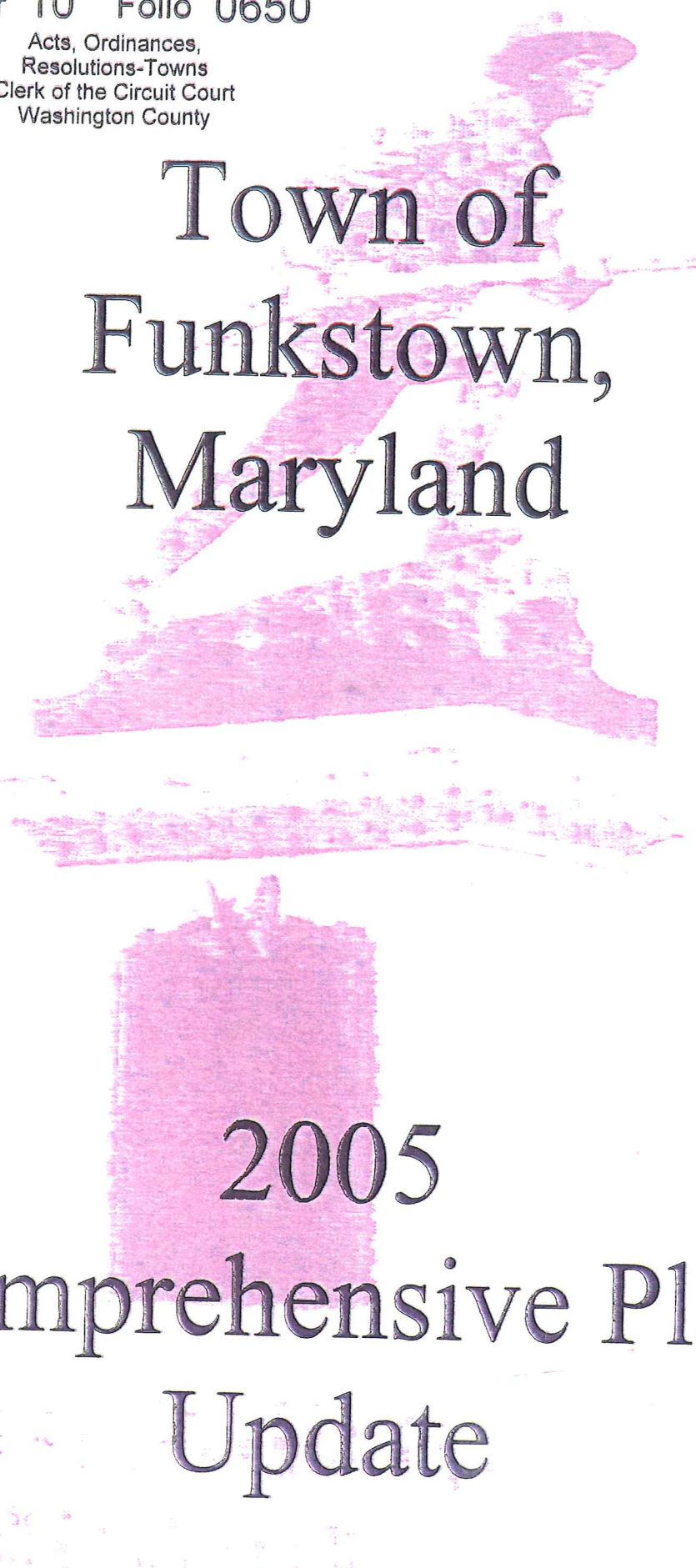


Liber 10 Folio 0650

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Washington County



Town of  
Funkstown,  
Maryland

2005  
Comprehensive Plan  
Update

Liber 10 Folio 0651

Acts, Ordinances,  
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Washington County

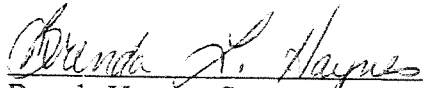
**CERTIFICATION OF  
COMPREHENSIVE PLAN  
OF THE TOWN OF FUNKSTOWN, MARYLAND  
PURSUANT TO ARTICLE 66B  
OF THE ANNOTATED CODE OF MARYLAND  
ENTITLED "LAND USE"  
TO THE MAYOR AND COUNCIL OF FUNKSTOWN  
BY THE PLANNING COMMISSION OF FUNKSTOWN**

**CERTIFICATION**

I HEREBY CERTIFY to the Mayor and Council of the Town of Funkstown as its duly constituted legislative body that the attached document entitled "Comprehensive Plan for the Town of Funkstown, Maryland, effective 2005" is a true copy of the document entitled "Comprehensive Plan" approved by and recommended by the affirmative vote of not less than a majority of the Planning Commission members on the 5<sup>th</sup> day of April, 2005.

ATTEST:

PLANNING COMMISSION FOR THE  
TOWN OF FUNKSTOWN, MARYLAND

  
Brenda Haynes, Secretary

By:   
Doug Stone Chairman

Dated: April 5 , 2005

DJH WAB2  
May 24, 2005 11:42 AM

Acts, Ordinances,  
Resolutions-Towns  
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RESOLUTION

RESOLUTION OF THE PLANNING COMMISSION  
OF THE TOWN OF FUNKSTOWN, MARYLAND  
APPROVING AMENDMENTS TO THE COMPREHENSIVE PLAN  
OF THE TOWN PURSUANT TO THE PROVISIONS OF ARTICLE 66B  
OF THE ANNOTATED CODE OF MARYLAND ENTITLED  
"LAND USE"

RECITAL

The Planning Commission for the Town of Funkstown, Maryland, a municipal corporation existing under and by virtue of the laws of the State of Maryland, has pursuant to the provisions of Article 66B of the Annotated Code of Maryland, entitled "Land Use" reviewed, amended, revised and updated the existing Comprehensive Plan for the Town of Funkstown. The Planning Commission does approve, adopt, and recommend, the said revised Comprehensive Plan entitled "Comprehensive Plan for the Town of Funkstown, Maryland 2005." Said amended Plan is attached hereto, incorporated herein and made a part hereof "in toto."

Now therefore, be it resolved by the Planning Commission for the Town of Funkstown that the Plan is hereby approved as attached;

Be it further resolved that this Resolution be and is hereby made a part of and affixed to the Comprehensive Plan as required by Article 66B of the Annotated Code entitled "Land Use;"

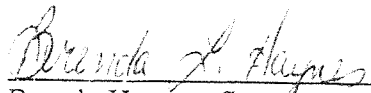
Be it further resolved that the Chairman and Secretary of the Planning Commission are hereby authorized and directed to affix the appropriate signatures to the Resolution as required by the Statute;


Be it further resolved that the Chairman and Secretary shall certify an attested copy of the Plan as recommended and passed to the Mayor and Council of the Town of Funkstown as its duly constituted legislative body for adoption as required by the provisions of Article 66B of the Annotated Code.

This Resolution is passed this 5<sup>th</sup> day of April, 2005 and is effective on the date of its passage.

ATTEST:

PLANNING COMMISSION FOR THE  
TOWN OF FUNKSTOWN, MARYLAND

  
Brenda Haynes, Secretary

By:   
Doug Stone Chairman

ADOPTION RESOLUTION

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

MAYOR AND COUNCIL OF FUNKSTOWN  
FUNKSTOWN, MARYLAND 21740

RESOLUTION \_\_\_\_\_

WHEREAS Article 66B of the Annotated Code of Maryland entitled "Land Use" requires and empowers local municipalities to provide for the orderly growth and development of their respective jurisdictions; AND

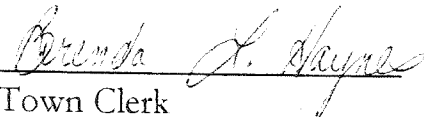
WHEREAS, pursuant to the provisions of Article 66B, the Planning Commission for the municipality of Funkstown has prepared and compiled certain amendments to the Comprehensive Plan of Funkstown, Maryland, AND


WHEREAS, in accordance with the requirements of Article 66B, the Planning Commission has passed a resolution recommending adoption of a document entitled 2005 Comprehensive Plan Update; AND

WHEREAS, same has been certified by the Planning Commission to the Mayor and Council as the duly constituted legislative body of the Town of Funkstown; AND

WHEREAS, the Mayor and Council of the Town of Funkstown deem it advisably and in the best interest of the citizenry of the municipality to adopt the 2005 Comprehensive Plan Update; AND

NOW THEREFORE, BE IT RESOLVED by the Mayor and Town Council of Funkstown that the document known as the "Comprehensive Plan for Funkstown, Maryland" which is attached hereto and included by reference is hereby adopted and placed into effect this 11 day of APRIL, 2005.

  
Town Clerk

  
Robert L. Kline  
Mayor

APRIL 11, 2005  
Date

APRIL 11, 2005  
Date

DATE OF INTRODUCTION:  
DATE OF PASSAGE:  
EFFECTIVE DATE:

# Liber 10 Folio 0654

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Washington County

## Mayor and Council

Robert L. Kline, *Mayor*  
Paul N. Crampton, Jr., *Assistant Mayor*  
Sharon Chirgott  
John W. Phillips III  
Robert D. Rodgers, Jr.  
Richard N. Nigh  
Kim A. Ramer

## Town Staff

Brenda L. Haynes, *Clerk/Treasurer*  
Kelli A. Roser, *Town Secretary*  
Roger R. Griffith, *Maintenance  
Supervisor*  
Steven R. Saccone, Jr., *Wastewater  
Treatment Plant Operator*

## Planning Commission

Doug Stone, *Chairman*  
Donald Kline  
Barry Warrenfeltz  
Herbert Smith  
Mickey Waldecker  
Kenneth (Ed) Owens

## Board of Zoning Appeals

Gail Mongan, *Chairman*  
Ann Platou  
Charles Waugh  
Alternate: Terry Gossard

## Former Members Who Participated in the Plan Review Process

John H. Moore  
George Wheelock

## Historic District Commission

Gregory Sullivan  
Doug Stone



On behalf of the Funkstown Mayor and Council and the citizens of the Funkstown Community, I extend a special invitation to you to visit our community. The Town's historic role as a coach and wagon stop on the National Road in the late Eighteenth and Nineteenth Centuries can be seen as you meander down historic Baltimore Street. Much of our historic preservation and vitality is a result of the tremendous support and exceptional community spirit displayed by the citizens of Funkstown.

In our commitment to preserve the natural and historic character of our community, we have been listed on the National Register of Historic Places. We have worked closely with both the business community and the citizenry to make Funkstown more attractive and inviting for our citizens and visitors.

Historic Funkstown offers exceptional and distinctive shopping, many one-of-a kind businesses, outstanding recreational facilities, and many historic buildings. I am confident that your visit to the Town of Funkstown will be a pleasant and memorable experience.

Robert L. Kline  
Mayor

## Table of Contents

### Part I. Background

I.	Introduction	6
	• New Planning Act	6
	• Smart Growth Initiatives	7
II.	History	9
III	Natural Features	11
IV	Population and Economy	15
V	Land Use	23
VI	Recreation, Parks, and Open Spaces	26
VII	Housing	27
VIII	Community Facilities and Utilities	28
IX	Transportation	32

### Part II. The Comprehensive Plan

X.	Statement of Intent	33
XI	Future Population and Economic Develop.	38
XII	Land Use Plan	41
XIII	The Transportation Element	41
IX	Community Facilities	42
X	Recreation, Open Space, Sensitive Areas, Mineral Areas, and Areas of Critical State Concern	45
XI	Regulatory Review	47
XII	Action Program	52

# Liber 10 Folio 0657

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

## List of Figures

	Following Page
1. Population Trends 1910-200	16
2. Funkstown Population 1930-2000	17
3. Funkstown Age Composition 1990-2000	18
4. Selected Income Data	20
5. Selected Housing Characteristics 1990 & 2000	21
6. Percentage of Labor Force	23
7. Goals, Policies and Strategies	35, 36, 37
8. Projected Employment in Washington County	39

## List of Maps

1. Existing Land Use Map	25
2. Sensitive Areas Map	46
3. Zoning Districts Map	50



PART I. BACKGROUND STUDIES

I. BACKGROUND

Funkstown is an incorporated town on the outskirts of Hagerstown, in Washington County, Maryland. The Town's population was 983 in 2000, and has been fairly stable over a period of years, but did show a slight decline over the last decade. Funkstown is primarily a residential community, with a number of historic buildings. It lies within a bend of Antietam Creek, which surrounds it on three sides. The terrain is relatively level, with the highest elevations along High Street.

THE NEW PLANNING ACT

The need for more up-to-date information and the desirability of reevaluating the ideas in a previous Comprehensive Plan are not the only reasons why Funkstown is embarking in this effort to update the Comprehensive Plan. Funkstown is now required to review and if necessary update its Comprehensive Plan to comply with the provisions of the Economic Growth, Resource Protection and Planning Act of 1992.

New and updated information was obtained and examined in order to address the following seven visions in the Maryland Planning Act of 1992.

- **Concentrate development in suitable areas.**

*Providing development opportunities near existing and planned population centers where existing and/or planned water and sewer service exist is important.*

- **Protect sensitive areas.**

*Providing open space to protect streams and stream buffers, steep slopes, 100-year floodplains and habitats of endangered and threatened species is important.*

- **In rural areas, direct growth to existing population centers and protect resource areas.**

*Providing development opportunities within and around Washington County's towns and other concentrations of development such as Funkstown, protecting unique natural resources and retaining rural areas are important.*

- **Demonstrate stewardship of the Bay and the land.**

*Identifying and protecting environmentally sensitive areas that residential or nonresidential development could damage while educating government officials and local residents to the issues and concerns of the Chesapeake Bay are important.*

- **Conserve and reduce the consumption of natural resources.**

*Protecting key parcels of land can help protect larger sections of resource areas.*

- **Encourage economic growth and streamline land use regulatory measures to encourage the achievement of the preceding five visions.**

*Providing economic development opportunities to existing businesses, seeking new businesses and enhancing other activities such as tourism are important as well as amending existing land use regulations and providing new provisions that will assist Funkstown to achieve this vision in the State Planning Act.*

- **Adequate public facilities and infrastructure under the control of the County or Municipal corporation are available or planned in areas where growth is to occur.**

*Insuring that public water and sewer facilities are either in place or proposed in conjunction with new development in compliance with the 1997 Smart Growth and Neighborhood Conservation Initiatives.*

- **Address funding mechanisms to achieve the previous policies.**

*Appropriating funds, continuing public and private cooperative ventures, seeking creative financing techniques and promoting volunteerism and cooperation are important.*

## 1997 Smart Growth and Neighborhood Conservation Initiatives

The 1997 General Assembly adopted several specific programs, which together form the Smart Growth initiatives. Collectively, these initiatives aim to direct State resources to revitalize older developed areas, preserve some of Maryland's valuable resource and open space lands, and discourage the continuation of sprawling development into our rural areas.

