

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT AND REGULAR MEETING
May 4, 2026**

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, May 4, 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 Chairman called the rezoning public input meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Terrie Shank, Laura Lane-Unsworth, BJ Goetz, 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; Kyla Shingleton, Comprehensive Planner; Scott Stotelmyer and Misty Wagner-Grillo, Planners; and Debra Eckard, Office Manager.

Chairman Semler announced that the text amendment recommendation listed under Other Business on this evening's agenda for Danielle Eyler Durning (RZ-26-001) is being postponed until a later date at the request of the applicant.

REZONING PUBLIC INPUT MEETING

Cascade Properties LLC [RZ-26-002]

Staff Presentation

Ms. Shingleton presented a proposed text amendment to the Special Economic Development zoning district, Article 19, Sections 19c.2, 19c.3, 19c.6 and 19c.7 of the Washington County Zoning Ordinance. The SED district was created and applied to lands at the former Fort Ritchie Army Base. The land was converted into a private equity for redevelopment after the Fort's closure. The proposed amendment would expand the uses and allow for more opportunities for redevelopment and revitalization of the site.

Applicant's Presentation

Ms. Jill Baker, Site Planning Administrator for Cascade Properties LLC and Ritchie Revival, was present at the meeting representing the applicant. The proposed changes would amend the principally permitted and special exception uses in the SED district, amend the residential setback requirements within the district, and seeks to include design standards within the district.

Ms. Baker stated that the SED district has an extremely focused intent that is related to the redevelopment of Fort Ritchie after its closure in 1998. There are only two properties with this zoning classification that will be affected by the proposed amendments. The proposed changes reflect the need to address the uniqueness of the properties and the related zoning district. As an army base, Fort Ritchie operated as a small town. Significant infrastructure has been installed including water, sewer, storm water and power.

The first part of the proposed amendments focuses on commercial and light industrial uses. The commercial uses are heavily focused on retail sales and service. These uses are taken from the Business Local and Business General zoning districts that are currently found in the Zoning Ordinance. The proposed light industrial uses, which rely on manufacturing, are taken from the Planned Industrial and Industrial Restricted zoning districts. The applicant believes these uses would be compatible with other businesses/services already at the Fort and in the surrounding community. Ms. Baker asked that when considering these amendments, variety stores should be removed from the list of principally permitted uses.

The second part of the proposed amendments are related to lot size and setbacks for residential uses that are permitted within the SED district. She explained that the current setbacks and lot sizes in the Zoning Ordinance mimic the Residential Suburban and Residential Transition districts, which allow for lower density residential uses. The applicant is proposing to amend the setbacks and lot sizes to mimic the Residential Urban and Residential Multi-family districts which allow for higher density residential development. She briefly reviewed the proposed minimum lot sizes and lot widths for two-family and semi-detached units, the rear yard setbacks for single-family and two-family units and the inclusion of new setbacks and lot sizes, lot widths, front yard, side yard and rear yard setbacks for townhomes. The applicant believes this would create a greater diversity in housing types and would provide more affordable housing. The proposed changes would also create a small town setting with a more sustainable

and walkable development and would allow residents to have the necessary goods and services they need.

The third part of the amendment is related to design criteria that are intended to support redevelopment that reflects a town-like setting. These amendments include adding requirements that: provide a cohesive pathway system for pedestrians; reinforces the light regulations included within the Ordinance to mitigate and reduce light pollution; and seek regulations that would allow on-street parking to help meet parking requirements. Currently, only off-street parking is permitted. Due to the historic nature of the Fort, it is difficult to find areas for off-street parking that do not conflict with the historic nature of the area and are located within a reasonable distance.

Discussion and Comments: Mr. Wright expressed his concern that some of the proposed uses would cause a noxious discharge (specifically electroplating) into the sewerage system and asked if alternative uses could be considered that would be more environmentally sensitive. Ms. Baker noted that proposed uses would be required to meet local, State and Federal regulations in terms of environmental standards. These issues would be addressed during the review process of any proposed development. Mr. Wright expressed his opinion that the diversity of residential housing types being proposed would promote higher density development and more affordable housing for the County. He shared his concern that on-street parking limits the space required for emergency equipment access; he encourages the developer to consider alleys to help with parking issues. Ms. Baker stated that the County Engineering Department has the same concerns and recommendations. Mr. Wright noted that retirement homes have been removed from the list of uses. Ms. Baker stated that nursing homes and retirement homes are outdated terms; the County has adopted the term "comprehensive care facilities". The term "skilled nursing facilities" is being proposed in these amendments.

