

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC MEETING AND REGULAR MEETING
December 1, 2025**

The Washington County Planning Commission held a rezoning public meeting as well as its regular monthly meeting on Monday, December 1, 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 Vice-Chairman called the rezoning public meeting to order at 6:00 p.m.

Planning Commission members present were: 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; Kyla Shingleton, Comprehensive Planner; and Debra Eckard, Office Manager.

REZONING PUBLIC MEETING

Ms. Shingleton presented a map amendment application for David and Jessica Testa. The applicants are proposing to apply the Rural Business overlay zone to 3 acres of a 29.13 acre parcel of land located at 20511 Leitersburg Pike. The property is currently zoned A(R) – Agricultural Rural. This will be an expansion of an established business which sits directly in front of the 3-acre parcel. The expansion will be used for the storage and display of the trailer business. Ms. Shingleton explained the purpose of the Rural Business zoning district and described the criteria that must be met in order to establish a new RB zone as stated in Section 5E.4 of the County's Zoning Ordinance. The subject site is located in an area of commercial, residential and agricultural uses and will accomplish the intent of the RB zoning district. The road providing access to the site is appropriate for serving traffic generated by the proposed RB use. Sight distance is adequate at the proposed points of access along the road. The proposed landscaping will provide adequate buffering from other uses within the vicinity. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures. Staff recommends approval of the request.

Applicant's Presentation

Mr. William Wantz, 123 W. Washington Street, Hagerstown, legal counsel for the applicants, David and Jessica Testa, 20523 Leitersburg Pike, and Aaron Shroyer, the property owner of the 29-acre parcel of land were present at the meeting. Mr. Wantz asked that the complete application packet be submitted into the record as well as a letter (marked Applicant's Exhibit 1) clarifying the proposed use (auto sales) is permitted on this property and that Mr. Royer's drawing would suffice for the purposes of this rezoning application.

Mr. Wantz stated that the business will not be open on Sundays. The proposed use will be for sales and limited warranty service of trailers. Mr. Testa stated that his business was started in 2023 and since then it has grown considerably. He is currently leasing space behind the existing business from Aaron Shroyer. There are plans to subdivide the 3-acre parcel from the 29-acres within the next year. Mr. Testa explained that currently he rents two lots at other locations which is inefficient for the business. The existing parcel can only accommodate 26 trailers at one time for display; however, the business offers more than 26 different styles and types of trailers.

Discussion and Comments: Mr. Miller asked if there will be any manufacturing of trailers in the future. Mr. Testa stated there will not be any manufacturing. Mr. Goetz asked if a new building is constructed for the business, would the plan need to come back to the Planning Commission. Ms. Baker stated anytime a new building is constructed, a site plan would need to be submitted.

Mrs. Testa gave a brief description of the types of businesses they serve including members of the agricultural community who purchase trailers to transport hay and farm equipment from one area to another.

Public Comment: There was no public comment.

Motion and Vote: Mr. Goetz made a motion to recommend approval of the application to the Board of County Commissioners. The motion was seconded by Mr. Reeder and unanimously approved with Commissioner Wagner abstaining from the vote.

Mr. Goetz made a motion to close the public rezoning meeting at 6:21 p.m. The motion was seconded by Ms. Shank and unanimously approved.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Miller made a motion to approve the minutes of the November 3, 2025 Planning Commission meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

OTHER BUSINESS

Cascade Town Centre Lot 2 [S-23-012]

Ms. Kinzer presented a one-year extension request for the preliminary/final plat of Lots 2A thru 2V at Cascade Town Centre. The plat was submitted on December 21, 2023 and has been under review since that time. If granted the extension, the plat would expire on December 21, 2026. Ms. Kinzer noted that the road adequacy studies of the private streets, sanitary sewer and storm drain structures have delayed the approval of this plan. A resubmittal was made on November 26th to the offices of Planning & Zoning.

Motion and Vote: Mr. Reeder made a motion to approve the one-year extension. The motion was seconded by Ms. Shank and unanimously approved.

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of October including three site plans (Conservit, Sheetz at Showalter Road and the Nature Center at Fort Ritchie).

Recognition of Departing Members

Ms. Baker announced that this is the last meeting for David Kline and Denny Reeder. She presented a certificate of appreciation to Mr. Reeder for his many years of service on the Planning Commission. Mr. Kline's certificate will be mailed to him in his absence.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 6:30 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman.

UPCOMING MEETINGS

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

Respectfully submitted,



Jeff Semler, Vice-Chairman