The Smart Growth legislation allows the State to direct its programs and funding to support locally designated growth areas and protect rural areas. This landmark legislation's passage is a significant accomplishment, which will play a major role in Maryland's efforts to better manage land use and growth.

The centerpiece of this new legislative package is the "Priority Funding Areas" legislation, which limits most State infrastructure funding and economic development, housing and other program monies to Smart Growth Areas, which local governments designate for growth. The other bills in the 1997 legislative package also support locally identified development areas. They facilitate the reuse of brownfields and provide tax credits to businesses creating jobs in a Priority Funding Area. A new Live Near Your Work pilot program supports this effort by providing cash contributions to workers buying homes in certain older neighborhoods. And, to spur more preservation of

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

undeveloped land, the new Rural Legacy Program provides financial resources for the protection of farm and forestlands and the conservation of these essential rural resources from development

The Priority Funding Areas legislation builds on the foundation created by Visions adopted as State policy in the 1992 Growth Act. Beginning October 1, 1998 Smart Growth establishes a policy for the use of State funds, which support communities, and influences the location of development. State funding for projects in Maryland municipalities, other existing communities, industrial areas, and planned growth areas designated by counties will receive priority funding over other projects. Priority Funding Areas are locations where the State and local governments want to target their efforts to encourage and support economic development and new growth.

#### Rural Legacy Program

The Rural Legacy Program will redirect existing State funds into a focused and dedicated land preservation program specifically designed to limit the adverse impacts of sprawl on our agricultural lands and natural resources. The Program will reallocate State funds to purchase conservation easements for large contiguous tracts of agricultural, forest and natural areas subject to development pressure, and fee interests in open space where public access and use is needed. Local governments and private land trusts will be encouraged to identify Rural Legacy Areas and to competitively apply for funds to complement existing land conservation efforts or create new ones.

#### Brownfields Legislation

Maryland's new Brownfields law limits liability for those redeveloping unused or abandoned properties that are contaminated, or even perceived to be contaminated, unless they exacerbate contamination or create new pollution. The law creates a voluntary clean-up program through which an eligible developer supplies the State information about environmental conditions, including contamination of the site and proposed clean-up procedures. If approved, the applicant prepares a detailed Response Action Plan that explains all tasks necessary to clean up the site and demonstrates that the project meets applicable public health and environmental protection criteria. This process also provides an opportunity for public participation.

#### Live Near Your Work Program

The Live Near Your Work Program encourages employees of Maryland's businesses and institutions to buy homes near their workplace. This initiative will help stabilize the neighborhoods surrounding the State's major employers by stimulating home ownership in targeted communities. In addition to providing resources for programs sponsored by public and private institutions, the State is participating as a major employer.

#### Job Creation Tax Credit Program

The Job Creation Tax Credit Program encourages mid-sized and smaller businesses to invest in Smart Growth areas around the State. Small businesses comprise almost 80 percent of Maryland businesses, and small businesses in particular generate the majority of new job growth in the State. This proposal will encourage small business development

# Liber 10 Folio 0661

Acts, Ordinances,  
Resolutions-Towns

and job growth in areas accessible to available labor pools, and will encourage more efficient use of the State's existing infrastructure.

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Washington County

## I. HISTORY

The Town was founded in 1767 by Jacob Funk as Jerusalem. It was incorporated in 1840 and renamed Funkstown in 1854. It grew slowly but steadily into the Twentieth Century,

and has for many years focused on the National Pike, which runs along Baltimore Street,

the main street. Jennifer Kerslake, in "Window to Yesterday" in the Maryland Cracker Barrel, April-May 1992, writes:

"When the little village of what is now Funkstown originated, it was 'all in the family.' Since then, the history of Funkstown has been shaped by numerous influences, including the Antietam Creek, the National Pike, and the Civil War.

"It all began with two German immigrants, brothers Henry and Jacob Funck, who sought fortunes in land speculation and came to Western Maryland from Virginia in 1749. For 'one cowhide and other considerations,' Henry bought an 88-acre tract of land on the east side of the Antietam Creek from Lord Calvert in 1754. This area included Black Oak Ridge, a ridge overlooking the horseshoe-shaped meander in the Antietam. In 1762 the brothers built a paper mill on the Antietam Creek Behind the location of the present fire hall.

"Jacob's attention later turned from mill building to town building, as in 1767 he completed a plan for a town in Frederick County that he named Jerusalem. Laid out in streets and squares, the town soon had a main street, lots for sale and 15 log cabins. In 1769 Jacob built a stone house on the main street before leaving to develop a town called Hamburg, now Washington, D.C., and Georgetown. Henry then moved to the stone house, which is the oldest permanent house in Funkstown.

"When Frederick County was divided into three sections in 1776, Jerusalem became part of the new Washington County. Proud of his town, Henry wanted Jerusalem to be appointed as the county seat. However, Jonathan Hager of Elizabethtown (Hagerstown) beat him to Annapolis and convinced the members of the Maryland convention to award the county seat to Elizabethtown. As a result, Hagerstown expanded into a city, while Jerusalem remained a relatively small village.

"Though Jerusalem did not flourish with the affairs of county government, it was a center of activity for the frontier area, mainly because of its industry and

# Liber 10 Folio 0662

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

location. During the town's early years, the local commerce included a grist mill, paper mill, powder mill, sawmill, and woolen mill.

"Jerusalem was situated on a busy trail used by wagoners to transport goods from Baltimore to Wheeling, WV, and then on the National Pike to Terre Haute, IN. By catering to the wagon trade, several inns, shops and taverns, plus a wagon yard, contributed to the town's economic success. In 1823 these commercial efforts were further boosted when the National Pike was constructed through Jerusalem. The community continued to host many travelers and wagoners until 1832 when the B&O Railroad was located a mile west of town. This technological advancement replaced wagons as the favored mode of transportation for the freight business and for travelers.

"In 1840 Jerusalem was incorporated, and its name was then changed to Funkstown in 1854 since the citizens had been using that title. "Funkstown" was a shortened derivative from the earlier informal name for the town: 'Funk's Jerusalem Town.'

"A prominent citizen during Funkstown's early years was Dr. Christian Borestler, who immigrated to the United States from Germany and settled in Funkstown in 1784. Besides working as a medical doctor and a beekeeper, Borestler wrote two books and much material for Gruber's Almanac when it was printed in German. He also planted Lombardy poplar trees along the town's main street in 1828. At the time of this death in 1833, Borestler owned half of Funkstown and had amassed a fortune of \$33,000.

"Funkstown also has a place in the military history of the United States, specifically during the Civil War. On July 10, 1863, at 6 a.m., Confederate General J.E.B. Stuart met Union General John Buford at Funkstown. Stuart engaged in the day-long battle to mask the efforts of Gen. Robert e. Lee, who had retreated from Gettysburg, PA, and was assembling a nine-mile-long battle' line near Williamsport on the other side of the rain-swollen Potomac River.

"Most of the fighting occurred in the northeast section of Funkstown, and shells and cannon fire struck several houses, forcing many residents to spend the day in the protection of their cellars. Joseph R. Stonebraker, a boy of 13, was almost killed by a sniper's bullet after he was spotted looking out of the garret window of the Keller House with field glasses.

"According to a Rebel of '61, a book authored by Stonebraker, the Chaney House served as a hospital for the wounded soldiers, and many citizens temporarily assumed the roles of nurses and doctors. Funkstown resident Clara Coffman, who as a 15-year-old helped at the Chaney House after the battle, later described that night. 'I walked home wondering why wars must be. There were still heavy layers of powder smoke in the country air. Cries of some wounded men or animals left in fields east of town were heard, and the rain was gently falling.

# Liber 10 Folio 0663

Acts, Ordinances,  
Resolutions-Towns

Clerk of the Circuit Court  
Washington County

“The next major event for Funkstown also involved the frightening factor of death—but this time by cholera, not by battle. Two citizens died when this disease struck the town in August 1897.

“Throughout the 20<sup>th</sup> century, Funkstown has continued to grow, while still retaining its historical ambiance developed through 225 years of existence.”

Funkstown’s historic character is now one of its great assets. Most of the buildings within the corporate boundaries are quite old and, in a real sense, historic. Nearly all of the buildings in the central area along Baltimore Street are of great historic value, reflecting the Town’s historic role as a coach and wagon stop on the National Road in the late Eighteenth and Nineteenth Centuries.

Dr. Paula Reed, of Preservation Associates, carried out a historic survey of Funkstown in the spring and summer of 1995. The following material is summarized from her report.

Most of the historic structures in Funkstown are single-family houses, the oldest known one being the Jacob Funk House of 1769. The majorities’ dates from the 1790-1870 period and are related to the National Pike, which ran along Baltimore Street; this street was fully developed by the middle of the Nineteenth Century. A map of 1859 shows virtually all of Funkstown’s street pattern in place. Another map dated 1877 shows Baltimore Street fully developed, and a number of houses on all of the present-day east-west streets.

Many early industrial buildings were located along Antietam Creek, but no longer exist. Other important properties are the Lutheran Church and the Town Cemetery, which was established in 1768.

### III. NATURAL FEATURES

#### Geography of Funkstown

In geologic terms, Funkstown is located within the Ridge and Valley Physiographic Province, a part of the Appalachian Highlands. More specifically, the Town lies within the fertile Hagerstown Valley south of and adjacent to the City of Hagerstown. It is nestled within a wide meander of the Antietam Creek, which forms its northern, western and southern boundary. The high, wooded bluff along most of the opposite shore of the Antietam creates a scenic backdrop for Funkstown, which lies mostly on a gently sloping promontory ridge.

# Liber 10 Folio 0664

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

## Geology

The bedrock beneath Funkstown and its immediate vicinity is limestone formed during the late Cambrian and early Ordovician periods, approximately 500 million years ago. Two different formations occur within the Town and are separated by a minor fault line extending diagonally in a north-south direction through the eastern portion of Funkstown, approximately along High Street.

The older Conococheague Limestone occupies a band about one mile wide, which lies west of this line. This formation is estimated to be between 1,400 to 1,900 feet thick. Its upper portion contains dark blue rather impure silty limestone layers an inch or two thick, laminated by shaly zones about one inch thick; pink marble and purer limestone also occur interbedded with the darker limestone. In addition, hard dolomite beds (both massive and finely laminated) occur throughout the formation, although they are less common in the upper levels.

The Conococheague Formation has been complexly folded by geologic pressures into numerous small anticlines and synclines; the anticlines, in turn, have weathered to produce the rolling, irregular surface topography typical of the area. The surface relief also may 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. Where the soil above the Conococheague Formation is shallow, excavation for foundations or utility lines could be expensive as it encounters this hard limestone bedrock.

As shown on the County geologic map, the Stonehenge Limestone formation, which lies beneath the eastern portion of Town, occupies a band approximately one-half mile wide, east of Conococheague Formation. It is estimated to be 500 to 800 feet thick, and contains massively bedded clayey limestone at its base and thin conglomeratic beds in its upper portion. The Stonehenge Limestone is similar to the Conococheague Limestone, its major difference (from a planning viewpoint) being its better water-yielding characteristics: it has the greatest number of wells that have produced or are producing more than 100 gallons of water per minute.

## Topography

The Town is almost encircled by the Antietam Creek that runs along its north, west and south boundary, providing its unique setting. Funkstown is nested in a small valley, one-half mile wide, which drains into the Antietam creek. The elevation at the eastern and western edges of this valley is approximately 500 feet above sea level, while the Town's average elevation ranges from about 480 to 470 feet with the exception of a section of High Street (whose name perhaps describes the topography) from Poplar to Green Streets, where the elevation rises, creating an attractive rolling terrain. Structures built on this crest have gracefully adapted to this topographic variation resulting in a delightful urban place.

# Liber 10 Folio 0665

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court

Within the Town, the Washington County map shows only one small area, directly south of the cemetery, with a slope greater than 15 percent. Areas bordering the Antietam on the Funkstown side also have slopes of 15 percent or more (for example, at the north end of High Street). The only other steep sloping areas in the immediate vicinity of Funkstown occur along most of the opposite bank of Antietam Creek.

Most of the land within the Town has relatively gentle slopes (less than five percent), with a few notable exceptions, such as Chestnut Street east of High Street. The open areas east and southeast of the Funkstown have very irregular topography, typical of limestone areas, but few sections have slopes that would seriously hinder development.

Development should not occur on slopes of more than 25 percent because of environmental concerns.

Most of the development in Town has occurred outside of the floodplain. However, a trailer park located between Poplar Street and the Creek may be affected during flooding conditions. Map2 indicates the location of floodplains in Funkstown. The Town has adopted regulations that will not allow any expansion of the trailer park.

## Soils

Although topography does not limit development opportunities in and around Funkstown, caution is needed in a few areas because of soil conditions relating to three potential types of problems: wetness and flooding, shallowness, and /or sewage disposal.

**Alluvial Soils.** Residents of Funkstown are well aware that the Antietam occasionally rises above its banks to flood the edges of the community. In doing so countless times over many centuries the Creek has deposited a distinctive layer of alluvial soil in the territory that it inundates. Thus this "Huntington fine sandy loam" soil is a firm indicator of land that has been and will continue to be subject to periodic flooding.

This particular alluvial soil occupies an irregular band averaging about 200 feet wide, extending along almost the entire length of the Creek past Funkstown. A related, alluvial-type soil (Huntington silt loam) begins about a Baltimore Street; this is a swale that drains the land lying between the ridges along High Street on the west and near Locust Street on the east.

These areas of Huntington soils are note worthy because they are a reliable indication that heavy runoff conditions will cause flooding in the future.

Because of their vital natural function in absorbing storm water runoff, and also because of the increasing risk of flood damage, these alluvial soils areas should remain open and no new permanent structures of filling of land should be allowed to intrude into the flood plains.