Mr. Goetz expressed his opinion that the residential types being proposed would help meet the needs for affordable housing.

Mr. Miller asked if the Maryland Historic Trust (MHT) governs or oversees anything that is inside the Fort. Ms. Baker stated there is a MHT easement located on a portion of the Fort that includes the parade grounds, the finger buildings, and the buildings along the lake. All proposed uses must seek approval from MHT as well as approvals for grading, exterior appearance, etc.

Mr. Semler asked if there are emergency services on-site. Ms. Baker stated currently there are no emergency services on-site; however, a security service is provided. The developer is currently researching other jurisdictions to see how emergency services are provided. A helipad is currently being installed on-site for the Maryland State Police.

Public Comment

There was no public comment.

Michael Godinez/Dominion Realty LLC [RZ-26-003]

Ms. Shingleton presented a proposed map amendment for properties located at 18128 and 18132 Maugans Avenue. The applicant is proposing to rezone the properties from RM (Residential Multi-family) to HI (Highway Interchange). The combined acreage of these two parcels is .72 acres. Each parcel is currently improved with a single-family dwelling and accessory structures. These parcels are buffered from surrounding properties by vegetation. The applicant is claiming a change in the character of the neighborhood as well as a mistake in the original zoning of the property during the Rural Area Comprehensive Rezoning in 2012. In the case of mistake, the applicant contends that the County erred in rezoning the properties from HI-2 (Highway Interchange 2) to RM because the following factors were not considered: 1) the inconsistent application of the HI-1 zoning classification to properties along Maugans Avenue and 2) residential usage of the properties would continue to be viable despite the geographic separation of the properties from adjacent residential neighborhoods and commercial growth in the vicinity. In the case of substantial change in the character of the neighborhood, the applicant contends there has been an increase in average daily traffic on Maugans Avenue and substantial commercial development in close proximity of the subject parcels.

Staff believe that the reassignment of the HI-2 to RM zoning was likely due to the existing Seneca Ridge development prior to 2012 and that the subject properties were grouped with the development even though they are not directly related. The increase of traffic and neglect of the properties have played a significant role in the viability of a residential use at the site; therefore, it is difficult to characterize the decisions made by the County during the 2012 comprehensive rezoning. Staff does not believe the applicant has met the burden in proving a substantial change has occurred in the neighborhood since the 2012 rezoning. The applicant failed to define what constitutes the neighborhood except for the expected and continued commercial/industrial uses in the vicinity.

Applicant's Presentation

Mr. Godinez stated that the primary basis for this application is a mistake in the original zoning of the properties in 2012 from HI-2 to RM. He believes this designation was given due to the residential use of the properties at that time. However, the previous HI-2 zoning permitted retail and commercial uses which are consistent with the uses now being proposed for the properties due to frontage along Maugans Avenue and close proximity to the interstate. These properties are buffered by non-developable land and effectively isolated by a substantial natural and man-made buffer from the residential development of Seneca Ridge. To the east is a Forest Conservation easement owned by the Seneca Ridge HOA; to the north and west lies a permanent storm water management facility owned by Washington County, and a natural creek further separates these parcels from Seneca Ridge.

Mr. Godinez began with his contention that there has been a change in the character of the neighborhood. He expressed his opinion that the existing residential structures on these two parcels have fallen into disrepair due to long-term underutilization thereby no longer making this a viable use for the properties. He noted that traffic has significantly increased since the 2012 rezoning. According to the Staff Report, traffic has nearly doubled in this corridor since 2016. This continued increase reflects the continued growth and intensification of the Maugans Avenue corridor.

The applicant is proposing retail, office and general commercial uses on these properties. Mr. Godinez stated that his business across the street requires additional space to support operations and continued growth. He noted that other local businesses have expressed an interest in the proposed office/retail spaces. He believes that the additional spaces would provide improved services for the surrounding neighborhood, provide convenience for local residents and would have a positive impact on the local economy.

The applicant also contends there was a mistake in the rezoning of these two properties in 2012 and presented the following information to support that claim. Mr. Godinez noted that the subject parcels were rezoned in 2012 from HI-2 to RM. He believes the assumption was made that these two properties were part of Seneca Ridge located behind these two parcels. The Staff Report notes there was no detailed site specific parcel justification for this change despite the parcels' distinct separation from Seneca Ridge and their location along a major commercial corridor. Since the comprehensive rezoning, conditions have continued to evolve with increased traffic volumes, intense commercial development, and the strong influence of nearby I-81. Mr. Godinez expressed his opinion that the parcels are no longer suitable for residential use and would be more appropriate for commercial zoning.

