



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,

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

SITE NAME.....: Preliminary Consultation for Shops at Sharpsburg Pike - Lot 8
NUMBER.....: PC-25-008

OWNER.....: SHARPSBURG PIKE HOLDING LLC

LOCATION.....:
DESCRIPTION.....: 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

ZONING.....: Highway Interchange
COMP PLAN LU.....: Commercial
PARCEL.....: 10020174
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....: Commercial
GROSS ACRES.....: 7.84
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: October 27, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: No
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: None
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None

SCHOOL INFORMATION

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

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: Funkstown
AMBULANCE DISTRICT.....: HAGERSTOWN

WATER & SEWER INFORMATION

| | WATER | SEWER |
|---------------------|-------|--------|
| METHOD.....: | 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.....:

PRIORITY.....:

NEW HYDRANTS.....:

GALLONS PER DAY SEWAGE...:

PLANT INFO.....:

City

1-Existing Service

County

1-Existing Service

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 Sassan Shaoool (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. Shaoool 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. Shaoool 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.

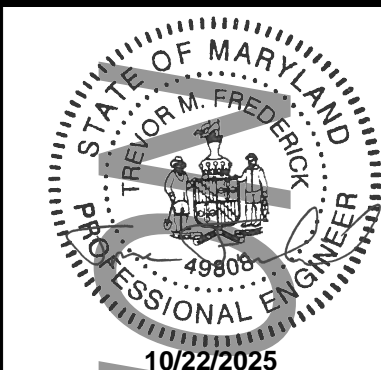
Respectfully submitted,

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



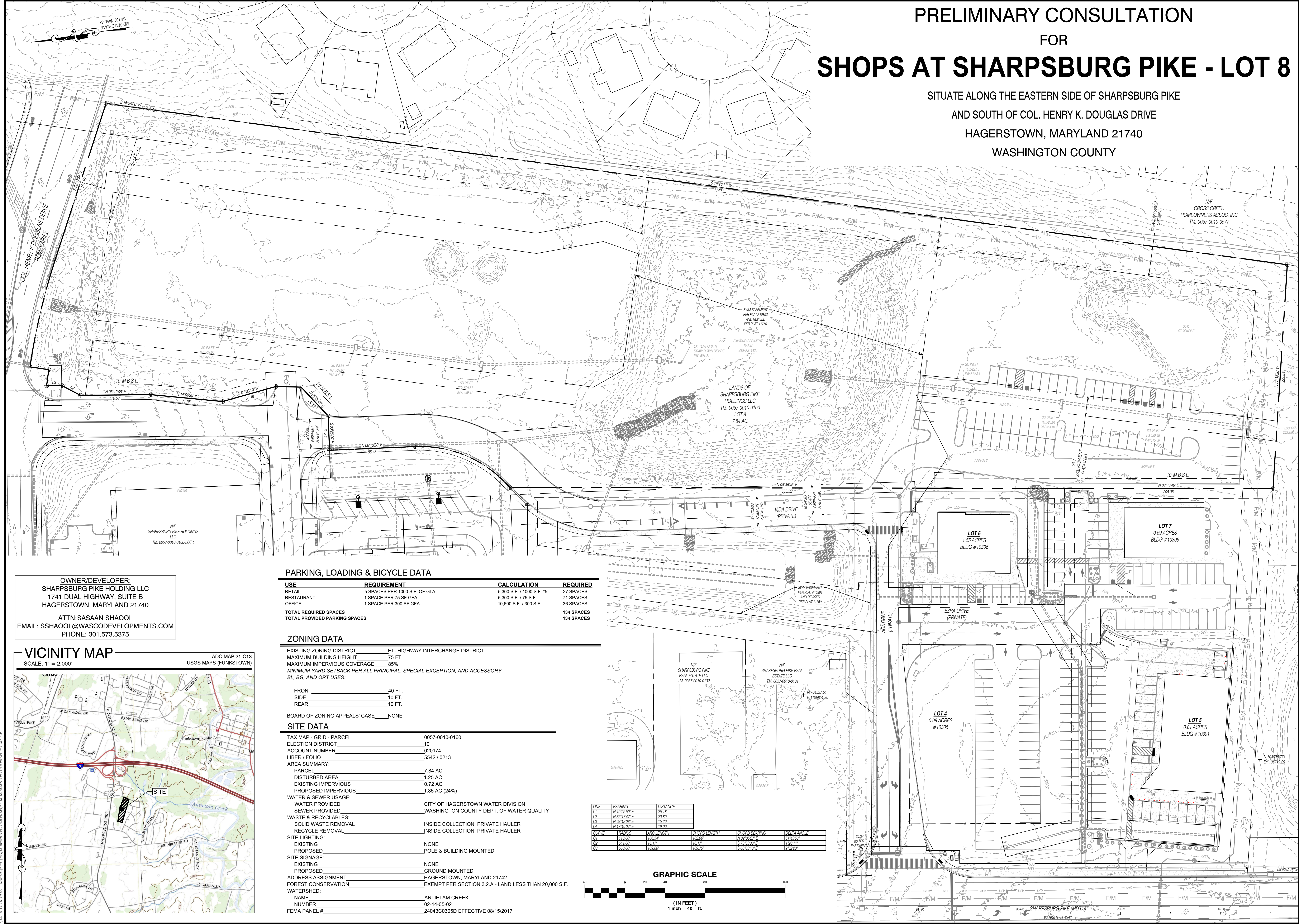
Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland.
FREDERICK BEBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
10200 SHARPSBURG PIKE, SUITE 100
HAGERSTOWN, MARYLAND 21740
TEL: 410-326-1225
FAX: 410-326-1226
WWW.FBSA-INC.COM

