

From: [Daniel Cross](#)
To: [Greg White - Town of Smithsburg \(gwhite2052@gmail.com\)](#); [dsouders@townofsmithsburg.org](#)
Cc: [Randy Dick \(rdick@townofsmithsburg.org\)](#); [Timothy Lung](#); [P. E. Gordon S. Poffenberger \(gpoffenberger@foxassociatesinc.com\)](#)
Subject: Homeplate Concept
Date: Monday, October 24, 2022 4:00:00 PM
Attachments: [Cloverly - Homeplate Concept 20221012.pdf](#)
[Cloverly 20221012-Artistic Rendering.pdf](#)

Mr. Mayor and Greg, et. al.:

Attached is our concept plan for HomePlate.

Retain the old red brick Farmhouse, convert it to ground floor year-round hospitality dining, exterior terrace (maybe under awning) seasonal dining, create two to three efficiency apartments upstairs for the staff.

This would be an open to the public restaurant. Operators of Senior Living Facilities I am speaking with keep reminding me of the importance of having a second dining option available somewhere on the campus.

Provide parking for the hospitality function in a common lot. ADA spaces on the street at the FarmHouse.

Balance of the site for the SWM pond approved as part of Phase One and for new Townhouses with integral front garages or no garage and surface parking on each lot and / or street parking and the common lot.

Sewer Line as planned in Phase One still comes down the middle of Cloverly Farm Lane (this is the name of the road in the HomePlate area, continued from the south as per Mr. Baker at WashCo Planning).

New Fresh Water line would also go in the Cloverly Farm Lane ROW, connecting to our line on Annabelle Drive (on the pressure system from the WBPS).

I am seeking an initial "sketch plan" meeting with staff on 07 November 2022 (which I understand will be Tim Lung alone since Randy is out of Town hunting for November) so as to then make it to the 13 December 2022 Planning Commission Meeting.

After the sketch plan meeting and PC meeting, and based upon input received from the PC on 13 DEC 22, I would then decide if proceeding with an MXD submittal or if instead going to BZA for approval of a Special Exception for Townhouses in the TR zone, forgoing the Farmhouse Conversion to Hospitality until a later date.

I will politely say at the outset that time to approval with Town Staff and agencies, and the ability to bring these new townhouses to market, as our least expensive product, as the economy comes out of the forthcoming recession, will be the critical decision point. I hope the Town shares my interest

in creating affordable housing and creating a new dining experience in Smithsburg.

Gordon and I asked Randy for an SE submittal package today, as it is not on the Smithsburg website, but didn't get anything. Respectfully ask the Town to please provide the detailed checklist of submittal requirements.

Open to questions and comments, Thanks.

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