides evidence that parallel trends are satisfied. Therefore, the results of equation (5) are essential to supporting the validity of the DiD approach I employ throughout the paper.

6 Main Results

6.1 Average Treatment Effect

I start by estimating average treatment effects using equations (1) to (3). Results for α, γ, and housing characteristics are presented in table 3. Column (1), which contains estimates for equation (1), suggests that houses within 0.5 miles of a data center with a permit already granted have, on average, sale prices that are 9.4% lower than houses 0.5 to 2 miles away from a data center. However, this estimate is only significant at the 10% level.

Adding housing characteristics to the DiD, seen in column (2), decreases the magnitude of the treatment effect to -5.1%. This suggests that over half of the 9.4% estimate can be attributed to differences in housing characteristics. The result is significant at the 1% level.

My main specification, containing housing characteristics and census block group fixed effects, is presented in column (3). The estimated average treatment effect is now conditional on both block group fixed effects and housing characteristics. Controlling for block groups further shrinks the magnitude of the treatment effect. Houses within 0.5 miles of a previously announced data center sell for roughly 2.8% less than houses that are slightly farther away that are otherwise comparable. To check the robustness of this result, I limit the sample to only houses within 1 mile of a data center in 2024. By removing the houses farthest away, this should the treatment and control groups even more similar. I repeat equation (3) with this limited sample and report the results in column (4). The estimated coefficient, at -2.4%, is only slightly smaller than column (3). The average treatment effects estimated in columns (3) and (4) are both significant at the 1% level.

The second row of table 3 contains the estimated coefficients for the treatment dummy

variable, γ. Data centers do not locate randomly throughout Loudoun County. There could be specific geographical features that are especially attractive to data centers and may also affect the prices of houses. If there are systematic differences between the land treated and control houses occupy, then this could potentially bias estimated treatment effects. I account for this by including the treatment dummy in each regression specification. In fact, all estimated values of γ are insignificant and practically zero in magnitude. This suggests that there are not any large differences in the areas treated and control houses are located in.

6.2 Geographical Range

Next, I look at how the effect of data centers varies with distance. In the previous section, I defined the treatment as being within 0.5 miles of a data center in 2024. I now estimate equation (4) which splits houses into bands of 0.25 miles, noted by a subscript g, based on proximity to a data center in 2024. Rather than a single average treatment effect, as seen in equations (1) to (3), there will now be a different treatment effect for each distance group, represented by the α_gs. Due to this, the interpretation of the results are slightly different than in section 6.1.

I still include all houses within 2 miles of a data center in 2024, but the control group is now changed. I add dummy variables for all quarter-mile distance groups between 0 and 1.75 miles from a data center. The excluded group, houses 1.75 to 2 miles from a data center, now form the base group. Therefore, all estimated coefficients in this section represent differences in house prices relative to this control group.[12]

Looking at figure 6, it is clear that houses closest to a data center have been negatively affected by the its presence. Houses 0-0.25 and 0.25-0.5 miles from an already announced data center have sales prices, on average, 2.3 to 2.8% lower than houses 1.75-2 miles away. The large confidence interval around the 0-0.25 mile group can be attributed to the low number of houses located in this range. Interestingly, the effect of data centers disappears right after the 0.5 mile threshold. The remaining distance categories have positive coefficients, with values ranging from 0.6% to 1.9%. However, only the 0.75-1 mile group is statistically different from zero. It can therefore be concluded that data centers at the very least do not harm the value of houses farther than 0.5 miles away. There is suggestive evidence that the prices may even increase for a select number of houses. It is possible that these houses may be benefiting from the positive externalities associated with data centers, like increases in

[12]While not shown in the figure, treatment dummies for each distance group are also included in the regression.

public spending, while not having to deal with the negative ones, such as noise, that may only be felt when up close to the physical building. This can help the small spike in sale prices for houses between 0.75 to 1 mile away from a data center.

6.3 Dynamic Effects

House sellers and buyers may adjust their preferences as information regarding the development of a new data center becomes public. As a result, house prices may begin to change in the years prior to a new construction permit being granted for a data center. To test this idea, it is important to look at how prices evolve in the years leading up to and following the announcement of a new data center. I do this by estimating the dynamic DiD model shown in equation (5). The regression includes dummy variables for each of the seven years before and each of the seven years after a data center permit is granted. By looking at the coefficients of these variables, it is possible to see whether houses located in areas where future data centers will be built experience price drops well before the data centers have become public knowledge. If this were found to be true, this could break the parallel trends assumption necessary for DiD identification.

The coefficients of interest are plotted in figure 7. I use two years prior to a data center permit as the reference period. There does not appear to be any evidence to suggest houses within 0.5 miles of a data center significantly differed from control houses in the years leading up to a new data center. The coefficients from seven to three years prior to a permit are all insignificant, providing evidence that the parallel trends assumptions is largely satisfied. While statistically insignificant, there is a a large negative drop one year before the data center permit is granted. As previously mentioned, the date a new permit is granted is not the same as a true announcement date. This provides suggestive evidence that households do begin to react as soon as word gets out of plans to build a new data center nearby.

What is clear is that by the year the new data center's permit is approved, house prices have already begun to adjust. Specifically, houses within 0.5 miles of a data center sell for around 2.7% less the same year that data center is announced. Therefore, it seems as though just the knowledge of a new data center being built nearby is enough to deter prospective home owners. In figure A.2, I run the same regression using the year each data center opened as the event of interest, rather than the year of permit approval, and find that negative effects appear up to two years before a data center is completed. This lends further credibility to using permit year as the even of interest as it is clear that home buyers negatively react to a new data center well before that data center is actually up and running.

This negative effect on home prices also does not appear to be temporary. Instead, treated

houses continue to feel consequences for years following an announcement. In the seven years after the approval of a data center, houses within 0.5 miles of its location see drops in sale price between -2.4% and -5.1%. The impact of the data center does not seem to weaken, and may even become stronger, after it has been in place for several years. The results show that seven years post-data center announcement, treated houses are still experiencing a 4.9% decrease in sale price. Thus, not only does a data center provide almost instantaneous losses in home value to those located closest by, but this loss also persists in the short and medium run.

6.4 Robustness

In this section I provide several robustness checks on my main identification strategy. I am able to show that the price decrease caused by new data centers holds even after making various changes to the DiD specification. This includes interacting fixed effects, creating a repeat sales dataset, and varying the treatment and control groups.

While my main specification includes census block group fixed effects, this only accounts for any time-invariant unobserved geographical differences. It is possible that these unobserved differences have changed over the course of the 11-year span for which I observe house sales. In order to account for this possibility I use two different methods. First, I give each census block group its own linear time trend. Second, I interact the census block group fixed effects with year fixed effects. Results are presented in columns (1) and (2) of table 4. The linear time trend and the block group $\times$ year fixed effects give similar price decreases of 2.6% and 3.1%, respectively. Both estimates are significant at the 1% level.

It is also possible that the weight potential home-owners give to certain housing characteristics update over time. However, standard hedonic regressions only allow a single coefficient for each characteristic. To overcome this, I interact housing characteristics with year and month fixed effects. The results, found in column (3), show houses sold after the announcement of a nearby data center sell for, on average, 2.9% less than houses slightly farther away.

In case there are any time-varying differences between the treatment and control groups, I interact the treatment dummy with year fixed effects. The interaction of housing characteristics and year and month fixed effects are included as well. Column (4) gives a decrease of 2.7%, which is very consistent with all the previous estimates. I also repeat equation (4), but include interactions between each distance group treatment dummy and year fixed effects. The results remained virtually unchanged and can be found in figure A.3.

In column (5), I replace census block group fixed effects with census block fixed effects.[13] Between the treatment and control groups, there are 127 census block groups and 1,319 census blocks. Therefore, given their more granular nature, using census blocks should increase the likelihood that similar houses are grouped together. Switching from census block groups to census blocks does decrease the magnitude of the result from -2.8% to -1.6%. However, the estimate is still significant at the 1% level.

For the last column of table 4 I construct a repeat sales sample. This means I only include houses that were sold more than once between 2014 and 2024. As a result, I lose a large amount of observations, with the sample size decreasing from around 33,000 to 5,000. By only using houses that sold more than once, I am able to include unit fixed effects rather than census block groups. Assuming that characteristics within each house remain constant, this should control for all observed and unobserved time-invariant features. Using the repeat sales sample and unit fixed effects gives an estimate roughly in line with the rest of the results. It shows that houses next to a data center decrease in price by 2.2% following the announcement of that data center. Even with the decreased sample size, the estimate is still significant at the 5% level.

In a separate set of robustness checks, I run several specifications with different treatment and control groups. I begin by limiting my sample to only houses within 0.5 miles of a data center. This means that the treatment group makes up the entire sample and that the only source variation is from the timing of treatment. Doing this results in an estimate of -2.0% and can be found in column (1) of table 5. In column (2) I expand the control group from 0.5 - 2 miles from a data center to 0.5 - 4 miles. Despite greatly increasing the size of the control group, the estimate of the treatment effect of -3.0% is very similar in magnitude to my main estimate of -2.8%.

Then, I limit my control group to only houses 2 - 4 miles from a data center in 2024. If data centers do effect the price of houses 0.5 - 2 miles away, suggesting spillover effects, then this could lead to DiD giving biased estimates.[14] Given the increased distance, the chances houses 2 - 4 miles away are affected by a data center would be even smaller. If using these houses as the control group leads to a similar average treatment effect, this would provide further support of houses 0.5 - 2 miles away being an appropriate control group.

[13]Census block groups can be split up into individual census blocks. In more highly populated areas, blocks can be quite small geographical areas. In Loudoun County, for example, there are 202 block groups, but over 5,800 blocks. Houses in my sample are scattered across roughly 1,700 blocks.

[14]In order to use DiD, the Stable Unit Treatment Value Assumption (SUTVA) needs to be satisfied. One key component of SUTVA is that a unit only responds to its own treatment assignment, and not the treatment status of surrounding units. In other words, there cannot be any spillover effects. Thus, it is important to show that the sale prices of houses in my chosen control group, 0.5 - 2 miles, are not impacted by treated houses or data centers themselves.

The estimated treatment effect, shown in column (3), suggests that houses within 0.5 miles of a data center sell for 2.4% less than houses 2 - 4 miles away following the announcement of a data center. This is quite similar in size to the estimate of -2.8% obtained when using 0.5 - 2 miles away as the control group. It should be noted that the coefficient of the treatment dummy in this regression is large in magnitude and significant at the 1% level. This suggests that there are sizable differences between the areas treatment houses and houses 2 - 4 miles away occupy, providing further evidence of houses 0.5 - 2 miles away being a reasonable control group.

Finally, in columns (4) and (5) I investigate whether houses right on the treatment border are driving any of the results. In column (4) I define treatment as being with 0.45 miles of a data center, effectively removing housings just on the edge of the previous treatment definition. In column (5), I keep treatment as 0.45 miles and then further define the control group as being 0.55 to 2 miles from a data center. This removes houses located on both sides of the treatment boundary rather than only on the treated side. The results are only slightly larger in magnitude, with both regressions showing drops in sale price of 3.1%.

6.5 Heterogeneity

In this section I look for the existence of any heterogeneity in the results. For example, data centers tend to cluster closely together to each other. This fact is clearly illustrated in figure 1. Local negative externalities, such as noise pollution, could be significantly stronger for homeowners next to two or more data centers compared to homeowners next to just a single data center. To test this theory, I run the exact same regression specified in equation (3), except I now define treatment as being within 0.5 miles of two or more data centers. In order to be capture the effect of living next to more than one data center, I use the permit date of the second earliest data center, rather than the earliest, as the event of interest. The result, reported in column (1) of table 6, suggests that data center clustering may be significantly worse for homeowners. Houses within half a mile of at least two data centers experience a decrease in price of 3.5% following the announcement of the second data center. This represents an increase in magnitude of 25% from the overall treatment effect of -2.8% estimated in section 6.1.

I also explore how the size of a data center impacts house prices. Similar to data center clustering, larger data centers would likely produce more negative externalities than smaller ones. As mentioned in section 4.2, I only include data centers that are 100,000 square feet or larger in my sample. To isolate the effect of larger data centers, I change my sample of data centers to only include buildings that are at least 200,000 square feet in size. The result,

reported in column (2), show that the size of a data center does not seem to be as important of a factor as clustering. The estimated treatment effect of -2.8% is identical to my main estimate of 2.8%. This may suggest that potential homeowners do not really distinguish between data centers once a certain size threshold, such as 100,000 square feet, is reached.

I then split my dataset into two sub-samples based on when each house was sold. The first subsample contains all house sales from 2014 to 2019. This represents a period of time when the number of data centers in Loudoun County was really beginning to ramp up. The second subsample, containing house sales from 2020 to 2024, represents a period of time when data centers had very much been established as a feature of Loudoun County while still continuing to be built at a high rate. This allows me to see whether home buyers became more sensitive to data centers over time. For example, in 2014 data centers were just starting to appear and home buyers at that time may not have fully understood the local negative externalities data centers produce. By 2024, potential homeowners will be more educated on this issue and may require a bigger price discount to live next to a data center as a result. The results, presented in columns (3) and (4), suggest that there may be some truth to this theory. Houses sold between 2014 and 2019 and within half a mile of a data center decreased in price on average by 2.9% following that data center being announced. In comparison, the price decrease is 3.3% when using the subsample of houses sold from 2020 to 2024.

Lastly, I investigate whether there is any heterogeneity in the age of the houses being sold. I again create two sub-samples, this time divided by when each house was built. The first subsample includes all houses built before 2014 and the second subsample has all houses built in 2014 or later. Newer houses are likely to be, on average, more expensive than older houses. If these newer houses are then located next to a data center, a potential homeowner may then prefer to buy an older and less expensive home next to a data center or any house that is farther away. Therefore, newer houses within 0.5 miles of a data center may require a more substantial drop in price than older houses in order to be sold. Columns (5) and (6) provide some credibility to this idea. Houses built before 2014 and within 0.5 miles of a data center saw a drop in price of only 1.9% following that data center being granted a permit. The drop in price is 3.1% when using the subsample of houses built in 2014 or later. Thus, it seems as though the average treatment effect of 2.8% is being driven by the most recently built houses.

6.6 Additional Results

6.6.1 Leases and Apartments

Another question of interest could be whether data center announcements have an impact on rental prices similar to the one on house sale prices. Rentals, unlike purchases, are typically short-term living arrangements. Therefore, prospective renters may not be as concerned by a new data center if they know they will only be living there for a brief period of time. By this reasoning, I would expect a new data center announcement to have small to zero effect on rental prices. To test this, I run equation (3) using house leases in Loudoun County obtained through the MLS data in place of house sales. For additional insight, I do this for apartment sales and apartment leases as well.[15] The same treatment boundary of 0.5 miles is used for all regressions. Results are presented in table 7.

Column (1) shows my main estimate of -2.8% from table 3. Columns (2) and (4) show the results when using samples of house leases and apartment leases, respectively. Looking at the first row, it is clear rental prices do not react to new data centers. The coefficients are insignificant and small in magnitude. This provides support to the idea that potential renters are not as concerned by data centers as potential homeowners. If an individual is only planning to live in an area for a short period of time, they may prioritize convenience when settling on a house or apartment. For example, they may choose a location that minimizes the commute to work. They may not be concerned by the negative externalities produced by data centers with the knowledge that they will not have to deal with them for very long.

Column (3) shows the result when looking at apartment sales. This gives a treatment effect of 4.5%, which is both large in magnitude and statistically significant. This suggests that apartment sellers within 0.5 miles of a data center actually benefited following that data center's announcement. Interestingly, the coefficient on the treatment dummy suggests that apartments within 0.5 miles of a data center, regardless of whether the data center has even been granted a permit or not, sell for 5.5% less than apartments 0.5 to 2 miles away. Thus, on net, treated apartments sell for 1.0% less than control apartments following a new data center announcement. Apartment leases also has a significant and large negative treatment dummy coefficient. This suggests that there are some inherent differences in the locations treated apartments, both rentals and sales, occupy compared to the locations of control apartments. This is not true of house sales and leases, which both have small and insignificant treatment

[15] I use a slightly modified set of characteristics for regressions using samples of apartments. The variables I include are number of bedrooms, number of full bathrooms, number of half bathrooms, the logarithm of total area (in square feet), dummies for decade of construction, and a dummy for homeowner association membership.

dummy coefficients. However, it should be mentioned that the samples for apartment sales and leases are quite small and, as a result, the estimates should be taken lightly.[16]

6.6.2 Property Assessments

I also examine whether data centers have impacted the assessed value of nearby properties. As mentioned previously, Loudoun County updates a property's assessed value annually. Property assessments are especially relevant as they are directly used to calculate the amount of property tax a homeowner is required to pay. I have shown that if a house is located within 0.5 miles of a data center, its sale price declines by 2.8% after that data center is granted its construction permit. This would suggest that the data center has decreased that property's value. As a result, one would expect the assessed value of the property, and therefore the amount of tax paid, to decrease by a similar amount. If this turns out to not be the case, then these homeowners could end up paying property tax for an unrealistically high assessment. Thus, it is important to see how the assessments of treated houses change in the years following the announcement of a new data center.

I do this by using the Land Books data discussed in section 4.3. I use a setup identical to my house sale regressions. I define treatment as being within 0.5 miles of a data center and control as being 0.5 to 2 miles away. As I observe a property's assessed value for every year from 2014 to 2024, I am able to create a balanced panel of roughly 54,000 single-family homes. As I am wanted to see how assessments evolve over time, I run a regression very similar to equation (5). The main difference is that the dependent variable is now the log of assessed value rather than the log of sale price. Unfortunately, I am not able to successfully match houses in the Land Book to the MLS data. This is because the MLS data only contains houses listed on the market, while the Land Books contain all houses in the county. To overcome this, I use data provided by the Loudoun County government to add housing characteristics to the Land Books data. As a result, I include a slightly different set of characteristics than those used in the house sale regressions.[17]

The results of the dynamic DiD can be found in figure 8. I again use two years prior to the permit being granted as the base year to reflect the fact that the permit date does not represent a true announcement date. Surprisingly, assessments follow a pattern almost opposite to sale prices. Houses within 0.5 miles of a data center start to see their assessed

[16] On top of this, only 2% of apartments are treated in both the leases and the sales samples. Therefore, it is difficult to draw any concrete conclusions about the effect data centers have on apartment rentals and sales.

[17] The included characteristics are number of bedrooms, number of full bathrooms, number of half bathrooms, logarithm of living area (in square feet), dummies for decade of construction, a dummy if structure is a townhouse, a dummy if condition is listed as "Very Good", and a dummy if house has three or more stories.

value rise the year before a data center's permit is approved. In fact, almost all the coefficients in the years following the permit being granted are positive. Seven years after a data center is announced, treated houses have an assessment value 2.4% higher than control houses. This provides initial evidence that homeowners living within half a mile of a data center are seeing their property taxes rise while at the same time seeing the amount their house could sell for drop. It also suggests that the methods used by Loudoun County assessors are not fully capturing the negative externalities produced by data centers.

When using the MLS data, I only observe properties when they are sold. Due to this fact, the large majority of single-family homes only appear in the MLS data once between 2014 and 2024. As a consequence, I am not able to use property-level fixed effects in the regressions. One significant benefit of the Land Books, is I observe a single-family home's assessed value every year regardless of whether it was sold or not. To take advantage of this, run equation (5) again, replacing census-block group fixed effects with property-level fixed effects. I also drop all of the housing characteristic variables as they are now absorbed by the fixed effects. Results are presented in figure A.4. Standard errors are now clustered at the unit level, rather than the census block level.

By including unit fixed effects, I have turned the regression into a proper TWFE DiD model. Recent econometric literature has shown that TWFE regressions with staggered treatment can often give biased estimates. This arises in situations where treatment effects change over time or, in other words, when there are heterogeneous treatment effects. Earlier-treated units are used as controls for later-treated units, resulting in bad comparisons. To account for this I employ Callaway and Sant'Anna (2021) and Sun and Abraham (2021), two popular methods developed to overcome this exact problem. I display the results of these regressions alongside the traditional TWFE results in figure A.4. I again use two years prior to the data center permit being granted as the omitted group.

Besides an occasional deviation, all three methods give fairly consistent results. What is most noticeable is that using unit fixed effects has greatly improved the precision of the estimates. However, the overall pattern is quite similar to the one seen in figure 8. Assessed values for treated houses begin to the year before the data center permit is issued. From the year the permit is issued to four years after, the assessed value of houses within 0.5 miles of a data center increase about 1% to 2% more than houses 0.5 to 2 miles away. This again suggests that new data centers are not only hurting the amount nearby houses can sell for, but may also be increasing their property taxes.

6.6.3 Days on Market

While I have shown that data centers do negatively effect house prices, I now explore whether they also have any impact on the speed at which houses sell. If a seller is located next to an already announced data center, they may have more difficulty in finding a buyer. To see if this is the case, I create a binary variable equal to one if a house is sold within 14 total days of being on the market and zero otherwise. One potential issue that may arise is if houses are taken off the market and then relisted at a later day. If I am focusing on consecutive days listed on the market, then this house would essentially be reset to being listed for zero days. To account for this, I use cumulative days on the market when creating the dummy variable. I also make some adjustments to the composition of my sample. Rather than only including listings that ended with a closed sale, I now keep all listings regardless of status. This means that listings that, for example, are canceled or expired are included when running any regressions. Treatment and control groups remain 0.5 miles and 0.5 to 2 miles, respectively.

I begin by replacing the dependent variable in equation (3) with the dummy variable for being sold within 14 days. The result is shown in column (1) of table 8. Surprisingly, the first row shows that the probability a house within 0.5 miles of a data center sells within 14 days actually increases by 2.6 percentage following that data center being announced relative to houses 0.5 to 2 miles away. However, the second row highlights that treated houses are 2.1 percentage point less likely to be sold quickly, regardless of whether the data center has been announced yet or not. I also run equivalent regressions using logit and probit specifications.[18] The marginal effects of each are reported in columns (2) and (3), respectively. In this case, the logit and probit models give almost identical estimates to OLS. It is difficult to conclude that data center openings help nearby houses sell faster as all estimates are noisy and insignificant at even the 10% level. What can be concluded, is that there is not any evidence to suggest that data centers harm the speed at which treated houses are sold. While homeowners looking to sell who also live within 0.5 miles of an already announced data center may have to settle for a lower sale price, they should still be able to find a buyer in a reasonable amount of time.

[18]Specific problems can arise when using OLS with a binary dependent variable. As a result, logit and probit models are often considered better alternatives in this situation. For example, OLS can give predicted values that are less than 0 or greater than 1. Logit and probit, on the other hand, are designed to keep predictions between 0 and 1.

6.6.4 Different Counties

While it may be one of the biggest hubs in the world, Loudoun County is far from the only area with data centers. In fact, there are several counties in Virginia with data center clusters. Therefore, it is reasonable to wonder if the results found in Loudoun County hold when looking at other settings. In this section I explore external validity by using data from Fairfax and Prince William Counties. Both counties are located in Northern Virginia and share borders with Loudoun County. From 2014 to 2024, Fairfax County saw the announcement of four data centers that were at least 100,000 square feet in size. Prince William County is home to a slightly larger data center population, with 23 being announced during that same time span. I use the exact same data cleaning and treatment and control methods described in sections 4.1 and 4.4 when creating my samples. By doing so, I am able to test whether houses within half a mile of a data center see a drop in price similar to the one in Loudoun County after that data center has been granted its new construction permit.

I report the results in table 9. Column (1) repeats my main estimate of -2.8% from Loudoun County. Columns (2) and (3) shows the results from running equation (3) on the Fairfax and Prince William samples, respectively. Interestingly, data centers have almost zero effect on the sale price of treated houses in both Fairfax County and Prince William County. Column (4) presents the result when pooling the samples of all three counties in a single regression. The pooled sample shows houses within 0.5 miles of a data center see a decline in price of -1.6% following the data center being granted a permit compared to houses 0.5 to 2 miles away. While significant at the 5% level, this result is almost entirely being driven by treated houses in Loudoun County and should not be seen as evidence of external validity. Instead, it appears as though data centers do not decrease the price of nearby houses in neighboring counties as they do in Loudoun County.

Given the sheer concentration of data centers in Loudoun County, it is possible that buyers are more aware of their presence when shopping for a home. For example, a buyer may be actively considering distance to a data center when looking at a potential home in Loudoun County. This may not be a concern for buyers in Fairfax and Prince William Counties, areas not especially known for data centers. As a result, a new data center announcement could have a much more significant impact in Loudoun County compared to Fairfax and Prince William. It is also worth mentioning that these counties have a lot less treated houses than Loudoun County. In fact, less than 1% of houses in my Fairfax County sample and less than 3% in my Prince William County sample are treated. The lack of an adequately sized treatment group could also help explain the null results estimated in these counties. It may be worth revisiting these, and other, counties in the future as more data centers get built and more houses are sold to further explore the external validity of the results found in Loudoun

County.

