



DEPARTMENT OF PLANNING & ZONING
PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
December 1, 2025, 6:00 PM

CALL TO ORDER AND ROLL CALL

REZONING PUBLIC MEETING

1. **RZ-25-010 David & Jessica Testa** – Kyla Shingleton * ***Information/Discussion/Tentative Action***
Proposed map amendment to apply the RB (Rural Business) overlay to 3 acres of land located at 20511 Leitersburg Pike; Current Zoning: A(R) – Agricultural Rural

NEW BUSINESS

MINUTES

1. November 3, 2025 Planning Commission meeting minutes * ***Discussion/Action***

OTHER BUSINESS

1. **Cascade Town Centre Lot 2 [S-23-012]** - Jennifer Kinzer * ***Discussion/Action***
Extension request for the preliminary/final plat for Lots 2A thru 2V at Cascade Town Centre
2. **Update of Projects Initialized** – Jennifer Kinzer * ***Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. January 5, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

Disclaimer: Copies of plans contained in this packet do not necessarily reflect the complete plan submission received by our office. The number of pages per plan may be reduced to accommodate size limitations of our website. Complete plans may be viewed in our offices by calling for an appointment.

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.



Washington County MARYLAND

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

David and Jessica Testa

Applicant

20523 Leitersburg Pike Hagerstown MD 21740

Address

Jessica Testa

Primary Contact

20523 Leitersburg Pike Hagerstown MD 21740

Address

☐ Property Owner

☐ Contract Purchaser

☐ Attorney

☐ Consultant

☒ Other: Tenant

(240) 382-8918

Phone Number

freedomtrailers2@gmail.com

E-mail Address

Property Location: 20511 Leitersburg Pike Hagerstown MD 21740

Tax Map: 25 Grid: 17 Parcel No.: 43 Acreage: 3.00

Tax Account ID: 09005951

Current Zoning: A(R) - Agricultural Requested Zoning: RB - Rural Business

Reason for the Request: ☐ Change in the character of the neighborhood

☐ Mistake in original zoning

PLEASE NOTE: A Justification Statement is required for either reason.

Jessica Testa

[Signature]

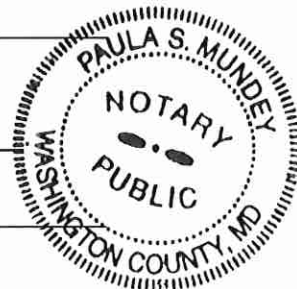
Applicant's Signature

Subscribed and sworn before me this 26th day of September, 2025

My commission expires on 3-18-27

Paula S. Munday

Notary Public



FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Ownership Verification

☐ Boundary Plat (Including Metes
& Bounds)

☐ Names and Addresses of all Adjoining
& Confronting Property Owners

☐ Vicinity Map

☐ Justification Statement

☐ 30 copies of complete Application
Package



Washington County

MARYLAND

WASHINGTON COUNTY DEPARTMENT OF
PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

PLEASE COMPLETE ONLY THE
SECTION THAT APPLIES.

Applicant's Name: David and Jessica Testa Date: _____

Zoning Ordinance Map Amendment \$ 2,000.00
Number of Acres * 3 x \$20.00 [1 acre minimum]
per acre \$ 60.00

Engineering Review Fee \$ 150.00

Technology Fee \$ 15.00

TOTAL FEES DUE – MAP AMENDMENT \$ 2,225.00

*Minimum charge of \$20.00 [if less than one acre]

Text Amendment \$ 2,000.00
Choose One: ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Solid Waste Plan
☐ Subdivision Ordinance
☐ Zoning Ordinance
☐ Other: _____
Technology Fee \$ 15.00

TOTAL FEES DUE – TEXT AMENDMENT \$ 2,015.00

Water and Sewer Plan Amendment \$ 2,000.00
Technology Fee \$ 15.00

TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT \$ 2,015.00

Forest Conservation Exemption \$ 25.00
Technology Fee \$ 15.00

TOTAL FEES DUE – FOREST EXEMPTION \$ 40.00

Please make checks payable to "Washington County Treasurer".



Department of Planning and Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that David Testa
is authorized to file a rezoning application with the Department of Planning and Zoning for
Commercial use on property
located 20511 Leitersburg Pike Hagerstown MD 21742
The said work is authorized by Aaron Schroyer
the property owner in fee.

PROPERTY OWNER

Aaron Schroyer
Name
20511 Leitersburg Pike
Address
Hagerstown, MD, 21742
City, State, Zip Code
[Signature]
Owner's Signature

Sworn and subscribed before me this 10th day of May, 2025.

[Signature]
Notary Public

My Commission Expires: 10/14/2028

Commonwealth of Pennsylvania - Notary Seal
BRIANNA ROWE - Notary Public
Franklin County
My Commission Expires October 16, 2028
Commission Number 1273152

AUTHORIZED REPRESENTATIVE

David Testa
Name
20511 Leitersburg Pike
Address
Hagerstown MD 21742
City, State, Zip Code
[Signature]
Authorized Representative's Signature

Sworn and subscribed before me this 10th day of May, 2025.

Commonwealth of Pennsylvania - Notary Seal
BRIANNA ROWE - Notary Public
Franklin County
My Commission Expires October 16, 2028
Commission Number 1273152

[Signature]
Notary Public

My Commission Expires: 10/14/2028

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

ADJOINING AND CONFRONTING PROPERTY OWNERS

Aaron J. Schroyer
19631 Old Forge Road
Hagerstown MD 21742

Mary Harbaugh
13421 Herman Myers Road
Hagerstown MD 21742

Carmilla Arford
13428 Herman Myers Road
Hagerstown MD 21742

Jon Harbaugh
13432 Herman Myers Road
Hagerstown MD 21742

Kathleen Cheslock
13434 Herman Myers Road
Hagerstown MD 21742

Mark Dattilio
13416 Herman Myers Road
Hagerstown MD 21742

Kenneth Rippeon II
13506 Herman Myers Road
Hagerstown MD 21742

Steven Clevenger
13512 Herman Myers Road
Hagerstown MD 21742

Luke Saum
13516 Herman Myers Road
Hagerstown MD 21742

Robert Knicely
13520 Herman Myers Road
Hagerstown MD 21742

Raymond Greathouse
13524 Herman Myers Road
Hagerstown MD 21742

Gloria Cunningham
20512 Leitersburg Pike
Hagerstown MD 21742

David Hostetter
20524 Leitersburg Pike
Hagerstown MD 21742

Lisa Blumberg
20526 Leitersburg Pike
Hagerstown MD 21742

David P. Testa
20523 Leitersburg Pike
Hagerstown MD 21742

Ridenour Family Ltd Ptsp.
21856 Boonsboro Mtn Road
Boonsboro MD 21713

Arlin Diller
22019 Grove Road
Hagerstown MD 21742

JUSTIFICATION STATEMENT
DAVID P. TESTA AND JESSICA NICOLE TESTA

Since March, 2023, David and Jessica Testa have owned and operated a commercial enterprise along the south side of the Leitersburg Pike, doing business as Freedom Trailers, which business is zoned RB (Rural Business). They purchased the property in November, 2021. They sell trailers to the general public, including the agricultural community, for a wide range of applications, such as lawn care, landscaping services, automotive sports and the like.

This proposed rezoning pertains to a three-acre area comprising part of the 29.13 acre property owned by Aaron J. Schroyer at 20511 Leitersburg Pike, consisting of 29.13 acres. The three-acre area of the Schroyer property is directly behind the Freedom Trailers business premises and contiguous to the rear boundary of the property they own.

The business has been well-received in the community, and the Testas wish to expand. They have outgrown their existing RB parcel.

Mr. Schroyer, the applicants' next door neighbor, has agreed to lease and eventually subdivide and sell 3-acres to the Testas.

Zoning Background

Prior to the original 1973 enactment of the Washington County Zoning Ordinance, the Testa property was owned by George C. Myers, who operated a used car sales business there from 1972 until 1997 under the name of Myers Motors.

In 2015, the Myers property was comprehensively rezoned RB-E, as part of the County-wide comprehensive rezoning of 229 rural business properties (RZ-14-002). The Myers parcel is listed as No. 62 on the parcel list. Following the death of Mr. Myers in 2021, the property was sold by his estate to Mr. and Mrs. Testa.

Current RB Zoning Regulation

Enacting RZ-14-002 on September 1, 2015, the Board of County Commissioners adopted written Findings of Fact addressing the merits of the Comprehensive Rural Rezoning Amendment. There, the County Commissioners observed the principle objective of the comprehensive rezoning enactment:

"Section 5E.0 Purpose

The "RB" Rural Business District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to as establish locations for businesses and facilities not otherwise permitted in the rural areas of the County." Washington County Zoning Ordinance, Section 5E.0 (emphasis supplied)

Of the parcels rezoned to RB in 2015, nine (9) are in the vicinity of the Testas' property along the Leitersburg Pike.

Mr. and Mrs. Testa desire to continue to develop and expand their business, and specifically, to acquire the use of a portion of the property currently owned by Mr. Schroyer for that purpose. In accordance with the purpose of the RB zoning regulations, the proposed rezoning would permit such continuation and development at the location proposed.

RB Floating Zone

Section 5E.0 of the Ordinance also provides:

"The Rural Business District is established as a 'floating zone' which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District."
Washington County Zoning Ordinance, Section 5E.0

Floating zones distinguished from overlay zones. In the former, a new zoning classification completely supplants the prior classification of the property. In contrast, an overlay zone merely adds another layer of regulation on top of the existing zoning district requirements. The Antietam overlay zone is a good example of an overlay zone – adding an additional layer of regulation while maintaining the underlying zoning district regulations. In contrast, a floating zone becomes the zoning classification of the property.

One of the attributes of a floating zone is that an applicant for rezoning need not demonstrate that there has been a substantial change in the character of the surrounding neighborhood, or that a mistake was made in the previous comprehensive rezoning of the property. Instead, the essential consideration in the adoption of a floating zone is compatibility:

"To rezone a property to a floating zone, the zoning authority must find generally that the legislative prerequisites for the zone are met and the rezoning is compatible with the surrounding neighborhood..." *County Council of Prince George's Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 516 (2015)

A linear cluster of commercial uses has evolved along the Leitersburg Pike in the vicinity of the Testa and Schroyer properties, making the proposed rezoning consistent with the mixed residential, agricultural and commercial character of the adjacent Leitersburg Pike corridor.

In this rezoning, compatibility is apparent. The three acres to be rezoned are surrounded by the Schroyer property on three sides and by the Testa property along the fourth. Mr. Schroyer is the owner of the adjacent farm and supports this rezoning application. As a result of the presence of the RB zoned commercial use along the Leitersburg Pike, there would be no added visual impact resulting from the Applicants' proposed use of the additional three acres behind it.