DATE: _____
MAP: _____
DESCRIPTION: _____

NOT APPROVED FOR CONSTRUCTION

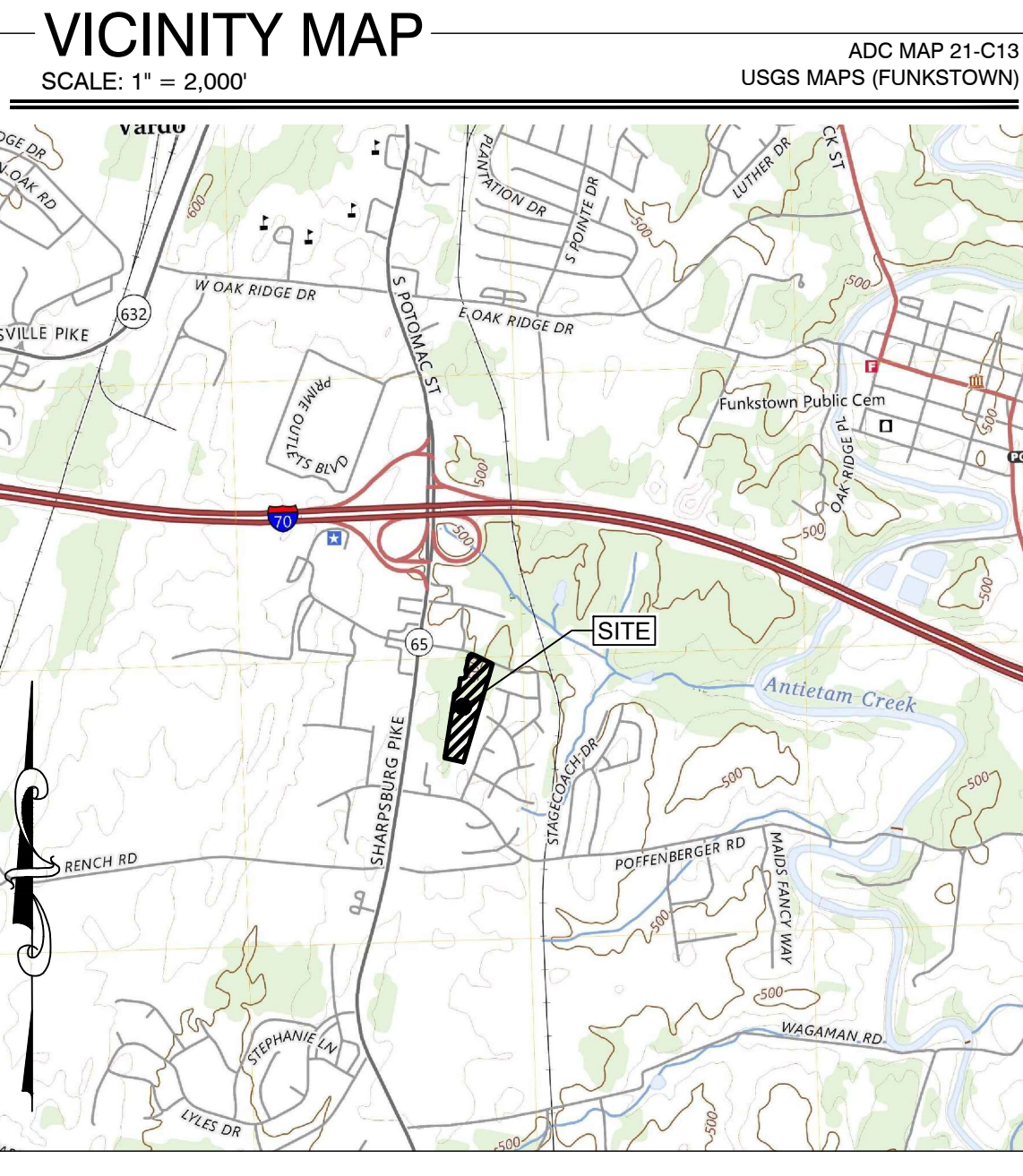
SHOPS AT SHARPSBURG PIKE LOT 8
SITUATE ALONG THE EAST SIDE OF SHARPSBURG PIKE
BETWEEN COL. H. DOUGLAS DRIVE AND OFFENDER DRIVE
WASHINGTON COUNTY, MARYLAND
SHARPSBURG PIKE HOLDINGS, LLC
1741 DUAL HIGHWAY, SUITE B, HAGERSTOWN, MD 21740
301.575.5375

