

# **MUNICIPAL GROWTH ELEMENT**

## **Introduction**

House Bill 1141 entitled "Land Use Local Government Planning" was passed in the 2006 session of the Maryland General Assembly. This is extensive legislation that affects municipalities in reference to annexation and coordination between municipalities and counties in reference to same, as well as the makeup of the Comprehensive Plans. The final legislation requires all Municipal Comprehensive Plans to include a Municipal Growth Element. It is necessary for purposes of the Municipal Growth Element to examine past growth trends and patterns. A projection of future growth in population and resulting land needs based on an analysis of the area selected for future municipal annexation and growth must be considered if annexation is feasible and a possibility. This element also requires an examination of the effects of growth on the infrastructure and natural features within the area engulfed by the corporate limits and/or immediately adjacent thereto and/or affected by adjacent development and/or annexation.

Some of the matters addressed in this portion of the Plan cross over into areas previously addressed in part and/or discussed in other portions of this Plan.

In drafting the Plan the Planning Commission attempted to address "growth patterns". An attempt has been made to discuss the types of growth, or stagnation, that the municipality has experienced. The following matters were considered:

- Change in Developed Acreage over the Period under Discussion.
- Population Change and Rate of Change
- Location of Land Use Changes
- Historical Trends and Issues that were the Impetus behind Current Growth Patterns.

In this portion of the Plan, the Planning Commission also endeavored to examine the past history of growth and development in the Town, trends, and past annexations to the original Town limits which were recorded in 1787. Over the past sixty (60) years, the Town boundaries have only been increased by three (3) annexations. One annexation was precipitated by the necessity to improve the educational facilities. The land was obtained for the schools by the Washington County Board of Education. The land was targeted for that and the area adjacent to it, a portion of the Springfield Farm, was annexed. This was approximately 1958. At that time, the boundaries of the Town were practically identical to what had been laid out

in 1787. The "old town" area is still quite identifiable. It is shown on the map of the town labeled "Previously Annexed Areas". This annexation is basically adjacent to Byron Memorial Park and contains the original Otho Holland Williams mansion, the barn and history museum, the elementary, middle, and high schools. It also contains athletic complexes. In the early 1960's, the area was developed as surrounding this complex and can be described as what at that time was a modern suburban subdivision. The homes were all individual homes and are generally referred to as the "Springfield Farm Area". There are no further lots available for development in that area or subdivision. This is shown on the Plat referred to. In the early 1970's, the Milestone Garden annexation, which is shown on the Annexation Plat referred to, was annexed. It was annexed for the purpose of primarily allowing the developer to construct a large apartment complex. In the entire concept there was also a short strip mall, athletic complex, and bank (which is now a laboratory and drugstore) which were developed. There is no further growth area allowed in that particular sector. Subsequent thereto, there was a third (3rd) annexation in 1984. The corporate limits of the Town have not changed in any manner since that time. In summary, until the early 1960's there were no material growth trends in the Town other than residential housing of a limited nature. The

development after that was in reference to Springfield Farm, the schools, and the Milestone Gardens area.

## **FUTURE POPULATION AND ECONOMIC DEVELOPMENT**

### **Population**

While most of this growth will take place in undeveloped areas outside of Williamsport, there is some vacant residential land in the Town, and its population could grow by 100 or more people. However, this is not expected to have any substantial impact on Williamsport's public-service needs or growth.

Countywide, the school-aged population is expected to increase slightly to be the first decade of twenty-first century, as the children of the "baby boom" move into school, and then to decline. However, this is based on a modest increase in the whole population. If Washington County were to become more of a "bedroom community" for the spreading metropolitan communities to the east, the school-aged population would resume its growth.

More substantial growth is expected in the working-age population from age 19 to age 65. Countywide, a ten percent increase is expected,

again the result of the post-World War II baby boom. Thus, new sources of employment for the County are important.

A very substantial increase - some 44 percent - is expected in the County's elderly population, increasing the need for services, such as medical and moderate-cost housing, for this group. Countywide population projections indicate an increase of some 300 older persons in the Williamsport area, compared with about 855 persons in that age group now living the area, and compared with the approximately 400-person increase expected in the total population. Thus most of the increase could be in older people who are not in the workforce. Again, the increase within Williamsport will depend upon the nature of new development in the Town's few vacant areas and the Town's policy on annexation. However, older people tend to live in towns, where they can have good access to shopping and services, so the elderly population within Washington County's towns can be expected to grow substantially.

## **ECONOMIC PROJECTION**

### **Future Trends**

The State Planning office has projected employment within the year 2020. Clearly, any projection should be viewed with caution, but these

provide the current "best estimate" for anticipating future economic changes.

These projections are summarized here.

Exhibit 31

<b>Projected Employment in Washington County</b>			
	<u>1990</u>	<u>2000</u>	<u>2020</u>
Agriculture, forestry, fisheries	1,800	1,900	1,700
Construction	4,900	4,600	4,900
Manufacturing	8,900	8,900	8,300
Transportation, Public Utilities	3,700	4,100	4,500
Retail Sales	13,900	15,600	16,800
Finance, Insurance, Real Estate	3,100	3,300	3,800
Services	16,400	22,300	26,900
Government	9,700	9,800	9,600
Total	66,500	73,300	80,800

Source: Maryland Department of Planning

Slight growth or an actual decline is expected in agriculture, construction, manufacturing, and government. The growth sectors are expected to be transportation, utilities, wholesale and retail sales, finance, and services.

## WILLIAMSPORT/WASHINGTON COUNTY POPULATION AND ECONOMY

The 2000 Census indicates that Washington County was the home of 131,923 persons. The projected estimated population of Washington County according to the Maryland Department of Planning for the year 2010 is 149,250 persons. The residents of the County enjoy a scenic setting, diverse environment, and opportunities for a variety of lifestyles. Those who live in the countryside retain easy access to employment and services provided in the urban areas by virtue of the transportation system and road system. Those living in more dense urban settlements, such as Williamsport, can also delight in the quiet atmosphere, charm, and special character of the small towns.