6.7 Aggregate Calculations

I conclude my analysis by conducting a simple mathematical exercise that allows me to estimate the aggregate loss in home value caused by data centers. Between 2014 and 2024, the median house in Loudoun County sold for $575,000. The announcement of a new data center decreases the sale price of houses within half a mile by 1.6% to 2.8%.[19] This suggests that data centers have decreased the value of an average treated house by roughly $9,200 to $16,100. Looking at the data, I see that around 1,100 house sales occurred within 0.5 miles of a data center and after that data center was issued a permit. This means that data centers have cost sellers on aggregate roughly $10,120,000 to $17,710,000.

Going a step further, I use the Land Books data to find how many single-family homes in Loudoun County are within 0.5 miles of a data center in 2024. Figure 3 shows that as of 2024 almost 5% of single-family homes would be labeled as treated. According to estimates from Loudoun County Office of Management & Budget (2025), Loudoun County contains a total of approximately 146,000 households within its borders. Therefore, roughly 7,300 of the 146,000 households are located within half a mile of a data center. The median house in Loudoun County sold for $807,500 in 2024. Again using decreases of 1.6% to 2.8%, this would mean a drop in price of $12,920 to $22,610 for treated houses. Multiplying by 7,300 suggests that, as of 2024, that total potential losses in Loudoun County caused by data centers could be between $94,316,000 and $165,053,000. However, these are all very rough calculations and should be treated with any sort of definitiveness.

7 Conclusion

In this paper, I explore the effect data centers have on house prices in Loudoun County, Virginia using a DiD methodology. Between 2014 and 2024, Loudoun County saw the announcement of over 100 new data centers. By using transaction data from an MLS, I show that following the announcement of a new data center houses within 0.5 of that data center experience a decrease in sale price of roughly 2.8% relative to houses 0.5 to 2 miles away. By splitting houses into quarter-mile distance bands, I find that this drop in price only applies to houses within my 0.5 mile threshold. Houses 0.5 to 1.75 miles away from a data center see zero or even positive changes in price after a permit is issued. This negative impact on

[19] I select -1.6% and -2.8% from my previous results. They represent my most conservative estimate and my primary estimate, respectively.

price can also last for several years. Using a dynamic DiD, I show treated houses are still experiencing a significant decrease in price even seven years after a data center announcement.

To demonstrate the robustness of my result, I run my main specification through several robustness checks. This includes using different combinations of fixed effects, creating a repeat sales sample, and altering the treatment and control groups. Estimates remain statistically significant and range from -1.6% to -3.1%. I also explore the existence of any heterogeneity in the results. For example, data center clustering appears to have a significant effect on house prices. Houses within 0.5 miles of two or more data centers experience a much larger drop in price of 3.5%. Results also seem to be driven by the most recently built houses. Treated houses built in 2014 or later see a decrease in price of 3.1%. In comparison, the price of treated houses constructed before 2014 only drop by 1.9% after the announcement of a new data center.

I then explore several others where data centers can potentially affect the real estate market. I show that rentals, for both houses and apartments, do not suffer from the same decrease in price as house sales. Rentals are generally short-term commitments and prospective leasers may not be concerned by living near a data center if they only plan to be there for a year or two. Sales, on the other hand, are typically a long-term investment and future homeowners may take additional consideration when deciding whether to buy a house near a data center or not. Then, using comprehensive data of Loudoun County tax assessments, I find evidence that the assessed values of treated houses may be rising relative to houses slightly farther away. In the years following a new data center announcement, property assessments increase between 1% and 2% for houses located within half a mile. This is especially policy relevant as assessments are directly used to calculate property taxes in Loudoun County. Therefore, homeowners located next to a data center may be subject to declining value on the real estate market while simultaneously paying more in property taxes.

Interestingly, new data centers do not seem to have much of an impact on the length of time it takes for treated houses to be sold. Houses within 0.5 miles of a data center see a positive, albeit insignificant, change in the probability of being sold within 14 days of being listed after a new construction permit is granted. I then explore the potential external validity of my results. I look at two of Loudoun County's neighbors that also have their own set of data centers, Fairfax County and Prince William County. I do not find any evidence to suggest that data centers are decreasing the sale price of surrounding houses. However, as these counties have significantly fewer data centers, the number of treated houses are thus quite small. As a result, it is difficult to take these findings as definitive. As more and more data centers continue to be built in Virginia and across the country, further tests of external

validity could provide an interesting avenue for future research. Finally, I finish my analysis by presenting some rough estimates of the aggregate loss data centers have the potential to create. Total potential loss in sale price that can be attributed to the data centers in Loudoun County range from $94 to $165 million.

Data centers have fast become an increasingly relevant topic as new buildings continue to pop up around the world. With the rise of AI, this trend seems likely to continue for the foreseeable future. Data centers can often be located fairly close to residential communities. To this point the empirical evidence of the effect these buildings can have on its surroundings has been minimal. By looking at Loudoun County, home to the highest concentration of data centers in the world, I look at how data centers have been impacting homeowners. Specifically, I focus on the very local negative externalities data centers produce, such as noise and visual pollution. However, this is only one aspect of a much larger topic. Therefore, future research could continue to explore all the different ways data centers are reshaping their environments. This includes the negatives, such as electricity and water usage, as well as the positives, like the hundreds of millions of dollars they generate in tax revenues for state and local governments.

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Table 1: Descriptive statistics of data centers in Loudoun County

	Mean	Std. Dev.
Building Size (Sq Ft)	272885.40	177384.60
Parcel Size (Sq Ft)	1949927.62	2399764.40
Zoning		
Industrial Park	0.57	
General Industry	0.15	
Office Park	0.20	
Other	0.08	
Number of Observations	138	

Note: This table reports summary statistics for the data center sample. Binary variables are reported without standard deviations.

Table 2: Descriptive statistics of property sales

	Treatment ≤ 0.5 mi of a data center		Control $0.5 - 2$ mi of a data center	
	Mean	Std. Dev.	Mean	Std. Dev.
Close Price ($)	578166.99	209377.05	617032.51	224789.48
House Characteristics				
Lot Size (Sq Ft)	7089.36	9938.06	7408.27	11949.50
Bedrooms	3.69	0.80	3.75	0.85
Half Bathrooms	0.93	0.54	1.00	0.49
Full Bathrooms	2.74	0.81	2.86	0.83
Property Condition Very Good+	0.56		0.59	
House Levels 3+	0.87		0.87	
Home Owner Association	0.89		0.93	
Structure Type				
Detached	0.42		0.50	
Interior Row/Townhouse	0.37		0.32	
End of Row/Townhouse	0.21		0.18	
Construction Year				
1969 or Earlier	0.09		0.03	
1970 - 1979	0.02		0.04	
1980 - 1989	0.08		0.10	
1990 - 1999	0.23		0.24	
2000 - 2009	0.19		0.35	
2010 or Later	0.40		0.25	
Number of Observations	2015		31351	

Note: This table reports summary statistics for the property sales sample. Binary variables are reported without standard deviations.

Table 3: Baseline regression results, full

	(1) Classical	(2) Housing Characteristics	(3) Block Group Fixed Effects	(4) Only $\leq$ 1 mile
Within .5 mi of DC x Sold after Permit	-0.094*	-0.051***	-0.028***	-0.024***
	(0.053)	(0.014)	(0.007)	(0.007)
Within .5 mi of DC	-0.017	-0.002	-0.003	-0.006
	(0.061)	(0.015)	(0.006)	(0.007)
Bedrooms		0.025***	0.025***	0.020***
		(0.003)	(0.002)	(0.003)
Full Baths		0.077***	0.065***	0.066***
		(0.003)	(0.002)	(0.003)
Half Baths		0.058***	0.052***	0.047***
		(0.004)	(0.003)	(0.004)
log(Lot Size Sq. Ft.)		0.184***	0.175***	0.182***
		(0.006)	(0.005)	(0.008)
Built 1969 or Earlier		-0.459***	-0.389***	-0.401***
		(0.012)	(0.018)	(0.034)
Built 1970 – 1979		-0.439***	-0.370***	-0.377***
		(0.009)	(0.016)	(0.029)
Built 1980 – 1989		-0.308***	-0.263***	-0.295***
		(0.010)	(0.014)	(0.029)
Built 1990 – 1999		-0.182***	-0.172***	-0.145***
		(0.007)	(0.008)	(0.014)
Built 2000 – 2000		-0.099***	-0.096***	-0.092***
		(0.007)	(0.006)	(0.012)
Townhouse (End of Row)		-0.097***	-0.108***	-0.110***
		(0.008)	(0.007)	(0.010)
Townhouse (Interior Row)		-0.073***	-0.087***	-0.086***
		(0.010)	(0.008)	(0.013)
Homeowners Association		0.051***	0.041***	0.041***
		(0.007)	(0.007)	(0.014)
Property Condition Very Good+		0.012***	0.010***	0.009***
		(0.003)	(0.002)	(0.002)
3+ House Levels		0.026***	0.026***	0.026***
		(0.005)	(0.005)	(0.008)
Adjusted R^2	0.260	0.899	0.926	0.936
Observations	33366	33366	33366	9254
Year and month fixed effects (32)	✗	✗	✗	✗
Housing characteristics (14)		✗	✗	✗
ZIP code fixed effects (9)			✗	✗
Only observations $\leq$ 1 mile of a DC				✗

Note: The dependent variable of all regressions is the logarithm of sale price. Standard errors are reported in parentheses and clustered at the census block level.
* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 4: Robustness checks

	(1) Group x Year Trends	(2) Group x Year FE	(3) Chars. x Year FE	(4) Treat x Year FE	(5) Census Block FE	(6) Repeat Sales
Within .5 mi of DC x Sold after Permit	-0.026***	-0.031***	-0.029***	-0.027***	-0.016***	-0.022**
	(0.008)	(0.009)	(0.007)	(0.009)	(0.006)	(0.011)
Within .5 mi of DC	-0.003	-0.001	-0.002	0.002	-0.009	
	(0.006)	(0.007)	(0.006)	(0.011)	(0.009)	
Adjusted R^2	0.928	0.930	0.928	0.928	0.943	0.983
Observations	33364	33324	33364	33364	33235	4982
Year and month fixed effects	✗	✗	✗	✗	✗	✗
Housing characteristics	✗	✗	✗	✗	✗	
Block group fixed effects	✗	✗	✗	✗		
Census block fixed effects					✗	
Unit fixed effects						✗

Note: The dependent variable of all regressions is the logarithm of sale price. Standard errors are reported in parentheses and are clustered at the census block level for all columns except column (6). The repeat sales model is clustered at the house level.
* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 5: Varying control and treatment groups

	(1) ≤ 0.5 mi	(2) 0.5 - 4 mi	(3) ≤ 0.5 mi & 2 - 4 mi	(4) ≤ 0.45 mi & 0.5 - 2 mi	(5) ≤ 0.45 mi & 0.55 - 2 mi
Within .5 mi of DC x Sold after Permit	-0.020**	-0.030***	-0.024***	-0.031***	-0.031***
	(0.009)	(0.007)	(0.007)	(0.007)	(0.007)
Within .5 mi of DC		-0.001	0.063***	-0.007	-0.008
		(0.007)	(0.016)	(0.008)	(0.008)
Adjusted R^2	0.939	0.922	0.919	0.926	0.926
Observations	2015	45228	13875	33117	33012
Year and month fixed effects	✗	✗	✗	✗	✗
Housing characteristics	✗	✗	✗	✗	✗
Block group fixed effects	✗	✗	✗	✗	✗

Note: The dependent variable of all regressions is the logarithm of sale price. Standard errors are reported in parentheses and clustered at the census block level.
* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 6: Heterogeneity

	(1) 2+ DCs	(2) Large DC	(3) Sold: 2014–2019	(4) Sold: 2020–2024	(5) Built: Pre-2014	(6) Built: 2014–2024
Within .5 mi of DC x Sold after Permit	-0.035***	-0.028***	-0.029***	-0.033***	-0.019***	-0.031**
	(0.007)	(0.007)	(0.010)	(0.010)	(0.006)	(0.012)
Within .5 mi of DC	-0.007	-0.006	-0.004	0.003	-0.001	0.010
	(0.009)	(0.007)	(0.007)	(0.009)	(0.007)	(0.016)
Adjusted R^2	0.926	0.926	0.905	0.916	0.936	0.877
Observations	33366	33366	19091	14275	27745	5621
Year and month fixed effects	✗	✗	✗	✗	✗	✗
Housing characteristics	✗	✗	✗	✗	✗	✗
Block group fixed effects	✗	✗	✗	✗	✗	✗

Note: The dependent variable of all regressions is the logarithm of sale price. Standard errors are reported in parentheses and clustered at the census block level.
* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 7: Different types of transactions

	(1) House Sales	(2) House Leases	(3) Apartment Sales	(4) Apartment Leases
Within .5 mi of DC x Sold after Permit	-0.028***	-0.007	0.045**	0.004
	(0.007)	(0.007)	(0.025)	(0.014)
Within .5 mi of DC	-0.003	-0.002	-0.055***	-0.045***
	(0.006)	(0.007)	(0.013)	(0.008)
Adjusted R^2	0.926	0.845	0.922	0.915
Observations	33366	11792	3854	2152
Year and month fixed effects	✗	✗	✗	✗
Housing characteristics	✗	✗	✗	✗
Block group fixed effects	✗	✗	✗	✗

Note: The dependent variable in columns (1) and (3) is the logarithm of sale price and the logarithm of rental price in columns (2) and (4). Standard errors are reported in parentheses and clustered at the census block level.
* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 8: Days on Market

	(1) OLS	(2) Logit	(3) Probit
Within .5 mi of DC x Listed after Permit	0.026	0.027	0.025
	(0.031)	(0.032)	(0.032)
Within .5 mi of DC	-0.021	-0.022	-0.020
	(0.032)	(0.034)	(0.033)
Adjusted R^2	0.180	0.144	0.144
Observations	43101	43088	43088
Year and month fixed effects	✗	✗	✗
Housing characteristics	✗	✗	✗
Block group fixed effects	✗	✗	✗

Note: The dependent variable of all regressions is a binary variable indicating whether a house was sold within 2 weeks of being listed. Standard errors are reported in parentheses and clustered at the census block level.
* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 9: Different counties

	(1) Loudoun	(2) Fairfax	(3) Prince William	(4) Pooled
Within .5 mi of DC x Sold after Permit	-0.028***	-0.002	-0.001	-0.016**
	(0.007)	(0.007)	(0.010)	(0.006)
Within .5 mi of DC	-0.003	-0.013	0.027***	0.002
	(0.006)	(0.010)	(0.008)	(0.006)
Adjusted R^2	0.926	0.911	0.933	0.929
Observations	33366	10314	17743	61423
Number of DC in county	138	4	23	165
Year and month fixed effects	✗	✗	✗	✗
Housing characteristics	✗	✗	✗	✗
Block group fixed effects	✗	✗	✗	✗
Include Loudoun?	✗			✗
Include Fairfax?		✗		✗
Include Prince William?			✗	✗

Note: The dependent variable of all regressions is the logarithm of sale price. Standard errors are reported in parentheses and clustered at the census block level.
* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

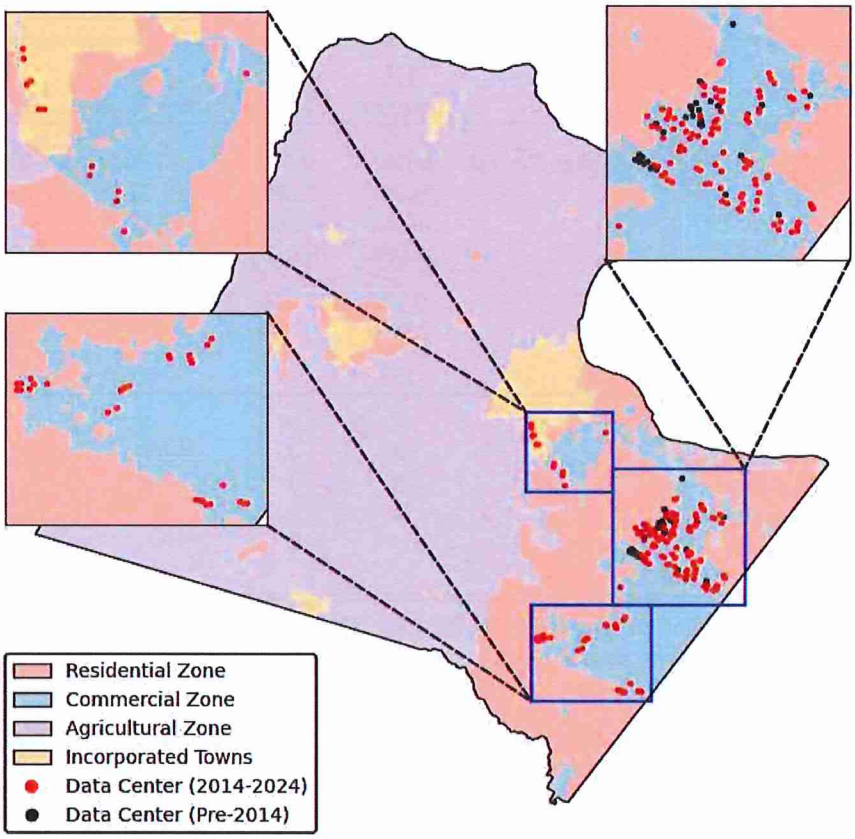


Figure 1: Locations of data centers in Loudoun County

Note: This figures shows the locations of data centers in Loudoun County, VA. Residential zones include single-family housing, multi-family houses, and mixed use residential communities. Commercial zones include shopping centers, office parks, and industrial areas. All existing data centers are shown in the map. This paper focus on data centers built from 2014 to 2024, represented in the map by the red dots.

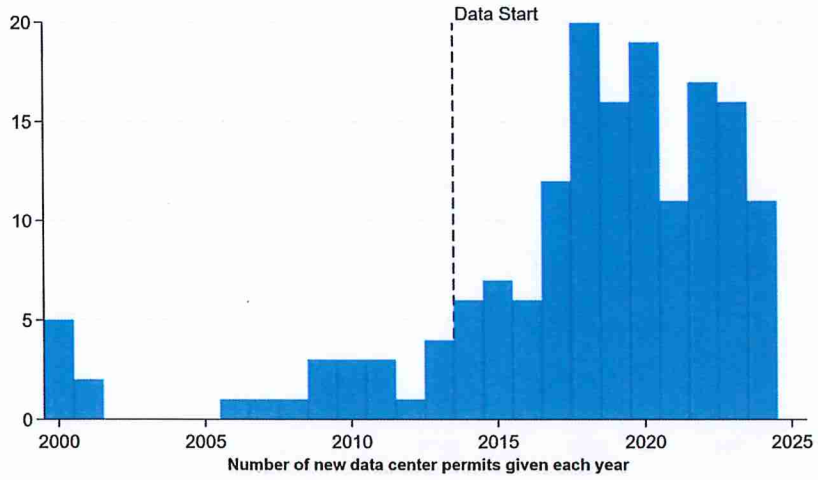


Figure 2: Loudoun County data center permits granted each year

Note: This figures shows the number of data center permits granted each year in Loudoun County, VA. The vertical dashed line represents the point at which data on house sales and property assessments begins.

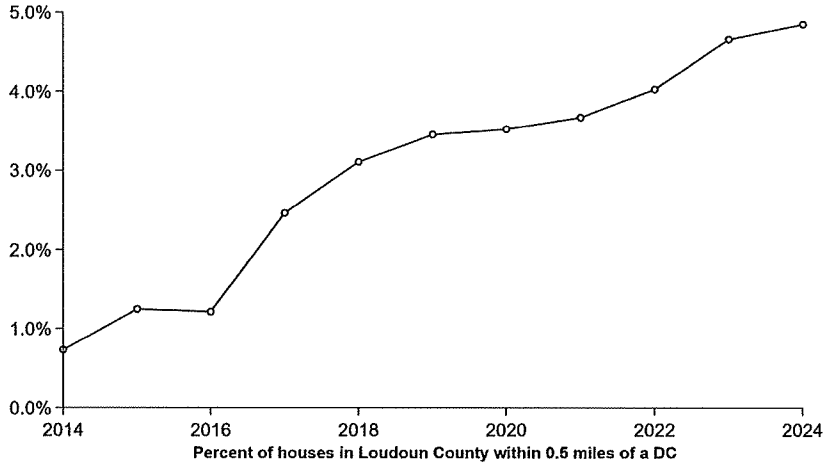


Figure 3: Loudoun County houses with 0.5 miles of a data center

Note: This figures shows the percent of single-family homes within 0.5 miles of a data center in Loudoun County, VA. Estimates come from Loudoun County Land Books which provide information on all single-family homes in the county.

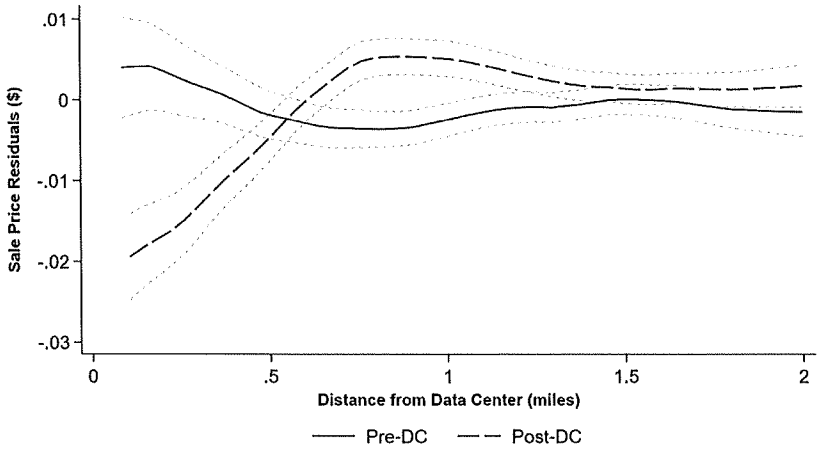
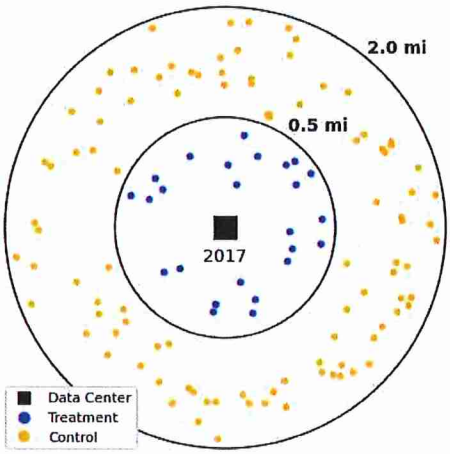
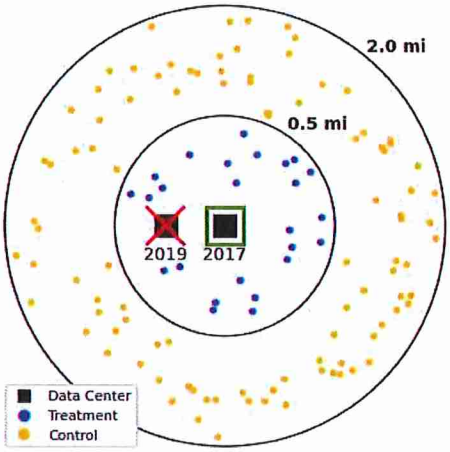


Figure 4: Price gradient of distance from data center

Note: Local polynomial regressions (bandwidth = 0.020 miles) of sale price residuals on distance from an existing/future data center. Curves are shown with 95% confidence intervals.



a) Panel A provides an illustration of how the treatment and control groups are identified. The inner circle has a radius of 0.5 miles, while the outer circle has a radius of 2.0 miles. Houses located within 0.5 miles of a data center, represented by the blue dots, are assigned to the treatment group. Houses between 0.5 and 2.0 miles, represented by the orange dots, are put in the control group.



b) Panel B illustrates how treatment timing is assigned for houses next to more than one data center. In this case, the data center with the earliest permit will be used for year of treatment. In the example above, the data center with a permit in 2017 is assigned to all houses within the 0.5 miles circle, despite the data center announced in 2019 being closer in distance to some of them.

Figure 5: Treatment and control groups example

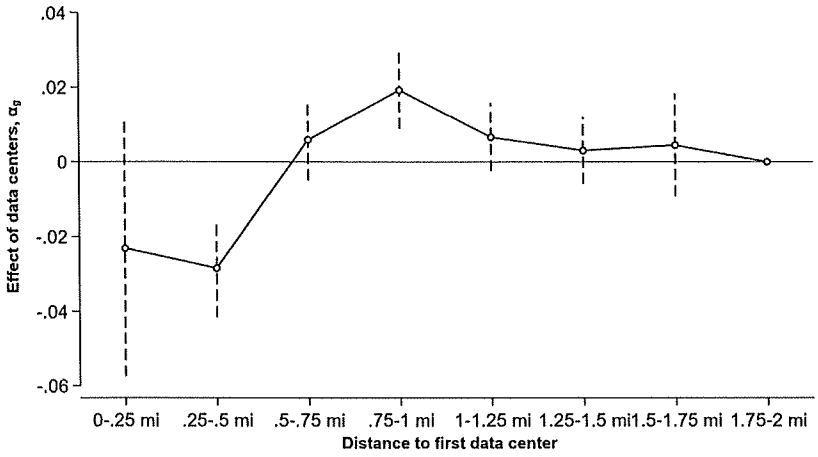


Figure 6: Treatment effect by distance group

Note: This figure presents estimated α_gs from equation (4). The dependent variable is the logarithm of sale price. Houses 1.25-1.5 miles is the reference category. Dashed lines show 95% confidence intervals. Standard errors are clustered at the census block level.

