



# Washington County

MARYLAND

## DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

### AGENDA

WASHINGTON COUNTY PLANNING COMMISSION  
100 W Washington Street, Room 2000  
February 2, 2026, 6:00 PM

#### CALL TO ORDER AND ROLL CALL

#### NEW BUSINESS

#### MINUTES

1. January 5, 2026 Planning Commission meeting minutes \* *Discussion/Action*

#### PRELIMINARY CONSULTATIONS

1. **The Shops at Sharpsburg Pike, Lot 8 [PC-25-008]** – Misty Wagner-Grillo \* *Information/Discussion*  
Preliminary consultation for a proposed two-story building consisting of office, retail and restaurant space located along the east side of Sharpsburg Pike; Zoning: HI (Highway Interchange)

#### MODIFICATIONS

1. **Shops at Sharpsburg Pike, Lot 2 [OM-25-013]** - Misty Wagner-Grillo \* *Discussion/Action*  
Request to reduce the panhandle width of Lot 2; Zoning: HI (Highway Interchange)

#### FOREST CONSERVATION

1. **Doub Farm Lots 1-6 and 7-13 [S-25-021]** – Travis Allen \* *Discussion/Action*  
Request to remove three specimen trees as part of a 13-lot subdivision located at the intersection of Landis Road and Whitehall Road; Zoning: RT/A(R) – Residential Transition/Agricultural Rural

#### OTHER BUSINESS

1. **Update of Projects Initialized** – Jennifer Kinzer \* *Information/Discussion*

#### ADJOURNMENT

#### UPCOMING MEETINGS

1. March 2, 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 PLANNING COMMISSION

### REGULAR MEETING

January 5, 2026

The Washington County Planning Commission held its regular monthly meeting on Monday, January 5, 2026 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 meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, Vice-Chairman; Jay Miller, BJ Goetz, Terrie Shank, Laura Lane-Unsworth, Doug Wright, Jr. and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Interim Director; Travis Allen, Senior Planner; and Debra Eckard, Office Manager.

#### **NEW BUSINESS**

#### **MINUTES**

**Motion and Vote:** Mr. Miller made a motion to approve the minutes of the December 1, 2025 Planning Commission meeting as presented. The motion was seconded by Ms. Shank and unanimously approved with Mr. Wright and Ms. Lane-Unsworth abstaining from the vote.

#### **OTHER BUSINESS**

##### **Bowman North LLC [S-23-065]**

Ms. Kinzer presented a one-year extension request for a final plat to subdivide four lots from an existing 22.47-acre parcel located at 17425 Snyder's Landing Road in Sharpsburg. The project was accepted and routed for review on February 6, 2024 and has been under review since that time. If the extension is approved, the new expiration date would be February 5, 2027.

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

#### **Introduction of Proposed Text Amendments to the Forest Conservation Ordinance**

Mr. Allen explained that amendments to the Forest Conservation Ordinance will be forthcoming in the next few months. These amendments are mandated due to the passage of State Bill 526 in February 2023. Subsequent amendments under HB 1511 require that most changes under the Bill be adopted by July 1, 2026. These changes are a result of a statewide technical study released in 2022 (mandated by HB 991) indicating changes in forest cover and tree canopy in the State of Maryland. This study was the most comprehensive look of changes to forest cover in Maryland since the passage of the Forest Conservation Act of 1991. Among other goals, the purpose of the study was to evaluate the effectiveness of forest protection laws over the past 20 years and to track progress towards the State's effort in completing its portion of the Chesapeake Bay agreement. The study revealed that State laws, such as the Forest Conservation Act, have been effective in stabilizing forest loss throughout the State, particularly in the last 10 years despite the growing population statewide. The positive nature of this overall trend is mitigated somewhat by a concurrent trend in replacement of forest cover with "tree canopy outside of forest" (forest fragmentation). Fragmented forests do not offer the same benefits to people and wildlife as continuous blocks of intact forest cover. Therefore, the State believes this is the time to further strengthen forest protection to meet the increasingly complex future challenges as they relate to land use.

Mr. Allen presented some of the highlights of a few of the major changes that are part of the statewide legislation.

- 1) Changes to mitigation ratios. Currently, for most projects, mitigation of  $\frac{1}{4}$  of an acre to 1 acre of disturbed area is required depending on what is proposed for the property. This will be changed to a 1 to 1 ratio unless the project is taking place in a Priority Funding Area (PFA), in which case mitigation would be  $\frac{1}{2}$  acre to 1 acre of disturbed area.
- 2) New exemptions for certain types of land use will be instituted. This will include transit-oriented development, multi-family housing and solar facilities. These types of projects will not be excluded entirely from forest mitigation requirements, but they will not be responsible for afforestation.
- 3) Expanded priority areas. These will include, among other resources, forest in urban areas and high value watersheds.

- 4) Expanded review and challenge to any development plan. There will be specific standards and criteria related to this change. Forest clearing that takes place in an expanded priority area may require public notice and comment as part of the approval process.

Mr. Allen stated the changes required by the State are meant to reinforce Smart Growth principles. The State wants development to occur in the PFAs and to safeguard rural lands from development. In addition to the State-mandated changes, staff are proposing changes to modernize the Ordinance, which has never been comprehensively amended since its adoption in 1993. Mr. Allen noted there are many references in the current Ordinance that are obsolete and time has clarified how the Ordinance is administered. These changes are needed to bring the Ordinance into compliance with current State law including all changes since its adoption, not just those mandated by the current legislation.

**Discussion and Comments:** Commissioner Wagner asked how many projects that were recently reviewed would have been affected by these new regulations. Mr. Allen explained that it would have affected many of the projects where development is taking place on rural lands. The County has extensive PFAs around the towns that would be less affected.

Mr. Miller asked if there are no trees on a specific development site, would the developer be required to plant trees on the site. Mr. Allen stated that there is an afforestation requirement even if there are no trees on the site; this is not a new requirement.

Ms. Shank asked how these changes affect the recently adopted Comprehensive Plan. Mr. Allen stated that a lot of broader policies are already included in the Plan. Staff will propose changes to the FCO that reinforces some of the ideas and policies within the Comprehensive Plan.

There were discussions regarding the use of PIL money to provide incentives, planting of larger caliper trees to help meet survivability requirements, enforcement of the Ordinance across the State and County, etc.

#### **Update of Projects Initialized**

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of November including three site plans.

Ms. Kinzer stated that the PUD (Planned Unit Development) overlay was removed from Black Rock on December 26, 2025. The cluster plan approval letter will be signed tomorrow so the developer can move forward with the preliminary plat for the proposed cluster development.

