

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC MEETING AND REGULAR MEETING
November 3, 2025**

The Washington County Planning Commission held a rezoning public meeting as well as its regular monthly meeting on Monday, November 3, 2025 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called the rezoning public meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, Chairman; Jeff Semler, Vice-Chairman; Denny Reeder, Jay Miller, BJ Goetz, Terrie Shank, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Misty Wagner-Grillo, Planner; and Debra Eckard, Office Manager.

REZONING PUBLIC MEETING

Text Amendment – Special Economic Development District [RZ-25-011]

Ms. Baker presented a proposed text amendment to Article 19C, Sections 19C.2 and 19C.3 of the Washington County Zoning Ordinance. This proposed amendment relates to uses permitted in the Special Economic Development (SED) zoning district. The SED zoning district was developed for and applied to the former Fort Ritchie military base located in Cascade. The purpose of the text amendment is to allow some light manufacturing uses in the zoning district. Currently, these types of uses are only allowed by special exception through the Board of Zoning Appeals process. Most of the light manufacturing uses that would be permitted are found within the Industrial Restricted zoning district. Proposed Special Exception uses can be found in the Industrial General zoning district.

Public Comment: There was no public comment.

Motion and Vote: Mr. Semler made a motion to recommend approval of the proposed text amendment as presented to the Board of County Commissioners. The motion was seconded by Mr. Miller and unanimously approved with Commissioner Wagner abstaining from the vote.

Motion and Vote: Mr. Reeder made a motion to close the public rezoning meeting at 6:06 p.m. The motion was seconded by Mr. Goetz, unanimously approved and so ordered by the Chairman.

The Planning Commission regular meeting was called to order by the Chairman at 6:06 p.m.

The Chairman announced that an additional item will be added to the agenda in conjunction with the Taylor Farm LLC site plan.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Semler made a motion to approve the minutes of the October 6, 2025 Planning Commission meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

SITE PLANS

Taylor Farm LLC [SP-23-003]

Ms. Wagner-Grillo presented a site plan for a proposed 78,780 sq. ft. building on 9.04 acres of land. The property is located at 16275 Wright Road and is currently zoned IG (Industrial General). The building will consist of 2,000 sq. ft. of office space and 76,780 sq. ft. of warehouse space. The proposed use is for a cannabis growing facility. Signage will be building mounted; lighting will be building and pole mounted. A photometric plan was submitted with the site plan. The hours of operation will be 24 hours per day, 7 days per week. Twelve office employees and 20 warehouse employees are proposed. Parking required is 26 spaces; 79 spaces will be provided. A security fence will be constructed around the property. Storm water management will be met using storm water management ponds. Forest Conservation requirements will be met using on-site forest easements and a payment-in-lieu of planting in the amount of \$2,090.88.

❖ **Forest Conservation**

Mr. Allen stated that the total forest mitigation requirement of this project is .97 acres. The majority of mitigation will be accomplished by on-site forest easements. The developer is requesting the use of the payment-in-lieu of planting to meet the remaining mitigation requirement of 0.16 acre.

Discussion and Comments: Mr. Semler questioned which entity would provide water and sewer to the site. Ms. Wagner-Grillo stated the site will be served by a private well and sewer will be provided by Washington County.

Motion and Vote: Mr. Goetz made a motion to approve the site plan as presented. The motion was seconded by Mr. Reeder and unanimously approved.

Motion and Vote: Mr. Miller made a motion to approve the payment-in-lieu of planting request as presented. The motion was seconded by Ms. Shank and unanimously approved.

Sheetz - Smithsburg [SP-25-011]

Ms. Wagner-Grillo presented a site plan for a proposed 6,139 sq. ft. Sheetz convenience store with 12 vehicular gas pumps on 3.426 acres of land located at 11842 Mapleville Road. The property is currently zoned BL (Business Local). Parking required is 31 spaces; 45 spaces will be provided. No truck parking is proposed. The hours of operation will be 24 hours per day, 7 days per week. Eight employees per shift are proposed with three shifts per day. Proposed deliveries are one box truck daily and three to four fuel trucks per week. Signage will be building mounted and free-standing. Lighting will be pole and building mounted. A photometric plan was provided with the site plan. Screening is proposed for the adjacent residential dwelling. Water will be provided by the City of Hagerstown; sewer will be provided by Washington County. Forest Conservation will be met by an off-site retention area. Storm water management will be met using storm water management ponds. Health Department approval is pending; all other agency approvals have been received.