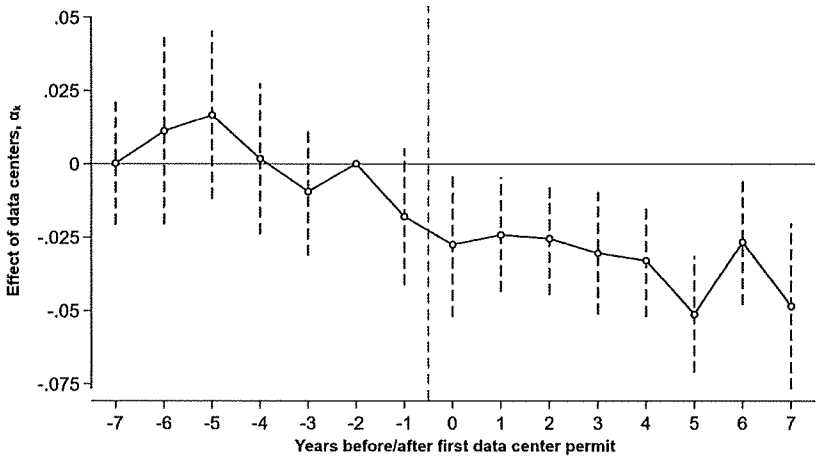


Figure 7: Dynamic response to the announcement of a new data center

Note: This figure presents estimated α_ks from equation (5). The dependent variable is the logarithm of sale price. Dashed lines show 95% confidence intervals. Standard errors are clustered at the census block level.

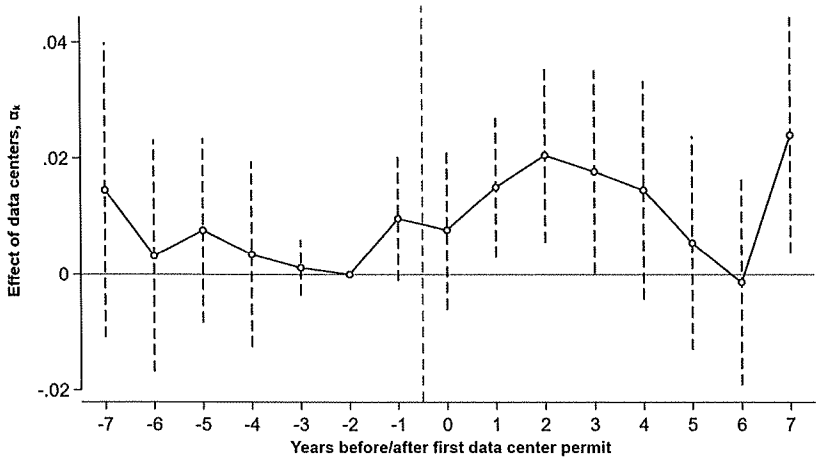


Figure 8: Dynamic response of property assessments

Note: This figure presents results for property assessments similar to the α_ks from equation (5). The dependent variable is the logarithm of assessed property value. Dashed lines show 95% confidence intervals. Standard errors are clustered at the census block level.

A Appendix

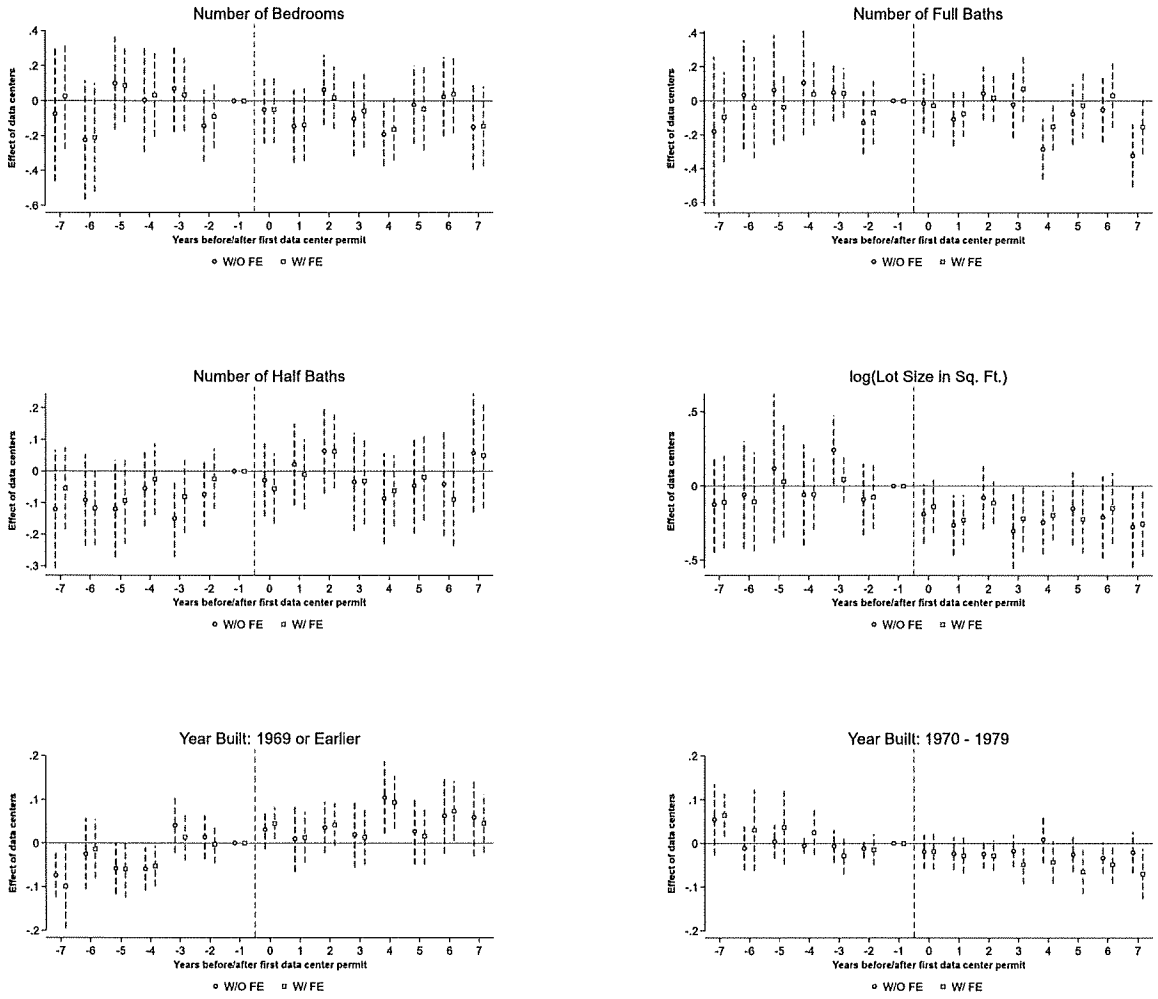


Figure A.1: Census block group fixed effects test

Note: This figure presents estimates from a series of dynamic DiD regressions similar to equation (5). The dependent variable of each regression is a housing characteristic. The vector of housing characteristics is not included on the RHS of the equation. For each characteristic, the regression is run twice. Once without and once with census block fixed effects. Dashed lines show 95% confidence intervals. Standard errors are clustered at the census block level.

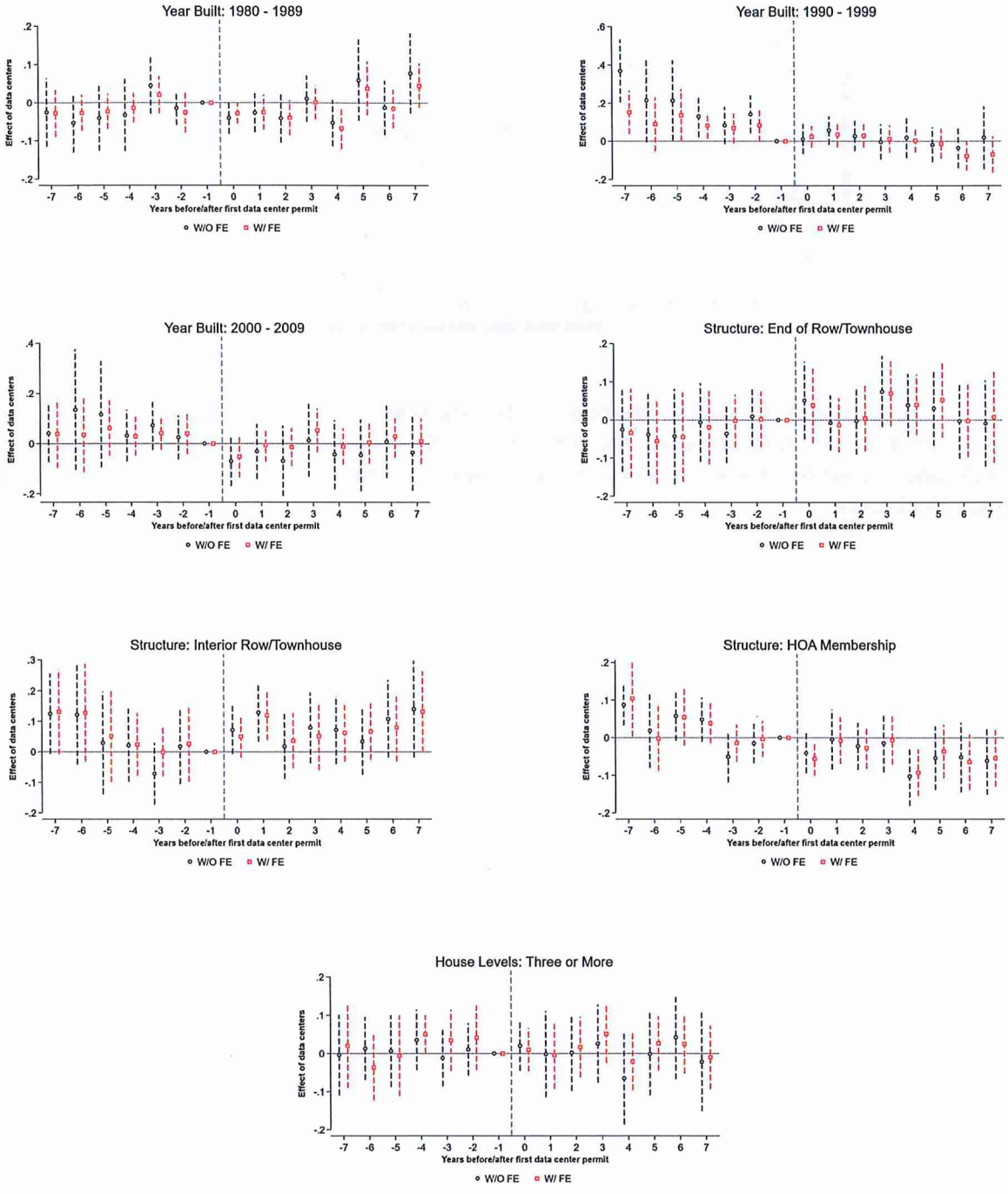


Figure A.1: Census block group fixed effects test (continued)

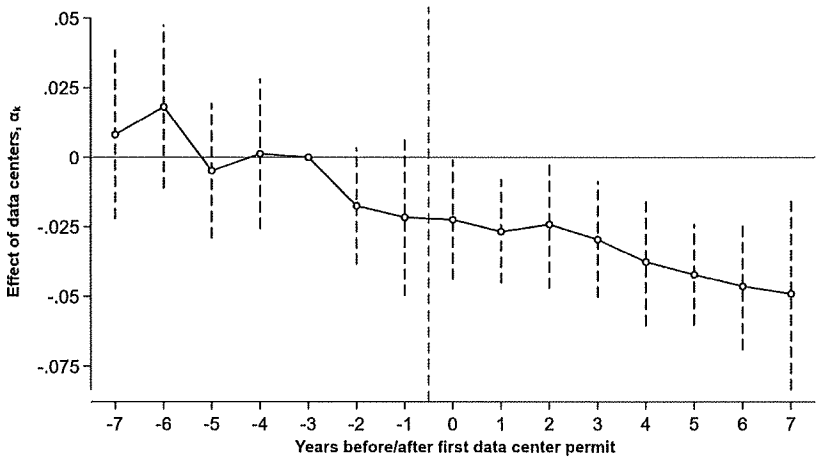


Figure A.2: Dynamic response to the construction of a new data center

Note: This figure presents estimated α_ks from equation (5). The dependent variable is the logarithm of sale price. Dashed lines show 95% confidence intervals. Standard errors are clustered at the census block level.

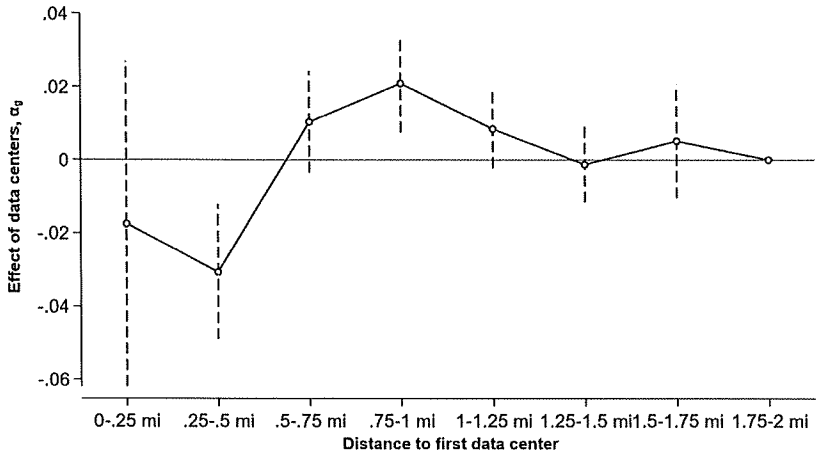


Figure A.3: Treatment effect by distance group with treatment × year FE

Note: This figure presents estimated α_gs from equation (4). The dependent variable is the logarithm of sale price. Houses 1.25-1.5 miles is the reference category. Dashed lines show 95% confidence intervals. Standard errors are clustered at the census block level.

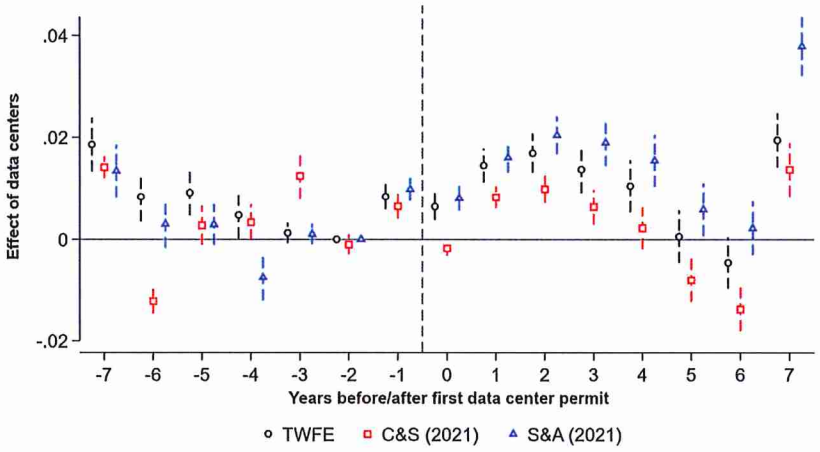


Figure A.4: Dynamic response of property assessments

Note: This figure presents results for property assessments similar to the α_ks from equation (5). The dependent variable is the logarithm of assessed property value. Dashed lines show 95% confidence intervals. Standard errors are clustered at the unit level.

5

Donna Spickler

From: [redacted]
Sent: Tuesday, October 20, 2026 8:32 AM
To: MayorAndCouncil
Subject: Data Center - McDade Road

Annexing the Burkholder - McDade property into Hagerstown and allowing a data center to be built is NOT what we want for Hagerstown. If this is allowed, I'll assume you are all in on the bribery happening with the county council.
Please explain this abomination.

Debby Spotten
Cannon Ave

(6)

Donna Spickler

From: [redacted]
Sent: Tuesday, October 20, 2026 2:42 PM
To: Council Comments
Subject: Annexation Proposal/Vote

Dear Council Members,

I write to you out of my deep concern over the proposed annexation of property adjacent to Hagerstown. If this is approved, it will almost certainly yield a large data center.

This is not what the residents of either the city or county will find enhances the quality of life in our community. A data center by both its design and purpose does not speak to an improved quality of life for those you represent.

Rather, such a center creates long term issues consuming our water resources and electric energy. Data centers are known polluters of both water and noise. Electric energy costs are already increasing for our residents at steep rates.

Hagerstown residents will see virtually no benefit. The benefits will accrue only to the investor and operator of such a facility. Certainly not to your constituents!

I was born in this community 94 years ago and have watched it grow and prosper. Enabling the building of a data center if you approve annexation is not what it's residents need.

At this unique time you have the power to prevent that.

I respectfully ask that you vote to not annex.

Thomas Banks
16505 Virginia Ave,
Williamsport, MD 21795
(now at Homewood Williamsport)

Phone; [redacted]

(7)

Donna Spickler

From: [redacted]
Sent: Wednesday, October 21, 2026 9:56 AM
To: Council Comments
Subject: Please deny the Burkholder Lane/McDade Road annexation and Industrial Mixed-Use zoning (171.88 acres)

Dear Mayor and Members of the City Council,

I am a resident of Hager's Crossing, located directly across McDade Road from the approximately 171.88 acres (12440 Burkholder Lane and 12660 McDade Road) proposed for annexation into the City with Industrial Mixed-Use (I-MU) zoning. Press reports indicate the owners are exploring a warehouse, distribution center, or data center, and City planning documents confirm that no end user or site plan has been submitted. I respectfully ask the Council to deny the annexation as proposed or, at a minimum, to exclude data centers from any zoning granted to this land. I am submitting this letter for the record.

1. THE ZONING REQUEST IS OVERLY BROAD

This is farmland adjacent to an established residential subdivision. I-MU is generally associated with warehouse and industrial development, a point Council members raised during the recent annexation discussions. Approving it now, with no end user and no site plan, grants the broadest possible entitlement before anyone can say what will be built or what it will demand of City infrastructure. The Washington County Commissioners voted 4-1 on June 30, 2026 for a 12-month moratorium on data center applications because county zoning does not adequately address them. Annexing this land under broad City zoning would move it outside that review before either government has adopted data center standards.

2. LIMESTONE AND SINKHOLE HAZARD

Maryland Geological Survey Report of Investigations No. 86 (Brezinski, 2018), Geology and Karst Development of the Hagerstown Valley, located about 3,800 karst features in the Valley, roughly 20% of them active sinkholes. It identified the Stonehenge Limestone, St. Paul Group, Rockdale Run Formation, and Chambersburg Formation as having high karst susceptibility. The Survey's earlier phase studies for the State Highway Administration also found that unlined drainage and stormwater runoff ponds are common sites of sinkhole development. A campus of this scale means large impervious surfaces, extensive stormwater management, and heavy structural loads. The Survey itself describes its mapping as the foundation for site-specific study. No zoning should be granted until these parcels are checked against the Survey's karst susceptibility mapping and a site-specific geotechnical investigation is completed.

3. MUNICIPAL WATER SUPPLY

In the City's own records, utility staff told the Mayor and Council and the County Commissioners (joint work session, January 9, 2024) that the R.C. Willson plant is rated at 15 million gallons per day (mgd), average demand was 10.5 to 11 mgd, peak days reached 13 mgd, and demand was projected to grow about 0.5 mgd per year. Asked whether the plant would reach capacity with no system changes, the Director of Utilities said yes. The Council was also reminded that water is distributed the same day it is produced, with no storage buffer. Total identified capital needs were about $150 million. The City's long-range water planning has long acknowledged that water capacity is less certain than wastewater capacity. The Edgemont and Tyler reservoir rehabilitation, for which the City is still seeking State withdrawal approval (2.75 mgd average, 4.8 mgd maximum), is not expected to begin construction until summer 2027.

Published estimates of data center water use range from about

300,000 gallons per day for an average facility to as much as 5 million gallons per day for a large one (University of Georgia; Environmental and Energy Study Institute). On the figures above, average-day headroom at Willson is roughly 4 mgd, and about 2 mgd on a peak day. A large facility would consume that entire margin; even an average one would use about 7% of it before any other growth. Lawrence Berkeley National Laboratory estimates U.S. data centers directly consumed 17.4 billion gallons in 2023 and that this could double or quadruple by 2028. No cooling technology or water demand has been disclosed for this site.

4. ELECTRICITY COSTS AND GRID STRAIN

PJM's capacity auction behind the 2025 bills rose roughly 800%, and the Maryland Office of People's Counsel cites one estimate attributing $9.3 billion of a $12.5 billion increase to data centers. The next auction cleared at the maximum price, with PJM citing data center load growth as the main driver of a 5,400 MW demand increase. Potomac Edison customers began seeing higher bills in October 2025. The People's Counsel has also warned that PJM's planned procurement for projected data center load could cost Maryland customers up to $562 million over 15 years, including if those projected data centers are delayed or never built. Ratepayers should not be asked to absorb that risk for a project with no identified user and no utility load study.

5. HOME VALUES

A September 2026 working paper from UC Berkeley's Energy Institute and Harvard (Schlauch and Greenhill, Data Centers Lower Nearby Housing Values), covering 346 large data center announcements, found home values within 3 miles fell about 3% on average over five years, and 7.2% within 1 mile. Discounts were larger for hyperscale and high-capacity facilities and for the first large data center in an

area. For announcements since 2021, prices adjusted at announcement, meaning homeowners can bear the cost before anything is built. On a $350,000 home, a 7.2% decline is roughly $25,000. Our subdivision is directly across the street.

6. HEALTH

Data center noise runs around the clock. The Environmental and Energy Study Institute reports levels up to 96 decibels, much of it low-frequency noise that is hard to measure with standard meters and therefore hard to regulate under typical noise ordinances. In Prince William County, Virginia, a noise analysis found data center noise detectable up to 3 miles away. The World Health Organization links chronic environmental noise to sleep disturbance and cardiovascular disease. Backup diesel generators emit nitrogen oxides, particulate matter, carbon monoxide, and sulfur dioxide, and the International Agency for Research on Cancer classifies outdoor air pollution as carcinogenic to humans. The Berkeley and Harvard paper notes that two-thirds of large data centers have no usable air or noise monitor within 6 miles, so these impacts are rarely measured.

MY REQUESTS

1. Deny the annexation with I-MU zoning, or exclude data centers and require a specific site plan review and public hearing for any use of this scale.
2. Take no zoning action until a site-specific karst and geotechnical study is completed.
3. Require written water and wastewater capacity analysis from the Department of Utilities, consistent with the City's Water Master Plan and the Edgemont timeline, plus a Potomac Edison load study.
4. Before any data center is considered, adopt standards for residential setbacks, low-frequency noise limits, cooling water use, generator emissions, and baseline air and noise monitoring, as the

County is now doing.
5. Provide direct notice to neighboring residents of all hearings and actions on this property.

Thank you for your service and for your careful consideration.

Sincerely,
Allison & Jeff Small
12510 Capstone Drive
Hagerstown, MD 21740

Sources: MD Geological Survey RI 86 (mgs.md.gov/publications/report_pages/RI_86.html); Hagerstown Mayor and City Council minutes, Jan. 9, 2024 (hagerstownmd.org/ArchiveCenter/ViewFile/Item/3274); Schlauch and Greenhill, Energy Institute at Haas WP 366 (escholarship.org/uc/item/2z83c21b); MD Office of People's Counsel (opc.maryland.gov/Rising-Fall-Electricity-Rates); EESI, data center noise (eesi.org/articles/view/communities-are-raising-noise-pollution-concernsabout-data-centers); Washington County Commissioners, June 30, 2026 moratorium (washco-md.net).

8

Donna Spickler

From: [redacted]
Sent: Thursday, October 22, 2026 8:00 AM
To: Council Comments
Subject: Public Comment – Opposition to Unmitigated Annexation on McDade Road / Burkholder Lane

Date: October 22, 2026.
From: Enock J. Belony, Sr.
Address: 12605 Rosencrans Dr., Hagerstown, MD 21740.

Dear Mayor and Members of the City Council,

My name is Enock J. Belony, Sr., and I am a homeowner, resident, registered voter, and a tax payer of the neighborhood (Hager's Crossing) directly adjacent to the proposed 172-acre annexation on McDade Road and Burkholder Lane. I am submitting this written testimony for the official record ahead of the public hearing on October 27th.

I want to be clear from the outset: our neighborhood is not blindly anti-development. We fully understand the immense tax revenue benefits the city is chasing with this industrial mixed-use and data center proposal. We recognize that commercial tax revenue can fund public services and provide residential property tax relief.

However, the city must not balance its budget by sacrificing our neighborhood's home equity, safety, and quality of life. The reality of data center development is that the financial benefits are shared city-wide, but the burdens are hyper-local. Because our homes are directly across the street, we are being asked to absorb the physical and financial fallout of this project.