Discussion and Comments: Mr. Miller expressed concern that the developer will be able to meet all requirements for parking, storm water management, and setbacks on these two parcels which total less than one acre. Mr. Godinez stated the properties are unique in shape and a concept plan has already been developed.

Public Comment

- Joshua Norris, 18113 Maugans Avenue, Suite 100 – Mr. Norris owns a fish and reptile business located across the street from these two properties. He is in favor of the proposed rezoning because he believes it will bring more people to the area businesses. He also would like to occupy a small office space in the proposed commercial development.
- Alisha Resendiz, 18123 Boxford Lane – Ms. Resendiz stated she recently moved to the area and expressed her opinion that the two existing residences do not match the aesthetics of the Seneca Ridge development; however, the plaza across the street does match. She believes it would be advantageous for the community and she is in favor of the rezoning.
- Preston Greene, 18132 Maugans Avenue – Mr. Greene owns one of the subject parcels and is in favor of the rezoning. The property is surrounded by businesses and a very busy road. He expressed his opinion that this is not a good location for his child.
- Joshua Dull, 18117 Maugans Avenue, Suite 201 – Mr. Dull is in favor of the rezoning and stated there is a vegetative buffer between these two properties and Seneca Ridge. He believes this would be a good addition to the area. Mr. Dull owns his business and stated it is very challenging to find smaller office space such as the ones being proposed.
- Alina Huihai, 18113 Maugans Avenue, Suite 102 – Ms. Huihai is in favor of the rezoning because it is more appropriate for commercial uses than residential. She expressed her opinion that it is not safe for children or pets along the busy street. Ms. Huihai believes this would be a benefit to the community.
- Brittany Compton, 18113 Maugans Avenue, Suite 103 – Ms. Compton is in favor of the rezoning. She believes the community and current residents/commercial businesses would greatly benefit.

The public input meeting was closed at 6:55 p.m.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the April 6, 2026 Planning Commission meeting as presented. The motion was seconded by Mr. Wright and unanimously approved with Mr. Goetz abstaining from the vote.

ORDINANCE MODIFICATION

John R. Oliver Co., Inc. Lots 1 and 2 [OM-26-001]

Mr. Stotemyer presented an ordinance modification to allow for proposed Lot 2 to be developed without 25-feet of usable road frontage. The site is located at 19325 Longmeadow Road and is currently zoned RS (Residential Suburban). The modification is needed to allow both sides of the duplex to utilize the single access provided to the property under separate ownership. If approved, a joint maintenance agreement will be prepared. In addition to the modification, variances would be required from the Board of Zoning Appeals.

Discussion and Comments: Mr. Goetz asked if the maintenance agreement would be recorded. Mr. Schreiber of Frederick, Seibert & Associates, the consultant, stated it would be part of the chain of title.

Motion and Vote: Mr. Goetz made a motion to approve the ordinance modification request as presented. The motion was seconded by Mr. Miller and unanimously approved.

PRELIMINARY PLAT

Arborview Phase I [PP-25-001]

Ms. Wagner-Grillo presented a preliminary plat for the proposed development of Arborview located on the north side of Mt. Aetna Road. The total acreage of the parcel is 218.23 acres which is currently zoned RT (Residential Transition). The cluster provision was approved by the Planning Commission on May 4, 2024 and a preliminary consultation was presented to the Commission on August 6, 2024. Phase I consists of 91 single-family dwellings and 100 semi-detached homes. The average lot size will be 8,868 sq. ft. for the single-family lots and 4,186 square feet for semi-detached lots. Parking required and provided will be two spaces per unit with 137 on-street parking spaces to also be provided. Sidewalks, street lighting, tot lots, and open spaces are proposed and will be maintained by the HOA. A photometric plan for street lighting will be required with the final plat submission. A sewer pump station is proposed as well as a water tower to be located at outlet 4. The water tower will be dedicated to the City of Hagerstown. Access to the development is proposed from Mossy Nook Gateway to Mt. Aetna Road and along Pergola Crossing to Sasha Boulevard. Two future road extensions are proposed from Trellis Way and Pergola Crossing. A note has been added to the plat for Phase I which states, "The developer shall be required to widen, to a minimum 20 ft. total pavement, any segment of road outside of the County's planned vertical/horizontal curvature corrections. Prior to final plat approval for the 126th lot, the development must have approved and bonded widening plans for Mt. Aetna Road, and the anticipated final plat approval must be within two years of the Capital Improvements Plan project. Alternately, should the developer wish to record the 126th lot prior to 2028, they may obtain approved and bonded plans for correction of the vertical/horizontal curves in addition to widening. Should the developer record at least 20 lots, but not more than 125 lots within 4 years of this approval, they will be responsible to widen those same segments of road to a minimum 18 ft. total pavement width." Any other conditions for future phases of the Arborview development will be included as part of the review and approval process for those phases. Schools that will serve Phase I are Greenbriar Elementary, Boonsboro Middle, and Boonsboro High. Capacity will be assessed at the final plat stage. Forest Conservation mitigation will be met through a combination of on-site planting, retention of existing forest, and payment-in-lieu of planting. All agency approvals have been received.