**Motion and Vote:** Mr. Miller made a motion to adjourn to Closed Session. The motion was seconded by Ms. Shank and unanimously approved.

#### **CLOSED SESSION**

To discuss the appointment, re-appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

**Motion and Vote:** Mr. Miller made a motion to adjourn Closed Session and to resume Open Session. The motion was seconded by Mr. Goetz and unanimously approved.

#### **ELECTION OF OFFICERS**

**Motion and Vote:** Ms. Shank made a motion to nominate Mr. Semler as Chairman. The motion was seconded by Mr. Miller and unanimously approved.

**Motion and Vote:** Mr. Goetz made a motion to nominate Mr. Miller as Vice-Chairman. The motion was seconded by Ms. Shank and unanimously approved.

#### **ADJOURNMENT**

Mr. Miller made a motion to adjourn the meeting at 6:40 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman.

#### **UPCOMING MEETINGS**

1. February 2, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

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Jeff Semler, Vice-Chairman

DRAFT



## WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

### PRELIMINARY CONSULTATION STAFF REPORT

#### BASE INFORMATION

<b>SITE NAME.....</b>	Preliminary Consultation for Shops at Sharpsburg Pike - Lot 8
<b>NUMBER.....</b>	PC-25-008
<b>OWNER.....</b>	SHARPSBURG PIKE HOLDING LLC
<b>LOCATION.....</b>	
<b>DESCRIPTION.....</b>	Preliminary consultation for a two story building with a footprint of 10,600 sf. The building will consist of office space, retail space and restaurant space
<b>ZONING.....</b>	Highway Interchange
<b>COMP PLAN LU.....</b>	Commercial
<b>PARCEL.....</b>	10020174
<b>PLANNING SECTOR.....</b>	1
<b>ELECTION DISTRICT.....</b>	10
<b>TYPE.....</b>	Commercial
<b>GROSS ACRES.....</b>	7.84
<b>DWELLING UNITS.....</b>	
<b>TOTAL LOTS.....</b>	1
<b>DENSITY.....</b>	0 Units Per Acre
<b>PLANNER.....</b>	Misty Wagner-Grillo
<b>ENGINEER.....</b>	FREDERICK SEIBERT & ASSOCIATES
<b>RECEIVED.....</b>	October 27, 2025

#### SITE ENGINEERING

##### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

<b>FLOOD ZONE.....</b>	No
<b>WETLANDS.....</b>	No
<b>WATERSHED.....</b>	Antietam Creek
<b>ENDANGERED SPECIES.....</b>	None
<b>HISTORIC INVENTORY.....</b>	No Resources Present
<b>EASEMENTS PRESENT.....</b>	None

#### SCHOOL INFORMATION

	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
<b>SCHOOL DISTRICT</b> <i>Not Applicable</i>	Rockland Woods	E Russell Hicks	South Hagerstown
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>	651	838	1504
<b>MAXIMUM CAPACITY</b>	751	841	1240

#### PUBLIC FACILITIES INFORMATION

<b>FIRE DISTRICT.....</b>	Funkstown
<b>AMBULANCE DISTRICT.....</b>	HAGERSTOWN

#### WATER & SEWER INFORMATION

	<b>WATER</b>	<b>SEWER</b>
<b>METHOD.....</b>	City	County



## WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

**SERVICE AREA.....**

City

County

**PRIORITY.....**

1-Existing Service

1-Existing Service

**NEW HYDRANTS.....**

**GALLONS PER DAY SEWAGE....**

**PLANT INFO.....**

Conococheague

**PRELIMINARY CONSULTATION**  
**PC-25-008 – The Shops at Sharpsburg Pike, Lot 8**

A preliminary consultation was held on December 3, 2025 at 10:00 a.m. at the Washington County Administrative Annex, 747 Northern Avenue, Conference Room 124, Hagerstown, MD. A concept plan was presented for a proposed two-story building consisting of office, retail and restaurant space. The property is located along the east side of Sharpsburg Pike and is currently zoned HI (Highway Interchange).

The following were in attendance: Washington County Department of Planning & Zoning: Misty Wagner-Grillo, Planner; John Baker, GIS Analyst; Sam Hanks, GIS Technician; and Debra Eckard, Office Manager; Washington County Division of Engineering: Rebecca Calimer and Heather Williams; Washington County Department of Permits & Inspections: James Morgan, Fire Plans Examiner and Fire Inspector; Washington County Health Department: Kimmy Armstrong; City of Hagerstown Water & Wastewater Department: Alerik Hoeh and Chris Wilson; Washington County Department of Water Quality: Karen Flook and Anthony Mace; Trevor Frederick, Frederick, Seibert & Associates (consultant) and Sasan Shaool (developer).

**Washington County Department of Planning & Zoning**

Ms. Wagner-Grillo noted there is a residential use (Cross Creek) adjacent to this parcel that will need to be buffered. Mr. Shaool stated that approximately 100-feet of the adjacent residential parcel is an open space area and he doesn't believe it needs to be buffered because there are no residences on that parcel. Ms. Wagner-Grillo explained that buffering is required by the Zoning Ordinance and this would need to be addressed with the Planning Commission.

Ms. Wagner-Grillo stated that a site plan for the parking on Lot 8 could not be found in the County's records. The last plan submitted was a red-line revision that did not show the parking or the shed on Lot 8. Calculations will need to be addressed on the forthcoming site plan. The shed on the property will need to be brought into compliance with a permit, if applicable, and must be shown on the site plan. A photometric plan will be required.

**Washington County Division of Engineering**

Ms. Williams stated that the limits of disturbance around the building does not include the parking lot, which will need to be included. The placeholder for the building pad needs to be removed unless the developer intends to have another building. If another building is proposed, it must be shown and incorporated into the plan. Mr. Shaool stated that another building is not being proposed at this time. Storm water management calculations will need to be expanded to include all new information and data. Trip generation counts must include all current lots as well as proposed lot 8.

**Addressing**

Mr. Baker stated there are no comments from the addressing department.

**Washington County Health Department**

Ms. Armstrong stated that water and sewer allocation forms will be required prior to approval. This property is located in the W1/S1 designation area.

**Washington County Department of Permits & Inspections**

Mr. Morgan stated that access points must be a minimum of 20-feet. The building must have sprinklers installed and a fire hydrant must be located within 100-feet of the building.