If this annexation moves forward without stringent, legally binding protections, Hager's Crossing neighborhood and my home are facing severe, direct impacts:

- **The "Adjacency" Penalty on Home Equity:** Empirical real estate data clearly shows that homes situated within a half-mile radius of high-density data infrastructure face severe buyer friction, prolonged days on the market, and a demonstrable drop in equity. Hager's Crossing neighborhood and my home are bearing the brunt of the property value risk.
- **24/7 Noise Pollution:** Data centers are not quiet warehouses. The massive industrial chillers, HVAC systems, and backup generators required to keep servers cool run 24 hours a day, 7 days a week. This constant, low-frequency hum will destroy the peace and quiet of our residential community.
- **Visual Blight:** Hager's Crossing neighborhood and myself both face the prospect of looking at giant, windowless concrete walls instead of natural vistas. Without heavily enforced architectural standards, this development will become an industrial eyesore.
- **Utility and Resource Strain:** Data centers demand enormous amounts of electricity and water. I am already aware that the city's Water Master Plan modeling is currently incomplete and pending. It is unacceptable to strain our local infrastructure, and everyday homeowners must not end up

subsidizing the costs of upgrading the power grid and water infrastructure through higher monthly utility bills.

If Hagerstown is going to reap the financial rewards of this development, the developer must pay to protect the residents living in its shadow.

Therefore, before any annexation is approved, we demand that a portion of the expected tax revenue be legally committed to the following requirements:

1. **Strict Noise Mitigation:** Binding limits on decibel levels at the property line and required acoustic baffling for all HVAC and generator equipment.
2. **Heavy Landscaping Buffers:** The mandate of natural earthen berms and the planting of mature tree buffers—not just standard industrial fencing—to completely block the visual blight of the facilities.
3. **Utility Ratepayer Protections:** Written guarantees that residential ratepayers will not subsidize the water, sewer, or electrical grid upgrades required to support this industrial site.

I am asking the Council to do its homework and protect our investments. I welcome economic growth, but it must include meaningful commitments to mitigate the impact on our community—agreed upon *before* annexation, not after.

Thank you for your time, your service to Hagerstown, and for adding this testimony to the official record.

Sincerely,

Enock J. Belony, SR. MBA
[redacted]

(9)

Donna Spickler

From: [redacted]
Sent: Monday, October 26, 2026 9:22 AM
To: Council Comments
Cc: Starla Crist
Subject: REVISED: October 27, 2026 Public Hearing - Opposition to Proposed Annexation Case A-2026-02

NOTE TO CLERK: Please disregard my previous email. The formatting got altered when I sent it from my phone. This version has been cleaned up and is easier to read. Thanks so much!

Dear Mayor and Members of the Hagerstown City Council,

My name is Starla Crist, and I am a homeowner in Hagers Crossing. My property, 17305 Kilpatrick Court, backs directly onto McDade Road, placing my home in close proximity to the properties included in the proposed Annexation Case A-2026-02. This proposal is of particular concern to me because McDade Road runs immediately behind my backyard. Any substantial increase in construction activity, heavy-truck traffic, roadway noise, or industrial development in this area could directly affect my home, my property, and my everyday quality of life.

I am writing to formally express my opposition to approving this annexation before the developer's reasonably anticipated use of the property has been disclosed, the implications of the proposed Industrial-Mixed Use (I-MU) zoning have been explained, and residents have had a meaningful opportunity to evaluate and comment on the potential consequences. I am not opposed to responsible economic development. However, I believe annexing approximately 171.88 acres for industrial development without adequate disclosure of its intended use is premature.

Diversified Capital has publicly acknowledged that a data center is among the possible uses being considered, while also indicating that no final development decisions have been made and no site plans have been submitted. Why should the City Council approve annexation and establish I-MU zoning before residents understand what development is reasonably anticipated and what industrial uses could ultimately be permitted?

I recognize that annexation and construction approvals are separate processes. Nevertheless, annexation and zoning determine which government exercises land-use authority and what future development may be allowed. If the proposed I-MU zoning would permit a data center, particularly without another discretionary public hearing addressing that specific use, I would be even more strongly opposed to approving this annexation without additional disclosure and enforceable neighborhood protections.

Concerns Extend Beyond Data Centers

My concerns are not limited to data centers. Whether the property is eventually developed into a warehouse, manufacturing facility, distribution center, data center, or another industrial operation, development of this magnitude could significantly affect surrounding residential neighborhoods. Construction activity, commercial and heavy-truck traffic, noise, industrial lighting, road improvements, and additional demands on public infrastructure all warrant careful evaluation.

I am particularly concerned about McDade Road and the safety of nearby residents. Construction trucks, delivery vehicles, and employee traffic could affect roadway conditions, intersections, neighborhood entrances, and emergency vehicle access. Residents deserve to understand these potential impacts before major land-use decisions are finalized.

Water, Electricity, Infrastructure, and Environmental Concerns

I am concerned about the potential effects on water availability and quality, wastewater systems, electrical infrastructure, service reliability, and utility costs. Substantial industrial development may require infrastructure improvements, while certain data centers could create particularly significant electricity and cooling demands, continuous mechanical noise, and diesel-generator emissions. The city's annexation materials identify certain infrastructure improvements as the developer's responsibility. However, residents deserve to know whether additional costs, maintenance obligations, or service demands could ultimately fall upon taxpayers or existing utility customers. These matters should be evaluated using realistic development assumptions rather than waiting until significant land-use decisions have already been made.

Newly Reported Infrastructure Planning Raises Additional Questions

An October 16, 2026, investigation published by Hagerstown Rapid Response, titled New Documents Raise Questions About Washington County and Hagerstown Working Together to Accommodate Data Centers, identifies documents that raise additional questions about planning for potential data center development. https://open.substack.com/pub/hagerstownrapidresponse/p/new-documents-raise-questions-about-washington-county-and-hagerstown-working-together-to-accommodate-data-centers?r=6gg42l&utm_medium=ios

According to the investigation, a January 22, 2026 proposal from Black & Veatch for Hagerstown's Water and Wastewater Master Plan included an optional service identified as "Data Center Owner's Advisor." The proposed work addressed data center placement, water and wastewater requirements, cooling-system wastewater contaminants, and electrical infrastructure considerations involving Hagerstown and Washington County. The investigation also reports that Washington County consultant Greg Murray has been reviewing engineering materials and communicating with a Hagerstown representative while evaluating water and sewer infrastructure.

I recognize that a proposed consulting service does not establish that it was authorized, and general infrastructure planning does not establish that a specific development has been approved. Nevertheless, these reports raise important questions about whether potential data center demands have already been evaluated by either government, whether the Martin Farm property has been included in those discussions, and whether information relevant to the proposed annexation is

available to the public. If city or county officials have already evaluated infrastructure requirements associated with potential data center development, residents deserve to understand the scope and conclusions of that work before the City Council approves annexation that could facilitate such development.

Annexation Boundaries and Growth-Area Concerns

The annexation materials identify a narrow connection, or pipestem, linking the McDade Road parcel to the existing city boundary. The plan also identifies the McDade Road parcel as outside the city's Medium Range Growth Area and describes limitations on providing city water service unless that designation changes. Residents deserve an explanation of how the proposed annexation aligns with existing city growth policies, what utility arrangements would be required, and whether additional approvals or amendments would be necessary. I am also concerned about how annexation would affect the application of Washington County's temporary data center moratorium and what comparable protections Hagerstown would provide.

Transparency and Public Trust

Recent reporting has also raised questions about confidential discussions and the public availability of records involving Diversified Capital. Hagerstown Rapid Response reports that it requested records concerning possible confidentiality arrangements and the city's dealings with the developer, but the city declined to release certain requested information, citing legal exemptions. The organization reports that it has sought mediation regarding that decision. I recognize that government agencies may lawfully withhold certain confidential information. Nevertheless, residents deserve to know what information can be disclosed, whether preliminary development concepts or infrastructure commitments have been discussed, and whether those discussions could materially affect the proposed annexation. I also believe the October 20 amendment concerning the property's Priority Funding Area designation deserves a clear public explanation.

Meaningful Public Participation

Perhaps my greatest concern is whether residents are being given a meaningful opportunity to participate before a major land-use decision is made. Public participation should involve more than allowing residents to speak at a hearing. It should provide sufficient information for residents to understand what is being proposed, evaluate potential consequences, and offer informed comments before significant decisions are finalized. If a developer has not finalized its plans, the city should explain what uses would nevertheless be permitted, what protections would apply, and what future opportunities for public participation would remain. Residents should not have to wait until construction plans are submitted to discover that potentially disruptive industrial uses are already permissible under approved zoning. I believe the City Council should also consider whether legally enforceable development conditions can be established as part of the annexation process to protect surrounding neighborhoods.

Questions I Request the City Council Address

I respectfully request public answers to the following questions.

Developer Intentions and Zoning

1. If the developer has not determined what will be constructed, why is annexation being requested now? What preliminary development concepts, presentations, or intended uses have been disclosed to city officials?
2. Does the proposed I-MU zoning permit data centers? If so, are they permitted by right, through special exception, or through another discretionary approval process? Please identify the applicable zoning ordinance provisions.
3. If a data center or another substantial industrial use would be permitted, could the developer proceed without another public hearing specifically addressing the appropriateness of that use? What formal opportunities would residents have to object or provide input after annexation?
4. How would Maryland's five-year restriction on substantially different land uses or development densities following annexation apply to this property? Would any anticipated use require Washington County's express approval?

Annexation Boundaries and Protections

5. What is the purpose and exact width of the pipestem connecting the McDade Road parcel to the city boundary? How does this arrangement comply with applicable annexation requirements?
6. Given that the McDade Road parcel is outside the city's Medium Range Growth Area, how does its proposed annexation align with city policy, and what changes or additional approvals would be required to provide utilities or accommodate development?
7. Would the city consider including legally enforceable land-use limitations, residential setbacks, environmental protections, or other development conditions in an annexation agreement?

Infrastructure Planning and Intergovernmental Coordination

8. Did Hagerstown authorize Black & Veatch's proposed "Data Center Owner's Advisor" service or any comparable work? If so, what studies, reports, recommendations, or evaluations were produced, and did they include the Martin Farm or Burkholder–McDade properties?
9. Have Hagerstown and Washington County officials, employees, or consultants discussed data center placement, utility capacity, infrastructure improvements, or development needs associated with these properties? If so, what information and records can be made public?
10. How would annexation affect Washington County's temporary data center moratorium, and what city regulations or safeguards would apply to a future data center proposal?

Transparency and Public Accountability

11. What meetings, presentations, preliminary development proposals, or commitments have occurred between city representatives and Diversified Capital? What confidentiality agreements, if any, apply, and what is the basis for withholding relevant records from public disclosure?

McDade Road, Public Safety, and Environmental Impacts

As a homeowner whose backyard directly borders McDade Road, I am particularly concerned about how industrial development and increased traffic could affect nearby residential properties, including my own.

12. Could industrial buildings, data center equipment, backup generators, cooling facilities, or electrical substations be constructed on the approximately 23-acre McDade Road parcel? Will the city provide maps showing potential development areas relative to existing homes?
13. What traffic, environmental, and infrastructure studies would be required before substantial industrial development proceeds, including assessments of McDade Road safety, truck traffic, noise, air emissions, water availability and quality, wastewater capacity, and electrical demand?
14. What infrastructure improvements and municipal services would be necessary, who would pay for them, and what long-term financial obligations could fall upon city taxpayers or utility customers? Have the financial benefits and costs of annexation been evaluated?

Amendment and Future Public Participation

15. What are the implications of the October 20 Priority Funding Area correction for development, infrastructure planning, and possible public funding? What future public hearings and opportunities for meaningful participation would be required before specific industrial development could proceed?
16. Will the City Council defer final approval of Annexation Case A-2026-02 until the developer's reasonably anticipated uses have been disclosed, the implications of I-MU zoning have been explained, and residents have received clear answers to these questions with adequate time for review?

My Request to the Mayor and City Council

I respectfully urge the Mayor and City Council to reject or defer approval of Annexation Case A-2026-02 until the developer's reasonably anticipated uses have been disclosed, the permitted uses under I-MU zoning have been clearly explained, and residents have had a meaningful opportunity to evaluate and comment on the potential consequences. The recently reported engineering proposals and infrastructure discussions make these questions particularly important. They warrant clarification about what planning has already occurred and what information may be available to city officials.

If a data center is seriously being considered, residents deserve to understand what approving this annexation could mean for that possibility. Regardless of whether the eventual development is a data center, warehouse, manufacturing facility, distribution center, or another industrial use, the community deserves to understand the implications for public safety, infrastructure, environmental conditions, and neighborhood quality of life.

My objection is not to responsible development itself. My objection is to approving a major annexation and zoning change without adequate disclosure, meaningful public participation, and a clear understanding of the potential consequences. These questions deserve answers not only for me, but for all concerned residents and members of the public.

Please acknowledge receipt of this email, confirm whether it will be accepted as written testimony for the October 27, 2026 public hearing, and ensure that my complete comments and questions are included in the official public record. I would also appreciate a written response addressing these questions or identifying when and where clear, detailed answers will be made available to the public before the final annexation decision.

Thank you for your time and consideration.

Respectfully,

Starla Crist
17305 Kilpatrick Court
Hagers Crossing
Hagerstown, Maryland 21740
Cell: [redacted]

(10)

Donna Spickler

From: [redacted]
Sent: Monday, October 26, 2026 3:14 PM
To: Council Comments
Subject: Public Comment Regarding Annexation Case A-2026-02 — Burkholder Lane/McDade Road

October 26, 2026

To: Mayor and City Council of Hagerstown, Maryland

Re: Public Comment Regarding Annexation Case A-2026-02 — Burkholder Lane/McDade Road

Dear Mayor and Members of the City Council,

I am writing as a concerned homeowner and member of the Hagerstown community regarding the proposed annexation and Industrial-Mixed Use zoning designation for approximately 172 acres along Burkholder Lane and McDade Road.

My primary concern is whether the proposed zoning appropriately protects the established residential neighborhoods, educational institutions, and commercial districts surrounding this property.

On September 19, 2026, Tri-State Alert reported that the developer, Diversified Capital, identified a data center among several possible uses for the property. While no final development plans have been announced, the possibility of large-scale industrial infrastructure raises important questions about compatibility with surrounding land uses.

1. Proximity to Jonathan Hager Elementary School

Jonathan Hager Elementary School is located approximately 0.6 miles from the proposed development area.

Washington County Public Schools is also planning an expansion of this school, demonstrating an ongoing public investment in educational infrastructure and anticipated community needs.

Before approving land-use changes that could permit a large data center or similar industrial facility, the City should evaluate potential effects on students, including construction traffic, emergency generator emissions, operational noise, air quality, and emergency response planning.

Children and school facilities deserve special consideration when industrial activities are proposed nearby.

2. Compatibility With Established Residential Communities

Hager's Crossing, Garland Grove, Fallen Timbers, and surrounding residential developments represent substantial investments by families and homebuilders.

Industrial-Mixed Use zoning should not be considered in isolation from the neighborhoods surrounding it.

Appropriate setbacks, landscaping, sound limitations, lighting controls, and buffers are essential to maintaining compatibility between industrial and residential properties.

I respectfully ask whether the City has completed a land-use compatibility assessment addressing both existing homes and planned residential developments.

3. Protection of Nearby Commercial Districts

The Centre at Hagerstown, located approximately 1.2 miles from the proposed development area, serves residents across Hagerstown and Washington County.

Its businesses, along with other nearby commercial establishments, contribute to local employment, consumer activity, and the region's commercial vitality.

The City should evaluate whether proposed industrial uses would alter traffic patterns, infrastructure demands, commercial accessibility, or the long-term attractiveness of surrounding business districts.

4. Zoning Transparency and Consistency

Washington County has established a temporary moratorium on data-center development while evaluating appropriate regulatory standards.

Annexation into the City of Hagerstown would place the property under municipal zoning authority, where that county moratorium would not automatically apply.

This raises an important question: **What equivalent safeguards will the City establish to protect neighboring residential, educational, and commercial properties?**

I respectfully request that the City clearly identify permitted uses under the proposed zoning, determine whether data centers would require additional public review, and establish appropriate protective conditions before industrial development proceeds.

5. Request for Written Response and Public Accountability

Given the significance of this proposed zoning change, I respectfully request a formal written response from the City addressing the following:

- How will the proposed zoning account for the proximity of Jonathan Hager Elementary School and its planned expansion?
- What specific protections will be established for nearby residential communities, including Hager's Crossing, Garland Grove, and Fallen Timbers?
- How will the City assess potential effects on surrounding commercial properties, particularly the Centre at Hagerstown?
- Will the City require a comprehensive land-use compatibility assessment before permitting a data center or similarly intensive industrial use?
- What enforceable zoning conditions, setbacks, and ongoing monitoring requirements will be adopted to protect surrounding properties?

I ask that the City's responses be made publicly available and included in the official record associated with this annexation and zoning decision.

Conclusion

I am not opposed to responsible economic development. However, industrial growth must be evaluated alongside existing residential investments, planned school expansion, commercial development, and community safety.

I respectfully request that the City conduct or require a comprehensive land-use compatibility assessment, provide clear documentation of permitted uses, and establish enforceable protections for nearby neighborhoods and community facilities.

Responsible development should complement the communities that already exist, not compromise the investments made in building them.

Thank you for considering these concerns and for your commitment to thoughtful, transparent planning.

Sincerely,

Megan Pitts
Concerned Homeowner
Hagerstown, Maryland

(11)

Donna Spickler

From: [redacted]
Sent: Monday, October 26, 2026 5:57 PM
To: Council Comments
Subject: Opposition to Potential Data Center Development — Burkholder Ln and McDade Rd

To the Mayor and City Council Members,

My name is Phillippe Jubuisson, and I live at 12404 Gemstone Dr, Hagerstown, MD 21740. Please include this email in the public record for the October 27th hearing concerning the proposed development near Burkholder Lane and McDade Road.

I oppose allowing a data center at this location. I urge the Council to reject any annexation, rezoning, or development approval that would permit this use near surrounding neighborhoods.

My concerns are supported by government research:

- Continuous noise: Virginia's Joint Legislative Audit and Review Commission (JLARC) documents persistent data center noise affecting nearby residents and identifies conflicts between industrial-scale data centers and residential uses. Families deserve to enjoy their homes and yards without constant equipment noise. (jlarc.virginia.gov)
- Electricity demand and household costs: JLARC found that growing data center demand is likely to increase electricity system costs for other customers. Hagerstown residents and small businesses should not be responsible for paying higher utility bills or infrastructure costs caused by a private data center. The developer should be required to pay the full cost of the additional electricity generation, transmission, distribution, and other utility infrastructure needed to serve the facility. Residents should not be forced to subsidize the data center through increased electric rates, taxes, fees, or other charges. (jlarc.virginia.gov)
- Air quality: Backup diesel generators emit nitrogen oxides and particulate matter. Although JLARC found their regional contribution relatively small, nearby exposure warrants site-specific review. EPA identifies children, older adults, and people with heart or lung conditions as particularly susceptible to particle pollution. (jlarc.virginia.gov, epa.gov)
- Water demand: Cooling-related water use varies substantially by facility design. Residents need verified estimates of peak demand, cooling technology, and drought-period operations before any approval. The developer should pay all costs associated with increased water demand, treatment capacity, pumping, distribution, and any required system upgrades. Those costs should not be passed on to existing residential customers. (jlarc.virginia.gov)

I am also concerned about construction traffic, lighting, neighborhood character, and potential effects on property values. These issues require independent assessment before the City makes commitments that could shape this area for decades.

At a minimum, the Council should require publicly available, independent studies addressing noise- including nighttime and low-frequency noise- air emissions, water supply, electric infrastructure costs, traffic, and nearby homes and schools. Residents should have an opportunity to review and respond to those findings before a vote.

Please prioritize the families, elderly residents, schools, and businesses of Washington County. I ask you to vote against any approvals that would enable a data center at this location.

Resources for the Council's review:

1. Virginia JLARC — Data Centers in Virginia: Independent legislative review of noise, electricity costs, water use, emissions, and residential compatibility.
2. Lawrence Berkeley National Laboratory — 2024 United States Data Center Energy Usage Report: Federal laboratory research on data center electricity consumption and projected demand.
3. U.S. EPA — Health and Environmental Effects of Particulate Matter: Health risks from particle pollution, including effects on children and older adults.

Please confirm receipt and inclusion in the public record.

Sincerely,
Phillippe Jubuisson
12404 Gemstone Dr
Hagerstown, MD 21740

Get Outlook for iOS

12

Donna Spickler

From: [redacted]
Sent: Monday, October 26, 2026 6:27 PM
To: Kristin Aleshire; Caroline Anderson; Erika Bell; Tiara Burnett; Sean Flaherty; MayorAndCouncil
Subject: Oppose Data Centers

Hello,

I am a resident of Hagerstown. I am vehemently opposed to any data centers in Washington County, the City of Hagerstown, and beyond. My reasons for this are numerous, varied, and deeply-held. But as an educator in history and nature, I hope to offer my neighbors a broader and often-overlooked perspective on the importance of fighting the proliferation of data centers.

We live in the Great Appalachian Valley, which sits at the eastern edge of the Appalachian Mountains. The continuous ridgelines and parallel valleys running across this area have served as natural navigation and migratory routes long before humans even reached this valley around 11,000 years ago. When people arrived, they boated, fished, hunted, and lived among the same rivers, creeks, and ridgelines people enjoy today in our beautiful National and State Parks.

Today, we share this major transportation artery with hundreds of migratory bird species who pass over us in their annual trips. These annual migrations draw tourists and researchers to South Mountain every spring to count and observe the event. The forests, wetlands, meadows, rocky cliffs, creeks, and rivers of our beloved county are the vital habitat for these avian travellers.

The valley has seen many human travellers as well. The National Road changed the country and this area forever when it opened a route to the West, and the Great Wagon Road brought European settlers here in the first place. We know how to treat visitors to our area, it's in our heritage: We welcome them. Our home is their home. Their home is our home.

Data centers require enormous facilities and additional infrastructure; transmission lines, roads, substations, generating plants, and diesel generators or gas turbines. This will eat up even more of our quickly-disappearing green spaces.

Data centers create noise pollution, which is disastrous for all living things, especially those migrating birds.

Data centers contribute to water pollution with chemical discharge, and damage our water ecosystems further by warming them. The Potomac River suffered a major sewage spill just this year and has been named the "Most Endangered River" by the conservation nonprofit American Rivers. Our waterways need to be protected from further harm.

Data centers use a massive amount of electricity. Production of power will have to be ramped up to support a data center, which means our consumption of gas and coal will increase.

Protect our valley. Protect our home. No data centers.

Laura Nalven

13

Donna Spickler

From: [redacted]
Sent: Tuesday, October 27, 2026 12:17 PM
To: Council Comments
Subject: Supplemental Written Testimony: Water Infrastructure & Residential Land-Use Compatibility – Annexation A-2026-02 (Oct. 27 Hearing)
Attachments: Exhibit-A.pdf; Exhibit-B.pdf; Exhibit-D.pdf; Exhibit-C.pdf

Dear Hagerstown Mayor, City Council, and City Clerk,

I am submitting this supplemental data to be entered into the permanent public record for tonight's hearing.

- **Exhibits A and B:** Planned City Water Service While Master Plan Is Underway
  - Exhibit A: Excerpt from the July 8, 2026, Department of Planning Memorandum. I have highlighted the specific clause indicating the city has stated its intention to provide municipal water to Parcel 0013.
  - Exhibit B: I have highlighted the **active** municipal contract with engineering firm **Black & Veatch** for the comprehensive Water and Wastewater Master Plan, with notes indicating that "Project will begin in FY26 and will be completed in FY27 - approximate time to complete the work is 12-months."
  - Commentary and Questions: The city appears to be actively planning to provide municipal water service to service this massive tract when the city's own long-term water sustainability models are incomplete and pending with our engineers until next year – ***why are we putting the cart ahead of the horse?***
- **Exhibits C and D:** Residential and Industrial Land-Use Compatibility
  - Exhibit C: City's current Zoning Map, effective June 25, 2026, which explicitly designates the adjoining properties for residential use on the east side of McDade Road across from the 171-acre tract.
  - Exhibit D: February 27, 2024 City Council Minutes — pages 3–4, approving an annexation resolution and that it is intended to be the same zoning as adjacent properties **(RMED)**
  - Commentary and Questions: **Why is the city considering an Industrial Mixed-Use annexation directly across from existing (Hagers Crossing), future planned residential use (McDade road lot in Zoning Map plan), and under construction (Hager Meadows) residential zones, when the I-MU potentially brings a heavy industrial hub with 24/7 noise?**

Thank you for ensuring this research is added to the official record of the project.

Respectfully submitted,

Michael McDonald
17402 Fitzhugh Court

Hagerstown, MD 21740
Hagers Crossing Resident

[redacted]

On Mon, Oct 19, 2026 at 5:53 PM Michael McDonald <[redacted]/rote:

Dear Hagerstown Mayor, City Council, and City Clerk,

Please find attached and linked below two critical pieces of empirical real estate research submitted as formal written testimony for the upcoming **McDade Road and Burkholder Lane Annexation public hearing next week on Tuesday, October 27, 2026**.

I request that these documents be officially entered into the permanent public record and distributed to the Mayor and Council members for review prior to the vote.

