

# Town of Sharpsburg, Maryland

## Comprehensive Plan



<b>HISTORICAL BACKGROUND.....</b>	<b>3</b>
<b>WHAT IS PLANNING ?.....</b>	<b>5</b>
<b>ACTION FOR PLANNING .....</b>	<b>7</b>
<b>LAND USE AND COMMUNITY FACILITIES PLAN .....</b>	<b>13</b>
<b>LAND USE AND COMMUNITY FACILITIES.....</b>	<b>14</b>
<b>LAND AND ITS FEATURES.....</b>	<b>20</b>
<b>PLAN FOR COMMUNITY FACILITIES .....</b>	<b>23</b>
<b>MUNICIPAL GROWTH .....</b>	<b>31</b>
<b>ARTICLE 66B “SEPTIC BILL” .....</b>	<b>41</b>
<b>INCLUSION IN THE HEART OF THE CIVIL WAR HERITAGE AREA .....</b>	<b>42</b>
<b>IMPACTS OF FUTURE GROWTH – WATER RESOURCE ELEMENT .....</b>	<b>43</b>
<b>MAPS – .....</b>	<b>50</b>
Figure 1: Regional Location.....	50
Figure 2 Land Use Land Cover.....	51
Figure 3 Community Facilities.....	52
Figure 4 Soils .....	52
Figure 5 Sensitive Areas.....	54
Figure 6 Priority Funding Areas.....	55
Figure 7 Road Classification .....	56
Figure 8 Sewer Service.....	57
Figure 9 Water Service.....	58
Figure 10 County Zoning Map.....	59

# Historical Background

---

Indians inhabited the area known as Sharpsburg. They hunted, fished and canoed in the Potomac River. They created trails around the area with one trail leading to the Great Spring. This same Great Spring was used by white settlers for water and later by Civil War soldiers for sustenance for both horses and themselves.

Sharpsburg, named in honor of Governor Horatio Sharpe, is the oldest town in Washington County. It was laid out in 1763 by Joseph Chapline, who wanted it to be the county seat. The distinction did not occur, as Hagerstown won by one vote.

The early residents were primarily of English or German descent. Settlers continued to locate in Sharpsburg along with the increasing number of businesses and employment opportunities, and by 1820 the total population was reported to be 656. At this time, there were many residences, several hotels and taverns, a school house, post office, a physician, a fire company, a mill, a dying and weaving establishment and a variety of other uses. This growth trend continued over the next 60 years: in 1880 the census reported the Town to have a population of 1260.

Today, Sharpsburg is basically a small, compact, older residential community with limited amount of commercial activity and no major employment center. It is best known for its numerous historical landmarks, most notably, the Antietam National Battlefield established in 1890 to commemorate the single bloodiest day of the American Civil War.

The Battle of Antietam, or Sharpsburg as it was referred to by the Confederate Army, began at dawn on September 17, 1862. About 40,000 Southerners under the command of General Robert E. Lee were pitted against 87,000 troops of the Federal Army of the Potomac, commanded by General George B. McClellan. At day's end, a total of 23,110 men and boys were dead, wounded, or missing.

According to many historians, the Battle of Antietam was a major turning point in the Civil War. Although neither side could claim victory at battle's end,

**General Lee's failure to effectively carry the war into the North caused Great Britain to postpone recognition of the Confederacy and eventually allowed President Lincoln to issue the Emancipation Proclamation, seeking preservation of the Union and the end of slavery.**

# What is Planning ?

---

The practice of planning attempts to make the Town a more attractive place. It considers beauty, as well as the efficient layout of streets, utilities and uses of the land. Planning is essential in addressing changes which affect all areas in the Town and its people. Town Planning attempts to learn how all the parts of our community relate to each other. It then tries to find ways of improving the good relationships and removing the bad relationships. This is the true meaning of “comprehensive planning.”

The four major steps in the planning process are organizing the plan, preparing background studies, creating the plan, and preparing a continuing planning program.

The Town Council initiated the Sharpsburg planning process by establishing a Town Planning and Zoning Commission as required by Article 66B of the Code of Public General Laws of Maryland.

Background studies were carefully interpreted and community goals were established. Those goals formed the basis for Town improvement and development policies and recommendations to guide future decisions.

Planning is a continuing program, which includes community actions that are intended to carry out the plan. It also contains the review process necessary to keep the plan up to date due to changing circumstances which could not have been anticipated with the original plan.

The Planning and Zoning Commission has the continuous responsibility to explain, interpret and help the Town Council implement the plan. Strong citizen support and participation are necessary for plans to become a reality.

The comprehensive plan for Sharpsburg is intended to provide the official policies for physical development. The policies are expressed graphically on the official Comprehensive Plan Map and in written form in this document. These policies are intended to be implemented through voluntary acceptance and use of the Comprehensive Plan by private individuals and through the

**administration of the municipal codes relating to development, regulations governing land subdivision, and a zoning ordinance, which provides standards for land use.**

**The Comprehensive Plan is not intended to answer all questions about future development. It is a guide for making future decisions to insure that the best interests of the town will be served.**

**A Plan is a valuable report to a town, because it provides answers to most questions dealing with public facilities and services, land uses and streets. The test of each community change affecting any one of these subjects should be the question “Does it conform to our Town’s Comprehensive Plan,” or “Does it carry out the goals of the Plan?”**

# Action for Planning

---

The preceding sections of this report constitute the four major elements of the Plan for Sharpsburg's future. These include the overall goals and objectives and the policies and proposals for land use, transportation and basic community facilities. Some parts of the Plan describe suggestions for immediate action and others show only the general direction in which further study and deliberation should proceed. This concluding section lists some of the actions that are being taken or could be taken to move these various proposals closer to reality.

1. Legally adopt the plan to insure compliance with the State law and continued eligibility of the town to participate in State and Federal funding programs.
2. Review the Zoning Ordinance to check for compliance with the Comprehensive Plan.
3. Work cooperatively with the State Highway and County officials to establish firm locations for needed highway improvement and to prevent development which would thwart the eventual construction and improvement of these roads.
4. Work with the County Planning and County Commissioners to obtain modifications of the County Plan for compatibility with the recommendations contained in the Town plan.
5. Prepare a Capital Improvements Plan to schedule public improvements according to priorities set by the Town according to the Town's ability to pay for such improvements. The improvements program normally covers such items as streets, public buildings, parks and recreational facilities, water and sewer systems and involves the expenditures of funds over and above those needed for normal operations and maintenance. This list should include cost estimated and financial resources available to pay for improvements over a five to six year period and should be included in the annual Town budget.
6. The financing of public services and infrastructure is a joint effort between the Town of Sharpsburg, Washington County, the state of Maryland and on occasion other local municipalities. Public schools, water and sewer facilities and storm water management are financed thru joint State and County projects. The Town provides for library services and collaborated with the County to fund public safety.

- 7. Make maximum use of Federal and State funds for public improvements by keeping abreast of funding programs, grants, and sources, and dealing closely with them. The services of the Municipal League could be used to explore other types of funding to support State mandates.**
- 8. Prepare or urge others to prepare studies to focus on special, timely subjects, such as ways to improve police protection, or ways to finance acquisition and development of historical and recreational land.**
- 9. Continue to obtain professional assistance for a complete evaluation of all buildings in the Town that has historical significance and/or architectural merit.**
- 10. Develop a program whereas the Town Planning Commission addresses itself to specific recommendations in this Plan.**
- 11. Continue to pay careful attention to the character of the town. This does not imply that no development should be permitted, but does suggest that any development should be allowed based on infrastructure, feasibility of public services and historical significance. The Town must be willing to exert control over land use to maintain its character over the long term.**

**The Town Plan is only as good as the Town's commitment to the Plan and the Town's ability to carry out the Plan. Legal documents, such as Town Zoning Ordinance, Subdivision Regulations and Code, as well as a Capital Improvement Program, should be written to reflect the policies stated in the Plan. Also, much emphasis should be placed on public and private awareness of and compliance with the Plan.**

**As set forth in the Maryland Seven Visions Plan:**

- 1. Development is concentrated in suitable area**
  - Sharpsburg's development is concentrated**
  - Sharpsburg will work with the County to insure that development with the general area of the town complies with the general rural nature of the town**
- 2. Sensitive areas are protected**
  - Sensitive area are currently protected by the 100 Year Flood Plain Ordinance developed in 1993 as required by the state, therefore, no further development can occur in sensitive areas**
- 3. In rural areas, growth is directed to existing population centers and resource areas are protected**

- **Sharpsburg cannot be further developed**
  - **Sharpsburg's streams and buffers will be maintained, as well as its spring, to insure its preservation. Within the Town limits, the stream flows through currently developed lots and no further develop is anticipated**
  - **Due to the extremely limited section of the town proper within the Endangered Species habitats, all of encapsulated by asphalt or concrete, there is no impact on wildlife**
- 4. Stewardship of the Chesapeake Bay and the land is a universal ethic**
  - **The Town has no industries to incur damage to the flow waters**
  - **Maryland Department of Natural Resources encourages local agribusiness to limit the use of nitrates**
- 5. Conservation of resources, including reduction consumption is practiced**
  - **The objective of the town is to maintain open-space and preserve the nature of the town spring and its branch**
- 6. To assure the achievement of one through five above, economic growth is encouraged and regulatory mechanisms are streamlined**
  - **The Town of Sharpsburg is zoned Residential with a small area in the town central for small business development, therefore economic growth is not anticipated or encouraged**
- 7. Funding mechanisms are addressed to achieve these visions**
  - **The Town shall apply and work with various agencies as needed to secure funding to meet the needs of the town as stated in the Vision Plan**

**GOAL: ACHIEVE GREATER AWARENESS, UNDERSTANDING AND PARTICIPATION BY SHARPSBURG RESIDENTS IN A CONTINUING PROGRAM OF PLANNING FOR THE TOWN'S FUTURE**

**Objectives:**

- **Publicize this recommendation Plan to obtain maximum citizen review and comment before the Plan is adopted**
- **Encourage local groups to work with and communicate with the Planning Commission about local problems and issues**
- **Assure that the continuing planning program achieves meaningful support for efforts to solve critical problems affecting Sharpsburg**

- Obtain coverage of planning issues and activities in the news media  
Obtain the assistance of the Washington County Planning and Zoning Commission and the appropriate regional and state agencies in maintaining and coordinating the on-going planning process

**GOAL: RECOGNIZE, RESPECT AND DERIVE MAXIMUM BENEFIT FROM THE ASSETS AND LIMITATIONS OF THE NATURAL ENVIRONMENT**

**Objectives:**

- Obtain and use information about geology, topography and soils to help decide the most suitable type, location and density of land development
- Insist that all development be done in accordance with the seven visions of the Maryland Management Plan
- Restrain development on land with slopes greater than 15 percent
- Permit only parks and recreational uses or similar open-space areas on flood plains and wet soils areas
- Maintain and encourage recycling initiatives

**GOAL: PROVIDE FOR HOUSING TYPES TO ASSURE THAT ADEQUATE HOUSING IS AVAILABLE TO EVERY FAMILY AND INDIVIDUAL IN SHARPSBURG**