**Washington County Department of Water Quality**

Ms. Flook stated that sewer allocation is part of the previous agreement with Mr. Shaool; however, a portion of the agreement has expired. There are approximately 22 EDUs remaining on the agreement. Mr. Mace explained that the parking spaces inside the sewer easement will not work because it is on the edge of a force main. If a sewer line breaks and cars are located inside the sewer easement area, access for repairs would be hindered. Mr. Shaool stated that while he understands the County's objection to parking inside the easement area, he will address this issue with the County Commissioners and prepare an agreement whereby the developer will accept full responsibility of costs to remove the cars and any repairs to the asphalt. Ms. Flook noted that the Department of Water Quality will continue to deny the proposal until an agreement has been reached with the County and they are instructed by the Commissioners to allow parking at this location.

**City of Hagerstown Water & Wastewater**

Mr. Hoeh asked if it is the intent for the water connection to be from Vida and what the proposed allocation is for this project. Mr. Frederick stated a new water meter vault will be set at the intersection of Sharpsburg Pike and Vida Drive and run a 6-or-8 inch line to service the lot. The allocation figures have not yet been determined.

**Washington County Forest Conservation**

Mr. Allen was not present at the meeting; however, forest conservation requirements were addressed using a payment-in-lieu on a previous project.

**Closing Comments**

All reviewing agencies will receive a copy of the written summary. If there are any discrepancies in the written summary, the Department of Planning & Zoning should be notified immediately. The summary will also be submitted to the Planning Commission for its review and comment. Planning Commission comments will be made a part of the record and should be addressed by the developer as the plan moves through the approval process.

Respectfully submitted,

Misty Wagner-Grillo, Planner  
Washington County Department of Planning &  
Zoning

MAWG/dse

# PRELIMINARY CONSULTATION

FOR

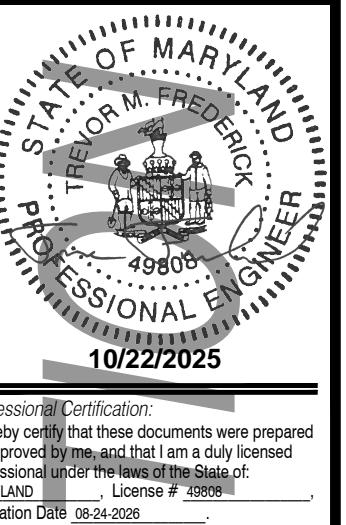
# SHOPS AT SHARPSBURG PIKE - LOT 8

SITUATE ALONG THE EASTERN SIDE OF SHARPSBURG PIKE

AND SOUTH OF COL. HENRY K. DOUGLAS DRIVE

HAGERSTOWN, MARYLAND 21740

WASHINGTON COUNTY



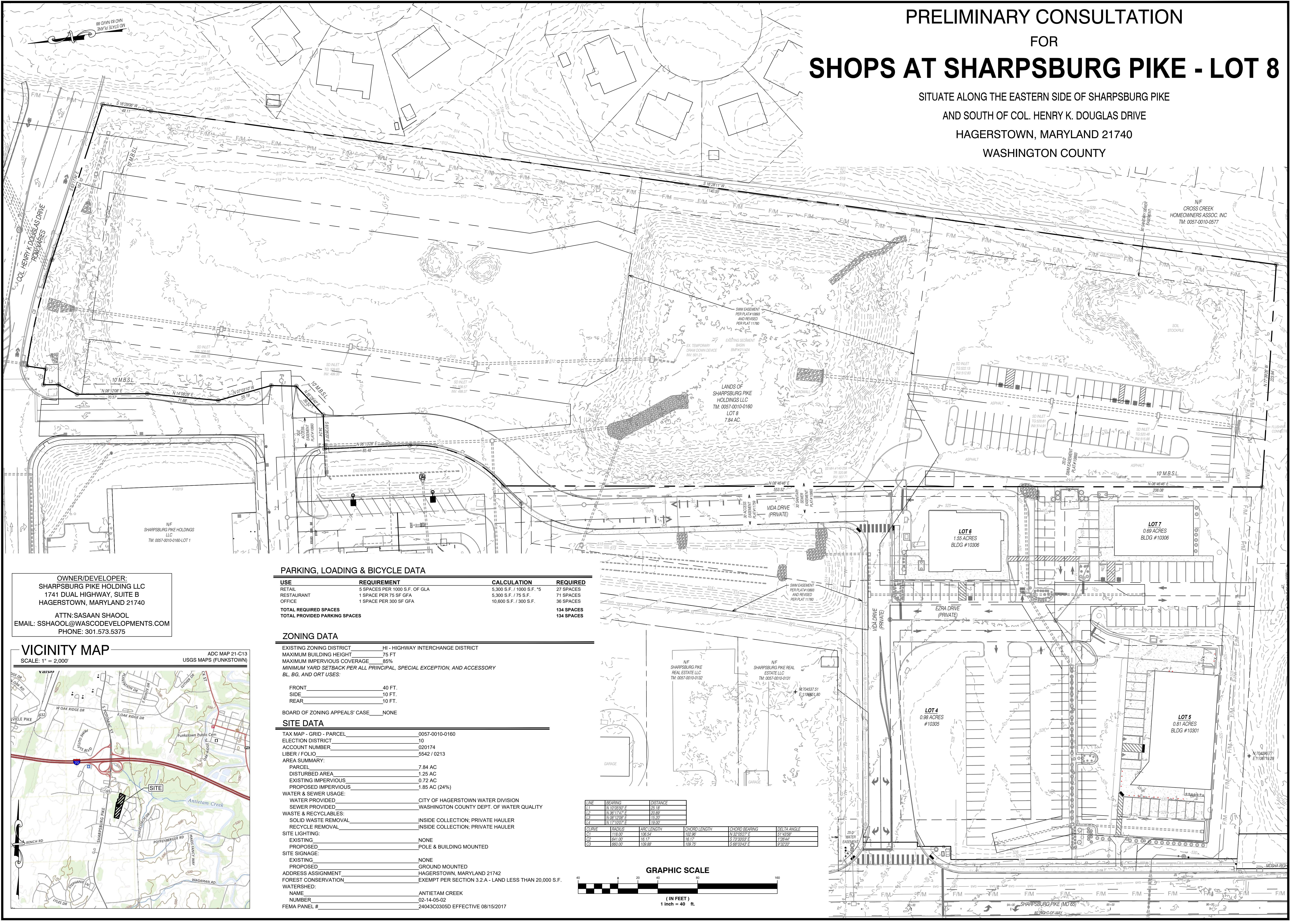
FREDERICK, SEBEN & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
102 PAUL HAMILTON STREET  
HAGERSTOWN, MD 21740  
301.573.5375