As a homeowner whose backyard directly faces this proposed 172-acre industrial annexation, I am submitting this data to demonstrate the hyper-local property value penalties faced by residential neighborhoods built immediately adjacent to heavy industrial data center infrastructure:

1. **The Adjacency Penalty Study:** Published via the Social Science Research Network (SSRN), this academic, peer-reviewed research tracks home sales directly adjacent to data center hubs. The data reveals a statistically significant drop in property values for residential homes within a half-mile radius due to buyer concerns over 24/7 low-frequency noise and windowless industrial views.
2. **The Real Estate Market Friction Report:** Published by the National Association of Realtors (NAR), this research confirms severe buyer friction and prolonged days on the market for residential listings located in the immediate viewshed of high-density data infrastructure. I would note that they are currently building new houses just up the street at Hager Meadows.

While macro-development looks favorable on aggregate city tax rolls, this data proves that the families living directly across the street will bear a direct, immediate equity penalty. This is why I will be there requesting that the city slow down and legally bind the developer to strict design mitigations—including natural earthen berms, mature evergreen tree buffers, and deep setbacks—***prior*** to any annexation vote.

Thank you for ensuring this research is added to the official record of the project.

Respectfully submitted,

Michael McDonald
17402 Fitzhugh Court
Hagerstown, MD 21740
Hagers Crossing Resident

[redacted]

Hagerstown
PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Matthew Ross, Planner

DATE: July 8, 2026

SUBJECT: A-2026-02 – Moler Property – 12660 McDade RD and 12440 Burkholder LN Annexation Plan

Background

This property consists of two parcels totaling approximately 171.885 acres. Parcel 0013 is unimproved. Parcel 0414 is improved with a single-family dwelling and two agricultural buildings and is primarily used for horse pasture. There is no proposed development at this time. The applicant seeks annexation in preparation for future development. The annexation area is contiguous to the city via a 25-foot wide fee-simple pipestem on McDade Road.

The property is currently zoned PI (Planned Industrial) in the county and the proposed zoning is I-MU (Industrial Mixed-Use). This is substantially similar to the county's PI district.

Annexation Plan

- The area of the property is +/- 171.885 acres.
- Parcel 0013 is within the City's MRGA. Both parcels are within the County's UGA and the State's PFA.
- The property is designated Industrial in the County's recently adopted comprehensive plan.
- Water will be provided by the City to Parcel 0013 upon development. Parcel 0414 will not receive service until it is included within the MRGA.
- Electric is provided by Potomac Edison.

Next Steps

Planning Commission recommendation on the proposed zoning will be forwarded to the Mayor and City Council.

Other: Annexation of the properties will make existing developed warehouse properties to the south and west with preannexation agreements contiguous with the city and will result in their annexation at a later date.

Attachments: Annexation Plan, Annexation Plat, Aerial Photo, Zoning Exhibit

PURCHASE / CONTRACT / CONSENT FORM

City of Hagerstown Mayor and Council

Regular Session Date: March 24, 2026 Special Session Date: _____

Originating Department: Utilities Division (if applicable): Water&Wastewater

Department Director or Manager: Nancy Hausrath

Account/Project Name: Utilities - Master Plan

Account No: 5274001-5306/5474001/5306 CIP Control No. _____

Budget Amount: $See Below Account Balance: $_____ Unbudgeted Amount: $_____

Fiscal Year: 26 & FY27 Source of Funds: Water& Wastewater

Quantity	Description	Value
	Water and Wastewater Master Plan	
	=>Water	$ 1,145,027.30
	=>Wastewater	$ 1,645,337.70
	5274001-5306: Budget $2,000,000 - Balance: $77,192.56	
	5474001-5306: Budget $1,500,000 - Balance: $604,809.04	
	Rural Maryland Economic Development Grant: $500,000.00	
	Maryland GF Grant Appropriation: $250,000.00	
	Note: Purchase Order will have individual line items for each task.	
	TOTAL VALUE OF PROJECT	$ $ 2,790,365.00

ABOVE TO BE USED FOR: Comprehensive water and wastewater system analysis to include developing hydraulic models, asset management plans, updating GIS, CIP Update, etc. The final submittal will be a comprehensive Master Plan for 5, 10, and 20 year planning. Work will also include a regulatory review and alternate analyses.

RECOMMENDED VENDOR: Business Name: Black & Veatch

Business Address: 9801 Washingtonian Blvd., Suite 100

City/State/Zip: Gaithersburg, MD 20878

Bid/Proposal/Quote No.: P1868.26 Sole Source? _____ Yes X No

OTHER VENDORS		
Firm	**City/State**	**Total Amount**
Buchart Horn - Non-Responsive		NA
RK&K - Non-Responsive		NA
Hazen & Sawyer	Low Bid - proposal did not score as high	$2,315,114.00
	and time to complete exceeded 18-mon.	

PLEASE INDICATE WHICH FOCUS AREA OF THE MAYOR & COUNCIL'S STRATEGIC PLAN THIS PURCHASE/CONTRACT APPLIES TO		
Indicate with an X	**FOCUS AREA**	**GOAL STATEMENT**
	NEIGHBORHOODS REVITALIZATION & SUSTAINABILITY	The citizens of Hagerstown will experience a high quality of life.
	PUBLIC SAFETY	The City of Hagerstown ensures that all who live, work, and play in the City of Hagerstown will be healthy and safe.
X	PUBLIC FACILITIES & INFRASTRUCTURE	The City of Hagerstown will maintain quality services and infrastructure that support residents and businesses in a cost-effective manner.
	ECONOMIC DEVELOPMENT	The City of Hagerstown will continue to grow a diverse, business-friendly economy that supports the community's needs.
	CITIZEN-BASED GOVERNMENT	The City of Hagerstown is an ethical and financial responsible government.
	FISCAL ACCOUNTABILITY	The City of Hagerstown will strive for continuous improvement of fiscal responsible decision making.
	PARKS & RECREATION FOR ACTIVE/HEALTHY LIVING	The City of Hagerstown supports a culturally vibrant community.
	INNOVATIVE/PROGRESSIVE GOVERNMENT	The City of Hagerstown is committed to employee development, excellence in services, and adapting to meet the needs of the community and organization.
	COMMUNITY PROMOTION/PRIDE	The City of Hagerstown will improve our community image.
	ECONOMIC DEVELOPMENT THROUGH SPORTS AND TOURISM	The City of Hagerstown will be creative and diversify opportunities for economic development through non-traditional means.
	MISC. PROJECTS, GOALS AND LEGISLATIVE PRIORITIES	The City of Hagerstown takes a creative approach at finding solutions.

REVIEWED AND APPROVED AS FOLLOWS:

(1) Department Director and Division Manager

COMMENTS Project will begin in FY26 and will be completed in FY27 - approximate time to complete the work is 12-months. Grant match is 50% and the remaining funding is Water and Wastewater Funds. The first $750,000.00 will be grant Funded in FY26. The FY27 Proposed budget includes this project. FY27-WW $2,710,000; FY27 W $3,550,000

Nancy Hausrath — Digitally signed by Nancy Hausrath, DN: OU=Director of Utilities, O=City of Hagerstown, CN=Nancy Hausrath, E=nhausrath@hagerstownmd.org, Reason: I am approving this document, Location, Date: 2026.03.13 08:23:54-04'00', Foxit PDF Editor Version: 13.2.2

Signature / Date

Nancy Hausrath — Digitally signed by Nancy Hausrath, DN: OU=Director of Utilities, O=City of Hagerstown, CN=Nancy Hausrath, E=nhausrath@hagerstownmd.org, Reason: I am approving this document, Location, Date: 2026.03.13 08:24:06-04'00', Foxit PDF Editor Version: 13.2.2

Signature / Date

(2) Purchasing Agent

COMMENTS

Signature / Date

(3) Chief Financial Officer

COMMENTS

Signature / Date

(4) City Administrator

COMMENTS

Signature / Date

2. MKS Business Park Stormwater Retrofit Project – Change Orders to Project – Superior Facilities Management Services (SFMS) (Bethesda, MD) $ 60,000.00
3. Trash Totes – Rehrig Pacific Co. (Erie, PA) $ 928,000.00

C. Information Technology:
1. Cisco Duo MFA Software Renewal – SHI (Somerset, NJ) $ 26,940.00

D. Police:
1. Mobile Radios – Washington County Wireless Communications (Hagerstown, MD) $ 20,502.15
2. Annual Mid-Atlantic Regional Gang Investigators Network (MARGIN) Conference – Mid-Atlantic Regional Gang Investigators Network (Fairplay, MD) $ 20,00.00

E. Public Works:
1. City Hall Improvements – 1st Floor Renovations – Newcomers (Chambersburg, PA) $ 38,940.00
2. Gasboy Islander Prime Pedestal and Software – Spigler Petroleum Equipment, LLC (Westminster, MD) $ 12,574.80
3. Signal Controller Upgrades for S. Potomac Street and Memorial Boulevard – Econolite (Glen Burnie, MD) $ 27,191.00
4. Hellane Park West End Little League Roof Replacements – Restoration Unlimited, Inc. (Williamsport, MD) $ 33,940.00
5. Potterfield Pool Chemicals – Amato Industries, Inc. (Silver Spring, MD) $ 28,000.00
6. Downtown Beautification Program – Litter Receptacles – Victor Stanley (Dunkirk, MD) $ 14,992.40

F. Utilities:
1. Light: Vegetation Management Blanket Contract – N. G. Gilbert (Muncie, IN) $ 580,616.10
2. Water: Annual Maintenance Contract for Hach Analyzers – Hach Company (Loveland, CO) $ 20,872.00
3. Wastewater: Defoamer – Maryland Biochemical (Bel Air, MD) $ 29,284.80
4. Wastewater: SCADA System Spare Parts – Capital Electric (Hagerstown, MD) $ 14,939.47
5. Wastewater: Automatic Vehicular Entrance Gate System – ProMax Fence Systems, Inc. (Readying, PA) $ 165,805.00

UNFINISHED BUSINESS

A. Approval of an Annexation Resolution: A-2023-02: Blaine Properties, LP

Action: On a motion duly made by Councilmember S. McIntire and seconded by Councilmember P. E. Perini, Sr., the Mayor and City Council unanimously agreed by voice vote to approve an annexation resolution for

Annexation Case No. A-2023-02. The portion of property to be annexed is approximately 28.347 acres in size and is intended to be added to and made part of the adjacent municipal lands with RMED zoning. The resolution package includes the metes and bounds description, annexation plat, and zoning exhibit as forwarded by the applicant's engineer.

Discussion: Councilmember Aleshire pointed out the motion sheet indicates there is a copy of the resolution attached but it is not. He stated he agreed originally with the County that the requested zoning and density was significantly different than the current zoning.

Kathleen Maher, Director of Planning and Code Administration, stated the full package include the plat of the property. The original plan for the property changed when the developer backed out.

B. Approval of an Ordinance: Acquisition of Property – Hillside Manor Pump Station

Action: On a motion duly made by Councilmember M. J. Schindler and seconded by Councilmember S. McIntire, the Mayor and City Council unanimously agreed by voice vote to approve an ordinance for the conveyance in Fee Simple of said lot for Wastewater Pump Station #14 and to accept the grant of the Sewer Easement which serves Pump Station #14 as described in the deed by Hillside Manor, LLC to the City of Hagerstown. A copy of the deed is included with the meeting packet material.

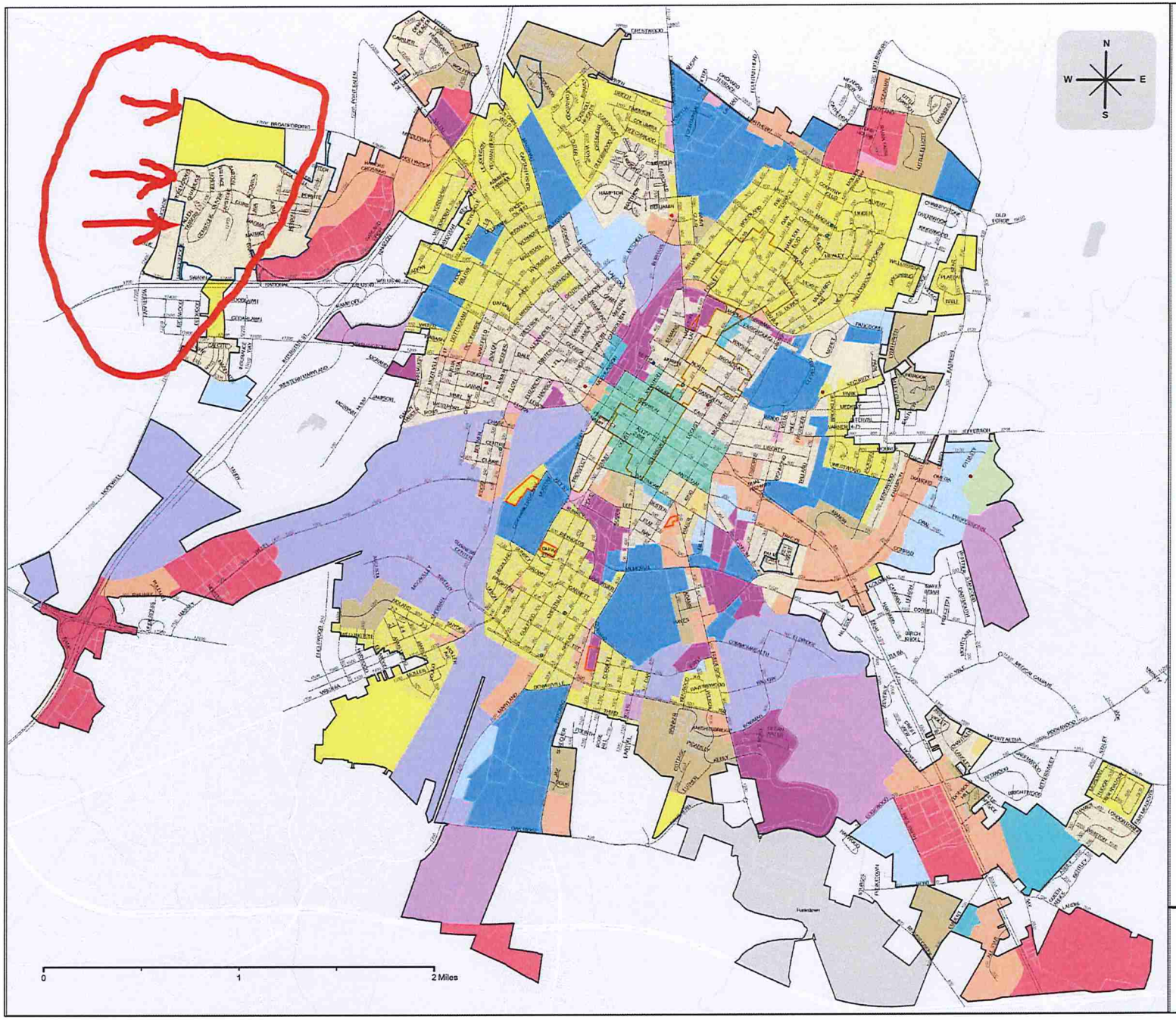
NEW BUSINESS

A. Introduction of an Ordinance: Conveyance of Pump Station 30 Lot by Richmond Homes of Maryland, Inc.

Action: On a motion duly made by Councilmember S. McIntire and seconded by Councilmember P. E. Perini, Sr., the Mayor and City Council unanimously agreed by voice vote to introduce an ordinance for the conveyance in Fee Simple of said lot for Wastewater Pump Station #30 as described in the Deed dated July 25, 2018, and recorded among the land records of Washington County, Maryland at Liber 5801, folio 477, and also denoted as "Pump Station Lot" in Plat No. 8374, also recorded among the land records of Washington County Maryland. Pump Station #30 serves the residences located in the Hager's Crossing community. A copy of the deed is included with the meeting packet material.

B. Presentation of Petition for Annexation: Lands of Heavens Heights Homes – Southern Boulevard

Donna K. Spickler, City Clerk, provided the Oath to Fred Frederick, authorized



City of Hagerstown Zoning

Effective June 25, 2026

- Street
- Corporate Boundary
- Funkstown Corporate Boundary
- City Parcels

Zoning District

- AT (Agricultural Transitional)
- RMOD (Residential-Moderate Density)
- RMED (Residential-Medium Density)
- RH (Residential-High Density)
- RO (Residential-Office)
- CC-MU (City Center-Mixed Use)
- N-MU (Neighborhood-Mixed Use)
- CL (Commercial Local)
- CG (Commercial General)
- CR (Commercial Regional)
- POM (Professional Office Mixed)
- INST (Institutional)
- I-MU (Industrial-Mixed Use)
- IR (Industrial Restricted)
- IG (Industrial General)

Overlay

- Conversion District
- Planned Unit Development
- Historic Districts
- Landmark
- Local Conversion District
- Landmark & Local Conversion District

Zoning Overlay	Case Number	Address
LANDMARK	ZM-1993-02	640 Security Rd
LANDMARK	ZM-1993-01	837 Concord St
LANDMARK	ZM-2003-03	414 W Washington St
LANDMARK	ZM-2005-01	1009-1011 Pennsylvania Ave
LANDMARK	A-2005-07	17514 W Washington St
LANDMARK	A-2001-01	12810 Shank Farm Way
LANDMARK	ZM-2008-02	239 N Locust St
LANDMARK	ZM-2020-02	Saylor House in Kiwanis Park
LANDMARK & LOCAL CONVERSION DISTRICT	ZM-2024-02	132 Bethel St
LOCAL CONVERSION DISTRICT	ZM-2010-03	991 Maryland Ave
LOCAL CONVERSION DISTRICT	ZM-2011-01	247 N Locust St
LOCAL CONVERSION DISTRICT	ZM-2017-02	1301 Potomac Ave
LOCAL CONVERSION DISTRICT	ZM-2020-01	202 Howard St
LOCAL CONVERSION DISTRICT	ZM-2021-01	4 Cypress St
LOCAL CONVERSION DISTRICT	ZM-2021-02	245 N Potomac St
LOCAL CONVERSION DISTRICT	ZM-2024-01	401 Center St
CONVERSION DISTRICT	ZM-1988-03	400 Forest Dr
CONVERSION DISTRICT	ZM-1987-04	Highland Ave
CONVERSION DISTRICT	ZM-1990-02	901 Pope Ave
CONVERSION DISTRICT	ZM-2009-03	237 Frederick St
CONVERSION DISTRICT	ZM-2022-01	535 Summit Ave
PLANNED UNIT DEVELOPMENT	ZM-1999-02	Kensington Drive
PLANNED UNIT DEVELOPMENT	ZM-2002-01	Hager's Crossing Drive
PLANNED UNIT DEVELOPMENT	ZM-1986-05	Eva Ridge Dr

Map Projection: NAD 1983 StatePlane Maryland FIPS 1900(US Feet)
Data Sources: City of Hagerstown, 2024 and Washington County, 2020
Prepared by: Cody Barnhart, Planner, 08/31/2026
M:\gis\PLANNING\GIS-Master Projects\Updated Projects \Zoning Map

CITY OF Hagerstown MARYLAND 1762

14

Donna Spickler

From: [redacted]
Sent: Tuesday, October 27, 2026 2:21 PM
To: Council Comments
Cc: [redacted]
Subject: 10-27-26 Council Meeting Data Cdnter

Good Evening,

My name is Kevin Noll 11104 Dam # 5 Clear Spring, MD 21722. My question is on the Data Center.

1) Why was there a need for a NDA. What is the county commissioners and /or you afraid of?
2) What type of concessions are we considering to give and why?
3) With data centers not creating jobs and using our resources What and how long are you going to demand to compensate for use of resources
4) Is the a consideration of demanding them to add solar to roof?

Thanks for all your consideration

Kevin Noll

TESTIMONY AND WRITTEN COMMENTS

RECEIVED AFTER THE PUBLIC HEARING

Donna Spickler

From: [redacted]
Sent: Wednesday, October 28, 2026 9:33 AM
To: Council Comments
Subject: Follow-Up: Eleven Proposed Community Protections – Annexation A-2026-02

Dear Mayor McIntire and Members of the Council,

Thank you for hearing residents at last night's public hearing. Below are the eleven protections I proposed, informed by measures sought, negotiated, or implemented in other communities facing similar industrial development concerns.

1.Underground Electrical Infrastructure: Bury substantially all new high-voltage electrical infrastructure
2. Capital-Upgrade Escrow: Establish developer-funded escrow for necessary water, road, and other infrastructure upgrades before applicable permits or construction proceed.
3. Transitional Buffers: Require a 500-foot building setback, plus an additional 500-foot industrial transition buffer from the property lines of existing residences and land designated for future residential use.
4. Noise Protections: Enforce a 55-decibel, around-the-clock residential boundary noise limit without industrial HVAC exemptions
5. Substation Enclosures: Architecturally enclose new substations.
6.Earthen Landscaping: Install continuous 15-foot berms with mature evergreen screening.
7. Generator Testing: Restrict diesel generator testing to prescribed daytime windows.
8. Emissions Controls: Require advanced emissions controls on backup generators.
9. Dark-Sky Lighting: Prohibit light trespass with fully shielded, downward-facing lighting.
10. Local Economic Benefits: Require meaningful, legally enforceable local workforce commitments and developer contributions to community infrastructure.
11. Independent Impact Studies: Require developer-funded community, traffic, noise, and environmental impact assessments, with mandatory mitigation of identified risks before site-plan approval or construction authorization.

I appreciate your time and your thoughtful consideration of these issues. I recognize these are not easy decisions.

Respectfully submitted,

Michael McDonald
17402 Fitzhugh Court, Hagers Crossing Resident

Donna Spickler

From: Scott Nicewarner
Sent: Wednesday, October 28, 2026 9:53 AM
To: Michael McDonald; MayorAndCouncil; Donna Spickler; Janet Lung
Subject: Re: Follow-Up: Eleven Proposed Community Protections – Annexation A-2026-02

Follow Up Flag: Follow up
Flag Status: Flagged

Confirmation of receipt and forward to the Mayor and Council. Thank you Mr. McDonald.

Scott Nicewarner
City Administrator
1 East Franklin Street
Hagerstown, MD 21740
Email:snicewarner@hagerstownmd.org
Phone: 301-739-8577 x114

www.hagerstownmd.org

From: Michael McDonald [redacted]
Sent: Wednesday, October 28, 2026 9:32 AM
To: Council Comments <councilcomments@hagerstownmd.org>
Subject: Follow-Up: Eleven Proposed Community Protections – Annexation A-2026-02

Dear Mayor McIntire and Members of the Council,
Thank you for hearing residents at last night's public hearing. Below are the eleven protections I proposed, informed by measures sought, negotiated, or implemented in other communities facing similar industrial development concerns.

1.Underground Electrical Infrastructure: Bury substantially all new high-voltage electrical infrastructure
2. Capital-Upgrade Escrow: Establish developer-funded escrow for necessary water, road, and other infrastructure upgrades before applicable permits or construction proceed.
3. Transitional Buffers: Require a 500-foot building setback, plus an additional 500-foot industrial transition buffer from the property lines of existing residences and land designated for future residential use.
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8. Emissions Controls: Require advanced emissions controls on backup generators.
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11. Independent Impact Studies: Require developer-funded community, traffic, noise, and environmental impact assessments, with mandatory mitigation of identified risks before site-plan approval or construction authorization.

I appreciate your time and your thoughtful consideration of these issues. I recognize these are not easy decisions.

Respectfully submitted,

Michael McDonald
17402 Fitzhugh Court, Hagers Crossing Resident

Donna Spickler

From: [redacted]
Sent: Wednesday, October 28, 2026 11:46 AM
To: Council Comments
Subject: Public Comments for Regular Session Oct. 27, 2026

Sharing the following related to Oct. 27 and the annexation of Burkeholder/McDade properties.

Aleshire's "facts" are actually his opinion – and boy were we all lectured plenty by him last night, so much so he ate up all the floor space so that folks who have to tend to animals and sick children had to leave, unable to speak – so sharing this way even though I highly doubt it will get read.

Annexations and zoning CAN BE CHANGED, people have to want to do it, simple as that, put some real work in for once to do something good. What Aleshire (and most likely you all) deems as growth, that's just accelerating us to our death. Not thinking 7 generations ahead, only thinking about yourself and now. And those "20 years" of missed opportunity on the Prime Outlets? Yea, you want to be sitting on that asphalt grave now? It's only good for creating polluted run-off.

Hagerstown needs to learn how to care for its own – it CANNOT take care of its own people currently yet want more! This "idea of growth, development, industrialization" is only a continuation in the same cycle Hagerstown has been in since it's "boon" in the 40's. Doing the same thing repeatedly expecting different results, you know what they say about that.

Want a "fact" Aleshire and crew? Fact = Mother Earth is the one thing that continuously sustains us. Putting a data center up does IRREVERSABLE harm to her and to us. Putting up other mega infrastructure is detrimental as well, but data centers are a whole new level of industrialization that will cripple this planet, and us, to levels we can't even comprehend.