**Objectives:**

- Require all residential development to meet the standards of site density and enforce standards for appropriate layout and building construction
- Encourage rehabilitation and renovation of existing older homes
- Aid young people and the elderly in procuring housing

**GOAL: ASSURE THAT APPROPRIATE LAND IS MAINTAINED FOR SCENIC OPEN-SPACE OR RECREATIONAL USES AND AN INTEGRAL PART OF THE TOWN'S DEVELOPMENT PATTERN**

**Objectives:**

- Establish neighborhood recreation facilities that are accessible to local residents and that provide the necessary facilities to continually meet growing recreational demands of all age groups
- Locate recreational facilities near other community facilities

- Use common open-space for small play lots or playgrounds
- Preserve land with severe development limitations (e.g., wet soil areas and steep slopes) for enjoyment as open-space areas, or for active and passive recreational uses
- Support balanced multiple use of proposed impoundments for water supply, flood control and outdoor recreation

**GOAL: MAINTAIN SHARPSBURG’S HISTORIC, SMALL-TOWN IDENTITY**

**Objectives:**

- Obtain professional evaluation of all sites structures and areas with historic importance and/or architectural significance
- Utilize equitable regulatory measures to foster continued productive use of these historic features
- Consider use of selected historic structures for community purposes
- Participate in decision making processes wherein properties in/or surrounding the town are affected with the United States Government and Park Service

**GOAL: ASSURE THAT PUBLIC FACILITIES AND UTILITY SERVICES ARE ADEQUATE TO ACCOMMODATE LOCAL NEEDS WITHOUT ENDANGERING HEALTH OR ENVIRONMENTAL QUALITY**

**Objectives:**

- Provide adequate public facilities to insure good health
- Establish a better relationship with the County Commissioners to help facilitate good relations in keeping with the historic nature of our town

**GOAL: ESTABLISH A TRANSPORTATION NETWORK THAT SAFELY AND EFFICIENTLY CIRCULATES PEOPLE AND GOODS WITHIN AND AROUND THE TOWN**

**Objectives:**

- Coordinate planning with the County and State Highway Administration for improvements to meet regional highway needs
- Plan highway improvements in close coordination with land use policies
- Establish standards to relate highway design to function for new and rebuilt highways and streets, while maintaining the town’s historic

character

- **Protect the public's investment in new major highways by safeguarding the traffic-carrying capacity through limitations on access from abutting properties**

**GOAL: ACHIEVE MAXIMUM CAPATIBILITY BETWEEN ALL PRESENT AND FUTURE LAND USES AND OBTAIN THE BEST POSSIBLE USE OF THE UNDEVELOPED LAND REMAINING WITHIN AND ADJOINING THE TOWN**

**Objectives:**

- **Adopt zoning and land subdivision regulations to achieve the development patterns recommended in the Plan**
- **Obtain modification of the Washington County Plan and County zoning for compatibility with the Sharpsburg Plan**
- **Prepare and update a Capital Improvements program to schedule Town government expenditures for community facilities and improvements**

# Land Use and Community Facilities Plan

---

**Sharpsburg has multiple assets and potentials; but they can be distorted, obscured and eliminated if future growth remains unplanned and unguided. Recognizing this situation, the Mayor and Council appointed citizens to serve on the Sharpsburg Planning Commission with the responsibility to develop a Plan for the Town's orderly future growth and development.**

**The preceding goals and objectives are presented in an attempt to describe the kind of place that most of the citizens would like Sharpsburg to be. The Plan presents general recommendations about the ways by which the goals and objectives might be achieved through physical development (or non-development) in and around the community.**

**The Land Use and Community Facilities Plan provides for the most appropriate locations of residential, commercial, recreational and other public and private activities and establishes desirable relationships between these activities to minimize conflicting land uses and provide safety and convenience for all Sharpsburg residents.**

**The recommendations outlined in the Plan should be continually re-evaluated in light of currently unforeseeable events. Although Plan proposals are based upon detailed background studies of existing conditions and expected influences, it is difficult to concretely anticipate the Town's future. The Town should wisely reappraise the Plan on a continuing basis.**

# Land Use and Community Facilities

---

The Land use and Community Facilities Plan provides for the most appropriate locations of residential, commercial, recreational and other public and private activities and establishes desirable relationships between these activities and to minimize conflicting land uses and provide safety and convenience for all Sharpsburg residents.

The recommendations outlined in the Plan should be continually re-evaluated in light of unforeseeable events. Although the Plan proposals are based upon detailed background studies of existing conditions and expected influences, it is difficult to concretely anticipate the Town's future. The Town should wisely reappraise the Plan on a continuing basis.

## *Land Use Recommendations*

It seems appropriate to explain the land use plan by discussing separately each of the land use categories and the areas to which they apply. It is important to note that Sharpsburg's Planning jurisdiction extends only to the Town's corporate limits. Logic requires that the plan encompass a somewhat larger area as patterns of use outside of town will impact the town proper.

## *Town Residential Category*

As described in the background studies, Sharpsburg is a historic, residential community with limited commercial activities (scattered throughout the Town) and no major employment center. For this reason, and the fact that most of the local residents want Sharpsburg to remain basically residential, the Land Use Plan places the Town into a Town Residential category, which is intended to be almost completely residential in nature at the existing level of four to eight units per acre. A few exceptions might occasionally be made to permit small home occupations and retail businesses, such as those for neighborhood convenient shopping, mainly located in the center of town. The Town Residential areas would otherwise be available only for housing. All new housing and commercially used facilities must face the street and follow those guide lines presented in the design standards section of this document. Any

land annexed into town must also comply with those design standards, so as to help the town maintain its historic look.

### Agriculture and Conservation Category

Most of the territory surrounding the Town to the North, South and West is recommended only for very limited use and is placed into an Agriculture and Conservation Category for the following reasons:

1. The Town is situated in a small basin and already receives an excess amount of run-off water from the outlying area: the likelihood of flooding and increased runoff problems will only continue to increase as more development intrudes on the land which surrounds Sharpsburg.
2. The Washington County Soil Survey identifies extensive areas directly north of the Town and a smaller area to the south, which exhibit very shallow soils (less than three feet to hard bedrock) as a result, excavation for basements or foundations would be very costly since removal of hard limestone requires blasting.
3. Most of the territory surrounding the Town which is not hampered by shallow soil, steep slopes, or wet soils, contains some of the best farmland in the County and therefore, should be reserved solely for agricultural purposes.
4. To preserve Sharpsburg's small-town character and individual charm, and to protect the historic setting of the Antietam National Battlefield site from unwanted commercialism, intensive development in the surrounding area must be restrained.
5. Most of the land surrounding Sharpsburg is already presently designated for either agriculture or conservation usage by the County and is in harmony with the Historic setting of the area.

While these areas are suggested primarily for agriculture or conservation, they should also provide for the enjoyment of open space and serve as recreational areas. The entire Town of Sharpsburg is in Washington County's Rural Legacy Area. The zoning density in the Rural Legacy Area is 1:30. Prime farmland and areas with 'severe' natural feature limitations (steep slopes, shallow or wet soil areas) however, should remain open from any residential development.

### *Historic Preservation Category*

**The purpose of this category is to preserve the numerous historic structures and areas that are a part of the Sharpsburg area: it is also an attempt to protect these sites from the inevitable menace of gross commercialism and unwanted urban encroachment.**

**The category is divided in to the following three sub-categories based on recommended future land ownership: public, semi-public and private.**

- **Public - Those portions of National Park Service Map designate federally owned lands within the legislative boundary of the Park. Within the federally owned lands are 104 monuments and 35 historic structures and modern facilities necessary for administration of the battlefield. Landmarks interpreted as the battlefield include Miller’s Cornfield, Bloody Lane and Burnside Bridge, among many others. Many other features of the historic and natural landscape are present, which all play a role in the overall scene restoration and protection – forests, Antietam Creek, historic fencing, road and more. The Battlefield also includes the Antietam National Cemetery where the remains of 4,776 Federal soldiers rest along with veteran of later wars. As of 1996, 1,167 acres were owned in fee by the US Government and administered by the National Park Service.**

**The National Park Service uses an agricultural permit program to maintain the rural, agrarian scene similar to that of 1862. Local farmers are selected through a bid process to grow crops and graze cattle under protective permit conditions on available land within the battlefield. Federal regulations prohibit hunting, removing or disturbing any of these relics or resources. Fishing is permitted in the Antietam Creek with a valid Maryland Fishing License. Group camping is available at the Rohrback Group Campground through the established reservation system.**

- **Semi-Public- The National Park Service now owns or has easements on land as the supposed site of the Antietam Battlefield. Historical documentation shows that an additional 2000 acres of land in this area was more directly affected by the battle than the present site.**

For this reason, several concerned historians, local and county residents, Congressman and Senators, have suggested that the National Park Service obtain additional land (most of which is now under private ownership) so that the actual locations where military tactics and troop maneuvers developed during the battle can be preserved.

- **Private** – The town residential area (which encompasses all of Sharpsburg) is not strictly speaking a land use category, since it is not intended to specify whether building within the Town should be employed for residential, commercial, recreational, or ‘other’ uses. Instead, it recognizes that the entire area is important to the ‘historic’ image of Sharpsburg. Realizing the fact that it is the total cumulative effect for all (or at least most) of the buildings in the Town that establish the “historic character”, it is vital to consider the entire landscape, and not merely the individual buildings with known historic or architectural value. If an existing building that may be historically inconsequential (but that “fits” unobtrusively) is replaced by a new structure that is visually incompatible (however handsome, it would have to be at another location), the entire area suffers. If this sort of intrusion happens too often or too massively in a few places, the historic mood can be irreparably damaged.

On the other hand, it bears repeating that a residential area need not necessarily rely on artificial, sterile reproductions of earlier architectural style. It is not the purpose of a residential area to freeze development into a particular architectural mold. It would be viable only if the individual buildings within the area continue to serve purposes as places to live and to operate businesses.

The intent of the traditional neighborhood design characteristics is to implement the recommendations of the Comprehensive Plan to use traditional “small town” or neighborhood-type development for creating an attractive living environment. The goals are to create neighborhoods that are coherent to those already in existence, which will make this “small town” a desirable place to live and accommodate community cohesion and interaction, as well as create a mix of residential style homes.

- 1. Single family or multifamily dwellings shall be designed compatibly in size, scale and mass with buildings and architectural style with those other houses in the neighborhood.**
- 2. Building coverage shall not exceed 50% of the lot area.**
- 3. Houses may have porches that are linear in appearance and extend along at least 75% of the home front.**
- 4. In order to maintain high standards in housing the use of “natural materials” is encouraged. Natural materials may include brick, stucco, stone and wood... only the finest quality of vinyl and composite siding materials should be permitted. Roof materials should be wood, slate, copper, standing seam tin, or fine quality shingles.**
- 5. All off-street parking for multifamily buildings shall be to the rear of the buildings and should be unobtrusive with screening techniques utilized.**
- 6. Garages shall be located in the rear or side of the lot.**
- 7. Front setback for building should be 10 feet instead of 15, to allow for the placement of a porch and the visual alignment of the building with those located immediately beside them.**
- 8. Plan and site approval must be made by the Zoning Administrator and building inspector for the phase of the work proposed.**
- 9. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land Management Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.**
- 10. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 517-3442 for additional information.**
- 11. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible.**

Contact the Solid Waste Program at (410) 537-3115 or additional information regarding solid waste activities and contact the Waste Diversion and Utilization Program at (410) 537-3314 or additional information regarding recycling activities.