# Liber 10 Folio 0666

Acts, Ordinances,  
Resolutions-Towns

Clerk of the Circuit Court  
Washington County

**Shallow Soils.** The problem of soils, which are very shallow, averaging less than three feet, over hard bedrock occurs extensively in Funkstown, eastward from High Street. Unfortunately, almost all of this land contains either Hagerstown extremely rocky or Hagerstown very rocky silt loam soil. These Hagerstown- series soils are described by the soil survey as having "very irregular depth to bedrock, with occasional extremely abundant outcrops..." The individual soil types in the series range from zero to seven feet in depth. They are well-drained and fertile soils, important for farming, but their highly variable depth makes it difficult to assign an overall rating of their suitability for more intensive development. Where the underlying limestone bedrock is encountered, development can be very difficult and expensive.

**Soil percolation.** The third major characteristic of a soil type, which may limit development opportunities, relates to on-site sewage disposal. Obviously, this factor would apply only to the territory, which will remain outside the service area of Funkstown's sewerage system.

Suitability of a site for septic tank and tile field systems depends upon the rate at which water (e.g. the partially-treated sewage effluent) will percolate through the soil. This rate varies widely with different soil types, and sometimes varies with the time of year. An additional complication in limestone areas is the very serious danger that the effluent will percolate too rapidly (through cracks or underground channels) and reach the under ground water supplies before it has been cleansed by the action of bacteria in the soil.

In limestone and related formations, it is very difficult to make generalized predictions about the hazard of polluting groundwater supplies. This danger, however, could have particularly serious consequences because both the Stonehenge and Conococheague Limestone exhibit good water-yielding characteristics, and as a result have a large number of very productive wells. Ideally, no intensive development should be permitted on either of these geologic formations except in areas that can be served by community sewerage systems; at the least, there must be careful evaluation at each prospective building site if on-lot disposal is contemplated.

## Drainage

Funkstown lies entirely within the watershed of Antietam Creek. Although the municipal boundaries encompass a relatively small territory (about 120 acres), two minor ridges running approximately along High Street and along Maple Street-Beaver Creek Road divide this area into four distinct drainage subareas.

The flooding problems along the Antietam have been described above. Drainage is not otherwise a problem in Funkstown, with the notable exception of the drainage swale that is partly occupied by Chewsville Road.

# Liber 10 Folio 0667

## Water Quality

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court

According to the amendments to the County's Water and Sewer Plan the quality of the Washington County's surface water as a source of supply would necessitate considerable treatment prior to consumption. Even a generalized analysis of the sampling data indicates a high coliform count. In addition, most of the watercourses were quite alkaline because of the limestone formation. The predominant causes of degradation of water quality of the watercourses in the County are agricultural and urban runoff, and industrial and sewage treatment discharges.

**Antietam Creek.** In Maryland, Antietam Creek has a drainage area of 187 square miles. Average stream discharge measured at the U.S. Geological Survey (U.S.G.S.) gage four miles upstream from the mouth is 265 cubic feet per second (cfs). Because of intense agricultural use and practices and soil type in this segment, the Antietam Creek drainage is designated a "priority watershed" for the potential release of phosphorus from agricultural sources (State Soil Conservation Committee, 1984). Monitoring of the water quality of Antietam Creek shows fair water quality below Hagerstown

The waters of Antietam Creek and its tributaries are used by several industries and municipalities for cooling purposes and sewerage disposal. Hagerstown and Funkstown sewage treatment facilities are located south of Hagerstown about 1 1/2 miles.

**Climate.** Funkstown has a climate typical of the middle Atlantic states: moderate, with average temperatures of 53° in the spring, 73° in summer, 55° in the fall, and 33° in the winter. Average annual rainfall is 38.84 inches, snowfall 26.9 inches.

## IV. POPULATION AND ECONOMY

### Population

The 2000 Census indicates that Washington County was the home of 131,923 persons, who enjoy a scenic setting, diverse environment, and opportunities for a variety of lifestyles. Those who live in the countryside retain easy access to employment and services provided in the urban areas. Those living in more dense urban settlements can also delight in the quiet atmosphere, charm, and special character of the small towns.

Between 1950 and 2000, the County's population increased from 78,000 to 131,923, of which 51.1 percent was male and 48.9 percent female. The 2000 Census showed that 89.7 percent of the County's population was white, 7.8 percent African American; the balance was other racial groups.

### POPULATION AND HOUSING

Understanding Funkstown's population and housing characteristics and how they have changed over time will determine planning and zoning policies to help guide the Town's

Acts, Ordinances,  
Resolutions-Towns

Clerk of the Circuit Court

Washington County  
growth. These characteristics include total population, age and gender, the number and size of households, income and the type value and concentration of housing.

Population Change

Table I depicts population change for Funkstown and Washington County between 1900 and 2000. The population trend in Funkstown is characterized by a large influx of people in the early 1900's. Its population increased every decade between 1920 to 1950, declined the next three decades and then increased between 1980 and 1990.

Funkstown's -13.5% population decrease between 1990 and 2000 is the opposite of Washington County's 5.7 percent increase during the same time period.

TABLE I POPULATION TRENDS 1910-2000 FUNKSTOWN & WASHINGTON COUNTY			
Year	Total Funkstown Population	PERCENT CHANGE	
		Funkstown	Washington County
1910	568	-----	10%
1920	620	9.2%	20.3
1930	700	12.9	10.3
1940	798	14.0	4.5
1950	879	10.0	14.6
1960	968	11.1	15.6
1970	1,051	8.6	13.8
1980	1,103	4.9	8.9
1990	1,136	2.9	7.3
2000	983	-13.5	8.7

SOURCE: U.S. CENSUS

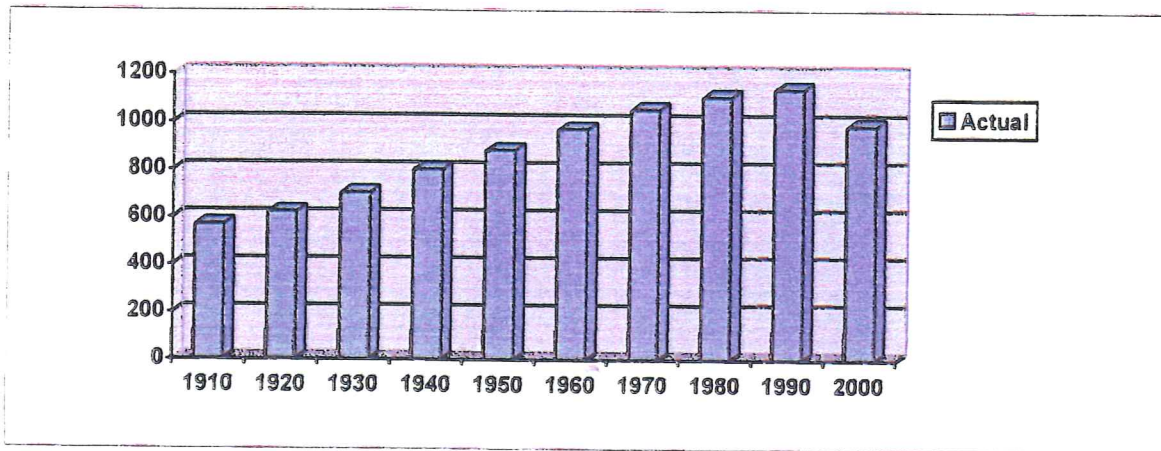
- I. Future Population
- II. New residents create a need for additional homes and services such as schools, roads, water and sewer lines, parks and other facilities. Besides the usual risks of making assumptions about what might happen in the future, many of Funkstown's physical characteristics render it even more difficult to arrive at valid assumptions.

Although Funkstown's population decreased by 13.5% between 1990 and 2000 the County's population growth for Funkstown as well as for the rest of Washington County

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

is expected to continue to increase for many reasons. Interstate 70/81 through the northern part of the county will undoubtedly continue to spur new growth as will the new economic development opportunities from the heritage tourism industry and from the development of new industrial areas within Washington County.

*Figure 2*  
*Town of Funkstown*  
*Population (1930-2000)*



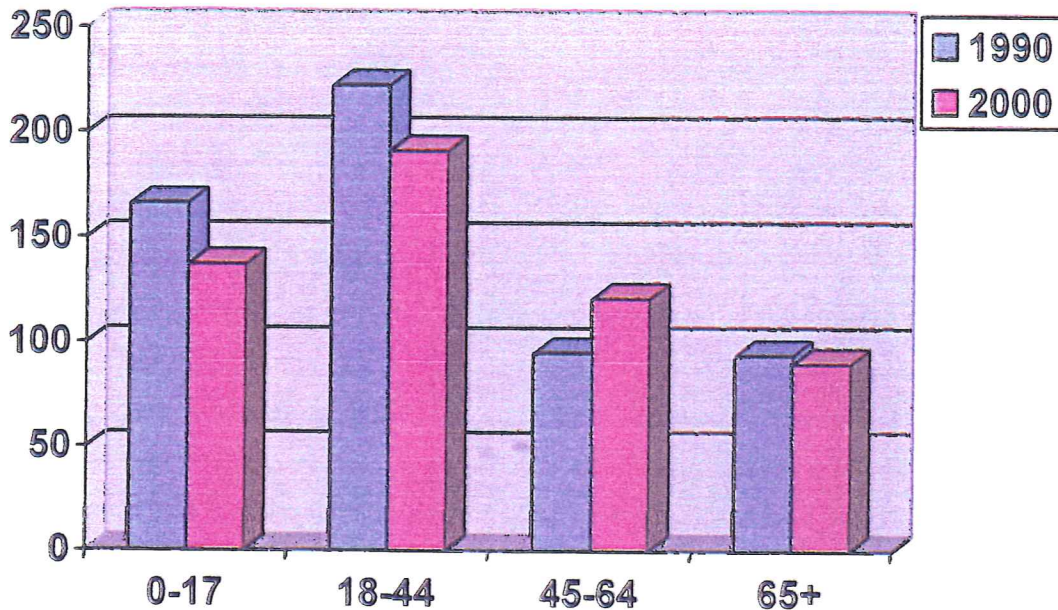
Source: 2000 U.S. Census

### Age and Gender

Information on age is provided for four age groups: children and youth (ages 0-17), young adults (ages 18-44), middle-aged adults (ages 45-64) and elderly (ages 65 +). Chart II compares the 1990 and 2000 populations for each age group.

## Age Composition 1990 & 2000

### Funkstown, Maryland



1990	245	520	224	147	1136
2000	197	393	246	147	983

Figure 3

SOURCE: U.S. Census

The 2000 Census shows 197 children and youth (20% of the population), 393 young adults (40%), 246 middle-aged adults (25%) and 147 elderly (15%). Young adults represented the largest age group in 1990 (46% of the population) as well as in 2000 (40% of the population). The elderly represented the smallest age group in 1990 (13% of the population) as well as in 2000 (15% of the population). Middle aged adults was the only age group in Funkstown that actually increased in population during the 1990's from 224 persons in 1990 to 246 person in 2000.

More females existed in Funkstown in 1990 and 2000. Females comprised 51% of the population in 2000. Males comprised 49% of the population in 2000.

# Liber 10 Folio 0671

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

## III. Households

The total number of households in Funkstown decreased between 1990 and 2000 from 485 Households in 1990 to 441 in 2000...a 9% decrease overall, while the average household size remained the same (virtually 2.3 persons per household) over that same time period.

Funkstown's 441 households in 2000 were comprised of 253 family households and 188 non-family households. Of the family households, 193 were married coupled families, 43 were families with female heads of the household.

## IV. Income

The U.S. Census reports income statistics for the year previous to the actual census. The income figures reported in this section are therefore 1999 and 1989, where applicable.

Funktown's per-capita and median household income was \$17,544 and \$35,278 respectively in 1999. The Town's income levels were considerably lower than the overall income levels of Washington County (\$40,617 median household income) and Maryland (\$52,868 median household income) in 1999.

In addition to knowing the income levels of a community, it is equally important to understand the way in which the community receives its income. Figure 4 on the following page not only provides this information but also indicates what percentage of the population falls below the poverty level.

In comparison to Washington County and Maryland, a higher or similar percentage of Funkstown's residents were receiving wage and salary incomes while a higher percentage of residents depended on social security, retirement and public assistance income in 1989. While much of this could be attributed to the relatively high proportion of elderly (15% of the population) that live in Funkstown and depend on a fixed income, a significantly high number of residents are living below the poverty level (20%).

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

*Figure 4*  
SELECTED 1999 INCOME DATA  
FUNKSTOWN, WASHINGTON COUNTY AND MARYLAND

Item	Funkstown	Washington County	Maryland
% of Households with Earnings Income	82.9	78.3	83.8
% of Households with Social Security Income	25.9	28.4	22.5
% of Households with Retirement Income	14.4	18.7	18.7
% of Households with Public Assistance Income	1.4	2.3	2.4
% of Population Below Poverty Level	8.4	7	8.5

SOURCE: U.S. Census

Housing

Figure 5 on the following page compares selected housing characteristics for Funkstown, and Washington County and Maryland. These housing characteristics include total housing units, occupancy and tenure, housing type, median value and housing conditions. In addition to comparing Funkstown with Washington County and Maryland, the table also shows the trend in housing for Funkstown by providing housing information for 1990 as well as 2000. The following paragraphs summarize Table III.

**Housing Units**—Funkstown had 12 more housing units in 2000 (266) than it did in 1990. This is similar to the number of new households that occurred in the Town during the same time period (10 new households).

**Occupancy and Tenure**—Subsequently the percentage of renter-occupied housing units increased from 30% in 1990 to 43.1% in 2000. This reflects a trend away from home ownership as can be seen in the relatively higher proportion of multi-family complexes that have occurred over the past decade. This can also be attributed to an increase in available low-moderate income housing in conjunction with an overall population increase.