Next time, instead of having Diversified Capital, "we are experienced real estate investors. We DO NOT DEVELOP OR OPERATE data centers or industrial facilities," present on data centers, how about a professional engineer and environmental analyst who actually do data centers! Their so-called engineer literally said, "I think they use four types of water systems now" and the closed loop is most likely it. This same guy also said the trees in the protected buffer will block infrastructure because only the tips of the transmission lines show above the trees – the trees are that tall, and if they are THAT TALL and development comes in and sucks their water then they are THAT DEAD as well and no longer "block anything." SERIOUSLY – WE, your constituents, know more than those city slicker morons who don't even know where their food comes from, much less how water is used to support facilities.

Aleshire – if you want the house rules followed and you want respect then you better start treating others with respect, you should be appalled by your demeanor and lecturing us for the COUNCIL'S administrative ERROR, it wasn't our fault the forms were wrong – it's no wonder last night was a complete shit show. The host sets the tone, and well you rightfully got that in reflection. The audacity to make the public wait because Bell walked out during a hot moment, and then the clerk in her slippers goes missing. I just figured Bell went out to see if she could gather some more free turkeys from those in need for her "Friendsgiving"…and screw over the PD and the communities in need. And not sure of the council woman's name who can't read a legal document yet holds this role? Seriously the most unprofessional crew of "public servants" I have ever witnessed and I, who've worked for the federal government over 23 years would know.

The people are telling you, and you refuse to listen because you are tired of slander and grief, is it any wonder everyone is so agitated with each of you? You already have your mind made so don't pretend to want to hear when you are actively NOT listening and are only going through the motions to check a box. The counties and towns east of Washington County are not something to idealize or strive to be like. DO BETTER!

Jennifer Hill

Greensburg Road, Smithsburg

Donna Spickler

From: [redacted]
Sent: Wednesday, October 28, 2026 1:25 PM
To: Council Comments
Subject: Public Comments- 10/27/26

Dearest Council Members:

First, I would like to address some administrative issues. This was one of the most disorganized meetings I have attended. I heard multiple people asking questions, only to receive conflicting answers and confusion. Councilperson Aleshire rambled on for entirely too long- lecturing the crowd over the council's clerical errors. Councilperson Bell simply walked out during the meeting, requiring everything to pause. Why is our council not being held to a higher standard?

As for the issue at hand, the constituents have been ABUNDANTLY CLEAR that they do not want data centers. To bring in the three stooges at Diversified Capital to say "We're not sure it will be a data center" and then give a 30 minute presentation on the PROs of data centers, along with arbitrary numbers about data centers, is a slap in the face. I get that you *hope* we're too stupid to see whats going on, but we're not. You should all be ashamed of the closed door meetings you have been having about this topic. What exactly are you gaining in those meetings? The public would like to know.

Despite buying the land, Diversified Capital is NOT your constituent. Billionaire tech bros are NOT your constituents. Your constituents are the people who actually live here, who drink the water, who breathe the air; who showed up in numbers last night. One person I met was 84 years old. 84 years old- and doing a better job caring for her neighbors, standing up for her neighbors, showing up for her neighbors than our elected officials.

Your job is to LISTEN AND SUPPORT your constituents; STAND UP FOR THEM; and make their lives and their community BETTER. Not destroy their drinking water, their power grid, their home values, their ability to sit on their front porch and listen to nature- not a diesel generator screaming 1/2 mile from their home. These developers cannot make promises about the future. They SAID THAT last night.
Believe them. This has been proven by other developers- what's the count on empty warehouses sitting around Hagerstown? How can you deny these empty spaces aren't an absolute blight on the community? Developers will come in, destroy the land, and leave with their pockets full of cash. (Wait, is that what they were giving you in those closed door meetings? Cash? Why the NDAs? The public would like to know)

Not all growth is responsible or sustainable. Where are the water reports? Where are the independent environmental studies? Why are we pushing to rush the annex without this information? To help Diversified Capital outrun the moratorium in Washington county?? Stop acting like zoning and annexing can't be changed.

NO ONE is thinking of future generations- except maybe the folks of Hagerstown and Washington County who have repeatedly said no data centers. I sincerely hope you put the constituents, the community, and most importantly- the Earth- first. If not, you will be opening a door that cannot be closed, cannot be regulated, cannot be undone. The community will remember who stood for us- and who bowed down to the rich.

In closing: Please find a backbone.

--
All the best,

Britt Hill Saunders
116 Lakin Ave, Boonsboro MD 21713

Donna Spickler

From: Rudy B[redacted]
Sent: Thursday, October 29, 2026 9:13 PM
To: Bill McIntire; wmcintire@hagerstownmd.org; Kristin Aleshire; Caroline Anderson; Erika Bell; Council Comments; Tiara Burnett; Sean Flaherty
Subject: Follow-up > Mayor & Council Session - 10/27/26

Dear Mayor and Council Members,

I missed the 7pm Monday sign up cutoff to speak at Tuesday's session regarding the proposed annexation of 172 acres for a potential data center, but I watched the proceeding on the TV on the first floor of city hall with well over 100 other citizens who are also very concerned about this proposal. I am writing to summarize a few key points for your serious consideration.

1) Most of the few people who testified in favor of the proposal had very questionable agendas:

a) The real estate developer and his crew were clearly giving a biased sales pitch to improve their personal wealth.

b) Kelly Schulz is the CEO of Maryland Tech Council, a private group that lobbies for tech development. Her agenda is not to present a balanced estimate of revenues and costs of a business proposal. If you read about her organization, you will find that it is clearly stated that negative information about their client/members is kept confidential.

c) The Baltimore union official and the out of town union members who spoke had an extremely limited personal agenda which actually conflicted with Kelly's "positive" assertion about a data center creating 4,000 temporary jobs for local people. Furthermore, the young inexperienced apprentice plumber who spoke has not lived in the area very long and was clearly speaking on her own behalf without in depth knowledge of data centers and no roots in the area.

d) It was clear that the Real Estate developer, his associates and Kelly Schulz were trying to get a hasty decision by pointing out the city's budget shortfall in conjunction with the fact that they could cancel the request for any reason, if it is not approved quickly.

e) Bringing up the fact that the city did not annex the property for the Prime Outlets project like the city missed out on a gold mine should have been discussed further to explain why did the city not approve the annexation. My understanding is that developer got many giveaways, including, but not limited to, an 80% property tax reduction. This not to mention the poor financial position the outlets have been in for the past several years (currently with a 58% vacancy rate).

2) It's a false choice to assume that if the city does not approve this proposal, the county will approve it at a later date. This is not a given. City and county residents, along with some soon to be elected county commissioners will take the battle to the county if and when the time comes.

3) The overwhelming number of people who laid out many serious issues were not in favor of approving the proposal without a great deal of further research and two-way discussions between the public, the developers, and non-biased experts. This cautious approach is consistent with what

is happening and has resulted in moratoriums throughout Maryland and the United States. I truly hope that the Mayor, City Council, and city staff don't believe that they are more knowledgeable about data centers than all of the other governing bodies that are not jumping on the data center band wagon without further detailed study?

4) As was pointed out multiple times by severalspeakers at Tuesday's meeting, our elected officials were elected to support the will of the electorate, not that of out of town real estate developers who paint a rosy picture, apply pressure, and try to sell a quick fix for a budget shortfall.

Thank you for your time,

Thomas Borum
260 Potomac Heights
Hagerstown, MD 21742

Donna Spickler

From: Rudy B [redacted]
Sent: Thursday, October 29, 2026 10:02 PM
To: Kristin Aleshire; Bill McIntire; wmcintire@hagerstownmd.org; Caroline Anderson; Erika Bell; Council Comments; Tiara Burnett; Sean Flaherty
Subject: Re: Follow-up > Mayor & Council Session - 10/27/26

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your timely reply and understanding, Kristin.

It would be prudent to get some non-biased expert factual input on the the myriad of issues that were raised by speakers at the October 27 meeting.

Considering the magnitude of this issue, please be sure to secure an adequate venue and provide sufficient advance public notification prior to conducting further informational/discussion sessions on this topic.

Tom

~~~~~~

On 10/29/2026 9:46 PM, Kristin Aleshire wrote:

> Mr. Borum,
>
> Thank you for the email I have read the entirety of your response and agree with a number of points you have raised. While i cannot speak for the rest of Council, I believe we all share the primary point that this issue is of great magnitude and requires more discussion between the body, the petitioner and the public prior to any decision on the annexation and the host of potential uses for this property, especially as it applies to the petitioners interest in marketing the property for some type of data center. I look forward to evaluating those issues and certainly with various parties that have expertise on the impact such development may have on municipal and non municipal resources.
>
> Please feel free to contact me at your convenience and share any information you may have which may be pertinent to the discussion.
>
> Kristin
>
> ---
>
> **From:** Rudy B [redacted]
> **Sent:** Thursday, October 29, 2026 9:12 PM
> **To:** Bill McIntire <bmcintire@hagerstownmd.org>; wmcintire@hagerstownmd.org <wmcintire@hagerstownmd.org>; Kristin Aleshire <kaleshire@hagerstownmd.org>; Caroline Anderson <canderson@hagerstownmd.org>; Erika Bell <ebell@hagerstownmd.org>; Council Comments <councilcomments@hagerstownmd.org>; Tiara Burnett <tburnett@hagerstownmd.org>; Sean Flaherty <sflaherty@hagerstownmd.org>
> **Subject:** Follow-up > Mayor & Council Session - 10/27/26
~~~~~~

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City Council, and city staff don't believe that they are more knowledgeable about data centers than all of the other governing bodies that are not jumping on the data center band wagon without further detailed study?

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Thank you for your time,

Thomas Borum
260 Potomac Heights
Hagerstown, MD 21742

Donna Spickler

From: Chad Wilkins [redacted]
Sent: Saturday, October 31, 2026 9:03 AM
To: MayorAndCouncil; Sean Flaherty; Tiara Burnett; Erika Bell; Caroline Anderson; Kristin Aleshire
Subject: Re: Tyranny

One more thing. Did anyone tell you what those data centers truly are for?

If China runs their whole country off 400 data centers why do we need 5400.

Well look up the company gtec.at and scroll down the web page to their customers.

These data centers are for BCI technology. As one who knows how this technology works you should realize you are betraying your constituents.

And if you think your better than any of the people you serve. Your not. The higher ups are killing you all off just as well. Only difference for you is now you have a chance of the people above you and below you that are a threat to your existence. Stupid decisions get stupid outcomes and none of them are in your favor.

Don't say you were not warned. Look at Ted Cruz. He is Israels lap dog just like Trump and they can't get out of it without their family being attacked. True statement just look up Ted Cruz daughter cutting her self. I sent an email to Cruz an hour before that happened to his daughter. You all really want to look over your shoulders like Ted has to.

Sincerely,
Chad Wilkins
[redacted]

On Sat, Oct 31, 2026, 7:52 AM Chad Wilkins <[redacted] wrote:

> When the people speak and you don't listen just know there will be a time they rebel. That time is going to come across our country. Just know you were put in place because you are able to be controlled by higher ups outside of your city. I would be willing to bet you are all COVID vaccinated, I wonder why that is. Perhaps BCI technology was put into play so higher ups can take over cities easily. Maybe you all should start using your minds and realize you have been used as scapegoats to a higher agenda.
>
> If you don't realize it just know the citizens won't all realize it either and they will rebel. You really want to keep putting your lives of you and your families at risk long-term for a few dollars to your pocket. I'm not threatening you I'm just telling you what happens when you betray your city, state and country.
>
> Good luck with your decisions, you will need it. Hopefully you got enough money like the ultra wealthy to pre plan with a bunker because you will need it very soon.
>
> Sincerely,
> Chad Wilkins
> [redacted]

Donna Spickler

From: Kristin Aleshire
Sent: Monday, November 2, 2026 12:55 PM
To: Chad Wilkins; MayorAndCouncil; Sean Flaherty; Tiara Burnett; Erika Bell; Caroline Anderson
Subject: Re: Tyranny

Mr. Wilkins,

Thank you for the email. I would like to confirm and clarify a few items.

1. I am not a servant. I am simply a representative of the citizens of the City of Hagerstown.
2. I have never accepted a dollar from anyone to run for public office, no do I seek out or accept endorsements from special interest entities, and I do not subscribe to either "major" political party.
3. I am not vaccinated for Covid and have no plan to do so in the future. It is my opinion that the abbreviated approach taken to develop the vaccine through mRNA processes technology vs the traditional whole pathogen strain creates unknown conditions with the human body.
4. I certainly do not fully understand BCI technology, but based on the direction social media platforms and AI have proceeded to date have no doubt there is not some clandestine effort afoot somewhere to eventually attempt to apply it to the masses similar to the premise of Fallout.
5. I am what most folks would commonly refer to as a "prepper" to the degree I believe is appropriate and in a way I would not disclose in detail to family, friends, or strangers.
6. The older I get and the better I understand the world and the direction it is proceeding, I have less doubt there may come a time in this Country where groups of "Wolverines" will be forced to come together for the basic protection and preservation of the freedoms as we understand and prefer them to be.

Kristin

From: Chad Wilkins [redacted]
Sent: Saturday, October 31, 2026 9:03 AM
To: MayorAndCouncil <mayorandcouncil@hagerstownmd.org>; Sean Flaherty <sflaherty@hagerstownmd.org>; Tiara Burnett <tburnett@hagerstownmd.org>; Erika Bell <ebell@hagerstownmd.org>; Caroline Anderson <canderson@hagerstownmd.org>; Kristin Aleshire <kaleshire@hagerstownmd.org>
Subject: Re: Tyranny

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> If you don't realize it just know the citizens won't all realize it either and they will rebel. You really want to keep putting your lives of you and your families at risk long-term for a few dollars to your pocket. I'm not threatening you I'm just telling you what happens when you betray your city, state and country.
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>
> Sincerely,
> Chad Wilkins
> [redacted]

ADDITIONAL MATERIALS

SUBMITTED BY THE PETITIONER

ANNEXATION CASE A-2026-02

PUBLIC HEARING HELD OCTOBER 27, 2026

DIVERSIFIED CAPITAL

November 6, 2026

Hagerstown City Council
One East Franklin St.
Hagerstown, MD 21740

Dear Mayor and Council Members:

Thank you for the opportunity to provide an overview of our property, 12465 Logistics Boulevard, at the October 27 annexation hearing. On behalf of the petitioner team, I sincerely appreciate the thoughtful and deliberate way you have addressed this issue and engaged with the public.

We appreciated the opportunity to discuss the site's characteristics and potential uses and, equally important, to hear directly from residents about their questions and concerns. Many valid questions were asked and they deserve thoughtful, evidence-based responses.

As you know, we remain in the pre-development phase. No final decisions have been made regarding the use of the property, and no site plans have been submitted.

Nonetheless, a data center is under serious consideration. Accordingly, I would like to share additional resources that you and the citizens of Hagerstown may find useful related to property values, data center employment, water sustainability, electricity, and overall quality of life.

Water Sustainability

In the past, data centers have required large amounts of water to cool the data servers inside the facility. This practice generated legitimate concerns in communities in which the most water-intensive data centers operated, particularly in the arid Southwest. However, in response to both community concerns and technological innovation, the industry is now shifting away from this legacy model and adopting more sustainable solutions.

One of those methods is closed-loop cooling systems, which require a single fill at the outset of operations and then recirculate that same liquid on a continuous basis. Operators fill the system with either potable water, recycled wastewater, or another cooling liquid as the cooling solution. In each scenario, the closed-loop system significantly reduces—or in some cases eliminates—the need for potable water for daily cooling of servers.

Drinking water may still be needed for bathrooms, cleaning, and normal office purposes. Closed-loop systems typically require periodic replacement water due to the natural evaporative process.

There are several case studies worth considering. Microsoft reports that its new data center in Mount Pleasant, Wisconsin, which features a more sustainable design, consumes roughly the same amount of water as a single restaurant over the course of a year.[1] At 315 acres, that data center is 83% larger than our site.

Microsoft's Quincy, Washington data center, which utilizes a closed-loop system, has reduced potable groundwater demand by approximately 138 million gallons annually.[2]

Aligned, a leading U.S. data center company, states that its NEO-01 data center in Perkins Township, Ohio is projected to achieve a 99 percent reduction in both water use and discharge compared to its prior use. Additionally, its PHX-13 site in Glendale, Arizona, which was previously a rose farm, is estimated to deliver more than 73 percent annual water use reduction compared to its previous agricultural use.[3]

In sum, the technology for data center cooling has evolved to the extent that excessive water consumption that defined legacy design is no longer the norm with new, more sustainable data center design. And, just as these new designs reduce water use, they simultaneously reduce wastewater discharge and treatment relative to legacy designs.

Data Centers and Property Values

I appreciate that residents adjacent to our site would have questions about a project's impact on property values. Multiple studies have examined the relationship between property values and proximity to data centers.

The National Association of Realtors released a study in September 2026 that analyzed national, state and county-level data and included a survey of real estate agents in markets across the country. The study found "no single data center effect" on home prices because real estate is dramatically different depending on the local market. However, the NAR study found that, "counties with more data centers generally have higher home values, higher incomes and stronger long-term job growth than counties without them."[4]

[1] Techradar, 'A new approach': Microsoft CEO claims its "AI Superfactory" will use the same amount of water each year as a neighborhood restaurant" June 2, 2026
[2] U.S. Environmental Protection Agency, Water Reuse Case Study: Quincy, Washington
[3] Aligned, "Protecting Regional Water Resources: Aligned's Approach," October 2025
[4] National Association of Realtors, "There's No Single 'Data Center Effect' on Housing Markets, NAR Report Finds, September 9, 2026

Further, a 2025 George Mason University study reviewed home sale prices in Northern Virginia, a region that features the world's highest concentration of data centers. The study concluded, "After accounting for all industrial properties, there is no marginal negative effect of being closer to a data center."[5]

These findings, while encouraging, do not lessen the importance of being a responsible neighbor and community partner. To help illustrate the relative merits of our site as one that is already naturally buffered from the surrounding residential neighbors, at the end of this letter I have attached some exhibits that show the viewshed of a potential site as it would be seen by neighbors.

I hope these exhibits help reassure the Mayor and Council about how these natural features coupled with appropriate site design and other buffers could ameliorate concerns about the view and sound of the potential project. As outlined below, we believe neighborhood-friendly site design is an essential part of the development process.

Neighborhood Sound

Sound from data center operation can be mitigated through local ordinance, substantial buffers from residential neighborhoods, and protective design.

Like any commercial operator, a data center operator is required to comply with local sound ordinances, including decibel limits during the day and night. Municipalities that proactively set decibel limits for a commercial facility's property line help to preserve quality of life for residents.

A unique advantage to our site is that the development boundary is nearly a ½ mile from the nearest residential neighborhood. By contrast, Loudoun County, Virginia permits data centers to be within 500 feet of the closest residential structure. Thus, our site features a substantial buffer relative to many data centers in the region.

The level of sound can vary significantly depending on how the facility is designed and what technology and power infrastructure is used. Advances in liquid cooling can reduce reliance on noisy internal air-cooling systems, and smaller data center sites such as our 172-acre site require less mechanical infrastructure than the large gigawatt campuses commonly mentioned in media reports.

Lastly, data center designers can mitigate sound by placing certain equipment further away from property lines, using specialized sound-reducing covers for equipment, utilizing neoprene mounts to prevent mechanical vibration, and incorporating tree plantings, earth berms, and other natural acoustic filters that dampen sound at the property line.

[5] George Mason University, "Data Centers and 2023 Home Sales in Northern Virginia," August 2025

Education Requirements of Data Center Employees

It was stated at the hearing that the educational requirements for data center jobs would preclude many Hagerstown residents from gaining employment. To be clear, a bachelor's degree is not required for many data center jobs. Microsoft, AWS, and other data center operators state in job postings that, "High School Diploma, GED, or equivalent" is the sole educational requirement for the following roles:

- Data Center Technician
- Data Center Technician Manager
- Installation Technician
- Network Deployment Technician
- Critical Environment Support Assistant
- Senior Data Center IT Support Technician
- Critical Environment Ops
- Critical Environment Technician Manager
- Engineering Operation Technician[6]

These roles and many others are typically full-time positions. This could provide opportunities to partner with educational institutions like Hagerstown Community College and Washington County Public Schools to develop a workforce pathway for residents. Additionally, data centers support contracted positions that typically do not require a college degree. For security personnel, the Bureau of Labor Statistics lists a high school diploma or equivalent as the typical entry-level education, with on-the-job training.[7]

Location of Data Center Jobs

It was also stated at the hearing that "offshoring" would preclude Hagerstown residents from gaining employment at a data center. The facts demonstrate that data center operators employ thousands of people who physically work at facilities in the United States after they are constructed. These include technicians, engineers, electricians, network specialists, security personnel and maintenance workers.

For example, Microsoft employs approximately 550 people at its Fairwater data center in Mount Pleasant, Wisconsin.[8] Additionally, Virginia's Joint Legislative Audit and Review Commission (JLARC) studied the state's data center industry in 2024 and concluded that a typical 250,000-square-foot data center may employ 50 full-time workers, about half of whom are contractors.[9]

---

[6] www.amazon.jobs, Accessed October 29, 2026; www.careers.microsoft.com, Accessed October 29, 2026

[7] U.S. Bureau of Labor Statistics, Occupational Outlook Handbook, Accessed October 29, 2026

[8] Microsoft, "Microsoft completes construction on first datacenter facility in Mount Pleasant, Wisconsin," June 23, 2026

[9] Virginia's Joint Legislative Audit and Review Commission, "Data Centers in Virginia," December 9, 2024

All told, the U.S. Census Bureau reports that U.S. employment in the data center industry (excluding construction) increased by roughly 195,000 positions between 2016 and 2023, an increase of 64 percent.[10]

For additional insight into the types of jobs data centers support, I invite you to consider the following report:

The Community and Economic Impacts of Data Centers, US Chamber of Commerce, October 2026

Additionally, I have attached the Sage Policy Group study of a potential data center in Hagerstown.

The Economic & Fiscal Impact of a Data Center Development in Washington County, Sage Policy Group, October 2026

Illumination

Residents are right to request measures that mitigate illumination from any commercial facility. To lessen impacts, the industry is adopting established best practices, including fully shielded light fixtures, warm-colored LEDs, motion-activated lighting, lower illumination levels and enforceable property-line standards.

Municipalities can also establish illumination standards by ordinance. Frederick County's zoning ordinance requires downward-directed, fully shielded lighting, the lowest feasible illumination levels, and lighting plans containing photometric data.[11] Loudoun County's lighting standards also call for photometric plans, a maximum 3,000K color temperature, and restrictions on nighttime lighting.[12]

Electricity

There is no dispute that electric rates are rising in the PJM Interconnection service area, which includes Maryland, the District of Columbia, and 12 other states. The cause of these increases, however, is much more attributable to factors unique to states like Maryland that have retired electricity production and imposed other regulatory costs. To proactively address large-load customers such as data centers, Maryland policymakers have enacted meaningful rules to ensure the infrastructure costs of servicing data centers are not borne by residential ratepayers.

Maryland's Utility RELIEF Act of 2026 requires data centers to operate under special electric rate structures to make them pay in full the infrastructure upgrades needed to serve their facilities, rather than shifting those costs to residential customers. Data center can also face

[10] U.S. Census Bureau, "Data Centers Growing Fast and Reshaping Local Economies," January 6, 2025
[11] Frederick County Ordinance, §1-19-6.500
[12] Loudoun County Ordinance, 7.05.02

additional charges, minimum payments, long-term contractual obligations and financial penalties that do not apply to ordinary households, further protecting Maryland families from subsidizing data center electricity costs.[13]

In sum, Maryland has established some of the nation's strongest rules for holding data centers responsible for the costs they create, with independent regulators responsible for enforcing those protections.

Lastly, as stated at the October 27 hearing, the only electric infrastructure required to serve a facility on our site is an electric substation. The cost for this substation will be borne entirely by the developer.

For more on the causes of rising electricity costs and the relationship with data centers, I encourage you to review this report:

Understanding the Drivers of Rising Electricity Rates and the Role of Data Centers, Energy + Environmental Economics, May 2026

I hope these resources are useful to you and residents as you deliberate annexation and potential uses of the site. As stated on October 27, we have petitioned for annexation because the City of Hagerstown has a longstanding reputation as a stable, predictable, and transparent planning and permitting environment.

While we remain in the pre-development phase, I recognize that potential development of a data center raises important questions and concerns and respect the community's desire to understand how it may impact their quality of life.

We stand ready to listen to you and residents, answer questions with facts, and continue to engage with the public throughout this process as we committed to at the public hearing on October 27.

Thank you for your consideration and the opportunity to provide further comment.

