

## **CURRENT IMPROVEMENT PROJECTS**

### **Brooke Grove Foundation**

Brooke Grove Foundation incorporated is the owner and operator of Williamsport Retirement Village. At the present time they are asking the Town's assistance in expansion and upgrading of the retirement village through the issuance of tax exempt revenue bonds similar to one that the Town had previously assisted them with in 1993. The services provided by the home are long term skilled nursing, assisted living, Alzheimer's care, short time rehabilitative care, and respite care. They are licensed to operate a ninety-nine (99) bed comprehensive care facility and two 21 bed assisted living facility (total of 42 beds) at Level 3 - High Level Care. It is a non-profit, non-stock Maryland corporation formed in 1950. The current facilities consist of one 3 story nursing home building containing approximately 29,000 sq. ft. (Williamsport Nursing Home), two single story assisted living buildings, each containing approximately 9,000 sq. ft. It is proposed that they construct an approximately 34,000 sq. ft. 24 bed addition to the Williamsport Nursing Home. Portions of the existing building will be renovated and reconfigured. All beds in the addition and the renovated area will be in private or semi-private rooms. The total number of comprehensive

care beds upon completion is expected to be 123. Approximately 20 additional full-time equivalent employee positions will be added. The bond requested is \$2.2 million. The aggregate outstanding principal on the previous bonds is \$1,051,895.32 and the final payment is scheduled to be made on December 1, 2013. The new bond requested is \$10.5 million to finance the project under the Economic Development Revenue Bond Act. The complex is tax exempt. It is shown on the Land Use Map and described. It consists of a total of approximately 13.673 acres acquired by several different Deeds.

#### **Sheetz Convenience Store**

Presently there is a Sheetz store located at the corner of Artizan and Potomac adjacent to the Byron Memorial Park in Williamsport. On the opposite corner there is an abandoned building that had once housed a manufacturing facility and in recent years a furniture store. A developer has an option and/or contract on the property to construct a modern Sheetz store at that location. Permits were given, granted and zoning was approved.

An Appeal was taken to the Court of Special Appeals by adjacent property owners in an attempt to stop the construction of the Sheetz store at that site. The Court of Special Appeals affirmed the Circuit Court and the Williamsport Board of Zoning Appeals decision in allowing the

construction. The opponents have attempted to take an Appeal to the Court of Appeals. However, it is still a viable possible current development project in the Town.

### **Williamsport Adventures LLC**

Williamsport Adventures LLC purchased a property at 415 S. Conococheague Street, Williamsport, Maryland. The property consists of approximately 1.6664 acres. Contained on the property is 25,000 sq. ft. building which was formerly used as a Nabisco distribution point. The owners are presently in the process of upgrading, renovating and remodeling the building. It is anticipated and designed that it will be a modern retail office complex. After the upgrades and the occupancy, an estimated value will be at least a finalized \$2 million project.

### **Williamsport Volunteer Fire and EMS Company**

Permits have been obtained by the Williamsport Volunteer Fire and EMS Company to upgrade the facility located at Brandy Drive.

## **POTENTIAL AREAS SUSCEPTIBLE TO DEVELOPMENT**

### **Residential**

There are six (6) vacant developable lots in the Town of Williamsport. Two (2) are zoned TR (Town Residential) and four (4) are zoned SR (Suburban Residential). These are depicted on the Current Land Use Map.

### **Commercial**

There are six (6) parcels of land susceptible to development in the south end of Williamsport. They consist of approximately 22.38 acres. They are located in the South Conococheague and Lockwood Road area north of I-81's intersection. The properties are zoned EC (Economic Commercial) and are shown on Tax Map 56 and on Land Use exhibit. There are no current plans or speculation as to development.

### **Eastern End of Williamsport**

There are two (2) parcels of undeveloped land on East Potomac Street also known as Route 11.

On the south side next to the Exxon Station and near the Interstate is a 7.8 acre more or less parcel. This is zoned GC (General Commercial). There has been interest shown in recent years in relation to this parcel. There has been discussion with long term leases in references to food marketing, office retail, flex space, and storage. Access probably cannot be obtained directly onto Route 11 other than through the property currently owned by the owners of the Exxon Station and the Red Roof. This area was originally part of the conceptual design which involved the existing motel and planned office and additional motel facilities. This was originally conceived in the 1970's.

### **North Side of Potomac Street**

On the north side of Potomac Street (Route 11) there is a vacant parcel of land consisting of 2.321 acres. It is adjacent to the existing McDonalds. Access would of necessity and as a practical matter be from Hopewell Road to the rear and/or through the McDonalds' entrance. It is zoned GC (General Commercial). There has been some interest and some discussion by developers with the Town in reference to a possible hotel or office complex of some type. This has not come to fruition.

### **Former Conomac Park**

Former Conomac Park which was a busy recreational facility many years ago is an area located along the left bank of the Conococheague Creek. It is near the confluence of the Conococheague and Potomac River. It is zoned GC (General Commercial). The area contains approximately 18.26 acres. The difficulty with the property is that it is in a floodplain and access of a viable nature could be considered a definite problem because of the geographical situs. In addition thereto, as indicated the property is generally considered to be in a floodplain and therefore development would be very limited. There was some discussion in recent years by a developer that was desirous of establishing a camping ground or camp site. There is nothing currently developing in relation to this property.