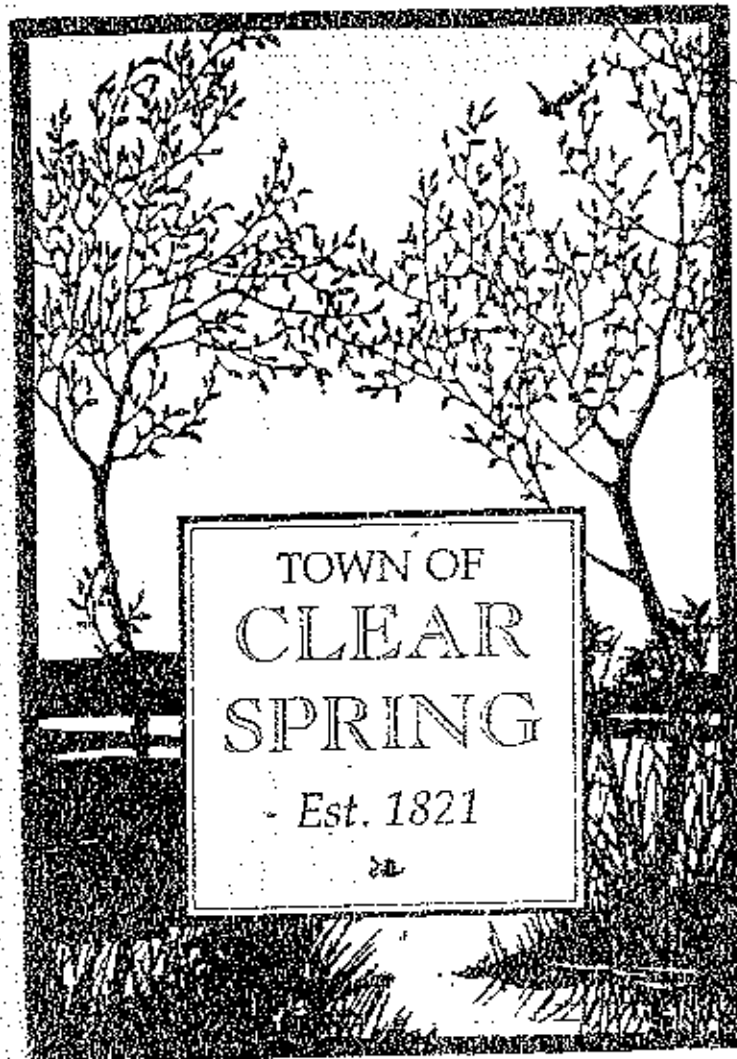


COMPREHENSIVE DEVELOPMENT PLAN



SEPTEMBER 1994

0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99

PREFACE

At the request of the Town of Clear Spring, the Maryland Office of Planning updated the Town's Comprehensive Plan. The preparation of this report was funded in part by the Local Transportation Planning Grant Program. This grant program is a cooperative effort by the Maryland Office of Planning and the Maryland Department of Transportation.

Town and State officials at the time of preparation of this Comprehensive Plan were:

Clear Spring Mayor and Town Council

Paul D. Hose, Mayor
Julianna M. Albowicz, Vice Mayor
William Albowicz
Gary Grove
Mason B. Munday

✓ Clear Spring Planning Commission

Daniel Blair, Chairman
Steward Brennan
Blaine Mills
Nancy Keefer
Paul Hose, Ex-Officio

Clear Spring Town Clerk

Nancy L. Keefer

Maryland Office of Planning

Ronald M. Kreitner, Director
Scribner H. Sheafor, Chief, Local Planning Assistance
William R. Atkinson, Regional Planner
Robert Barth, Draftsman
Jessie Ash, Planning Data
Betsy Zentz, Clerical

Library
Maryland Office of Planning
Room 1101
301 W. Preston Street
Baltimore, Maryland 21201-2368



ADOPTION RESOLUTION

**MAYOR AND COUNCIL OF CLEAR SPRING
CLEAR SPRING, MARYLAND 21722**

RESOLUTION _____

WHEREAS, Article 66B of the Annotated Code of Maryland empower local municipalities to provide for the orderly growth and development of their respective jurisdictions; AND

WHEREAS, the Clear Spring Mayor and Council have recently completed an update and revision of their Comprehensive Development Plan;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Town Council of Clear Spring that the local document known as the 'Town of Clear Spring Comprehensive Plan' is hereby adopted and placed into effect this ____ day of _____, 1994.

Nancy L. Keefer, Clerk

Paul D. Hose, Mayor

Date

Date

1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

TABLE OF CONTENTS

BACKGROUND	1
Location	1
History	1
Natural Features	5
Climate	5
Topography	6
Soils	6
Hydrology	7
Prime Agricultural Lands	7
Sensitive Areas	8
Streams and Their Buffers	8
Floodplains	9
Habitats of Threatened and Endangered Species	9
Steep Slopes	9
Historic Areas Preservation	10
Demographics and Projections	10
Population Characteristics and Trends	10
Housing	13
Businesses and Employers	13
Income	13
Land Use	15
Existing Pattern of Development	15
Public Land and Parks	16
Agricultural Lands	17
Existing Land Use in Relation to the Comprehensive Plan	17
Transportation	17
Streets and Highways in Clear Spring	17
Public Transportation	18
Pedestrian and Bicycle Movement	18
Community Facilities	19
Water Supply System	19
Sewage System	19
Solid Waste Services	19
Emergency Services	19
Government Facilities	20

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

COMPREHENSIVE DEVELOPMENT PLAN	23
Development Goals and Policies	23
Character of the Community	23
Growth	24
Physical Environment	25
Economic Development	25
Government	26
Annexation Policy	27
State Mandates	27
Land Use Element	28
Land Use Within Clear Spring's Existing Boundaries	28
Annexation Areas	30
Land Use Outside the Town Limits	30
Transportation Element	31
Community Facilities Element	32
Water and Sewer Systems	32
Solid Waste Services	33
Emergency Services	33
Government Facilities	33
Mineral Resources Element	33
Sensitive Areas Element	34
Plan Implementation Element	34
APPENDIX A	36
APPENDIX B	37

TABLES AND FIGURES

TABLES

Clear Spring Population (1930-1990)	10
Age Composition of Clear Spring's Population	11
Clear Spring Population (1930-2010)	12
Median Household Income - Clear Spring, Washington County, Maryland . . .	14
Selected 1989 Income Data for Clear Spring, Washington County and Maryland	15

FIGURES

Clear Spring Location	1a
Sensitive Areas	8a
Town of Clear Spring Land Use - 1994	15a
Clear Spring Existing Streets and Highways	18a
Clear Spring Community Facilities	20a
Clear Spring Comprehensive Plan	37a

BACKGROUND

Location

Clear Spring is located in northwestern Washington County, two miles east of Fairview Mountains in the Hagerstown Valley Region. The Town is about 15 miles west of Hagerstown, the seat of Washington County. Clear Spring is located five miles south of the Pennsylvania line and four miles north of the meandering West Virginia state line.

National Pike (old U.S. Route 40) runs east to west through Clear Spring intersecting Maryland Route 68 near the east end of Town. Within the Town limits, U.S. 40 is known as Cumberland Street.

Interstate 70 is located just south of the Town limits with an interchange at Maryland Route 68. I-70 provides a high speed route east to Frederick, Maryland and west to Cumberland, Maryland and Breezewood, Pennsylvania.

Figure 1 shows Clear Spring's location within Washington County.

The land area within Clear Spring's corporate limits is an irregular shape. The municipal boundaries encompass a relatively small territory of just 73 acres. The Town has remained the same size and shape since the 1974 Plan. The Town was originally a rectangular shape (1822) and larger than the present size.

History

The region around Clear Spring was originally part of several parcels of land which, in the middle of the 18th century, belonged to Nathaniel Nesbitt, Sr., an Irish immigrant who had come to the area after first settling in Philadelphia. In 1756, Nesbitt purchased 105 acres known as Locust Thickett and soon began to acquire other neighboring tracts, including the 1763 purchase of the 690-acre property known as Hazard. At the time of his death in 1807, he held close to 700 acres which were divided among his five sons.

According to Scharf's History of Western Maryland, the area that was to become the Town of Clear Spring was a sparsely settled village around Tom's Run, a branch of the Conococheague Creek by 1810, shortly after Nesbitt's death. By that time, it's population was large enough to have been named the voting place for the Clear Spring Election District. However, it was not until the early 1820s that Clear Spring actually was platted and Town lots were first sold.

With the establishment of the National Pike, the founding of towns along it at regular intervals (or stages) equaling the length of a comfortable day's travel for a horse became common. Clear Spring is one such town, being located approximately 11 miles west of Hagerstown, the previous stage stop.

The Town was laid out in 1821 in 72 lots by Martin Myers who had purchased land around the National Pike with the intention of establishing a town. The lots lined Cumberland Street (the National Pike) and Mill Street which intersected it. Two additional lots were platted at the west end of Town along what was later named Martin Street. The first lots were sold in 1822 and a post office was established in the Town, first known as Myerstown, one year later. By 1825, according to Scharf, the population of the Town had grown to 219 settlers and there is record that 47 dwellings had been erected, although it is unclear how many had been built since the establishment of the Town and how many pre-dated it. Of these buildings, at least five were occupied by tavern keepers. In addition, there were four stores and a schoolhouse. Residents included 15 carpenters, nine shoemakers, six tailors, four masons, three cabinet makers, three wheelwrights, three wagonmakers, saddlers, two plasterers, one clergyman, a barber, and a butcher. The number of tradesmen related to building crafts indicates the demand for such skills in the growing Town. In addition, the number of tradesmen related to the business of travel (wheelwrights, wagonmakers, tavern keepers, etc.) provides some indication of the economic importance of the National Pike to the Town. The road continued in this important role, as seen by the steady increase in the number of establishments serving travelers -- by 1836, Clear Spring had seven hotels.

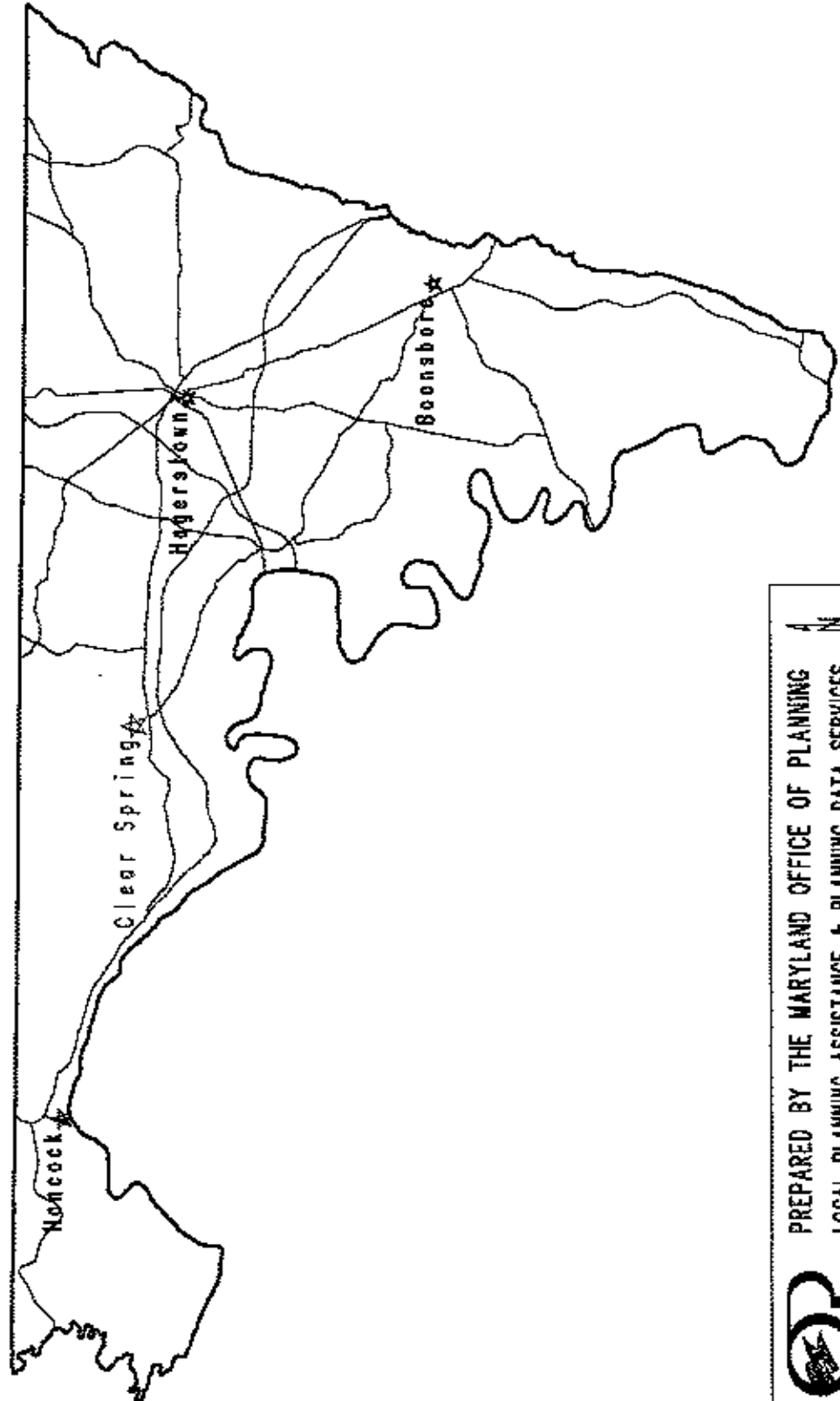
As in many towns in Western Maryland, Clear Spring was divided politically during the Civil War. Many local farms employed slave labor, as did several of the local industries, such as the Green Spring furnace. When houses in Town were sold, their sale sometimes included the slaves who provided household support. This was juxtaposed with residents who did not believe in slavery and with the free blacks who lived in Clear Spring, among them one of the original landowners in the Town. During the war, at least 60 men from Clear Spring enlisted in the armies. Several small skirmishes occurred around Clear Spring, but the only action in the Town was the passing through of troops on their way to battle.


Immediately after the end of the Civil War, the Town began to rebuild. Although no major battles had occurred in or around the Town, several of the Town's structures had been affected -- specifically, the churches that were converted into hospitals to serve soldiers wounded in nearby battles. In addition to the reconstruction of the churches, the first public school in Clear Spring was founded. Up until that time, education was provided in several buildings in Town and outside of Clear Spring, and was privately supported. Established originally in 1869, the public school was located in a large house which was remodeled into a four-room schoolhouse the following year.

Based on historic maps, it is clear that by 1877, Clear Spring had remained a busy commercial center. The 1877 Atlas of Clear Spring shows that much of the development of the Town as it is known today had already taken place. Cumberland, Mill, and Martin Streets are shown virtually entirely filled with buildings along both sides of each street. The atlas' business reference section lists a variety of commercial establishments, including several dealers in dry goods and notions, a hotel proprietor, two boot and shoe makers, a manufacturer of saddles and bridles, grocers,

CLEAR SPRING, MARYLAND LOCATION MAP

WASHINGTON COUNTY




PREPARED BY THE MARYLAND OFFICE OF PLANNING
LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES

millers, dealers in hay and seed, a furniture manufacturer (an undertaker), confectioners, and merchants in everything from cigars to ice cream. In addition, a surgeon and physician are also listed. The names indicate residents and merchants of Anglo and German descent. However, additional information provided in the atlas about many of these residents notes that they were born in Washington County -- indicating that much of Clear Spring's population was first generation American. Another section of the atlas shows that, of the listed Clear Spring residents, most were farmers with sizable land holdings. The farms range from 104 to 814 acres, with most being around 400 acres in size.

The 1877 atlas also notes two structures -- a "Colored School" on North Martin Street and a "Colored Methodist Church" on South Mill Street at opposite sides of the Town -- that show that Clear Spring had a sizable African-American population following the Civil War.

Based on the architectural survey of Clear Spring, it is evident that a small building boom occurred in the Town during the 1880's and 1890's. This may have been in response to an increase in population. According to Scharf, the population of Clear Spring in 1880 was 791 inhabitants and, by the turn of the century, it was close to 1,000. Despite the development of the Town, Clear Spring did not offer amenities, such as a town water supply and an organized fire brigade that some other towns in Washington County of similar size had. It was not until well into the 20th century that such improvements were made in Clear Spring.

During the early part of the century, the National Pike continued to play a central role in the character of the Town. It was along this road, which was the principal source of immediate communication with communities beyond Clear Spring, that life centered. Interviews recount many stories about the road. Around the turn of the century, many farmers would herd their livestock down the road. It was not an unusual sight to see flocks of turkeys or herds of cattle passing through the Town. The road also brought Jewish peddlers and transients. At the beginning of the century, there were still several hotels and taverns in Clear Spring that accommodated not only the long distance traveler, but also the Town and neighboring rural population. Clear Spring was a popular place to congregate on Saturday nights. Farmers and their families would come into Town on those nights to shop at stores that would remain open to serve them. The restaurants were filled, as were the taverns. Several people recounted how the streets were filled with people on such nights and how the Town would become an exciting place. Essays compiled by the Clear Spring Historical Society on individual buildings describe the brass bands that played on Saturdays, the medicine shows that came to Town, and the locals who sold their baked goods on the streets.