Sincerely,

Moshe Rubin
Chief Financial Officer
Diversified Capital

[13] Utility RELIEF Act, HB 1532, Approved by the Governor, May 12, 2026

Attachment 1 – 3D Rendering of the View from Hagers Crossing Drive



DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

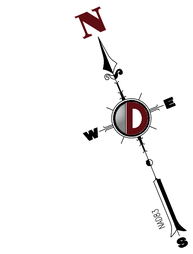
VIEW FROM HAGERS CROSSING DRIVE

11/06/2026

DIVERSIFIED CAPITAL
PROPOSED WAREHOUSE
12465 LOGISTICS BOULEVARD
CITY OF HAGERSTOWN, WASHINGTON COUNTY, MARYLAND

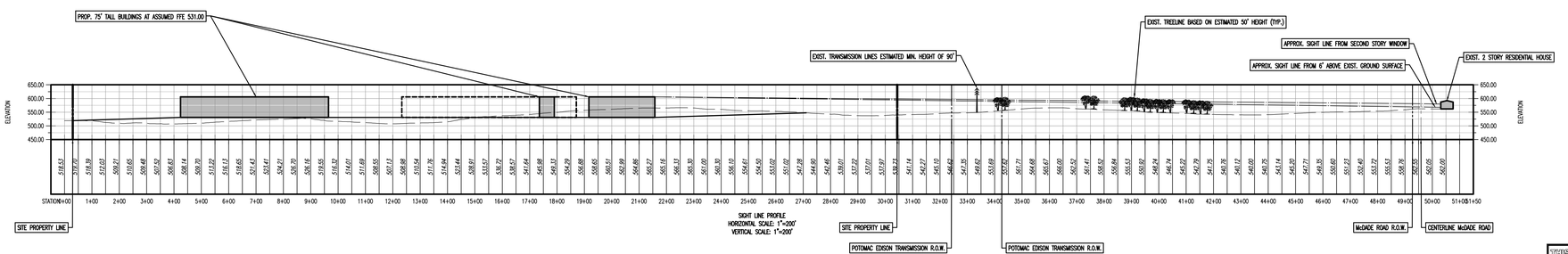
Attachment 2 – Conceptual Sight Line Exhibit of the View from Hagers Crossing Drive





LEGEND

CITY OF HAGERSTOWN LIMITS



HORIZONTAL SCALE

−200 0 100 200 400 800

(IN FEET)
1 INCH = 200 FT.

VERTICAL SCALE

−200 0 100 200 400 800

(IN FEET)
1 INCH = 200 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
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Sorns River, New Jersey T: 732.974.0198 | Allen, Texas T: 972.534.2100 | Austin, Texas T: 512.646.2646 | Houston, Texas T: 281.789.6400 | Delroy Beach, Florida T: 561.993.8570
Newtown, Pennsylvania T: 267.685.0274 | Philadelphia, Pennsylvania T: 215.320.4888 | Bethlehem, Pennsylvania T: 610.998.4400 | Annapolis, Maryland T: 410.567.5000

TITLE:

CONCEPTUAL SIGHT LINE EXHIBIT

PROJECT: **DIVERSIFIED CAPITAL**
PROPOSED ANNEXATION
12465 LOGISTICS BLVD
CITY OF HAGERSTOWN, WASHINGTON COUNTY, MARYLAND

JOB No:	4268 22-01902
DATE:	11/06/2026
DRAWN BY:	DJS
SCALE:(H) 1"=200' (V) 1"=200'	
DESIGNED BY:	CMM
CHECKED BY:	CMM
CHECKED BY:	_
SHEET No:	1 OF 1
Rev. #	0

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE YOU DIG. CONTACTING 811 ENSURES THE SAFETY OF YOU AND THE SURROUNDING AREA. IT'S FREE AND IT'S THE LAW.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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Plotted: 11/06/26 – 2:50 PM By: dsanderson
File: K:\DOCS\4268-PROJECTS\06-Diversified Capital\22-01902 Hagerstown MD - Burkholder Lane\Dwg\Exhibits (Misc)\2026-11-05 Alignment Profile\DA268220190261RT-SIGHT-LINE.dwg, ----> CONCEPTUAL SIGHT LINE EXHIBIT
Product Ver: 25.1s (LMS Tech)

REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

Topic:
Discussion on Annexation of Meritus Health, Inc. - *Stephen R. Bockmiller, Deputy Director for Planning and Zoning Administration & Matthew Ross, Planner*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name	Description
2026_1110_WS_Discussion_on_Annexation_of_Meritus_Health__Inc.pdf	Discussion on Annexation of Meritus Health, Inc.

MEMORANDUM

TO: Scott Nicewarner, City Administrator

FROM: Matthew Ross, Planner I

DATE: November 6, 2026

SUBJECT: Post-Public Hearing: A-2025-02 – Meritus (Doey's House)
11370 Caring Pathway Lane

Staff will be present at the November 10 work session to review input from the public hearing for this annexation.

Proposed Annexation

The area at the above referenced location, consisting of 4.39 acres and including the Doey's House hospice facility is subject to annexation under the terms and conditions of the pre-annexation agreement signed in 2016 (WS-2016-01). The property became contiguous to the City through the annexation 101.03 acres of land referred to as "Foggy Bottom Farm and Other Lands," which became effective April 12, 2019.

The Mayor and City Council introduced the annexation resolution and approved the annexation plan for 11370 Caring Pathway Lane at the regular meeting on August 25, 2026. As required by state law, there were two published notices advertising the public hearing the annexation plan was provided to the county, regional, and state planning agencies at least 30 days prior to the hearing. The State acknowledged that the requested zoning of I-MU does not substantially differ from the current County ORI zoning; therefore, express approval of the zoning by the County is not required. The public hearing was held on October 27, 2026.

Follow-up to the Public Hearing

The record was left open for 10 days after the hearing. In that time frame, staff received no comments. No comments were presented at the hearing.

Next Steps

If the Mayor and City Council are ready to move forward to vote on the annexation resolution, it will be placed on the November 24 agenda. If the resolution is approved, the annexation becomes effective in 45 days.

Attachment: Annexation Resolution with Exhibits

Copy: Jill Thompson, Director of Planning and Economic Development
Stephen R. Bockmiller, AICP, Deputy Director for Planning and Zoning Administration

RESOLUTION OF THE COUNCIL OF THE CITY OF HAGERSTOWN TO ENLARGE THE CORPORATE BOUNDARIES AND THEREBY AMEND THE CORPORATE BOUNDARIES AS CONTAINED IN SECTION 104 OF ARTICLE 1 OF THE CHARTER OF THE CITY OF HAGERSTOWN, MARYLAND AND AT THE SAME TIME ESTABLISH THE ZONING CLASSIFICATION OF THE AREA TO BE ANNEXED.

WHEREAS, the City of Hagerstown, pursuant to its rights and authority under the Local Government Article §4-403 of the Annotated Code of Maryland, may annex into the City additional lands in accordance with the requirements set forth therein; and

WHEREAS, pursuant to the Maryland Annotated Code, Local Government Article, §4-401 et seq., the City desires to enlarge the corporate boundaries of the City of Hagerstown, Maryland by adding or annexing thereto the within described areas which are immediately adjacent to and adjoining the present corporate boundaries thereof, pursuant to and as contained in a Pre-Annexation Agreement signed by the requisite number of persons as prescribed and set forth in Maryland Annotated Code, Local Government Article, §4-403(b)(2), as owners of realty contained within the area to be annexed, and same is incorporated herein by reference as if set forth into and made a part thereof. **See Exhibit A – Pre-Annexation Agreement**; and

WHEREAS, said annexation is identified on the Annexation Plat, shall be popularly known as "A-2025-02"; Pre-Annexation Agreement WS-2016-01 Meritus Health, Inc" for identification; and identification of the same is incorporated herein by reference as if set forth into and made a part hereof. **See Exhibit B – Annexation Plat**; and

WHEREAS, pursuant to the Maryland Annotated Code, Local Government Article § 4-403(b) the City may initiate annexation of land with the consent of at least twenty-five (25) percent of the registered voters residing within the area to be annexed and the consent of the owners of at least twenty-five (25) percent of the assessed valuation of the real property in the area to be annexed, and this property being subject to a recorded pre-annexation agreement such that all necessary consents are deemed to have been obtained at the time of entering into the pre-annexation agreement. **See Exhibit A – Pre-Annexation Agreement**; and

WHEREAS, this Resolution for Annexation meets all the requirements of the law, and, pursuant to the Maryland Annotated Code, Local Government Article, §4-406(-c-), the Annexation was referred to the appropriate State, Regional, and County Planning authorities; and

WHEREAS, in accordance with historic City practice in processing annexations, the issue of the proposed zoning of the area to be annexed to the corporate limits was referred to the Planning Commission for the City of Hagerstown, Maryland which said Commission for the City of Hagerstown has studied the proposed zoning of the tracts described herein in relation to the Comprehensive Plan, the Zoning Ordinance, and all other applicable ordinances, the needs of the City and County, and the needs of the particular neighborhood and vicinities of the areas, and have approved the same and that the rezoning for the said tract of land is proper and desirable under all of the circumstances and should be accomplished at this time.

Section 1. Now, therefore, be it resolved by the Mayor and City Council of the City of Hagerstown, Maryland that the boundaries of the City, pursuant to the Local Government Article, Subtitle 4-401 et seq., be and are hereby amended so as to annex and include within

said City all that certain area of land, contiguous to the corporate limits of the City and being more particularly described by metes and bounds and as Annexation Area in **Exhibit B – Annexation Plat** attached hereto and made a part thereof.

Section 2. And be it further resolved by the Mayor and City Council that the subject properties to be annexed shall have zoning classifications of I-MU (Industrial-Mixed Use) upon annexation as shown in **See Exhibit C- Zoning Exhibit**.

Section 3. And be it further resolved that the annexation of the said area be made subject to the terms and conditions as set forth in the Annexation Plan attached hereto as Exhibit D and made part hereof upon final agreement and passage; **See Exhibit D – Annexation Plan**.

Section 4. And be it further resolved that the conditions and circumstances applicable to the change in said corporate boundaries and to the residents and property within the area so annexed shall be subject to the provisions of the Charter of the City of Hagerstown, the Code of the City of Hagerstown, and all acts, ordinances, resolutions and policies.

Section 5. And be it further resolved by the Mayor and Council, that this resolution shall take effect upon the expiration of forty-five (45) days following its final passage, subject however, to the right of referendum as contained in the Local Government Article of the Maryland Code, as amended.

WITNESS AND ATTEST AS TO CORPORATE SEAL

BY ORDER OF THE MAYOR AND THE CITY COUNCIL OF HAGERSTOWN, MARYLAND

_____

Donna K. Spickler

City Clerk

_____

William B. McIntire

Mayor

Date Introduced:	August 25th, 2026
Public Hearing Date:	October 27, 2026
Date of Passage:	To be determined.
Effective Date:	To be determined.

Exhibit A

5171 0388

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

Case No. WS-2016 - 01

THIS AGREEMENT, MADE AND EXECUTED IN DUPLICATE, this 23rd day of February, 2016, by and between MERITUS HEALTH, INC., a Maryland corporation, party of the first part, hereinafter called "PROPERTY OWNER" and the MAYOR AND CITY COUNCIL OF HAGERSTOWN, a municipal corporation of the State of Maryland, party of the second party, hereinafter called "CITY".

WITNESSETH:

WHEREAS, the City has established an annexation policy whereby annexation, except in certain situations, is a prerequisite to the City providing its services including water and sewerage services to serve any properties beyond the corporate boundaries of the City; and

WHEREAS, the property of the Property Owner as hereinafter described (hereinafter "the Property") is subject to the annexation policy and no exception in said policy is applicable; and

WHEREAS, the Property is not now contiguous to the City; and

WHEREAS, the Property Owner is willing to consent to have the Property annexed into the City at such time as the Property shall become contiguous to the City; and

WHEREAS, the Property Owner agrees that if and when the Property becomes contiguous to the City it is in the interest of the Property Owner and the Property that it become a part of the City of Hagerstown; and

WHEREAS, Property Owner has been fully informed and fully understands that he must request annexation and submit to annexation the Property in order to obtain the benefit of the said City services.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar ($1.00) paid by the Property Owner to City, the mutual covenants and promises of the parties and other

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5171, p. 0388, MSA_CE18_5123. Date available 03/01/2016. Printed 03/12/2025.

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5171, p. 0389, MSA_CE18_5123. Date available 03/01/2016. Printed 03/12/2025.

good and valuable consideration, receipt whereof is hereby acknowledged, and the further considerations of the City extending its public water and sewer service to serve the property of Property Owner prior to annexation, it is hereby understood and agreed between the parties hereto as follows:

1. The Property which is the subject of this Agreement is a +/- 4.39 acre portion of the property located to the northwest of the intersection of Medical Campus Road and Yale Drive, being part of and shown on Washington County Tax Map 50, Grid 14, as Parcel 1665; Tax I.D. #10-059879. An exhibit prepared by Fox & Associates, dated December 2015 depicting the subject property is attached hereto as **Exhibit A** and a metes and bounds legal description of the property, also prepared by Fox & Associates and dated January 22, 2016, is attached hereto as **Exhibit B**.

2. City shall, subject to the terms and conditions of this Agreement, extend public water and sewer service to and for the benefit of the Property and the Property Owner herein.

3. The Property Owner shall pay all of the costs and expenses of the extension of these services to the Property adhering to all of the requirements of the City of Hagerstown for the extension of the services and the payment therefor.

4. Property Owner agrees to pay all connection, benefit and other charges in accordance with the rates then in effect according to Water Department and Sewer Department rules and regulations and applicable City Ordinances.

5. It is understood and agreed that the Property to be served shall be subject to all the Ordinances and rules and regulations of the City with respect to the services provided, now in effect, and which may be placed in effect at any future date.

6. Property Owner agrees that it will, if an annexation resolution shall be initiated for the Property, agree to support the annexation of the Property and the annexation procedure.

7. It is distinctly understood and agreed that, if the Property Owner takes action in opposition to the annexation of the property and/or withholds or withdraws support for such annexation, City shall not be required to make any further provision of the requested services to the Property. (However, no then existing services shall be discontinued.)

8. It is further understood and agreed that should Property Owner's property be annexed, Property Owner shall be subject to all the Ordinances and rules and regulations of City and shall be entitled to all of the privileges of a citizen of Hagerstown, now in effect, or which may be placed in effect at any future date.

9. Additional Provisions: None

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

10. It is further agreed that the use of the masculine gender in this Agreement shall include all genders, and the word "Property Owner" shall include individuals, firms or corporations, as the case may be and each and every subsequent holder of any interest legal or equitable in the Property.

11. This Agreement shall be valid and binding upon the heirs, personal representatives, successors and assigns of the parties hereto, and shall be considered as a covenant running with the land of Property Owner, and a copy of this Agreement shall be recorded by the City among the Land Records of Washington County, Maryland, at the expense of Property Owner.

12. Covenant of further assurances.

13. The parties agree that in the event that the Property Owner fails to comply with the terms of this Agreement or attempts to avoid the annexation of the Property pursuant to this Agreement, such failure shall be a breach of this Agreement and the City may, in addition to asserting any other legal right, seek to enforce the terms of this Agreement by a suit for specific performance.

IN WITNESS WHEREOF, the Property Owner has hereunto set their hands and seals, and the Mayor and City Council of Hagerstown has caused its name to be signed hereto by its Mayor, and its corporate seal to be hereunto affixed, duly attested by its City Clerk, all on the day and date first above written.

WITNESS:

PROPERTY OWNER

MERITUS HEALTH, INC.

By: _____
Name: Joseph R. Ross
Title: President

ATTEST:

_____
Donna Spickler, City Clerk

MAYOR AND CITY COUNCIL
OF HAGERSTOWN

_____
David S. Gysberts, Mayor

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5171, p. 0390, MSA_CE18_5123. Date available 03/01/2016. Printed 03/12/2025.

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

STATE OF MARYLAND)
) SS:
COUNTY OF WASHINGTON)

I hereby certify, that on this 10th day of February, 2016, before me, a Notary Public in and for said County and State, personally appeared Joseph Ross and acknowledged the foregoing Agreement to be his act and deed on behalf of MERITUS HEALTH, INC..

WITNESS my hand and Notarial Seal.

My Commission Expires: 5-11-2018

Penny M. Florek, Notary Public

Penny M. Florek
NOTARY PUBLIC
Washington County, Maryland
My Commission Expires 5/11/2018

STATE OF MARYLAND)
) SS:
COUNTY OF WASHINGTON)

I hereby certify, that on this 23 day of February, 2016, before me, a Notary Public in and for said County and State, personally appeared David S. Gysberts, Mayor of the City of Hagerstown who acknowledged the foregoing Agreement to be the act and deed of said municipal corporation.

WITNESS my hand and Notarial Seal.

My Commission Expires: 12-26-2017

, Notary Public

EMILY McFARLAND
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES 12-26-2017

MAIL TO: City of Hagerstown Planning & Code Administration Division
One East Franklin Street, Room 300
Hagerstown, Maryland 21740-4987

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5171, p. 0391, MSA_CE18_5123. Date available 03/01/2016. Printed 03/12/2025.

5171 0392
CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY, MARYLAND

CURVE TABLE

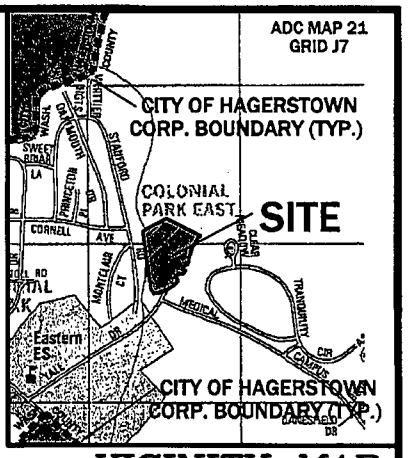
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	32°09'15"	670.00'	376.00'	193.09'	S 25°11'51" W	371.09'
C2	6°52'08"	530.00'	63.52'	31.80'	S 12°33'13" W	63.48'
C3	3°18'57"	530.00'	30.67'	15.34'	S 27°08'43" W	30.67'
C4	99°35'39"	50.00'	86.91'	59.16'	S 78°36'00" W	76.38'
C5	97°23'21"	50.00'	84.99'	56.90'	S 02°54'30" E	75.12'
C6	36°13'15"	550.00'	347.70'	179.88'	S 63°53'48" W	341.93'

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	43°17'49"	165.00'	124.69'	65.49'	N 29°57'13" W	121.74'
C2	43°17'49"	135.00'	102.02'	53.58'	S 29°57'13" E	99.61'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°36'08" W	58.16'
L2	S 51°36'08" E	58.16'



VICINITY MAP

SCALE: 1"=2000'

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NUMBER 21004221

JOHN RHOADS
201 STANFORD RD.
TM 50 P. 1715
L. 3009/F. 327

MERITUS HEALTH INC. TM
T.M. 50 P. 1718
L. 4794/F. 342

HAROLD & BARBARA YOUNKINS
205 STANFORD RD.
TM 50 P. 1715

N 59°39'01" E
148.58'

N 61°48'54" E 220.91'

S 65°21'01" E 516.93'

PROPERTY EXHIBIT
FOR
LANDS OF
MERITUS HEALTH, INC.
p/o L. 4794 F. 342
T.M. 50 P. 1665
4.39 Ac.
"SUBJECT TO PRE-ANNEXATION AGREEMENT"

230.74'

794.22'

N 08°18'18" W

LEASE LINE

30.00'

A=93.61'

S 81°41'42" W

702.34'

ACCESS EASEMENT
13,580 sq. ft.
0.31 Ac.

N 08°18'18" W 281.15'

S 08°18'18" E 281.15'

REMAINDER OF
LANDS OF
MERITUS HEALTH, INC.
p/o L. 4794 F. 342
T.M. 50 P. 1665
7.07 Ac.
"NOT SUBJECT TO
PRE-ANNEXATION
AGREEMENT"

100' RIGHT-OF-WAY

DRIVE

C1 C2 C3 C4 C5 C6

L1 L2 L3 L4

S 22°36'58" W
85.10'

S 38°23'50" W
60.00'

50.00'

N 33°47'19" W
794.81'

YALE

MEDICAL CAMPUS RD.
100' RIGHT-OF-WAY

STATE OF MARYLAND
RUSSELL E. TOWNSEND
10812
REGISTERED
PROPERTY LINE SURVEYOR

OWNER:
MERITUS HEALTH, INC.
11116 MEDICAL CAMPUS RD #3945
HAGERSTOWN, MARYLAND 21742

EXHIBIT 'A'

H:\14\31071 Doeye House\01-PROP DESCR.dwg Jan 21, 2016 - 11:07am User: rbuhman

DRAWN BY: R.L.B.	DATE: DEC. 2015	**FOX & ASSOCIATES, INC.**	DISTRICT 10
CHECKED BY: R.E.T.	DATE: DEC. 2015	ENGINEERS • SURVEYORS • PLANNERS	TAX MAP No. 50
SCALE: 1" = 100'		981 MT. AETNA ROAD, HAGERSTOWN, MD. 21740 PHONE: (301)733-8503	DWG. No. A-17947

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5171, p. 0392, MSA_CE18_5123. Date available 03/01/2016. Printed 03/12/2025.

5171 0393

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

DESCRIPTION OF PROPERTY

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 Mount Aetna Road
Hagerstown, MD 21740

Lease Area For Proposed Doey's House

Location: Hagerstown, Washington County, Maryland

Prepared By: Russell E. Townsley Date: March 19, 2015, Revised January 22, 2016

Situate northwest of Yale Drive and Medical Campus Drive in Election Districts No. 10 & 18, Washington County, Maryland and being more particularly described as follows:

Beginning at a point being at or near the end of the ninth or N 63° 36' 27" E 539.67 feet line of a deed from Diane Y. Paddock, Attorney in Fact for Edyth M. Young by Power of Attorney to Washington County Endowment Development Company Inc., dated March 11, 1992 and recorded at Liber 1030, Folio 787 among the land records of Washington County, Maryland, thence with a portion of said line, reversed and with corrected bearings and distances

1) S 63° 21' 01 " E 516.93' to point in the west right-of-way line of future Yale Drive thence with said future right-of-way line with a curve to the left having a radius of 670.00', and arc length of 93.61' and a chord bearing and distance of

2) S 37° 16' 19" W 93.53' to a point, thence leaving said future Yale Drive

3) S 81° 41' 42" W 702.34' to a point, thence binding on Colonial Heights

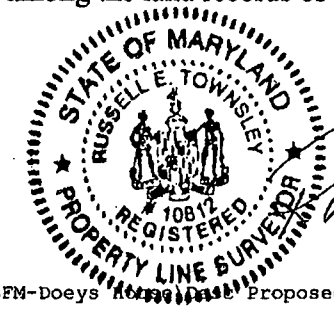
4) N 08° 18' 18" W 230.74' to a point, thence continuing with Colonial Heights

5) N 59° 39' 01" E 148.58' to a point, thence binding on lands now or formerly of Frances Young L. 836 F. 733

6) N 61° 48' 54" E 220.91' to the point of beginning.

Containing 4.39 acres of land more or less.

Being part of the lands conveyed to the Washington County Endowment Company, Inc. by deed dated March 11, 1992 and recorded in Liber 1030 Folio 787 among the land records of Washington County, Maryland.



WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5171, p. 0393, MSA_CE18_5123. Date available 03/01/2016. Printed 03/12/2025.

5171 0394

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

LR - Government
Instrument 0.00
Agency Name: city of
hagerstown
Instrument List:
Agreement / Easement
Describe Other:
Reference/Control #:
==========
Total: 0.00
02/29/2016 12:02
CC21-TR
#5667010 CC0403 -
Washington
County/CC04.03.04 -
Register 04

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5171, p. 0394, MSA_CE18_5123. Date available 03/01/2016. Printed 03/12/2025.

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court
Washington County, Maryland
Dennis J. Weaver, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee _____
Recording Fee _____
County Transfer Tax _____
Recordation Tax _____
State Transfer Tax _____
Non-Resident Tax _____
TOTAL _____

Exhibit B



EX. CORPORATE BNDY

NEW ANNEXATION

PARCEL LINES

ANNEXATION

PREVIOUS ANNEXATION

ADJOINER INFORMATION

1	RHOADS JOHN E	L-F 3009-327
2	SOKOL KEVIN, SOKOL MARK	L-F 5650-167
3	KNOWLDEN MATTHEW, KELLY MCKENNA L	L-F 7488-422
4	ROGERS JEFFREY L	L-F 4942-476
5	SCHLOSSBERG AARON KYU SCHLOSSBERG MINA KIM	L-F 7517-316

PREVIOUS ANNEXATION A-2018-01 MERITUS MEDICAL CENTER INC L-F 5441-94

MERITUS MEDICAL CENTER INC
"DOEY'S HOUSE"
LEASE PARCEL
L-F 5171-388
4.43 ACRES M/L

L1 L2 L3 L4 L5 C1

CITY OF HAGERSTOWN
WASHINGTON COUNTY

NOT A LOT LINE

NEW LINE OF ANNEXATION

MERITUS MEDICAL CENTER INC
L-F 5171-388

THIS PORTION NOT SUBJECT TO PRE-ANNEXATION AGREEMENT PER L-F 5171-388

STANFORD ROAD

YALE DRIVE - R/W 100'

N

LINE TABLE		
LINE	BEARING	DIST.
L1	N 63° 18' 55" W	516.93'
L2	S 60° 48' 15" W	220.50'
L3	S 58° 47' 01" W	149.03'
L4	S 08° 18' 18" E	230.74'
L5	N 81° 41' 42" E	702.34'

CURVE TABLE			
CURVE #	RADIUS	CH LENGTH	CH BEARING
C-1	670'	95.85'	N33° 56' 09"E

"I hereby certify that the intent of this annexation plat is to incorporate these parcels into the corporate limits of the City of Hagerstown. The legal owners of record are City of Hagerstown, Meritus Medical Center INC., Washington County Commisioners. The undersigned adopted Resolution No. _____ on _____. City of Hagerstown, Meritus Medical Center INC., Washington County Commisioners consented to the Annexation of its parcel, which consent is evidenced in Exhibit A1 attached to the Resolution."