**12.**The Waste Diversion and Utilization Program should be contacted directly at (410) 537-3114 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to insure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal law and regulations.

**13.**Any contract specifying "lead paint abatement must comply with Code of Maryland Regulations (COMAR) 26.16.01 Accreditation and Training for Lead Paint Abatement Services. If a property was built before 1950 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.

# Land and its Features

---

Natural features play a basic role in determining the most desirable and efficient patterns of land use. They can either provide optimum conditions for development or severely limit development, depending upon their capabilities to support particular kinds of uses. Such factors as slope, depth of the soil to the bedrock, surface water drainage, and soil qualities help to determine which areas of the natural environment can be most economically and appropriately adapted to man's needs, and which should remain basically in their natural condition.

## *Physiographic location*

In geologic terms, Sharpsburg is located within the Ridge and Valley Physiographic Province, a part of the Appalachian Highlands. More specifically, the Town is situated within a small basin on the rolling floor of the fertile Hagerstown Valley, directly west of the meandering Antietam Creek.

## *Topography*

The shape of the land can be described in general terms such as "mountainous" or "rolling." The amount of slope can also be expressed more precisely by measuring the percentage of change in elevation between points on the ground. If the Land's elevation changes 15 feet vertically over a horizontal distance of one hundred feet, it has a 15 percent slope.

The amount of slope is sometimes an important limitation on the type of development that a site can accommodate. Land which has (or could easily be graded to create) a slope less than five percent is ideal (topographically) for almost any kind of development, except in the case of Sharpsburg for commercial or industrial uses. Slopes steeper than 15 percent are not suitable for any but very low-intensity uses (e.g., residences on very large lots.)

These limitations on development occur naturally because of four principal types of problems that become increasingly severe as the degree of slope increases.

- The expense of constructing and maintaining streets at reasonable grades to accommodate traffic safely;
- The danger of erosion as the natural ground-cover is disturbed and impervious surfaces are added on steep slopes;
- The difficulty of constructing on-lot grinder sewer facilities that will not pollute surface to sub-surface water supplies.
- Foundation instability because of slippage with certain types of soil and geologic conditions (e.g., clay or shale)

Information regarding slope is obtained from both USGS Topographical maps and the Washington County Soil Survey. Examination of these source materials reveals that the only major steep sloping area (with slopes over 15 percent) is found in southeastern portion of the Town along a small tributary of the Antietam Creek. The rest of the land is gently sloping. Topography, therefore, is not a major hindrance to development immediately in and around Sharpsburg.

### *Soils*

Although topography does not present serious problems within the Town, caution is needed in several areas because of soil conditions relating to two potential types of problems: wetness and flooding and shallowness.

### *Alluvial Soils and Drainage*

The territory within Sharpsburg was noted by the USGS Topographic Map, that Sharpsburg is sitting in a small basin. As a result, the Town receives an excessive amount of water run-off from outlying areas.

In addition to this problem, there is a narrow strip within the eastern part of Town which exhibits alluvial soils. This flood-prone area (which already has been developed) is along a small tributary of the Antietam Creek, located directly west of and parallel to Church Street.

Alluvial soils are noteworthy because they were deposited in the past by flooding and are thus a reliable indication that heavy run-off conditions would be likely to create flooding in the future. The likelihood of flooding and increased run-off problems within the Town will only continue to increase if

more development occurs on the land which surrounds the Town. More development means that the natural land areas and vegetation, which now holds and absorb much of the storm water and snow melt, will be replaced by impervious surfaces (roofs, driveways, streets, etc.) and thus the amount of water flowing into streams will be greater than in the past. For this reason, any development and/or removal of the natural vegetation in the areas immediately surrounding the Town should be restrained to avoid increased water problems within the Town.

### *Shallow Soils*

A second major soil characteristic which might limit development in the Sharpsburg area is the depth of the soil to bedrock. For example, the County Soil Survey identifies an extensive area directly north of the Town and a smaller area to the south, which exhibit very shallow soils (less than three feet to bedrock.) Sewage grinder pump installation and basement and foundation excavation would probably be very costly, particularly since removal of the limestone bedrock would require blasting.

### *Geology*

All of the bedrock underlying Sharpsburg and its immediate vicinity consists of limestone formed during the Cambrian Period, about 500 million years ago. Two different, but similar formations occur in this area. The older Elbrook formation surrounds Sharpsburg to the east and west, but occurs only in one very small portion of the Town. Its lower portion contains massive beds of hard dolomite, but the upper layers nearer the ground surface are a series of shale limestone and calcareous shale. Also present in the center of town is a large underground cavern with fast moving water. The cavern is so large, that it was not possible for inspection by the Geological Service.

The Conococheague formation lies underneath the rest of Sharpsburg and extends into the area directly north and south of Town. The upper portion contains silt limestone layers an inch or two thick. Dolomite beds (both massive and finely laminated) occur throughout the formation, although they are less common in the upper levels. Where the soil above the Conococheague formation is shallow, grading or excavation for foundations would be comparatively more expensive as it encounters this harder (dolomite) limestone bedrock. The Conococheague formation has been complexly folded

by geologic pressures: the upwards folds (anticlines) in turn, have weathered to produce the rolling irregular topographic expression characteristics of the Sharpsburg area.

The irregular surface relief may also be partially attributable to the occurrence of sinkholes resulting from the collapse of underground caverns. This characteristic of limestone areas implies that very careful on-site inspection and core boring tests are an essential prerequisite to any major construction project.

## Plan for Community Facilities

---

The background analyses have revealed that in many areas, Sharpsburg is well-supplied with facilities for meeting community needs. The Washington County Board of Education operates the school system, the library is a branch of the Washington County Free Library system and the Fire and Rescue organizations are well-equipped and adequately housed. The town's public water and sewage system are functioning satisfactorily.

### *Police Protection*

The Town Council should continue working with the Maryland State Police and the County Sheriff's office in maintaining and increasing police protection throughout the town.

### *Recreation*

A Parks and Recreation committee should continue to expand and carry out a recreational program for all age groups. They should continue to enhance the Town's parks and recreation sites.

### *Circulation Plan*

The Land Use Plan previously described is only a projection of the desirable future pattern of land uses. In order to realize the future pattern, Sharpsburg's roads and highways must be able to efficiently and safely move people and goods in accordance with the Land Use Plan or the Town and recommendations to the County for the surrounding area.

### *Street and Highway Function*

To clarify the inter-relationships of individual streets and highways within the overall regional and local patterns of traffic movement, it is most useful to establish a system for classifying each road according to the relative importance of the functions it performs. Many different types of classification systems have been developed, with varying numbers of categories and similar, but not always, corresponding use of terminology. The Maryland State Highway Administration (SHA) for example, employs a system with eight different highway types, while Washington County Highway System uses fewer types.

The functional classification system seems most suitable for analyzing the road network in and around Sharpsburg. The system is based on the County's five category system. Existing roads in each of the five types are described separately, while the functions and proposals are shown in the Town's Comprehensive Plan.

### *Freeways and Major Arterial*

No freeway –type highways or major arterial highways exist, or are contemplated in the immediate vicinity of Sharpsburg, but access to the interstate system is available only ten miles to the north at the MD 65 and I-70 interchange.

### *Minor Arterial*

The present importance of MD 34 and MD 65 does not appear to warrant a classification higher than minor arterial. The intersection of MD 34 and MD 65 averages a daily traffic volume of 5,442 vehicles. On MD 34, at the MD/WV state line, the average daily traffic volume is 5,771.

### *Collector Streets*

Recommended collector streets include Chapline, Mechanic and Church Streets.

### *Local Streets*

The remaining streets within Sharpsburg should serve a local function,

**providing direct access to abutting properties and minor arterial highways.**

### *Additional Circulation Recommendations*

**Any effort to retain and rejuvenate the Towns business core and to capitalize on the possible tourist trade from its historic identity (if that situation should ever become desirable,) must face the critical need to provide off-street parking areas. This will not be easy because of the density of development in the central area. The Town does not encourage the use of alleyways for parking areas, but does encourage the joint or shared use of existing parking areas.**

**The town will strive to make it convenient to live, shop and play and participate in community activities in Sharpsburg. This means that circulation of pedestrians within the community should be as safe as possible.**

**Although it is virtually impossible to meet acceptable street standards in many areas of Sharpsburg, appropriate standards and design criteria should be used as a general guide or making improvements to existing Town streets when opportunities arise and for the construction of new streets that are up on the standards of the county, as well as those prescribed by the Town.**

### *Employment Opportunities*

**No industries exist within or in the immediate vicinity of Sharpsburg, but a modest number and variety of retail and service businesses provides some local employment (although none are large enough to support more than two or three full-time workers in addition to the proprietor.) These businesses rely chiefly on the patronage of local residents and serve the daily “convenience” shopping needs of people in and near the Town. For such things as clothing, entertainment and most major purchases, however, residents must travel to other areas (chiefly to the Hagerstown area.)**

### *Occupations and Type of Employer*

#### **Among the most common occupations were:**

Management, professional and related occupations	32 percent
Service occupations	23 percent
Production, transportation and material moving occupations	19 percent
Construction, extraction, maintenance and repair occupations	15 percent
Sales and office occupations	11 percent

**52 percent of the people employed were private wage and salary workers, 35 percent were Federal, State or Local government workers; and 13 percent were self-employed in own or non incorporated business workers.**

### *Travel to Work*

**72 percent of Sharpsburg workers drove to work alone in 2005-2010, 25 percent carpooled, two percent took public transportation, and less than 0.5 percent used other means. The remaining two percent worked at home. Among those who commuted to work, it took an average of 44.2 minutes to get to work.**

### *Income*

**The median income of households in Sharpsburg was \$46,721. 83 percent of the households received earnings and 30 percent received retirement income, other than Social Security. 16 percent of the households received Social Security. The average income from Social Security was \$11,510. These income sources are not mutually exclusive, that is, some households received income from more than one source.**

### *Poverty and Participation in Government Programs*

**From 2005-2010, four percent of people were in poverty. Less than 0.5 percent of related children under 18 were below the poverty level, compared with three percent of people 65 years of age and over. One percent of all families and less than 0.5 percent of families with a female householder and no**

husband present had incomes below the poverty level.

### *Cycle of Housing Needs*

The changes in Sharpsburg's population are strongly influenced by the growing strength of the economy in providing jobs (regionally, if not within the Town,) and by the ability of the Town's housing market to fill the needs of prospective new residents who have wished to live in Sharpsburg. Housing will continue to be a vital factor influencing the Town's future population trends. Each of the many different kinds of housing types, apartments, townhouses, single-family homes, etc., serve a particular kind of housing need based upon factors of age, family size, income, etc. Typically, as the individual's housing needs change during his lifetime, he moves through a cycle that eventually includes most of the different housing types.

The cycle begins with young adults and family-starters need for small, inexpensive living space, such as apartments. As the household (defined as "all of the persons who occupy a separate housing unit") grows; townhouses, single-family homes, and other forms of sale housing are preferred. Later, when a household divides and the young adults begin the cycle again, the needs of the parents recycle to smaller housing.