Satisfaction of Rural Business Criteria

The proposed RB district is not within any designated growth area identified in the Washington County Comprehensive Plan. When combined with the existing RB-zoned property currently owned by Mr. and Mrs. Testa, the subject three-acre area will have safe, direct and useable access to the Leitersburg Pike via the Testas' existing RB sales lot. There are no onsite issues relating to sewage disposal, water supply, stormwater management, flood plans or the like involved this rezoning application. No cultural or historic resources would be adversely affected by the establishment of an RB district at the location proposed. The lot size of the area to be

rezoned exceeds 40,000 square feet. No setback variances are necessary for the rezoning of the subject property. The proposed use of the property will comply with the setback requirements specified in the RB zoning district regulations.

There will be no improvements requiring an evaluation of lot coverage. Parking is available throughout the site and on the adjacent Testa parking meeting or exceeding the requirements of the Ordinance. The proposed rezoning or use of property pursuant thereto will not cause a violation of the parking requirements of the Ordinance.

No signage is anticipated for the subject parcel. The applicant will comply with Section 5E.5(h) (Lighting) of the Ordinance.

The entire three-acre parcel is intended to be used for display and storage of the Applicants' stock in trade.

No trash, refuse or recycling receptacles will be located within the subject property.

The subject property does not abut an historic preservation overlay area and is not located along a designated scenic highway. No screening is required between the subject property and the adjacent land.

Conclusion

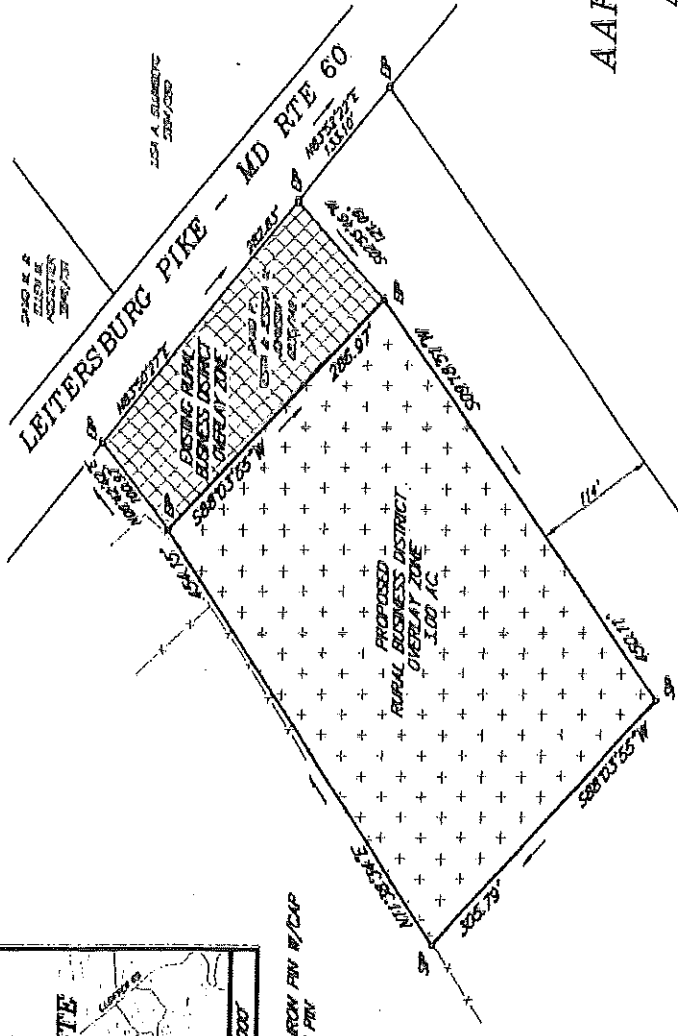
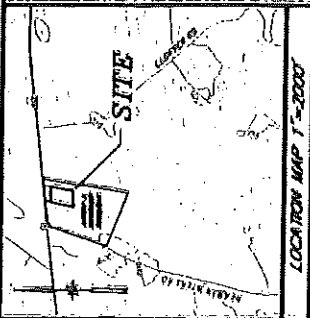
The existing Rural Business classification of the Testa property was enacted by the Board of County Commissioners in 2015, in furtherance of the long-term objective of continuation and development of rural businesses in appropriate locations in the County. The reclassification of the three-acre area to RB will ensure the continuation and economic development of a successful rural business.

Existing Economic Strategies

Economic Development strategies need to sustain and expand existing businesses and industries, attract new firms which can diversify the industrial/commercial base, promote increased opportunities as well as economic mobility for the labor force, all while remaining sensitive to high standards of environmental quality. To accomplish these objectives, County economic development strategies have placed emphasis on:

- **Increasing efforts to retain and expand existing businesses**

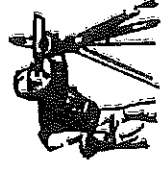
* * *



EPF DENOTES EXISTING IRON PIN W/ CAP
SPF DENOTES SET IRON PIN

RE-ZONING PLAN
FOR
AARON J. SCHROYER
SITUATE IN
ELECTION DISTRICT No. 9
WASHINGTON COUNTY
MARYLAND

GRAPHIC SCALE



R LEE ROYER & ASSOCIATES
SURVEYING

PENNSYLVANIA - MARYLAND
1000 ECHOLS DRIVE, SUITE 100
HARRISBURG, PA 17105-1000

TRV MAP 25 ORD 17 PARCEL 43
DEED REFERENCE: 5832/344

Area	3.00 AC
Scale	1" = 100'
Date	4/21/25
Prepared	DCS
Checked	
File	9150



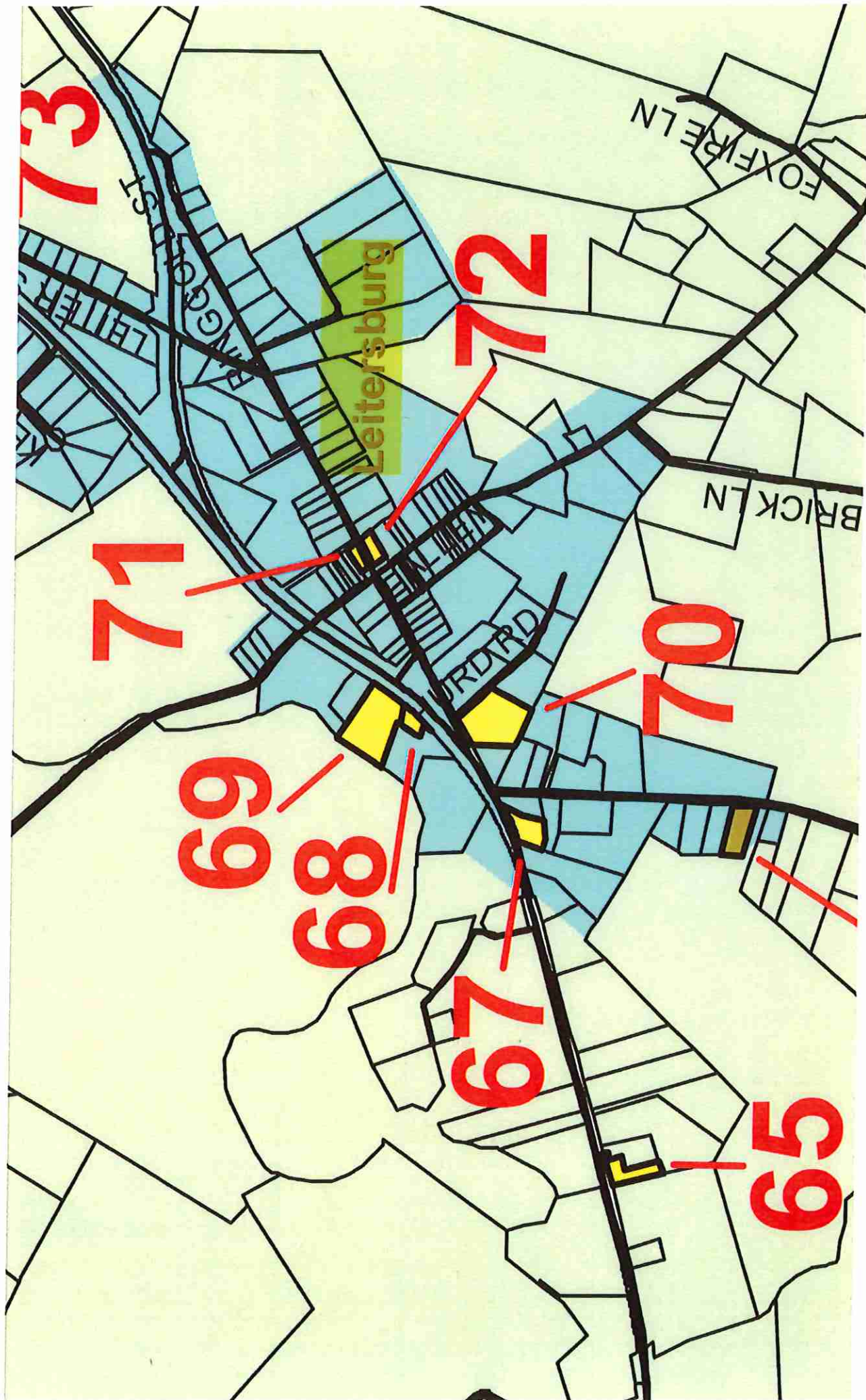
Number	Business Name or Type	New Zoning
51	Lehman's Mill	RV
52	Lehman's Mill	RV
53	Priest's Refrigeration	A-R
54	Harold's Auto Sales	A-R
55	Warehouse	A-R
56	Auto Repair	A-R
57	Pen Mar Trailer Sales, Inc.	A-R
58	Amerigas Propane	A-R
59	Industry Manufacturing	A-R
60	Pen Mar Trailer Sales, Inc.	A-R
61	Auto Service Station	A-R
62	Myer's Motors	A-R
63	T & C Greenhouse	A-R
64	AFT Limited Partnership	A-R
65	Stop and Shop Liquors	A-R

RZ - 14 - 002
Map 4

ON PAPER



WARNING: This map was created by the Wellington County Planning Department and is intended for the department use only. It is not for general distribution to the public, and should not be copied. Any modifications or changes in this map are prohibited without the express prior written approval of the Planning Department GIS. Features of the data contained herein are from various public agencies which may have use restrictions or disclaimers.



