



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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
September 8, 2025, 6:00 PM

CALL TO ORDER AND ROLL CALL

OLD BUSINESS

1. **Black Rock PUD Remand** – Jill Baker * **Discussion/Action**
Recommendation regarding proposed changes to the approved Black Rock PUD Development Plan (AP2022-021) remanded from the Circuit Court to the Board of Zoning Appeals remanded to the Planning Commission

NEW BUSINESS

ORDINANCE MODIFICATION

1. **Alan F. Yost [OM-25-009]** – Misty Wagner-Grillo * **Discussion/Action**
Proposed Ordinance Modification from Section 318.1.A of the Subdivision Ordinance to subdivide a 10 acre lot for recreational or agricultural use; Location: South side of US Route 40, west of Orebank Road; Zoning: EC - Environmental Conservation
2. **Dinah Young [OM-25-011]** - Misty Wagner-Grillo * **Discussion/Action**
Proposed Ordinance Modification from Section 16.A.5 of the Subdivision Ordinance from the rear yard setback of 20-feet to 7.44 feet; Location: 1232 Hunters Woods Drive; Zoning: RS/PUD – Residential Suburban/Planned Unit Development overlay
3. **Jeannie Thompson [OM-25-010]** - Misty Wagner-Grillo * **Discussion/Action**
Proposed Ordinance Modification from Section 16.A.5 of the Subdivision Ordinance from the rear yard setback of 20-feet to 7.90 feet; Location: 1231 Hunters Woods Drive; Zoning: RS/PUD – Residential Suburban/Planned Unit Development overlay

OTHER BUSINESS

1. **Proposed Text Amendment [RZ-25-007]** – Kyla Shingleton * **Information/Discussion**
Proposed text amendment to address low intensity fowl operations
2. **Proposed Text Amendment [RZ-25-009]** - Kyla Shingleton * **Information/Discussion**
Proposed text amendment to address junk and junk vehicles, as nuisances, on private property
3. **Update of Projects Initialized** – Jennifer Kinzer * **Information/Discussion**

ADJOURNMENT

UPCOMING MEETINGS

1. October 6, 2025, 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.

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August 2025

**STAFF REPORT AND ANALYSIS OF REMAND
BLACK ROCK PUD MAJOR VS. MINOR CHANGE
Circuit Court Case No. C-21-CV-22-00424**

Background: Starting in early 2021, Dan Ryan Builders (DRB) showed interest in purchasing land owned by Black Rock Holding II, LLC (Black Rock) for the purpose of developing a Planned Unit Development (PUD). Between February 2021 and March 2022 DRB submitted three (3) different amended versions of a development plan that was approved for the Black Rock PUD. The third revised plan, referred to as the “Third Proposed Amendment” was presented to the Washington County Planning Commission (Commission) at their regular meeting on April 4, 2022. The Commission decided that the changes proposed would be considered a minor change to the approved development plan and would therefore not require a new public hearing.

The Commission’s decision was appealed to the Washington County Board of Zoning Appeals (BZA) by Mt. Aetna Advocacy Group, et. al (Mt. Aetna). The BZA held two (2) public hearings to take testimony on the appeal. At the end of the 2nd hearing on August 18, 2022, the BZA deliberated and determined that the Commission did not err in their interpretation that the proposed changes to the PUD development plan were minor and affirmed the Commission’s decision.

Mr. Aetna then appealed the BZA opinion to the Circuit Court of Washington County, Maryland. After a hearing and deliberation, the court issued its opinion on April 1, 2024, and found that the decision of the BZA lacked sufficient evidence to support their conclusions and remanded the issue for further review. The Circuit Court decision was appealed by the DRB group to the Appellate Court of Maryland, but the case was voluntarily dismissed in October 2024.

With the Circuit Court opinion remaining in force, the BZA held a public hearing on March 19, 2025, to review and deliberate upon the remand. They determined that the evidence noted by the court opinion as insufficient related to findings that were initially made by the Commission. The BZA therefore has remanded the issue to the Commission for further evaluation.

Staff Report: There were four (4) distinct issues that were presented by Mt. Aetna to the court for judicial review. The issues deliberated by the Circuit Court are as follows:

1. *Has the Black Rock PUD expired because the March 2, 2020 Planning Commission Development Plan approval was expressly “effective for a period of two years,” thereby expiring on March 2, 2022?*

2. *Is the Black Rock PUD valid or invalid?; did Black Rock fail to comply with the Washington County Zoning Ordinance sections:*
 - a. *Section 16A. says that a PUD [such as Black Rock PUD] “shall maintain validity in accordance with this Article.” [emphasis added].*
 - b. *Section 16A.6.e. says that “Submission and Approval Timeframes” must be followed for the PUD “to maintain [it’s] validity.”*
 - c. *Section 16A.6.e.3. requires that “[f]ollowing approval of the Final Development Plan, the applicant shall submit a Site Plan or Subdivision within six (6) months for the entire PUD or for any phase for Planning Commission review.” [emphasis added].*
 - d. *Section 16A.6.e.3. also requires that after the submission of the site plan or subdivision within 6 months of approval for Planning Commission review that “construction shall begin within one (1) year of Site Plan or Subdivision Approval.” [emphasis added].*
 - e. *Section 16A.6.e.3. conditions extensions of the specified time frames by stating that “[r]equests for extension may be granted by the Planning Commission for good cause.”*

Is the Black Rock PUD invalid such that the Board of Appeals erred as a matter of law in affirming the Planning Commission's approval of Black Rock's 2022 Third Proposed Amendment to the previously approved PUD?