PROJECT NO. 5563.1
DWN BY ABRAHAM MYERS
DATE 10.09.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - C-101 PARCEL
0057-0010-0160
SCALE 1" = 40'
SHEET TITLE
EXISTING CONDITIONS
C-101
SHEET 01 OF 02



OWNER/DEVELOPER:
SHARPSBURG PIKE HOLDING LLC
1741 DUAL HIGHWAY, SUITE B
HAGERSTOWN, MARYLAND 21740

ATTN: SASAAN SHAOOL
EMAIL: SSHAOOL@WASCODEVELOPMENTS.COM
PHONE: 301.573.5375



PARKING, LOADING & BICYCLE DATA

| USE | REQUIREMENT | CALCULATION | REQUIRED |
|-------------------------------|-------------------------------|---------------------------|------------|
| RETAIL | 5 SPACES PER 1000 S.F. OF GLA | 5,300 S.F. / 1000 S.F. *5 | 27 SPACES |
| RESTAURANT | 1 SPACE PER 75 SF GFA | 5,300 S.F. / 75 S.F. | 71 SPACES |
| OFFICE | 1 SPACE PER 300 SF GFA | 10,600 S.F. / 300 S.F. | 36 SPACES |
| TOTAL REQUIRED SPACES | | | 134 SPACES |
| TOTAL PROVIDED PARKING SPACES | | | 134 SPACES |

ZONING DATA

| | |
|--|-----------------------------------|
| EXISTING ZONING DISTRICT | HI - HIGHWAY INTERCHANGE DISTRICT |
| MAXIMUM BUILDING HEIGHT | 75 FT |
| MAXIMUM IMPERVIOUS COVERAGE | 85% |
| MINIMUM YARD SETBACK PER ALL PRINCIPAL, SPECIAL EXCEPTION, AND ACCESSORY BL, BG, AND ORT USES: | |
| FRONT | 40 FT. |
| SIDE | 10 FT. |
| REAR | 10 FT. |

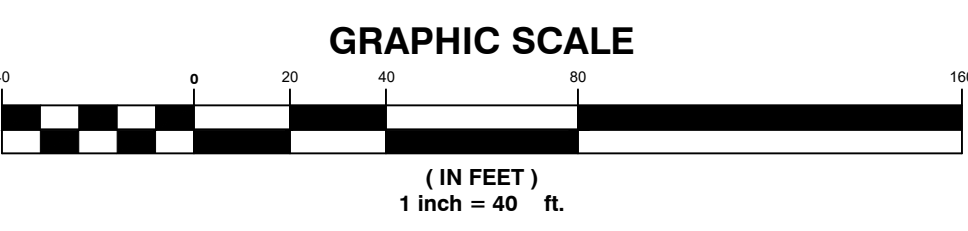
BOARD OF ZONING APPEALS' CASE _____ NONE