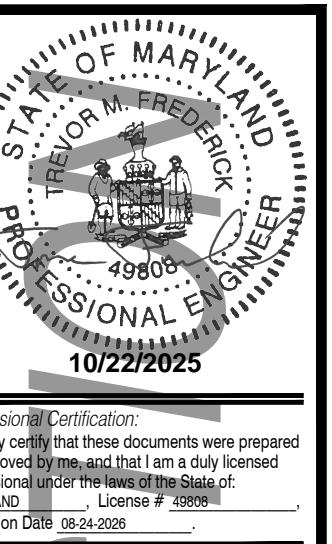
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
MARK: \_\_\_\_\_

SHOPS AT SHARPSBURG PIKE LOT 8  
SITUATE ALONG THE EAST SIDE OF SHARPSBURG PIKE  
BETWEEN COL. HENRY K. DOUGLAS DRIVE AND POTTENBERGER DRIVE  
WASHINGTON COUNTY, MARYLAND  
SHARPSBURG PIKE HOLDINGS, LLC  
1741 DUAL HIGHWAY, SUITE B  
HAGERSTOWN, MD 21740  
301.573.5375

PROJECT NO. 5563.1  
DRAWN BY ABRAM MYERS DATE 10.09.2025  
ELECTED DISTRICT 10  
ACCOUNT NUMBER 020174  
LIBER / FOLIO 5542 / 0213  
AREA SUMMARY:  
PARCEL 7.84 AC  
DISTURBED AREA 1.25 AC  
EXISTING IMPERVIOUS 0.72 AC  
PROPOSED IMPERVIOUS 1.85 AC (24%)  
WATER & SEWER USAGE:  
WATER PROVIDED CITY OF HAGERSTOWN WATER DIVISION  
SEWER PROVIDED WASHINGTON COUNTY DEPT. OF WATER QUALITY  
WASTE & RECYCLABLES: SOLID WASTE REMOVAL INSIDE COLLECTION; PRIVATE HAULER  
RECYCLE REMOVAL INSIDE COLLECTION; PRIVATE HAULER  
SITE LIGHTING:  
EXISTING NONE  
PROPOSED POLE & BUILDING MOUNTED  
SITE SIGNAGE:  
EXISTING NONE  
PROPOSED GROUND MOUNTED  
ADDRESS ASSIGNMENT HAGERSTOWN, MARYLAND 21742  
FOREST CONSERVATION EXEMPT FOR SECTION 3.2.A - LAND LESS THAN 20,000 S.F.  
WATERSHED:  
NAME ANTIETAM CREEK  
NUMBER 02-14-05-02  
FEMA PANEL # 24043C0305D EFFECTIVE 08/15/2017

EXISTING CONDITIONS  
C-101  
SHEET 01 OF 02





Professional Certification  
I hereby certify that these documents were prepared  
or approved by me and that I am a duly licensed  
professional engineer in the State of Maryland.  
MARYLAND  
LICENSURE NUMBER: License # 25008  
Expiration Date: 08-24-2028

DATE:

MARK:

DESCRIPTION:

MATERIAL:

MARK:

DESCRIPTION:

**WASHINGTON COUNTY PLANNING COMMISSION**

**APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

**APPLICANT**

NAME Sharpsburg Pike Holdings, LLC

MAILING ADDRESS 1741 Dual Highway, Suite B, Hagerstown, MD 21740

TELEPHONE 301-573-5375  
(home) (work) (cell)

**PROPERTY OWNER**

NAME Same as above

MAILING ADDRESS

TELEPHONE \_\_\_\_\_

## CONSULTANT

NAME Ed Schreiber c/o FSA

ADDRESS 128 S Potomac St, Hagerstown, MD 21740

TELEPHONE 301-791-3650

## **DESCRIPTION OF PROPERTY**

PARCEL REFERENCE: MAP 57 GRID 10 PARCEL 160

PROPOSED LOT ACREAGE 1.27 ac TOTAL SITE ACREAGE 1.27

ZONING DISTRICT HI ROAD FRONTAGE(FT) 25' ex, 21' prop

**LOCATION / ADDRESS**

10440 Vida Drive, Hagerstown

**EXISTING AND PROPOSED USE OF PROPERTY**

Existing and proposed fast food retail

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER NA

**SUBDIVISION MODIFICATION INFORMATION**

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 405.11.B

**MODIFICATION IS TO ALLOW**

Reduce the required 25' of frontage by 16 % or 4 FT

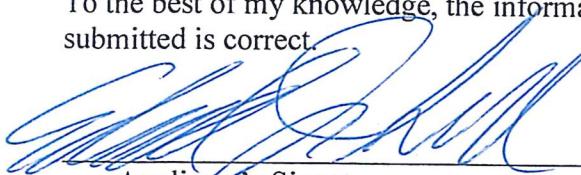
**STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION** (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other)

The applicant desires to place a "Freestanding Sign" for an on-premise commercial use on adjacent property located at 10306 Ezra Drive Hagerstown. Both lots are served by panhandles with private access drives to the business locations. It has been discovered that 40' of road frontage is required in order to place the freestanding sign that is desired. Fortunately the owner of the subject property is also the owner of Lot 6, 10306 Ezra Dr and Lot 4, 10305 Ezra Dr. All three lots are served by a private access. In order to comply with the 40' lot width zoning requirement, if the subject Ordinance Modification is granted a Replat of Subdivision would then be submitted reducing the panhandle width of lot 2 to 21' and overall lot width of lot 4 by 8 FT adding the combined 12' to lot 6 existing panhandle width of 28' for an overall width of 40' thus meeting the zoning requirement for a free standing sign. The irregular shape of the lots is the contributing factor creating the need for the OM request. As shown on the Exhibit, the sign would require a setback variance from the BZA.

(Attach additional sheets if necessary)

In addition, two (2) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

To the best of my knowledge, the information provided in this application and other material submitted is correct.