Between 1950 and 1970, the County's population increased by 31.6 percent, from 78,886 to 103,829. By 2000 the population was 131,923 of which 51.1 percent was male and 48.9 percent female. The 2000 Census showed that 89.7 of the County's population was white; 7.7 African American; the balance was other facial groups.<sup>6</sup>

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<sup>6</sup> Current figures are unknown. The 2010 Census is pending.

Exhibit 32

**Washington County Population**

<b>Year</b>	<b>Number Persons</b>
<b>1980</b>	<b>113,086</b>
<b>1990</b>	<b>121,393</b>
<b>2000</b>	<b>131,923</b>
<b>2008</b>	<b>145,384</b>
<b>2010</b>	<b>149,250</b>
<b>2015</b>	<b>160,500</b>
<b>2020</b>	<b>170,950</b>

Sources: U.S. Census Bureau (2000) 2008 and forward projected by the MD Department of Planning (2009)

Exhibit 33

**Washington County Population by Municipalities**

<b><u>Municipality</u></b>	<b><u>2000*</u></b>	<b><u>2008*</u></b>
<b>Boonsboro</b>	<b>2,890</b>	<b>3,399</b>
<b>Clear Spring</b>	<b>455</b>	<b>461</b>
<b>Funkstown</b>	<b>983</b>	<b>937</b>
<b>Hagerstown</b>	<b>36,875</b>	<b>39,728</b>
<b>Hancock</b>	<b>1,745</b>	<b>1,743</b>
<b>Keedysville</b>	<b>498</b>	<b>862</b>
<b>Sharpsburg</b>	<b>691</b>	<b>661</b>
<b>Smithsburg</b>	<b>2,179</b>	<b>2,908</b>
<b>Williamsport</b>	<b>1,868</b>	<b>2,278</b>

Sources: \*U.S. Census Bureau (2000) \*\* 2008 Estimated by MD Dept. of Planning (2009)



In the past 30 years there have been some significant changes in the composition of the population. The school-aged population (ages 5 to 19) *decreased* from 29,275 to 25,826 from 1970 to 2000, while the number of residents aged over 65 *increased* from 10,202 to 18,690. These changes paralleled population changes in the United States as a whole, as the "baby boom" generation moved into adulthood and middle age, and as science and better medical care increased everyone's chances of living longer.

These trends have some implications for the County's economy and its public services. Although financing for schools should not have to increase, that of services for older people - especially medical services - will increase substantially.

Without exception, all election districts within the County are projected for a population increase by 2020. The City of Hagerstown makes up 27.8 percent of the County's total population.

The total number of households increased by 9,769 between 1980 and 2000, and it is projected that this number will continue to increase. However, the average size of the household reduces from 3.07 in 1970 to 2.46 in 2000. Of the 49,726 occupied housing units in 2000, 65.6 percent is owner-occupied. This percentage is not as high in Williamsport, with only 49.2 of the occupied housing units being owner occupied.

The proportion of the total population over 26 years old in the labor force was 57.5 in 1970 and 61.1 percent in 2000.

Williamsport's population increased gradually from 1,755 in 1930 to 2270 in 1970, and then remained relatively stable at 2103 in 1990. By 2000, however, the population had decreased to 1868. Estimates for 2008 by the Maryland Department of Planning (2009) estimates the population of Williamsport at 2278. This was probably the result of an apartment complex that was constructed near the Springfield Farm area. See attached Exhibit "Population of the Municipalities" furnished by Economic Development Commission.

Exhibit 34

Year	Total Williamsport Population	PERCENTAGE CHANGE	
		Williamsport	Washington County
1910	1,571	-----	10.0%
1920	1,615	2.8%	20.3
1930	1,775	9.9	10.3
1940	1,772	-.01	4.5
1950	1,890	6.7	14.6
1960	1,853	1.9	15.6
1970	2,270	22.0	13.8
1980	2,153	-5.2	8.9
1990	2,103	-2.3	7.3
2000	1,868	-11	8.7
2008	2,278		

**Note:** 2010 Washington County population 149,250 - source U.S. Census Bureau, 2000 estimates for 2009 projections by Maryland Department of Planning, courtesy Washington County Economic Commission.

While the town is now quite well developed and until recently has had very little residential development over the last 30 years new residents create a need for additional home and services such as schools, roads, water and sewer lines, parks and other facilities. Although Williamsport's population increased by .11% between 1990 and 2000 the County's population growth for Williamsport as well as the rest of Washington County is expected to continue to increase for many reasons. Interstate 70 and 81 will continue to spur new growth as will the new economic development opportunities from the heritage tourism industry and from the development of new industrial areas within Washington County.

Exhibit 35

<b>Population by Age Group, 1970 - 2000</b>			
<b>Williamsport, Maryland</b>			
<u>Percent of Total Population</u>			
Age Group	1970	1990	2000
Under 5	7.3	5.8	5.1
5 to 19	22.7	13.5	17.7
20 to 64	56.1	61.4	53.5
Over 65	13.8	19.4	23.7

The population by age group has undergone some significant changes in the past 30 years. The largest differences are in the school-aged group and in the older population. A major part of the well-known "baby boom" population was still in school in 1970, but has moved into the working age population by 1990 and is moving into the older population by 2000.

By 2000 the Williamsport population was 44.6 percent male and 55.4 percent female. The population was 98.3 percent white; .8 percent African American; the balance was other racial groups. Additional information is not available because the 2010 Census is pending.