Shortly before World War I, the National Pike near Clear Spring was paved to accommodate the increasing amount of automobile traffic. The arrival of the automobile brought additional business opportunities to Clear Spring. This included the opening of garages to assist travelers.

By 1922, according to the Sanborn map of Clear Spring, the population of the Town was 600, a significant drop since the turn of the century. It is unclear why this decrease in population occurred. The map notes that water continued to be supplied by springs and private wells; there was no piped, town-wide system until the 1930s. The map further notes that the fire fighting system consisted of a volunteer bucket brigade and that there was no fire fighting equipment in the Town. A permanent fire station with equipment was established during the early 1940s in what is today the Town Hall of Clear Spring.

Education during the 1920s took place in one-room schoolhouses at the elementary level and in the large public school (now demolished) on South Martin Street. A separate school for black children was located on North Martin Street. The teachers were mostly single women during the first three decades of the 20th century. Married women were not allowed to teach in the Washington County system until the late 1920s.

Because Clear Spring was relatively isolated financially, the Depression did not greatly affect the Town. Although there were people who suffered losses and people had to do without certain resources that became scarce, the Town's residents were self-reliant. One direct change during the Depression years was the large number of hobos who passed through the Town.

Of major importance to the Town was the construction of a town water system during the 1930's -- the only federally funded Depression Era project that took place in Clear Spring. A reservoir was built west of the Town by the Works Progress Administration in 1932 in response to an outbreak of typhoid (1931) and the subsequent prohibition of the use of the spring for drinking water.

During the World War II years, over 300 of Clear Spring's and its vicinity's men left the Town to serve in the armed forces. During that time, the Town's women took over their jobs. Following the war, many women who wished to remain employed had to look to larger towns to find jobs.

Of major significance to the Town was the construction of a new public school complex in the mid-1950s. The initial stage included the erection in 1956 of a new elementary school at the west end of Town along Cumberland Street. The complex has been incrementally expanded and continues to serve the community.

It is evident that Clear Spring, like many other small rural towns, was at one time commercially self-sufficient. There is a variety of stores and services to serve most of the everyday needs of the local population and there was little need to travel to larger towns to shop. This situation did not change until well after World War II. Since that time, however, many of the local commercial establishments, such as Pound's Bakery, the Franz furniture store and carpentry shop, the Clear Spring [flour] Milling Company, and grocery stores, have closed their doors. Few of the buildings have been demolished and most have been converted to other uses. Based on a comparison of the 1922 Sanborn map with current uses in Clear Spring, it is evident

that most of the commercial establishments that were extant at that time were remodeled for residential use. Today, the Town's structures are principally residential in character. Although it is clear that some of them originally served another purpose, it is probable that many had been constructed with a residential space above the stores and were, therefore, already partially residential in architectural character. Thus, their conversion into pure residential use did not drastically alter the streetscape.

Today, Clear Spring is a quiet community with a population of 415 inhabitants. A glance at tax records shows that many of the Town's names are the same as those listed in early deeds and maps. The continuity of the number of original families in this Town is exceptional.

With the construction of Interstate 70 to its immediate south, there is no longer the type nor amount of traffic that once passed through Clear Spring. Still, Cumberland Street -- the old National Pike -- serves the local area population who pass through Clear Spring on their way to neighboring communities. Now, however, there is little reason to stop in the Town except to visit people. There is a virtual dearth of commercial establishments other than liquor stores and the Clear Spring Hardware store -- apparently the only remaining business in the Town that was established in the 19th century. There has also been a change in the religious community of the town. Of the seven churches indicated on the 1922 Sanborn map, five are standing, but only four are occupied by their congregations.

Residents of Clear Spring are speculating almost what types of changes the near future will bring. Several of the farms just north and east of the Town will be or are on the market. With the development of a ski resort nearby that currently has no support services (restaurants, hotels, etc.), it is feared that related uncontrolled development of these farms will change the historic landscape around the Town. This landscape, which has remained essentially unchanged since the beginning of the 19th century, is an important aspect of the Town's identity, heritage, character, and psyche.

NATURAL FEATURES

Climate

Temperatures in Clear Spring average 31.7 degrees in the coldest months (January-February) and about 73.1 degrees in the warmest months (June-July). Winds are generally from the northwest during October through April and the south southwest during May through September.

Clear Spring averages about 38.8 inches of precipitation per year. The Town receives approximately 26.9 inches of snowfall per year.

Topography

The Town is built amid the gently rolling farmland of the Hagerstown Valley at an elevation of about 550 feet. Along a short portion of Mulberry and Martin Streets, a small area in the southwest part of Town, and the south side of Cumberland Street, west of Toms Run, the land is comparatively steep between 8 and 15%. There is no area within the Town or the immediate vicinity with a slope greater than 15%.

Soils

All of the soils in Clear Spring and its surrounding area are classified as part of the Murrill soils association. (A soil association is a landscape that has a distinctive pattern of individual soils types.) The Murrill association contains well-drained soils on colluvial deposits that contain lime. They are fertile, fairly easily managed, and highly productive under good management. Besides being deep, well-drained, and productive, they have a high capacity for furnishing moisture to crops. Most of the acreage has excellent air drainage and is highly regarded for orchards, as well as for general farm crops and pasture.

The dominant Murrill soils provide good building sites, but are in competition with farming and are located close to the floodplain.

The following soil types are found within the Clear Spring Town limits (see Appendix A for full names of soil types).

- Most common soil within the Town and surrounding area is the MoB2. This soil has 0 to 8 percent slope and is moderately erodible. They are well suited for buildings and all crops grown in the area.
- Po soils are found around Toms Run. These soils are well drained with floodplain areas. They are not well suited for buildings due to the proximity to the floodplain, however they are suited for pasture, under good management practices.
- A small area on the east side of Toms Run contains soils that are not suitable for building (Lm) due to proximity to the floodplain.
- A large area in the southwest portion of Town is well suited for building (DmB2). These soils are moderately sloped (3 to 8 percent) of Duffield Silt Loam. The soil is easily worked and highly productive.
- A small area on the west side of Toms Run and in the northeast portion of Town is the MoC2 soil. This soil has slopes ranging from 8 to 15% and is moderately erodible.

- A small area on the northwest side of Toms Run contains the best agricultural soils in the Murrill series (MsA). These are 0 to 3% slope, deep, not eroded and have a moderate to high moisture supplying capacity.

Hydrology

Clear Spring is located within the Little Conococheague watershed, a basin from Pennsylvania which includes the Fairview Mountains and drains into the Potomac River. The entire watershed consists of 18.9 square miles of land with a total of 16.7 square miles in Maryland. Precipitation drains into the Chesapeake Bay and the Atlantic Ocean. A large part in the upper segment of the watershed is in the forested Indian Spring Wildlife Management Area. The watershed is sparsely populated with some farmland in the lower sections. Clear Spring is the only town in the watershed. Toms Run begins in the Fairview Mountains and flows free until it reaches Clear Spring. Through Clear Spring it is within concrete control walls then flows freely until it reaches the Little Conococheague Creek. Toms Run is the largest tributary to Little Conococheague Creek. Toms Run flows into Little Conococheague Creek near where it connects with the Potomac River in the southern end of the county near the West Virginia line.

According to the Washington County geologic map, the Town proper is underlain by the Conococheague Limestone, a predominantly dark blue-gray rock with some thin shale beds. Just west of Town is a northeast-southwest belt of Elbrook Limestone, generally a light gray to blue-gray shaly limestone and limy shale. Still further west, on the east slope of Fairview Mountain, where at least four of the Town wells and a spring are located, are narrow outcrops of several different rock units. The lithologic and hydrologic characteristics of all these rocks vary considerably, thus making it difficult to accurately predict the exact depth and yield of any specific water supply.

Clear Spring is situated in the western portion of a broad, predominately limestone valley known as the Hagerstown Valley or Great Valley, which trends north-northeast between South Mountain on the east and Fairview Mountain on the west. Although potentially a resource, these limestones are sufficiently widespread that no one area is preferred over another for mineral extraction. Shale has been produced southwest of Clear Spring in the past and limestone quarrying is possible, but not probable, unless major construction projects occur in the general area.

Prime Agricultural Land

Prime agricultural land is property that is available for farming and that has the combination of physical and chemical characteristics for producing food, feed, forage, fiber and other oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. For a property to be considered prime farmland, the soil must have acceptable levels of permeability,

acidity or alkalinity, and sodium and must have an adequate and dependable water supply from precipitation or irrigation.

There are several areas of prime agricultural land within the Town and surrounding area. There is prime short term agricultural land in the north and south just outside of Town. The farm on the northeast side of Town is within the County's Agricultural Preservation Program.

The majority of the land in the north and northeast area outside the Town limits is in the agricultural district program. This area is probably the best agricultural district within the County.

Sensitive Areas

Maryland's Economic Growth, Resource Protection, and Planning Act of 1992 requires local governments to include a sensitive areas element in their comprehensive plans. This element must contain goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development. Four environmentally sensitive areas that require protection under the Act are 1) streams and their buffers, 2) 100-year floodplains, 3) habitats of threatened and endangered species, and 4) steep slopes. Local jurisdictions may choose to protect other types of sensitive areas including natural and cultural resources. The sections that follow describe sensitive areas in and around the Town of Clear Spring.

Streams and Their Buffers

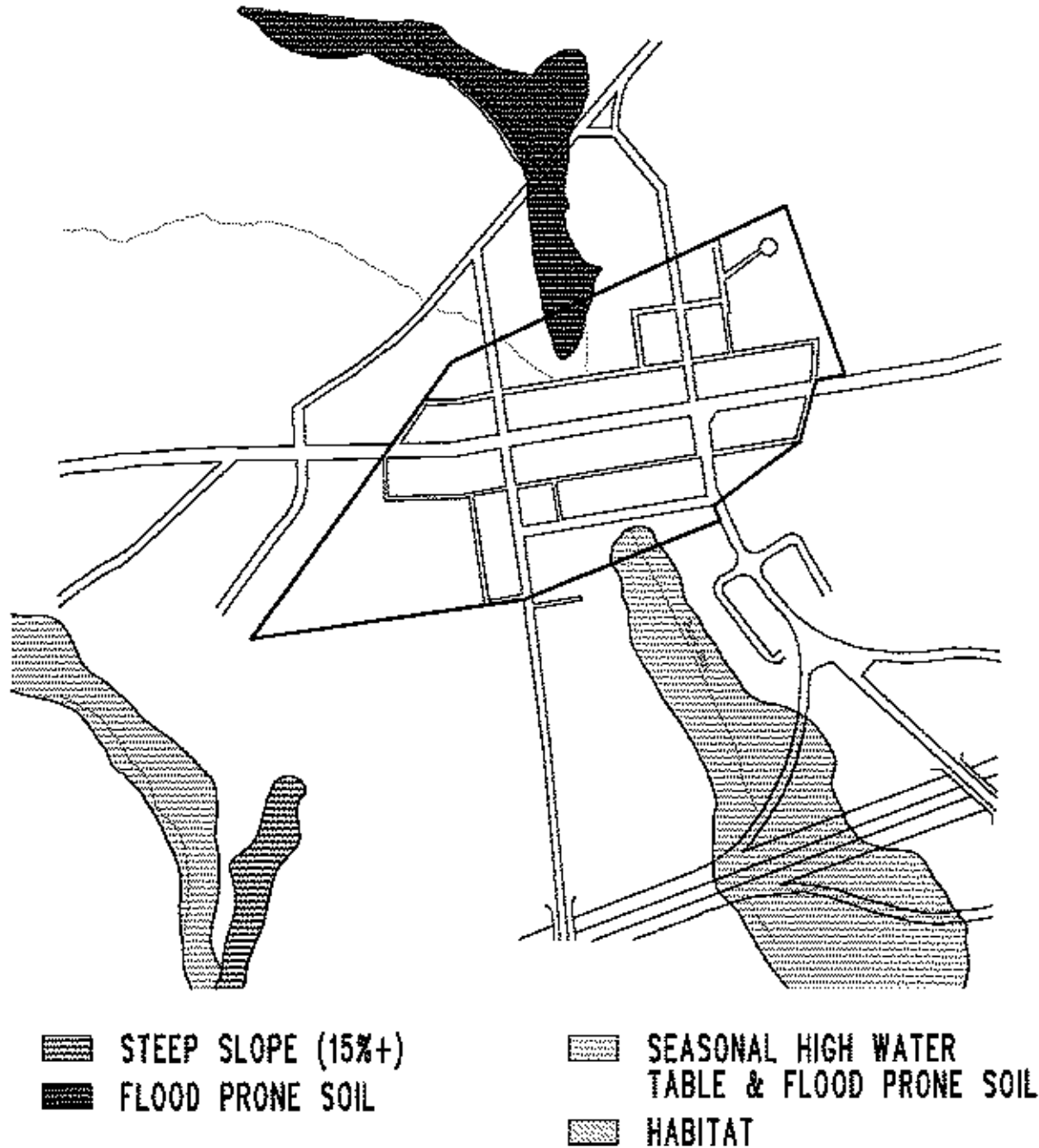
Toms Run is the only major stream within the Town or vicinity. Its location is shown on the Sensitive Areas map, Figure 2.


Preservation of natural land and vegetation along a stream provides a buffer that protects the stream from sediment, nitrogen, phosphorous and other runoff pollutants. No formal buffers have been established along Toms Run by the County within the vicinity of the Town.

Through the majority of Town, Toms Run flows along concrete/stone walls with existing residential development adjacent to the walls. In the northern end it runs through existing farmland, then flows freely to the Little Conococheague Creek. Toms Run is designated as a Class IV trout stream.

A storm drain was constructed, in the late 1970's to handle stormwater flow. The drain runs north and south through town. The drain flows between 128-130 Cumberland Street south to between 127-129 south Hawbacker Street.

CLEAR SPRING, MARYLAND SENSITIVE AREAS



 PREPARED BY THE MARYLAND OFFICE OF PLANNING
LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES

Scale: 1 inch = 800 feet

Floodplains

The 100-year floodplain is the land area along a stream that is susceptible to inundation by a flood of a magnitude that would be expected to occur on average only once every 100 years as a result of rainfall and runoff from upland areas. The 100 year floodplain of the Toms Run stream is shown in Figure 2.

Habitats of Threatened and Endangered Species

Certain areas, due to their physical or biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species. These areas, called habitats, may include breeding, feeding, resting, migratory, or overwintering areas. Physical or biological features of habitats may include the structure and composition of the soil, vegetation, and faunal community, water chemistry and quality, and geologic, hydrologic, and microclimatic factors. Habitats may need special management or protection because of their importance to the conservation of threatened or endangered species.

The classifications "endangered", "threatened", and "in need of conservation" are official State designations under Maryland's Endangered Species Law. Threatened species are those that could become endangered. Uncommon species that are considered secure but occur only in localized populations are placed on a watchlist. The classification "rare" is given to species that are found in fewer than 21 locations in the State.

The Maryland Natural Heritage Program is responsible for monitoring and documenting the well-being of endangered and threatened species. No habitats for endangered or threatened species have been found within the town limits of Clear Spring.

Steep Slopes

Steep slopes are considered sensitive areas because of their potential for soil erosion and instability, as well as the diversity of plant and animal species found on undisturbed slopes. Clearing and grading of steep slopes results in increased soil erosion. The steeper the slope is, the greater the erosion problem. Runoff from rainfall carries eroded soil into streams. By increasing the turbidity of the stream, this sediment destroys the stream's plant and animal life.

For the purpose of this report, slopes over 15 percent are considered to be steep. The Town of Clear Spring is characterized by gently sloping terrain (less than 8 percent) with much land nearly level (less than 5 percent). There are only a few areas within the town with slopes of 8-15 percent. This includes a short portion of Mulberry and Martin Streets; a small area in the southwest part of town; and the south side of Cumberland Street, east of Toms Run. All these areas are already developed.

Historic Areas Preservation

Historic areas preservation is included in this report as sensitive areas because of the Town's architectural and historic character. The Town appears much as it did at the end of the late 19th century. It has remained basically untouched, except for cosmetic alterations, throughout much of the 20th century. The Town has not experienced the demolition and replacement of historic buildings with modern structures. The way buildings are set directly at the public right-of-way and the architectural style of buildings take a visitor to another place and time. Clear Spring is eager to maintain its small town quality and to date, has almost no modern intrusions within its municipal limits. However, with the establishment of a ski resort directly beyond the Town, there is concern about the type and scale of development that may occur in the near future.