SITE DATA

| | |
|-------------------------|---|
| TAX MAP - GRID - PARCEL | 0057-0010-0160 |
| ELECTION 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 | |
| FOREST CONSERVATION | EXEMPT PER 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 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 10°25'00" E | 25.18 |
| L2 | N 36°17'47" E | 30.89 |
| L3 | N 20°17'08" E | 15.02 |
| L4 | N 17°10'00" E | 19.00 |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 118.00 | 108.84 | 102.89 | N 26°32'27" E | 67°02'36" |
| C2 | 641.00 | 16.71 | 16.71 | S 22°30'03" E | 1°28'44" |
| C3 | 660.00 | 109.69 | 109.75 | S 68°10'43" E | 9°32'00" |



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 _____
(home) (work) (cell)

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 H1 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

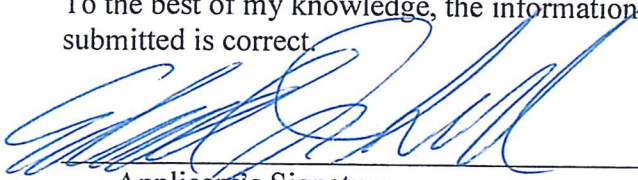
STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

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.

 12/26/2025
Applicant's Signature Date
AGENT FOR SHARPSHIRE PIKE HOLDINGS LLC

Property Owner's Signature Date

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. 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.

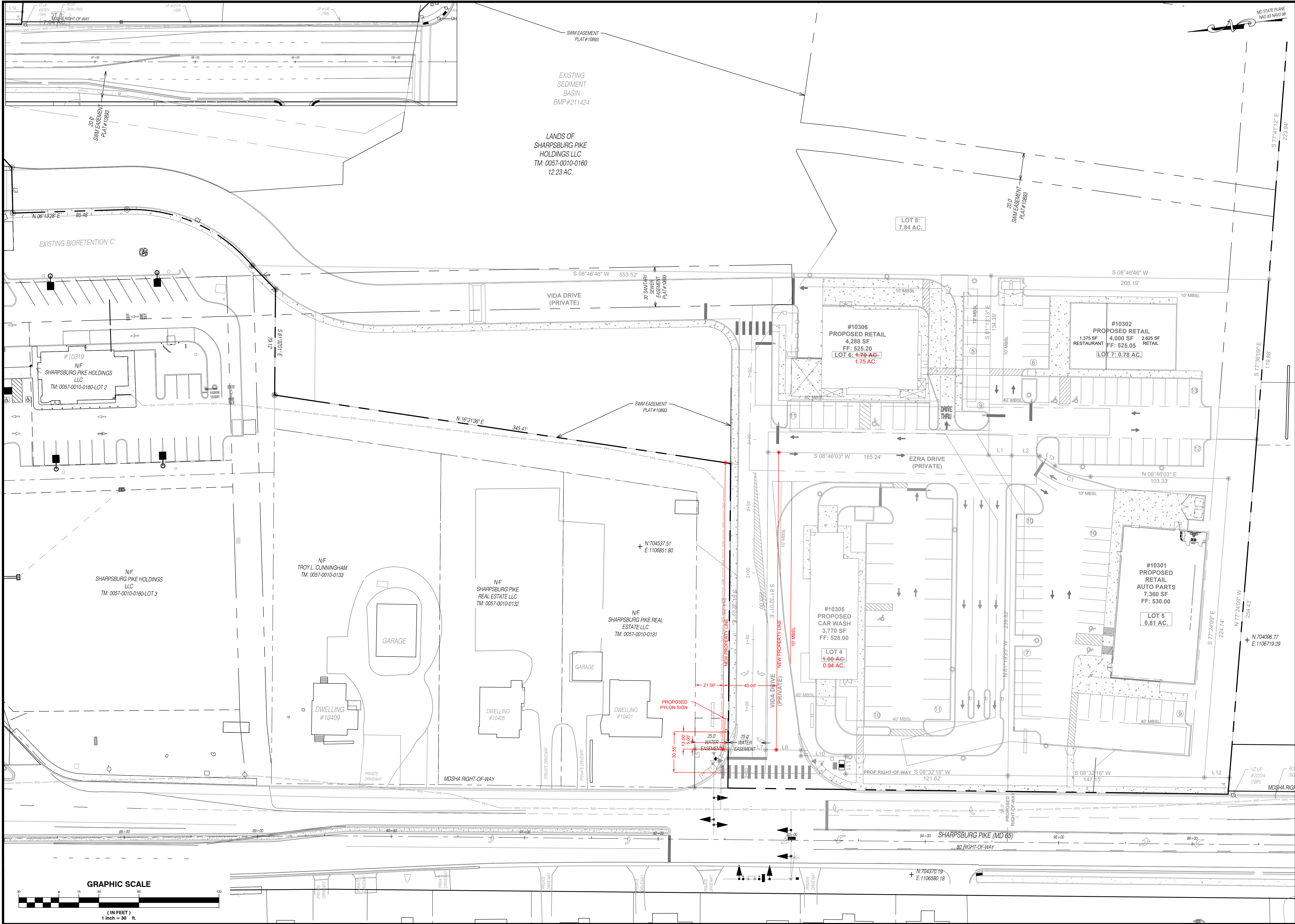
6. On the submitted Preliminary and Final Subdivision Plat, include modification reference number, description of modification request and approval, any conditions and the date request was granted by the Planning Commission. Submit modification approval letter with plat submittal.