3:08

AVID
M

100

UNNINGHAM
LORIA JEAN

BLUMBER

Leitersburg Pike

60

Leiters

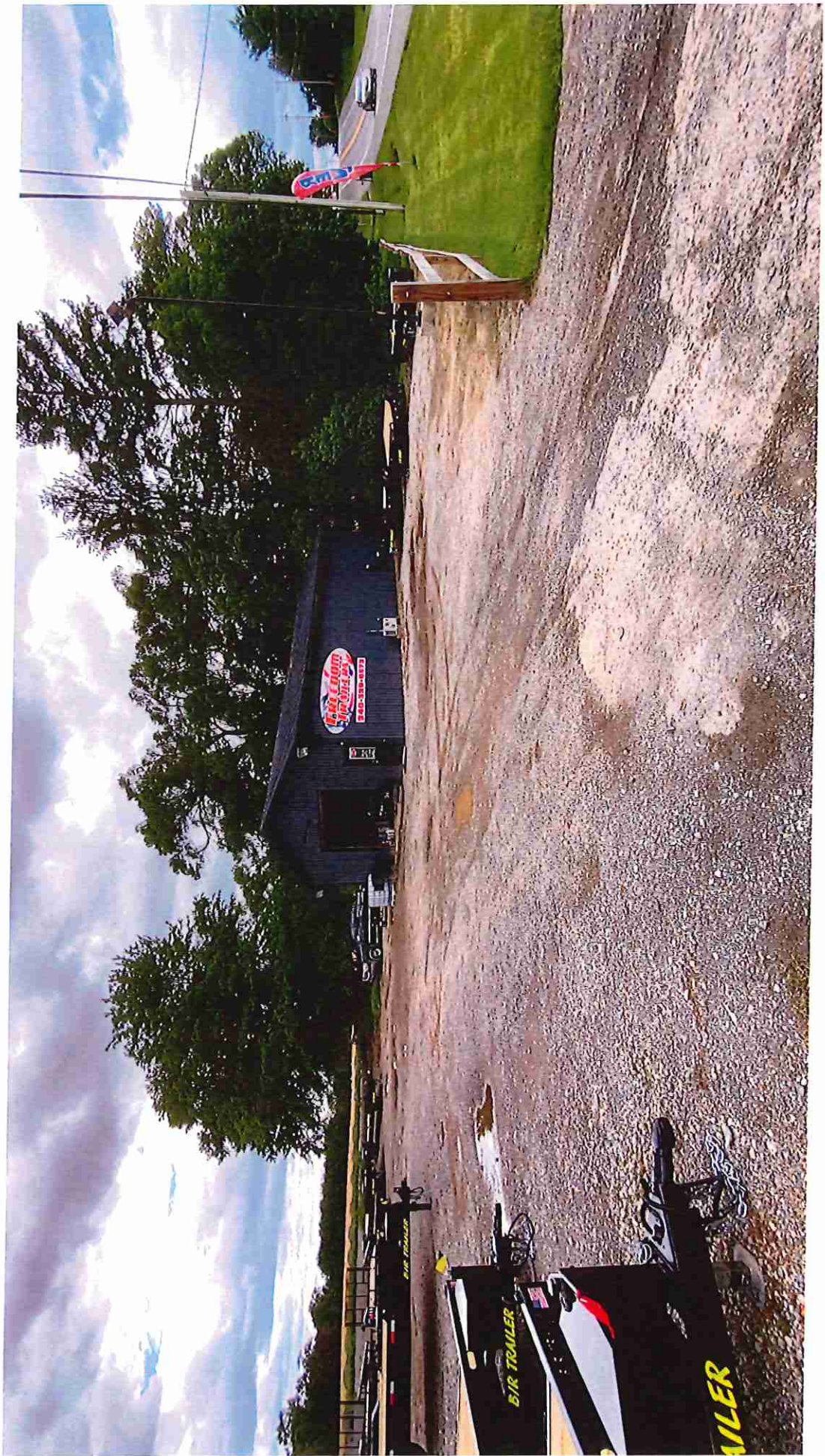


Freedom Trailers

TESTA DAVID P

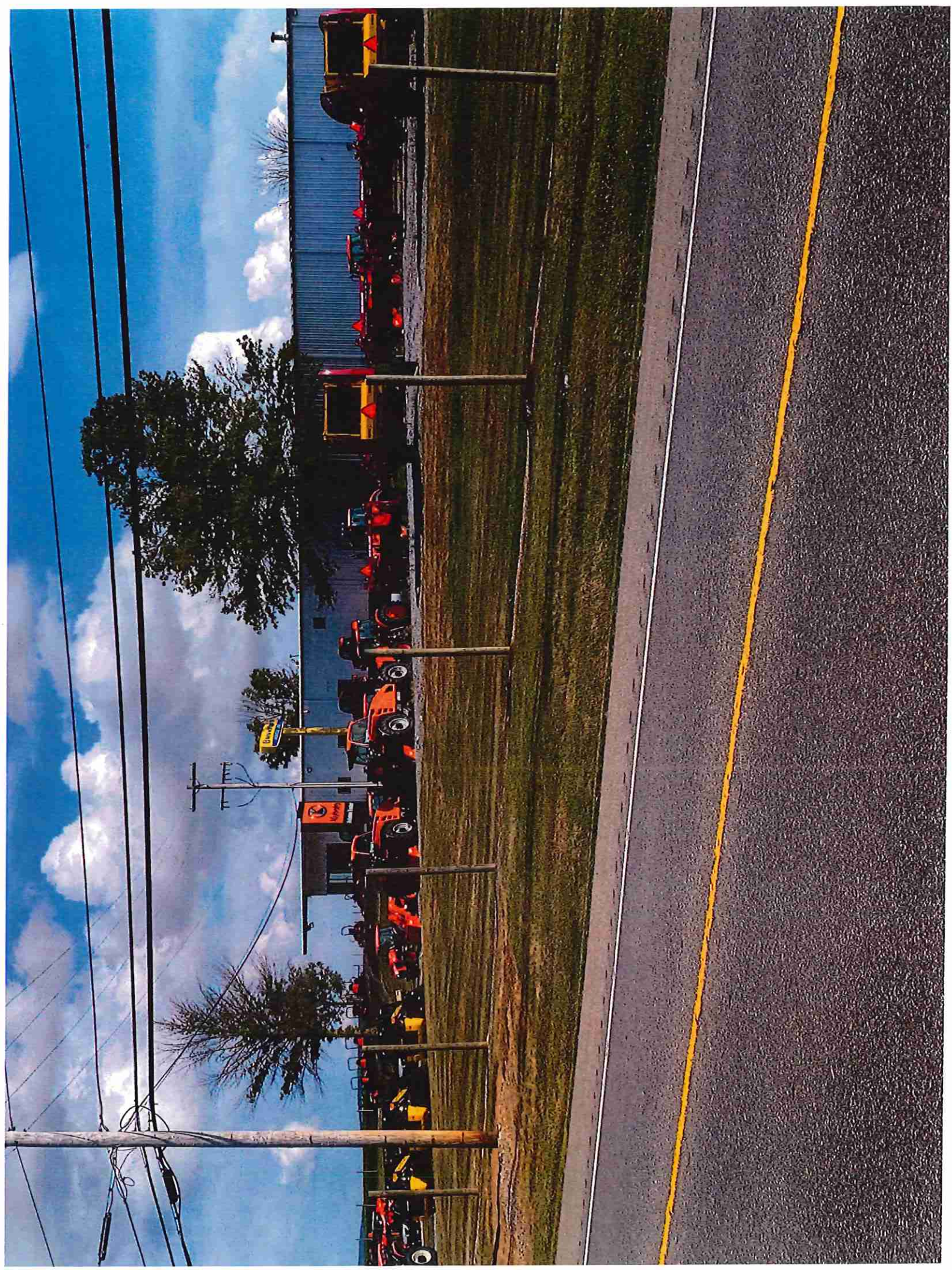
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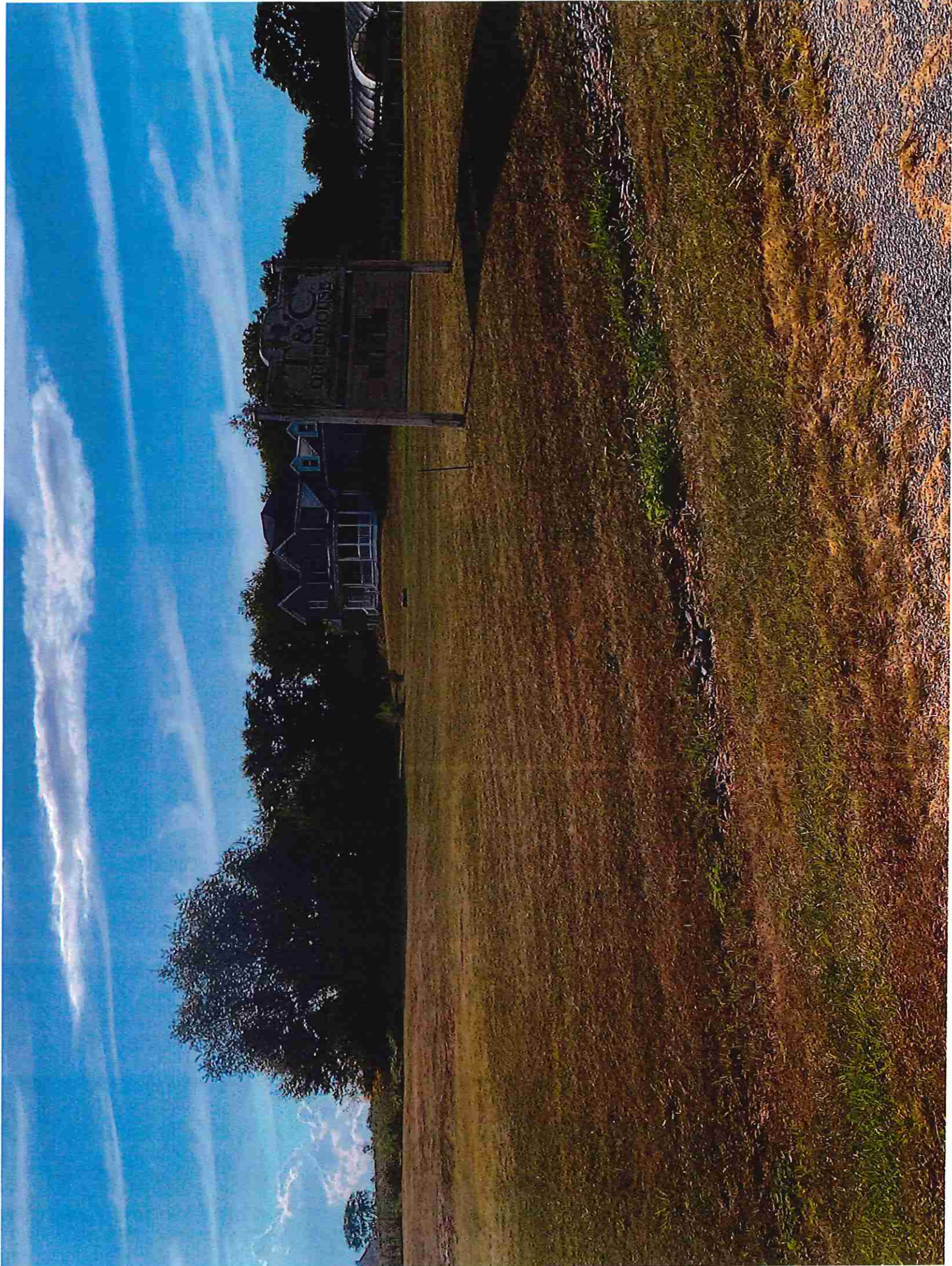