Applicant's Signature

12/26/2025

Date

Agent for Sharpsburg Pike Holdings LLC

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Property Owner's Signature

Date

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**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

MEETING DATE: \_\_\_\_\_

## **PROCEDURE FOR REQUESTS FOR A MODIFICATION TO THE STANDARDS OF THE SUBDIVISION ORDINANCE**

1. Modification request applications shall be filed with the Washington County Planning Department, Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown, Maryland 21740, Phone: 240-313-2430, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday. Copies of the application forms can be picked up at this location or can be printed off of the Planning Department website at [www.washco-md.net/planning/plan.shtm](http://www.washco-md.net/planning/plan.shtm). A Filing fee of \$115.00 dollars is required and can be paid by cash or check made payable to the Washington County Treasurer. Incomplete applications will not be accepted.
2. The Planning Commission meets on a monthly basis (schedule attached) in Conference Room 1A of the County Administrative Annex, 80 West Baltimore Street, Hagerstown. Applications must be filed at least 25 days prior to the scheduled meeting of the Planning Commission.
3. Upon receipt of the modification application, the Planning Staff will review for completeness and then set up an individual file for the application. Once review is complete, the assigned Planner will present the modification request to the Planning Commission at its regularly scheduled meeting. The Commission will take action the night of the meeting unless more information for review is requested. Staff would then schedule the modification request for a future Planning Commission meeting.
4. In requesting a modification from Subdivision Ordinance regulations, the Applicant and/or their Consultant should be prepared to tell the Planning Commission why the property is unique or the minimum terms of the Ordinance that cannot be complied with. A modification may only be granted by the Commission upon a showing of criteria of practical difficulty or undue hardship listed below (but not limited to):
  - (a) There are special circumstances or conditions affecting the property such that the strict application of the provisions of the Subdivision Ordinance would deprive the applicant of the reasonable use of their land.
  - (b) The hardship is not the result of the applicant's own actions – that is, special circumstances or conditions causing the hardship exist through no fault of the property owner.
  - (c) Granting the modification would be in harmony with the general purpose of the Ordinance and preserve its spirit.
  - (d) That the modification is to correct inequities resulting from a physical hardship such as topography.
  - (e) The granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which property is situated.
5. The Planning Director shall have the authority to consider administratively the following modifications from Subdivision Ordinance requirements:
  - (a) Where it is impractical to dedicate the full right-of-way required by the Washington County Engineering – Land Development or State Highway Administration are satisfied with the acquired right-of-way.
  - (b) Where the existing structure, septic system, or other appurtenance is within the right-of-way to be dedicated and for which the relocation of same may create a future hardship.
  - (c) When the property access or driveway intersects with a State maintained road and the access permit issued by the State requires the property access or driveway to be located such that it fails to meet the Subdivision Ordinance spacing requirements. The Director can grant a modification

from the County's Highway Plan spacing requirements up to 25% from the current spacing requirements if: a physical hardship or safety condition is identified; does not create a condition which allows for more lots than would be permitted if the modification was not granted; location must be approved by Engineering – Land Development and/or State Highway; and have no negative impact on neighboring properties.

(d) Panhandle Length – up to 50% from current maximum length of 400 feet based upon a physical hardship, no negative impact on neighboring properties; and the local fire department concurs with site.

(e) Public Road Frontage – Up to 25% from the current standard of 25 feet based upon a physical hardship, safety condition, existing condition where there is less than 25 foot of frontage identified. The driveway geometry associated with the new frontage/access configuration shall be approved by the County Engineering – Land Development and/or State Highway Administration. There is no negative impact on neighboring properties.

(f) The Planning Director shall have the ability to grant the creation of a lot without road frontage in those cases where the proposed subdivided lot(s) contain existing structures and an attempt is being made to comply with the Zoning Ordinance provision of one principle use on one zoning lot.

6. On the submitted Preliminary and Final Subdivision Plat, include modification reference number, description of modification request and approval, any conditions and the date request was granted by the Planning Commission. Submit modification approval letter with plat submittal.

7. Appeal by any person aggrieved from any action of the Planning Commission or the Planning Director shall be to the Board of Zoning Appeals pursuant to the provisions of Article 25 of the Washington County Zoning Ordinance. (Section 109 – Subdivision Ordinance). The BZA is located within the Department of Permits and Inspections, 80 West Baltimore Street, Hagerstown, Maryland 21740 Phone: 240-313-2460 [www.washco-md.net/permits/zoning.shtm](http://www.washco-md.net/permits/zoning.shtm)

## SUBDIVISION MODIFICATION APPLICATION CHECKLIST

The following items are required as part of the Subdivision Modification application:

Applicant	Staff	
<input type="checkbox"/>	<input type="checkbox"/>	A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. <b>Please include this checklist.</b>
<input type="checkbox"/>	<input type="checkbox"/>	A filing fee of \$115.00. Make check payable to: <b>Washington County Treasurer</b> . Include fee worksheet.
<input type="checkbox"/>	<input type="checkbox"/>	Twelve (12) sketch plans, drawn to scale, showing:
	<input type="checkbox"/>	a. dimensions & shape of proposed lot with acreage;
	<input type="checkbox"/>	b. size & location of existing and/or future structures;
	<input type="checkbox"/>	c. existing/proposed roadways and associated access right of way or easements;
	<input type="checkbox"/>	d. existing/proposed entrance/exit to property;
	<input type="checkbox"/>	e. natural or topographic peculiarities of the lot in question.
	<input type="checkbox"/>	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.





Washington County

MARYLAND

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

# MEMORANDUM

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TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: February 2, 2026

RE: Specimen Tree Variance Request for Doub Farm Lots 1-6 and 7-13 (S-25-021)

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Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting is to remove 3 specimen trees as part of a thirteen-lot subdivision at the intersection of Landis Road and Whitehall Road.

Enclosed for your review are two documents in support of the applicant's request. These include the subdivision plat; which shows the location of the specimen tree proposed for removal within the project limits of disturbance, and the justification letter from Qualified Professional Dustin Horst that make their case for the tree removal request.

The removal of specimen trees requires the approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen  
Senior Planner  
(240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)

**MEMO — Specimen Tree Removal Request****SUBJECT —** Doub Farm, Lots 1-6 (S-25-021)**TO — Washington County Planning Commission****DATE — January 5, 2026****FROM — Dustin Horst****REMARKS:**

This site is on a parcel of approximately 148.78 acres with 11.64 acres of forest and 14 specimen trees. The proposed development for this site retains most of the existing forested areas and specimen trees. All remaining areas of the parcel not being developed are to be locked up in forest retention and planting. Three (3) specimen trees are proposing to be removed due to the proximity of the proposed drive of Lot 8. The proposed drive cannot be moved due to minimum lot width of the adjacent lots and needs a few switchbacks due to the steep slopes. If the variance is not granted, the unwarranted hardship for the property owner would prevent them from maximizing the total number of subdividable lots. On behalf of the property owner, I request a variance for three (3) specimen trees to be removed.