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

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



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland.
License # 4989
Expiration Date 06/30/2026

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECT • LAND PLANNERS
100 SOUTH POTOMAC STREET
FARMERSVILLE, MD 21033
301.791.3300
30 WEST BALTIMORE STREET
CATHART, MD 21025
301.791.8111
11 EAST MAIN STREET
NEW MARKET, MD 21774
301.791.2531

| MARK | DESCRIPTION | DATE |
|------|--------------------------------------|------------|
| | REVISED PER AGENCY COMMENTS | 01/02/2025 |
| | REDLINE REVISION PER CLIENTS REQUEST | 01/02/2025 |
| | REDLINE REVISION PER OWNERS REQUEST | 03/2/2025 |

SHOPS OF SHARPSBURG PIKE
SITUATE ALONG THE EASTERN SIDE OF SHARPSBURG PIKE (MD 65)
AND NORTH OF POTOMAC ROAD
HAGERSTOWN, MARYLAND 21740
CLIENT: SHARPSBURG PIKE HOLDINGS, LLC
1741 DUAL HIGHWAY, SUITE B HAGERSTOWN, MARYLAND 21740
PHONE: 301.573.5375

| | |
|----------------------|------------------------|
| 2 YEAR UPDATE | |
| PROJECT NO: | 5563.1 |
| DWN BY: | ABRAM MYERS |
| DATE: | 01-12-2026 |
| PROJECT MANAGER: | T. FREDERICK |
| EMAIL: | TFREDERICK@FSA-INC.COM |
| TAX MAP-GRID-PARCEL: | 0057-0010-0160 |
| SCALE: | 1" = 30' |
| SHEET TITLE | |

SITE & DIMENSIONING PLAN

C-106
SHEET 08 OF 19



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

MEMORANDUM

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)

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

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

| Land Development Reviews | | | | | | | | |
|--------------------------|--------------------------|--------------------|-------------|---------------|--|--|--------------------------------|--|
| Record # | Type | Status | Opened Date | Accepted Date | Title | Location | Consultant | Owner |
| FS-25-027 | Forest Stand Delineation | Approved | 12/01/2025 | 12/2/2025 | BRIDGESTONE - HAGERSTOWN | 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 | FOREST STAND 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 EDMONT ROAD SM | 14545 EDMONT ROAD SMITHSBURG, MD 21783 | FREDERICK SEIBERT & ASSOCIATES | HARRIS WILLIAM KYLE WILLIAMS JESSICA |
| SIM25-076 | IMA | Active | 12/09/2025 | | BROOK LANE GYMNASIUM | 13121 BROOK LANE 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 | 11842 MAPLEVILLE ROAD SMITHSBURG, MD 21783 | FREDERICK SEIBERT & ASSOCIATES | BOWMAN CAVETOWN LLC |
| SIM26-004 | IMA | Active | 01/09/2026 | | 10822 HERSHEY DRIVE WI | 10822 HERSHEY DRIVE WILLIAMSPORT, MD 21795 | TRIAD ENGINEERING | DOWNEY RICHMOND LEE |
| SIM26-001 | IMA | Requested | 01/06/2026 | | 11515 ORANGE BLOSSOM COURT 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 | KELGARD GENERAL CONTRACTING LLC |
| TWN-25-013 | Improvement Plan | In Review | 12/24/2025 | 1/2/2026 | FLETCHER'S GROVE PHASE FIVE -RINGLEY | 7505 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 PIKE, LOT 2 | | 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 | NIDAJ REALSTATE MANAGEMENT LTD |
| SI-25-023 | Simplified Plat | Pending | 12/24/2025 | | AARON J. 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 |