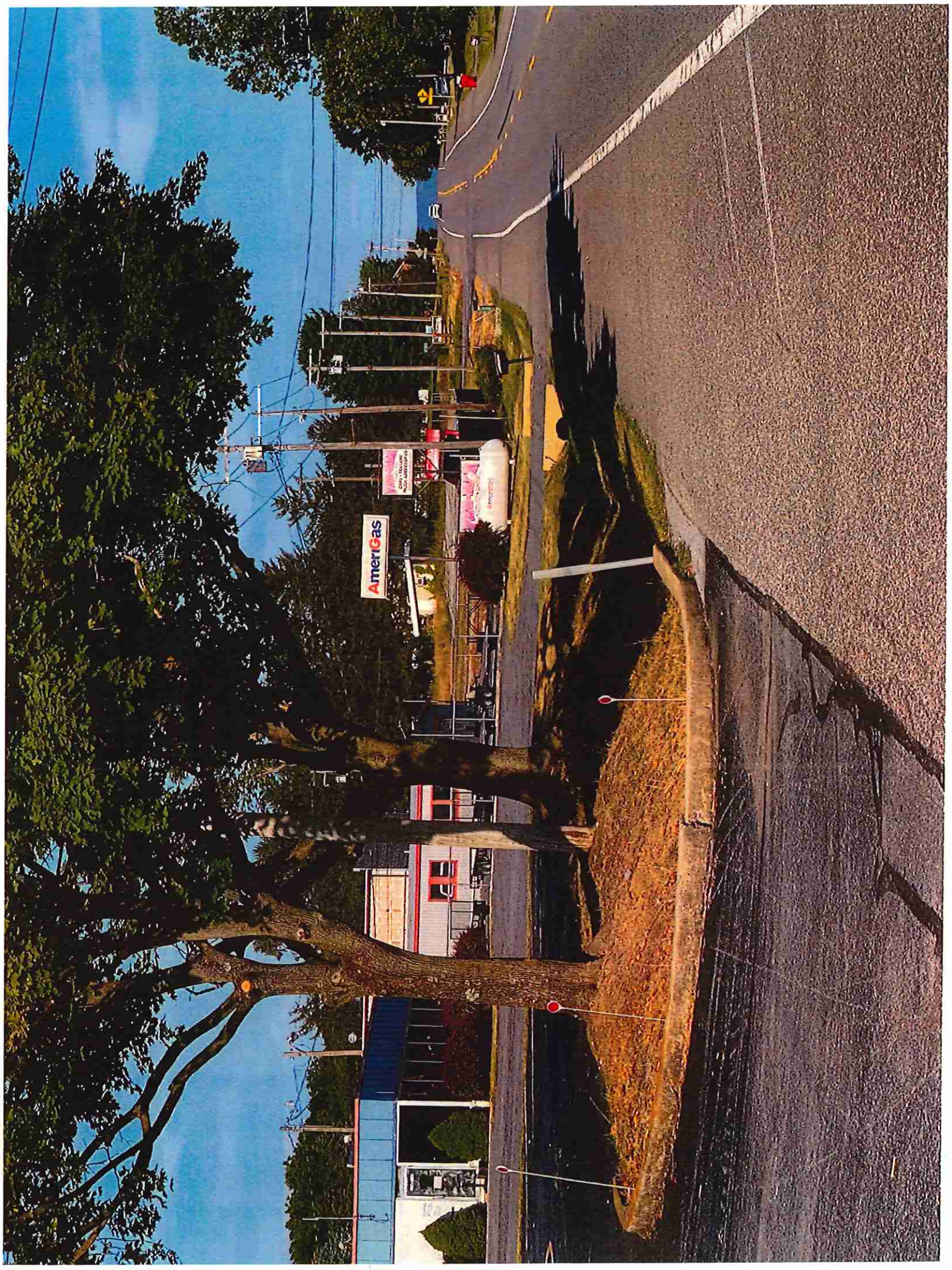




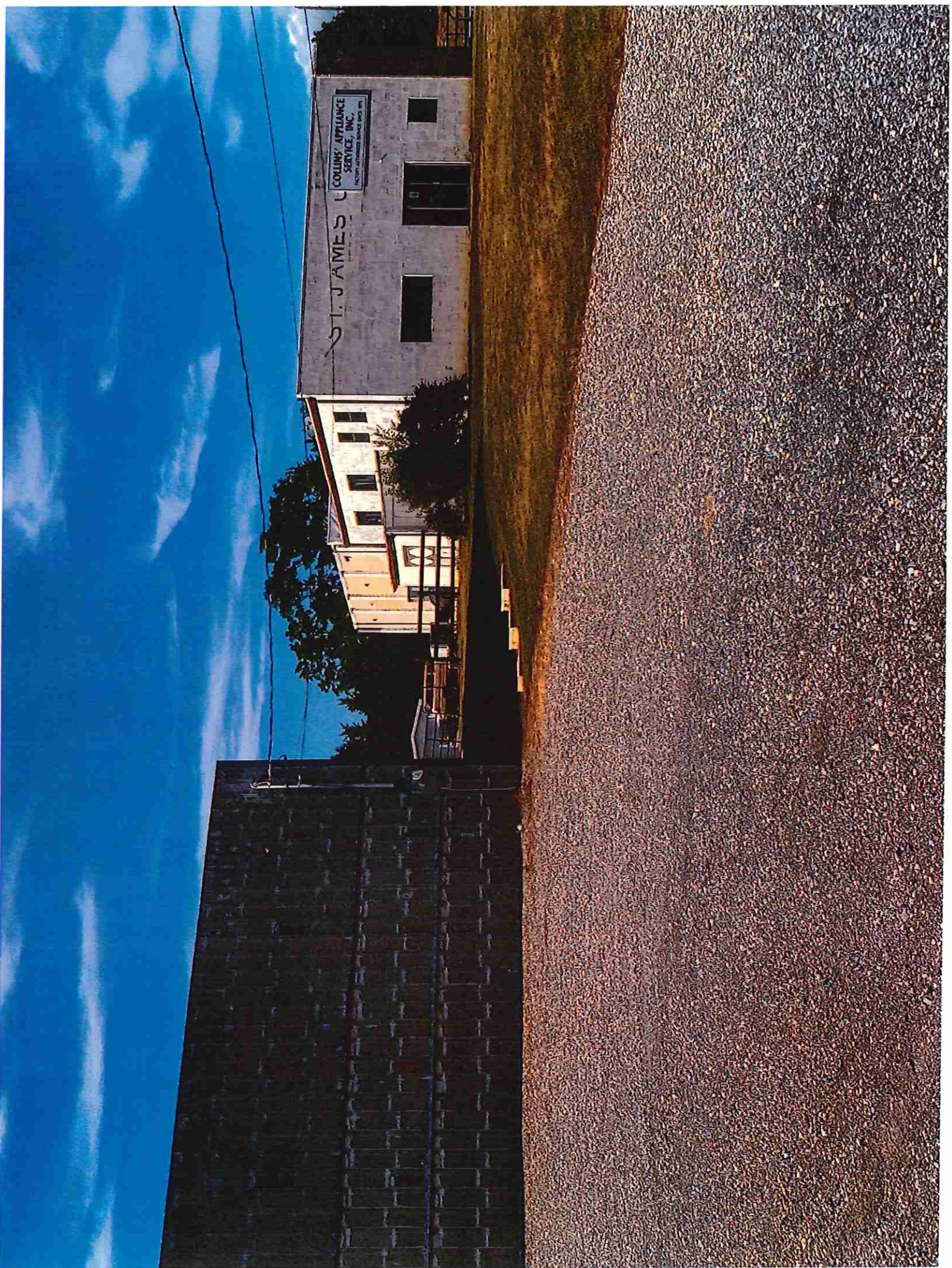












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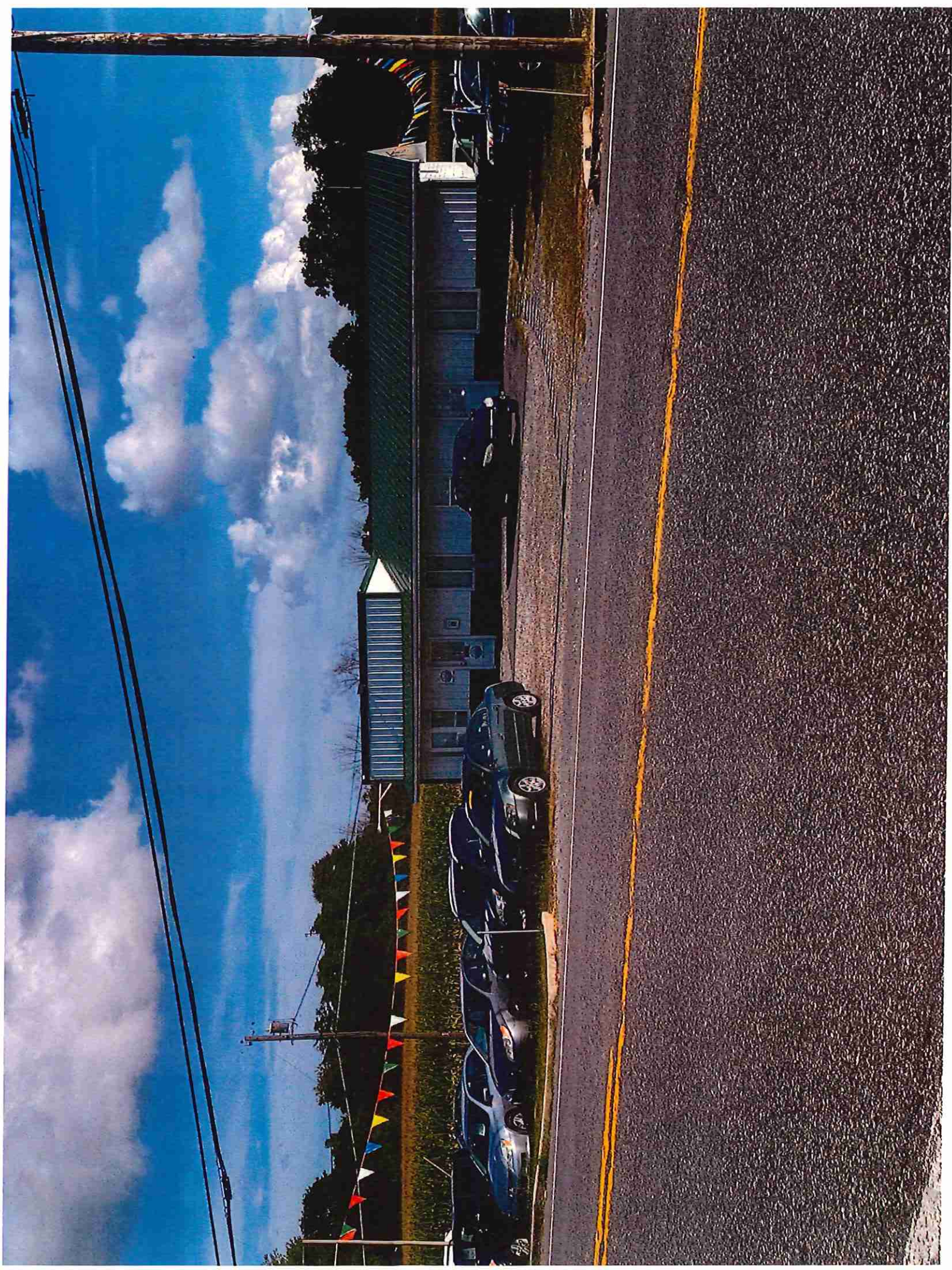