3. *Was there a violation of Zoning Ordinance Section 24.4(b) which says “[a]n application for site and/or development plan approval for [a PUD district] shall not be accepted for filing by the Commission if the application is for approval of the whole or part of any land, the approval of which has been denied by the Commission, within twelve (12) months from the date of the Commission's decision.”?*
 - a. *Was there a violation of 24.4(b) when the Planning Commission accepted/addressed the following:*
 - i. *A February 16, 2021 First Proposed Amendment to the concept plan [which was deemed a major change and denied after a public hearing];*
 - ii. *a December 30, 2021 Second Proposed Amendment [which was deemed a major change and then withdrawn by Black Rock before the public hearing]; and*
 - iii. *the March 7, 2022 Third Proposed Amendment [deemed a minor change and the subject of this appeal]?*
4. *Is the Black Rock March 7, 2022, Third Proposed Amendment to the 2002 approved PUD a minor change as found by the Planning Commission and affirmed by the Board of Appeals or is it a major change such that there was error in affirming the Planning Commission's determination that the Third Proposed Amendment was a minor change?*

Analysis: Staff offer the following information and analysis related to court opinion and remand instructions. It is strongly recommended that Commission members review the Circuit Court Opinion for Case No. C-21-CV-22-00424 in its entirety to gain further context on each issue discussed.

Issue 1: *Has the Black Rock PUD expired? And thus, did the BZA err in affirming the Commission finding that the changes proposed in the 3rd revision to the approved development plan were minor?*

As part of the court's opinion the court opined that " Even the 'effective for a period of two (2) years' does not expressly purport to create an expiration of the 2002 PUD existence, it instead expressly states that the DP-20-001 "Development Plan approval" "is effective for a period of two (2) years. This does not create an expiration of the PUD which was approved in 2002 by the County Commissioners." (Page 20 of 87)

Furthermore, the court found that "As to this specific issue, the Board of Appeals decision is affirmed." (Page 21 of 87)

Staff recommendation: Because the court has affirmed the BZA on this issue, no further analysis or deliberation is required for this issue by the Commission.

Issue 2: Is the Black Rock PUD invalid? And thus, did the BZA err in affirming the Commission finding that the changes proposed in the Third Proposed Amendment to the approved development plan were minor?

While the zoning ordinance does not expressly state that a Development Plan can expire, it does clearly state that there are criteria that must be met for the PUD Floating Zone to maintain its validity. Specifically, Mt. Aetna referred to the criteria listed in Section 16A6.e that identify submission and approval time frames. They are as follows:

1. *Preliminary Development Plan Review and Approval:* The applicant shall submit the Preliminary Development Plan within six (6) months of the decision by the Board of County Commissioners to approve the major change to the Concept Plan.
2. *Final Development Plan Review and Approval:* Following approval of the Preliminary Development Plan, the applicant shall submit the Final Development Plan within six (6) months for Planning Commission review.
3. *Site Plan and/or Subdivision Review and Approval:* Following approval of the Final Development Plan, the applicant shall submit a Site Plan or Subdivision within six (6) months for the entire PUD or for any phase for Planning Commission review and construction shall begin within one (1) year of Site Plan or Subdivision Approval.

Below is a timeline of applications that show the milestones/criteria met by the Black Rock PUD project.

- November 19, 2002 the Board of County Commissioners (BoCC) approved the PUD zoning for Black Rock.
- A Preliminary Development Plan was submitted on May 16, 2003 (met 6 mo. requirements). The plan approved on February 24, 2005.
- A Final Development Plan was submitted on March 10, 2005 (met 6 mo. requirement). The plan was approved on May 1, 2006.
- A Preliminary Subdivision Plat for Phase I was submitted on May 24, 2006 (met 6 mo. requirement). The plat was later voided.
- A Site Plan was submitted for the PUD Community Center on May 24, 2006 (met 6 mo. requirement). The plan was approved on February 27, 2009.
- Construction never commenced and no extensions were granted.

- Several other plats and a revised development plans were submitted and some approved between 2009 and 2020. None of the projects commenced construction activities.

