

Black Rock Estates Homeowners Association
P.O. Box 672
Funkstown, Maryland 21734

Washington County Planning Commission
100 West Washington Street
Hagerstown, MD 21740

March 22, 2021

Re: Proposed PUD Development Adjacent to Black Rock Estates

Ladies & Gentlemen of the Commission:

I am writing on behalf of the 154 property owners that make up the Black Rock Estates Homeowners Association to communicate our intense opposition to the PUD Concept Plan dated 2/5/21 we were recently provided by DRB Group who are designing the PUD for WashCo Development and Dan Ryan Builders.

I have enclosed our letter To DRB with the details of our plan review. In summary, our concerns are:

1. The number of residences shown on this new plan exceeds the current zoning density for that area by 30%.
2. The number of residences shown on this new plan reflects a 96% increase over the PUD plan approved in 2004, adding significant burden to the already marginal water service and water pressure.
3. This density increase also generates 8,109 vehicle trips per day – a 79% increase over the 2004 plan. Compared to the traffic generated by the current 151 residences in Black Rock Estates, the increased traffic volume will be enormous and unacceptable - particularly when you consider somewhere between 900 and 1,000 of the new units are significantly closer to Sasha Boulevard than the only other access road shown on the plan.
4. Mt Aetna Road is the only means of entry to and egress from the PUD site as designed. This increased traffic load will therefore affect all the communities and residents living along Mt. Aetna Road regardless of the direction of travel.
5. The size of the single-family lots and homes in the PUD that abut Black Rock Estates will be significantly smaller and have a completely different exterior look than the existing homes. Some of these units are placed so they face Black Rock Estates homes in two directions. Black Rock Estates have a specific appeal that is based on the lot size, the home size, and all-brick construction which dictates a much higher price point. Placing significantly smaller homes on significantly smaller lots that use less costly construction methods adjacent to the existing homes will have a negative impact on the market value of the properties within Black Rock Estates.

6. Should anything be built in the area defined by the PUD, there will be significant disruption and inconvenience to Black Rock Estates residents during the entire construction phase – which DRB has indicated could last 10 years. The site preparation, delivery of materials, crew parking and support, and routine construction operations will all generate noise, dust, and traffic to and from the site via. As designed, much of this traffic transit Black Rock Estates via Sasha Boulevard when moving to and from Mt. Aetna Road.
7. Previously, WashCo has placed large, temporary signs on lots they retain in Black Rock Estates to market the remaining lots available. One of few lots WashCo still owns is on Sasha Boulevard adjacent to Mt. Aetna Road. Now that Black Rock Estates is almost completely built out, we would object to anyone placing signage on that lot marketing this new development and/or directing potential buyers to the development via Sasha Boulevard.

We are asking the Planning Commission to reject the current plan for the PUD – or any plan that may reflect similar characteristics - as unacceptable due to the impact on both Black Rock Estates and the other communities along Mt. Aetna Road.

The Black Rock Estates Homeowners Association further requests we be informed of any and all meetings, staff reviews, votes, and other opportunities to voice our opposition or submit information to the Commission regarding any aspect of development of the PUD.

For the Board,

A handwritten signature in blue ink, appearing to read 'David Kirkman', with a long horizontal line extending to the right.

David Kirkman
President
Black Rock Estates Homeowners Association

Encl: Black Rock Estates HOA ltr of 031521 to DRB