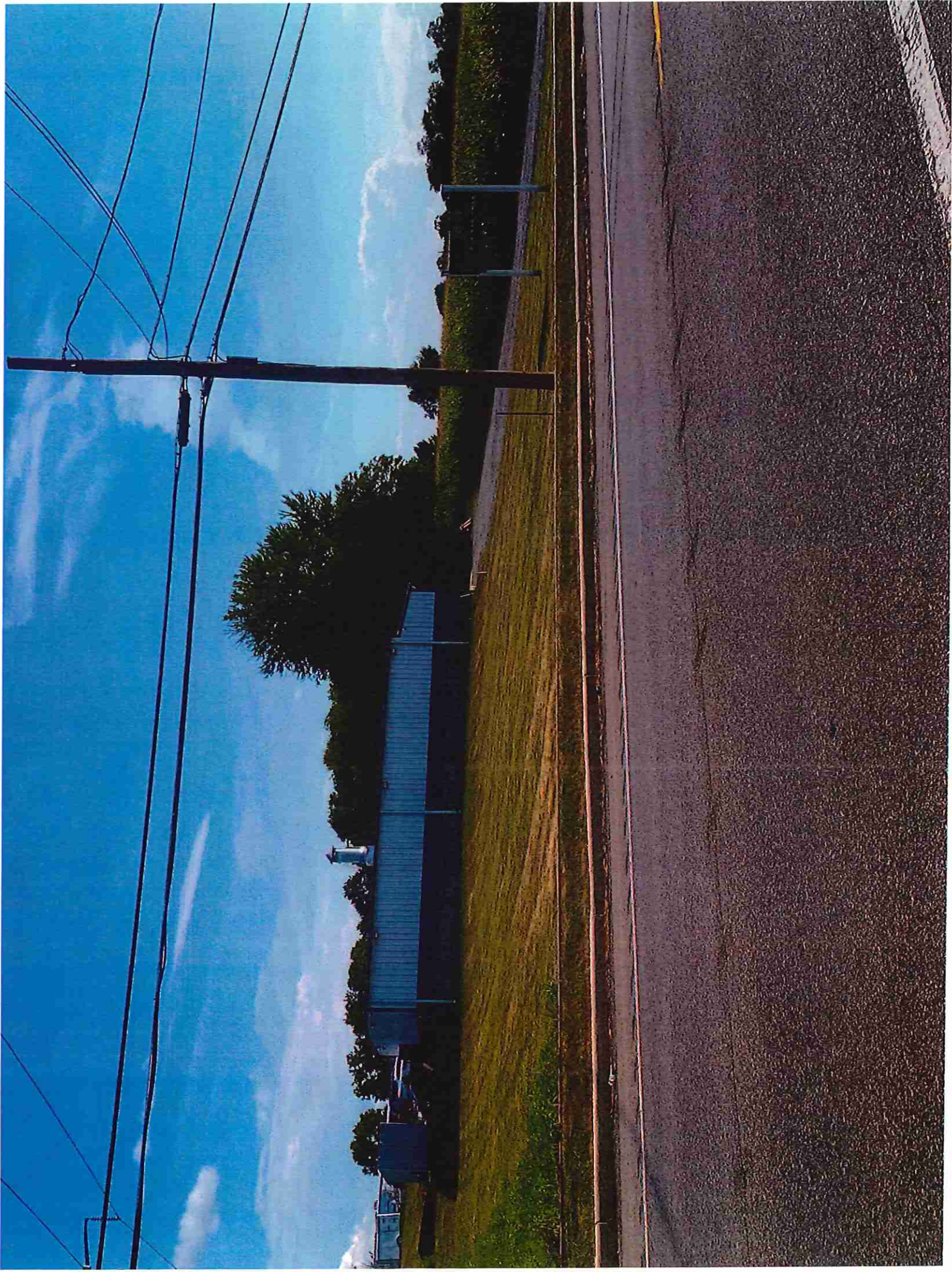
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twallace@valleysupplyequipment.com

COREY LINTHICUM
REALTOR, Principal



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Hagerstown, MD 21742

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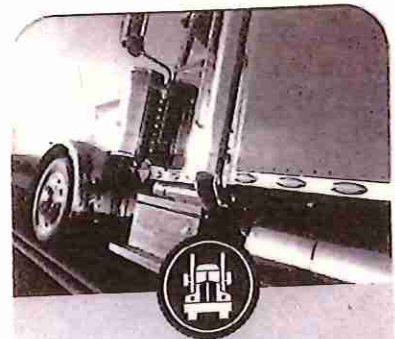
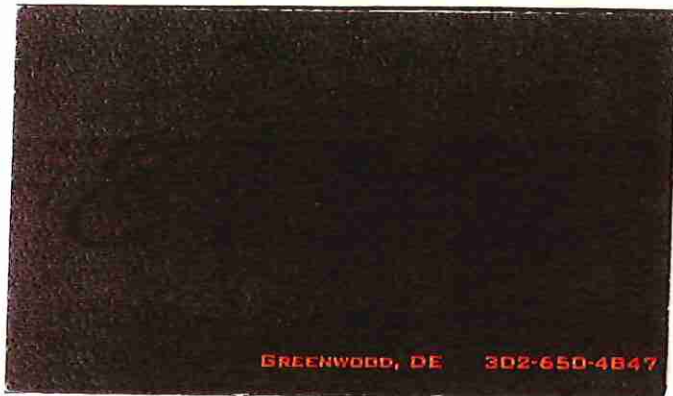
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DEPARTMENT OF PLANNING & ZONING
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December 1, 2025

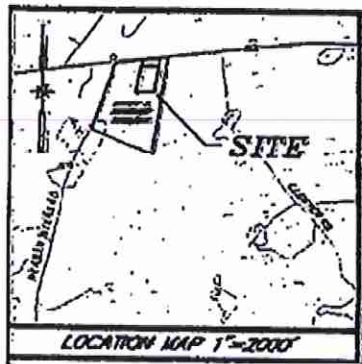
Case #: RZ-25-10

Application for Map Amendment Staff Report and Analysis

Property Owner(s)	:	Aaron J. Schroyer
Applicant(s)	:	David & Jessica Testa
Location	:	20511 Leitersburg Pike
Election District	:	#9- Leitersburg
Comprehensive Plan	:	
Designation	:	Agricultural Rural
Zoning Map	:	25
Parcel(s)	:	P. 43
Acreage	:	29.13 acres (3 within RB overlay)
Existing Zoning	:	Agricultural Rural
Requested Zoning	:	Rural Business (RB) overlay
Date of Hearing	:	December 1, 2025

I. Background Information

a. Location and Description of Subject Properties



The subject parcel is located on the southern side of Leitersburg Pike (MD-60). The property subject to this rezoning encompasses 29.13 acres of agricultural land, 3 acres of which would be encumbered with the Rural Business (RB) floating zone. The applicants will be leasing the land from the property owner which be later subdivided off.

The site is surrounded by the property owner on three sides and by the applicants along the fourth side. It sits behind the applicants' current RB overlay, Freedom Trailer. The proposed site will be utilized as display and storage for their trade in stock.

b. Rural Business Floating Zone Purpose and Criteria

The Rural Business Zoning District (RB) is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve

the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. It is established as a "floating zone" which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District. A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land.

Section 5E.4 of the Rural Business Zoning District describes the criteria that must be met for the establishment of a new Rural Business Zoning District. These criteria include:

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;
2. The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy of Determining Adequacy of Existing Roads." In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;
3. Onsite issues relating to sewage disposal, water supply, stormwater management, floodplains, etc. can be adequately addressed; and
4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

Section 5E.6c further expands upon the above noted criteria in describing the basis for which the Planning Commission should base its recommendation to the Board of County Commissioners upon after the Public Information Meeting including:

1. The proposed district will accomplish the purpose of the RB District;
2. The proposed site development meets criteria identified in Section 5E.4 of this Article;
3. The roads providing access to the site are appropriate for serving the business-related traffic generated by the proposed RB land use;
4. Adequate sight distance along roads can be provided at proposed points of access;
5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity;
6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.

To be established, RB districts must also meet bulk requirements outlined in Article 5E.5. A preliminary site plan which addresses the elements noted above and other criteria in 5E.6.a(3) in greater detail is also a required part of the application process. Finally, approval of the application to create an RB District shall only be for the use identified on the application and preliminary site plan. An approved RB District covers only the portion of the parcel or lot identified in the application. Changes to the use, intensity or area covered by an approved RB District shall be reviewed by the Planning Commission. A new public hearing may be required to approve the changed use.

II. Staff Analysis

The staff analysis of the proposed rezoning will utilize the criteria outlined in the previous section of this report to determine the suitability of applying a newly created RB floating zone in the designated location.

1. The proposed district will accomplish the purpose of the RB District;

As defined above, one purpose of the floating zone is to *"establish locations for businesses and facilities not otherwise permitted in the rural areas of the County."* The proposed trailer sales are not a permitted land use in underlying Agricultural Rural Zoning District. The proposed overlay will be an expansion of an already existing business. The expansion will allow the business to better serve the needs of the rural community.

2. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;

The proposed site of this rezoning is located outside of the County's current Urban Growth Area boundary. This status is not proposed to change in the forthcoming Comprehensive Plan update.

3. Road and Traffic Considerations

a. Traffic Generation

Traffic counts on County and State roads in the vicinity of the rezoning site provide insight on traffic flow or congestion that might be impacted an expanded business at this location. Single day traffic counts were collected for one 24-hour period in 2022 at three local road intersections with Leitersburg Pike in the immediate vicinity of the subject site. The counts for these three locations are noted below:

- Herman Myers Rd at Leitersburg Pike (0.10 miles away): 614 vehicles
- Millers Church Rd at Leitersburg Pike (0.25 miles away): 448 vehicles
- Clopper Rd at Leitersburg Pike (0.25 miles away): 248 vehicles

Maryland State Highway Administration (SHA) maintains a traffic counter approximately 1.5 miles west of the site, near the intersection of MD-60 and Longmeadow Road. Accordingly, a twenty-year survey of traffic counts at this location is detailed below from 2004-2024.

These counts indicate an increase in traffic traveling on MD-60 in the last twenty years. A high of 12,211 vehicles was counted in 2017 after traffic remained steady around 11,000 AADT in the last decade. The traffic volume data shown in the table below is expressed in annual average daily traffic volumes (AADT).

Year	Leitersburg Pike @ Longmeadow Rd
2024	11,682
2017	12,211
2015	11,920
2010	6,204
2004	6,954

b. Road and Site Circulation Improvements

A review of the County's 10-Year CIP and the State Highway Administration's Consolidated Transportation Plan did not note any road improvements in the vicinity of this proposed rezoning that would affect road capacity or traffic flow.

The proposed overlay is located on Leitersburg Pike, which is classified as a Rural Minor Arterial by State Highways. The Applicant's preliminary site plan (Exhibit C) shows use of the already existing entrance onto Leitersburg Pike. This Exhibit appears to indicate it will be an extension of the already existing RB overlay.

4. Site Planning Considerations

a. Water

The proposed rezoning site is designated as W-7 in the 2009 Water and Sewer Plan with no planned connection to public water. An approximate location of an existing well on the site was not provided. No water usage information was provided on the preliminary site plan aside from a declaration within their justification statement:

"There are no onsite issues relating to sewage disposal, water supply, stormwater management, floodplains or the like involved in this rezoning application"

Well locations are approved by the Washington County Health Department. The Health Department is also responsible for monitoring wells for water quality issues.

b. Sewer

The proposed rezoning site is designated as S-7 in the 2009 Water and Sewer Plan with no planned connection to public sewer. An approximate location of the existing septic system was not provided. No sewage disposal information was provided aside from the justification noted above.

c. Stormwater Management

The applicant's justification statement comment regarding development related effects on stormwater was noted above. SWM facilities are not shown on the preliminary site plan included with the application. It is anticipated that stormwater management requirements will be addressed as part of the formal site plan application.

d. Floodplain

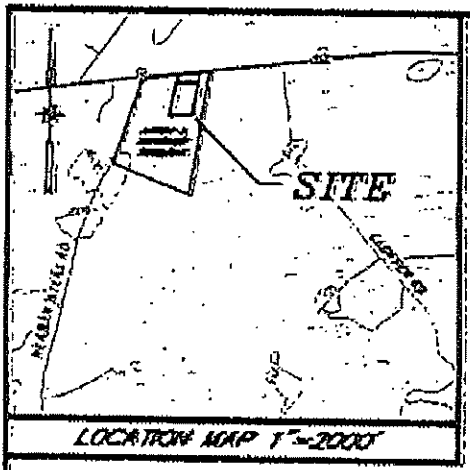
The proposal rezoning site does not contain floodplain area.

e. Bulk Regulations

The applicants' declaration statement does not specifically address bulk requirements such as setbacks or lot coverage aside from display and storage for the applicants' stock. It is anticipated that bulk requirements will be addressed as part of the formal site plan application.

5. Compatibility with Adjacent Land Uses

a. Land Use in the Vicinity



As seen in the maps to the left, all the surrounding land is zoned Agricultural rural. The 3 acres subject to the rezoning is surrounded by agricultural land use on three sides with the existing overlay on the fourth side. The area has evolved to have a mix of residential, agricultural and commercial uses along Leitersburg Pike. There are seven other existing RB Zoning Districts in the vicinity providing prior precedent for the commercial uses along this stretch of Leitersburg Pike. These adjacent rural businesses include:

- Tikos Autobody & Repair
- Stephenson Equipment
- AmeriGas
- Penn-Mar Sales Inc
- Collins' Appliance Service

- T&C Greenhouse
- Antietam Tractor & Equipment, Inc.

b. Historic Resources

There are several existing historical sites within 1 mile or less of this proposed rezoning site that should be considered in evaluating its compatibility.

- WA-I-137: "Colonial Manor Farm" (0.60 miles south)

19th century 2-story farmhouse. Including stone root cellar, bank barn, and a private cemetery.

- WA-I-162: "Stucco Covered Stone House" (0.70 miles east)

19th century 1 ½ -story stucco covered stone house. Including 1 outbuilding that served as a toll house.

- WA-I-738: "Bridge" (0.75 miles east)

Mid-20th century steel concrete bridge.

- WA-I-159: "Lantz-Zeigler Farm" (0.85 miles east)

18th/19th century 2-story stone dwelling. Including 1 barn and stable.

c. Agricultural Land Preservation

The proposed rezoning site is located outside of the County's designated Priority Preservation Area (PPA). The PPA boundary terminates just north of the proposed rezoning site. There would be no impact on County agricultural land preservation efforts as a result of this rezoning request.

6. Additional Considerations

a. Emergency Services

The Leitersburg Volunteer Fire Company is the nearest fire emergency service provider to this site, located approximately 2 miles northeast. Hagerstown EMS and Maugansville Rescue Service also provide emergency services to the site.

b. Comprehensive Plan Designation

The 2040 Comprehensive Plan designated this site as Agricultural (Rural) in its Land Use Plan. The focus of this district is to provide for continued farming activity and the many uses that do not require public water and sewerage facilities and which may be more suitably located outside of the urban-type growth of the larger communities of the County. Many of the county's operating farms as well as farmland are in this area.

c. Hours of Operation

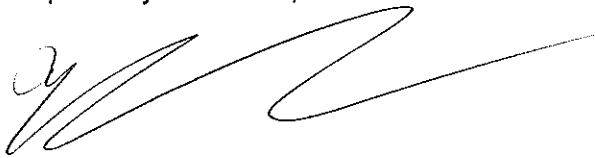
The hours of operation for the business are Monday through Saturday, 10am to 6pm. The proposed site will serve as storage for the already existing business on the adjacent property.

III. Recommendation

As noted earlier, the applicants operate a trailer business on the adjacent property which will be combined with this overlay. The intended use as a storage and display yard will have minimal visual or operational impact to the surrounding area.

Based on the analysis provided above and offered by the applicants in their justification statement, Staff believes that there is sufficient evidence that the criteria outlined in Article 5E of the Zoning Ordinance has been met for the application of a Rural Business floating zone to the subject area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyla Shingleton', with a long horizontal flourish extending to the right.

Kyla Shingleton

Comprehensive Planner

**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.

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

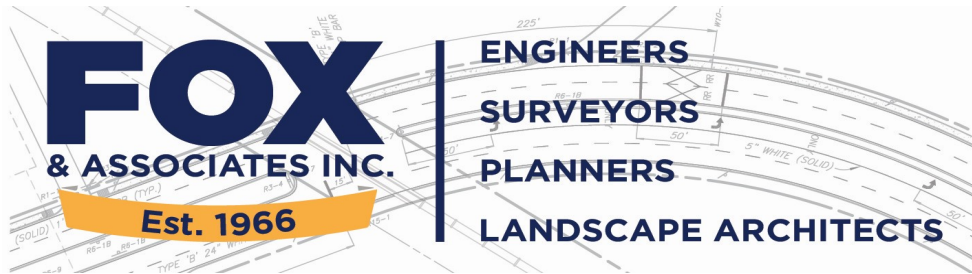
Mr. Miller made a motion to adjourn the meeting at 6:45 p.m. The motion was seconded by Ms. Shank and so ordered by the Chairman.

UPCOMING MEETINGS

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

Respectfully submitted,

David Kline, Chairman



981 Mt Aetna Rd
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853

November 10, 2025

Washington Co. Planning Dept.
747 Northern Avenue
Hagerstown, Maryland 21742

Attention: Jennifer Kinzer, Deputy Director

Re: Cascade Town Centre Lot 2 Subdivision, S-23-012

Dear Jennifer,

Please accept this letter as our formal request to have the Planning Commission extend this plat for one-year through 12/22/26. The road adequacy study for the existing private streets has been prepared by Triad Engineering and submitted to Washington County. The only remaining item is for Fox to supplement the Triad study to include the condition of the storm drain structures and pipes. This work is currently underway and will be submitted to Washington County in the coming days.

Please feel free to contact me with any additional questions or concerns.

Sincerely,
FOX & ASSOCIATES, INC.