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

Figure 5

**SELECTED HOUSING CHARACTERISTICS 1990 & 2000**  
**Funkstown, Washington County & Maryland**

Housing Characteristics	Funkstown		Washington County	Maryland
	1990	2000	2000	2000
Total Housing Units	499	464	52,972	2,145,283
<b>Occupancy &amp; Tenure</b>				
Occupied Units (%)	485 (92%)	441 (95%)	49,726 (93.9%)	1,980,859 (92.3%)
• Owner Occupied (%)	267(54%)	237 (53.7%)	32,637 (65.6%)	1,341,751 (67.7%)
• Renter Occupied (%)	218 (44%)	204 (46.3%)	17,089 (34.4%)	639,108 (32.3%)
Vacant Units %	14 (2.8%)	34 (12.8%)	5,285 (31.5%)	164,424 (7.7%)
• For Seasonal, Recreational or Occasional Use	1 (.2%)	2 (.4%)	468 (.9%)	38,880 (1.8%)
<b>Housing Type</b>				
Single Family Units (5%)	290 (58%)	282 (59.6%)	38,578 (72.9%)	1,549,084 (72.2%)
2 to 9 Units (%)	126 (25%)	131 (27.7%)	7,971 (20%)	229,073 (10.6%)
10 or More Units (%)	37 (7%)	22 (4.7 %)	4,049 (8.6%)	325,041 (15.1%)
Mobile Homes (%)	46 (9%)	38 (8%)	2,367 (4.5%)	41,356 (1.9%)
<b>Median Value</b>				
Owner Occupied Unit	\$ 71,500	\$92,600	\$115,000	\$ 146,000
Renter Occupied Unit	\$293	\$438	\$482	\$689
<b>Housing Conditions</b>				
% of Units Without Complete Plumbing	0.6%	0.0%	0.4%	0.5%

SOURCE: U.S. Census

*Housing Type*--Single family units were the largest housing type in Funkstown in 1990 comprising 58% of all housing units. Single family housing units remained the largest housing type in 2000 at 283 units. The number of multi-unit complexes and the number of mobile homes decreased between 1990 and 2000.

*Median Value*—The median value of an owner occupied home in Funkstown was \$92,680 in 2000, compared to \$115,000 in Washington County overall. The median monthly rental cost for Funkstown in 2000 was \$438 compared to \$482 countywide.

*Housing Conditions*—One of the most common ways of identifying substandard housing conditions is to identify the percentage of homes lacking complete plumbing facilities. The percentage of homes lacking complete plumbing facilities in Funkstown decreased from .6 % in 1990 to 0.% in 2000. By comparison, 0.4% of Washington County's housing units and 0.5% of Maryland housing units lacked complete plumbing facilities in 2000.



# Liber 10 Folio 0674

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

## Economy

A discussion of Funkstown's economy must start with a consideration of that of Washington County. Funkstown residents work in all parts of the County and beyond, and their economic well being relies on this greater economic community.

**Past Trends.** The County was settled in the early 1730s. Due to the natural fertility of the soil, Washington County became one of the most prosperous agricultural regions in the state. Early land grants were primarily to eastern Maryland planters, who purchased large tracts of land. However, the fastest growth of the County came when German farmers from Pennsylvania moved down, purchasing farms of 300 acres or less, concentrating on wheat and other small grains.

The area's excellent soils and abundance of water resulted in the establishment of numerous grist and flour mills. Washington County in 1870 had the highest yield of wheat in bushels per acre in the State, with  $25 \frac{3}{4}$  bushels per acre, compared with Maryland's average of  $14 \frac{1}{2}$ . Another important industry that grew from the production of grain was whisky distilling.

Post Civil War Washington County was still primarily agricultural; most of its "manufactories" were supportive of or based on agriculture, and others were based on the iron ore found here. Because of the County's position on east-west and north-south transportation routes, it developed a very substantial transportation industry, including both rail and road transportation.

The County's industrial base continued through World War II, but in the 1950s and 1960s the manufacturing base began a decline, parallel to that in the United States. From 1970 to 1990, manufacturing employment in Washington County fell from 14,000 to 9,000; as a proportion of total employment in Washington County manufacturing fell by more than half in that period.

During the same 20-year period, the proportion of retail employment in the County increased from 16 percent to 21 percent and that in services from 15 to 25 percent. The Maryland Department of Planning estimates that retail employment will remain stable for the next 25 years, but that services will grow from one-quarter of the workforce to one third. Characteristics of the County's Economy. A comparison of Washington County's employment breakdown with that of the State of Maryland (Figure 6) indicates the special characteristics of Washington County's economy.

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

Figure 6  
Percentage of Labor Force  
Based on Washington Counties Total Population  
Washington County and Maryland

	Washington County	Maryland
Agriculture, Forestry, Fisheries	1.6	0.6
Construction	9.1	6.9
Manufacturing	14.7	7.3
Transportation	5.6	4.9
Information	2.8	4.0
Wholesale Sales	3.2	2.8
Retail Sales	13.4	10.5
Finance, Insurance, Real Estate	7.0	7.1
Services	35.2	45.4
Public Administration	7.5	10.5

Source: Maryland Department of Planning

**V. LAND USE**

The land use pattern in Funkstown has changed very little since the nineteenth century. There has been very little population growth for the past thirty years.

The original development of Funkstown took place along the Old National Road (now Baltimore Street), with later development on the parallel streets behind the main road. Most of the homes are single-family residences, except along Baltimore Street, where some buildings contain two or more dwelling units. Some of these units resulted from the conversion of large single-family dwellings.

Three trailer parks are located within the Town's boundary. Two of the parks are located to the northwest of Town (mostly in the floodplain) and the third park is located at the southern tip of Town. While providing affordable housing for some residents of Funkstown, these parks are not visually compatible with the character of the Town.

Most recent residential development has occurred outside the corporate boundaries of Funkstown, which has an impact on the compactness and image of the Town. For example, a relatively new subdivision of large lots south of Interstate 70 is typical of development that characterizes "urban sprawl". A concern related to potential sprawl results from the existing Washington County zoning districts around Funkstown. With the exception of the south and southwestern parts of Town, which are zoned by the County as "Agricultural", most of the surrounding land is zoned as "Residential Rural" and "Residential Suburban". The Residential Rural district permits development of single-family units on minimum lot sizes of 20,000 square feet, with a minimum width of

# Liber 10 Folio 0676

Acts, Ordinances,  
Resolutions-Towns

100 feet where public water and sewer is available. Other uses are permitted with different minimum lot requirements. The Residential Suburb district permits single-family dwellings with a minimum lot area of 10,000 square feet and a minimum width of 70 feet.

Unless development is strictly controlled around the edges of Funkstown, its compactness and character will be at risk of being lost.

Properties with commercial land uses occupy only about two percent of Funkstown's land area. Even this figure overestimates the amount of commercial land, since most businesses are located in multistory structures with the upper floors used as an apartments or the owner's residence.

Most Businesses in Funkstown are located chiefly on Baltimore Street.

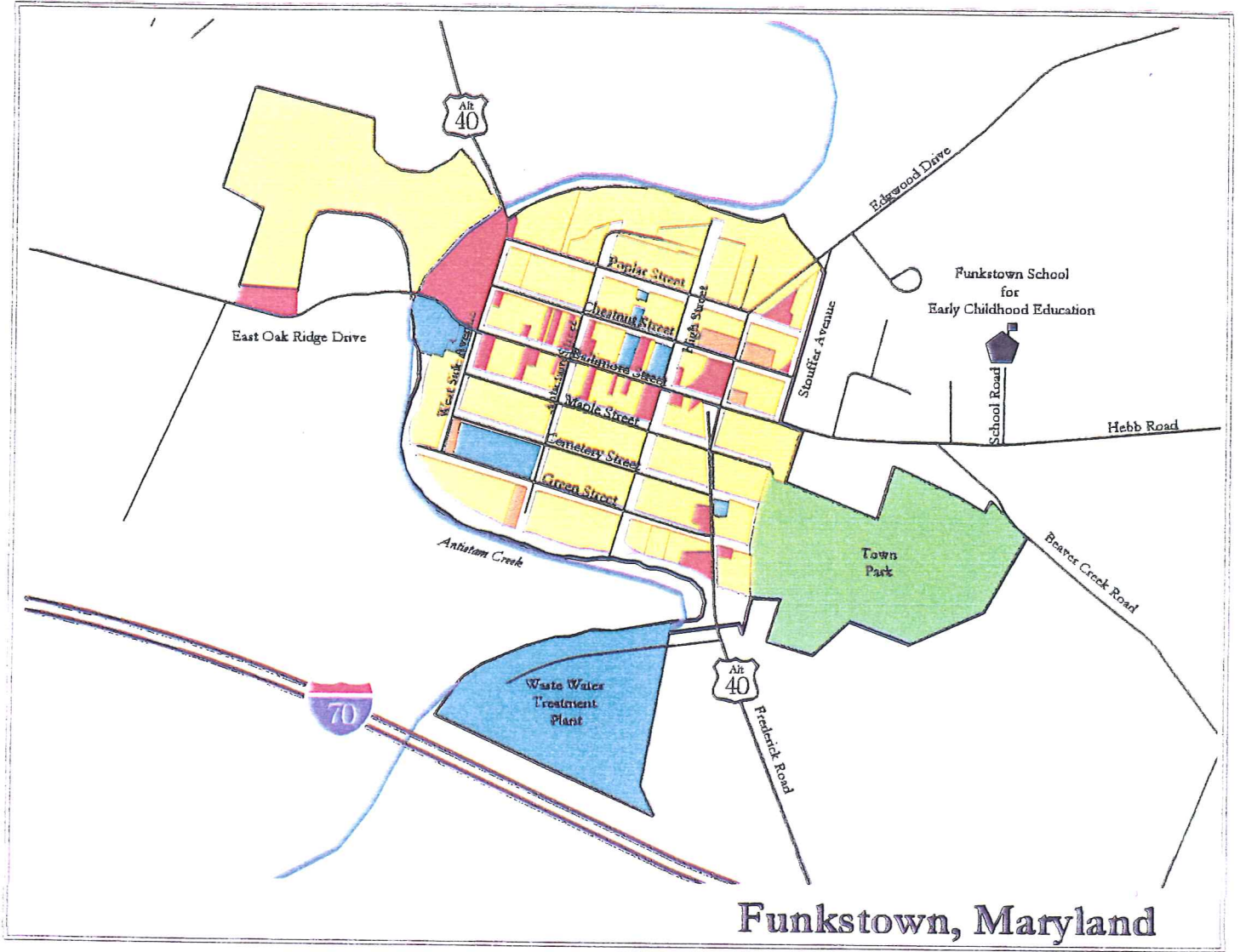
The shops in Funkstown appear to serve mostly the daily convenience needs of residents, rather than attracting many patrons from outside the Town. Gracie's Place is a convenience store within the downtown. The major exceptions are such businesses as the taverns, the construction-equipment dealer, and antique shops. This may be fortunate, since neither the street system nor the parking arrangements are suitable for large volumes of business-oriented traffic. Parking is, however, sufficient for the antique stores.

The U.S. Post Office, formerly in the Baltimore Street business area, has been relocated to a larger site on Frederick Road, at the edge of Town.

**Patterns and Trends in the Vicinity of Funkstown.** Residential areas spread eastward from the Town boundary toward Dual Highway in an area that includes the Funkstown School for Early Childhood Education. The school has partnered with the Emma Kay Doub School for separation of the grades. Both districts will attend Funkstown for Pre-K, Kindergarten, and First Grades. Second Grade through Fifth Grade from both districts will attend the Emma Kay Doub School. There are scattered residential subdivisions south of I-70 and westward along Oak Ridge Drive. Residential development is likely to continue in these areas in the fringe areas of Hagerstown

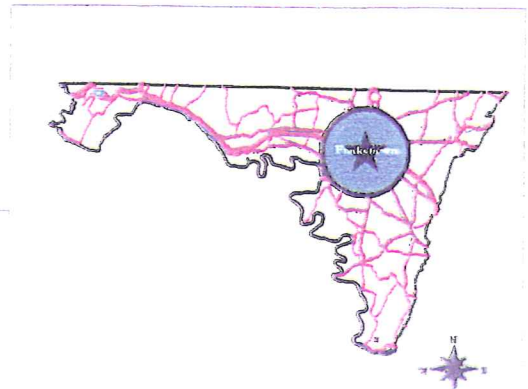
Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

# Existing Land Use



Funkstown, Maryland

- Single Family Residential
- Commercial/Office
- Institutional (Government Bldgs, Churches, Cemeterys)
- Trailers
- Multifamily Residential
- Open Space/Recreation



This map was prepared by the Maryland Department of Planning in conjunction with Tri-County Council for Western Maryland.

**VI. RECREATION, PARKS, AND OPEN SPACES****Existing Facilities**

The County's land Preservation and Recreation Plan list one recreation area in Funkstown, the Funkstown Community Park, on the southwestern edge of Town containing 35 acres of land, playground equipment, two baseball diamonds, a picnic area, and three pavilions. The Funkstown School for Early Childhood Education, northwest of Town, has a site of 9 acres with play equipment, a football/soccer field, and a paved multi-purpose area. Funkstown is also reasonably close to the Washington County Regional Park on Mount Aetna Road east of the Dual Highway, which includes 68 acres with fields, football, tennis courts, basketball courts, softball diamonds, playground equipment, a picnic area, and a pavilion. Also, in close proximity are Hagerstown's Potter Field Pool on Frederick Road, Hagerstown's City Park, the Hagerstown Ice and Sports Complex, the Hagerstown Museum of Fine Arts, the Doubs Woods Parks and the Family Recreation Center on Dual Highway. Martin Snook Regional Park in Halfway has a swimming pool and a range of other facilities. The Hagerstown Community College campus includes two baseball diamonds, six tennis courts, a football/soccer field, and a gymnasium. Funkstown's landmark is a commemorative statue located at Baltimore Street and Frederick Road, at the east end of Baltimore Street.

These areas provide adequate acreage and facilities for Funkstown's residents and those of nearby areas. The County plan suggests improvements for handicapped access and other unspecified improvements for Funkstown.

**Private Open Space In and Near Funkstown.** The American Legion owns a large site with open space on Antietam Creek next to Oak Ridge Drive. Other land along the creek is also privately owned. There is a wide floodplain on the Funkstown side of the creek, which will assure preservation of this attractive area.

**VII. HOUSING**

Funkstown contains 441 households with an average of 2.20 persons per household: 253 family households and 188 non-family households. There are 464 housing units, of which 23 are vacant, a rate of 5 percent.

Of the 320 single-family units, 243 (51.4 percent) are detached and 39 are attached; 38 are trailers. Sixty-seven percent of the total housing units are single-family structures. Of the remaining multifamily units, 9 percent are duplexes. Twenty three percent of the housing is in structures with 3 or more units. Thus, the Funkstown has a predominantly single-family character. Many of these units have detached garages.