❖ **Forest Conservation**

Mr. Allen presented a request for a .57 acre off-site planting requirement. There is currently no qualified forest on the site and following construction of the convenience store and its amenities, there will be very limited space to accomplish on-site forest mitigation. The off-site location will be adjacent to the Conococheague Creek in a flood plain area and will be accomplished using a 2:1 ratio.

Discussion and Comments: Mr. Semler asked if any additional turn lanes are proposed for Paden Avenue. A Sheetz representative stated this would be a right-in, right-out turn from the Sheetz property. There was a brief discussion regarding plans that the State Highway Administration is proposing to upgrade the intersection at Mapleville Road and Jefferson Boulevard.

Motion and Vote: Mr. Semler made a motion to approve the site plan contingent upon approval from the Health Department. The motion was seconded by Mr. Goetz and unanimously approved.

Motion and Vote: Mr. Reeder made a motion to approve the request for off-site mitigation to meet Forest Conservation requirements. The motion was seconded by Mr. Miller and unanimously approved.

FOREST CONSERVATION

Black Rock Driving Range [SP-25-026]

Mr. Allen presented a request to remove one specimen tree from the Black Rock Golf Course as part of the redevelopment of the driving range. The property is located at 20025 Mt. Aetna Road and is currently zoned RT/A(R) – Residential Transition/Agricultural Rural. Mr. Allen reminded members that specimen trees are prioritized for retention under Article 8 of the Forest Conservation Ordinance. The applicant's justification letter stated that the driving range redevelopment could not occur due to the space and location needed for the proposed canopy and to maximize the distance of the driving range.

Motion and Vote: Mr. Goetz made a motion to approve the request to remove one specimen tree from the Black Rock Golf Course. The motion was seconded by Mr. Reeder and unanimously approved.

Donovan Carbaugh, Lots 1-4 [FP-25-007]

Mr. Allen presented a request to relocate two existing on-site forest easements totaling 5.91 acres located at 17028, 17030 and 17034 Broadfording Road. These lots were part of a subdivision that occurred in 2006 which established the on-site forest easements; however, the developer failed to follow through on the plantings. Unfortunately, there is no evidence showing that the County secured a bond in order to ensure

that the planting would occur. A revised subdivision plat has been submitted and is currently under review by the County. The owner (Mr. Carbaugh) is interested in selling these lots and the parties interested in purchasing Lots 2, 3 and 4 would like to use them for either agricultural or residential purposes.

Discussion and Comment: Mr. Frederick of Frederick, Seibert & Associates stated that the property is now being replatted. No forest currently exists on the property and the off-site easements will be placed in an area along Licking Creek where there are steep slopes and will help protect additional forest.

Motion and Vote: Mr. Miller made a motion to approve the request to relocate the forest easements. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of September including three preliminary/final plans. She also noted that the final plat for The Run at Elizabethtowne has been submitted and is currently under review.

Black Rock PUD Remand

Ms. Baker presented the Planning Commission's draft written response to the Board of Zoning Appeals regarding the Black Rock Remand. Commission members expressed their opinions that Ms. Baker provided an excellent, well-written summation of the Commission's opinions and comments. No changes were proposed.

Motion and Vote: Mr. Goetz made a motion to support the written response to be signed by the Planning Commission's Chairman David Kline and to be forwarded to the Board of Zoning Appeals. The motion was seconded by Mr. Reeder and unanimously approved.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 6:45 p.m. The motion was seconded by Ms. Shank and so ordered by the Chairman.

UPCOMING MEETINGS

1. December 1, 2025, 6:00 p.m. – Washington County Planning Commission public rezoning meeting and regular meeting

Respectfully submitted,


Jeff Semler, Vice-Chairman