William McIntire
Mayor of the City of Hagerstown

60 0 30 60 120

GRAPHIC SCALE: 1 INCH = 60 FT.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct and that existing monumentation was held as the property corner where such monumentation closely agrees with the recorded deed calls and that according to my professional opinion, the property shown and described hereon and the surveys on which it is based were prepared and performed in accordance with Title 9, Subtitle 13, Chapter 6.03 of the Annotated Code of Maryland and the Guidelines and Requirements for Annexation Surveys for the City of Hagerstown.

Jeff N. Swan, MD Professional
Licensed Surveyor # 21552
Exp. 12-22-2025

Wash Co MISC. Plat #_____

Annexation Plat
Doey's House

CITY OF HAGERSTOWN, MD
ENGINEERING DEPARTMENT

Washington County Tax Map No. 050
11370 Caring Pathway Ln. Hagerstown,
WASHINGTON COUNTY, MARYLAND

Drawn By: JNS	Date: xx/xx/xxxx	Scale 1" = 60'
Survey By: Initials	Date: xx/xx/xxxx	
		City Tax Map 89

SHEET No.	CITY DRAWING NUMBER
1 of 1	70-132-01

Exhibit C

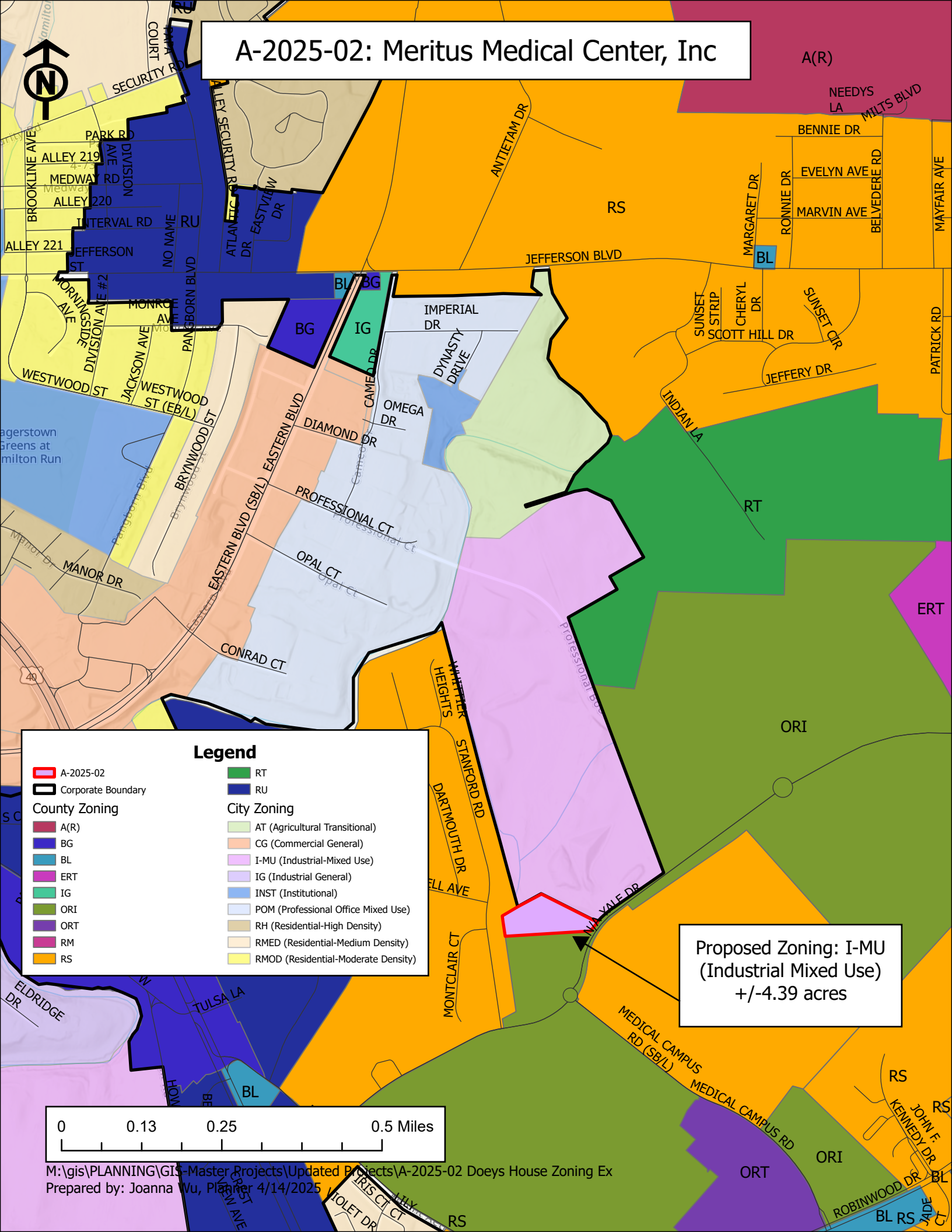

A-2025-02: Meritus Medical Center, Inc
Legend
A-2025-02
Corporate Boundary
County Zoning
A(R)
BG
BL
ERT
IG
ORI
ORT
RM
RS
RT
RU
City Zoning
AT (Agricultural Transitional)
CG (Commercial General)
I-MU (Industrial-Mixed Use)
IG (Industrial General)
INST (Institutional)
POM (Professional Office Mixed Use)
RH (Residential-High Density)
RMED (Residential-Medium Density)
RMOD (Residential-Moderate Density)
Proposed Zoning: I-MU (Industrial Mixed Use) +/-4.39 acres
0
0.13
0.25
0.5 Miles
M:\gis\PLANNING\GIS-Master Projects\Updated Projects\A-2025-02 Doeys House Zoning Ex
Prepared by: Joanna Wu, Planner 4/14/2025
SECURITY RD
COURT
ALLEY SECURITY RD
PARK RD
BROOKLINE AVE
ALLEY 219
MEDWAY RD
ALLEY 220
INTERVAL RD
ALLEY 221
JEFFERSON ST
NO NAME
ATLANTA DR
EASTVIEW DR
DIVISION AVE
MORNINGSIDE AVE
DIVISION AVE #2
MONROE AVE
JACKSON AVE
PANGBORN BLVD
WESTWOOD ST
WESTWOOD ST (EB/L)
BRYNWOOD ST
EASTERN BLVD
EASTERN BLVD (SB/L)
CAMELOT DR
DIAMOND DR
OMEGA DR
IMPERIAL DR
DYNASTY DRIVE
PROFESSIONAL CT
OPAL CT
CONRAD CT
MANOR DR
ANTIETAM DR
JEFFERSON BLVD
NEEDYS LA
MILTS BLVD
BENNIE DR
EVELYN AVE
MARVIN AVE
MARGARET DR
RONNIE DR
BELVEDERE RD
MAYFAIR AVE
SUNSET STRIP
CHERYL DR
SUNSET CIR
SCOTT HILL DR
JEFFERY DR
PATRICK RD
INDIAN LA
WHITTIER HEIGHTS
STANFORD RD
DARTMOUTH DR
MONTCLAIR CT
YALE DR
MEDICAL CAMPUS RD (SB/L)
MEDICAL CAMPUS RD
JOHN F. KENNEDY DR
ROBINWOOD DR
JADE CT
ELDRIDGE DR
TULSA LA
IRIS CT
VIOLET DR
FOREST VIEW AVE
A(R)
RS
BL
BG
IG
RU
RT
ERT
ORI
ORT

Exhibit D

City of Hagerstown, Maryland

Annexation Case No. A-2025-02

Property Owners: Meritus Medical Center Inc.

Applicant: City of Hagerstown

Location of Property: 11370 Caring Pathway Lane (Tax Map 50, Grid 14, Parcel 1665)

Annexation Plan

Pursuant to the Annotated Code of Maryland, Local Government Article, Section 4-415, herewith is a proposed outline for extension of services and public facilities into the areas proposed to be annexed.

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

I. Land Use Patterns of Areas Proposed to be Annexed

A. The area of annexation is approximately +/- 4.39 acres. The property subject to annexation is the portion of the property located to the northwest of the intersection of Medical Campus Road and Yale Drive.

B. The proposed zoning is I-MU (Industrial Mixed Use). The purpose of the I-MU District is to provide locations for light industrial parks, office parks, research and development facilities, high-tech communications and technology facilities, trucking and distribution facilities, and minor commercial uses that support job centers.

   The I-MU zoning classification proposed for this site is substantially similar to the County's current zoning of ORI (Office, Research and Industry), which allows for a wide array of permitted uses.

C. It is within the City's Medium Range Growth Area, an area intended for new or expanded water and wastewater service based on development potential, as defined in the City's 2018 Comprehensive Plan, visionHagerstown 2035.

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

II. Availability of Land Needed for Public Facilities

A. The uses of the annexation area are non-residential in nature and will have no additional impact on Washington County Board of Education facilities with respect to school capacity.

B. The uses of the annexation area are non-residential in nature and will have no additional impact on the Washington County Free Library as a result of the annexation.

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

A. The property is approved for City water service per the annexation agreement. Sufficient capacity exists to serve the property. The property is developed and served.

B. Extension of sanitary sewer, water and storm drain lines, streets, curbs, gutters and all other public improvements, not currently existing, which may be required by the City to be installed constructed and maintained as part of the development or re-development of the area of annexation, shall be that the expense of the then owner(s) or developer(s) of the area of annexation requesting same, and shall be at no cost to the City.

C. The Electric Distribution System is external to the Hagerstown Light Department electric utility operating territory. Electric utility service is provided by the Potomac Edison Company of First Energy.

The Hagerstown Light Department (HLD) provides street lighting services to public streets and supplies the personnel and equipment to maintain the installation after construction by the developer and acceptance by HLD. Contact HLD for details regarding street light installation requirements.

D. This property is currently within Funkstown's response district for emergency services. However, HFD also responds to this location for alarm activations and greater emergencies. No significant impact on emergency medical service delivery is expected. Station 3 will be the primary city response station.

E. The area proposed for annexation fronts Caring Pathway Lane and Yale Drive. This annexation does not propose any change to current ownership or service. Any public roads constructed in the future within the area of annexation will be completed at the

direction of the City Engineer at the developer's expense and constructed per the City's Public Ways Construction Standards by the developer.

F. Parks and recreation facility expansion are not proposed for this annexation.

G. Police protection will be provided by the Hagerstown Police Department. Fire protection will be provided by the Hagerstown Fire Department.

H. Maintenance (i.e. snow removal, mowing of right-of-way, litter removal) of Yale Drive is performed by Washington County. Caring Pathway Lane is a private road. Any public roads constructed in the future within the area of annexation will be maintained by the City Public Works Department.

I. All future persons within the area proposed to be annexed shall obtain or be entitled to existing benefits of the City of Hagerstown. They shall also be required to pay for all applicable utility services, charges, assessments, taxes, and other costs and expenses which are required of the residents of the City of Hagerstown, unless alternative arrangements are provided for the Annexation Resolution.

REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND

Topic:
Program Open Space (POS) Grant Funding Requests – *Eric Deike, Director of Public Works*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name	Description
Program_Open_Space_FY28_Grant_Request.pdf	Program Open Space FY28 Grant Request

CITY OF HAGERSTOWN, MARYLAND

Public Works Department
www.hagerstownmd.org

TO: Scott Nicewarner, City Administrator

FROM: Eric B. Deike, Director of Public Works

DATE: November 5, 2026

SUBJECT: Program Open Space FY28 Grant Request

MAYOR AND COUNCIL ACTION REQUESTED

Staff is seeking approval from the Mayor and Council to apply for Program Open Space (POS) grant funding for Fiscal Year 2028 (FY28).

DISCUSSION

POS is a grant through the Maryland State Department of Natural Resources (DNR). DNR places the responsibility of grant review to the local county jurisdictions. The City's request will first go to Washington County Government for review and must be submitted by the end of the calendar year.

Each year, staff reviews and recommends any number of projects to be submitted for POS funding. The recommended FY28 project is as follows:

1. Improvements to the Gravel Parking Lot in Fairgrounds Park: Fairgrounds Park currently has a large, gravel parking area on the north side of the park. The parking lot sits below or to the east of the BMX track on the hill. The park consists of over 68 acres of ground providing room for multiple soccer fields, softball fields, playground equipment, pavilions, a skatepark, a BMX bike course, the Fit Room, a dog park, and a walking trail. The parking lot is essential to providing adequate parking for special events and tournaments.

   Improvements would include asphalt paving, line striping, and landscaping. There are currently parking lot lights within the space.

Attached are photos of the proposed project. A plan showing the layout of the project is also attached.

POS requires projects to have a useful life of at least 20 years. Proposed projects of a less useful lifespan are typically rejected by Washington County and DNR. For example, resurfacing a tennis or basketball court would not be funded but repaving the courts plus resurfacing could possibly be funded.

There is no guarantee that any or all the projects will be accepted. The proposed projects are submitted to Washington County Public Works Department. All requested projects throughout the County are brought before the Washington County Board of Parks & Recreation, who review all the

projects. They can accept the projects as submitted, accept a portion of the projects, or reject all the projects.

DNR receives the Washington County approved list of projects. All the projects throughout the State are then taken to the Maryland State Public Works Board for final approval. Until written confirmation is received, the projects cannot move forward, or the funding could be jeopardized.

The applications are to include a 5-year plan. This plan varies from year-to-year as changes to priorities and funding occur.

FINANCIAL IMPACT

Local funding typically requires at least a 10% match. This project, if accepted, would require a City above the 10% requirement. The estimated cost is $450,000 to $500,000. The City match would be upwards of $200,000 using HUR (Highway User Revenue) and/or Stormwater Funds of. This is a similar funding match as was used for the Burnap Parking Lot in City Park completed earlier this year.

The City funding may or may not affect the FY28 budget. The projects are to be completed within a 5-year period of time. Therefore, City funds can sometimes be carried forward to future budgets if the projects are not completed within the proposed fiscal year. This can be due for a number of reasons including permitting, size of the project, or simply inadequate labor to complete a project in a timely manner.

RECOMMENDATION

Staff recommends submitting the project list as attached for POS grant funding consideration. Washington County staff will review the project to determine which projects may be funded. The final decision will be made by DNR later in calendar year 2027.

Att: Motion, 5-Year Project Plan, Project Map, Photos, Preliminary Plan
C: Parks Staff
Finance Staff

REQUIRED MOTION

MAYOR AND CITY COUNCIL

HAGERSTOWN, MARYLAND

DATE: November 24, 2026

TOPIC: **APPROVAL OF AN APPLICATION FOR PROGRAM OPEN SPACE GRANT FUNDING FOR FISCAL YEAR 2028**

Charter Amendment

Code Amendment

Ordinance

Resolution

✓ Other

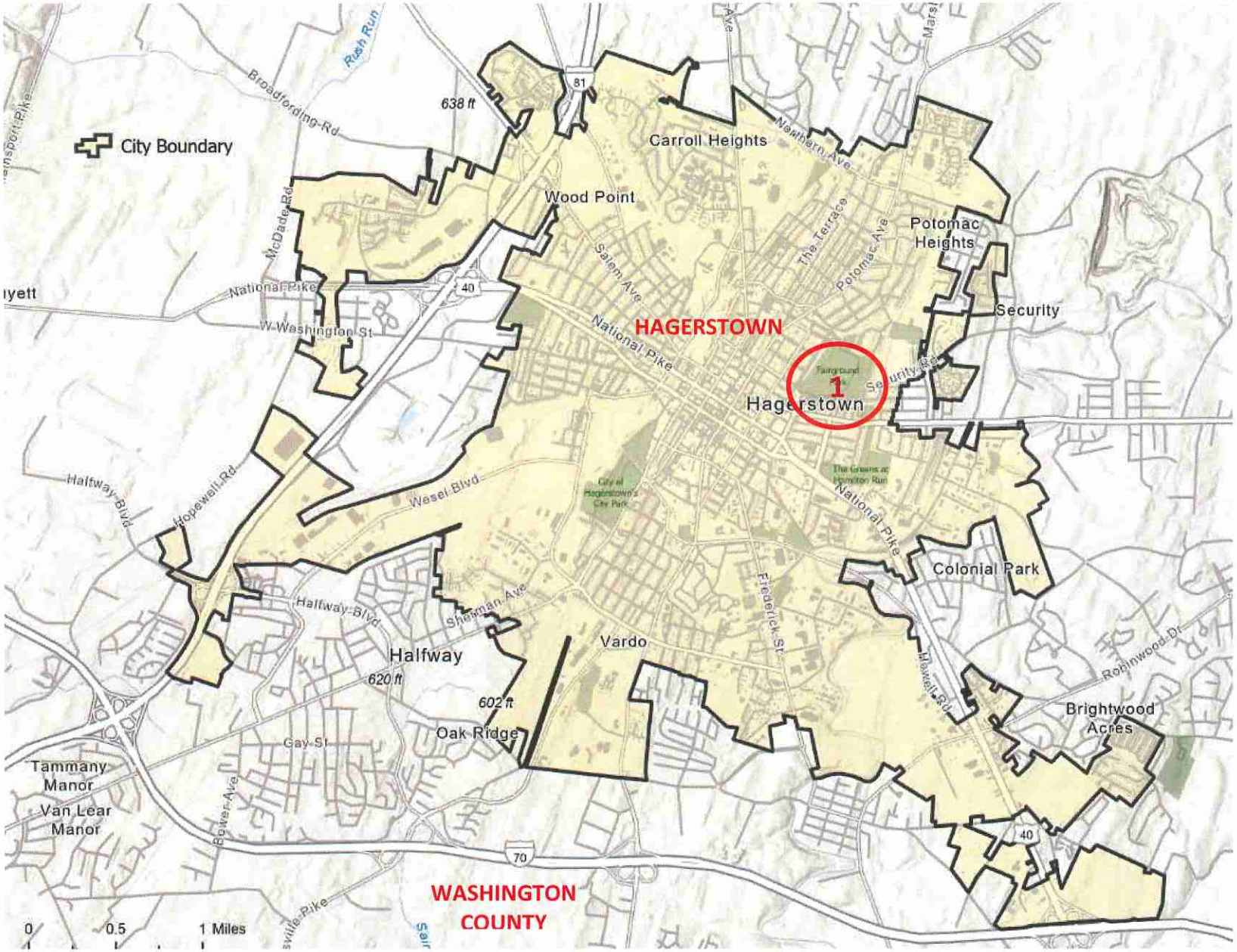
MOTION: I hereby move for Mayor and Council to approve a grant application to the Maryland State Department of Natural Resources requesting Program Open Space development funding for improvements to the City's recreational facilities for Fiscal Year 2028. The requested Program Open Space share of the project is as follows:

1. Improvements to the Gravel Parking Lot in Fairgrounds Park: $300,000.

Date of Introduction:	November 24, 2026
Date of Passage:	November 24, 2026
Effective Date:	November 24, 2026

CITY OF HAGERSTOWN
5-YEAR PROGRAM OPEN SPACE
PROPOSED PLAN FY28 – 32 (Listed by Priority)

Fiscal Year	CIP #	Project	Location	Est. Cost	POS Funds Requested	City Match
2028	C0626	Parking Lot Improvements Near BMX	Fairgrounds Park	$500,000	$300,000	$200,000
2029	C0293	Replace Playground Equipment	Wheaton Park	$175,000	$157,500	$17,500
2029	C0822	Outdoor Pool Shade Structure	Potterfield Pool	$30,000	$27,000	$3,000
2030	C0665	Replace Playground Equipment	Hamilton Playground	$150,000	$135,000	$15,000
2030	C0237	Tables, Benches, Trash Cans	Multiple Parks	$55,000	$49,500	$5,500
2031	C0522	Construct Museum Drive Restrooms	City Park	$400,000	$300,000	$100,000
2032	C0522	Replace Stairway Near Bandshell	City Park	$120,000	$108,000	$12,000



CITY OF HAGERSTOWN FY28 POS PROJECT LOCATION MAP

1. IMPROVEMENTS TO THE GRAVEL PARKING LOT IN FAIRGROUNDS PARK

PROGRAM OPEN SPACE FY28 PROPOSED PROJECT
IMPROVEMENTS TO THE GRAVEL PARKING LOT

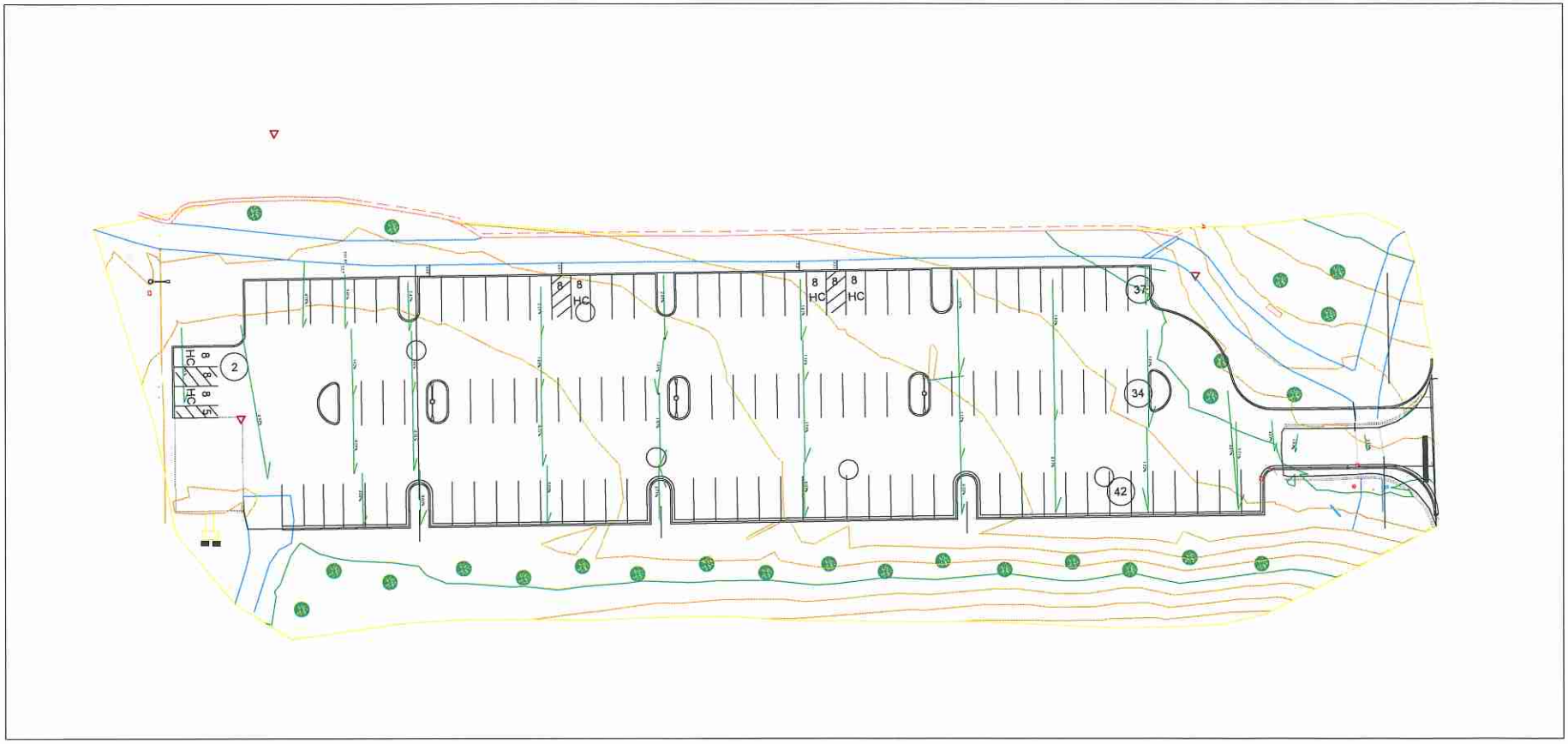


Fairgrounds Park



Fairgrounds Park – Gravel Parking lot near the BMX track

CONTRACT No. XXXXXXXXX



PRELIMINARY
NOT FOR CONSTRUCTION

48 HRS.
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

REVISION NOTES

⚠ DATE, REASON, DESCRIPTION, DRAFTSMAN INITIALS

CITY OF HAGERSTOWN, MD
ENGINEERING DEPARTMENT

LOCATION: STREET NAME?
ADDRESS RANGE? BLOCK
CITY TAX MAP #??
ZONING: X,X CITY ELECTION DISTRICT: X

TITLE: PROJECT NAME?
PROJECT SUBJECT?
SHEET SUBJECT?

SCALES	HORIZONTAL: 1"=20'	VERTICAL: -	
DRAWN BY	GAD	DATE	-
SURVEY BY	-	DATE	-
REVISED BY	-	DATE	-

SHEET X of X
DRG NO.?
ENGINEERING NUMBER
09-076-001
NOT USED FOR CONSTRUCTION

ADDENDUM # _____
CHANGE ORDER # _____

Plot date: 10/21/2026 3:07 PM Filename: n:\dwgs\09-000 parking lots\09-076 fairgrounds lane parking