The cyclic progression also characterizes the family's investment capability. Generally, a household rents when its income is low, proceeds through various increasing investments (home purchase) as income grows and eventually may recycle to rental as income becomes fixed during retirement.

### *Housing Supply and Demand*

Knowing that housing demand varies with age, income, household size and composition, etc., it should be possible to examine these characteristics of the population and thus estimate housing demand. Unfortunately, age is the only relevant factor for which data are available; no housing statistics about Sharpsburg are published by the census. Thus, the following data can show only the approximate relative need for various housing types as noted by types of household's correlated with the Town's present age structure.

*Types of households in Sharpsburg, Maryland 2005-2010*

<b>Nonfamily households</b>	<b>2 percent</b>
<b>People living alone</b>	<b>32 percent</b>
<b>Other families</b>	<b>10 percent</b>
<b>Married couple families</b>	<b>56 percent</b>

Families made up 66 percent of the households in Sharpsburg. This figure included both married coupled families (56 percent) and other families (10 percent.) Nonfamily households made up 34 percent of all households in Sharpsburg. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

*Housing Characteristics*

In 2005-2010, Sharpsburg had 320 occupied housing units – 210 (67 percent owned and occupied) and 100 (33 percent) renter occupied. Less than 0.5 percent of households did not have telephone service and one percent of the households did not have access to a car, truck or car for private use. Multi-vehicle households were not rare. 58 percent had two vehicles and another 22 percent had three or more.

*Housing Costs*

The median monthly housing costs for mortgaged owners was \$1,171, non-mortgaged owners \$400 and renter \$940. 34 percent of owners with mortgages, nine percent of owners without mortgages and seven percent of renter in Sharpsburg spent 30 percent or more of household income on housing.

**Occupants with a housing cost burden in Sharpsburg, Maryland 2005-2010  
Percent paying 30 percent or more of income for housing**

<b>Renters</b>	<b>7 percent</b>
<b>Owners without mortgages</b>	<b>9 percent</b>
<b>Owners with mortgages</b>	<b>34</b>

### *Percent Population*

In 2005-2010, Sharpsburg had a total population of 706. The median age is 32.8 years. 26 percent of the population is under 18 years and eight percent are 65 years or older.

#### **Age distribution of people in Sharpsburg, Maryland 2005-2010**

<b>65 and older</b>	<b>8 percent</b>
<b>45-64</b>	<b>21 percent</b>
<b>25-44</b>	<b>31 percent</b>
<b>18-24</b>	<b>14 percent</b>
<b>Under 18</b>	<b>26 percent</b>

### *Percent of Population*

For people reporting one race alone, 100 percent was white; less than 0.5 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; less than 0.5 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander; and less than 0.5 percent was another race. Less than 0.5 percent reported two or more races. One percent of the people in Sharpsburg were Hispanic. 98 percent of the people in Sharpsburg were white, non Hispanic. People of Hispanic origin may be of any race.

### *Nativity and Language*

One percent of the people living in Sharpsburg in 2005-2010 were foreign born. 99 percent was native, including 79 percent who were born in Maryland.

Among people at least five years old living in Sharpsburg 2005-2010, two percent spoke a language other than English at home. Of those speaking a language other than English, 64 percent spoke Spanish and 36 percent spoke some other language; less than 0.5 percent reported that they did not speak English “very well.”

### *Geographic Mobility*

In 2005-2010, 67 percent of the people at least one year old living in Sharpsburg were living in the same residence one year earlier; 31 percent had moved during the past year from another residence in the same county, less than 5.5 percent from another county in the same state, 2 percent from another state, and less than 0.5 percent from abroad.

### *Education*

In 2005-2010, 69 percent of people 25 years and over had at least graduated from high school and 29 percent has a bachelor's degree or higher. 31 percent were dropouts; they were not enrolled in school and had not graduated from high school.

The total enrollment in Sharpsburg was 170 in 2005-2010. Pre-school and kindergarten enrollment was 30 and elementary or high school enrollment was 38. College or graduate enrollment was 95.

#### **Educational attainment of people in Sharpsburg, Maryland 2005-2010**

<b>Graduate or Professional Degree</b>	<b>8 percent</b>
<b>Bachelor's Degree</b>	<b>21 percent</b>
<b>Associate's Degree</b>	<b>3 percent</b>
<b>Some college, no degree</b>	<b>15 percent</b>
<b>High School Diploma or equivalency</b>	<b>21 percent</b>
<b>Less than high school diploma</b>	<b>31 percent</b>

### *Industries*

In 2005-2010, for the employed population 16 years and older, the leading industries in Sharpsburg were educational services, health care and social assistance – 35 percent and manufacturing was 20 percent.

# Municipal Growth

---

This chapter satisfies the requirements of House Bill 1141, related to the new Municipal Growth Element. The chapter includes a map of the Town of Sharpsburg’s municipal growth area and future annexation limits. The chapter begins with a discussion of Sharpsburg’s growth trends and patterns, offering information related to Sharpsburg’s existing development pattern and recent growth activity.

A section entitled “Existing Land Inventory”, presents an analysis of Sharpsburg’s use of land within the various use designations and zoning districts. This analysis offers a comprehensive look at Sharpsburg’s current supply of vacant, underdeveloped land. The next section, “Determining Sharpsburg’s Future Land Needs”, discusses local and regional population projections and assesses how much land will be needed to provide for development over the next 20 years.

Growth’s impact on community facilities is discussed in the following section. Its impact on schools, libraries, public safety, water and sewer facilities, storm water management and recreation are highlighted. The chapter concludes with a set of policies and implementation items related to municipal growth and development.

## *Municipal Growth Goals*

Town growth will be consistent with the provision of adequate services and infrastructure.

## *Growth Trends and Patterns*

### **Background**

The Town of Sharpsburg adopted its first Comprehensive Development Plan in 1974, which provided a guide for the location of future land uses within the Town’s jurisdiction. To implement the land use plan, the Town established zoning districts, which offered property owners regulations directing the type, density and timing of new development.

**The Town currently enforces a Zoning Ordinance and associated Subdivision Ordinance. The Planning and Zoning Commission provides development review for the Town. The Town Council is responsible for negotiating public improvements and providing assurance that adequate services and infrastructure are available. The County Division of Permitting and Plan Review, reviews plans for development, storm water management and erosion control for the town.**

**The Town is responsible for issuing zoning certificates to ensure compliance with the zoning district in which a project is located. Once approved, the County reviews the project for applicable building/plumbing/electrical permits for all projects located within the Town. The County has a variety of regulations that they enforce related to development projects.**

#### *Past Growth Pattern*

**Sharpsburg is basically a small, compact, residential community which has managed to retain its “small town” charm. In Sharpsburg, as in most small towns, lot sizes are generally smaller and residences are generally older in the central part of Town. Over 60 percent of the Town’s total land is devoted to residential use.**

**Although development continues throughout the Town, only a few new residence were added to the town during the last 10 years. The limited growth has enabled Sharpsburg to maintain its “small town charm.”**

**Commercial properties, which include a mixed commercial and residential use structures, occupy only about three percent of the total land area. Most commercial enterprises are located in the Town Center area.**

**The largest concentration of public land is in the Town’s Community Park and Lonnie Crampton Memorial Park. The Town also holds the land and park surrounding the Town Pond.**

**The predominant land uses surrounding Sharpsburg include agricultural and rural uses. The Federal Government owns, or has easements on most of the land surrounding the boundaries of the town.**

### *Growth Activity*

**With little development potential in Sharpsburg, the focus of current land use is infill and redevelopment. At the 2010 Census, there were 296 housing units within the town limits. Only two units were added between 2000 and 2010.**

### *Issues Related to Growth Trends and Patterns*

**There are a variety of issues affecting Sharpsburg’s future growth potential. As discussed, future growth and annexation in Sharpsburg is restricted by adjacent agricultural preservation easements and Federal Government preservation and easements. These areas limit the direction of future growth beyond the current municipal boundary. Concurrently, there is a very limited opportunity for infill development on vacant land within the current municipal boundary. A land utilization analysis was performed to assess whether the Town’s supply of vacant land is adequate to serve the projected population.**

**Regional growth pressures will affect the Town of Sharpsburg over the 20 year planning period. If there is not adequate land designated either within the town limits or as part of an annexation, surrounding agriculture and rural areas and nearby municipalities may receive increased development pressure.**

### *Existing Land Inventory*

**This section contains a detailed land utilization analysis, which assessed whether there is adequate land planned and zoned for residential and commercial uses under the current land use plan and zoning map for Sharpsburg.**

### *Vacant Land Inventory*

**An inventory of vacant land helps determine whether there is an adequate supply of land available to serve the residential and commercial needs of a growing community. The following is a table inventorying large lots which may be sub – divided into additional building lots.**

**Parcel Boundary 761****Parcel**

<b>ID</b>	<b>Home Address</b>
355	311 W. Chapline
337	219 W. Chapline
318	115 W. Chapline
315	113 W. Chapline
314	111 W. Chapline
	? Owner: 17370 Shepherdstown
311	Pike
346	214 W. Chapline
323	110 W. Chapline Fire Hall
472	321 W. Main
126	327 W. Main
468	309 W. Main
447	227 W. Main
445	215 W. Main
442	209 W. Main
425	141 W. Main
476	332 W. Main
478	326 W. Main
484	308 W. Main
461	212 W. Main
428	138 W. Main
431	122 W. Main
438	100 W. Main
475	Sharpsburg Elementary
535	301 W. Antietam
524	211 W. Antietam
520	201 W. Antietam
513	206 W. Antietam
516	120 W. Antietam
615	202 S. Mechanic St.
547	215 W. High
551	109 W. High
616	208 S. Mechanic
544	TOWN OWNED (baseball)
546	TOWN OWNED (baseball)

**Parcel Boundary 762****Parcel**

<b>ID</b>	<b>Home Address</b>
299	111 E. Chapline
292	218 E. Chapline
232	299 E. Main St.
291	216 E. Chapline
290	214 E. Chapline
289	212 E. Chapline
583	111 N. Church
587	? Owner: Hull
305	110 E. Chapline
	CHURCH REFORMED
304	CHRIST
232	299 E. Main St.
375	225 E. Main
376	223 E. Main
377	219 E. Main
386	133 E. Main
234	220 E. Main
362	TOWN OWNED
490	207 E. Antietam
492	205 E. Antietam
581	109 S Church
494	119 E. Antietam
495	115 E. Antietam
500	103 E. Antietam
489	208 E. Antietam
488	206 E. Antietam
487	200 E. Antietam
592	205 S. Church
504	116 E. Antietam
502	108 E. Antietam
575	? Owner: Becton
576	? Owner: Jansson
561	117 E. High
567	107 E. High
595	S. Mechanic

### *Residential Uses*

Sharpsburg is basically a small, compact, residential community, which has managed to retain its “small town” charm, despite its close proximity to a major tourist attraction and several regional highways. In Sharpsburg, as in most small towns, lot sizes are generally smaller and residences are generally older in the central portion of town. Over 60 percent of the town’s total land area is devoted to residential use. Although most of the dwellings (approximately 88 percent) are single-family, over 25 have been converted or were constructed as two family structures with only two other buildings housing three or more families. The majority of these multifamily structures are located along Main Street, near the central portion of town.