DEMOGRAPHICS AND PROJECTIONS

Population Characteristics and Trends

Clear Spring's population of about 539 in the 1930's had dropped to 500 by the 1940's. According to U.S. Census data, the Town grew the fastest between 1940 and 1950 when the population increased from 500 residents to 558, a gain of over 11%. However, the population decreased from 558 in 1950 to 488 in 1960, a 12.5% decline. The highest population reported by the U.S. Census, since 1930, was 558 in 1950 and the lowest was 415 in 1990. Table 1 shows Clear Spring's population as reported by the U.S. Census for the period 1930 to 1990.

YEAR	CLEAR SPRING POPULATION	POPULATION CHANGE	
		NUMBER	PERCENT
1930	539		
1940	500	-39	-7.2%
1950	558	+58	11.6%
1960	488	-70	-12.5%
1970	499	+11	2.3%
1980	477	-22	-4.4%
1990	415	-62	-13.0%

SOURCE: Maryland Office of Planning, U.S. Census Bureau

The 1990 population of Clear Spring was reported as 415, including 98 percent white residents and nearly one percent residents of Asian or Hispanic origin. Table 2 shows the 1990 age composition of Clear Spring's population. There were 340 adult residents (ages 18 and over) of which 32 were 65 years of age or older in 1990. The population of children (residents less than 18 years of age) was 75.

TABLE 2: AGE COMPOSITION OF CLEAR SPRING'S POPULATION						
	1990		1980		1970	
	Number	Percent	Number	Percent	Number	Percent
Less than 18 years	75	18%	124	26%	164	33%
18 to 64 years	261	63%	270	57%	275	55%
65 years and older	79	19%	83	17%	60	12%
TOTAL POPULATION	415	100%	477	100%	499	100%

SOURCE: Maryland Office of Planning, Planning Data Services

Clear Spring's age composition in 1990 and 1980 show the population become older. There was a 6 percent increase in the 18 to 64 year old group, a 2 percent increase in the 65 years and older group between 1980 and 1990, and an 8% decrease in the less than 18 year old group.

A relatively large proportion of Clear Spring's population, 19 percent, is elderly. By comparison, 13.8 percent of Washington County's population and 10.8 percent of Maryland's population were 65 years of age or older in 1990.

The resident composition of Clear Spring's population is fairly stable. More than 63 percent of residents lived in the same house at the time of the 1990 census as in 1985. About 94 percent of those who resided in Clear Spring in 1990 lived within Washington County in 1985.

Only one resident in Clear Spring was born outside the United States. All of Clear Spring residents reported English as the only language spoken.

According to the 1990 census, 58 percent of Clear Spring residents over the age of 25 were high school or college graduates. Five percent held a Bachelor's degree or higher. Of the school-age residents (3 to 17 years old), 70 percent were enrolled in elementary or high school.

In 1990, Clear Spring's population was comprised of 177 households including 123 families and 54 non-family households. Of the family households, 104 were married-

couple families, 6 were families with male heads of household, and 13 were families with female heads of household.

Projecting population for an individual town such as Clear Spring is not an easy task. The Clear Spring comprehensive plan completed in 1974 did not include population growth projections for the Town.

One method of projecting population is to look at a town's population over the last 30 years in relationship to the county's total population over the same 30 years. Clear Spring's population has comprised approximately 0.3% of Washington County's total population over the last 30 years. Assuming this trend will continue one can project the Town's population based on the projections prepared for the County. Table 3 shows Clear Spring's actual population as reported in each U.S. Census from 1930 through 1990 and the projected population of 427 in the year 2000 and 443 in the year 2010. These projections would produce a net gain of 12 residents between 1990 and 2000 (a 2.9 percent increase in population) and a net gain of 16 residents between 2000 and 2010 (a 3.7 percent increase in population).

YEAR	POPULATION
1930	539
1940	500
1950	558
1960	488
1970	499
1980	477
1990	415
2000	427*
2010	443*
* - Projected Population	

In a town with a population as small as Clear Spring, one relatively large subdivision or other residential development project could increase population significantly. It is reasonable to assume, however, that unless special efforts are made to encourage

growth, the population of Clear Spring will change very little between now and the year 2010.

Housing

According to the 1990 census, there were 184 housing units in Clear Spring of which 177 or 96 percent were occupied. Of the occupied units, about 63 percent were owner-occupied while 37 percent were rented. By comparison there were 187 housing units in Clear Spring in 1980 of which 180 or 96 percent were occupied.

According to 1990 Census data, 73 percent of Clear Spring's housing units were built prior to 1939. Fifty-five percent of the units were single-unit detached structures; 24 percent were in structures with two to nine units, and 2 percent were mobile homes. With only a few exceptions, Clear Spring's housing units are very well maintained.

The median value of Clear Spring's owner-occupied housing units was \$59,400 in 1990. This value was considerably less than the \$83,000 median value of housing units in Washington County as a whole in 1990 and even farther below the \$116,500 median value of housing units in Maryland. Ninety-seven percent of Clear Spring's owner-occupied housing units were valued at less than \$100,000.

Census data show that 7.5 percent of Clear Spring's homeowners spent more than 35 percent of their income on housing costs in 1990. By comparison, 8.2 percent of Washington County homeowners and 12.0 percent of Maryland homeowners spent more than 35 percent of their income on housing.

According to Census data, 20 percent of Clear Spring's renters spent more than 35 percent of their income on rent in 1990. By comparison, 19 percent of Washington County renters and 28.8 percent of Maryland renters had rent costs that exceeded 35 percent of their income.

Business and Employers

The driving force behind Clear Spring's economy is employment in the Hagerstown area.

Income

In general, income levels in Clear Spring are slightly lower than income levels in other parts of Washington County and considerably lower than income levels in the rest of Maryland. According to data from the U.S. Census, the median income for Clear Spring households in 1989 was \$25,909, 12.5 percent less than the \$29,632 median household for Washington County as a whole. These data are shown in Table 4.

TABLE 4: MEDIAN HOUSEHOLD INCOME (1989)	
JURISDICTION	INCOME
Clear Spring	\$25,909
Washington County	\$29,632
Maryland	\$39,386
SOURCE: 1990 U.S. Census	

Table 5 presents other income data collected by the 1990 U.S. Census. Only 67.7 percent of Clear Spring's households had wage and salary income, compared to 75.8 percent of Washington County's households and 82.6 percent of Maryland households.

In Clear Spring, the percentages of households receiving social security income (30 percent) and retirement income (15 percent) in 1989 were almost the same for Clear Spring as for the rest of Washington County and Maryland. Mean social security income was also lower in Clear Spring (\$7,088) than in the County (\$8,131) or the State (\$7,661), but mean retirement income was considerably less in Clear Spring (\$7,080) than in Maryland (\$12,844) and slightly less than Washington County (\$8,509).

The percentage of households receiving public assistance income was 2.8 percent in Clear Spring lower than the Washington County rate of 6.5 percent and considerably lower than Maryland's 6.0 percentage rate. Similarly, Clear Spring had a lower percentage of the population below the poverty level (5.0 percent) than Washington County (9.3 percent), and lower than Maryland (8.3 percent). The pattern was similar for the percentages of families below the poverty level, including families with children under five years of age and families headed by females. For each of these groups, Clear Spring had 0 percentage of the population below the poverty level, which is lower than Washington County and Maryland.

Clear Spring is in a better relative position regarding the percentage of its elderly population living in poverty. Clear Spring's elderly population was less likely to be below the poverty level (6 percent) than were the elderly populations of Washington County (13.1 percent) or the State (10.5 percent).

TABLE 5: SELECTED 1989 INCOME DATA FOR CLEAR SPRING, WASHINGTON COUNTY AND MARYLAND

	Clear SPRING	WASHINGTON COUNTY	MARYLAND
% of households with wage and salary income	67.7%	75.8%	82.6%
% of household with social security income	30.0%	29.4%	22.2%
Mean social security income	\$7,088	\$8,131	\$7,661
% of households with retirement income	15.0%	16.4%	17.1%
Mean retirement income	\$7,080	\$8,509	\$12,844
% of households with public assistance income	2.8%	6.5%	6.0%
Mean public assistance income	\$3,332	\$3,687	\$3,915
% of population below poverty level	5.0%	9.3%	8.3%
% of families below poverty level	0.0%	7.2%	6.0%
% of families with children under 5 below poverty level	0.0%	12.5%	10.8%
% of female headed families below poverty level	0.0%	29.4%	20.9%
% of female headed families with children under 5 below poverty level	0.0%	57.3%	40.1%
% of elderly population below poverty level	6.0%	13.1%	10.5%

SOURCE: U.S. Bureau of Census, 1990 Survey of 1989 Income

LAND USE

Existing Pattern of Land Use

About two-thirds of Clear Spring's developed land parcels are committed to residential use (see figure 3 for a map of existing land use). The typical residential parcel is on relatively small lots with 30 foot width as the standard size. Most of the remaining parcels contain either commercial or semi-public buildings. The majority of commercial establishments are located along Cumberland Street.

The majority of residents in Clear Spring must get outside the Town for many of their consumer needs. However, the Town contains some commercial establishments to satisfy the daily needs of residents. They include a hardware store, video store, two liquor stores, a bank, two taverns, a convenience store just outside of Town limits, a towing service, paving contractor, and storage business. A new McDonalds has opened east of Route 68 coming into Town. The property is partly within the Town.

The majority of the land adjacent to the town is developed residential or farmland. There is a residential development just southwest of the Town, with the majority of farm land to the north. There is scattered residential development south of the Town along Martin Street. A few residences exist on the east side of the I-70 and Maryland 68 interchange. The west side of the interchange is a commercial center comprised of a convenience store and dentist office.

The County regulates development adjacent to Town with about 3/4 of the area being zoned Highway Interchange and the remaining 1/4 zoned Rural Residential. The County has recently completed an interchange study in which it reviewed all interchanges and made recommendations on zoning changes. The Clear Spring interchange (I-70 and Maryland 68) has been recommended for the following zoning classifications:

- both southern quadrants are recommended as HI-1
- northeast quadrant is recommended HI-1, adjacent to the interchange and HI-2, further north
- northwest quadrant is recommended HI-1, adjacent to the interchange and HI-2 further west

The HI-1 classification is intended for those areas closest to the interchange. It is similar to the existing HI zone. It would permit heavy commercial and light industrial development.

The HI-2 classification is a transitional zone between HI-1 and residential development. It would permit restricted commercial and residential development.

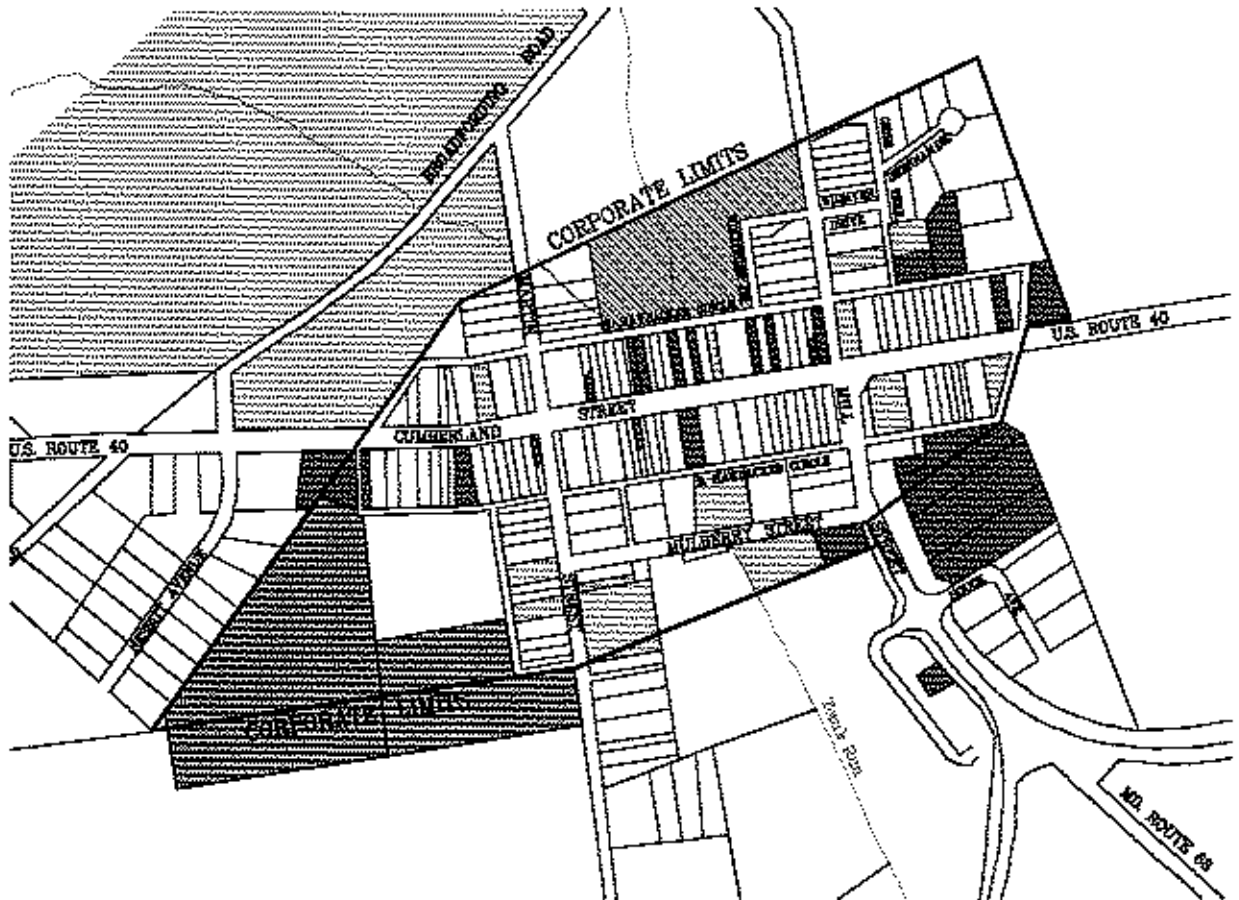
North of Cumberland Street and west to Tom's Run is an area zoned Rural Residential within the County. There is also a small area south of Cumberland Street west of the town line zoned Rural Residential. This classification permits single family residential development on a minimum of 20,000 square feet provided water and/or sewer are available or planned.







The County's Comprehensive Plan designates the Town as a Town Growth Area. These areas are designed to accommodate residential growth in small town environments where services can be provided. The County is in the process of working with the Town to establish a growth area boundary around the Town.


Public Land and Parks

The Clear Spring County Park, owned by the County, is located on about 21 acres on the old junior/senior high school site. The park is in the southwest end of Town off Martin Street, partly within the Town. The Town Hall is located on the north side of Cumberland Street part way between Mill Street and Martin Street. Other institutional buildings are spread throughout the Town. These include schools, a volunteer fire

CLEAR SPRING, MARYLAND 1994 LAND USE



- | | | | |
|---|--------------|---|----------------------|
|  | RESIDENTIAL |  | PUBLIC / SEMI-PUBLIC |
|  | COMMERCIAL |  | PARKS / OPEN SPACE |
|  | AGRICULTURAL |  | VACANT / FARMLAND |


 PREPARED BY THE MARYLAND OFFICE OF PLANNING
 LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES

Scale: 1 inch = 600 feet

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

department and ambulance squad. The schools are located adjacent to the western town line.

Agricultural Land

Agricultural land within the corporate boundaries are located on the perimeter of the Town. The two farm areas within Town are located in the northern end of Town between Mill Street and Martin Street and at the northeast end of Town. Both farms belong to the same owner. The farm in the north end is not actively farmed and is divided by Tom's Run. The northeast farm is actively farmed and considered prime agricultural land.

Surrounding farms to the north and northeast are in the Agricultural District Program. A few smaller farms for sale north of the Town along Broadfording Road are for sale.

There are very few vacant lots in Clear Spring. These are mostly intermingled with residential and commercial properties and in most cases, have the same ownership as adjacent developed lots.

Existing Land Use In Relation To The Comprehensive Plan

Clear Spring's pattern of development is generally consistent with the Comprehensive Development Plan adopted by the Town in 1974. That Plan provided for a town center along Cumberland Street between Mill and Martin Streets and along the north side of Cumberland Street from Mill Street to near the Town limits. "Town Center" allows densely developed residential property intermingled with a variety of commercial and public uses. The majority of the rest of the Town is "Town Residential" which provides for the continuation of existing high density residential development.

A few deviations from the 1974 plan occurred in the Town Residential Area. The vacant area on the east side of Tom's Run in the southern part of Town was developed as a bank and post office. The corner of north Hawbacker Circle and Cumberland Street in the southeast end of Town was developed as the Clear Spring Ambulance Company. A vacant lot on the corner of Gehr Terrace and North Hawbacker was developed as a storage shed business.

In the Town Center a few deviations from the 1974 plan occurred. The old post office and fire hall were converted to commercial businesses. Two residences along Cumberland Street were converted to mixed use commercial/residential. One residence was converted to a bed and breakfast.

TRANSPORTATION

Streets and Highways In Clear Spring

Two State maintained highways (Routes 40 and 68) are the main traffic arteries within the town of Clear Spring. Inside the town limits U.S. 40 is know as Cumberland Street and U.S. 68 becomes Mill Street. The remaining roads in town are maintained by the County via a contract with the town.