Discussion and Comments: Mr. Wright asked if there is a maximum number of units that can be built before alternate access points will be required. Ms. Kinzer stated that during Phase II, alternate access points will be required as a condition of approval by the Engineering Department. Mr. Wright expressed his opinion that more traffic circles should be required in Phase I to control traffic. Mr. Poffenberger of Fox & Associates, Inc., the consultant, stated that Phase I has been engineered and approved by all reviewing agencies and traffic circles cannot be added at this time; however, more traffic circles could be worked into Phase II. He also noted that four-way stops are proposed and the streets have been designed as "local" streets. Mr. Wright stated that some of the front yards consist of more than 50% concrete for parking and he believes that alleys should be added for additional parking.

Mr. Miller asked if the water tower will help alleviate water pressure issues in this area. Mr. Poffenberger stated it would help alleviate this issue and has been the topic of discussion for several years.

Forest Conservation

Mr. Allen presented a request to remove one specimen tree in Phase I. Specimen trees are greater than 30-inches in diameter and prioritized for retention under Article 8 of the Forest Conservation Ordinance. The specimen tree is located outside of a qualified forest and is in the direct path of Sassafras Drive. Retention of this tree would be very difficult. Mitigation for Phase I will be on-site retention.

Motion and Vote: Mr. Goetz made a motion to approve the removal of the one specimen tree as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

Motion and Vote: Mr. Goetz made a motion to approve the preliminary plat as presented. The motion was seconded by Ms. Lane-Unsworth and approved 6-1 with Mr. Wright in opposition.

SITE PLAN

AC&T Williamsport [SP-24-020]

Ms. Wagner-Grillo presented a site plan for the redevelopment of an existing convenience store located at 16510 Virginia Avenue. The property is 1.94-acres in size and is currently zoned HI (Highway Interchange). A portion of this property was rezoned in October 2025. The proposed convenience store will be 6,138 sq. ft. with two fuel canopies; one canopy will be a diesel fueling station and the second canopy will have five fueling stations. Proposed hours of operation will be 24 hours per day, 7 days per week. Four employees per shift are proposed. No new signage is proposed; new and existing lighting is proposed. A photometric plan was included with the site plan. Buffer yards of 25-feet and vegetative screening are proposed along the property lines adjoining residential uses; a landscape plan was included in the site plan submittal. Parking required is 31 spaces; 43 vehicular parking spaces and 6 truck parking spaces will be provided. There will be one access from Brookmeade Road and one access from Virginia Avenue as well as an existing alley. Water service will be provided by the City of Hagerstown; sewer service will be provided by Washington County. Forest Conservation requirements will be met by a payment-in-lieu of planting of \$2,352.24. Storm water mitigation is on-site through a bio-retention underground system. Approvals are pending from the Washington County Engineering Department, Soil Conservation District, Washington County Planning Department, and the State Highway Administration.

Discussion and Comments: Mr. Goetz asked if there will be a full movement access from Virginia Avenue. Mr. Trevor Frederick of Frederick, Seibert & Associates, the consultant, stated it would be a full movement access. Mr. Goetz asked if there is any concern regarding stacking back into the parking spaces on-site. Mr. Frederick stated there is a second access to the site to help alleviate the stacking issue.

Mr. Wright noted that the concrete pad for the dumpster is a lower grade concrete than the pad for the diesel dispenser. He asked if it would be beneficial to use the higher grade concrete for the dumpster pad. Mr. Frederick stated they will review the plan to ensure that the correct grade of concrete is used for both pads. Mr. Wright asked if the 20-foot alley is owned by the applicant. Mr. Frederick stated it is owned by Washington County.