Although development has been continuing ever since Joseph Chapline laid out Sharpsburg in 1763, few structures have been added since 1990. This limited amount of growth has enabled Sharpsburg to retain its “small town” charm and historic look.

### *Commercial Uses*

Commercial properties (which include mixed commercial and residential use structures) occupy only about three percent of Sharpsburg’s total land area. This figure is somewhat misleading, however; since several businesses are located in multistory structures with the upper floors used as apartments or as the owner’s residence. Most of the businesses are located in the Town Center portion of town, with several others in scattered locations within the town. They are varied and include: a bank, gas station, convenience store, accountant’s office, insurance agency, several salons, ice cream shop, taverns and a restaurant. There are also several other establishments as well. For the most part, they are small in size and generally intermingle with the residential properties. With some exceptions, these commercial establishments are oriented toward serving the daily needs of the Town residents, rather than attempting to attract tourist patronage from the surrounding area. While these business activities continue to operate, the wider variety of retail facilities in Hagerstown creates stiff competition for many of the present and would-be merchants in Sharpsburg.

### *Industrial Uses*

Although no major industries exist within or in the immediate vicinity of Sharpsburg, the City of Hagerstown (13 miles north of Sharpsburg) retains many industries in all ranges of durable and nondurable goods and services.

### *Public Uses*

Land designated as “public” includes schools, parks, public libraries, public right-of-ways and other land that is totally supported by public funds. Sharpsburg’s public land represents almost one quarter of the Town’s total land area. Public uses include the Public Library and the hundred year old town hall, which houses the town office, meeting rooms and the Sharpsburg Historical Society Headquarters and Museum. Sharpsburg’s elementary school is located just west of town.

### *Semi Public Uses*

Several land uses in Sharpsburg are covered by the “semi-public” category. The Fire Company and Rescue Squad (located along Chapline Street) are private organizations serving as public function. Other “semi-public” uses within the town include four churches and four cemeteries. Together, the semi-public uses represent approximately three percent of the Town’s total land area.

### *Undeveloped Land*

Land not previously described constitutes the undeveloped properties within Sharpsburg. It represents about 15 percent of the total land area. It is scattered about the town at various locations.

### *Determining Sharpsburg’s Future Needs*

Information about a community’s population, economic and housing characteristics ordinarily is obtained from the published reports of the US Census. In Sharpsburg’s case, this report provides only a limited amount of data due to the Town’s small population. The population of Sharpsburg is well below the limit (2,500) for publishing detailed tabulations. Nevertheless, the

**Census and other sources can provide some information about significant aspects of the Town's population.**

### *Population Trends*

**Sharpsburg has been relatively stable, in that there have been minor increases and decreases in its total population. The population of Sharpsburg will probably not grow very much because of its limited area. The desirable infill housing in the town could not amount to a large increase in population.**

**The Maryland Department of Planning estimates that the school-aged population will continue to decline after the short term increase through the year 2000, due to the birth of children to baby boomers. Sharpsburg is attractive for families with children because of the small-town atmosphere and the close proximity of schools.**

**Sharpsburg's character and historical significance attracts young couples and retirees. These older people are likely to have enough means to buy or rent single houses and the younger couple tends to seek rental property.**

### *Constraints to Growth*

**As mentioned earlier, Sharpsburg's growth is restricted in all directions due to government and county easement on properties. The Antietam Battlefield owns or holds most of the land surrounding the town proper, thereby limited the extent to which growth can occur outside of the town boundaries. There is little opportunity for annexation, except for certain properties adjoining the southern boundary of the Town. This includes the Bussard property and the properties situated on the east side of Harpers Ferry Road. The Town of Sharpsburg has no plans for annexation at this time.**

### *Growth Impact on Public Service and Facilities*

**Adequate public services and facilities should be provided for projected growth. This section is intended to offer detail on the potential impacts of growth to Sharpsburg's public schools, libraries, public safety, water and sewage service, storm water management and recreational facilities.**

### *Public Schools*

**Currently, students from Sharpsburg attend Sharpsburg Elementary School, which is located on the five acre Washington County Board of Education property just west of town. It houses students from kindergarten through fifth grade. It is used for special events if the Town Hall facilities are not sufficient. Older students are bused to Boonsboro Middle and High Schools. School capacity is affected by growth in the region, but Sharpsburg has not been a major factor in regional capacity issues.**

### *Library*

**Washington County maintains a free library, consisting of the central library at Hagerstown, which serves seven branches of libraries, one of which is located in Sharpsburg. It is housed on the first floor of the Town Hall, built in 1913. The building was renovated in 1994 to make it handicapped accessible. The Town Hall now houses both a large and a small meeting room to meet the needs of the community for various organizational meetings and events. The Sharpsburg Historical Society Headquarters and Museum are also housed here. The installation of an elevator and handicap accessible bathrooms meet the needs of the aged and those with disabilities.**

### *Sewer and Solid Waste*

**The Town of Sharpsburg has a public sewage collection system. Sewage grinder facilities are located on each town lot. The system is maintained and operated by Washington County.**

**A water filtration plant with a design capacity of 0.23 million gallons per day is located on high ground near the C&O Canal about 3.8 miles southwest of Sharpsburg. An intake facility to take water from the Potomac River is located on the east bank of the river.**

**A 200,000 gallon elevated storage tank with a high water level at elevation 614 feet is located near the south edge of town.**

**An eight-inch transmission main connects the treatment plant with the storage and distribution facilities. Within Sharpsburg, six and eight inch transmission mains provide the entire town with public water.**

## *Public Safety*

Property owners in Sharpsburg have expressed a need for an increased police presence during the public participation efforts leading to the Plan update. Vandalism, drug enforcement and speeding were listed as concerns. Currently, the County Sheriff's Office and the State Police provide service to the Town.

There are no plans to hire police officers by the Town.

Fire and Rescue services are primarily provided in Sharpsburg by two non-profit organizations. The Sharpsburg Volunteer Fire Company (Company 1) provides fire suppression services for the Town with all volunteer staffing. The Sharpsburg Area Emergency Medical Services (Company 19) provides primary medical care with a combination of career and volunteer staffing. These companies are currently located adjacent to each other on Chapline Street.

Additional resources are provided through mutual aid agreements with neighboring jurisdictions.

Both organizations meet county standards for service delivery but face facility problems. Station 1 was characterized by Carroll Buraker & Associates, Inc. in their 1998 countywide Fire and EMS comprehensive plan as "This Station appears to be in poor condition. There is a lack of working space, the engine room and bays floors were not originally designed for the weight of today's apparatus and the lighting in the station is poor." Station 19 was deemed in good shape by the same report, but has increased needs now due to career staffing and larger apparatus.

The fire company is currently in the process of constructing a six bay emergency service facility to house both fire and EMS operations. Construction is expected to be completed in late 2013 or early 2014. This new facility will ensure adequate public facilities for at least the next 20 years. Funding for fire and rescue services is secured from ambulance billing, organizational fundraisers, community donations, County and State government allocations, grants and gaming fund distributions.

## *Storm Water Management*

Currently, developers are subject to storm water management laws that

require sediment fencing, construction of storm water management ponds and other best management practices. In 2007, the Maryland legislature passed HB 786, which will update these requirements ensuring that developers control runoff and implement environmentally sensitive design practices.

The Sharpsburg Planning Commission reviews subdivision plans within the Town's jurisdiction and makes recommendations related to slope, vegetation and impervious surface. Limited regulations are provided for in the Subdivision Regulations. At present, the County Division of Permitting and Planning reviews subdivision improvement plans for the Town and applies the current state and/or federal storm water guidelines.

### *Recreation Facilities*

Public recreation facilities are classified according to the areas they are designated to serve. In a town such as Sharpsburg, two levels of service are generally indicated: Neighborhood facilities include such items as playgrounds and small parks. These facilities should be located within a safe walking distance of the homes they are designed to serve. The term "safe walking distance" is defined in the terms of hazard to small children, such as busy streets, railroad tracks, streams, etc. Community facilities are designed to serve a wider area and greater population than neighborhood facilities. These include swimming pools, tennis courts, baseball and football fields, auditoriums, gymnasiums, etc. Access to community recreation facilities may require transportation other than walking, either because of safety hazards or distance.

The recreational facilities within the Town are located at the small park, located on South Church Street, known as the Mark Smith Park. The park is primarily used for picnics and small gatherings. The largest recreational area is located on High Street at the Lonnie Crampton Park. This area contains two ball fields, a tennis court and a basketball area that can be flooded for ice skating; play equipment and a picnic pavilion. This facility is handicapped accessible.

A two and a half-acre site located southeast of town along the National Park Service land, is owned by the town. A stocked fishing pond on the site is open to the public. The facility also offers limited picnic tables and grills.

# Article 66B “Septic Bill”

---

**The Town of Sharpsburg has elected to “piggy back” onto the Washington County, Maryland “Septic Bill.” The town agrees with the four tiered system that has been developed, with Sharpsburg being categorized as a Tier 1. The Town has no current plans to annex any large properties, and the County already serves the entire town limits with water and septic systems.**

# Inclusion in the Heart of the Civil War Heritage Area

---

**The Town of Sharpsburg has endorsed the Heart of the Civil War Heritage Area, supports its development as a State Certified Heritage Area and incorporates the Heart of the Civil War Heritage Area Management Plan by reference to those segments applicable to the Town. The Management Plan shall serve as the guidance document for activities support by the Heritage Program incentives.**

# Impacts of Future Growth – Water Resource Element

---

## *Public Water Service*

**The Washington County Department of Water Quality owns, operates, and maintains the water filtration plant and waste distribution system that services the Town of Sharpsburg. This system services all of the Town of Sharpsburg, some unincorporated areas in the County, and the Antietam Battlefield Visitors Center. As stated in the 2009 Washington County Water and Sewerage Plan, *“The water filtration plant is situated along the Potomac River, which is the raw water source. The District processes and chemically treats the raw water and adds fluoride prior to distribution. The water system also includes a 200,000 gallon elevated storage tank. The capacity of the filtration plant is 230,000 gpd. This is considered a Rural Village Service area.”***

***“The Department of Water Quality has upgraded the Sharpsburg Water Treatment Plant with two new filtration package water treatment plants and has provided additional storage at the treatment plant facility.”<sup>1</sup>***

**According to the State of Maryland and the Washington County Health Department Source Water Assessments for public drinking water systems, the Potomac River is vulnerable to the following contaminants: Organic Carbon, Giardia, Cryptosporidium, tastes and odors, sediment, algae, and disinfection by-product precursors. It is important to note that these vulnerabilities are not assessed by the treatment plant or distribution system through which the water passes.**

**The current drinking water system is able to produce 230,000 gpd (1,150 EDUs), however the plant is only currently permitted to withdraw 133,000 gpd (665 EDUs) from the Potomac River.<sup>2</sup> Upgrades to the water filtration plant are being contemplated by the County as follows<sup>3</sup>:**