Most of the mobile homes are located along the northernmost boundary of Town, many of them within the 100-year floodplain of Antietam Creek. There is another smaller group near Frederick Road in the Southeast part of Town. Overall, the housing is in good condition though many units could be improved with minor upgrading. The center of

Funkstown along Baltimore Street contains a number of well-kept use buildings. These are particularly well kept.

The condition of housing may be related to the high rate of owner occupancy; almost 54 percent of the occupied single-family units are owner-occupied. Sixty three percent of the occupied single-family units are valued at between \$50,000 and \$100,00. The median price of a single-family home is \$92,600.

There are a total of 204 occupied rental units, with an average rental rate of \$438 per month. Approximately eleven percent of the non-family households are made up of persons over 65 living alone. If the elderly portion of the population continues to increase, there may be a need for more assisted-care living arrangements. With a concurrent decline in the school age population and a negligible vacancy rate, it is possible that some of the existing dwelling units may have rooms that could accommodate the elderly. This would allow the aging population to stay in their community without the need for new construction.

While the majority of the residential housing stock is in good condition, many units could benefit from moderate upgrading. The pattern of development, with trailer parks located in the peripheral areas of Town within the Floodplain, is of some concern. Further expansion of housing into the floodplain area should be prevented.

In 2003 the Town had a Historic Sites Survey completed. It showed that two-thirds of all properties in Town are historical and are eligible for the State Tax Credit Program. Below is a list of Programs facilitated by the Department of Housing and Community Development.

#### **Historic Preservation Easements**

Owners of properties listed on, or eligible for, the National Register of Historic Places, or located within a locally certified or Register-listed historic district, may convey a perpetual historic preservation easement as a gift to the Maryland Historical Trust. Not only does an easement provide for the future of your property, it may also provide you with financial incentives and is an important part of estate planning.

#### **Historic Preservation Loan Program**

The Historic Preservation Loan Program provides loans to nonprofit organizations, local jurisdictions, business entities, and individuals to assist in the protection of historic property. Loan funds can be used to acquire, rehabilitate, or restore historic property listed on, or eligible for, the National Register of Historic Places. They may also be used for short-term financing of studies, surveys, plans and specifications, and architectural, engineering, or other special services directly related to pre-construction work required or recommended by the Trust or the State Historic Preservation Officer on projects being funded with federal or state monies.

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

**Historic Rehabilitation Tax Credits**

The Federal Rehabilitation Tax Credit program enables the owners or long-term lease holders of income-producing certified historic structures (listed in the National Register of Historic Places, or a contributing element within the boundaries of an historic district), to receive a federal tax credit. The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits equal to 25% of the qualified capital costs expended in the rehabilitation of a "certified heritage structure."

**VIII. COMMUNITY FACILITIES AND UTILITIES**

**Schools**

The Funkstown School for Early Childhood Education was built in 1967 on a 12.8-acre site just outside of the corporate limits of Town. Funkstown middle-school age children attend the E. Russell Hicks Middle School and South Hagerstown High School In Hagerstown. The middle school and the high school share a large campus along East Oak Ridge Drive and South Potomac Street at the southern corporate boundary of Hagerstown. The campus is about a mile west of Funkstown, and also includes an elementary school, a vocational school, and Doubs Wood Park.

The Funkstown School for Early Childhood Education partnered with the Emma Kay Doub School eliminating the school district boundary between the town schools. This change occurred during the 2003 school year making Funkstown Elementary School an Early Learning Center, Having Grades Pre-K, Kindergarten, and first Grades. Grades two through five will attend Emma Kay Doub and then move onto E. Russell Hicks for Middle School, and South Hagerstown High School for High School.

The Funkstown School for Early Childhood Education is a small, nine-classroom building, containing 24,197 gross square feet of floor area, with minimal support facilities. It is well laid out on two corridors with four classrooms on either side and support facilities in the middle. In addition, one relocatable building, with a capacity for 25 students, is used. The designated library area has had to be used for a third-grade classroom and the library/media function has been moved into the arts and crafts area. Consequently, the school now has insufficient space for the arts and crafts program". The 2003 Educational Facilities Master Plan (EFMP) states that Funkstown has a state-rated capacity of 208 students, with the one relocatable building. Its population at that time was 176 students in pre-kindergarten through fifth grade.

**Health Facilities**

There are no hospitals or health clinics in Funkstown. Health care services are provided in Hagerstown at the Washington County Hospital on King Street, less than 3 miles from Funkstown and at the Western Maryland Hospital Center on Pennsylvania Avenue about five miles from the Town. Primary health care services are obtainable in Hagerstown;

they are discussed below. The Robinwood Medical Center is less than two miles from Funkstown.

There are no drug stores in Funkstown, but several are located in Hagerstown and nearby shopping centers, several less than one-half mile away.

The Robinwood Medical Center was the first facility designed to provide one-stop comprehensive health care services. This 105-acre "medical mall" is located on Robinwood Drive and was built by the Washington County Hospital Endowment Fund, Inc. (The Washington County Hospital Endowment Fund was established in 1974 to "hold and manage the endowment assets exclusively for the support and benefit of Washington County Hospital, or for activities which support the hospital"). In addition to providing for physician visits, lab services, rehab, pharmacy, and home care products, Robinwood also sponsors health-related programs for the public. The Washington County Hospital is pursuing the development of a new Hospital on adjacent land to the Robinwood Center.

### **Town Hall**

The Town Hall is located at 30 East Baltimore Street at the heart of Town, which was originally the Old German Reformed Church. Its two floors are used for government and community activities. At the Town Hall a small display of historic artifacts is indicative of the Town's pride in its history. Administrative offices front the building. Elected officials are the Mayor, an Assistant Mayor and five Council persons. A staff of two carries out Town Hall administrative functions. The Town also employs a Maintenance Supervisor and a Wastewater Treatment Plant Operator.

A conference room doubles as the chambers of the Mayor and the Town Council and as a meeting place for the Planning and Zoning Commission. The Commission is composed of a Chairman, a Vice Chairman and five members. A Planning and Zoning Administrator assists the Commission in its deliberations. The Board of Zoning Appeals also meets at this facility. The Board is composed of three members and an alternate. The second floor community room maybe used for community activities.

The building requires small repairs, especially at the entrance to enhance the performance of its official function. Keeping this in mind, Town Hall must be improved to meet the standards for the ADA, Americans with Disabilities Act. Improved signage and lighting and improved landscaping on the Baltimore street side could be installed to make it more compatible with the character of its surroundings.

### **Library**

Washington County maintains a free library system. Library facilities are part of the Maryland State library network, through which residents can obtain information free of charge. The system's Western Maryland Resource Center is located in the Washington



# Liber 10 Folio 0682

Acts, Ordinances,  
Resolutions-Towns

County Free Library. There is no library in Funkstown, and the Town's residents use the Hagerstown facility.

Clerk of the Circuit Court  
Washington County

## **Public Safety**

**Police.** Funkstown does not maintain its own police department. The Town is patrolled by deputies from the County Sheriff's Department, supplemented by the Maryland state Police.

**Fire.** The Funkstown Volunteer Fire Company is housed in a modern building at the corner of Baltimore Street and West Side Avenue. The Company is well equipped with a utility car, two pumpers, four engine rescue squads, and three medic assist units. Although the building is at capacity with the present amount of equipment, the site allows ample room for expansion to the rear. The Fire Company receives a portion of its operating expenses from the County. The remainder of its financial support is from area donations, fund drives, in-kind donations and donations from the Town.

## **Other Government Facilities**

The Funkstown Post Office is located on Frederick Road, outside the central business section. This has proven to be inconvenient for walk-in use, but parking is now adequate.

## **Public Utilities**

**Water Supply System.** The Hagerstown system provides the entire water supply for the Town of Funkstown. The Town purchases its water from Hagerstown but retains responsibility for the operation and maintenance of its own distribution facilities, such as pumps, water lines, and water services. The Hagerstown system also serves Williamsport and large industrial users, such as the Maryland Correctional Institution, and Washington County Hospital.

The Hagerstown system is served by the R.C. Wilson Filtration Plant on the Potomac River, which has a current maximum treatment flow of 15 million gallons per day (MGD), with a reported pumpage of 10 MGD. The Potomac River provides a reliable and adequate source of drinking water for the Hagerstown service area.

The Hagerstown Water Department does not have a formal program of education for its customers about water conservation. However, the City's ongoing program of water line rehabilitation and leak protection does qualify as a conservation effort. Also, the Department advises that encouraging the customer to rehabilitate private water lines is accomplished through billing for water used, even when high consumption is the result of leakage. This promotes correction and conservation rather than waste.

# Liber 10 Folio 0683

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

In the event of a need to conserve or any other need to advise customers regarding water use. Funkstown would use media campaigns on radio stations and newspapers and inserts placed in the Town's water bill.

As indicated above, Funkstown owns and maintains a water distribution system consisting of two-inch, four-inch, six-inch and eight-inch, but the water supply is purchased from the Hagerstown system. Funkstown's mains serve the entire Town area and extend eastward along Beaver Creek and Hebb Roads to the School and extends south on Frederick Road to the I-70 overpass.

**Sewerage.** The Town of Funkstown operates a wastewater collection and treatment system that serves approximately 1,100 residents and Funkstown School for Early Childhood Education east of Town. Treatment is accomplished through a system of lagoons with effluent chlorinated and dechlorinated before discharge to Antietam Creek. The system also provides service to adjacent residences outside the Town Limits.

## **Solid Waste Collection and Disposal**

A contract with a private collection and disposal company provides satisfactory collection services at Funkstown. Collection is conducted twice a week. The Town's waste collection and disposal cost increased from \$3,000 a month in 1993 to \$4,400 a month by 2002. A community recycling bin is located on the grounds of the Fire Station.

## **IX. TRANSPORTATION**

### **Streets and Highways**

Most transportation in Funkstown is by automobile. The Town lies on Frederick Road, which is a major county highway. However, because Frederick Road does not interchange with Interstate 70, it carries very little interregional traffic.

Baltimore Street, which carries Frederick Road traffic through the downtown area also carries east-west traffic from Oak Ridge Drive, which connects with major north-south routes to the west, to Frederick Road via Hebb Road and Edgewood Road. As a result, it often carries heavy volumes of through commuter traffic during rush hours. A bypass between Oak Ridge Drive and Edgewood Road has been proposed; which are routes from Hagerstown to the east and northeast. Some planning has been done for a bypass that would pass from Oak Ridge Drive west of Funkstown past Edgewood Road Frederick Road southeast of Town, but the road is not yet in the County's capital improvements program. The by-pass was first proposed in the 1970's.

# Liber 10 Folio 0684

Acts, Ordinances,  
Resolutions-Towns

Residential streets in Funkstown are fairly narrow and, except for Poplar Street, do not provide convenient connections to streets outside of Town. Therefore, the danger of heavy traffic on these local streets is minimal.

The following is a list of road classifications within Funkstown.

Frederick Road south and Chewsville/Edgewood Road are Urban Other Principal Arterial.

Oak Ridge/Baltimore/Hebb Road are Urban Minor Arterial.

Frederick Road north is an Urban Minor Arterial.

All other roads are classified as Local Roads.

## **Transit**

The County Commuter is the County-operated public transportation system that provides fixed routed service to both the rural and urbanized areas of the county. There is one fixed route that serves Funkstown. This route operates weekdays 6:35a.m. to 6:30 p.m., and Saturdays 8:30 a.m. to 6:30 p.m.

## **Trails**

There are no trails in Funkstown. A trail should be considered with in the Town Park.

Acts, Ordinances,  
Resolutions-Towns  
PART II. THE COMPREHENSIVE PLAN  
Washington County

## X. STATEMENT OF INTENT

The Funkstown Comprehensive Plan is the official policy statement of the Mayor and Council of Funkstown with respect to physical and economic development in the Town. It therefore guides the content of all town legislation, permits, and programs relating to economic and land development. Those laws and programs must be consistent with this plan.

Section 66B of the Annotated Code of Maryland states that

Whenever the local legislative body shall have adopted the plan as a whole or for one or more geographic sections or divisions of the jurisdiction, no street, square, park, or other public way, ground, or open space, or public building or structure, or public utility, whether public or privately owned, shall be constructed or authorized in the jurisdiction or major geographic section thereof until the location, character, and extent of such development shall have been submitted to and approved by the planning commission as consistent with the plan provided, that the commission shall communicate its decision and reasons to the local legislative body which shall have the power to overrule such action by a recorded vote of not less than 2/3 of its membership.

## XI. GOALS AND STRATEGIES

### Goals and Strategies for Funkstown

Goals, objectives, and strategies for Funkstown are presented in Figure 4.

### Issues and Opportunities for Funkstown

Antietam Creek forms a natural buffer along the northern, western and southern boundaries of Funkstown. It provides a distinctive scenic area for both active and passive recreation activities. It serves as a valuable resource for residents and visitors alike. Since the area immediately adjacent to the Creek is within the floodplain, this natural setting is protected against development. These scenic areas along the Creek, served by existing parking in close proximity, could be used for event sponsored by the Town for the benefit of its residents. The Creek also offers a draw for visitors who come to Funkstown to shop at the numerous antique and craft shops and enjoy the historic character of this small town. Its floodplains also present an opportunity for a trail along the Creek.

The opportunity exists to promote Funkstown as a tourist destination, while at the same time protecting its residential character. The Town's unique historic character and natural features must be preserved. In addition, a linkage between Funkstown and other historic sites and towns in the vicinity should be established. The Town should work

Liber 10 Folio 0686

Acts, Ordinances,  
Resolutions-Towns

Clerk of the Circuit Court  
Washington County

closely with the National Park Service in furthering the Park Service's interest in the Heritage Corridor concept and with the Maryland Department of Natural Resources to support its enhancement of the Potomac River Greenway.

The existing transportation network throughout this part of western Maryland allows for easy access to nearby towns and historic sites. Given the many historically significant buildings and sites in and around the Antietam Battlefield and in neighboring Hagerstown, Boonsboro, Sharpsburg, Williamsport, and other towns, a tour designed to focus on these attributes might attract numerous visitors from nearby metropolitan areas.

The Funkstown area is unique in its natural attractions, such as Antietam Creek, as well as a concentration of antique shops occupying historic buildings. The town is well known as an antique market.

An increase in tourism could add to a demand for overnight accommodations and result in the need for other Bed-and-Breakfast accommodations. This type of Inn blends well with a town that is predominantly residential.