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

| Land Development Reviews | | | | | | | | |
|--------------------------|----------------------------|--------------------|-------------|---------------|--|---|--|--------------------------------------|
| Record # | Type | Status | Opened Date | Accepted Date | Title | Location | Consultant | Owner |
| 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 | 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 MS ECHENIQUE |
| SGP-26-002 | Standard Grading Plan | Revisions Required | 01/07/2026 | 1/12/2026 | MICHAEL ALLEN | 14541 EDMONT 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 VAMSHIDHAR |
| 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 EDMONT ROAD SMITHSBURG, MD 21783 | FREDERICK SEIBERT & ASSOCIATES | HARRIS WILLIAM KYLE WILLIAMS JESSICA |
| SGP-25-083 | Standard Grading Plan | Revisions Required | 12/21/2025 | 12/23/2025 | HAYDEN - 6346 ZITTLTOWN RD | 6346 ZITTLTOWN ROAD MIDDLETOWN, MD 21769 | LAVELLE & ASSOCIATES, INC | HAYDEN SEAN E & HAYDEN TRACY A |
| SGP-25-080 | Standard Grading Plan | Pending Payment | 12/04/2025 | | BLICKENSTAFF | 11954 BIG SPRING ROAD CLEAR SPRING, MD 21722 | FREDERICK SEIBERT & ASSOCIATES | CORWELL KEITH G CORWELL MELISSA M |
| SWCP25-020 | Stormwater Concept Plan | In Review | 12/23/2025 | 1/2/2026 | MCDONALDS - BOONSBORO | | MATTHEW SENENMAN | BOONSBORO WEST 8486 LLC |
| SWCP25-019 | Stormwater Concept Plan | In Review | 12/11/2025 | 12/12/2025 | TRIPLE Y LLC | 22930 FEDERAL LOOKOUT ROAD SMITHSBURG, MD 21783 | | TRIPLE Y LLC |
| SSWP25-071 | Stormwater Standard Plan | Pending Payment | 12/05/2025 | | BLICKENSTAFF | 11954 BIG SPRING ROAD CLEAR SPRING, MD 21722 | FREDERICK SEIBERT & ASSOCIATES | CORWELL KEITH G CORWELL MELISSA M |
| SSWP25-074 | Stormwater Standard Plan | In Review | 12/22/2025 | 12/23/2025 | HAYDEN - 6346 ZITTLTOWN RD | 6346 ZITTLTOWN ROAD MIDDLETOWN, MD 21769 | LAVELLE & ASSOCIATES, INC | HAYDEN SEAN E & HAYDEN TRACY A |
| SSWP26-002 | Stormwater Standard Plan | In Review | 01/07/2026 | 1/12/2026 | MICHAEL ALLEN | 14541 EDMONT ROAD SMITHSBURG, MD 21783 | | MICHAEL ALLEN MITCHELL NICOLE |
| SSWP26-001 | Stormwater Standard Plan | In Review | 01/06/2026 | 1/6/2026 | VOOTLA | 9834 PEMBROKE HAGERSTOWN, MD 21740 | | VOOTLA TEJASWI VOOTLA VAMSHIDHAR |
| SSWP25-075 | Stormwater Standard Plan | In Review | 12/26/2025 | 1/6/2026 | MOHAMMED ALI | 11024 SANI LANE HAGERSTOWN, MD 21742 | | ALI MOHAMMED M |
| SSWP25-072 | Stormwater Standard Plan | Approved | 12/11/2025 | 12/15/2025 | BRIAN FORSYTHE | 10226 DOWNSVILLE PIKE HAGERSTOWN, MD 21740 | | FORSYTHE BRIAN M |
| SSWP25-073 | Stormwater Standard Plan | Approved | 12/12/2025 | 12/17/2025 | JESSICA WILLIAMS | 14545 EDMONT ROAD SMITHSBURG, MD 21783 | FREDERICK SEIBERT & ASSOCIATES | HARRIS WILLIAM KYLE WILLIAMS JESSICA |
| TYU-25-023 | Two Year Update | Pending Documents | 12/23/2025 | | BOONSBORO QUARRY | SOUTH SIDE OF BENOVOILA CHURCH ROAD | MARTIN MARIETTA MATERIALS | MARTIN MARIETTA MATERIALS INC |
| 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 | RICHMOND AMERICAN HOMES OF MARYLAND, INC | RICHMOND AMERICAN HOMES OF MARYLAND |