Route 40 provides an alternative east/west route through town, connecting east to Hagerstown and west to I-70. Maryland Route 68 links the town to Interstate 70. I-70 is a major east/west corridor. North of Cumberland Street, U.S. 68 becomes Mill Street, a north/south route, connecting Broadfording Road and the newly opened ski resort. Since the opening of the resort in 1992, the town has experienced a traffic congestion problem at the traffic light at Mill and Cumberland Streets. In 1992 the State Highway Administration redid the light pattern at this intersection which has seemed to improve some of the congestion. The Washington County Engineer Department studied the problem and outlined a development plan to address the situation. The cost estimate for the project was around \$160,000. No means for funding this project has been established.

The County CIP has scheduled improvements for Mill Street for FY 95. The State resurfaced Maryland 68 in 1993.

All of the local streets in Clear Spring are paved and in good condition. Martin Street is the only other north/south route in town other than a few small one-lane alleys. Martin Street connects to Broadfording to the north, and is sometimes used as an alternate route to the ski resort. Mulberry Street runs east/west, parallel to Cumberland Street, and connects Martin and Mill Streets in the south end of town.

Parking seems to be adequate to serve the needs of the community.

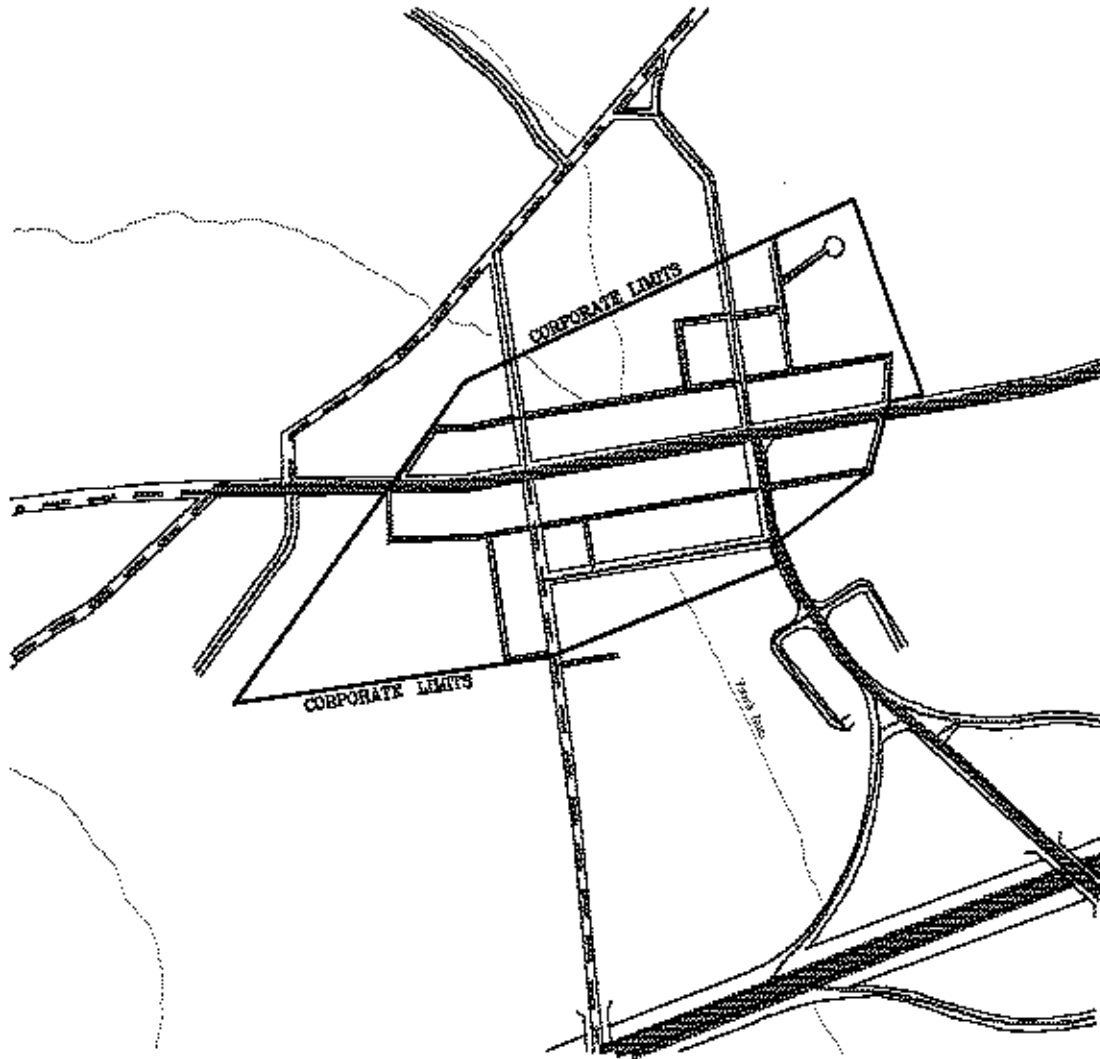
Public Transportation

The Washington County Commuter Bus passes through Clear Spring as it travels from Hagerstown to Hancock on Fridays. No other public transportation is available nor has any mention of other services been made.

Pedestrian And Bicycle Movement

There are no public sidewalks along any of Clear Spring's streets except Cumberland Street, a small portion of north and south Martin Street, and a small portion of north and south Mill Street. There are no bicycle paths within the Town. Pedestrians and bicyclists share the roads with motor vehicles. Because of the low level of traffic on the local roads, this arrangement has not been a problem.

CLEAR SPRING, MARYLAND EXISTING STREETS AND HIGHWAYS



MAJOR ARTERIAL

COLLECTOR

MINOR ARTERIAL

LOCAL



PREPARED BY THE MARYLAND OFFICE OF PLANNING
LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES



Scale: 1 inch = 800 feet

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

COMMUNITY FACILITIES

Water System

The Town of Clear Spring provides water service to Town residents, businesses and residents outside the Town. Water is supplied by two springs and 4 wells feeding a 1.5 million gallon reservoir located at the foot of the Fairview Mountains northwest of Town. The reservoir has been the primary source of water for the Town since the 1930's.

Water line expansions have been made in the system over the years. The most recent expansions were extending the 8' water line north on Draper Road, east from the Outdoor School and south of I-70. These improvements were for future development. The Town has a high domestic per capita water use probably due to the lack of residential metering. The Town is now in the process of installing water meters throughout the Town.

The Town has jurisdiction over providing water and sewer service for a 1/4 mile around the town.

Sewer System

The Town of Clear Spring provides sewer service to Town residents, businesses and a few residents outside the Town. The plant is owned by the town and operated via a contract by the Washington County Sanitary Commission. Sewerage is treated at the Town's treatment plant located on the southwest side of I-70, outside the Town limits. The plant was constructed in 1976 and modified in 1988. It has a gross capacity of .2 MGD, with the current total flow at .076 MGD. Treatment is by oxidation-chlorination and released into Toms Run. Five tons of sludge is also generated by the plant per year. The Town discharges the sludge at the plant, except during October through March when it is hauled away by the County.

The Town is currently working on a sludge thickener improvement project.

Solid Waste Services

The Town of Clear Spring maintains a contract with a private hauler to collect trash from residents once a week. The contractor hauls the trash to the County landfill for disposal. The Town does not charge citizens a separate fee for disposal but pays the service from tax's collected. The County provides recycling bins for the Town of Clear Spring residents at the Clear Spring County Park.

Emergency Services

Police services are provided by the Maryland State Police and the Washington County Sheriff's Department. Both departments patrol the highways around the Town and

occasionally drive through the Town. When a crime occurs either department will respond.

The Clear Spring Volunteer Fire Department responds to fire and rescue emergencies in Clear Spring and the surrounding area. The Company receives some County and State funds that offset operating costs. Nonetheless, the company relies on donations and fund raisers with services provided by unpaid volunteers. The Company has about 55 active members who respond to calls. The majority respond from their homes or place of work, although there are bunker facilities at the fire station for approximately six individuals. The coverage area extends an average of 18 to 10 miles beyond the town. The company maintains two class A pumper trucks, a 2,000 gallon tank, 1,200 gallon engine/tanker, utility truck, brush truck, and a rescue truck which is equipped with a Hurst tool. A Hurst tool is used to extricate individuals who are trapped in vehicles involved in auto accidents. The company also maintains an older tanker and engine which are only used if necessary. The Clear Spring Volunteer Fire Company responded to 225 calls in 1993.

The Clear Spring Ambulance Squad provides emergency services at the scene of medical emergencies and transports patients who need additional care to area hospitals. The squad receives some county and state funds that offset operating cost. Nonetheless, the squad relies on donations and fund raisers with services provided by unpaid volunteers. The squad has between 126 and 150 active members. The majority respond from their homes or place of work, although there are bunker facilities at the station for four individuals. The squad responds to calls in Clear Spring and the surrounding area. The squad renovated an old service station and moved into it in 1986. The station is located on the corner of South Hawbacker and Cumberland Street in the east end of town. The squad maintains three ambulances and two chase vehicles. Squad membership ranges from trained first respondents to certified paramedics. The Clear Spring Ambulance Squad responded to 664 calls in 1993.

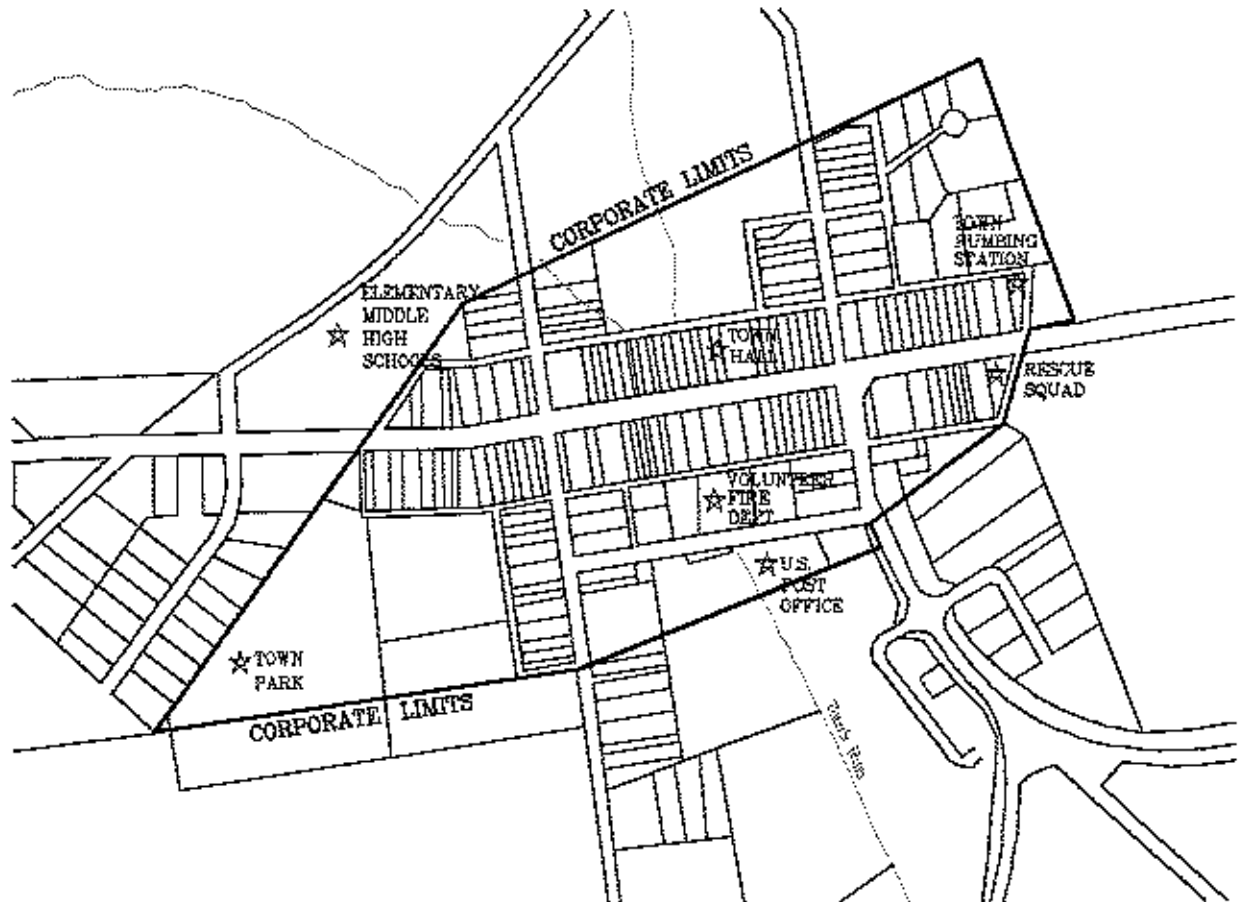
Government Facilities

The Clear Spring Town hall, built in 1965, contains a large, all purpose room for council meetings, planning meetings and is available to citizen of the Town. The building also contains a small office for the Town clerk.

The focal points of recreation is the Clear Spring County Park located on South Martin Street on the site of the old junior/senior high school. It is a 21 acre site with baseball, softball, volleyball and other outdoor activities. The park is partly within the Town limits and partly in the County.

The fire company carnival grounds, located south of the Town boundary along the east side of Martin Street, includes one large outdoor stage, a picnic shelter with tables, large indoor activities center and open space.

CLEAR SPRING, MARYLAND COMMUNITY FACILITIES



PREPARED BY THE MARYLAND OFFICE OF PLANNING
LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES

Scale: 1 inch = 600 feet

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Public schools at Clear Spring serve all children in the Town and surrounding areas from kindergarten through high school. There are four public schools adjacent to Clear Spring's Town limits; an elementary, middle, high and Fairview Outdoor School.

The elementary school was built in 1954 on a 9 acre site on the south side of Broadfording Road west of the Town. Clear Spring Elementary School serves children in kindergarten through fifth grade. The 38,257 square foot building has a capacity of 440 students. Enrollment was 393 in the fall of 1992. There is a playground on the site.

The 1992 Washington County School Facilities Master Plan evaluation of Clear Spring Elementary School resulted in an overall continued use rating with maintenance problems identified.

The middle school was built in 1979 on a 34.17 acre site across the street from the elementary school. Clear Spring Middle School serves children in grades sixth through eighth. The 66,122 square foot building has a capacity of 590 students. Enrollment was 373 in the fall of 1992. The school shares playgrounds and playing fields with the high school.

The 1992 Washington County School Facilities Master Plan evaluation of Clear Spring Middle School resulted in an overall condition rating of "excellent".

The high school was built in 1974 and renovated in 1989 on a 60 acre site adjacent to the middle school. Clear Spring High School serves children in grades nine through twelfth. The 101,662 square foot building has a capacity of 626 students. Enrollment was 239 in the fall of 1992. There are shared playgrounds and playing fields with the middle school on site.

The 1992 Washington County School Facilities Master Plan evaluation of the physical condition of the Clear Spring High School resulted in a overall condition rating of "good".

The Fairview Outdoor School was built in 1979 on a 92 acre site adjacent to the middle and high schools. The Fairview outdoor school serves fifth grade students from all Washington County school. A different group of students visit the school every week. The average class has 70 students. The students spend the week at the school involved in various outdoor activities.

According to the 1992 Washington County School Facilities Master Plan the following enrollment projections were given:

YEAR	PROJECTIONS
CLEAR SPRING ELEMENTARY	
1994	413
1995	427
1996	436
1997	436
CLEAR SPRING MIDDLE	
1994	349
1995	342
1996	347
1997	359
CLEAR SPRING HIGH	
1994	475
1995	485
1996	472
1997	477

Washington County maintains a free library for all residents. The main library is in Hagerstown with six branch libraries and two book mobiles within the County. There is no branch library in Clear Spring. The bookmobile does visit the Town once a week.

The Town has established a committee to study the feasibility of locating a branch library within the town.

The Clear Spring branch of the U.S. Post Office is located on Mulberry Street just southeast of the Cumberland Street and Mill Street intersection.

The nearest drug stores and major medical facilities are located in Hagerstown.

A dentist's office is located just outside of Town on South Mill Street.

Comprehensive Development Plan

DEVELOPMENT GOALS AND POLICIES

As representatives of the Clear Spring community, the Mayor and Council and members of the Town's planning commission discussed goals and visions for the Town at a workshop conducted during the fall of 1993. Participants addressed the future character of the community, how much growth should occur and how it should take place, the physical environment, economic development priorities, and local government responsibilities. Goals and visions for the Town are listed below. Factors that may help the community to achieve these goals, as well as problems that must be overcome, are also described.

Character of the Community

GOALS

- Preserve the joys of small community life.
 - Continue to be a family-oriented community that embraces traditional values such as trust among neighbors.
 - Preserve the town's historic character.
- AND provide S. Areas -*

Clear Spring residents can build on many of the Town's strengths in order to achieve these visions of the future. These strengths include a sense of community, the moral upbringing and values of current residents, the neighborliness of the town, the town's low crime rate, and the area's rich history. Also the religious diversity within the community, cooperation among the various churches, active civic organizations, and residents, commitment to volunteerism are other assets that will help to preserve traditional values. The individuals and organizations that have worked to maintain historic character in and around Clear Spring have contributed to preserving the town's history and set a precedent for the future. The Town's historic character can be maintained by requiring that new or infill development and rehabilitation of historic structures conform to the general design of existing buildings in the community in terms of height, setback, size, and materials.