Gordon Poffenberger, PE
Director of Engineering

Plan Review Projects Initialized - October 01, 2025 - October 31, 2025

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
FP-25-007	Forest Conservation Plan	Approved	10/03/2025	10/3/2025	REVISED FCE FOR DONVAN CARBAUGH LOTS 1-4	17038 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	Donvan Carbaugh CARBAUGH DONOVAN C
FP-25-008	Forest Conservation Plan	Approved	10/06/2025	10/7/2025	AMENDED FOREST CONSERVATION PLAT	16001 LAPPANS ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	AKHMEDOV IZMIR A
FS-25-024	Forest Stand Delineation	Received	10/06/2025	10/6/2025	SIMPLIFIED FOREST STAND DELINEATION FOR HILTZ PROPANE SYSTEMS	BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	DEAN 8486 LLC
FS-25-025	Forest Stand Delineation	In Review	10/17/2025	10/20/2025	OREBANK ROAD - REMAINDER LOT FSD		UNGER SURVEYING & CONSTRUCTION (PE)	Allen Beckett MOORE CHERYL
FS-25-023	Forest Stand Delineation	Approved	10/03/2025	10/3/2025	ERIK STOTTLEMYER	12324 SAINT PAUL ROAD CLEAR SPRING, MD 21722	FOX & ASSOCIATES INC	STOTTLEMYER ERIK E
SIM25-067	IMA	Requested	10/31/2025		13602 ROCKDALE ROAD CS	13602 ROCKDALE ROAD CLEAR SPRING, MD 21722		MARTIN ELDWIN D MARTIN JANELLE L
SIM25-062	IMA	Active	10/01/2025		20613 RODEO DRIVE BO	20613 RODEO DRIVE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	DILLOW JOSHUA DILLOW HEATHER
SIM25-063	IMA	Active	10/14/2025		DOWNSVILLE PIKE ELEMENTARY SCHOOL	10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	ADTEK ENGINEERS, INC.	BOARD OF EDUCATION OF WASH CO
SIM25-064	IMA	Active	10/23/2025		BOWMAN LIGHTNER - PHASE 4	15935 SPIELMAN ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BOWMAN GROUP THE
SIM25-068	IMA	Active	10/31/2025		LEITERSBURG CELL TOWER	21546 LEITERSBURG SMITHSBURG ROAD HAGERSTOWN, MD 21742	MORRIS & RITCHIE ASSOCIATES, INC.	VEIL ROBERT C JR & VEIL MARVINA C
SIM25-066	IMA	Received	10/28/2025		THE RUN AT ELIZABETHTOWNE	10900 EMPIRE DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	KREYKENBOHM HELEN Z
SIM25-065	IMA	Active	10/24/2025		WASHINGTON COUNTY TACTICAL VILLAGE PHASE 1 BURN BUILDING/GRADING	18350 PUBLIC SAFETY PLACE HAGERSTOWN, MD 21740		WASH CO COMMISSIONERS BOARD OF
PC-25-008	Preliminary Consultation	In Review	10/22/2025	10/27/2025	PRELIMINARY CONSULTATION FOR SHOPS AT SHARPSBURG PIKE - LOT 8		FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
S-25-033	Preliminary-Final Plat	Pending	10/30/2025		PAUL A. PERINI	13725 MARSH PIKE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	PERINI PAUL A
S-25-032	Preliminary-Final Plat	Revisions Required	10/14/2025	10/15/2025	HOCH, PARCEL A AND LOTS 1-3	11805 PLEASANT VALLEY ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	HOCH HARVEY K HOCH LYNN P
PWA2025-004	PWA	Active	10/03/2025		ELMWOOD FARM SECTION 5D - HIPPIITY HOP COURT	9902 HIPPIITY HOP COURT WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	FELIXS FOLLY LLC
PWA2025-007	PWA	Active	10/31/2025		THE RUN AT ELIZABETHTOWNE - EMPIRE DRIVE	10900 EMPIRE DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	KREYKENBOHM HELEN Z

Plan Review Projects Initialized - October 01, 2025 - October 31, 2025

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
PWA2025-006	PWA	Active	10/07/2025		ELMWOOD FARM SECTION 5D - WILKES DRIVE	10138 WILKES DRIVE WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	FELIXS FOLLY LLC
PWA2025-009	PWA	Active	10/31/2025		THE RUN AT ELIZABETHTOWNE - ROME CROSSING & HALFWAY IMPROVEMENTS	17755 HALFWAY BOULEV HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	KREYKENBOHM HELEN Z
PWA2025-005	PWA	Active	10/07/2025		ELMWOOD FARM SECTION 5 D - KENDLE RD WIDENING	9902 HIPPIITY HOP COURT WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	FELIXS FOLLY LLC
PWA2025-008	PWA	Active	10/31/2025		THE RUN AT ELIZABETHTOWNE - GALA COURT	17600 GALA COURT HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	KREYKENBOHM HELEN Z
SP-04-037.R02	Redline Revision	Approved	10/10/2025	10/10/2025	REDLINE REVISION FOR MEDICAL OFFICE USE	13511 LABEL LANE HAGERSTOWN, MD	FOX & ASSOCIATES INC	Dominion Resource Center
SP-22-016.R02	Redline Revision	Approved	10/21/2025	10/21/2025	REDLINE REVISION TO ADD 2 GUARD SHACKS AND ACCESSIBLE PARKING	16826 NATIONAL PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	NP NATIONAL PIKE LOGISTICS I LLC
SI-25-021	Simplified Plat	In Review	10/24/2025	10/27/2025	SIMPLIFIED PLAT, LANDS OF BURKHOLDER ACQUISITIONS LLC	12465 LOGISTICS BOULEV HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	BURKHOLDER LANE ACQUISITIONS LLC
SI-25-019	Simplified Plat	In Review	10/03/2025	10/7/2025	LANDS OF TRACY GROVES		FREDERICK SEIBERT & ASSOCIATES	Tracy Groves
SI-25-020	Simplified Plat	Approval Letter Issued	10/15/2025	10/16/2025	PIETRZYK & TROVINGER, PARCEL A	18822 ROLLING ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	PIETRZYK STANLEY PIETRZYK DONNA M
SP-25-042	Site Plan	In Review	10/09/2025	10/13/2025	COMBINED STORMWATER CONCEPT PLAN AND SITE PLAN FOR CONSERVIT INC. NORTH YARD	18604 LESLIE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CONSERVIT INC
SP-25-041	Site Plan	In Review	10/08/2025	10/9/2025	SITE PLAN FOR FT. RITCHIE - NATURE CENTER	14150 RESERVOIR ROAD, BUILD# 521 CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
SP-25-043	Site Plan	In Review	10/22/2025	10/23/2025	SHEETZ - SHOWALTER ROAD	13850 CRAYTON BOULEV, SUITE# A HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SHOWALTER FARM LLC
GP-25-031	Site Specific Grading Plan	In Review	10/22/2025	10/22/2025	LOT 1 & 2 BEAVER CREEK ROAD	20311 BEAVER CREEK ROAD HAGERSTOWN, MD 21740		OLIVER HOMES INC
SGP-25-069	Standard Grading Plan	In Review	10/02/2025	10/15/2025	LATASHA KINNER			KINNER LATASHA
SGP-25-071	Standard Grading Plan	In Review	10/07/2025	10/14/2025	LINDSEY RESIDENCE	14619 STRITE ROAD HAGERSTOWN, MD 21742		LINDSEY MATTHEW LINDSEY LYNNE
SGP-25-073	Standard Grading Plan	In Review	10/21/2025	10/22/2025	CLINTON AVE	10918 CLINTON AVENUE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WATSON DANIEL LEROY JR WATSON COLEEN JENIDA

Plan Review Projects Initialized - October 01, 2025 - October 31, 2025

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
SGP-25-074	Standard Grading Plan	In Review	10/30/2025	11/4/2025	BROOKS HOUSE INC	19986 BEAVER CREEK ROAD HAGERSTOWN, MD 21740		BROOKES HOUSE INC
SGP-25-072	Standard Grading Plan	In Review	10/18/2025	10/30/2025	BIDLE CUSTOM HOME		FREDERICK SEIBERT & ASSOCIATES	TOMS HARRY L III
SGP-25-070	Standard Grading Plan	Approved	10/03/2025	10/3/2025	16965 VIRGINIA AVENUE GAS LINE EXTENSION	16965 VIRGINIA AVENUE WILLIAMSPORT, MD 21795	C.S. DAVIDSON, INC.	VICTAULIC COMPANY
SWCP25-018	Stormwater Concept Plan	In Review	10/10/2025	10/13/2025	CRCH SOLAR		KYLE CARPENTER	CEDAR RIDGE CHILDREN'S HOME AND SCHOOL INC
SSWP25-063	Stormwater Standard Plan	In Review	10/13/2025	10/14/2025	LINDSEY RESIDENCE	14619 STRITE ROAD HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	LINDSEY MATTHEW LINDSEY LYNNE
SSWP25-064	Stormwater Standard Plan	In Review	10/18/2025	10/30/2025	BIDLE CUSTOM HOME		FREDERICK SEIBERT & ASSOCIATES	TOMS HARRY L III
SSWP25-065	Stormwater Standard Plan	In Review	10/30/2025	11/4/2025	BROOKS HOUSE INC	19986 BEAVER CREEK ROAD HAGERSTOWN, MD 21740		BROOKES HOUSE INC
TYU-25-022	Two Year Update	In Review	10/22/2025	10/30/2025	CERTAINTED WAREHOUSE EXPANSION	10131 GOVERNOR LANE BOULEV WILLIAMSPORT, MD 21795	TETRA TECH INC	CERTAINTED CORPORATION
TYU-25-019	Two Year Update	In Review	10/02/2025	10/6/2025	POTOMAC OVERLOOK	KEEP TRYST RD KNOXVILLE MD 21758	FOX & ASSOCIATES INC	P OVERLOOK LLLP
TYU-25-020	Two Year Update	In Review	10/13/2025	10/15/2025	CLOVERLY MIXED USE DEVELOPMENT - SHA IMPROVEMENT PLAN	MD 64 & MD 77 TOWN OF SMITHSBURG	FOX & ASSOCIATES INC	CLOVERLY HILL LLC
TYU-25-021	Two Year Update	In Review	10/13/2025	10/15/2025	CLOVERLY- PHASE 1	EAST SIDE OF MD 64 AND MD 77	FOX & ASSOCIATES INC	CLOVERLY HILL LLC
GPT-25-062	Type 2 Grading Plan	In Review	10/23/2025	10/27/2025	LAH CARRIAGE FORD (REGENT PARK LOT 14)	20114 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-25-063	Type 2 Grading Plan	In Review	10/23/2025	10/27/2025	LAH CARRIAGE FORD (REGENT PARK LOT 16)	20106 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-25-064	Type 2 Grading Plan	In Review	10/24/2025	10/28/2025	LAH CARRIAGE FORD LLC (REGENT PARK LOT 8)	20138 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-25-060	Type 2 Grading Plan	In Review	10/03/2025	10/13/2025	FLETCHERS GROVE LOT 32	33 EVERETT DRIVE BOONSBORO, MD 21713	RICHMOND AMERICAN HOMES OF MARYLAND, INC	RICHMOND AMERICAN HOMES OF MARYLAN
GPT-25-061	Type 2 Grading Plan	Pending Payment	10/03/2025		PARADISE HEIGHTS LOT 127	19008 AMESBURY ROAD HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-04988	Entrance Permit	In Progress	10/18/2025	STICK BUILT HOME	S-08-022 20114 REGENT CIRCLE		LAH CARRIAGE FORD LLC
2025-05090	Entrance Permit	In Progress	10/24/2025	STICK BUILT HOME	S-08-022 201380 REGENT CIRCLE, LOT 8		MARONDA HOMES OF MARYLAND LLC
2025-05041	Entrance Permit	In Progress	10/22/2025	STICK BUILT HOME	LOR 10918 CLINTON AVE, LOT 21	KENNY GARDNER	WATSON DANIEL LEROY JR WATSON COLEEN JENIDA
2025-04763	Entrance Permit	In Progress	10/03/2025	STICK BUILT HOME	S-18-004 13217 ONYX DRIVE, LOT 166	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2025-05034	Entrance Permit	In Progress	10/21/2025	CELL TOWER	SP-24-032 21546 LEITERSBURG SMITHSBURG ROAD		VEIL ROBERT C JR & VEIL MARVINA C
2025-04761	Entrance Permit	In Progress	10/03/2025	STICK BUILT HOME	S-24-042 19008 AMESBURY ROAD, LOT 127		PARADISE HEIGHTS LAND
2025-05048	Entrance Permit	In Progress	10/22/2025	STICK BUILT HOME	S-08-022 20106 REGENT CIRCLE		LAH CARRIAGE FORD LLC
2025-05179	Entrance Permit	Review	10/30/2025	FOREST HARVEST	LOR 13378 WOODMONT ROAD		FRANCIS JOSEPH R ETAL FRANCIS LARRY G
2025-04933	Floodplain Permit	Review	10/15/2025	RENOVATION	19 EAST WATER STRRET		DOVE LISA A
2025-05019	Grading Permit	In Progress	10/21/2025	LEITERSBURG CELL TOWER	SP-24-032 21546 LEITERSBURG SMITHSBURG ROAD		VEIL ROBERT C JR & VEIL MARVINA C
2025-05042	Grading Permit	In Progress	10/22/2025	STICK BUILT HOME	LOR 10918 CLINTON AVE, LOT 21	KENNY GARDNER	WATSON DANIEL LEROY JR WATSON COLEEN JENIDA
2025-04762	Grading Permit	In Progress	10/03/2025	PARADISE HEIGHTS LOT 127 19008 AMESBURY RD	S-24-042 19008 AMESBURY ROAD, LOT 127		PARADISE HEIGHTS LAND
2025-05050	Grading Permit	In Progress	10/22/2025	LAH CARRIAGE FORD LLC	S-08-022 20106 REGENT CIRCLE		LAH CARRIAGE FORD LLC
2025-04989	Grading Permit	In Progress	10/18/2025	MARONDA HOMES	S-08-022 20114 REGENT CIRCLE		LAH CARRIAGE FORD LLC
2025-04756	Grading Permit	In Progress	10/03/2025	FLETCHERS GROVE. 33 EVERETT DR. LOT 32	33 EVERETT DRIVE, LOT 32		RICHMOND AMERICAN HOMES OF MARYLAN
2025-04764	Grading Permit	In Progress	10/03/2025	STICK BUILT HOME	S-18-004 13217 ONYX DRIVE, LOT 166	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2025-04910	Grading Permit	Review	10/14/2025	TACTICAL VILLAGE PHASE 1 GRADING	SP-25-007 9250 TACTICAL WAY		WASH CO BOARD OF COUNTY COMMISSIONERS
2025-05091	Grading Permit	In Progress	10/24/2025	LAH CARRAIGE FORD LLC	S-08-022 201380 REGENT CIRCLE, LOT 8		MARONDA HOMES OF MARYLAND LLC
2025-04855	Grading Permit	Pending Information	10/09/2025	19133 GEETING RD	19133 GEETING ROAD KEEDYSVILLE, MD 21756		SHORTEN DAVID
2025-04770	Grading Permit	In Progress	10/06/2025	1112 WILLIAM WAY	S-95-174 1112 WILLIAM WAY, LOT 1		ROSENCRANTZ INGRID TRAINOR SUSAN
2025-05188	Grading Permit	Review	10/31/2025	9738 DOWNSVILLE PIKE LLC	9740 DOWNSVILLE PIKE HAGERSTOWN, MD 21740		9738 DOWNSVILLE PIKE LLC
2025-05029	Grading Permit	Approved	10/21/2025	BOWMAN LIGHTNER - PHASE IV	SP-25-002 15937 SPEILMAN ROAD		BOWMAN GROUP THE
2025-04781	Grading Permit	Approved	10/06/2025	COLUMBIA GAS 16965 VIRGINIA AVE	SP-22-032.R01 16965 VIRGINIA AVENUE		VICTAULIC COMPANY
2025-05079	Non-Residential New Construction Permit	Review	10/24/2025	INSTITUTIONAL	SP-25-017 13121 BROOK LANE	NOELKER AND HULL	BROOK LANE PSYCHIATRIC CTR