Exhibit 36

**Population by Age Group  
Washington County, Maryland**

<b>Age Group</b>	<b>County</b>
Under 18	22.9%
18-44	38.5%
45-64	24.6%
65+	13.7%

Exhibit 37

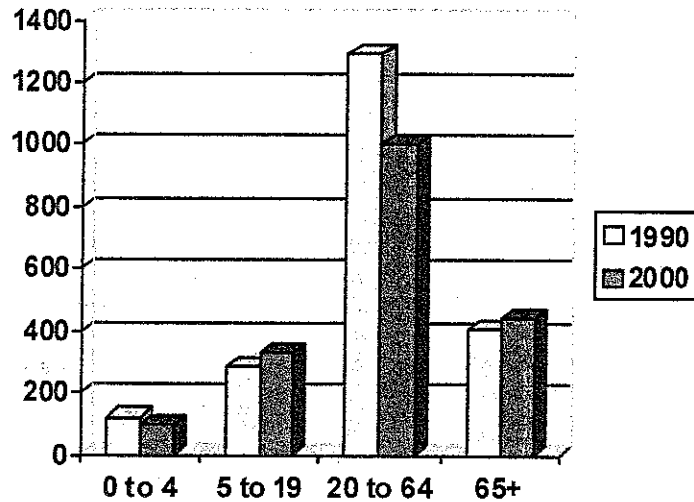
<b>Age Composition</b> <b>Washington County, Maryland - 2008</b>		
<b>Population Density</b>	<b>317 persons/square mile</b>	
<b>Age</b>	19 years and under	24.8%
	20 - 64 years <i>(workforce age group)</i>	61.1%
	65 years and older	14.1%
<b>Median Age</b>	38.1 years	
<b>Gender</b>	Male	51.3%
	Female	48.7%
<b>Race</b>	White	86.1%
	Black	9.3%
	Others	4.6%

**Source** - US Census.

**Note:** Even with the projected increase in Williamsport's population the figures here would remain relative. There is a rather large senior citizen population.

## Exhibit 38

### Age Composition 1990 & 2000 Williamsport



*SOURCE: U.S. Census, (Even with the projected possible increase in Williamsport's population the figures here would remain relative. There is a rather large senior citizen population).*

### CHARACTERISTICS OF THE COUNTY'S ECONOMY

A comparison of Washington County's employment breakdowns with that of the State of Maryland indicates the special characteristics of Washington County's economy.

A survey of industries listed in the County's Business and Industry Director, 2003, with Williamsport addresses gives indications of the nature of employment in the Town's vicinity. Many of the activities identified this way are in the Interstate Industrial Park and the Interstate 70/81 Industrial Park, both located near or adjacent to the Town limits.

Williamsport had several small industries in the area at its southern edge, one major manufacturing establishment, Garden State Tanning, had 1,007 employees, and a large industrial area, the Industrial Park, immediately adjacent to the Town on the South side with a number of industrial firms. In addition, the 70/81 Industrial Park is about a mile north of Town and several other established industrial and business parks are within two miles.

Exhibit 39

<b>Industry Group as a Percentage of Labor Force Washington County and Maryland, 2000</b>		
<b><u>Industry Group</u></b>	<b><u>Washington Co.</u></b>	<b><u>Maryland</u></b>
Agriculture, forestry, fishing and mining	1.6	.6
Construction	9.1	6.9
Manufacturing	14.7	7.3
Wholesale Trade	3.2	2.8
Retail Trade	13.4	10.5
Transportation, warehousing, and utilities	5.6	4.9
Information	2.8	4.0
Finance, insurance, and real estate	7.0	7.1
Professional, educational, and health services	29.12	38.6
Arts, entertainment, recreation, and food services	6.0	6.8
Public Administration	7.5	10.5

Manufacturing industries listed in 2004 the County Business and Industry Directory for Williamsport were the following. That list showed a broadly diversified group of manufacturing industries. The largest, Garden State Tanning, which manufactured automotive leather, employed 1,007

people. Many of them were Williamsport residents. This establishment is no longer in business.

<b>Establishment</b>	<b>Product</b>	<b>Employees</b>
Dover Inlay Mfg. Co. Inc.	Marquetry, inlays, veneer products	17
Maryland Paper Co.	Dry paper felt	75
Packaging Services of MD	Corrugated shipping containers	140
Engineer Polymer Sol.	Resin products for paint	20
Rust-Oleum Corp.	Rust preventive coatings	170
Sun Chemical Corp.	Printing ink	5
Xerxes Corporation	Fiberglass storage tanks	70
Caldwell Mfg. Co.	Window hardware	70
CertainTeed Corp.	Vinyl siding and windows	381
Eaton Corp/Aeroquip Grp	Plastic extrusions	50
Redland Brick, Inc.	Paving Bricks, specialty bricks	140
Maccaferri Gabions, Inc.	Gabions	63
Atlantic Coast Refurb. Ctr.	Remanufacturing market equipment	50
S.A.M.P./USA Inc.	Wire drawing, spooling machines	26
South Atlantic Controls, Inc.	Industrial electric controls	10
Transwheel Corp.	Aluminum wheels	35
Sealy Mattress Co.	Mattresses and box springs	190
My Home Towne, Inc.	Replica miniature wooden buildings	6
Martin Marietta Aggregates		
		1,518

Since the last Comprehensive Plan was drafted, Garden State Tanning, with 1,007 employees has gone out of business. The facility remains and lies idle.<sup>7</sup>

<sup>7</sup> The entire plant is probably a brown area and contaminated with hazardous waste.



Exhibit 40

The list of businesses in the Williamsport area listed in the 2010

Business and Industry Directory for Washington County, Maryland is as

follows:

<u>Establishment</u>	<u>Product</u>	<u>Employees</u>
Allegheny Power - Williamsport Service Center	Energy company serving MD, PA, VA and WVA	205
Automated Office Equip., Inc.	Sales/service/supplies bus. machinery	9
Bowman Group, LLP (The)	Direct/manage its transportation, real estate and equip leasing; and hospitality sectors companies	720
Bradco Supply Corp.	Supplier exterior bldg. materials	9
Butter Krust Baking Co. (The)	Wholesale bakery products	77
Caldwell Mfg. Company	Window balance systems/related hardware	53
CertainTeed Corporation	Vinyl siding and windows	277
City Electric Supply, Ltd.	Distribution electrical supplies	4
Clean Air, Inc.	Ind. air filtration component parts	15
Document Solutions, Inc.	Sales/service office equipment	45
DOT Foods, Inc.	Distribution dry/refrig/frozen foods	282
Eaton Aeroquip, Inc.	Manufacturer plastic extrusions	35
EPS/CCA, Inc.	Custom made resin products	27
Excel Contractors, Inc.	General building contractor	21
Freedom Elec. Recycling, Inc.	Recycler/reseller commercial electronics	5
Gerald Taylor Co., Inc.	Industrial cleaning services	16
Gruber-Latimer Restoration, LLC	Masonry contractor	12
Hagerstown Canteen Serv., Inc.	Food/coffee vending	81
Hobart Corporation	Sales/service commercial food equip.	10
Interstate Batteries	Sales batteries and associated equip.	12
Inter. Communication Serv., Inc.	Traditional/IT business telephone/computer	12
Laird Bush Specialty Advert.	Imprinted/embroidered cloth/gifts	2
Maccacferri, Inc.	Gabions	40
Martin Marietta Aggregates	Mining	20
Maryland Paper Company	Dry paper felt mfg.	57
McCall Handling Company	New/used forklift sales	16
McCleary & Earley, Inc.	General Contractor	75
Norandex Bldg. Materials Distr.	Distr. Vinyl siding, windows, doors	8
Packaging Services of MD, Inc.	Corrugated shipping containers	160
Pepsi Bottling Group	Distri. Pepsi and allied products	190
Pepsi Bottling Group - Refurb.	Remanufacturing marketing equip.	83

Potomac Constr. Ind., Inc.	Mfg/deliver ready-mixed concrete	6
Redland Brick, Inc.	Face brick/specialty brick	133
Roof Center, Inc. (The)	Roofing shingles	8
Rust-Oleum Corp.	Rust preventive coatings and paint	202
SAMP/USA, Inc.	Wire drawings	12
Save-A-Lot Foods	Wholesale distribution grocery	196
Sealy Mattress Company	Mattresses and box springs	119
South Atlantic Controls, Inc.	PLC-based electrical controls	12
Spectrum Fire Protection, Inc.	Sprinkler systems/fire extinguishers	36
Spirit Services, Inc.	Recycling services	28
Town of Williamsport	Municipal government	11
Transwheel Corporation	Aluminum wheels for auto industry	36
UPS Freight	LTL carrier	41
USA Cartage, Inc.	Local/regional trucking	125
WCRH Radio	Non commercial radio station	11
Xerxes Corporation	Fiberglass storage tanks	<u>78</u>
		<b>3632</b>

**Note:** The total number of employees in these various companies is 3,362. Very few are within the corporate limits of the Town of Williamsport but they are all in a close proximity to the Town in the Industrial Parks.

The following is a breakdown of regional labor, distribution of employment, occupation and business patterns of Washington County, Maryland. **Source:** *U.S. Census Bureau, County Business Patterns.*

Exhibit 41

**LABOR**

**Regional Labor Supply:** Washington County draws its workforce from counties Within the Maryland/Pennsylvania/West Virginia tri-state region.

<u>County</u>	<u>Population</u>	<u>Labor</u>	<u>Employed</u>	<u>Unemployed</u>	<u>%</u>
<b>Maryland</b>					
Washington	145,384	69,925	61,248	6,677	9.8
Allegany	72,238	35,345	32,286	3,059	8.7
Frederick	225,721	124,765	117,160	7,605	6.1
<b>Pennsylvania</b>					
Franklin	143,495	81,000	74,400	6,600	8.2
Fulton	14,935	7,700	6,600	1,000	13.7
<b>West Virginia</b>					
Berkeley	102,044	45,220	41,280	3,950	8.7
Jefferson	51,615	24,200	22,570	1,630	6.7
Morgan	16,325	6,770	6,170	610	9.0
<b>Total Regional Workforce</b>					
	771,757	392,925	361,714	31,311	8.9

**Sources:** U.S. Census Bureau, 2008 Population Estimates; MD Dept. of Labor, Licensing & Regulation; WV Bureau of Employment Programs; and, PA Dept. of Labor and Industry. Data is an Average for 2009.

Exhibit 42

**2009 TOP 15 EMPLOYERS IN WASHINGTON COUNTY**

<b>Rank</b>	<b>Employer</b>	<b>Employment</b>
1.	Washington County Public Schools	2,958
2.	Washington County Health Systems	2,860
3.	State of Maryland*	2,438
4.	First Data	1,999
5.	Citi	1,920
6.	Washington County Government	1,254
7.	Volvo Powertrain North America	1,115
8.	FedEx Ground	734
9.	The Bowman Group, LLP	720
10.	Hagerstown Community College	688
11.	Federal Government*	647
12.	Lehigh Phoenix	600
13.	Staples Distribution Center	598
14.	City of Hagerstown	543
15.	Unilever Ice Cream	445

\*Data from the MD Dept. of Labor, Licensing & Regulation.

**Sources:** Hagerstown-Washington County Economic Development Commission, based on year-end data provided by employers.

Exhibit 43

**DISTRIBUTION OF EMPLOYMENT**  
**BY OCCUPATION**

<b>Total Employed</b>	<b>71,224</b>	<b>100%</b>
Management, Professional & Related	20,847	29.3%
Service	12,742	17.9%
Sales & Office	18,916	26.5%
Farming, Fishing & Forestry	219	0.3%
Construction, Extraction, Maintenance & Repair	8,829	12.4%
Production, Transportation & Material Moving	9,671	13.6%

**Source:** U.S. Census Bureau, 2008 American Community Survey

Exhibit 44

**DISTRIBUTION OF EMPLOYMENT**  
**BY PLACE OF WORK**

<b>2008 Annual Average</b>			
	<b>Employment</b>	<b>%</b>	<b>Weekly Wage</b>
<b>Total Employment</b>	<b>66,074</b>	<b>100.0</b>	<b>\$696</b>
Federal Government	687	0.1	821
State Government	2,618	4.0	837
Local Government	5,648	8.5	785
<b>Private Employment</b>	<b>57,121</b>	<b>86.5</b>	<b>680</b>
Natural Resources & Mining	146	0.2	836
Construction	3,750	5.7	773
Manufacturing	7,368	11.2	1032
Trade, Transportation & Util.	16,040	24.3	565
Information	1,513	2.3	569
Financial Activities	6,337	9.6	835
Professional & Business Serv.	4,515	6.8	710
Education & Health Serv.	9,808	14.9	762
Leisure & Hospitality	5,935	9.0	258
Other Services	1,692	2.6	448
Unclassified	17	0.0	529

\*Figures represent the number of employees in the county from any Origin.