The Town should work with the Washington County Planning Commission to achieve better land use controls in surrounding areas, particularly to the east.

Gateways should be developed at strategic entry points to Town and to the memorial. Gateways are an important means of establishing a sense of place. They need not be elaborated or costly and can be effectuated with signage and plantings.

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

*Figure 7*  
Goals, Policies, and Strategies

<u>Goals</u>	<u>Policy</u>	<u>Strategy</u>	<u>Priority</u>	
<u>Physical Goal</u>				
Protect Funkstown's unique "sense of place" and scenic values.	Preserve the compact character of the Town against urban sprawl	Create a network of trails within the Town Park.	I	
		Create a greenway buffer to distinguish the Town proper from development east of the corporate boundary	III	
		Work with Hagerstown and Washington County to modify zoning districts in the jurisdictions that are incompatible with Funkstown's character.	I	
		Negotiate with the Maryland State Highway Administration to achieve control of arterial Roads to enhance their historic intimate scale.	I	
		Create incentives for infill development to enhance social cohesiveness resulting from physical compactness.	I	
		Enhance the traditional Character of Funkstown And encourage a property Improvement program.	Develop architectural design standards to insure compatible scale, placement of buildings, and type of materials, especially in the Town center.	I
			Require architectural review of new Construction and renovation (see Heritage Resources Policy).	I
			Encourage development of a mix of housing Types.	II

# Liber 10 Folio 0688

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court,  
Washington County

<u>Goals</u>	<u>Policies</u>	<u>Strategies</u>	<u>Priorities</u>
--------------	-----------------	-------------------	-------------------

Protect Funkstown's 'sense of place' and scenic values (continued).	Enhance the traditional Funkstown and enforce a Property upkeep program (continued).	Promulgate a town beautification program.	I
		Seek Federal, State, and County funding For streetscape improvements along Baltimore Street.	I
		Institute fines for landowners of unkept properties.	I
	Strengthen the visual image of Funkstown	Revise, expand, and adopt a new Sign Ordinance independent of the Subdivision Ordinance.	II
		Partner with the Hagerstown-Washington County Convention and Visitors Bureau in creating a kiosk with information (business/parking) historical sites at Town Hall or nearby.	I
		Improve area around the World War I Memorial for greater visual impact and pedestrian access.	III
		Establish and enhance gate ways at strategic Points to announce arrival in Funkstown.	II
		Improve the appearance of large parking Lots at gateways by the use of landscaping and /or other design features.	I
	Emphasize Funkstown's Scenic features.	Enhance the attractiveness of Antietam Creek and its buffer areas to maximize Its potential for recreation.	III
		Protect the Antietam Valley as a natural Water and open space barrier around three sides of the Town from inappropriate development.	I

# Liber 10 Folio 0689

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

<u>Goals</u>	<u>Policies</u>	<u>Strategies</u>	<u>Priorities</u>
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Protect Funkstown's "sense of place" and Scenic values (continued).	Protect heritage resources.	Continue use of Town Hall as a repertoire of Artifacts. Photos, Documents pertaining to Funkstown	I
		Revise Historic District boundary based On findings of the Historic Resources inventory.	II
		Promulgate a strong Historic Preservation Ordinance.	III
		Establish a Historic Review Board to implement the Historic Preservation Ordinance.	I
		Strengthen coordination with the National Park Service, the Washington County Historic Commission, and other municipalities in the <i>Implementation of historic preservation</i> Programs and the production and dissemination Of promotional materials.	II

Economic Goal

Improve the economic well-being of Funkstown's residents and the tax base of the Town.	Ensure economic stability and expansion of Funkstown's economy by maximizing Potential for tourism and Related activities.	Continue Developing a park on town-owned land.	II
		Encourage the expansion of business, Tourist, and visitor services, especially Eating establishments, antique shops, and Overnight accommodations in the Town Center.	I



In addition to safeguarding the physical character of the Town, the Town center itself (that area along Baltimore Street encompassing the Town Hall) must be improved and preserved. The scheduled bypass north and east of Funkstown, extending from Oak Ridge Road to Frederick Road will alleviate through traffic in the downtown. At the same time, it may also eliminate potential visitors. The flow of local traffic through the downtown can only be improved by the construction of the By Pass instituting various traffic controls, such as pedestrian crosswalks, traffic lights or stop signs.

Streetscape improvements should be focused along Baltimore Street. These might include the addition of street furniture, the replacement of concrete sidewalks with brick, special lighting, street trees and /or planters, etc. Improvements such as these will translate into more customers coming into downtown to frequent shops and restaurants.

Senior citizens and teenagers could be recruited to assist in certain Town promotional events. Seniors can be very effective in working with the public and providing visitor information services. Teens can be particularly helpful in working on Town beautification programs, assisting with painting and the like. What is most important is involving Town residents in support of planned improvements.

## XI. FUTURE POPULATION AND ECONOMIC DEVELOPMENT

*\*The projections listed below were taken from 1990 Census Data and supplies by the Maryland Department of Planning. The Department no longer provides projection information from Census Data.*

### Population Projections

The population of Washington County is expected to grow from 126,024 in 1990 to 144,500 in 2020. The Maryland Department of Planning estimates that the Funkstown Election District will grown at the same rate, 9,374 in 1995 to 10,185 in the year 2020. However, the population of the Funkstown area can be expected to grow somewhat more rapidly than the County as a whole because the Town is in the midst of prime growth areas. On the other hand, the population within Funkstown will probably not grow very much because of its limited area and nearly full development at the present time. There are few, if any, sites for dense housing, and desirable infill housing in the town could not amount to a large number of new homes. If the Town annexes additional territory, its population will, of course, increase.

The Maryland Department of Planning estimates that the school-aged population will continue to decline, although there will be a short-term increase through the year 2000 due to the birth of children to the baby boomers. Funkstown is attractive for families with children because of the small-town atmosphere and convenient elementary school, and this may draw additional families to the Town.

# Liber 10 Folio 0691

Acts, Ordinances,  
Resolutions-Towns

The elderly population will continue to increase in Washington County until their proportion of the population is nearly 20 percent by 2020. Funkstown's character and quiet atmosphere could attract retirees. These older persons are likely to have enough means to buy or rent single houses, and therefore can be expected to support local stores and services

## **Economic Projections**

**Future Trends.** The Maryland Department of Planning has projected employment to the year 2020. Clearly, these projections should be viewed with caution, but they provide the current "best estimate" for anticipating future economic changes. These projections are summarized below.

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

The potential for economic growth in Funkstown lies in those activities that are compatible with its historic and residential character. The particular assets of the Town are its historic buildings and residential character, the scenic areas along Antietam Creek, the Town's proximity to major regional freeways, and its good accessibility to the Civil War and other historic sites, the Chesapeake and Ohio Canal corridor, and the State parks in the nearby mountains. If the Town wishes growth in employment within its borders, the most desirable activities would be additional antique shops, restaurants serving travelers and the antique shoppers, bed-and-breakfast accommodations and inns, and gift shops featuring regional specialties. Professionals could be encouraged to establish offices along Baltimore Street and the Frederick Road.

*Figure 8*  
Projected Employment  
in Washington County

	1995	2000	2020
Agriculture, forestry, fisheries	600	700	1,100
Farm	1,300	1,200	1,100
Mining	100	100	100
Construction	4,600	4,900	5,200
Manufacturing	8,800	8,600	7,800
Transportation, Public Utilities	4,100	4,200	4,800
Wholesale Sales	3,700	3,900	4,400
Retail Sales	14,300	15,000	16,900
Finance, Insurance, Real Estate	3,200	3,600	4,100
Services	20,100	23,100	28,000
Government	9,800	8,800	9,100
Federal, Military, State, Local	9,800	8,800	9,100
<b>Total</b>	<b>80,400</b>	<b>82,900</b>	<b>91,700</b>

Source: Maryland Department of Planning

**The Economic Development Program**

An economic development program for Funkstown must reflect its character as a primarily residential community. The Town's objectives for economic development should be to support those of the County, where most of the employment for Funkstown residents is located; to encourage local-service establishments to locate on Baltimore Street to improve close-by shopping for the Town's residents; and to work with the County and nearby towns to enhance historic resources.

The highest economic development priority for Funkstown is the maintenance and enhancement of its Downtown. The building in this area is attractive and well maintained. The Town includes country craft shops, several antique shops, and a few other establishments. The major markets for this area are tourists from Washington and Baltimore areas and Western Maryland, Pennsylvania, and West Virginia and weekend tourists may even seek Funkstown as a destination because of its historic character and antique stores. If additional antique stores come to the Town, a "critical mass" of patronage may be established that could support restaurants and gift shops; an example of a Town that has accomplished this is New Market, in Frederick County.

Another major economic potential is the Town-owned land east of the Community Park. Ideas should be sought for a use of this land that is compatible with the character of the Town. For example, a use that could preserve the land or a portion of it as part of a greenbelt around Funkstown, or a use that reinforces the attraction of the area for tourists with historic interests.

Funkstown should adopt the following strategies:

- Work with surrounding towns such as Hagerstown, Boonsboro, and Sharpsburg, and counties such as Frederick and Allegany Counties to jointly advertise local amenities, such as restaurants, bed and breakfast inns, hotels, and visitor-oriented shop-ping. The Heritage Corridor concept already being encouraged by the Potomac River Greenway Coalition should be incorporated into an advertising campaign.
- Work with Hagerstown and Washington County to preserve a greenbelt around Funkstown. Three sides of such a greenbelt exist because of the bend in Antietam Creek; there are opportunities for its continuation east of Town in the Funkstown School for Early Childhood Education, the Community Park, and the Town property to the east.

## XII. THE LAND USE PLAN

The land use pattern in Funkstown is unlikely to change over the foreseeable future. One of the important characteristics of the Town is its retention of traditional forms and patterns. The pattern set by the Zoning Ordinance is rational and appropriate, with a mixed-use commercial-residential-institutional central area and compact, stable residential areas occupying the remainder of the incorporated area.

More important is the land-use pattern in the areas surrounding the Town limits. The discussion below of zoning in and around Funkstown deals with this area, over which the Town has very little direct control.

Current County policies designate a very large "growth area", able to accommodate a multiple of Hagerstown's current population, and will result in continued sprawl, drawing residential and employment activity out of the urban areas. Funkstown can gain some control over some areas through annexation, and is considering this option at the present time. This annexation could multiply the present Town population, with important impacts on the Town's revenues and the services it must supply. If annexation is chosen, the Town's policy should be to extend its development character into its new territory through appropriated land use controls. But zoning alone cannot accomplish this. Design controls or guidelines and subdivision regulations that will result in traditional small-town development must be devised. This may comprise innovative land use control instruments that are already being applied in a few other areas. These are discussed further below.

## XIII. TRANSPORTATION ELEMENT

Changes in transportation facilities will be primarily those for roads in Funkstown's vicinity. The one major change should be the Southern Boulevard Bypass. The approximate route of this bypass has already been selected. Its location north of Funkstown must be designed to provide the best possible protection to Antietam Creek, possibly by passing relatively close to it, enabling reservation of land between the road and the creek as open space. The feasibility of continuing the bypass southward from Hebb Road to Frederick Road should be studied; this would enable traffic from the Boonsboro area and western Frederick County to bypass Funkstown. The Town should work closely with Hagerstown and Washington County to design this road and reserve right of way for it. Prior to construction of any bypass the Town should study the impacts further detail. This detailed plan should include discussions of alternatives and in strategy to attract people into Town. The economic viability and land use impacts should be discussed and relevant traffic data should also be provided.

The intersection at the World War I Monument should be improved to include right turn lanes when possible. Improvements should be made at the intersection at the Fire Hall to include left and right hand turn lanes.

The State Highway Administration's 2003 Consolidated Washington County Transportation Program does not have any improvement projects that directly affect Funkstown.

### **Public Transit**

In assessing the need for transit the town should consider its proximity to Hagerstown and the growing elderly population of the Town. It is anticipated that by 2020 the elderly will comprise 20% of Funkstown's total population. The Town may need to look at increasing public transportation services in conjunction with the county to meet future demand. This may include addition service to and from the Town as well as increased destination points. The Maryland Transportation Plan identifies a long-range transit improvement between Brunswick and Hagerstown. The Town should coordinate with this long-range transportation improvement to see if its citizens may benefit from this service.

### **Bicycle and Pedestrian Access**

In conjunction with the proposed development of the trail within the town park the Town should develop possible links to the trail from the Town Center. The town should coordinate with State Highway Administration to develop possible trail links along Frederick Road by providing sidewalks along the roadway.

## **IX. COMMUNITY FACILITIES**

### **Schools**

The Facilities Master Plan for the Board of Education states that the maximum useful life of any educational facility is 35-40 years. Complete renovation is usually necessary at an earlier date. However, the 2003 Plan states that The Funkstown School for Early Childhood Education is in good condition and there are no major maintenance problems that need to be addressed.

With the continued use of one relocatable building, total capacity stands at 208 students.

The Funkstown School for Early Childhood Education partnered with the Emma Kay Doub School eliminating the school district boundary between the town schools. This change occurred during the 2003 school year making Funkstown Elementary School an Early Learning Center, Having Grades Pre-K, Kindergarten, and first Grades. Grades two through five will attend Emma Kay Doub and then move onto E. Russell Hicks for Middle School and South Hagerstown High School for High School.

E.R. Hicks Middle School, built in 1967 has a state-rated capacity of 792 students. According to the 2003 Educational Facilities Master Plan the student population was 719.

Acts, Ordinances,

Resolutions-Towns

Clerk of the Circuit Court

Washington County

South Hagerstown Senior High School had a state-rated capacity of 1111 in 2003 enrollment is well below that, with 934 students.

### **Other Facilities**

**Library.** Library services for Funkstown residents are located at the Hagerstown Free Library. Because of Funkstown's small size, a separate library for the Town is not justified, although in the future, if resources permit, a "storefront" sub-branch, possibly catering to younger children and senior citizens, should be established in a central location on Baltimore Street.

**Town Hall.** Funkstown's administrative offices share the Town Hall building with other uses. The Town Hall building is in need of rehabilitation, with an emphasis on maintaining the historic integrity of the building. The building needs to be improved for handicapped accessibility. Other desirable improvements to the Town Hall include additional landscaping, a new sign, and improved lighting.