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-04936	Non-Residential New Construction Permit	Review	10/15/2025	CELL TOWER	SP-24-032 21546 LEITERSBURG SMITHSBURG ROAD		VEIL ROBERT C JR & VEIL MARVINA C
2025-04902	Non-Residential New Construction Permit	Review	10/13/2025	RETAINING WALL	SP-25-007 9250 TACTICAL WAY		WASH CO BOARD OF COUNTY COMMISSIONERS
2025-05092	Utility Permit	Approved	10/24/2025	ANTIETAM BROADBAND	17809 ALPINE DRIVE AND COUNTRYSIDE DRIVE	ANTIETAM CABLE TELEVISION INC	GOODMAN BRIAN MICHAEL
2025-04858	Utility Permit	Approved	10/10/2025	POTOMAC EDISON	18212 WOODSIDE DRIVE	POTOMAC EDISON	ADVANCED ANGLES CONSTRUCTION AND H
2025-04959	Utility Permit	Approved	10/16/2025	HAGERSTOWN WATER DEPARTMENT	17706 RED OAK DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	BENNETT JOHN BENNETT KERRI
2025-04712	Utility Permit	Approved	10/01/2025	COMCAST	16921 HALFWAY BLVD (BRIDGE ONLY)	COMCAST	BOWMAN DONALD M JR
2025-04917	Utility Permit	Approved	10/14/2025	COMCAST	13822 MARSH PIKE, GRANADA LANE, BLOSSOM LANE AND BLUE HERON LANE	COMCAST	RUDY CHARLES ADAM RUDY JESSICA ANNE
2025-04958	Utility Permit	Approved	10/16/2025	HAGERSTOWN WATER DEPARTMENT	11321 MASSEY BLVD	CITY OF HAGERSTOWN (WATER DEPT)	SUBCONSCIOUS LLC
2025-04963	Utility Permit	Approved	10/16/2025	HAGERSTOWN WATER DEPARTMENT	18233 COLLEGE ROAD	CITY OF HAGERSTOWN (WATER DEPT)	SINGLETON DEBORAH J L/E
2025-05018	Utility Permit	Review	10/21/2025	COMCAST	19404 SAPPHIRE DRIVE AND EMERALD POINTE DRIVE	COMCAST	MCDONALD ROBERT L & MCDONALD JOYCE A
2025-04768	Utility Permit	Review	10/03/2025	POTOMAC EDISON	16211 BUSINESS PARKWAY	POTOMAC EDISON	2005 GREENCASTLE PIKE LLC
2025-04704	Utility Permit	Approved	10/01/2025	POTOMAC EDISON	17610 STONE VALLEY DRIVE	POTOMAC EDISON	SPRECHER TAJAH K SPRECHER RANDALL K
2025-04918	Utility Permit	Approved	10/14/2025	COMCAST	9829 RIPPLE DRIVE AND JOHN MARTIN DRIVE	COMCAST	AYLING STEVEN L JR AYLING COLLEEN M
2025-05112	Utility Permit	Review	10/28/2025	SHENTEL	301 EASTERN BOULEVARD	SHENTEL COMMUNICATION LLC	CLINE TERRY LEE
2025-04745	Utility Permit	Approved	10/02/2025	COLUMBIA GAS	10807 OAK VALLEY DRIVE	COLUMBIA GAS OF MARYLAND INC	SASSE JEFFREY A
2025-05124	Utility Permit	Approved	10/28/2025	VERIZON	14201 MAUGANSVILLE ROAD (FROM REIFF CHURCH ROAD TO CSX CROSSING)	VERIZON	KEENER LYNN A KEENER JUDITH H
2025-04887	Utility Permit	Approved	10/13/2025	POTOMAC EDISON	11825 NEW GATE BLVD AND HOPEWELL ROAD	POTOMAC EDISON	2004 HALFWAY BOULEVARD LLC
2025-04815	Utility Permit	Approved	10/07/2025	COMCAST	15107 BLOYERS AVENUE	COMCAST	RUIZ KAREN PATRICIA GONZALEZ
2025-04961	Utility Permit	Approved	10/16/2025	HAGERSTOWN WATER DEPARTMENT	10117 SAINT GEORGE CIRCLE	CITY OF HAGERSTOWN (WATER DEPT)	TAYLOR COURTNEY TURNER HOLLINS ELIZABETH
2025-04717	Utility Permit	Approved	10/01/2025	POTOMAC EDISON	14630 BAIN ROAD	POTOMAC EDISON	GOUFF DAVID E
2025-04814	Utility Permit	Approved	10/07/2025	COMCAST	18117 MANOR CHURCH ROAD	COMCAST	POFFENBERGER DANIEL E POFFENBERGER TAMMY LYNN
2025-04795	Utility Permit	Review	10/07/2025	COMCAST	22331 CAVE HILL ROAD	COMCAST	MARTIN ELIZABETH LOIS MARTIN RONALD AUSTIN L/E
2025-05021	Utility Permit	Approved	10/21/2025	COMCAST	17557 TAYLORS LANDING ROAD	COMCAST	CHANEY BRETT T
2025-04714	Utility Permit	Approved	10/01/2025	COMCAST	11611 HOPEWELL ROAD	COMCAST	STEPHENSEN BARBARA BROWN RONALD E
2025-05035	Utility Permit	Review	10/21/2025	HAGERSTOWN WATER DEPARTMENT	17111 REEDY PARKWAY	CITY OF HAGERSTOWN (WATER DEPT)	BAKER SHARON K
2025-05151	Utility Permit	Review	10/29/2025	COMCAST	11110 MEDICAL CAMPUS ROAD	COMCAST	MERITUS MEDICAL CENTER INC
2025-04722	Utility Permit	Approved	10/01/2025	POTOMAC EDISON	4208 TREGO MOUNTAIN ROAD	POTOMAC EDISON	MARTZ TERRY LYNN

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	Type	Total
LandDev Total by Group: 49	Forest Conservation Plan	2
	Forest Stand Delineation	3
	IMA	7
	Preliminary Consultation	1
	Preliminary-Final Plat	2
	PWA	6
	Redline Revision	2
	Simplified Plat	3
	Site Plan	3
	Site Specific Grading Plan	1
	Standard Grading Plan	6
	Stormwater Concept Plan	1
	Stormwater Standard Plan	3
	Two Year Update	4
	Type 2 Grading Plan	5
Permits Total by Group: 51	Entrance Permit	8
	Floodplain Permit	1
	Grading Permit	14
	Non-Residential New Construction Permit	3
	Utility Permit	25
Total		100