**Note:** Percentages may not total 100% due to rounding.

**Source:** MD Dept. of Labor, Licensing & Regulation; Div. of Labor Market Analysis & Information (2009)

Exhibit 45

**BUSINESS PATTERNS OF WASHINGTON COUNTY**

Number of establishments by employment-size class

<b>Industry</b>	<b>Total No.</b>	<b>1-19</b>	<b>20-99</b>	<b>100-499</b>	<b>500+</b>
<b>TOTAL</b>	<b>3,627</b>	<b>3,053</b>	<b>478</b>	<b>87</b>	<b>9</b>
Agriculture	6	5	1	0	0
Mining	3	1	2	0	0
Utilities	6	3	2	1	0
Construction	474	432	37	5	0
Manufacturing	148	94	35	17	2
Wholesale Trade	158	129	25	4	0
Retail Trade	665	548	98	18	1
Transp./Warehousing	156	122	19	15	0
Information	53	39	11	2	1
F.I.R.E.*	325	306	16	1	2
Services	1,211	975	210	23	3
Other	422	399	22	1	0

An establishment is a single physical location where business is conducted Or services or industrial operations performed. Paid employment includes full and part-time employees, including salaried officers and executives on payroll (excludes most government, railroad, and self-employed workers)

\*Finance, Insurance, and Real Estate

Sources: U.S. Census Bureau, County Business Patterns 2007, Agricultural And mining data is based on information provided by employers to Hagerstown-Washington County Economic Development Commission.

One can ascertain the type of business located in the proximal area of Williamsport from this list.

These companies are all located in the areas set forth mostly because of the excellent highway access to eastern and Midwestern cities and to the proximity to large urban areas for supplies, products and marketing.

Generally speaking, the Hagerstown - Washington County workforce draw is applicable to the Town of Williamsport also. A copy of same is enclosed as an Exhibit.

### **WASHINGTON COUNTY BUSINESS AND INDUSTRIAL PARKS**

The March 2010 listing of Washington County Maryland Business and Industrial Parks Listing lists twenty-five (25) industrial parks in Hagerstown, Maryland.

Of these twenty-five (25) parks, Hunter's Green Business Center, Huyetts Business Park, Interstate Industrial Park and 70/81 Industrial Park are in close proximity to the Town of Williamsport and definitely impact upon the economy and employment opportunities of its citizenry. Attached are Exhibits identifying the areas and the businesses located thereon that most effect and have a financial impact on the economy of the Town of Williamsport and surrounding community. It must be noted that even those these industries impact upon the financial wellbeing of the community they do not directly affect or impact upon any of the utilities, services, infrastructure of The Town of Williamsport except possibly for the fire and

community rescue services and indirect effect upon school population by virtue of employees living the proximal area.

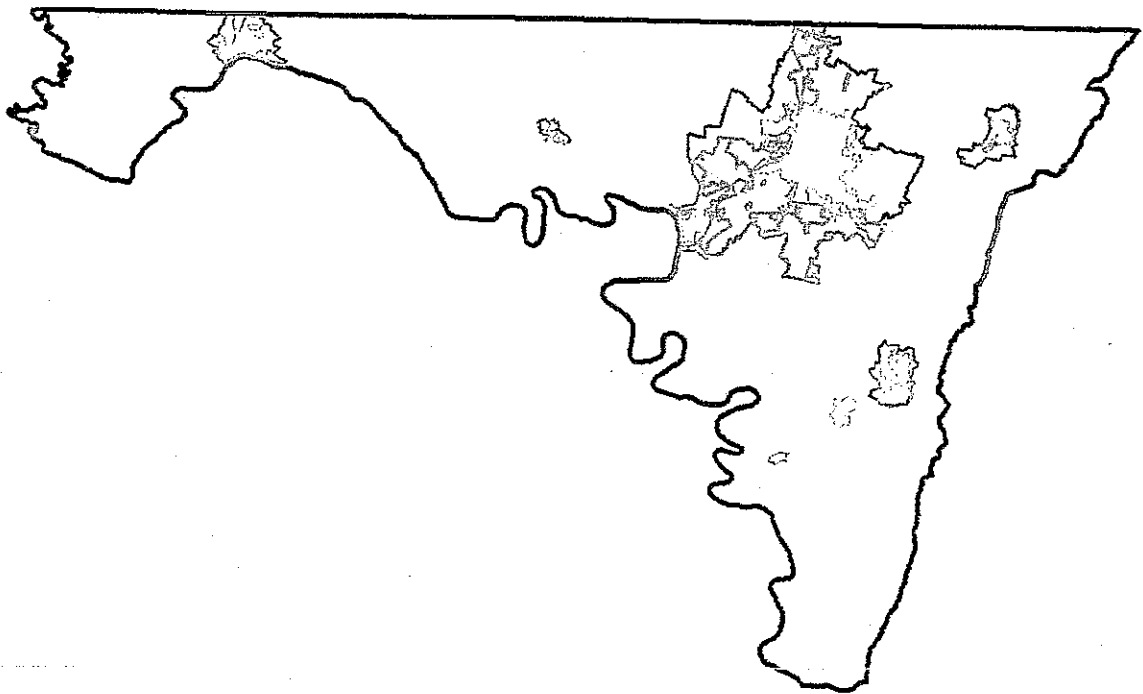
**RELATIONSHIPS TO LAND USE AND ZONING IN  
SURROUNDING AREAS**

This has been previously covered in this document. In summary, by virtue of the close integration of the Town, Washington County, Hagerstown, and the industrial complex surrounding the Town and the Building Growth Area as designated by the County, State and adjacent municipalities, the Town's growth is somewhat affected.