There is a need for a library and youth center or community center. These facilities would provide a gathering place that would enhance Clear Spring's sense of community.

The presence of local law enforcement services is important to the maintenance of a safe community. Town residents feel that the State Police and County Sheriff's Department are able to provide a level of police protection that will ensure that the crime rate remains low. The town employs a parking enforcement officer to ensure proper use of parking spaces and meters.

Growth

GOALS

- Remain a small town.
- Utilize vacant lots within the Town for growth.
- Avoid development sprawl outside the Town limits.
- Encourage commercial development at the I-70 interchange.

Clear Spring is not experiencing the same pressures for growth as are many communities within a major metropolitan area. Consequently, Clear Spring should be able to remain a small Town. The policy of the town is not initiate annexation but will consider requests from property owners. Future requests are most likely to concern farm property which has a potential for development to the northeast end of the Town's current boundaries, due to its proximity to the ski resort and the resort's lack of services.

Although the Town is not experiencing growth pressure now, several factors may cause this to change. Being the access to Whitetail Ski Resort from Baltimore and Washington makes Clear Spring more attractive to businesses than many other rural locations. An additional factor is that the resort has very limited support facilities available within the area. The community offers a wholesome environment for the people to live in, a good educational system with an elementary, middle and high school adjacent to the Town limits. Good fire and rescue services, a modern wastewater treatment system with sufficient capacity to handle some growth, and available land adjacent to the Town.

Clear Spring is the logical and appropriate location for new development in this area of Washington County. To avoid sprawl, development should be encouraged at the I-70 interchange. The Town is now working with the County to establish a growth boundary around the Town. Future growth should be directed within this growth area. The County has identified the Clear Spring interchange area as suitable for highway interchange development within the Washington County Highway Interchange Study.

There are some factors that may limit Clear Spring's ability to grow. Foremost is the lack of employment opportunities within the Town. The lack of commercial and

professional services, i.e., supermarket, doctors offices, and the need for senior citizen housing to support a growing population. The County is currently working with the Town to find an appropriate location for a senior citizen housing complex.

Physical Environment

GOALS

- Leave a legacy of clean air and water, *and protected sens. areas* to Clear Spring's future generation of residents.
- Continue the commitment to well-maintained streets and properties.

Clear Spring is in a strong position to achieve these goals. Air quality in and around the Town is generally good and there are no plans for any industrial uses near the Town. The Town wastewater treatment plant and water system will help ensure that water resources are not degraded by development.

There is a need for wastewater collection south of the Town along Route 68. Since the Town's wastewater treatment plant is located on the south side of I-70. Waste water collection can be addressed in order to ensure a quality environment in the surrounding area. An organized recycling program exists within the Town to preserve the overall environment.

The Town will continue to inspect the streets to determine the need for maintenance. Based on the results of the survey the County performs the needed major repairs and the Town pays for the material. The Town contracts for minor repairs. Route 40 and Route 68 repair work is done by the State Highway Administration.

Economic Development

GOALS

- Continue to rely on the Hagerstown area as the mainstay of the town's economy.
- Attract service industries to serve population and ski resort.
- Remain a bedroom community.

Clear Spring is a bedroom community 10 miles west of Hagerstown, the county seat, and wishes to remain this way. The majority of Clear Spring's population is employed in the Hagerstown area. The town has no plans for locating industrial employment in the town or surrounding area.

The presence of Whitetail Ski Resort just across the Pennsylvania line from town is one of Clear Spring's greatest assets. The main access to the resort from Maryland is I-70 to Route 68/Mill Street through Clear Spring. The interchange area has seen a tremendous increase in traffic since the opening of the resort in 1992. This interchange could be further developed with support services for the ski resort and existing population including hotels, motels, and restaurants.

Government

GOALS

- Continue the tradition of responsible town government.
- Keep the town's tax rate down.
- Maintain affordable water/sewer rates.
- Operate a Town government that is free of debt.
- Maintain a good educational system.
- Continue to enact laws and regulations that encourage development while protecting the environment and the small town character of Clear Spring.
- Ensure that the Town's procedures for review and approval of proposed development are reasonable, effective, and efficient.

For many years, Clear Spring has had a strong and stable town government which has met the needs of the community while maintaining a tax rate that is as low as possible. The town government actively seeks grants from other levels of government and other financing projects that do not incur debt for the Town. There is a strong partnership between the town government and civic organizations which helped to fund many projects. Finally, there is excellent cooperation between the town and county governments that enables them to act in concert to the benefit of the Clear Spring community.

The Town clerk reviews applications and the Town zoning administrator approves building and development permits. The county provides inspections for the Town to ensure buildings and projects conform to regulations. The Town government is responsive to developers concerns during review and approval of proposed developments. Town officials will continue to explore techniques that give the Town flexibility in responding to development proposals. They will also explore opportunities to streamline the town's regulatory process.

Keeping the town's tax rate at its current level is a priority of the town government.

Annexation Policy

The Town has no immediate plans for annexation. The current policy is to wait for land owners or developers to seek annexation. The only areas, at this time, that the Town has even considered as possible annexation areas are the two farms to the northeast and southeast of Town. The Town is now working with the county to determine a growth area around the Town. Further discussion and policies concerning annexation will be developed along with the growth boundary study. One factor the Town is now considering is the cost of extending services, i.e., water and sewer, street maintenance, and whether the Town can afford annexation. However, the Town's policy in extending water/sewer service outside the Town limits is to have property owners give future right to annex.

State Mandates

The goals and visions described above for Clear Spring are consistent with and will help to implement the following development visions mandated for all jurisdictions in Maryland:

- Development is concentrated in suitable areas.
- Sensitive areas are protected.
- Growth is directed to existing population centers, and resource areas are protected.
- Conservation of resources, including a reduction in resource consumption, is practiced.
- Stewardship of the Chesapeake Bay and the land is a universal ethic.
- Economic growth is encouraged and regulatory mechanisms are streamlined.
- Funding mechanisms are addressed to achieve the visions.

In order for local jurisdictions to achieve their development goals and visions, the State requires that local comprehensive plans include six elements: (1) land use; (2) transportation; (3) community facilities; (4) mineral resources; (5) sensitive areas; and, (6) plan implementation. These elements were addressed by Clear Spring officials in several workshops during 1994. Their ideas are summarized in the sections that follow.

Land Use Element

A land use plan is one mechanism for ensuring that development occurs in a manner that is consistent with the community's goals and visions. The Clear Spring's plan provides for the following categories of land use:

- Town Center
- Town Residential
- Suburban Residential
- Neighborhood Commercial
- Agricultural
- Municipal, Governmental, and Institutional (Public Facilities)
- Recreation/Open Space

The sections that follow describe each category of land use and the locations of that land use category within Clear Spring's existing Town limits and in areas adjacent to the Town limits.

For development within the Town limits, the Town government is committed to the use of flexible development regulations that promote innovative and cost-saving site designs and protect the environment. By permitting cluster development the Town hopes to encourage more varied, efficient, imaginative, and economical development patterns. Allowing cluster development increases a developer's flexibility in the location and arrangement of homes, may result in reduced lengths of streets and utility improvements, and encourages more attractive usable patterns of open space.

The Town clerk reviews development proposals for conformance with the Town's zoning map and ordinance. The Town is responsible for the review of public utilities and streets in new developments for conformance with Town standards. Town officials are committed to review and take action on development proposals promptly. The County provides building and development inspections to ensure compliance with approved plans.

Land Use Within Clear Spring's Existing Boundaries

TOWN CENTER

Town Center is a mixed land use category in which densely developed residential parcels intermingle with a variety of commercial and public uses. The areas of Clear Spring that are designated as Town Center are located primarily along Cumberland

Street. The area is along both sides of Cumberland Street from Martin Street to Mill Street and along the north side of Cumberland Street from Mill Street to Thompson's Towing.

Town Center residential uses include single-family detached dwellings, duplexes, townhouses, and apartments. The area also contains Town Hall, professional offices, and commercial uses such as retail shops and restaurants.

The small lot sizes (5,000 square feet per single family dwelling) plus the provision for various types of residences in the Town Center are factors that could facilitate small-scale development of affordable housing.

Off-Street parking is essential to realize continuation and expansion of business potential. Attempts should be made to control long-term parking on streets during business hours.

TOWN RESIDENTIAL

Most of Clear Spring is designated for Town Residential land use. Single-family, duplexes, townhouses, and apartment style residences are found in this area. In the Town Residential area, development is less dense with about four single-family residences, or ten multi-family units per acre. Allowing quarter-acre lots for single-family residences and various styles of multi-family dwellings is a policy that enables development of affordable housing in the Town Residential area.

The area designated for Town Residential development within the Town includes land that is currently in residential use as well containing the majority of public facilities and the agricultural area.

SUBURBAN RESIDENTIAL

The styles of residences in the Suburban Residential area are larger lot single-family dwellings. The Suburban Residential land use category provides for more open space with about two single-family units per acre. There are no Suburban Residential areas within the corporate limits of Clear Spring. There is however several areas just outside the Town. A small area around Houck Avenue, an area along Route 40 west of the Town line (including Nesbitt and Boyd Avenue) and a large area south between the Town line and I-70 along Martin Street are designated Suburban Residential on the Comprehensive Plan map.

AGRICULTURAL

Clear Spring's existing land use shows one area designated as Agricultural. This area is between Mill and Martin Streets. The majority of the land in the north and northeast area adjacent to the Town limits is within the County agricultural district program. This area is probably the best agricultural district within the County.

MUNICIPAL, GOVERNMENTAL, AND INSTITUTIONAL (PUBLIC FACILITIES)

Most of the parcels within Clear Spring that are currently used for municipal, governmental, or institutional purposes are designated as Suburban Residential. These parcels include the post office, rescue squad, fire department, most churches, and the County park. Town Hall is located in the Town Center designated area. The Town's wastewater and water treatment plants and the school facilities are located outside of Town.

RECREATION/OPEN SPACE

The areas designated as Recreation/Open Space include publicly owned park land as well as privately held land on which further development is prohibited. The one area designated Recreation/Open Space within the existing Town limits is the Clear Spring County Park, and along Toms Run.

Annexation Areas

Further discussion and policies concerning annexation will be developed along with the growth boundary study. One factor the Town is considering is the cost of extending services (i.e., water and sewer, street maintenance, street lights, trash removal, and police protection) and whether the Town can afford annexation.

Land Use Outside The Town Limits

SUBURBAN RESIDENTIAL

The largest area designated for Suburban Residential use is just outside Clear Spring's southern boundary. This property is not expected to be annexed.

COMMERCIAL

Areas designated as commercial on the Comprehensive Plan map are intended for retail and other businesses that serve the public. Property adjacent to the I-70 and Maryland 68 interchange should be reserved for further commercial development. This land use designation should be further investigated in the Town Growth Area Study.

AGRICULTURAL

The majority of farmland outside the existing Town limits is not expected to be annexed. Most likely this land will continue to be used for agricultural purposes. A portion of farmland in the northeast along Broadfording Road, Mill Street and the Groh Farm are the only areas the Town may consider for annexation. These areas are currently on the market and may be developed due to the ski resort.

MUNICIPAL, GOVERNMENT, AND INSTITUTIONAL (PUBLIC FACILITIES)

There are several municipal parcels that are outside the Town limits. One is the wastewater treatment plant on the south side of I-70. The Town's wells are located west of town at the base of the Fairview Mountains. The school facilities are also located west of town. The Town has no plans to annex land on the south side of I-70 or as far west as the Fairview Mountains. The Town would not benefit by annexing the school property.

RECREATION/OPEN SPACE

South of Clear Spring, adjacent to the Clear Spring County Park is a small area designated as Recreation/Open Space. Currently this area is vacant, but may be used to expand the park in the future.

Transportation Element

As discussed in the background section of this plan, the State-maintained roads (U.S. Route 40 and Maryland Route 68) and county maintained Mill Street provide links to Clear Spring's grid of local streets. Table 6 classifies the major streets within and adjacent to Clear Spring as Major Arterial, Minor Arterial, Collectors, and Local. these classification are shown graphically on the Existing Streets and Highway map. Figure 4 shows the Existing Streets and Highways in Clear Spring and vicinity.

MAJOR ARTERIAL	MINOR ARTERIAL	COLLECTORS	LOCAL
Interstate 70	Maryland Route 68	Southern Portion of Martin	Mulberry
	U.S. Route 40	Broadfording	Northern portion of Mill
	Cumberland Street	Boyd	North and South Hawbaker
			Northern portion of Martin
			Hollinger Drive
			Gehr Terrace
			Widmyer Drive
			Brennan Drive
			Nesbitt Avenue

The only significant change proposed to the existing street configuration is the relocation of Mill Street. The county has done a preliminary study of a proposal to relocate Mill Street from near its intersection with Houck Avenue east around the town and connect to Broadfording Road. This proposal would eliminate the traffic concerns associated with the ski resort. Further study is needed, however, to determine the growth impact of such a project. There are no plans to upgrade existing sidewalks. Of course, there will be continual need to maintain the existing streets and the sidewalks along Cumberland Street. Town officials will continue to inspect Clear Spring's streets to determine the need for maintenance. The Town is responsible for the cost of materials and minor repairs and the County supplies the labor to complete the major repairs. A private contractor provides snow removal for the streets in Clear Spring.

The Town is not compelled to adhere to State or national standards for street construction when the work is funded by locally generated revenue or by the Town's portion of State highway user fees. Nonetheless, the Town will continue to require that new streets have 40-foot rights-of-way and 24-foot pavement widths. These standards coincide with the requirements that must be met when using Federal funds or State aid in lieu of local funds to construct streets. In addition, the Town will require sidewalks along streets in new subdivisions.

No future enhancement of public transportation services in Clear Spring is planned.

Community Facilities Element

Clear Spring's existing and planned community facilities are adequate to serve the town's existing and future needs (see Figure 5). The wastewater treatment plant is on the south side of I-70 outside the town limits. The town's wells are located at the base of the Fairview Mountains west of the town limits. Future plans for Clear Spring's community facilities are discussed in the following sections.

Water and Sewer System

The Town's water system has adequate capacity to handle the Town's existing population. Since the Town is projecting limited growth the water system will be adequate to serve future growth as well. The Town has recently begun implementing a water meter program in residences. Several leaks in the water system were also discovered and repaired. This action has resulted in decreased water usage in the Town.

The Town's wastewater system is adequate to serve the Town's existing population and planned growth. The Town is discussing the possible future need for an additional holding tank and sludge thickener at the wastewater treatment plant.

Solid Waste Services

The Town will continue to contract with a private hauler to collect trash from Town residents. In addition, the Town government is committed to continue to implement a recycling program. There are recycling bays located at the County Town Park.

Emergency Services

There are no plans for the Town government to undertake the police function. The Town will continue to rely on the County Sheriff's Department and the State Police for law enforcement services.

Similarly, the Town will continue to rely on volunteer organizations to provide fire and emergency medical services. According to the groups that provide these services, existing facilities are adequate to serve the current and future population on the Town.

Government Facilities

The Town has no plans for major improvements to the Municipal Building. There are long range plans to improve the Clear Spring County park by adding an ice skating rink, soccer field bleachers, and a fitness trail. Details of these projects are discussed in the Washington County Recreation Plan. In 1994, lights were installed at the little league field.

The Clear Spring Elementary School is currently operating at about 94 percent of design capacity. However with the limited growth predicted the elementary school projections do not show the school reaching capacity until 1998. If any large development is proposed prior to 1998 a close look on the impact it will have on the elementary school should be done. School planning officials will monitor changes in the areas population and continue to make enrollment projections, and analyze the need for additional facilities.

The Clear Spring Middle School is currently operating at about 59 percent of design capacity. Consequently, the existing school can accommodate a sizeable increase in the areas school age population.

The Clear Spring High School is currently operating at about 76 percent of design capacity. Consequently, the existing school can accommodate any anticipated increase in the areas school age population.

Mineral Resources Element

Shale has been produced southwest of Clear Spring in the past. There is a possibility of a limestone quarry in the area. This is not probable. Currently no mineral resources are being mined in the vicinity of Clear Spring.

Sensitive Areas Element

As previously stated there are no habitats or steep slope areas in town needing protection. Stream, buffer and flood areas in town are associated w/ Toms Run.

transient

Clear Spring's residents are committed to protecting the historic and environmentally resources of the community from adverse effects of development. Many of the goals and visions presented at the beginning of the Comprehensive Plan section of this document address preservation of these resources.

→ New FP

More specifically, There is a need to restrict development along Toms Run as a means of protecting the stream and the 100-year floodplain. Also development to the north of Town should be carefully monitored to ensure protection of the prime agricultural land in that area.