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

| Land Development Reviews | | | | | | | | |
|--------------------------|---------------------|--------------------|-------------|---------------|----------------------------------|--|-----------------------------------|---------------------------------------|
| Record # | Type | Status | Opened Date | Accepted Date | 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 ZITTELTOWN ROAD | C.E. RENSBERGER & FAMILY LLC | HAYDEN SEAN E & HAYDEN TRACY A |
| 2026-00163 | Entrance Permit | Pending | 01/15/2026 | ROSEHILL MANOR LOT #70 | 13314 SNAPDRAGON WAY HAGERSTOWN, MD 21742 | | DAN RYAN BUILDERS MID ATLANTIC INC |
| 2026-00170 | Entrance Permit | Pending | 01/15/2026 | MARONDA HOMES | 20133 REGENT CIRCLE HAGERSTOWN, MD 21742 | | LAH CARRIAGE FORD LLC |
| 2026-00015 | Entrance Permit | Review | 01/06/2026 | FOREST HARVEST | 10853 SHANKTOWN ROAD, LOT 2 | | BEACHLEY GARY L BEACHLEY BRENDA K |
| 2026-00159 | Entrance Permit | Pending | 01/15/2026 | ROSEHILL MANOR LOT #69 | 13312 SNAPDRAGON WAY HAGERSTOWN, MD 21742 | | DAN RYAN BUILDERS MID ATLANTIC INC |
| 2025-05872 | Entrance Permit | In Progress | 12/17/2025 | INDUSTRIAL | PSP-24-001 1630 WORKFORCE WAY, LOT 2 | ALSIP & ASSOCIATES | BOWMAN 2000 LLC |
| 2025-05849 | Entrance Permit | Review | 12/16/2025 | STICK BUILT HOME | 12158 OREBANK ROAD | | BECKETT ALLEN MOORE CHERYL |
| 2025-05919 | Entrance Permit | Approved | 12/22/2025 | COMMERCIAL | S-25-017 11741 YALE DRIVE, LOT 1 | | HAGERSTOWN WASHINGTON CO INDUSTRIA |
| 2026-00055 | Floodplain Permit | Pending Information | 01/07/2026 | EV CHARGER INSTALLATION DBA7 OFFSITE VAN PARKING | 10302 GRUMBACKER LANE WILLIAMSPORT, MD 21795 | | BOWMAN 2000 LLC |
| 2025-05868 | Grading Permit | In Progress | 12/17/2025 | STICK BUILT HOME | S-05-118 14545 EDMONT ROAD, LOT 3 | | HARRIS WILLIAM KYLE WILLIAMS JESSICA |
| 2025-05889 | Grading Permit | In Progress | 12/18/2025 | MARONDA HOMES | S-08-022 201426 REGENT CIRCLE, LOT 6 | | LAH CARRIAGE FORD LLC |
| 2026-00116 | Grading Permit | In Progress | 01/13/2026 | COMMERCIAL | SP-25-016 19815 REIDTOWN ROAD | | MARTIN RALPH E MARTIN LEAH A |
| 2025-05945 | Grading Permit | In Progress | 12/26/2025 | STICK BUILT HOME | LOR 6346 ZITTELTOWN ROAD | C.E. RENSBERGER & FAMILY LLC | HAYDEN SEAN E & HAYDEN TRACY A |
| 2025-05932 | Grading Permit | In Progress | 12/23/2025 | STICK BUILT HOME | LOR 16315 FAIRVIEW ROAD | FOGLE CONSTRUCTION INC | LACY SHARON L ETAL LACY THOMAS M |
| 2026-00160 | Grading Permit | Pending | 01/15/2026 | ROSEHILL MANOR LOTS 69 & 70 | 13312 SNAPDRAGON WAY HAGERSTOWN, MD 21742 | | DAN RYAN BUILDERS MID ATLANTIC INC |
| 2026-00100 | Grading Permit | In Progress | 01/12/2026 | STICK BUILT HOME | S-05-118 14541 EDMONT ROAD, LOT 4 | | MICHAEL D. ALLEN III CRYSTAL M. ALLEN |
| 2025-05873 | Grading Permit | In Progress | 12/17/2025 | INDUSTRIAL | PSP-24-001 1630 WORKFORCE WAY, LOT 2 | ALSIP & ASSOCIATES | BOWMAN 2000 LLC |
| 2025-05712 | Grading Permit | In Progress | 12/05/2025 | STICK BUILT HOME | S-25-016 11952 BIG SPRINGS ROAD, LOT 16A | KENNY GARDNER | CORWELL KEITH G CORWELL MELISSA M |
| 2026-00166 | Grading Permit | In Progress | 01/15/2026 | GRADING PERMIT | SP-25-042 18604 LESLIE DRIVE | | CONSERVIT INC |
| 2026-00172 | Grading Permit | Pending | 01/15/2026 | MONONDA HOMES | 20133 REGENT CIRCLE HAGERSTOWN, MD 21742 | | LAH CARRIAGE FORD LLC |
| 2026-00053 | Grading Permit | Pending Information | 01/07/2026 | EV CHARGER INSTALLATION DBA7 OFFSITE VAN PARKING | 10302 GRUMBACKER LANE WILLIAMSPORT, MD 21795 | | BOWMAN 2000 LLC |
| 2025-05850 | Grading Permit | Review | 12/16/2025 | OREBANK ROAD - DRIVEWAY CUVLERT | 12158 OREBANK ROAD | | BECKETT ALLEN MOORE CHERYL |
| 2025-05813 | Grading Permit | Review | 12/12/2025 | CAVETOWN WATER LINE | 11842 MAPLEVILLE ROAD | | BOWMAN CAVETOWN LLC |