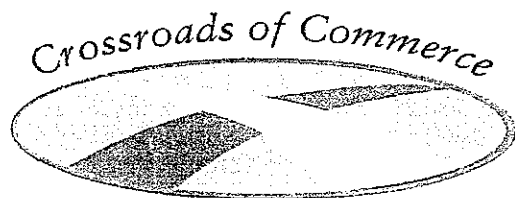
# Washington County Maryland

## Business and Industrial Parks Listing



March 2010

**HAGERSTOWN**

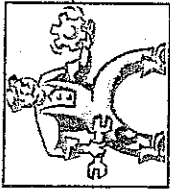


Economic Development Commission

**Washington County Business/Industrial Park Listings:**

- 1. Airport Business Park**
- 2. Airport Industrial Park**
- 3. Bowman Airpark**
- 4. City of Hagerstown Industrial Park**
- 5. Crossroads Corporate Center**
- 6. Earley Industrial Park**
- 7. Friendship Technology Park**
- 8. Gateway Business Park**
- 9. Hagerstown Business Park**
- 10. Hancock Industrial Park**
- 11. Hub Business Park**
- 12. Hunt Ridge Business Park**
- 13. Hunter's Green Business Center**
- 14. Huyetts Business Park**
- 15. I-81 North Business Park**
- 16. Interstate Industrial Park**
- 17. Newgate Industrial Park**
- 18. Newgate I and II**
- 19. Showalter Business Park**
- 20. Showalter Road Center**
- 21. Topflight Airpark**
- 22. Valley Business Park**
- 23. Washington County Business Air Park**
- 24. Washington County Business Park**
- 25. 70/81 Industrial Park**

**Hagerstown-Washington County, Maryland  
Regional Workforce Draw  
January 2010**

	Population*		Labor Force		Employment		Unemployment		Unemployment Rate		No. of Commuters into Washington County**
	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	
											
<i>Maryland</i>											
Washington County	145,384	67,972	59,477	61,768	7,277	6,204	10.9	9.1	***		
Allegany County	72,238	34,863	31,146	32,420	3,717	3,340	10.7	9.3	666		
Frederick County	225,721	123,448	114,377	117,445	9,071	7,219	7.3	5.8	2,153		
<i>Pennsylvania</i>											
Franklin County	143,495	80,100	72,700	76,400	7,400	5,900	9.3	7.2	7,841		
Fulton County	14,935	7,800	6,600	6,900	1,200	900	14.9	12.1	1,139		
<i>West Virginia</i>											
Berkeley County	102,044	43,900	38,980	41,700	4,920	3,750	11.2	8.2	4,696		
Jefferson County	51,615	23,640	21,800	22,510	1,850	1,490	7.8	6.2	488		
Morgan County	16,325	6,630	5,820	6,230	810	540	12.2	8.0	1,166		
<b>Total Regional Workforce</b>	<b>771,757</b>	<b>387,135</b>	<b>350,900</b>	<b>365,373</b>	<b>36,245</b>	<b>29,343</b>	<b>10.5</b>	<b>8.2</b>	<b>20,451****</b>		

Employment and unemployment data are not seasonally adjusted.

\*Source: 2008 Population Estimates, prepared by U.S. Census Bureau, Population Division, March 2009.

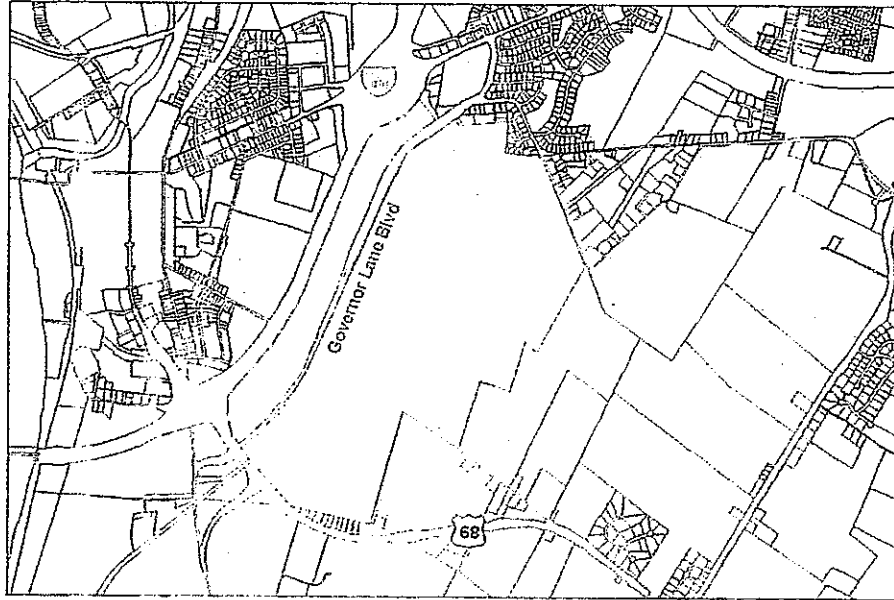
\*\*Source: 2000 Journey-to-Work Commutation, prepared by Maryland Department of Planning, Planning Data Services, from 2000 Census, March 2003.

\*\*\* The total number of Washington County residents that commute out of the county: **16,378**.

\*\*\*\* Includes the total commutation into Washington County from Maryland, surrounding states and elsewhere.

Note: According to a study conducted by The Pathfinders - In addition to the unemployed in the Washington County region, a new employer will be able attract employees from an additional pool of about 18,900 underemployed workers who have indicated an interest in changing jobs.

## Interstate Industrial Park



**Name of Industrial Park:** Interstate Industrial Park

**Owner:** Hagerstown-Washington County Industrial Foundation

**Location:** MD Route 68 and Interstate 81 - Williamsport

**Business Occupants:** Antietam Metals

Automated Office Equipment

Bowman Business Center: Numerous Businesses

Bowman Logistics (2 sites)

Bradco Supply

CMD Logistics

Caldwell Manufacturing Company

Capitol Core Company

CertainTeed Corporation

D.M. Bowman

EATON Aeroquip, Inc.