Plan Implementation Element

City's buffers The goal of S. A. protection should be to minimize impacts of development from site design and best management practices so that post-development

Clear Spring officials should take several steps to implement the goals and policies contained in the comprehensive plan including goals and policies concerning the use of flexible development regulations that promote innovation and protect the environment, streamlined review of development applications, and the use of innovative techniques for economic development in areas designated for growth. Some of these steps are:

impacts are equal to or better than pre-development conditions.

- Update the Town zoning map and zoning ordinance to be consistent with the comprehensive plan map and with the development goals and policies stated in the plan.
- Review the Town's subdivision regulations to ensure that they are consistent with the goals and policies contained in the comprehensive plan.
- Examine the Town's procedures for review and approval of proposed development and make changes, if necessary, to streamline the process.
- Implement capital project review procedures that ensure that infrastructure projects undertaken by the Town government are consistent with the development goals and policies included in the plan.
- Work in cooperation with the County government on an area-wide comprehensive plan. Emphasize the need for a Town growth area for the concentration of development around the Town.

Town officials should also develop public investment strategies and resources that further the visions and goals identified in this plan. As part of this effort, they should develop a capital improvement program that includes the facilities projects discussed in the plan. The Town has already implemented the Americans With Disabilities Act.

The Town government should continue to involve community organizations in planning and funding public projects. In addition, officials should continue to be aggressive in seeking county, State, and Federal grants.

APPENDIX A

SOIL TYPE SYMBOLS AND NAMES	
SYMBOL	NAME
MoB2	Murrill gravelly loam, 0 to 8 percent slope, moderately eroded
Po	Pope gravelly loam, nearly level to 8 percent
Lm	Lindside silt loam, wetness and the possibility of flooding
DmB2	Duffied silt loam, 3 to 8 percent slopes, moderately eroded
MoC2	Murrill gravelly loam, 8 to 15 percent slopes, moderately eroded
MsA	Murrill silt loam, 0 to 3 percent slopes
SOURCE: 1962 Soil Survey Washington County	

APPENDIX B

Historical information was obtained from:

Town of Clear Spring - Historic Structures Survey and Inventory - 1992 Volume I

Completed for the Washington County Department of Housing and Community
Development - by Julianne Mueller

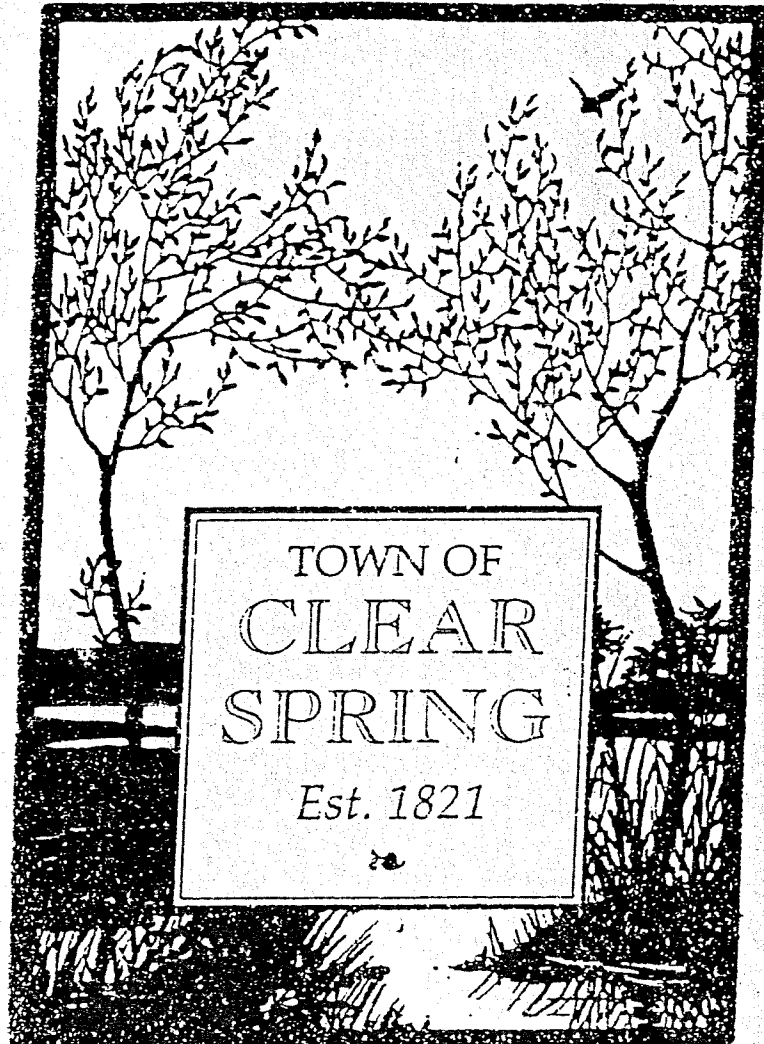
APPENDIX B

Historical information was obtained from:

Town of Clear Spring - Historic Structures Survey and Inventory - 1992 Volume I

**Completed for the Washington County Department of Housing and Community
Development - by Julianne Mueller**

COMPREHENSIVE DEVELOPMENT PLAN



PREFACE

At the request of the Town of Clear Spring, the Maryland Office of Planning updated the Town's Comprehensive Plan. The preparation of this report was funded in part by the Local Transportation Planning Grant Program. This grant program is a cooperative effort by the Maryland Office of Planning and the Maryland Department of Transportation.

Town and State officials at the time of preparation of this Comprehensive Plan were:

Clear Spring Mayor and Town Council

Paul D. Hose, Mayor
Julianna M. Albowicz, Vice Mayor
William Albowicz
Gary Grove
Mason B. Munday

Clear Spring Planning Commission

Daniel Blair, Chairman
Steward Brennan
Blaine Mills
Nancy Keefer
Paul Hose, Ex-Officio

Clear Spring Town Clerk

Nancy L. Keefer

Maryland Office of Planning

Ronald M. Kreitner, Director
Scribner H. Sheafor, Chief, Local Planning Assistance
William R. Atkinson, Regional Planner
Robert Barth, Draftsman
Jessie Ash, Planning Data
Betsy Zentz, Clerical

ADOPTION RESOLUTION

MAYOR AND COUNCIL OF CLEAR SPRING
CLEAR SPRING, MARYLAND 21722

RESOLUTION 1-95

WHEREAS, Article 66B of the Annotated Code of Maryland empower local municipalities to provide for the orderly growth and development of their respective jurisdictions; AND

WHEREAS, the Clear Spring Mayor and Council have recently completed an update and revision of their Comprehensive Development Plan;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Town Council of Clear Spring that the local document known as the 'Town of Clear Spring Comprehensive Plan' is hereby adopted and placed into effect this 7th day of MARCH, 1995.

Nancy L. Keefer
Nancy L. Keefer, Clerk

Paul D. Hose
Paul D. Hose, Mayor

MARCH 7, 1995
Date

7 MARCH 1995
Date

TABLE OF CONTENTS

BACKGROUND	1
Location	1
History	1
Natural Features	5
Climate	5
Topography	6
Soils	6
Hydrology	7
Prime Agricultural Lands	8
Sensitive Areas	8
Streams and Their Buffers	8
Floodplains	9
Habitats of Threatened and Endangered Species	9
Steep Slopes	10
Historic Areas Preservation	10
Demographics and Projections	10
Population Characteristics and Trends	10
Housing	13
Businesses and Employers	14
Income	14
Land Use	16
Existing Pattern of Development	16
Public Land and Parks	18
Agricultural Lands	18
Existing Land Use in Relation to the Comprehensive Plan	18
Transportation	19
Streets and Highways in Clear Spring	19
Public Transportation	19
Pedestrian and Bicycle Movement	19
Community Facilities	20
Water Supply System	20
Sewage System	20
Solid Waste Services	20
Emergency Services	21
Government Facilities	21

COMPREHENSIVE DEVELOPMENT PLAN	24
Development Goals and Policies.....	24
Character of the Community	24
Growth.....	25
Physical Environment	26
Economic Development	26
Government.....	27
Annexation Policy	28
State Mandates	28
Land Use Element	29
Land Use Within Clear Spring's Existing Boundaries.....	30
Annexation Areas	31
Land Use Outside the Town Limits	31
Transportation Element.....	32
Community Facilities Element	34
Water and Sewer Systems	34
Solid Waste Services	34
Emergency Services.....	34
Government Facilities.....	35
Mineral Resources Element.....	35
Sensitive Areas Element.....	35
Plan Implementation Element.....	36
APPENDIX A.....	38
APPENDIX B	38

TABLES AND FIGURES

TABLES

Clear Spring Population (1930-1990)	11
Age Composition of Clear Spring's Population	11
Clear Spring Population (1930-2010)	13
Median Household Income (1989) Clear Spring, Washington County, Maryland ..	15
Selected 1989 Income Data for Clear Spring, Washington County and Maryland.....	16

FIGURES

Clear Spring Location.....	1a
Sensitive Areas.....	8a
Town of Clear Spring Land Use - 1994.....	15a
Clear Spring Existing Streets and Highways	18a
Clear Spring Community Facilities	20a
Clear Spring Comprehensive Plan.....	37a

BACKGROUND

Location

Clear Spring is located in northwestern Washington County, two miles east of Fairview Mountains in the Hagerstown Valley Region. The Town is about 12 miles west of Hagerstown, the seat of Washington County. Clear Spring is located five miles south of the Pennsylvania line and four miles north of the meandering West Virginia state line.

National Pike (old U.S. Route 40) runs east to west through Clear Spring intersecting Maryland Route 68 near the east end of Town. Within the Town limits, U.S. 40 is known as Cumberland Street.

Interstate 70 is located just south of the Town limits with an interchange at Maryland Route 68. I-70 provides a high speed route east to Frederick, Maryland and west to Cumberland, Maryland and Breezewood, Pennsylvania.

Figure 1 shows Clear Spring's location within Washington County.

The land area within Clear Spring's corporate limits is an irregular shape. The municipal boundaries encompass a relatively small territory of just 73 acres. The Town has remained the same size and shape since the 1974 Plan. The Town was originally a rectangular shape (1822) and larger than the present size.

History

The region around Clear Spring was originally part of several parcels of land which, in the middle of the 18th century, belonged to Nathaniel Nesbitt, Sr., an Irish immigrant who had come to the area after first settling in Philadelphia. In 1756, Nesbitt purchased 105 acres known as Locust Thickett and soon began to acquire other neighboring tracts, including the 1763 purchase of the 690-acre property known as Hazard. At the time of his death in 1807, he held close to 700 acres which were divided among his 5 sons.

According to Scharf's History of western Maryland, the area that was to become the Town of Clear Spring was a sparsely settled village around Tom's Run, a branch of the Conococheague Creek by 1810, shortly after Nesbitt's death. By that time, its population was large enough to have been named the voting place for the Clear Spring Election District. However, it was not until the early 1820s that Clear Spring actually was platted and Town lots were first sold.

With the establishment of the National Pike, the founding of towns along it at regular intervals (or stages) equaling the length of a comfortable day's travel for a horse

became common. Clear Spring is one such town, being located approximately 12 miles west of Hagerstown, the previous stage stop.

The Town was laid out in 1821 in 72 lots by Martin Myers who had purchased land around the National Pike with the intention of establishing a town. The lots lined Cumberland Street (the National Pike) and Mill Street which intersected it. Two additional lots were platted at the west end of Town along what was later named Martin Street. The first lots were sold in 1822 and a post office was established in the Town, first known as Myerstown, 1 year later. By 1825, according to Scharf, the population of the Town had grown to 219 settlers and there is record that 47 dwellings had been erected, although it is unclear how many had been built since the establishment of the Town and how many pre-dated it. Of these buildings, at least 5 were occupied by tavern keepers. In addition, there were 4 stores and a schoolhouse. Residents included 15 carpenters, 9 shoemakers, 6 tailors, 4 masons, 3 cabinet makers, 3 wheelwrights, 3 wagonmakers, saddlers, 2 plasterers, 1 clergyman, a barber, and a butcher. The number of tradesmen related to building crafts indicates the demand for such skills in the growing Town. In addition, the number of tradesmen related to the business of travel (wheelwrights, wagonmakers, tavern keepers, etc.) provides some indication of the economic importance of the National Pike to the Town. The road continued in this important role, as seen by the steady increase in the number of establishments serving travelers -- by 1836, Clear Spring had seven hotels.

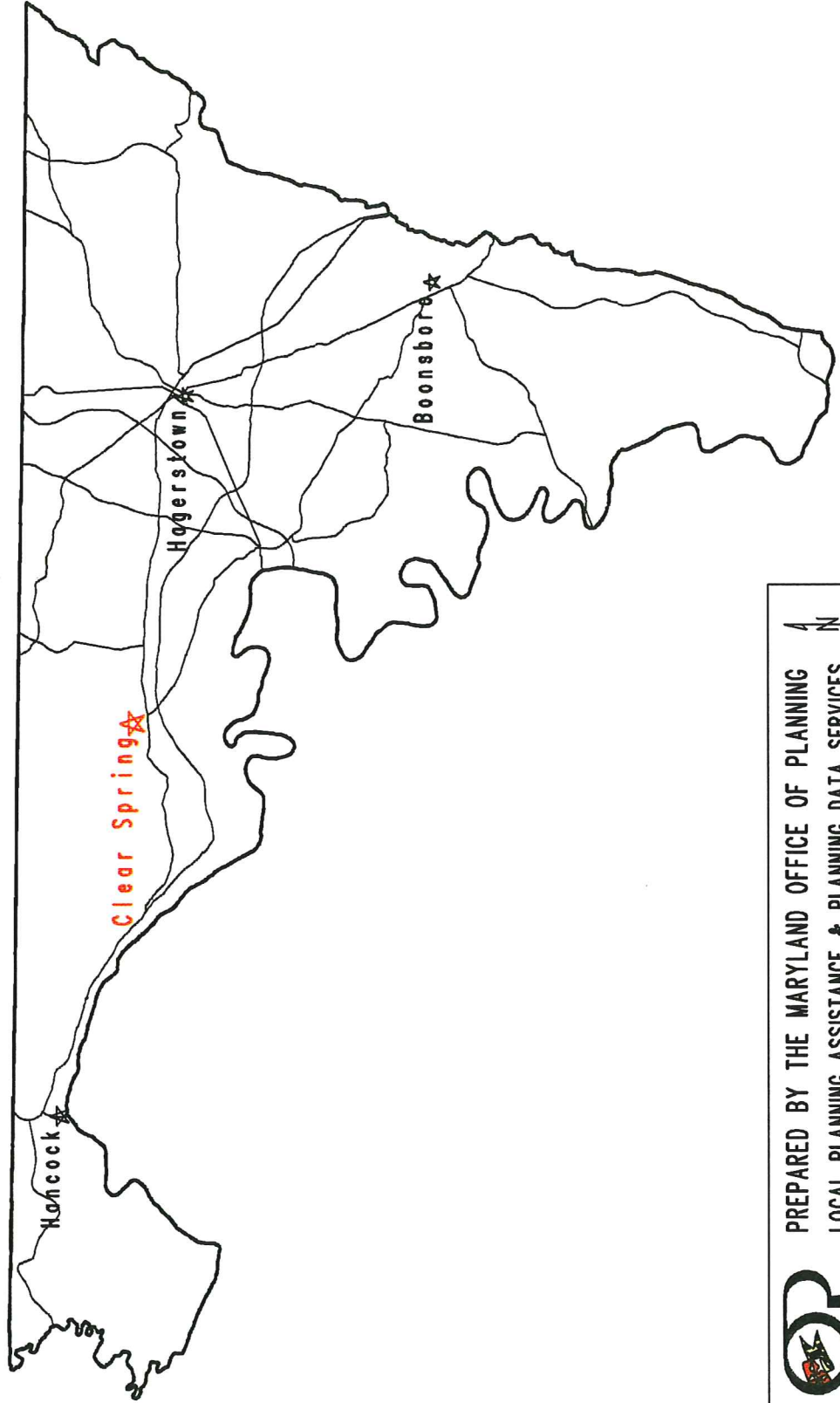
As in many towns in Western Maryland, Clear Spring was divided politically during the Civil War. Many local farms employed slave labor, as did several of the local industries, such as the Green Spring furnace. When houses in Town were sold, their sale sometimes included the slaves who provided household support. This was juxtaposed with residents who did not believe in slavery and with the free blacks who lived in Clear Spring, among them one of the original landowners in the Town. During the war, at least 60 men from Clear Spring enlisted in the armies. Several small skirmishes occurred around Clear Spring, but the only action in the Town was the passing through of troops on their way to battle.

Immediately after the end of the Civil War, the Town began to rebuild. Although no major battles had occurred in or around the Town, several of the Town's structures had been affected -- specifically, the churches that were converted into hospitals to serve soldiers wounded in nearby battles. In addition to the reconstruction of the churches, the first public school in Clear Spring was founded. Up until that time, education was provided in several buildings in Town and outside of Clear Spring, and was privately supported. Established originally in 1869, the public school was located in a large house which was remodeled into a 4 room schoolhouse the following year.