Sincerely,



Dustin Horst

## Plan Review Projects Initialized - December 01, 2025 - January 31, 2026

Record #	Type	Status	Opened Date	Accepted Date	Land Development Reviews			
					Title	Location	Consultant	Owner
FS-25-027	Forest Stand Delineation	Approved	12/01/2025	12/2/2025	BRIDGESTONE - HAGERSTOWN FOREST STAND	13324 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	KIMLEY-HORN & ASSOCIATES INC	HAGERSTOWN KITCHEN INC
FS-25-028	Forest Stand Delineation	Received	12/22/2025	12/23/2025	DELINeATION FOR HUB CITY VINEYARD		FREDERICK SEIBERT & ASSOCIATES	HUB CITY VINEYARD INC
SIM26-003	IMA	Active	01/09/2026		1112 WILLIAM WAY KN	1112 WILLIAM WAY KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	ROSENCRANTZ INGRID TRAINOR SUSAN
SIM25-077	IMA	Active	12/10/2025		20311 BEAVER CREEK ROAD HN	20311 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	MBO PROPERTIES LLC
SIM25-080	IMA	Active	12/15/2025		25609 MILITARY ROAD CA	25609 MILITARY ROAD CASCADE, MD 21719	GAUSS R F & ASSOCIATES INC	BREWBAKER NICHOLAS ALISTAIR
SIM25-079	IMA	Active	12/12/2025		20315 BEAVER CREEK ROAD HN	20315 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	OLIVER HOMES INC
SIM26-002	IMA	Requested	01/07/2026		14545 EDGEMONT ROAD SM	14545 EDGEMONT ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	HARRIS WILLIAM KYLE WILLIAMS JESSICA
SIM25-076	IMA	Active	12/09/2025		BROOK LANE GYMNASIUM HN	13121 BROOK LANE GYMNASIUM HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	BROOK LANE PSYCHIATRIC CTR
SIM25-078	IMA	Active	12/12/2025		9738 DOWNSVILLE PIKE HN	9738 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	9738 DOWNSVILLE PIKE LLC
SIM25-075	IMA	Active	12/08/2025		SHEETZ - SMITHSBURG WI	11842 MAPLEVILLE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	BOWMAN CAVE TOWN LLC
SIM26-004	IMA	Active	01/09/2026		10822 HERSHEY DRIVE	10822 HERSHEY DRIVE WILLIAMSPORT, MD 21795	TRIAD ENGINEERING	DOWNEY RICHMOND LEE
SIM25-001	IMA	Requested	01/06/2026		11515 ORANGE BLOSSOM SM	11515 ORANGE BLOSSOM SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	STUPAR STEPHEN RAYMOND STUPAR ALETHEA NICOLE
SIM26-005	IMA	Active	01/09/2026		20406 TROUT DRIVE HN	20406 TROUT DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	KELLGARD GENERAL CONTRACTING LLC
TWN-25-013	Improvement Plan	In Review	12/24/2025	1/2/2026	FLETCHIER'S GROVE PHASE FIVE - RINGLEY PIKE, LOT 2	17505 OLD NATIONAL PIKE BOONSBORO, MD 21713	B&R DESIGN GROUP	RINGLEY LLC
OM-25-013	Ordinance Modification	Received	12/26/2025	1/15/2026	SHOPS AT SHARPSBURG		FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
S-25-035	Preliminary-Final Plat	Revisions Required	12/03/2025	12/5/2025	TORRES LOT 6	1820 HOFFMASTER ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	TORRES CLARIVET
PWA2026-001	PWA	Active	01/14/2026		CASCADE TOWN CENTRE LOT #3	14475 MOLLEVILLE AVENUE CASCADE, MD 21719	FOX & ASSOCIATES INC	CASCADE TOWN CENTRE DEVELOPMENT LL
SP-20-022.R01	Redline Revision	Approved	12/18/2025	12/18/2025	REDLINE REVISION FOR CHANGE IN USE /PARKING	14036 NATIONAL PIKE CLEAR SPRING, MD 21722	FOX & ASSOCIATES INC	NIDA REALSTATE MANAGEMENT LTD
SI-25-023	Simplified Plat	Pending	12/24/2025		AARONJ. SCHROYER SUBDIVISION	20511 LEITERSBURG PIKE HAGERSTOWN, MD 21742		SCHROYER AARON J
SP-25-047	Site Plan	In Review	12/03/2025	12/19/2025	BRIDGESTONE - HAGERSTOWN	13324 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	KIMLEY-HORN & ASSOCIATES INC	HAGERSTOWN KITCHEN INC
SP-26-001	Site Plan	Pending	01/07/2026		SITE PLAN FOR AG DRIVELINES, LLC	13705 RAILROAD STREET MAUGANSVILLE, MD 21767		RAILSIDE PROPERTIES LLC