EPSCCA - Engineered Polymer Solutions

Excel Contractors

Freedom Electronics Recycling

Hagerstown Canteen Services

Interstate Batteries

McCall Handling Company

Maccaferri Gabions Manufacturing

Maryland Paper Company

Nordandex/Reynolds/Reynolds Building Products (Owens Corning)

United Parcel Service  
Pepsi Cola/Atlantic Coast Refurbishment Center  
Rust-Oleum Corporation (2 sites)  
SAMP/USA  
Save-a Lot, Ltd  
Silfies Bulk Carriers  
The Roof Center  
Transwheel Corporation  
USA Cartage

**Size:** 416 total acres – No acreage available. Multiple warehouse/office spaces available

**Improved:** Trendline Building – Bowman Development 250,000 square feet

**Available Space/Lots:** Sites available for sale

**Utilities:** Public water and sewer

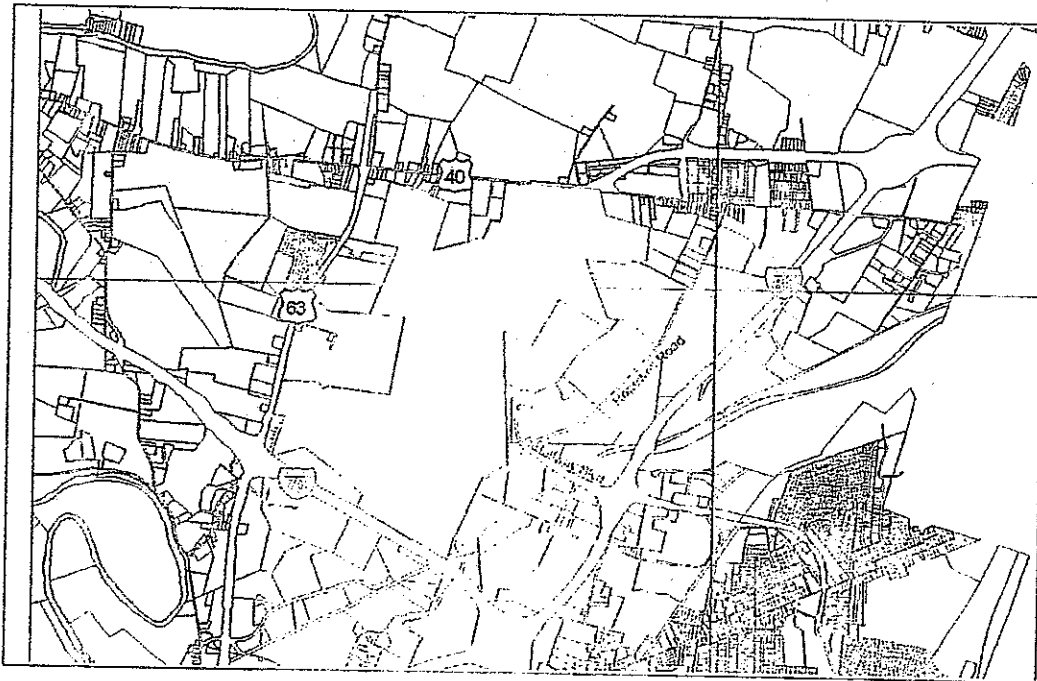
**Rail Accessible:** Norfolk Southern Railway

**Zoning:** Planned Industrial (PI)

**Foreign Trade Zone:** Washington County FTZ #255

**Issues:** Industrial park is not served with natural gas

## Hunter's Green Business Park



**Name of Industrial Park:** Hunter's Green Business Park  
**Owner:** Tiger Development Corporation  
**Location:** Hopewell Road and Interstate 70 - Hagerstown  
**Business Occupants:** AC& T, Inc.

AC&T Truck Stop  
Blue Seal Feeds  
Building Systems, Inc.  
Cinetic Landis Corporation  
Davis Renn & Associates  
D&D Truck Repairs & Towing  
FedEx Ground  
Floyd R. Kline Roofing/Siding Contractors  
Government Services Administration  
Home Depot Direct  
Kellogg's  
Lenox  
Lightning Transportation  
Pet Smart  
Pilot Truck Stop  
Ryan Central  
Staples Distribution Center  
Super 8 Motel  
W.J. Strickler Signs