Based on historic maps, it is clear that by 1877, Clear Spring had remained a busy commercial center. The 1877 Atlas of Clear Spring shows that much of the

CLEAR SPRING, MARYLAND LOCATION MAP

WASHINGTON COUNTY



PREPARED BY THE MARYLAND OFFICE OF PLANNING
LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES

development of the Town as it is known today had already taken place. Cumberland, Mill, and Martin Streets are shown virtually entirely filled with buildings along both sides of each street. The atlas' business reference section lists a variety of commercial establishments, including several dealers in dry goods and notions, a hotel proprietor, 2 boot and shoe makers, a manufacturer of saddles and bridles, grocers, millers, dealers in hay and seed, a furniture manufacturer (an undertaker), confectioners, and merchants in everything from cigars to ice cream. In addition, a surgeon and physician are also listed. The names indicate residents and merchants of Anglo and German descent. However, additional information provided in the atlas about many of these residents notes that they were born in Washington County -- indicating that much of Clear Spring's population was first generation American. Another section of the atlas shows that, of the listed Clear Spring residents, most were farmers with sizable land holdings. The farms range from 104 to 814 acres, with most being around 400 acres in size.

The 1877 atlas also notes 2 structures -- a "Colored School" on North Martin Street and a "Colored Methodist Church" on South Mill Street at opposite sides of the Town -- that show that Clear Spring had a sizable African-American population following the Civil War.

Based on the architectural survey of Clear Spring, it is evident that a small building boom occurred in the Town during the 1880's and 1890's. This may have been in response to an increase in population. According to Scharf, the population of Clear Spring in 1880 was 791 inhabitants and, by the turn of the century, it was close to 1,000. Despite the development of the Town, Clear Spring did not offer amenities, such as a town water supply and an organized fire brigade that some other towns in Washington County of similar size had. It was not until well into the 20th century that such improvements were made in Clear Spring.

During the early part of the century, the National Pike continued to play a central role in the character of the Town. It was along this road, which was the principal source of immediate communication with communities beyond Clear Spring, that life centered. Interviews recount many stories about the road. Around the turn of the century, many farmers would herd their livestock down the road. It was not an unusual sight to see flocks of turkeys or herds of cattle passing through the Town. The road also brought Jewish peddlers and transients. At the beginning of the century, there were still several hotels and taverns in Clear Spring that accommodated not only the long distance traveler, but also the Town and neighboring rural population. Clear Spring was a popular place to congregate on Saturday nights. Farmers and their families would come into Town on those nights to shop at stores that would remain open to serve them. The restaurants were filled, as were the taverns. Several people recounted how the streets were filled with people on such nights and how the Town would become an exciting place. Essays compiled by the Clear Spring Historical Society on individual buildings describe the

brass bands that played on Saturdays, the medicine shows that came to Town, and the locals who sold their baked goods on the streets.

Shortly before World War I, the National Pike near Clear Spring was paved to accommodate the increasing amount of automobile traffic. The arrival of the automobile brought additional business opportunities to Clear Spring. This included the opening of garages to assist travelers.

By 1922, according to the Sanborn map of Clear Spring, the population of the Town was 600, a significant drop since the turn of the century. It is unclear why this decrease in population occurred. The map notes that water continued to be supplied by springs and private wells; there was no piped, town-wide system until the 1930s. The map further notes that the fire fighting system consisted of a volunteer bucket brigade and that there was no fire fighting equipment in the Town. A permanent fire station with equipment was established during the early 1940s in what is today the Town Hall of Clear Spring.

Education during the 1920s took place in 1 room schoolhouses at the elementary level and in the large public school (now demolished) on South Martin Street. A separate school for black children was located on North Martin Street. The teachers were mostly single women during the first three decades of the 20th century. Married women were not allowed to teach in the Washington County system until the late 1920s.

Because Clear Spring was relatively isolated financially, the Depression did not greatly affect the Town. Although there were people who suffered losses and people had to do without certain resources that became scarce, the Town's residents were self-reliant. One direct change during the Depression years was the large number of hobos who passed through the Town.

Of major importance to the Town was the construction of a town water system during the 1930's -- the only federally funded Depression Era project that took place in Clear Spring. A reservoir was built west of the Town by the Works Progress Administration in 1932 in response to an outbreak of typhoid (1931) and the subsequent prohibition of the use of the spring for drinking water.

During the World War II years, over 300 of Clear Spring's and its vicinity's men left the Town to serve in the armed forces. During that time, the Town's women took over their jobs. Following the war, many women who wished to remain employed had to look to larger towns to find jobs.

Of major significance to the Town was the construction of a new public school complex in the mid-1950s. The initial stage included the erection in 1956 of a new elementary school at the west end of Town along Cumberland Street. The complex has been incrementally expanded and continues to serve the community.

It is evident that Clear Spring, like many other small rural towns, was at one time commercially self-sufficient. There was a variety of stores and services to serve most of the everyday needs of the local population and there was little need to travel to larger towns to shop. This situation did not change until well after World War II. Since that time, however, many of the local commercial establishments, such as Pound's Bakery, the Franz furniture store and carpentry shop, the Clear Spring [flour] Milling Company, and grocery stores, have closed their doors. Few of the buildings have been demolished and most have been converted to other uses. Based on a comparison of the 1922 Sanborn map with current uses in Clear Spring, it is evident that most of the commercial establishments that were extant at that time were remodeled for residential use. Today, the Town's structures are principally residential in character. Although it is clear that some of them originally served another purpose, it is probable that many had been constructed with a residential space above the stores and were, therefore, already partially residential in architectural character. Thus, their conversion into pure residential use did not drastically alter the streetscape.

Today, Clear Spring is a quiet community with a population of 415 inhabitants. A glance at tax records shows that many of the Town's names are the same as those listed in early deeds and maps. The continuity of the number of original families in this Town is exceptional.

With the construction of Interstate 70 to its immediate south, there is no longer the type nor amount of traffic that once passed through Clear Spring. Still, Cumberland Street -- the old National Pike -- serves the local area population who pass through Clear Spring on their way to neighboring communities. Now, however, there is little reason to stop in the Town except to visit people. There are limited commercial establishments in the downtown area. There has also been a change in the religious community of the town. Of the seven churches indicated on the 1922 Sanborn map, five are standing, but only four are occupied by their congregations.

Several of the farms just north and east of the Town will be or are on the market. With the development of a ski resort nearby that currently has no support services (restaurants, hotels, etc.), it is feared that related uncontrolled development of these farms will change the historic landscape around the Town. This landscape, which has remained essentially unchanged since the beginning of the 19th century, is an important aspect of the Town's identity, heritage, character, and psyche.

NATURAL FEATURES

Climate

Temperatures in Clear Spring average 31.7 degrees in the coldest months (January-February) and about 73.1 degrees in the warmest months (June-July). Winds are

generally from the northwest during October through April and the south southwest during May through September.

Clear Spring averages about 38.8 inches of precipitation per year. The Town receives approximately 26.9 inches of snowfall per year.

Topography

The Town is built amid the gently rolling farmland of the Hagerstown Valley at an elevation of about 550 feet. Along a short portion of Mulberry and Martin Streets, a small area in the southwest part of Town, and the south side of Cumberland Street, west of Toms Run, the land is comparatively steep between 8 and 15%. There is no area within the Town or the immediate vicinity with a slope greater than 15%.

Soils

All of the soils in Clear Spring and its surrounding area are classified as part of the Murrill soils association. (A soil association is a landscape that has a distinctive pattern of individual soils types.) The Murrill association contains well-drained soils on colluvial deposits that contain lime. They are fertile, fairly easily managed, and highly productive under good management. Besides being deep, well-drained, and productive, they have a high capacity for furnishing moisture to crops. Most of the acreage has excellent air drainage and is highly regarded for orchards, as well as for general farm crops and pasture.

The dominant Murrill soils provide good building sites, but are in competition with farming and are located close to the floodplain.

The following soil types are found within the Clear Spring Town limits (see Appendix A for full names of soil types).

- Most common soil within the Town and surrounding area is the MoB2. This soil has 0 to 8% slope and is moderately erodible. They are well suited for buildings and all crops grown in the area.
- Po soils are found around Toms Run. These soils are well drained with floodplain areas. They are not well suited for buildings due to the proximity to the floodplain, however they are suited for pasture, under good management practices.
- A small area on the east side of Toms Run contains soils that are not suitable for building (Lm) due to proximity to the floodplain.

- A large area in the southwest portion of Town is well suited for building (DmB2). These soils are moderately sloped (3 to 8%) of Duffield Silt Loam. The soil is easily worked and highly productive.
- A small area on the west side of Toms Run and in the northeast portion of Town is the MoC2 soil. This soil has slopes ranging from 8 to 15% and is moderately erodible.
- A small area on the northwest side of Toms Run contains the best agricultural soils in the Murrill series (MsA). These are 0 to 3% slope, deep, not eroded and have a moderate to high moisture supplying capacity.

Hydrology And Geology

Clear Spring is located within the Little Conococheague watershed, an area which stretches from Pennsylvania and includes the Fairview Mountains draining into the Potomac River. The entire watershed consists of 18.9 square miles of land with a total of 16.7 square miles in Maryland. Precipitation drains into the Chesapeake Bay and the Atlantic Ocean. A large part in the upper segment of the watershed is in the forested Indian Spring Wildlife Management Area. The watershed is sparsely populated with some farmland in the lower sections. Clear Spring is the only town in the watershed. Toms Run begins in the Fairview Mountains and flows free until it reaches Clear Spring. Through Clear Spring it is within concrete control walls then flows freely until it reaches the Little Conococheague Creek. Toms Run is the largest tributary to Little Conococheague Creek. Toms Run flows into Little Conococheague Creek near its junction with the Potomac River in the southern end of the County near the West Virginia line.

According to the Washington County geologic map, the Town proper is underlain by the Conococheague Limestone, a predominantly dark blue-gray rock with some thin shale beds. Just west of Town is a northeast-southwest belt of Elbrook Limestone, generally a light gray to blue-gray shale limestone and lime shale. Still further west, on the east slope of Fairview Mountain, where at least four of the Town wells and a spring are located, are narrow outcrops of several different rock units. The lithologic and hydrologic characteristics of all these rocks vary considerably, thus making it difficult to accurately predict the exact depth and yield of any specific water supply. Clear Spring is situated in the western portion of a broad, predominately limestone valley known as the Hagerstown Valley or Great Valley, which trends north-northeast between South Mountain on the east and Fairview Mountain on the west. Although potentially a resource, these limestones are sufficiently widespread that no one area is preferred over another for mineral extraction. Shale has been produced southwest of Clear Spring in the past and limestone quarrying is possible, but not probable, unless major construction projects occur in the general area.

Prime Agricultural Land

Prime agricultural land is property that is available for farming and that has the combination of physical and chemical characteristics for producing food, feed, forage, fiber and other oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. For a property to be considered prime farmland, the soil must have acceptable levels of permeability, acidity or alkalinity, and sodium and must have an adequate and dependable water supply from precipitation or irrigation.

There are several areas of prime agricultural land within the Town and surrounding area. There is prime short term agricultural land in the north and south just outside of Town. The farm on the northeast side of Town is within the County's Agricultural Preservation Program. Any ordinance revisions should consider buffering of Agricultural Districts to minimize potential conflicts between Agricultural and Non-Agricultural uses.

The majority of the land in the north and northeast area outside the Town limits is in the agricultural district program. This area is probably the best agricultural district within the County.

Sensitive Areas

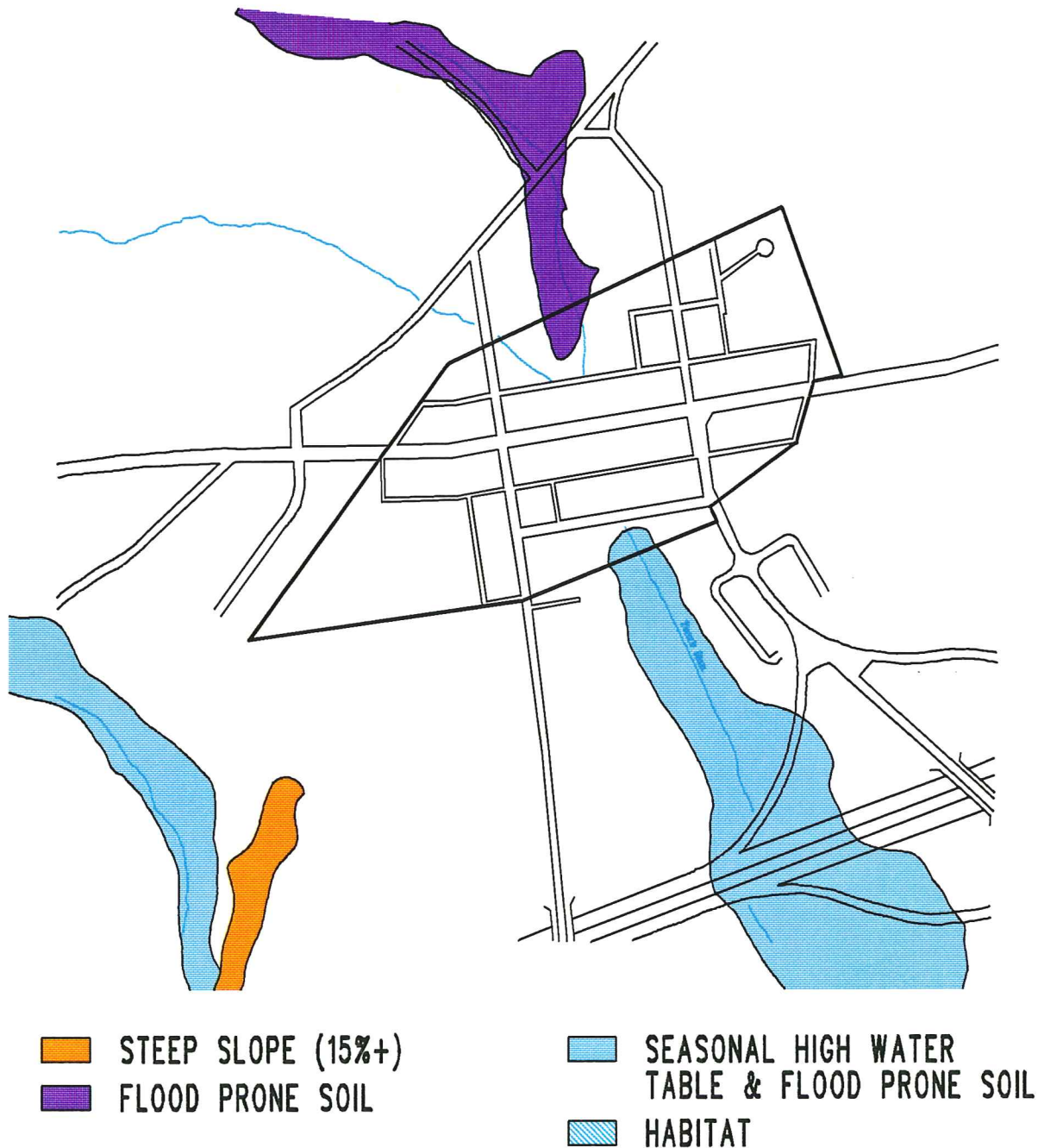
Maryland's Economic Growth, Resource Protection, and Planning Act of 1992 requires local governments to include a sensitive areas element in their comprehensive plans. This element must contain goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development. Four environmentally sensitive areas that require protection under the Act are 1) streams and their buffers, 2) 100-year floodplains, 3) habitats of threatened and endangered species, and 4) steep slopes. Local jurisdictions may choose to protect other types of sensitive areas including natural and cultural resources. The sections that follow describe sensitive areas in and around the Town of Clear Spring.

Streams and Their Buffers

Toms Run is the only major stream within the Town or vicinity. Its location is shown on the Sensitive Areas map, Figure 2.

Preservation of natural land and vegetation along a stream provides a buffer that protects the stream from sediment, nitrogen, phosphorous and other runoff pollutants. No formal buffers have been established along Toms Run by the County within the vicinity of the Town.

CLEAR SPRING, MARYLAND SENSITIVE AREAS



 PREPARED BY THE MARYLAND OFFICE OF PLANNING
LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES

Scale: 1 inch = 800 feet

Through the majority of Town, Toms Run flows along concrete/stone walls with existing residential development adjacent to the walls. In the northern end it runs through existing farmland, then flows freely to the Little Conococheague Creek. Toms Run is designated as a Class IV trout stream.

A storm drain was constructed, in the late 1970's to handle stormwater flow. The drain runs north and south through town. The drain flows between 128-130 Cumberland Street south to between 127-129 south Hawbacker Street.

Floodplains

The 100-year floodplain is the land area along a stream that is susceptible to inundation by a flood of a magnitude that would be expected to occur on average only once every 100 years as a result of rainfall and runoff from upland areas. The 100 year floodplain of the Toms Run stream is shown in Figure 2.

