



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

AGENDA

(*Revised 8-28-26)

WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
August 31, 2026, 6:00 PM

CALL TO ORDER AND ROLL CALL

REZONING PUBLIC INPUT MEETING

1. **Downsville Pike Land, LLC [RZ-26-004]** – Travis Allen * *Information/Discussion*
Proposed map amendment to rezone property at the northwest corner of Halfway Boulevard/Downsville Pike intersection from RS (Residential Suburban) to HI (Highway Interchange)

NEW BUSINESS

MINUTES

1. July 6, 2026 Planning Commission meeting minutes * *Discussion/Action*

PRELIMINARY PLAT/SITE PLAN

1. **Showalter Commercial Park Lots 1-3 [PSP-25-004]** – Misty Wagner-Grillo * *Discussion/Action*
Preliminary plat/site plan for the construction of a county road, gravel overnight truck parking lot and mass-grading for a future convenience store; Location: 18225 Showalter Road; Zoning: HI (Highway Interchange)
 - **Forest Conservation** – Travis Allen * *Discussion/Action*
Request to establish an offsite forest easement to satisfy the 3.15-acre planting requirement and to remove seven specimen trees from the site

SITE PLANS

1. **PSM, LLC [SP-24-030]** - Misty Wagner-Grillo * *Discussion/Action*
Proposed 104,000 sq. ft. warehouse; Location: 16450 Elliott Parkway; Zoning: IG (Industrial, General)
 - **Forest Conservation** – Travis Allen * *Discussion/Action*
Request to use the payment-in-lieu of planting to satisfy a portion of the mitigation requirement and to utilize natural regeneration to satisfy a portion of the mitigation requirement
2. **CCBCC Warehouse Expansion [SP-26-009]** - Misty Wagner-Grillo * *Discussion/Action*
Proposed building addition; Location: 100 Western Maryland Parkway; Zoning: IG (Industrial General)
3. **Sharpsburg Pike Retail [SP-25-048]** - Misty Wagner-Grillo * *Discussion/Action*
Site plan for a proposed restaurant and retail buildings; Location: 10320 Sharpsburg Pike; Zoning: HI (Highway Interchange)
4. ***San Mar Family & Community Services [SP-25-045]** – TBD * *Discussion/Action*
Site Plan for building renovation and parking lot expansion; Location: 8505 Fahrney Church Road; Zoning: RB (Rural Business)
 - **Forest Conservation** – Travis Allen * *Discussion/Action*
Request to use the payment-in-lieu of planting to satisfy the mitigation requirement for the development

OTHER BUSINESS

1. **Update of Projects Initialized** – Jennifer Kinzer * *Information/Discussion*
2. **Director's Report** – Alyssa Sabetto and Jennifer Kinzer *Information/Discussion*

ADJOURNMENT

UPCOMING MEETINGS

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

*attachments

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

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