---

<sup>1</sup> Washington County Water and Sewerage Plan, 2009 Update, Page III-1

<sup>2</sup> Because Washington County is the owner and operator of the water filtration system for the Town of Sharpsburg, this plan will use the County’s definition of an EDU as being one EDU is equal to 200 gallons per day (gpd). According to the County Water Resources Element (Resolution # RS-2011-13; page 9), this number “was established in County Policy in 1989 and has been verified as an acceptable level through routine usage analysis”

<sup>3</sup> Washington County FY 2011-2016 Capital Improvement Program, page 189

- **Replace/relocate the transit pipeline from its intake point at the Potomac River to the treatment plant along MD 34. The estimated cost of this upgrade is \$710,000 and is contingent upon funding from MDE.**
- **Replacement of a clear well at the filtration plant. Replacement of this storage plus some additional capacity is required to meet MDE regulations for contact time when existing tank is out of service and to provide additional storage capacity to assist during high river turbidity conditions. The estimated cost of this project is approximately \$480,000 and is scheduled to take place in FY 2012.**

**According to the County Water Resources Element (WRE) there are currently 681 EDUs of capacity sold, equaling an average daily usage of approximately 136,200 gpd. This leaves a deficit of approximately 16 EDUs (or 3,200 gpd) of capacity the Water Treatment Plant (WTP). It should be noted that while there appears to be a deficit of allocation at the WTP, the County estimates that actual water usage by Sharpsburg customers actually ranges between 120-130 gpd. The estimated usage of 200 gpd is used in the WRE to provide a consistent average across the Plan even though the usage in each water service area of the County varies widely. An excerpted summary from the County WRE of development impacts on the WTP are summarized in the table below.<sup>4</sup>**

---

<sup>4</sup> Washington County Water Resources Element Addendum, Water System Analysis Table, page 13

**Table 1: Drinking Water Capacity Analysis**

	gpd	EDU's
Design Capacity	133,000	665
Capacity Sold	136,200	681
Zoning build-out plus planned capacity needs	31,400	157
Remaining capacity for full buildout with current permit/increase	31,400	157
Permit Capacity increase needed from existing	34,600	173
Remaining capacity for full buildout with proposed permit	0	0
Anticipated permit capacity/total groundwater needed*	34,600	173
Estimated ground water available in water service area	151,290	756
Permit increase need anticipated in	2022	

\* 167,600 is total water supply needed with 133,000 already appropriated from surface water supplies leaving a need of 34,600 gpd from available ground water sources. It is anticipated that an increase in the surface water permit would prevent groundwater needed.

**Source: Washington County Water Resource Element**

**As noted in the Municipal Growth Element, Sharpsburg has no immediate or long term plans for intense development or expansive annexation. It is anticipated that most of the development will occur at infill within the existing Town limits.**

*Wastewater Treatment*

**The Town of Sharpsburg is serviced by the Antietam Wastewater Treatment Plan (WwTP) which is owned and operated by Washington County. The effluent is received via a grinder pump pressure collection system and treated using a multi-channel oxidation ditch process (activated sludge), secondary clarification and UV disinfection to process the wastewater. Odor control measures are also utilized at this facility. Sludge generated at this WwTP are transported and processed at the Conococheague WwTP. Effluent is discharged into the Antietam Creek.**

**The multi-jurisdictional treatment plant service area includes all of the Town of Sharpsburg, the Town of Keedysville, and some unincorporated areas of the County surrounding both towns. The design capacity of the treatment plant is**

163,000 gpd. There are currently plans by the County to upgrade this treatment plant to meet Enhanced Nutrient Removal (ENR) strategies that will increase the capacity of the treatment plant to 275,000 gpd. The FY 2011-2016 Washington County Capital Improvement Program anticipates the upgrade to this facility to be in FY 2014 & FY 2015 at an estimated cost of \$1.09 million.

All flow is conveyed to the County's central pump station on Maryland Route 34. As a result of both Sharpsburg and Keedysville's collection system consisting of low pressure sewers and grinder pumps, inflow and infiltration into the sewer system is minimal with flows remaining relatively consistent except for diurnal fluctuations. Sharpsburg has no septic systems within its incorporated limits.

According to the County Water Resources Element (WRE) there are currently 545 EDUs of capacity sold, equaling an average daily usage of approximately 109,000 gpd.<sup>5</sup> This leaves approximately 270 EDUs (or 54,000 gpd) of capacity available at the WwTP for new development. An excerpted summary from the County WRE of development impacts on the Antietam WwTP are summarized in the table below.<sup>6</sup>

**Table 2: Wastewater Treatment Capacity Analysis**

	gpd	EDUs
Current Design Capacity	163,000	815
Anticipated Permitted Capacity	275,000	1375
Capacity Sold	109,000	545
Remaining Capacity (w/WwTP upgrade)	166,000	830
Zoning Build-out plus planned Capacity Needs	58,600	293
Remaining Capacity (w/WwTP upgrade)	107,400	537
Permitted Capacity Increase needed for Build-out scenario	112,000	560
Permit increase need anticipated in		
	2030	

**Source: Washington County Water Resources Element**

<sup>5</sup> Because Washington County is the owner and operator of the Wastewater system for the Town of Sharpsburg, this plan will use the County's definition of an EDU as being one EDU is equal to 200 gallons per day (gpd). According to the County Water Resources Element (Resolution # RS-2011-13; page 29), this number "was established in County Policy in 1989 and has been verified as an acceptable level through routine usage analysis"

<sup>6</sup> Washington County Water Resources Element Addendum, POTW Facility Summary table, page 25

As noted in the Municipal Growth Element, Sharpsburg has no immediate or long term plans for intense development or expansive annexation. It is anticipated that most of the development will occur at infill within the existing Town limits.

*Point Source Nutrient Loads*

The Antietam Wastewater Treatment Plant, by definition of the State of Maryland, is a non-significant wastewater treatment plant because it has a design capacity of less than 500,000 gpd. Based on this definition, “annual nutrient loads are based on design capacity or projected 2020 flow, whichever is less, and concentration of 18 mg/l total nitrogen and 3 mg/l total phosphorus.”<sup>7</sup>

Table 2 below demonstrates the nutrient loading at the Antietam WwTP as excerpted from the County WRE Comprehensive Plan addendum, POTW Facility Summary table on page 31.

**Table 3: Point Source Nutrient Loads**

	ENR Strategy Allocation	Forecasted Nutrient Load	Surplus
Discharge Type			
Total Nitrogen (TN)	6,263	3,349	2,914
Total Phosphorous (TP)	1,044	251	793

Figures are expressed in pounds of nutrient discharge per year

*Non-Point Sources*

Another component in evaluating water quality is non-point source pollution. The primary culprit of this type of pollution is stormwater runoff. The term ‘non-point’ refers to the circumstances of the pollutions origin. Typically, non-point sources do not have a specific point of origin (i.e. wastewater treatment plants or storm drains), rather they culminate from diffuse areas such as open farm land or large impervious surfaces. Stormwater has become an increasing problem with development because it collects pollutants and sediment on its path to nearby streams and rivers.

---

<sup>7</sup> Maryland’s Chesapeake Bay Tributary Strategy Statewide Implementation Plan, January 24, 2008.

Washington County currently reviews and enforces all stormwater management design and implementation within the Town boundaries in accordance with the *2000 Maryland Stormwater Design Manual, Volumes I & II* and the subsequent revisions made via the Stormwater Management Act of 2007. The Town will continue to partner with Washington County to ensure that new development conforms to all State and County regulations and that non-point source pollution is reduced.

The Washington County WRE evaluates the impacts of non-point source loading under two land use scenarios: existing conditions and full build-out. Neither of these scenarios considers land use changes within the Town boundaries. Since stormwater and nutrient loading is only assessed at the County-wide or watershed level, and because the Town of Sharpsburg does not project any significant increase in development, this Plan does not include an individual analysis of land use scenarios. Instead, this Plan defers to the calculations completed within the County WRE with the assumption that new development will most likely occur within Town limits where public facilities already exist, and water quality impacts will not differ significantly from the County's build-out scenario.

While the impact of non-point source loading in Sharpsburg cannot be determined, the County WRE provides an analysis of non-point source loading for the overall Antietam Creek watershed. According to the County WRE, the non-point source loading of Total Nitrogen (TN) is 1,513,597 lbs/year under existing conditions (Scenario 1) and 1,622,680 lbs/year under build-out conditions (Scenario 2). Total Phosphorous (TP) loading is calculated to be 87,552 lbs/year under existing conditions (Scenario 1) and 85,006 lbs/year under build-out conditions (Scenario 2).

#### *Assimilative Capacity and Suitability of Receiving Waters*

Assimilative Capacity is defined as the amount of pollutants a water body can handle and still maintain an acceptable level of water quality. One way to measure a water body's assimilative capacity is through Total Maximum Daily Loads (TMDLs). A TMDL is the maximum threshold of a particular pollutant that a water body can absorb without causing impairment. TMDLs generally take into account all point and non-point sources of pollution and established caps on the discharge of the impairing pollutant.

According to MDE's list of impaired waters, or the 303(d) list, Antietam Creek is impaired by several pollutants including bacteria, biological, sediment, and nutrient pollutants. Of particular importance to this plan is the nutrient impairments (nitrogen and phosphorous). At this time no TMDL has been established for nutrient pollution in the Antietam Creek, however, MDE has proposed a TMDL that is currently under EPA review. Future updates of this Plan should include information regarding any new regulations or recommendations of MDE's TMDLs.

The presence of a TMDL is a sign that pollution control efforts must outweigh additional pollution impacts from future land use changes and wastewater treatment plant flows to prevent further degradation of the waterbody. For the receiving waters in the Town of Sharpsburg without a nutrient TMDL, a determination of the suitability of receiving waters cannot be made. However, for waterbodies with nutrient TMDLs, a preliminary assessment can be made. Pollution forecasts, although capable of comparing the relative benefits of different land use plans, are not precise enough to allow for a direct comparison to nutrient TMDLs. The Town of Sharpsburg recognizes though that waterbodies with nutrient TMDLs can only be considered suitable receiving waters if future nutrient impacts are offset. In addition, the Town of Sharpsburg recommends refining the pollution forecast in the future to allow for direct comparison to nutrient TMDLs as information becomes available.