**Health Services.** Although, there are no human health services in Funkstown there is the Animal Health Clinic of Funkstown for all veterinary services. Improvements and changes to the County's health system are outlined in the background section.

**Police.** The County Sheriff's Department, supplemented by the Maryland State Police, serves Funkstown. In addition, an inter jurisdictional agreement permits the Hagerstown Police Department responding to calls originating in Hagerstown to travel up to one mile beyond the corporate boundary. Most of Funkstown falls within this limit, and the city is connected to the 911 systems.

**Fire Protection.** The Funkstown Volunteer Fire Department occupies a relatively new building, which may require expansion in the future. The current site is ample, but design of future extensions must focus on the fact that the VFD's site is at an important gateway to the Town.

County contributions and local donations and fund drives cover the VFD's operational costs. Some residents have called for a more technically advanced alarm and communication system. Until funding can be identified and more advanced communication techniques are available at an affordable cost, this problem will continue.

### **Public Utilities**

All areas within the corporate limits of Funkstown are physically capable of being served by the Town's water and sewerage systems.

**Water supply.** Water is supplied by the City of Hagerstown from the Richard C. Wilson Water Treatment Plant on the Potomac River and the Edgemont Reservoir. The river provides a reliable source of drinking water for the Hagerstown Service Area.

Acts, Ordinances,

Resolutions-Towns

Clerk of the Circuit Court

Washington County

Several recent requests to bring Town water lines outside the corporate boundary have been considered by the Mayor and Council. An extension may be associated with an annexation of additional land to the Town. Such an annexation could mean a substantial increase in the number of water customers.

With the exception of a few small areas, the Town is served by an 8-inch water line. Despite the fact that most of the water mains are less than 15 years old, the Town took action in 1994 to repair leaks blamed for the loss of eight million gallons of water that had been detected the year before. This loss amounted to 22 percent of the total water purchased by the Town through June 1993. The gaps were identified with the assistance of the Maryland Rural Water Association.

**Sewerage.** The Antietam Basin 201 Facilities Plan determined that Funkstown sewerage was subject to excessive infiltration and inflow. The plan recommended that the Funkstown lagoon system should remain in service, but should be modified for capacity expansion with more efficient operation from 9.12 MGD to 0.15 MGD, to continue to serve areas outside of the present Town limits.

Allocation by Washington County shows the design capacity of Funkstown's lagoon at 0.150 MGD and the NPDES permit is for 0.150 MGD. The yearly average flow is currently 0.063 MGD, leaving available capacity of 0.087 MGD. The County Water and Sewerage Plan indicates that by the year 2010 Funkstown will still have excess capacity of 0.081 MGD.

The town is currently pursuing improvements to the lagoons due to recent problems with leakage. Repairs to the existing lagoon system have been estimated at 1.2 million dollars. The town is considering replacing the lagoon system with a Batch Reactor Treatment Plant. This new system is comparable in cost and would eliminate future problems with the lagoon system.

To provide control over future use of the system, applications for development within the Town limits are made to the Funkstown Zoning Administrator, who reviews plans for conformance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance. Nearby developments outside the Town are reviewed by Public Works personnel.

**Solid Waste.** The solid waste collection, disposal, and recycling program are satisfactory. Collection is provided twice per week.

X. RECREATION, OPEN SPACE, SENSITIVE AREAS, MINERAL AREAS,  
AND AREAS OF CRITICAL STATE CONCERN

**Recreation and Parks**

The Community Park, together with recreation facilities nearby in Hagerstown and Halfway, provides adequate recreation opportunities for residents of Funkstown. The Town should pursue funds for rehabilitation and improvements to the basketball and tennis courts with the town park. A Recreation Committee should be formed to evaluate future improvements and additions to the town park as well as other site through out town.

The site of the War Memorial statue should be maintained and enhanced.

**Open Spaces, Sensitive Areas, Mineral Areas, and Areas of Critical State Concern**

Map 2 indicates sensitive areas identified in and near Funkstown. These include the 100-year floodplain, wetland areas, and topography where slopes exceed 25 percent. Most of these areas coincide with Antietam creek and its buffer areas, and should be protected both for their own value and to help maintain Funkstown's unique development character. These natural areas frame Funkstown's "sense of place" and scenic values.

The Town considers slopes of 25 percent or more as steep and in need of protection. Development should not occur on slopes of 25 percent or more due to environmental concerns. Forestry, vegetation growth or any other use that may help stabilize the steep slope should be encouraged, along Antietam Creek.

A buffer strip along Antietam Creek should be established. The buffer should be significant enough to protect the creek without imposing on adjacent existing property owners. The Town will work with these property owners to ensure that any encroachments on the buffer do not negatively impact the creek.

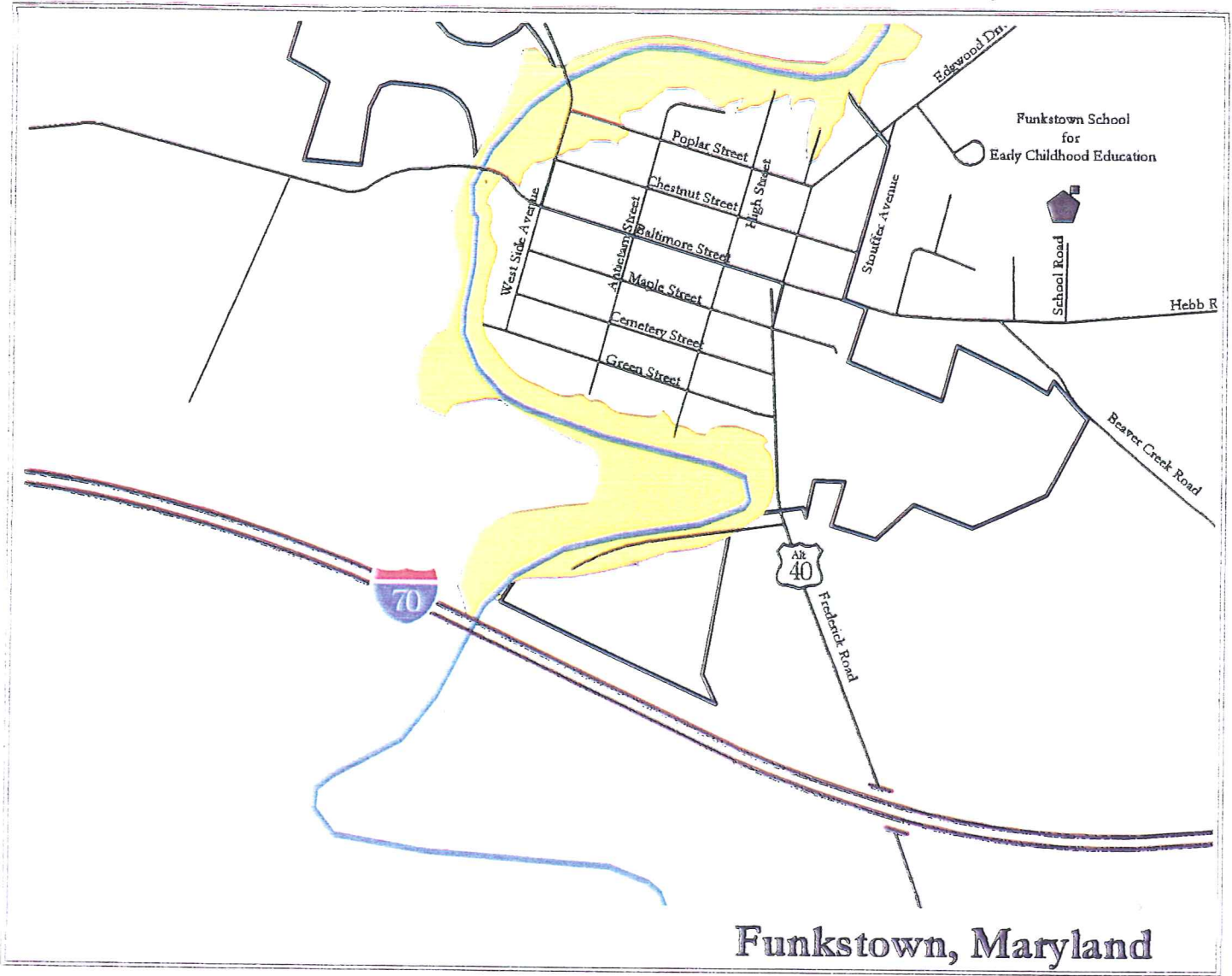
There are no known potential mineral-production areas in Funkstown. Since the Town is fully developed, it is highly unlikely that any such areas could be designated.

*No threatened or endangered species have been identified in Funkstown.*



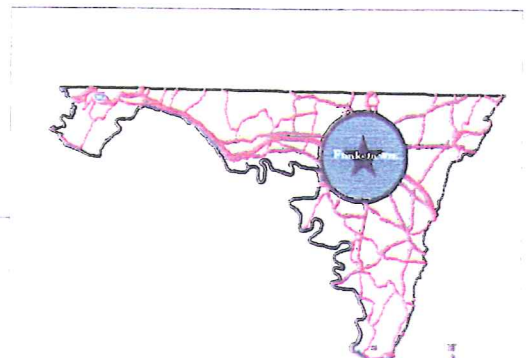
Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

# Sensitive Areas



Funkstown, Maryland

 100 Year Flood Plain



This map was prepared by the Maryland Department of Planning in conjunction with Tri-County Council for Western

XI. REGULATORY REVIEW

While there are other ordinances and regulations, at the Federal, State and County levels, special attention is given in the Comprehensive Plan to three specific regulations, which affect the physical development and character of the Town.

Washington County's growth area for Hagerstown includes Funkstown within the urban growth boundary. This area provides enough land for a population perhaps three to four times its current level. Extensive areas inside and outside of the urban area are subject to heavy development pressure, and Washington County policy heretofore has favored accommodation of virtually all development proposals. As a result, the County is experiencing continuing suburban sprawl, resulting in a very low level of new development within urban areas. In the Funkstown area, this sprawl has been experienced around the entire perimeter of the town.

Funkstown is quite small. Virtually the whole Town is developed in small-scaled structures on very moderate-sized lots, with a regular grid of streets of intimate scale, which give the Town its unique character. Funkstown is clearly separated from other development of the north, west, and south by Antietam Creek. Eastward, development is continuous to the Funkstown School for Early Childhood Education, but lot sizes east of the corporate limits are larger, and development is different in character from the Town proper. This section is neither in Funkstown nor in Hagerstown, which is contiguous to Funkstown of the north side.

The Washington County Zoning Ordinance deals with the areas surrounding the corporate boundary except those within Hagerstown to the north. Therefore careful attention must be given to the potential impact of the County's Zoning Ordinance. Inappropriate development which could be permitted by the County's and Hagerstown's zoning can result in undesirable sub urbanization and spot development.

The area to the east and northeast of Funkstown is classified on the County's zoning map as "Residential Suburban District." This district requires a minimum lot size of 10,000 square feet for a single-family house, with a minimum width of 70 feet, a minimum setback of 25 feet, and two minimum side yards of 8 feet. This zone calls for densities similar to those in Funkstown's Town Residential district. However, development in this district has been quite different from that in Funkstown.

Two options should be considered. One would be to create a buffer around Funkstown by zoning nearby areas in the lowest possible densities. Together with a stream buffer area, including areas with slopes over 25 percent, along Antietam Creek south, west and north of Funkstown this protected buffer could continue around the entire Town. Although the existing development east of Funkstown is somewhat different from that in town, it is well settled; the RS zoning should remain here. But an area between here and the portion of Hagerstown that runs along Route 40 to the east should be reserved in the A (Agriculture) District.

The Town should also work with Washington County to achieve a buffer area along the stream east of Funkstown School for Early Childhood Education through the County's zoning and other controls. This will be necessary to comply with the State's Visions, and would provide Funkstown with additional defining open space.

The area north of Funkstown is in Hagerstown's RS (Residential) District, permitting a minimum lot of 7,500 square feet, a minimum width of 50 feet, and front yard of 25 feet for single-family houses. This permits development that is somewhat denser than that in the Funkstown Town Residential district.

Antietam Creek and its buffer areas, giving the Town some protection from incompatible development area, separate the area north and west from Funkstown. To improve this protection the Town should work with Hagerstown and Washington County to increase the Creek's buffer width. One possibility would be to zone the area between the prospective Funkstown Bypass and the Creek in a "Preservation Design District" that would keep this area as open as possible.