Habitats of Threatened and Endangered Species

Certain areas, due to their physical or biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species. These areas, called habitats, may include breeding, feeding, resting, migratory, or overwintering areas. Physical or biological features of habitats may include the structure and composition of the soil, vegetation, and faunal community, water chemistry and quality, and geologic, hydrologic, and microclimatic factors. Habitats may need special management or protection because of their importance to the conservation of threatened or endangered species.

The classifications "endangered", "threatened", and "in need of conservation" are official State designations under Maryland's Endangered Species Law. Threatened species are those that could become endangered. Uncommon species that are considered secure but occur only in localized populations are placed on a watchlist. The classification "rare" is given to species that are found in fewer than 21 locations in the State.

The Maryland Natural Heritage Program is responsible for monitoring and documenting the well-being of endangered and threatened species. No habitats for endangered or threatened species have been found within the Town limits of Clear Spring. However, there is 1 state endangered species found around Clear Spring. The Loggerhead Shrike (Lanius Ludovians) is a bird whose habitat is pasture land or open grassy fields which are bordered by fence rows or hedge rows. Any development which may impact this bird should be sent to the Natural Heritage Program for review.

Steep Slopes

Steep slopes are considered sensitive areas because of their potential for soil erosion and instability, as well as the diversity of plant and animal species found on undisturbed slopes. Clearing and grading of steep slopes results in increased soil erosion. The steeper the slope is, the greater the erosion problem. Runoff from rainfall carries eroded soil into streams. By increasing the turbidity of the stream, this sediment destroys the stream's plant and animal life.

For the purpose of this report, slopes over 15% are considered to be steep. The Town of Clear Spring is characterized by gently sloping terrain (less than 8%) with much land nearly level (less than 5%). There are only a few areas within the town with slopes of 8-15%. This includes a short portion of Mulberry and Martin Streets; a small area in the southwest part of town; and the south side of Cumberland Street, east of Toms Run. All these areas are already developed.

Historic Areas Preservation

Historic areas preservation is included in this report as sensitive areas because of the Town's architectural and historic character. The Town appears much as it did at the end of the late 19th century. It has remained basically untouched, except for cosmetic alterations, throughout much of the 20th century. The Town has not experienced the demolition and replacement of historic buildings with modern structures. The way buildings are set directly at the public right-of-way and the architectural style of buildings take a visitor to another place and time. Clear Spring is eager to maintain its small town quality and to date, has almost no modern intrusions within its municipal limits. However, with the establishment of a ski resort directly beyond the Town, there is concern about the type and scale of development that may occur in the near future. The Town should consider the creation of an Historic District Commission to review any alterations or improvements to ensure they are consistent with existing historic character.

DEMOGRAPHICS AND PROJECTIONS

Population Characteristics and Trends

Clear Spring's population of about 539 in the 1930's had dropped to 500 by the 1940's. According to U.S. Census data, the Town grew the fastest between 1940 and 1950 when the population increased from 500 residents to 558, a gain of over 11%. However, the population decreased from 558 in 1950 to 488 in 1960, a 12.5% decline. The highest population reported by the U.S. Census, since 1930, was 558 in 1950 and the lowest was 415 in 1990. Table 1 shows Clear Spring's population as reported by the U.S. Census for the period 1930 to 1990.

TABLE 1: CLEAR SPRING POPULATION (1930 - 1990)			
YEAR	CLEAR SPRING POPULATION	POPULATION CHANGE	
		NUMBER	PERCENT
1930	539		
1940	500	-39	-7.2%
1950	558	+58	11.6%
1960	488	-70	-12.5%
1970	499	+11	2.3%
1980	477	-22	-4.4%
1990	415	-62	-13.0%

SOURCE: Maryland Office of Planning, U.S. Census Bureau

The 1990 population of Clear Spring was reported as 415, including 98% white residents and nearly 1 percent residents of Asian or Hispanic origin. Table 2 shows the 1990 age composition of Clear Spring's population. There were 340 adult residents (ages 18 and over) of which 32 were 65 years of age or older in 1990. The population of children (residents less than 18 years of age) was 75.

TABLE 2: AGE COMPOSITION OF CLEAR SPRING'S POPULATION						
	1990		1980		1970	
	Number	Percent	Number	Percent	Number	Percent
Less than 18 years	75	18%	124	26%	164	33%
18 to 64 years	261	63%	270	57%	275	55%
65 years and older	79	19%	83	17%	60	12%
TOTAL POPULATION	415	100%	477	100%	499	100%

SOURCE: Maryland Office of Planning, Planning Data Services

A comparison of the age groups of the Towns population between 1990 and 1980 shows the population has become older. There was a 6% increase in the 18 to 64 year old group, a 2% increase in the 65 years and older group between 1980 and 1990, and an 8% decrease in the less than 18 year old group. This is particularly evident in the fact the number of people in the 18-64 and 65 and older age group decreased by 3.7% between 1980 and 1990 while the total population of the town decreased by 13%.

A relatively large proportion of Clear Spring's population, 19%, is elderly. By comparison, 13.8% of Washington County's population and 10.8% of Maryland's population were 65 years of age or older in 1990.

The resident composition of Clear Spring's population is fairly stable. More than 63% of residents lived in the same house at the time of the 1990 census as in 1985. About 94% of those who resided in Clear Spring in 1990 lived within Washington County in 1985.

Only one resident in Clear Spring was born outside the United States. All of Clear Spring residents reported English as the only language spoken.

According to the 1990 census, 58% of Clear Spring residents over the age of 25 were high school or college graduates. Five percent held a Bachelor's degree or higher. Of the school-age residents (3 to 17 years old), 70% were enrolled in elementary or high school.

In 1990, Clear Spring's population was comprised of 177 households including 123 families and 54 non-family households. Of the family households, 104 were married-couple families, 6 were families with male heads of household, and 13 were families with female heads of household.

Projecting population for an individual town such as Clear Spring is not an easy task. The Clear Spring comprehensive plan completed in 1974 did not include population growth projections for the Town.

One method of projecting population is to look at a town's population over the last 30 years in relationship to the County's total population over the same 30 years. Clear Spring's population has comprised approximately 0.3% of the County's total population over the last 30 years. Assuming this trend will continue one can project the Town's population based on the projections prepared for the County. Table 3 shows Clear Spring's actual population as reported in each U.S. Census from 1930 through 1990 and the projected population of 427 in the year 2000 and 443 in the year 2010. These projections would have a net gain of 12 residents between 1990 and 2000 (a 2.9% increase in population) and a net gain of 16 residents between 2000 and 2010 (a 3.7% increase in population).

TABLE 3: POPULATION 1930 TO 2010	
YEAR	POPULATION
1930	539
1940	500
1950	558
1960	488
1970	499
1980	477
1990	415
2000	427*
2010	443*
* - Project Population	

In a town with a population as small as Clear Spring, one relatively large subdivision or other residential development project could increase the population significantly. It is reasonable to assume, however, that unless special efforts are made to encourage growth, the population of Clear Spring will change very little between now and the year 2010. Tax records indicate there are 10 vacant residential parcels in Clear Spring. Some of those may not be buildable. Based on pass building permit trends it can be assumed that an additional 3 units per 5 years could be built.

Housing

According to the 1990 census, there were 184 housing units in Clear Spring of which 177 units or 96% were occupied. Of the occupied units, about 63% were owner-occupied while 37% were rented. By comparison there were 187 housing units in Clear Spring in 1980 of which 180 units or 96% were occupied.

According to 1990 census data, 73% of Clear Spring's housing units were built prior to 1939. Fifty-five percent of the units were single-unit detached structures; 24% were in structures with 2 to 9 units, and 2% were mobile homes. With only a few exceptions, Clear Spring's housing units are very well maintained.

Town median value of Clear Spring's owner-occupied housing units was \$59,400 in 1990. This value was considerably less than the \$83,000 median value of housing units in Washington County as a whole in 1990 and even farther below the

\$116,500 median value of housing units in Maryland. Ninety-seven percent of Clear Spring's owner-occupied housing units were valued at less than \$100,000.

Census data show that 7.5% of Clear Spring's homeowners spent more than 35% of their income on housing costs in 1990. By comparison, 8.2% of Washington County homeowners and 12.0% of Maryland homeowners spent more than 35% of their income on housing.

According to census data, 20% of Clear Spring's renters spent more than 35% of their income on rent in 1990. By comparison, 19% of Washington County renters and 28.8% of Maryland renters had rent costs that exceeded 35% of their income.

Business and Employers

The driving force behind Clear Spring's economy is employment in the Hagerstown area.

Income

In general, income levels in Clear Spring are slightly lower than income levels in other parts of Washington County and considerably lower than income levels in the rest of Maryland. According to data from the U.S. Census, the median income for Clear Spring households in 1989 was \$25,909, 12.5% less than the \$29,632 median household for Washington County as a whole. This data is shown in Table 4.

JURISDICTION	INCOME
Clear Spring	\$25,909
Washington County	\$29,632
Maryland	\$39,386

SOURCE: 1990 U.S. Census

Table 5 presents other income data collected by the 1990 U.S. Census. Only 67.7% of Clear Spring's households had wage and salary income, compared to 75.8% of Washington County's households and 82.6% of Maryland households.

In Clear Spring, the percentages of households receiving social security income (30%) and retirement income (15%) in 1989 were almost the same for Clear Spring as for the rest of Washington County and Maryland. Mean social security income was also lower in Clear Spring (\$7,088) than in the county (\$8,131) or the state (\$7,661), but mean retirement income was considerably less in Clear Spring (\$7,080) than in Maryland (\$12,844) and slightly less than Washington County (\$8,509).

The percentage of households receiving public assistance income was 2.8% in Clear Spring lower than the Washington County rate of 6.5% and considerably lower than Maryland's 6.0% rate. Similarly, Clear Spring had a lower percentage of the population below the poverty level (5.0%) than Washington County (9.3%), and lower than Maryland (8.3%). The pattern was similar for the percentages of families below the poverty level, including families with children under five years of age and families headed by females. For each of these groups, Clear Spring had zero percentage of the population below the poverty level, which is lower than Washington County and Maryland.

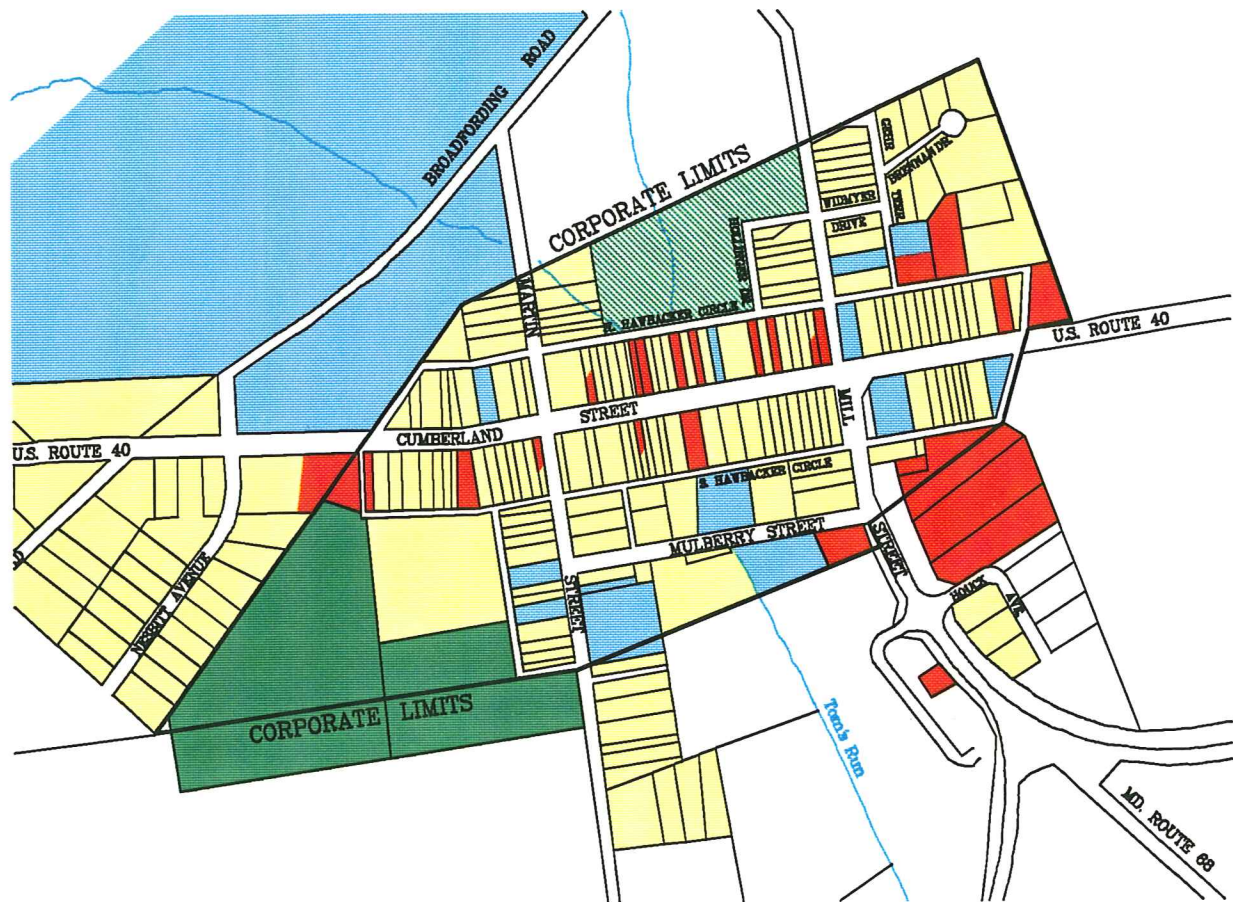
Clear Spring is in a better relative position regarding the percentage of its elderly population living in poverty. Clear Spring's elderly population was less likely to be below the poverty level (6%) than were the elderly populations of Washington County (13.1%) or the State (10.5%).







TABLE 5: SELECTED 1989 INCOME DATA FOR CLEAR SPRING, WASHINGTON COUNTY AND MARYLAND

	CLEAR SPRING	WASHINGTON COUNTY	MARYLAND
% of households with wage and salary income	67.7%	75.8%	82.6%
% of household with social security income	30.0%	29.4%	22.2%
Mean social security income	\$7,088	\$8,131	\$7,661
% of households with retirement income	15.0%	16.4%	17.1%
Mean retirement income	\$7,080	\$8,509	\$12,844
% of households with public assistance income	2.8%	6.5%	6.0%
Mean public assistance income	\$3,332	\$3,687	\$3,915
% of population below poverty level	5.0%	9.3%	8.3%
% of families below poverty level	0.0%	7.2%	6.0%

Figure 3

CLEAR SPRING, MARYLAND 1994 LAND USE



- | | | | |
|---|--------------|---|----------------------|
|  | RESIDENTIAL |  | PUBLIC / SEMI-PUBLIC |
|  | COMMERCIAL |  | PARKS / OPEN SPACE |
|  | AGRICULTURAL |  | VACANT / FARMLAND |



PREPARED BY THE MARYLAND OFFICE OF PLANNING
LOCAL PLANNING ASSISTANCE & PLANNING DATA SERVICES



Scale: 1 inch = 600 feet

TABLE 5: SELECTED 1989 INCOME DATA FOR CLEAR SPRING, WASHINGTON COUNTY AND MARYLAND

	CLEAR SPRING	WASHINGTON COUNTY	MARYLAND
% of families with children under 5 below poverty level	0.0%	12.5%	10.8%
% of female headed families below poverty level	0.0%	29.4%	20.9%
% of female headed families with children under 5 below poverty level	0.0%	57.3%	40.1%
% of elderly population below poverty level	6.0%	13.1%	10.5%

SOURCE: U.S. Bureau of Census, 1990 Survey of 1989 Income

LAND USE

Existing Pattern of Land Use

About two-thirds of Clear Spring's developed land parcels are committed to residential use (see figure 3 for a map of existing land use). The typical residential parcel is on relatively small lots with 30 foot lots as the standard size. Most of the remaining parcels contain either commercial or semi-public buildings. The majority of commercial establishments are located along Cumberland Street.

The majority of residents in Clear Spring must get outside the Town for many of their consumer needs. However, the Town contains some commercial establishments to satisfy the daily needs of residents. They include a hardware store, video store, 2 liquor stores, a bank, 2 taverns, a convenience store just outside of town limits, a towing service, paving contractor, and storage business. A McDonalds is under construction on the site of the old Taste Freez, east of Route 68 coming into town. The property is partly within the Town.

The majority of the land adjacent to the Town is developed residential or farmland. There is a residential development just southwest of the Town, with the majority of farm land to the north. There is scattered residential development south of the Town along Martin Street. A few residences exist on the east side of the I-70 and Maryland 68 interchange. The west side of the interchange is a commercial center comprised of a convenience store and dentist office.

The County regulates development adjacent to town with about 3/4 being zoned Highway Interchange and the remaining 1/4 zoned Rural Residential. The County has recently completed an interchange study in which it reviewed all interchanges and