**Wholesale Millwork  
Wolters Kluwer Health – Lippincott, Williams & Wilkins**

**Size: 631 total acres – 187 acres available**

**Improved:**

**Available Space/Lots: Sites are available for sale and lease**

**Utilities: Public water and sewer, natural gas**

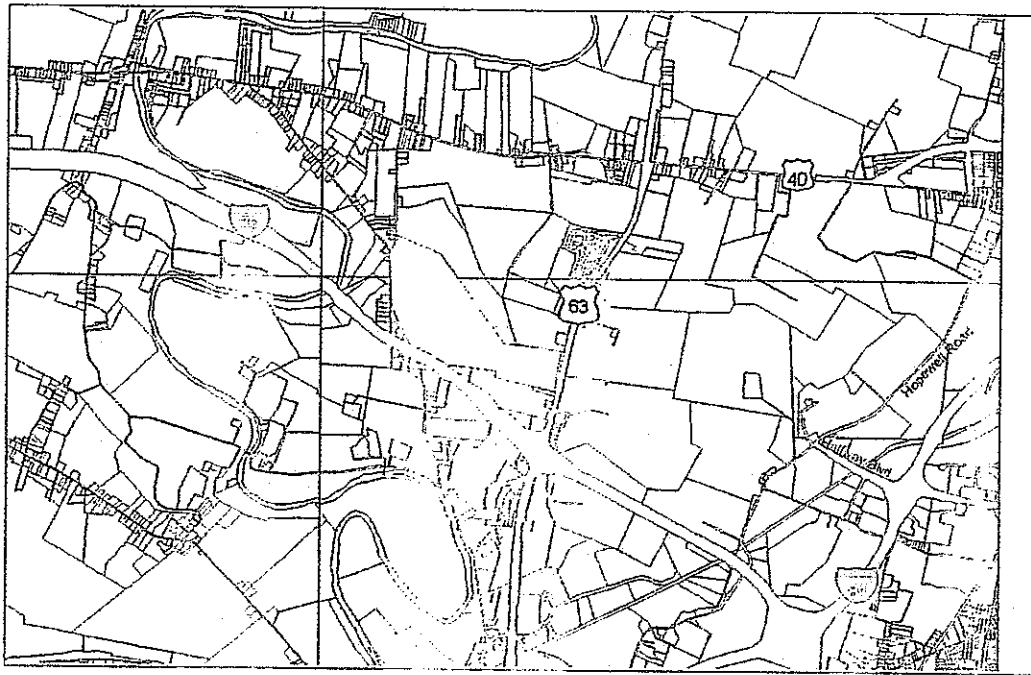
**Rail Accessible: CSX Transportation**

**Zoning: Highway Interchange (HI)**

**Foreign Trade Zone: Washington County FTZ #255**

**Issues: None**

## Huyetts Business Park



**Name of Industrial Park: Huyetts Business Park**

**Owner: Dick McCleary**

**Location: MD Route 63 - Hagerstown**

**Business Occupants: Jones Shipley Express (JSX)**

**Action Products**

**After=Five Productions**

**Allied Waste Services**

**AmeriClean**

**Atlantic Coast Charter**

**Cosmic Pet**

**Donald B. Rice Tire**

**EVS - Emergency Vehicle Specialist**

**Extra Innings**

**Huyetts Business Center - Numerous Businesses**

**JP Trucking**

**Jim Kimble's Truck & Auto Repair**

**LineX**

**Magnum - Professional Building Products**

**McCrea Equipment Company**

**Rosenbauer Firefighter Vehicles**

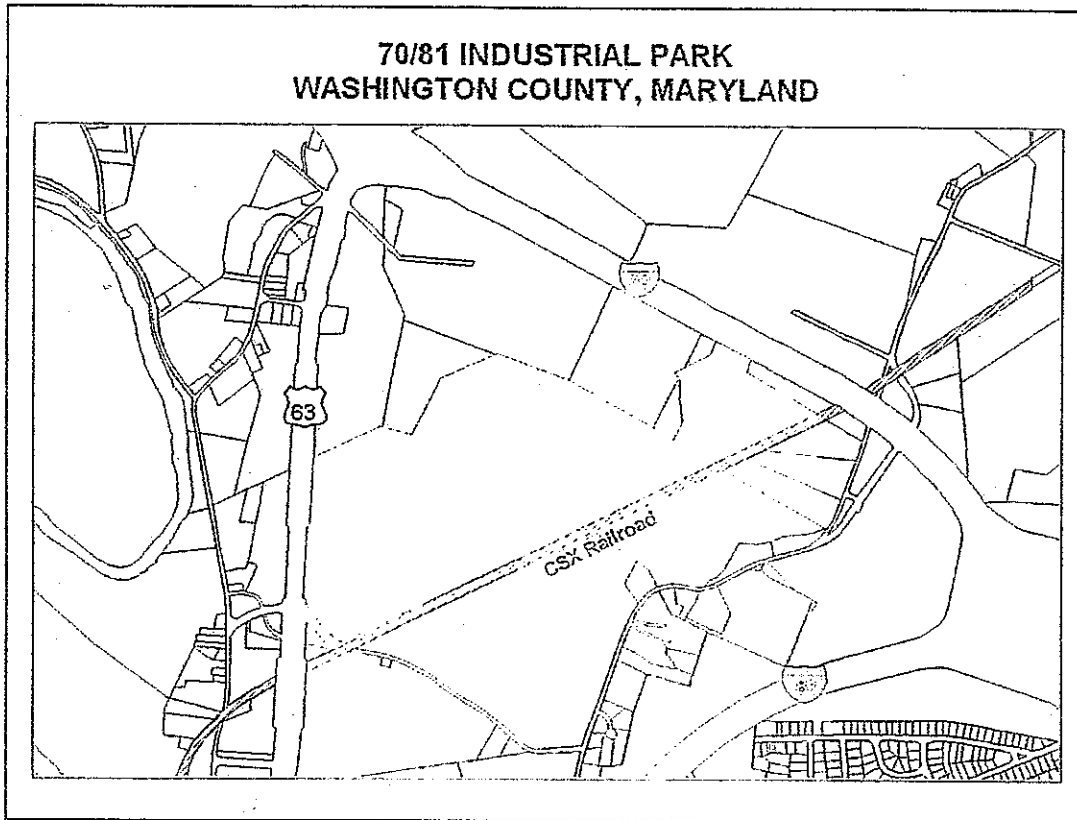
**REW Materials**

**Ryder Truck Rental**

**Tru Green Chem Lawn**



**70/81 INDUSTRIAL PARK  
WASHINGTON COUNTY, MARYLAND**



**Washington County**

**Name of Industrial Park: 70/81 Industrial Park**

**Owner: Hagerstown-Washington County Industrial Foundation**

**Location: MD Route 63, south of Interstate 70 - Williamsport**

**Business Occupants: Conococheague Industrial Pretreatment Plant**

**DOT Foods (2 facilities)**

**Fujicolor Processing, Inc.**

**Homewood Retirement Center – Corporate Offices**

**Maryland Paper (2 facilities)**

**Packaging Services of Maryland, Inc.**

**Pepsi Bottling Group**

**Sealy Mattress Company**

**Washington County Water & Sewer Department**

**Xerxes Corporation**

**Size: 180 total acres - full**

**Improved:**

**Available Space/Lots: N/A**

**Utilities: Public water and sewer, natural gas**

**Rail Accessible: CSX Transportation**

**Zoning: Industrial General (IG)**

**Issues:**

**Warehouse & Terminal Properties, LLC**

**Size: 70 total acres- Full**

**Improved:**

**Available Space/Lots: N/A**

**Utilities: Public water and sewer, natural gas**

**Rail Accessible: No**

**Zoning: Highway Interchange (HI)**

**Issues:**