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

| Permits Reviews | | | | | | | |
|-----------------|---|--------------------|-------------|------------------------------|---|-------------------------------|--|
| Record # | Type | Status | Opened Date | Title | Location | Consultant | Owner |
| 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 | ALSP & ASSOCIATES | BOWMAN 2000 LLC |
| 2025-05857 | Utility Permit | Approved | 12/17/2025 | ANTIETAM BROADBAND | 9846 MOORESVILLE ROAD BIG POOL, MD 21711 | ANTIETAM CABLE TELEVISION INC | KNAPP LINDA A LINDEMON 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 SONDRA ELLEN |
| 2025-05662 | Utility Permit | Approved | 12/01/2025 | LYLES VENTURES | 319 & 321 EMMERT ROAD | | AJC TRUST DATED MARCH 8 2022 WILSON ALLISON J TRUSTEE |
| 2025-05974 | Utility Permit | Approved | 12/31/2025 | COMCAST | 12462 WALNUT POINT WEST | COMCAST | CRAFT JASON W |
| 2026-00028 | Utility Permit | Review | 01/06/2026 | CITY OF HAGERSTOWN UTILITIES | 19224 WOODHAVEN DRIVE | | DILLER ROSALIE |
| 2025-05808 | Utility Permit | Approved | 12/12/2025 | COLUMBIA GAS | 19611 LONGMEADOW ROAD | COLUMBIA GAS OF MD | HOULIHAN SHARRON L |
| 2026-00032 | Utility Permit | Review | 01/06/2026 | CITY OF HAGERSTOWN UTILITIES | 18419 ROXBURY | | MD STATE OF C/O CORRECTIONAL INSTITUTION |
| 2025-05890 | Utility Permit | Approved | 12/18/2025 | COLUMBIA GAS | COLONIAL DRIVE, DUAL PLACE, PARKWAY DRIVE, MT. AETNA ROAD | COLUMBIA GAS OF MD | VANZANT WILLIE H & STEWART KATHRYN L |

| | Type | Total |
|----------------------------------|---|-------|
| LandDev Total by Group: 44 | Forest Stand Delineation | 2 |
| | 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 |
| | Entrance Permit | 10 |
| Permits Total by Group: 42 | Floodplain Permit | 1 |
| | Grading Permit | 14 |
| | Non-Residential New Construction Permit | 2 |
| | Utility Permit | 15 |
| Total | | 86 |