# Maps –

Figure 1: Regional Location

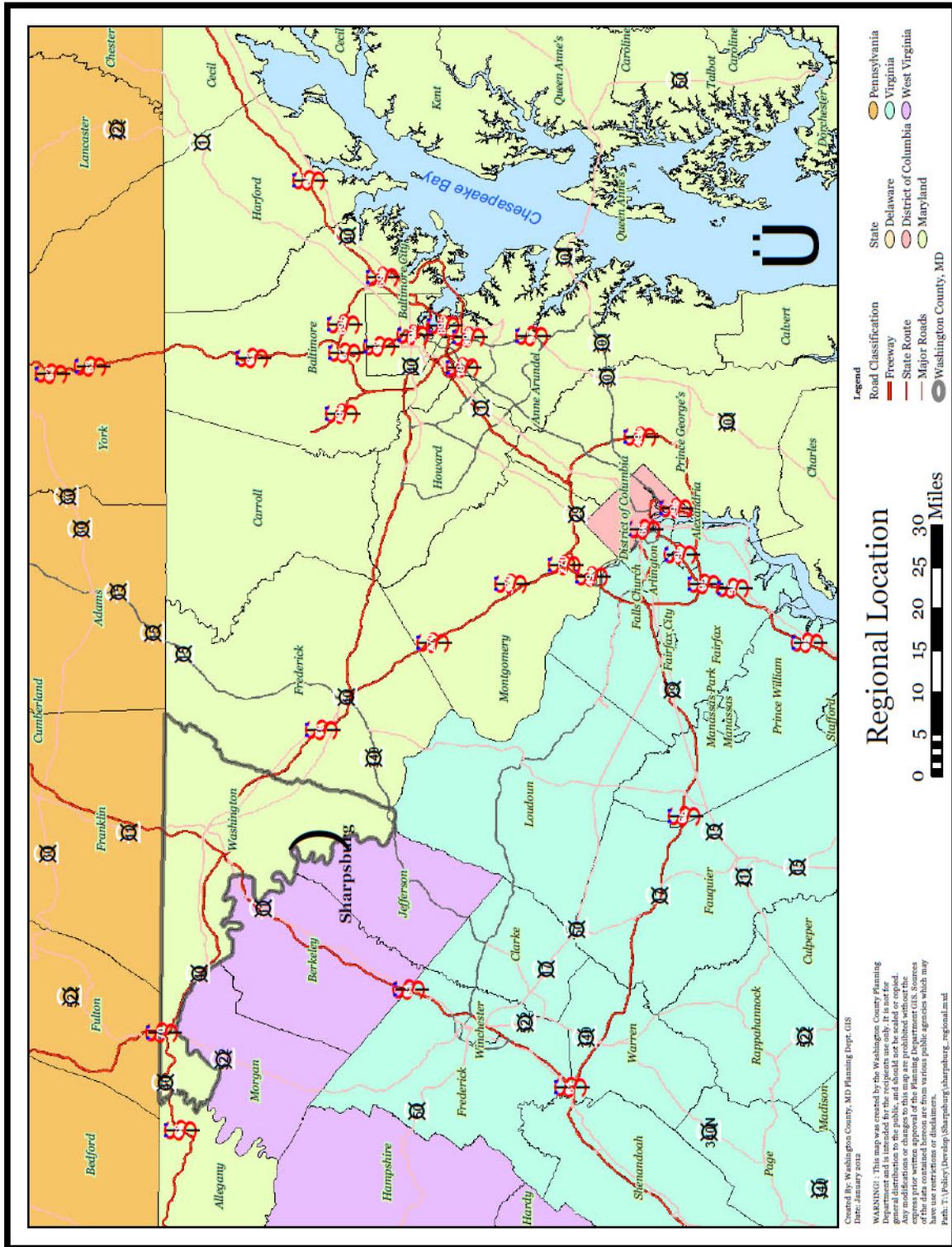
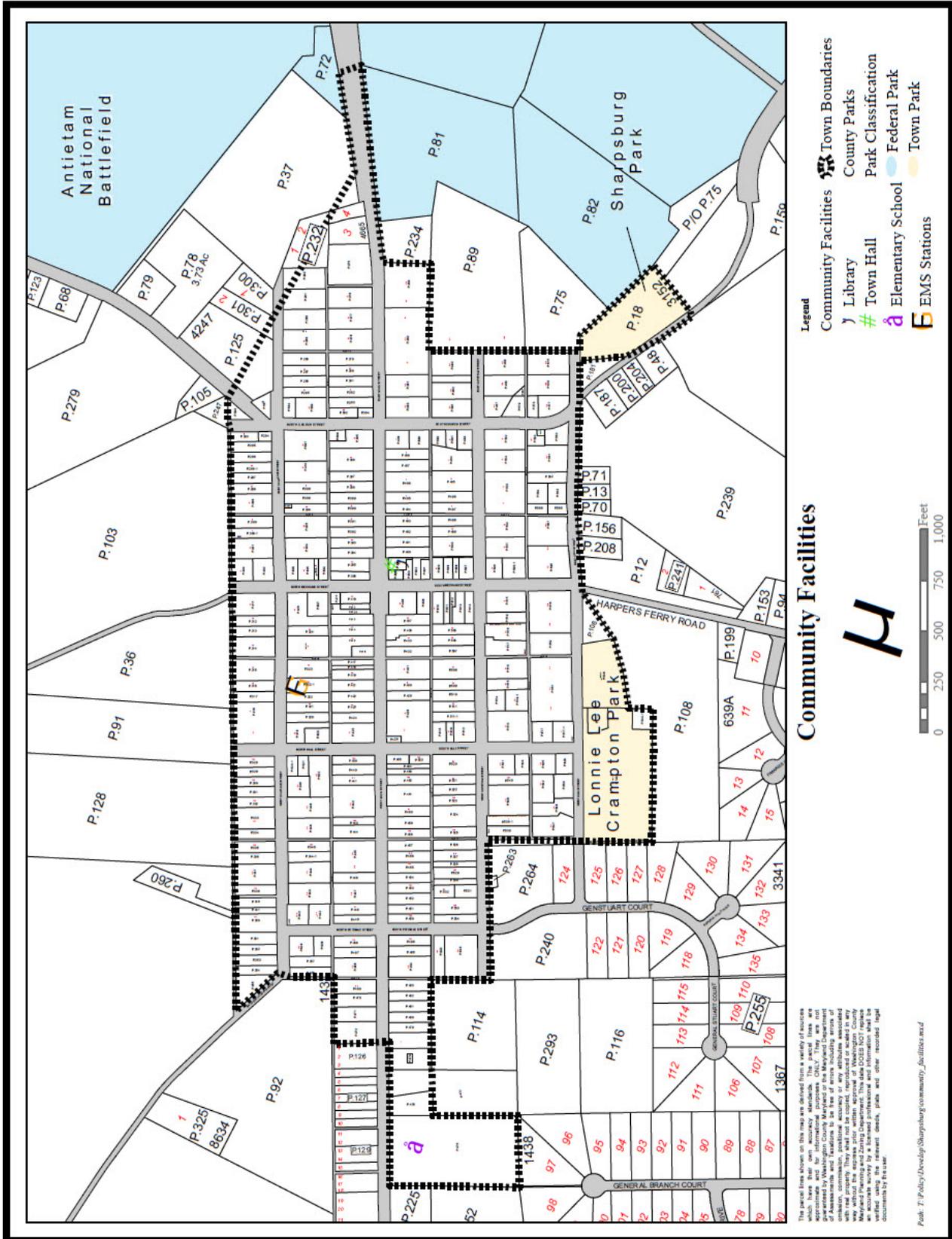




Figure 3 Community Facilities



The parcel lines shown on this map are derived from a variety of sources including aerial photography, GIS data, and other public records. They are not guaranteed to be accurate and should not be used for legal purposes. The map is provided as a general informational tool only. The map is not a substitute for a professional survey or other legal document. The map is provided as a general informational tool only. The map is not a substitute for a professional survey or other legal document. The map is provided as a general informational tool only. The map is not a substitute for a professional survey or other legal document.