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Record #	Type	Status	Opened Date	Accepted Date	Land Development Reviews				Owner
					Title	Location	Consultant		
SP-25-049	Site Plan	In Review	12/12/2025	12/16/2025	COMBINED ESD/SITE PLAN FOR BSE,LLC BUILDING #1 (FORMERLY CITICORP)	14704 CITICORP DRIVE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	BSE STATELINE LLC	
SP-25-050	Site Plan	Pending	12/22/2025		BOONSBORO QUARRY	20301 BENEVOLA CHURCH ROAD BOONSBORO, MD 21713	MARTIN MARIETTA MATERIALS MATERIALS	MARTIN MARIETTA MATERIALS INC	
SP-25-048	Site Plan	In Review	12/08/2025	12/8/2025	SITE PLAN FOR SHARPSBURG PIKE RETAIL	10320 SHARPSBURG PIKE HAGERSTOWN, MD 21740		SHARPSBURG PIKE REAL ESTATE LLC	
GP-26-001	Site Specific Grading Plan	In Review	01/07/2026	1/12/2026	VOLVO HAGERSTOWN GRADING PLAN	13302 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742		MACK TRUCKS INC C/O MVS ECHENIQUE	
SGP-26-002	Standard Grading Plan	Revisions Required	01/07/2026	1/12/2026	MICHAEL ALLEN	14541 EDGEMONT ROAD SMITHSBURG, MD 21783		MICHAEL ALLEN MITCHELL NICOLE	
SGP-26-001	Standard Grading Plan	In Review	01/06/2026	1/6/2026	VOOTLA	9834 PEMBROKE HAGERSTOWN, MD 21740		VOOTLA TEJASWI VOOTLA VAMSIDHAR	
SGP-25-084	Standard Grading Plan	In Review	12/26/2025	1/6/2026	MOHAMMED ALI	11024 SANI LANE HAGERSTOWN, MD 21742		ALI MOHAMMED M	
SGP-25-082	Standard Grading Plan	Approved	12/09/2025	12/17/2025	JESSICA WILLIAMS	14545 EDGEMONT ROAD SMITHSBURG, MD 21783		FREDERICK SEIBERT & ASSOCIATES	
SGP-25-083	Standard Grading Plan	Revisions Required	12/21/2025	12/23/2025	HAYDEN - 6346 ZITTELSTOWN RD	6346 ZITTELSTOWN ROAD MIDDLETOWN, MD 21769		HARRIS WILLIAM KYLE WILLIAMS JESSICA	
SGP-25-080	Standard Grading Plan	Pending Payment	12/04/2025		BLICKENSTAFF	11954 BIG SPRING ROAD CLEAR SPRING, MD 21722		HAYDEN SEAN E & HAYDEN TRACY A	
SWCP25-020	Stormwater Concept Plan	In Review	12/23/2025	1/2/2026	MCDONALDS - BOONSBORO			FREDERICK SEIBERT & ASSOCIATES	
SWCP25-019	Stormwater Concept Plan	In Review	12/11/2025	12/12/2025	TRIPLE Y LLC	22930 FEDERAL LOOKOUT ROAD SMITHSBURG, MD 21783		MATTHEW SENENMAN	
SSWP25-071	Stormwater Standard Plan	Pending Payment	12/05/2025		BLICKENSTAFF	11954 BIG SPRING ROAD CLEAR SPRING, MD 21722		TRIPLE Y LLC	
SSWP25-074	Stormwater Standard Plan	In Review	12/22/2025	12/23/2025	HAYDEN - 6346 ZITTELSTOWN RD	6346 ZITTELSTOWN ROAD MIDDLETOWN, MD 21769		FREDERICK SEIBERT & ASSOCIATES	
SSWP26-002	Stormwater Standard Plan	In Review	01/07/2026	1/12/2026	MICHAEL ALLEN	14541 EDGEMONT ROAD SMITHSBURG, MD 21783		CORWELL KEITH G CORWELL MELISSA M	
SSWP26-001	Stormwater Standard Plan	In Review	01/06/2026	1/6/2026	VOOTLA	9834 PEMBROKE HAGERSTOWN, MD 21740		HAYDEN SEAN E & HAYDEN TRACY A	
SSWP25-075	Stormwater Standard Plan	In Review	12/26/2025	12/15/2025	BRIAN FORSYTHE	11024 SANI LANE HAGERSTOWN, MD 21742		MICHAEL ALLEN MITCHELL NICOLE	
SSWP25-072	Stormwater Standard Plan	Approved	12/11/2025	12/17/2025	JESSICA WILLIAMS	10226 DOWNSVILLE PIKE HAGERSTOWN, MD 21740		VOOTLA TEJASWI VOOTLA VAMSIDHAR	
SSWP25-073	Stormwater Standard Plan	Approved	12/12/2025	12/17/2025	MOHAMMED ALI	14545 EDGEMONT ROAD SMITHSBURG, MD 21783		ALI MOHAMMED M	
TYU-25-023	Two Year Update	Pending Documents	12/23/2025		BOONSBORO QUARRY	SOUTH SIDE OF BENOVO LA CHURCH ROAD		FORSYTHE BRIAN M	
GPT-25-069	Type 2 Grading Plan	Approved	12/29/2025	1/2/2026	PARADISE HEIGHTS LOT 64 19004 AMESBURY ROAD	19004 AMESBURY ROAD HAGERSTOWN, MD 21742		HARRIS WILLIAM KYLE WILLIAMS JESSICA	

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Record #	Type	Status	Opened Date	Accepted Date	Land Development Reviews			
					Title	Location	Consultant	Owner
GPT-25-068	Type 2 Grading Plan	Revisions Required	12/19/2025	12/22/2025	MARONDA	20146 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-26-001	Type 2 Grading Plan	Received	01/09/2026	1/12/2026	ROSEHILL MANOR - LOTS 69 & 70	13312 SNAPDRAGON WAY HAGERSTOWN, MD 21742		DAN RYAN BUILDERS MID ATLANTIC INC

## Plan Review Projects Initialized - December 01, 2025 - January 31, 2026

Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2026-00115	Entrance Permit	In Progress	01/13/2026	COMMERCIAL	SP-25-016 19815 REIDTOWN ROAD		MARTIN RALPH E MARTIN LEAH A
2025-05888	Entrance Permit	In Progress	12/18/2025	STICK BUILT HOME	S-08-022 201426 REGENT CIRCLE, LOT 6		LAH CARRIAGE FORD LLC
2025-05944	Entrance Permit	In Progress	12/26/2025	STICK BUILT HOME	LOR 6346 ZITTELSTOWN ROAD	C.E. RENNSBERGER & FAMILY LLC	HAYDEN SEAN E & HAYDEN TRACY A
2026-00163	Entrance Permit	Pending	01/15/2026	ROSEHILL MANOR LOT #70	13314 SNAPDRAGON WAY		DAN RYAN BUILDERS MID ATLANTIC INC
2026-00170	Entrance Permit	Pending	01/15/2026	MARONDA HOMES	HAGERSTOWN, MD 21742		LAH CARRIAGE FORD LLC
2026-00015	Entrance Permit	Review	01/06/2026	FOREST HARVEST	20133 REGENT CIRCLE		BEACHLEY GARY L BEACHLEY
2026-00159	Entrance Permit	Pending	01/15/2026	ROSEHILL MANOR LOT #69	HAGERSTOWN, MD 21742		BRENDA K
2025-05872	Entrance Permit	In Progress	12/17/2025	INDUSTRIAL	PSP-24-001 1630 WORKFORCE WAY, LOT 2	ALSIP & ASSOCIATES	DAN RYAN BUILDERS MID ATLANTIC INC
2025-05849	Entrance Permit	Review	12/16/2025	STICK BUILT HOME	10853 SHANKTOWN ROAD, LOT 2		BOWMAN 2000 LLC
2025-05919	Entrance Permit	Approved	12/22/2025	COMMERCIAL	13312 SNAPDRAGON WAY		BECKETT ALLEN MOORE CHERYL
2026-00055	Floodplain Permit	Pending	01/07/2026	EV CHARGER INFORMATION	12158 OREBANK ROAD		HAGERSTOWN WASHINGTON CO INDUSTRIA
2025-05868	Grading Permit	In Progress	12/17/2025	STICK BUILT HOME	S-25-017 11741 YALE DRIVE, LOT 1		BOWMAN 2000 LLC
2025-05889	Grading Permit	In Progress	12/18/2025	MARONDA HOMES	10302 GRUMBACKER LANE		HARRIS WILLIAM KYLE WILLIAMS JESSICA
2026-00116	Grading Permit	In Progress	01/13/2026	COMMERCIAL	WILLIAMSPORT, MD 21795		LAH CARRIAGE FORD LLC
2025-05945	Grading Permit	In Progress	12/26/2025	STICK BUILT HOME	S-05-118 14545 EDGEMONT ROAD, LOT 3		MARTIN RALPH E MARTIN LEAH A
2025-05932	Grading Permit	In Progress	12/23/2025	STICK BUILT HOME	S-08-022 201426 REGENT CIRCLE, LOT 6		HAYDEN SEAN E & HAYDEN TRACY A
2026-00160	Grading Permit	Pending	01/15/2026	ROSEHILL MANOR LOTS 69 & 70	SP-25-016 19815 REIDTOWN ROAD		LACY SHARON L ETAL LACY THOMAS M
2026-00100	Grading Permit	In Progress	01/12/2026	STICK BUILT HOME	LOR 6346 ZITTELSTOWN ROAD		DAN RYAN BUILDERS MID ATLANTIC INC
2025-05873	Grading Permit	In Progress	12/17/2025	INDUSTRIAL	LOR 16315 FAIRVIEW ROAD		MICHAEL D. ALLEN III CRYSTAL M. ALLEN
2025-05712	Grading Permit	In Progress	12/05/2025	STICK BUILT HOME	FOGLE CONSTRUCTION INC		BOWMAN 2000 LLC
2026-00166	Grading Permit	In Progress	01/15/2026	GRADING PERMIT	S-05-118 14541 EDGEMONT ROAD, LOT 4		CORWELL KEITH G CORWELL
2026-00172	Grading Permit	Pending	01/15/2026	MONONDA HOMES	S-25-016 11952 BIG SPRINGS ROAD, LOT 16A		MELISSA M
2026-00053	Grading Permit	Pending	01/07/2026	EV CHARGER INFORMATION	SP-25-042 18604 LESLIE DRIVE		CONSERVIT INC
2025-05850	Grading Permit	Review	12/16/2025	CAVETOWN WATER LINE	20133 REGENT CIRCLE		LAH CARRIAGE FORD LLC
2025-05813	Grading Permit	Review	12/12/2025	CAVETOWN WATER LINE	HAGERSTOWN, MD 21742		BOWMAN 2000 LLC
					10302 GRUMBACKER LANE		BECKETT ALLEN MOORE CHERYL
					WILLIAMSPORT, MD 21795		BOWMAN CAVETOWN LLC
					12158 OREBANK ROAD		
					11842 MAPLEVILLE ROAD		