Motion and Vote: Mr. Miller made a motion to approve the site plan contingent upon all agency approvals. The motion was seconded by Ms. Shank and unanimously approved.

BSE, LLC Building #1 [SP-25-049]

Ms. Wagner-Grillo presented a site plan for the redevelopment of the former Citicorp Building #1 located at 14704 Citicorp Drive. Total acreage of the site is 59.56-acres and is currently zoned HI (Highway Interchange). The developer is proposing to use Building #1 as a warehouse facility. Parking required for this use is 56 spaces. There are currently 2,146 existing parking spaces on-site. There are two designated parking areas shown on the site plan for this building. Hours of operation will be Monday thru Saturday, 6 am to 6 pm and 40 employees are proposed. No new signage or pole mounted lighting is proposed. Water service is provided by the City of Hagerstown and sewer service is provided by Washington County. Forest Conservation requirements will be met by using the payment-in-lieu of planting in the amount of \$1,306.80. All agency approvals have been received.

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

FOREST CONSERVATION

Bowman North LLC [S-23-065]

Mr. Allen presented a request to provide forest mitigation requirements off-site for a four-lot subdivision located at 17425 Snyders Landing Road. The total planting requirement is 4.50-acres. There is no qualified forest on-site; the property is currently used for agricultural purposes. The applicant owns property ¼ mile away across the road from the subject site which is the proposed location for the off-site mitigation area. This area is currently in a Maryland Environmental Trust easement; however, the easement does not guarantee retention of the existing forested area. MET will need to approve the request to place a forest easement on the property. The off-site easement would require a 2:1 ratio of retention; therefore, nine acres of forest would be retained within the easement.

Motion and Vote: Mr. Miller made a motion to approve the off-site forest retention area contingent upon approval by MET. The motion was seconded by Ms. Shank and unanimously approved.

Fletcher's Grove Phase 3 – Dean North [FP-25-002]

Mr. Allen presented a request to provide a portion of forest mitigation requirements at an off-site location for a 53-lot subdivision located along Mapleville Road in the Town of Boonsboro. There is a 7.16-acre total planting requirement; 2.8-acres of forest mitigation will be accomplished on-site by establishing a planted easement and planting street trees within the development. The remaining 4.36-acres of mitigation will be accomplished by an off-site easement at 12275 Pleasant Valley Road near Smithsburg.

Motion and Vote: Mr. Wright made a motion to approve the forest mitigation request as presented. The motion was seconded by Mr. Miller and unanimously approved.

OLD BUSINESS

2003 Mason Dixon LLC [WS-25-004]

Mr. Allen reminded members that during the April 6th meeting, a public input meeting was held to consider an amendment to the County's Water and Sewerage Plan for property at 17939 Mason Dixon Road. The applicant is requesting a change in the priority classification for water and sewer service from W-5/S-5 to W-3/S-3 and to recognize the public water distribution and public wastewater system of Antrim Township Municipal Authority to provide these services. No public comments were received either in favor of or in opposition to this request and staff have no objections.

Motion and Vote: Mr. Miller made a motion to approve the request as presented. The motion was seconded by Ms. Shank and unanimously approved with Mr. Goetz and Commissioner Wagner abstaining from the vote.

OTHER BUSINESS

Update of Projects Initialized

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

Motion and Vote: Mr. Miller made a motion to adjourn to Closed Session. The motion was seconded by Ms. Lane-Unsworth, unanimously approved and so ordered by the Chairman.

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, unanimously approved and so ordered by the Chairman.

RE-APPOINTMENT OF PLANNING COMMISSION MEMBER

Motion and Vote: Mr. Miller made a motion to recommend to the Board of County Commissioners the re-appointment of Ms. Shank to her first five-year term. Ms. Shank was appointed in The motion was seconded by Ms. Lane-Unsworth and unanimously approved with Ms. Shank and Commissioner Wagner abstaining from the vote.

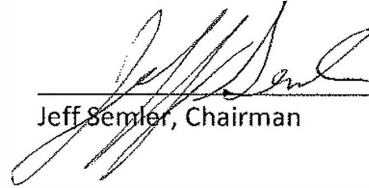
ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

UPCOMING MEETINGS

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

Respectfully submitted,



Jeff Semler, Chairman