Path: T:\Policy\Development\Sharpsburg\community\_facilities.mxd



Figure 5 Sensitive Areas

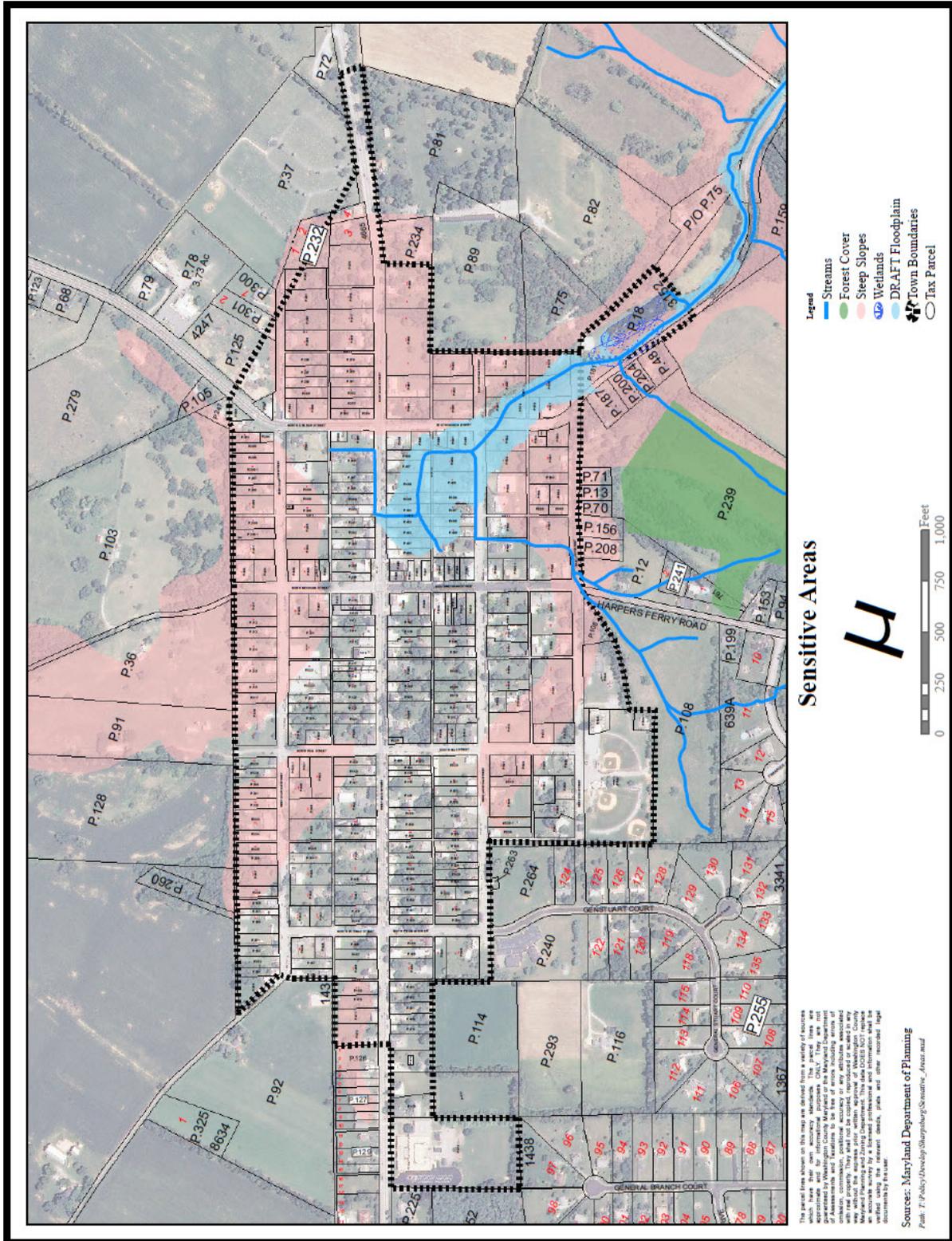


Figure 6 Priority Funding Areas

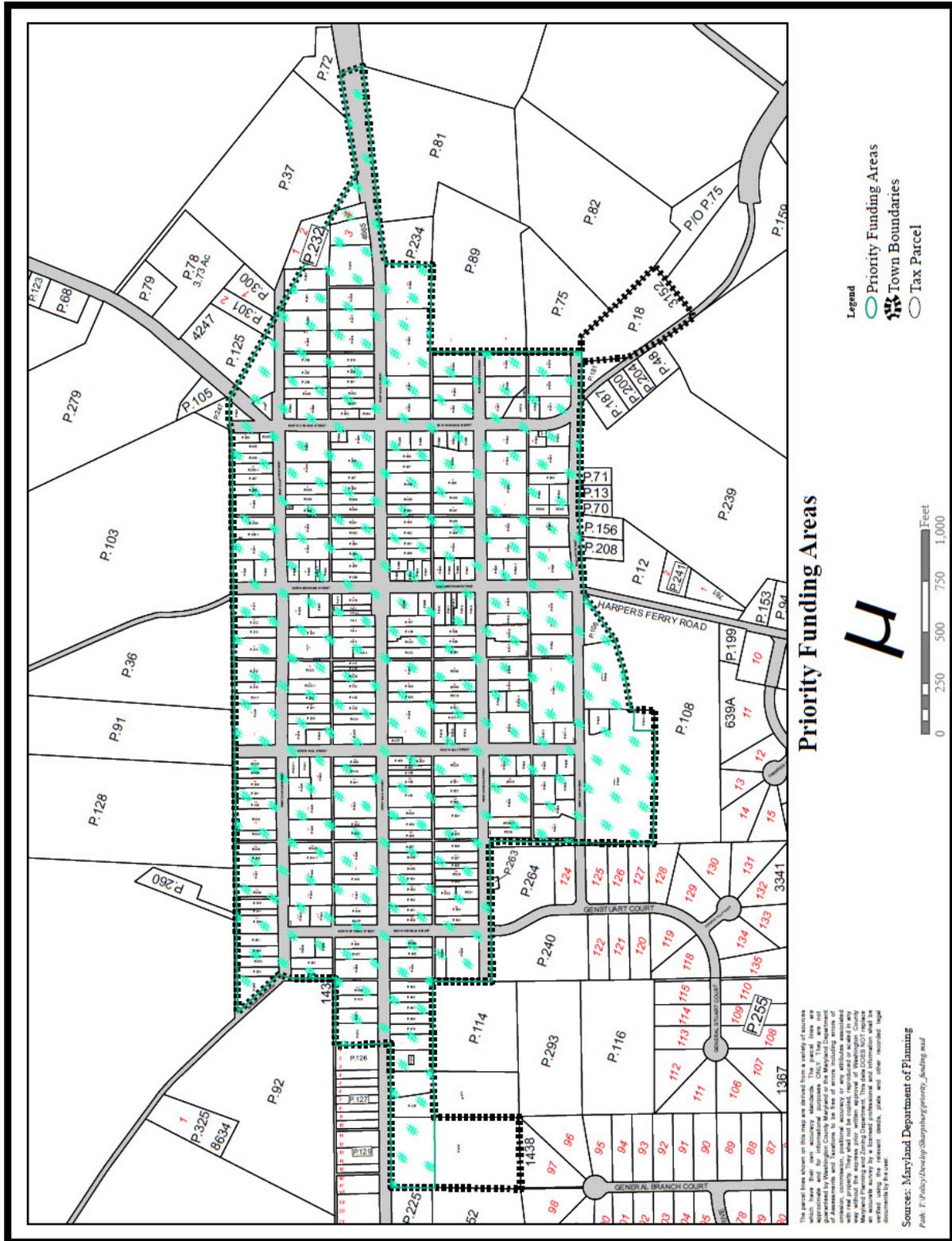




Figure 8 Sewer Service

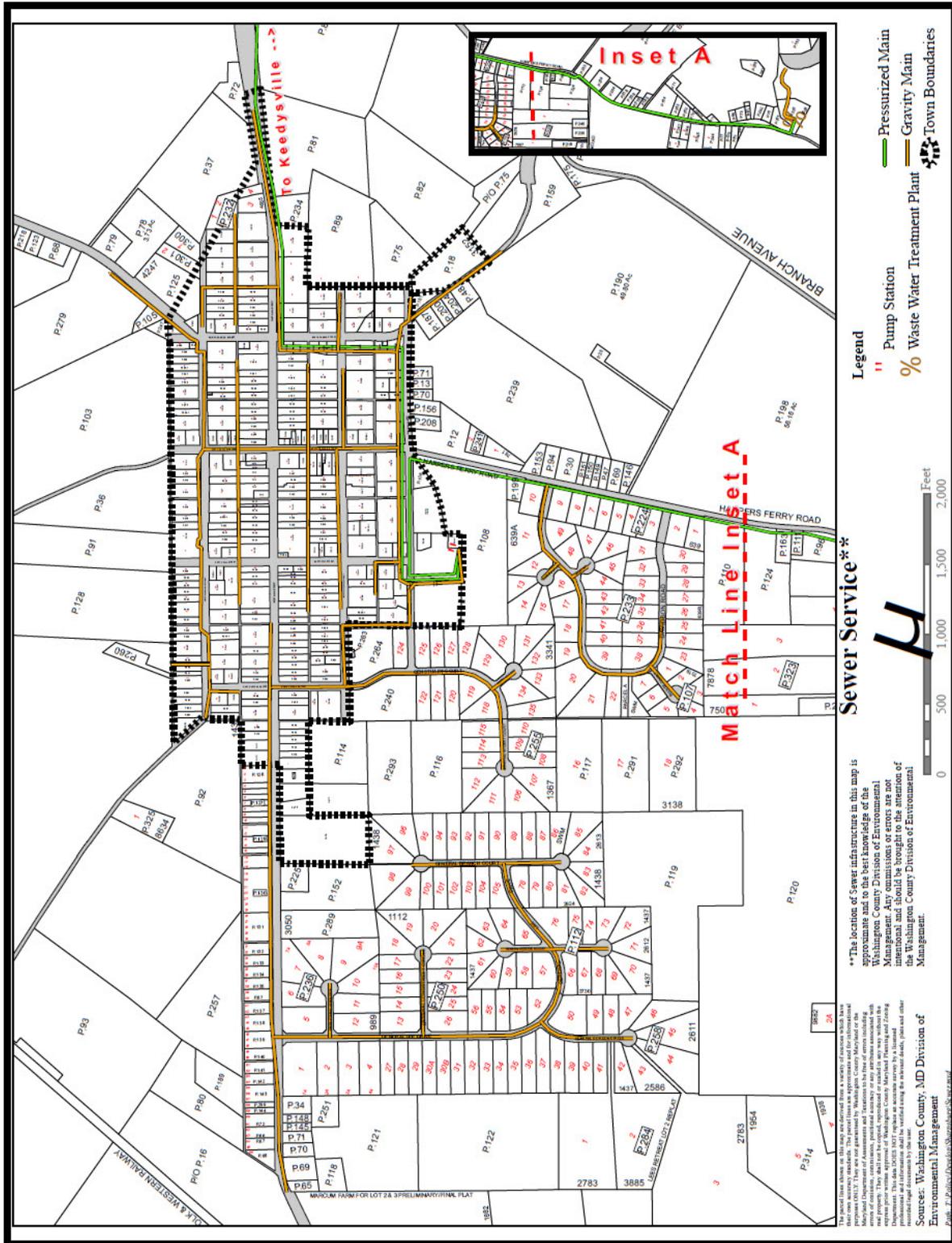
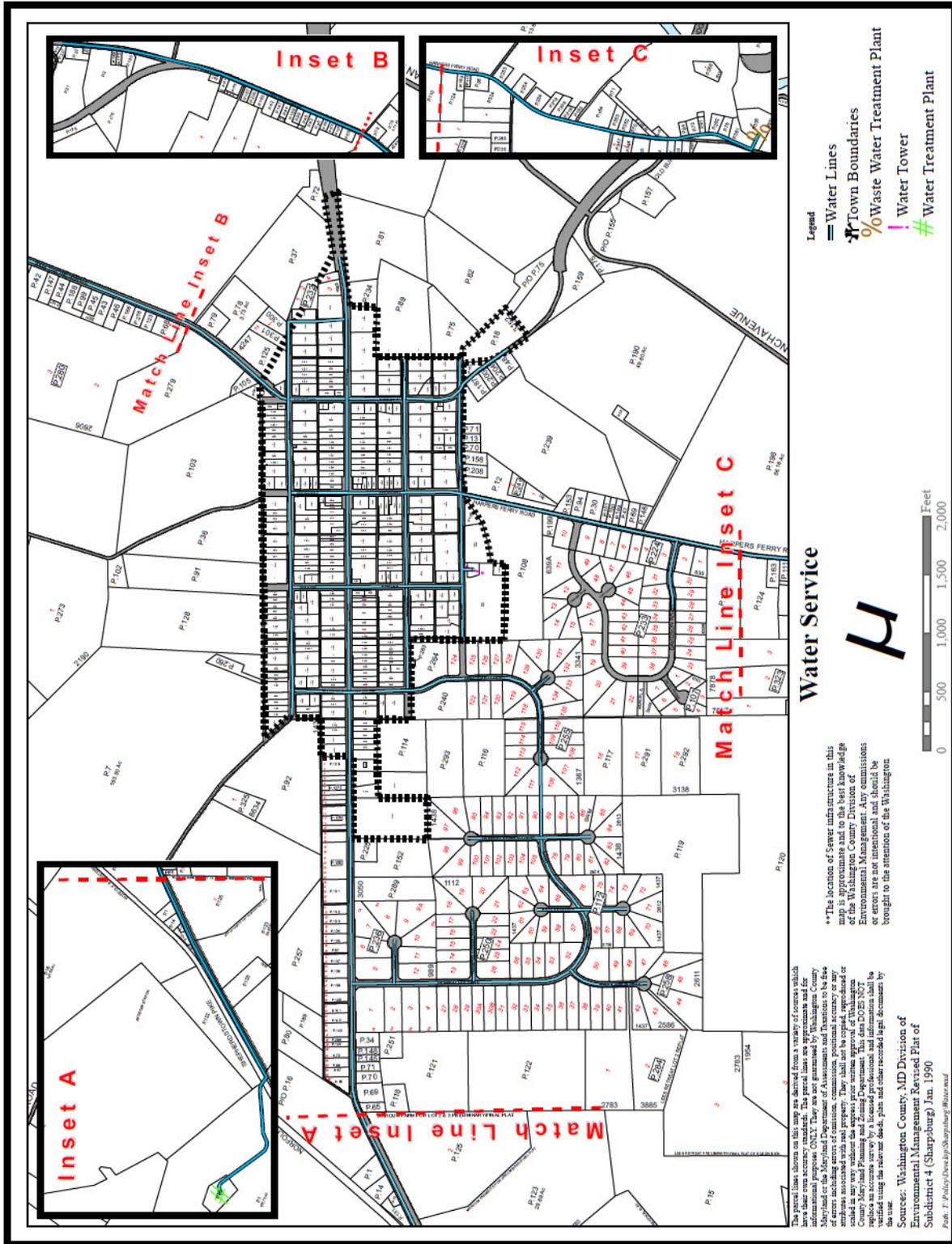


Figure 9 Water Service



**Figure 10 County Zoning Map**