## Plan Review Projects Initialized - December 01, 2025 - January 31, 2026

Record #	Type	Status	Opened Date	Title	Permits Reviews	
					Location	Consultant
2026-00112	Non-Residential New Construction Permit	Revisions Required	01/13/2026 COMMERCIAL	SP-25-016 19815 REIDTOWN ROAD		MARTIN RALPH E MARTIN LEAH A
2025-05790	Non-Residential New Construction Permit	Review	12/10/2025 INDUSTRIAL	PSP-24-001 1630 WORKFORCE WAY, LOT 2	ALSIP & ASSOCIATES	BOWMAN 2000 LLC
2025-05857	Utility Permit	Approved	12/17/2025 ANTETAM BROADBAND	9846 MOORESVILLE ROAD BIG POOL, MD 21711	ANTETAM CABLE TELEVISION INC	KNAPP LINDA A LINDEMOM WARREN ELLSWORTH III
2026-00141	Utility Permit	Review	01/14/2026 COLUMBIA GAS	10923 ROESSNER AVENUE		MULLER DANIEL
2026-00125	Utility Permit	Review	01/13/2026 COMCAST	17006 BENTWOOD DRIVE		DORAN DAVID H DORAN MARY E
2026-00157	Utility Permit	Review	01/15/2026 COLUMBIA GAS	308 EAST MAGNOLIA AVENUE		BAKER ROBERT K BAKER BRENDA K
2025-05972	Utility Permit	Approved	12/31/2025 COMCAST	PULASKI DRIVE, ESSEX DRIVE, BEDFORD DRIVE, CAMBRIDGE DRIVE	COMCAST	KLEIN DANIEL S KLEIN EVA M
2026-00033	Utility Permit	Review	01/06/2026 CITY OF HAGERSTOWN UTILITIES	18625 ORCHARD HILLS		KENT MEGAN ELIZABETH
2025-05750	Utility Permit	Review	12/08/2025 COMCAST	MEADOWBROOK ROAD, SPRING CREEK ROAD, SPRING HILL DRIVE, THE HEIGHTS	COMCAST	MASON C MICHAEL MASON AMY E
2025-05660	Utility Permit	Approved	12/01/2025 LYLES VENTURES	125 HEBB ROAD		LEWIS BONNIE V
2025-05970	Utility Permit	Review	12/31/2025 COMCAST	12210 DELWOOD AVENUE	COMCAST	SMITH SON德拉 ELLEN
2025-05662	Utility Permit	Approved	12/01/2025 LYLES VENTURES	319 & 321 EMMERT ROAD		AJC TRUST DATED MARCH 8 2022
2025-05974	Utility Permit	Approved	12/31/2025 COMCAST	12462 WALNUT POINT WEST	COMCAST	WILSON ALLISON J TRUSTEE
2026-00028	Utility Permit	Review	01/06/2026 CITY OF HAGERSTOWN UTILITIES	19224 WOODHAVEN DRIVE		CRAFT JASON W
2025-05808	Utility Permit	Approved	12/12/2025 COLUMBIA GAS	19611 LONGMEADOW ROAD	COLUMBIA GAS OF MD	DILLER ROSALIE
2026-00032	Utility Permit	Review	01/06/2026 CITY OF HAGERSTOWN UTILITIES	18419 ROXBURY	HOULIHAN SHARRON L	MD STATE OF C/O CORRECTIONAL
2025-05890	Utility Permit	Approved	12/18/2025 COLUMBIA GAS	COLONIAL DRIVE, DUAL PLACE, PARKWAY DRIVE, MT. AETNA ROAD	COLUMBIA GAS OF MD	INSTITUTION
						VANZANT WILLIE H & STEWART
						KATHRYN L

## Plan Review Projects Initialized - December 01, 2025 - January 31, 2026

		Type	Total
Land Dev	Forest Stand Delineation		2
Total by Group:			
44	IMA		11
	Improvement Plan		1
	Ordinance Modification		1
	Preliminary-Final Plat		1
	PWA		1
	Redline Revision		1
	Simplified Plat		1
	Site Plan		5
	Site Specific Grading Plan		1
	Standard Grading Plan		6
	Stormwater Concept Plan		2
	Stormwater Standard Plan		7
	Two Year Update		1
	Type 2 Grading Plan		3
Permits	Entrance Permit		10
Total by Group:	Floodplain Permit		1
42	Grading Permit		14
	Non-Residential New Construction Permit		2
	Utility Permit		15
	Total		86