Funkstown's Zoning Ordinance was revised in 1997

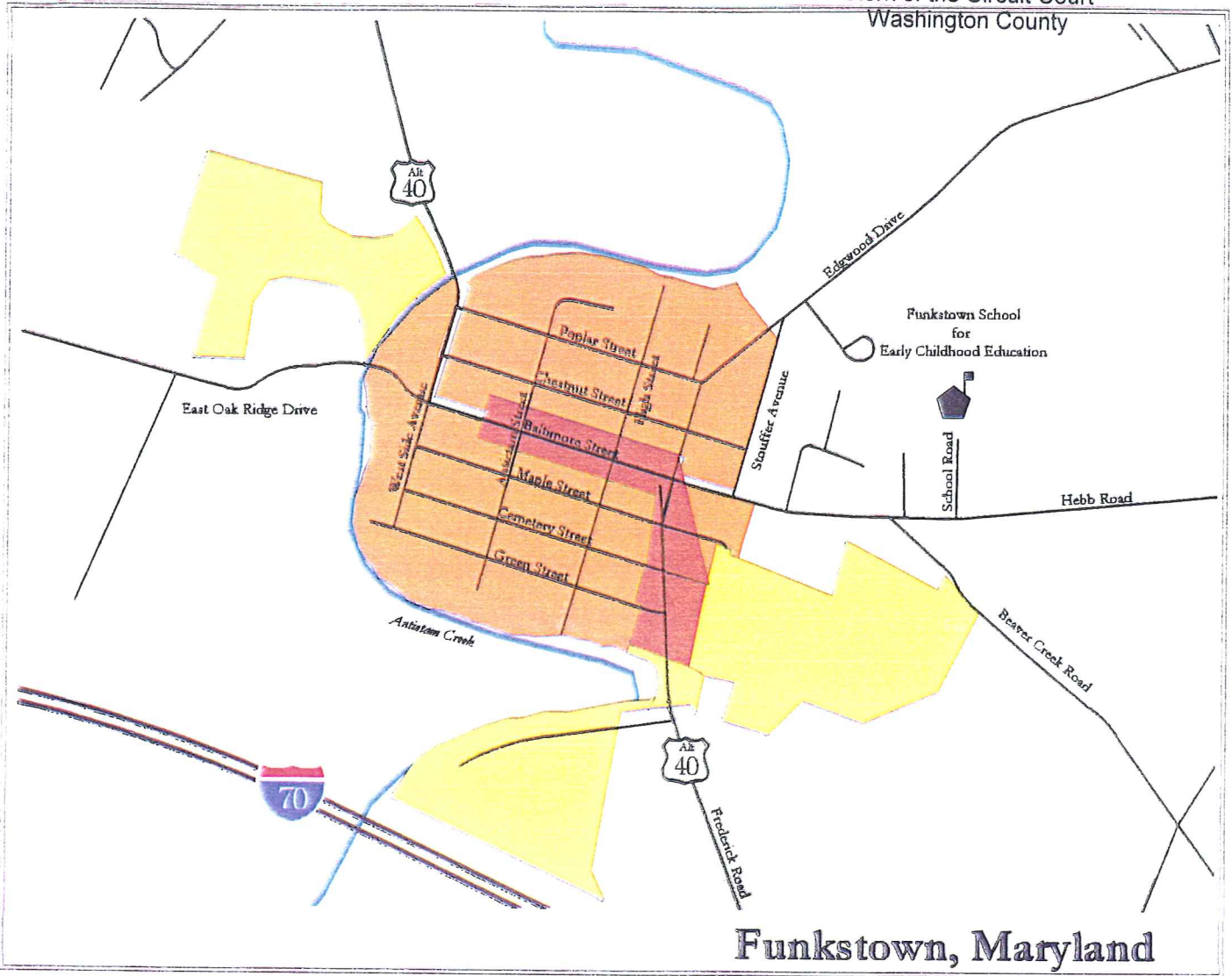
The Suburban Residential (SR) District provides for suburban-type residential subdivision development. Single-family detached dwellings, cluster residential development, noncommercial parking, passive recreation parks, agriculture and temporary signs are permitted by matter-of-right. Other uses are permitted by special exception or not permitted. Minimum lot size for a single dwelling is 18,000 square feet with a minimum width of 100 feet and a front yard of 20 feet. Mobile home parks require a minimum land area of 5 acres with a width of 200 feet and front yards of 20 feet. A day care center or nursery school must have a minimum lot of 3 acres with a minimum width of 300 feet and front yard setback of 50 feet.




This district is mapped only in the Community Park and the sewage treatment lagoon. It is not consistent with most of Funkstown, and was presumably designed for future additions to the Town's area.

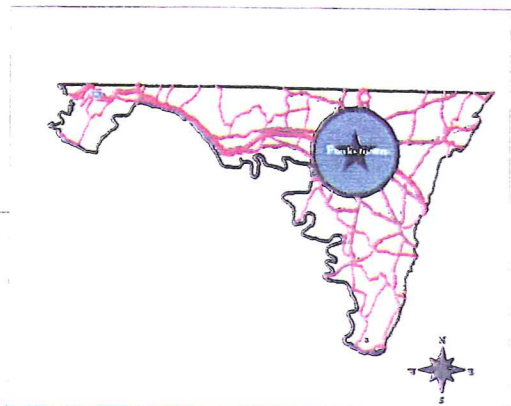
The Town Residential (TR) District provides for somewhat higher residential densities than the SR. Its purpose was "to recognize existing Town development and its logical extension." Single family detached, duplex, conversion of single-family into two or more units, cluster residential, passive recreation, agriculture, and temporary signs are permitted in this district. Minimum lot sizes for single-family houses are 10,000 square feet with a width of 80 feet and a front yard setback of 20 feet. Mobile home parks are required to have less than 6 units per acre and a minimum lot size of 5,400 square feet with a minimum 1,200-foot width and 20-foot front yard. Day-care centers are required to have no less than 1 acre of land with a minimum frontage of 150 feet and a front yard setback of 40 feet.

# Zoning Districts

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County



-  Suburban Residential
-  Town Residential
-  Town Center



This map was prepared by the Maryland Department of Planning in conjunction with Tri-County Council for Western Maryland.

# Liber 10 Folio 0702

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court

The Town Center (TC) district provides for the continuation of the Town's core area and permits a mix of uses. Single-family detached dwellings are permitted by matter of right, as are cluster development, noncommercial parking, parks, health care facilities, civic buildings, and some retail and commercial service buildings. Minimum lot size is 5,000 square feet for single-family detached houses with a width of no less than 60 feet and a front yard of 10 feet. Townhouses must have no less than 3,000 square feet per unit, with a width of 20 feet and a front yard of 10 feet. Multifamily dwellings are required to have a minimum lot size of 10,000 square feet with a frontage of at least 200 feet and a front yard of 10 feet. Commercial uses need no less than 5,000 square feet of lot area, with a width of 100 feet and front yard setback of 20 feet.

This district is mapped in the eight blocks on either side of Baltimore Street west of Edgewood Drive and Frederick Road.

In addition, the Zoning Ordinance delineates an area bounded by Antietam Creek to the west, Chestnut and Maple Streets to the north and south, and Frederick Road to the east—essentially the TC District—as a historic district. The Ordinance provides criteria for reviewing exterior building designs. These, however, are very general and should be re-examined in the light of the current historic surveys and current practice in other areas if they are to provide adequate guidance.

Funkstown's TR and TC zoning pattern is quite consistent with the character of the Town. The SR District is not consistent with the Town's compact character, but is mapped only on public land and has no effect on development as it now stands. However, the Ordinance specifies that newly annexed lands will be automatically zoned SR.

We believe that the current pattern should be continued. However, the mix of uses in the TC district should be re-examined in the light of current zoning practice and experience in Funkstown since the ordinance was adopted in 1997. For example, one of the best potentials for desirable additional businesses in this district are antique shops, which are not specifically listed and probably do not qualify as "primarily for neighborhood convenience shopping." A questionable use permitted in the TC district is motels, which would not be with Funkstown's character.

The lot area regulations of the TR district also should be re-examined in the light of their impact on the Town's compact character. Building orientations, permitted encroachments, and building placement should correspond better to Funkstown's existing form. Development compatibility can be achieved by ensuring that building size and character are similar to the existing fabric; for example, ridge and gable orientation must relate to the street, as do those of existing structures. This type of control will require more than is afforded by conventional regulations; regulations similar to Funkstown's are being applied in Washington County produce results that are not at all like Funkstown.

# Liber 10 Folio 0703

Acts, Ordinances,  
Resolutions-Towns

Building heights must correspond to street topography in order to maintain the existing street-level perception of intimacy. The combination of these elements is fully as important as identifying inappropriate uses.

If it is reasonable to extend Funkstown's character beyond its present boundaries, the provision for automatic zoning of annexed areas in the SR District should be eliminated. Instead, annexations should be conditional on a zoning plan that would recognize the particular characteristics and location of the area to be annexed.

As noted above, since the area to the north of Town is under the jurisdiction of the city of Hagerstown, close coordination regarding zoning actions by the City is required to achieve Funkstown's Comprehensive Plan goals.

Funkstown's Land Subdivision Ordinance was adopted by the Town in 1997 to govern the subdivision of land within the Town's corporate boundaries.

While the Subdivision Regulations are unlikely to be applied within the existing Town limits, *their consistency with existing development must be examined if Funkstown's character is to be extended to annex areas.*

The Land Subdivision Regulations have no requirements for the location of pedestrian crosswalks. Horizontal curve radii for local streets are 150 feet, which permits a tuning speed of 25 miles per hour. While this may please a driver in a residential neighborhood, it creates a clear hazard for pedestrians. Street patterns in residential neighborhoods should be designed for pedestrian safety and convenience, not automobile speed.

These are illustrations of provisions in the Subdivision Ordinance that should be reconsidered. A full review should be carried out before the Town completes an annexation of vacant land.

## XII. ACTION PROGRAM

The action program for Funkstown has three major components:

- Central area improvements and promotion
- A major project for the Town-owned tract
- Annexation

### **Central Area Improvements**

The appearance and character of Funkstown's Central Area---on Baltimore Street from West Side Avenue to the War Memorial---is critical to the Town's unique image and to possible increases in economic activity here. This character is small in scale, intimate, and welcoming.

Improvements must retain this and enhance it. There are no large vacant lots in this area, and additional development or redevelopment would be inappropriate.

Improvements should include reductions in traffic through construction of the Funkstown Bypass, additional landscaping, redesign of a few signs, careful maintenance of existing structures, and similar inexpensive measures.

The Maryland Department of Housing and Community Development facilitates the Neighborhood Business Development Program. The Program provides flexible gap financing in the form of below-market interest rate loans to small businesses and loans and grants to nonprofit organizations locating or expanding in locally designated neighborhood revitalization areas. Financing ranges from \$25,000 to \$500,000 for up to 50 percent of a project's total cost. Grants typically range from \$25,000 to \$250,000, depending on the nature of the project.

This program focuses on smaller towns. Designated areas may be urban, suburban, or rural, and areas may vary from a few blocks to a whole town. Both direct funding and other program resources will be offered by DHCD.

Funkstown should apply for a planning and design grant for its Central Area and, if possible, initial development funds. Some of this could be used for streetscape improvements, parking improvements, and landscaping, as well as design work on a general Central Area Plan.

### **Use of Town-Owned Land**

The Mayor and Council of Funkstown own a 24-acre tract of attractive land east of the Community Park. This tract has been leased for a number of years to a Town resident. The tract presents a special opportunity for economic development for the Town.

Funkstown has a unique character, with its compact residential development, its architectural character, the pattern of its streets, and its scenic values. Because of this, and because Funkstown would be competing with Hagerstown and other larger

# Liber 10 Folio 0705

Acts, Ordinances,  
Resolutions-Towns

communities for economic activities, the Town could develop a unique activity that reflects and is an extension of its special character.

The Town land is strategically located at Funkstown's east entrance. Its relative proximity to water and sewer lines eases its potential development. The site of rolling hills, with a small creek, offers an excellent stage for a unique attraction. It connects with Beaver Creek Road on the north and possibly with Frederick Road to the south, providing good access, and is adjacent to the Community Park, a few blocks from the Town Center.

The Park would be developed with imagination capitalizing on the Town's history and culture. An emphasis on Civil War themes is one idea. This would be compatible with the County's tourism efforts. The Battle of Funkstown was partly fought on community parkland. For the past several years, a re-enactment of the Battle is held at the park over a three-day weekend. The park is also home to the Funkstown American Legion Baseball Team and the Funkstown National Little League Team. Both teams play on fields that are designated exclusively for their use during the spring and summer. The Funkstown American Legion also maintains those fields. The annual Town's Community Picnic is held the 1<sup>st</sup> Sunday of June and is one of the largest festivals of the year. There is also a festival at the park celebrating National Pike days, now being held every year. There could be permanent displays at the park, town Hall, and along Main Street (Baltimore street) to educate visitors about local history, The Battle of Funkstown, and the National Pike. A museum could be located in the Town Hall, manned by local volunteers, displaying artifacts, documents, and photographs. That informs visitors about the Town and its heritage.

This Park could become a unique regional attraction, bringing children and families from Hagerstown, Frederick, Baltimore, Washington, and beyond. Economic activities would not be limited to the Park, but would be located in Funkstown's central area, as well. This expansion would permit the Town to carry out improvements to the central area that would make it more attractive and welcoming to visitors without losing its character. The improvements in the Park and downtown would be a source of additional Town revenues, permitting improvements in its level of services without raising taxes.

The Park should also be linked with other family attractions in Washington County, such as Antietam Battlefield and transportation and history-related facilities in Hagerstown, through cooperative promotional campaigns.

Create a program to enlist citizens in the Town in promotional activities, such as tourist information, storytelling, and production of arts and crafts relating to the uniqueness of Funkstown. Another option would be to enter into a cooperative agreement with the Volunteer Fire Department. This could take advantage of the VFD members' special skills and experience in designing, producing, and managing special functions and because of the income that the Park could provide for the VFD.

## **Annexation**



# Liber 10 Folio 0706

Acts, Ordinances,  
Resolutions-Towns

Clerk of the Circuit Court,  
Washington County

Issues related to annexation will be important to Funkstown's future. Possible annexations could multiply the current population, resulting in a number of changes in the Town's approach to Town government and planning.

Over the years, the Planning Commission has reviewed a number of applications and discussed several options for annexation of adjacent land to the Town. This section discusses some of the issues that may arise in connection with these possibilities.

Annexation can have a number of impacts on the Town and its public services. While County services such, as schools and police protection would not be affected, many Town services---especially public utilities---would experience significant changes. Assuming that development in annexed areas would use public water and sewerage, the Town would be responsible for a much more extensive network of water supply lines, and --more importantly--might have to expand its wastewater treatment facilities.

The other important impact of an annexation would be that the land would come under the Town's zoning control, and would be subject to the Town's development policies as expressed in its Comprehensive Plan.

At the present time approximately 324 acres of undeveloped land are under consideration for annexation. This land is, for the most part, to the east and south of Town. About 184 acres of the land are north of Interstate 70; 140 are south of the Interstate. The total acreage is twice that currently within the Town limits.

Careful attention must be given not only to the provision of necessary infrastructure but, especially, to the character of Funkstown. This does not imply that no development should be permitted. But the type of development permitted must be based on rational decisions on the feasibility of public services. And the Town must be willing to exert control over land use to maintain its character over the long term.

A logical first step would be to annex land fronting on Hebb and beaver Creek Roads, including part of Parcel 108 and Parcel 165 between the Lagoon and Frederick Road. This would total about 24 acres, which could accommodate about 104 new houses. This development should be limited to residential development.

Development should be guided to enhance the entrances to Funkstown and to keep the existing settlement pattern. Therefore architectural controls must be established prior to development.

## **Inter-jurisdictional Coordination**

In addition to the other cooperative arrangements previous detailed in the plan, the Town should develop an agreement with the County and the City of Hagerstown in regards the impact of the urban growth boundary. The agreement should discuss the impacts of the growth boundary on the Town and develop mechanisms that encourage growth in the Town and discourage sprawl.



Liber 10 Folio 0708

Acts, Ordinances,  
Resolutions-Towns  
Clerk of the Circuit Court  
Washington County