Staff Recommendation: In light of the court’s conclusion that the PUD Development Plan expiration is separate and apart from determining the validity of the zoning; and after review of the Black Rock PUD project timeline, Staff believe that the PUD floating zone should be found invalid. As such, the Planning Commission could present this evidence to the BoCC and request that the PUD floating zone be removed and that the underlying zoning district of Residential Transition (RT) be reinstated.

Issue 3: Was there a violation of the Zoning Ordinance as it pertains to the amount of time required between applications when denial occurs?

The court opinion found the staff explanation of the development plan approval process to be confusing. It was interpreted by the court that the findings presented as part of the testimony insinuated that “...Black Rock could file unlimited requests for amendments...”. The court remanded the issue back for specific findings of fact and analysis under Section 24.4(b) including:

- a) Whether the March 7, 2022, Third Proposed Amendment was “An application for site and/or development plan approval for [PUD] Districts” and, if so
- b) Whether the March 7, 2022, Third Proposed Amendment application “was accepted for filing by the Commission”
- c) Whether “the application is for approval of the whole or part of any land, the approval of which has been denied by the Commission, within twelve (12) months from the date of the Commission's decision.”

Staff acknowledge that the use of the term ‘applicant’ has been used several times to describe the request being made by DRB. Staff drafted a memo to the Planning Commission that was included within the April 4, 2022 agenda packet that gave a brief history of events that had led up to the current request. DRB is referred to as the applicant several times. As part of the meeting, and included within the minutes (excerpt below), DRB is again referred to as the applicant. It’s reasonable to assume that this description of the developer would lead someone to believe that an actual application was made.

OTHER BUSINESS

Black Rock PUD Revision

Ms. Baker presented for review a request for a determination of a minor vs. major amendment to the approved Black Rock PUD development. In February, the developer proposed a revision to the existing approved development plan of 595 units. At that time, the developer wanted to cluster the units in a different configuration. The Planning Commission reviewed this request and determined this was a major change to the approved plan and advised the applicant that a new public hearing process would be

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necessary to evaluate the proposed revision. The applicant has taken the Planning Commission's comments into consideration and has submitted a new revision to the approved plan. Staff has reviewed the new revision and notes that the applicant has spread the development over the entire parcel rather than clustering. The number (595) and types of residential units and amenities are similar to the approved development plan but in a different configuration.

Discussion and Comments: Mr. Wiley asked if the proposed changes have been dictated by the current market trends. Ms. Baker stated that is the case.

There was a brief discussion regarding the location of the various types of housing and it was noted there is more open space on the revised plan. There was discussion regarding the need for a water tower. Mr. Sassan Shaool was present at the meeting. He stated that land has been set aside for a water tower if the need arises; however, the County has not asked for a water tower to be constructed.

Motion and Vote: Mr. Semler made a motion to deem the revised plan as a minor change to the approved development plan. The motion was seconded by Mr. Goetz and unanimously approved.

However, no formal application was submitted by DRB as part of the request. The plans submitted by DRB were concept in nature; no application was submitted, no fees were paid, no records were initialized, and plans were not sent out for agency review. The action sought by DRB was to determine if the concept plan presented was put forward as a formal submittal to amend the approved development plan would the changes be considered major or minor change. No approval action was asked for or taken to formally change the approved development plan. Section 24.4 of the Zoning Ordinance applies to formal approval or denial decisions. Since no formal approval or denial action was taken, the review of the Third Proposed Amendment was not in violation of Section 24.4.

To further support this finding, we point to the fact that there is a defined process for this type of review by the Planning Commission. There is an adopted policy that allows developers to submit concept plans for cursory review by the Planning Commission prior to significant investment in engineered plans. This process is called 'Initial Advice'. An excerpt from the policy is shown below. The full content of the policy can be viewed on Planning and Zoning's website at https://www.washco-md.net/wp-content/uploads/commiss_pol_res.pdf.

Policy #25

In order to provide improved service and guidance to the citizens of Washington County, streamline the development review process, improve the outcome of future land use and

development projects, and accommodate requests of the development community for preliminary input during early stages of the design process, the Planning Commission adopts this policy to govern an additional category of Planning Commission meeting agenda items to be known as INITIAL ADVICE.

The purpose of the designated agenda time will be to provide a limited opportunity for those who expect to seek future Planning Commission approval, an opportunity to seek early advice on certain aspects of a design proposal or on proposed methods of complying with regulations. The intention of this policy is to provide preliminary advice about subdivision plats, site plans, and other plans specified by ordinances that govern land development prior to a significant investment in detailed final designs.

This was the policy being used to process DRB's different requests for potential changes to the approved Development Plan. Admittedly, the request was not specifically listed under an agenda title of 'Initial Advise', however, it was listed under 'Other Business' and specifically delineated as a 'determination' not an approval or denial of formal amendment to the adopted development plan.

OTHER BUSINESS

1. **Black Rock PUD -** Determination of a minor vs. major amendment to the approved concept plan; Planner: Jill Baker * ***Discussion/Action***
2. **Update of Staff Approvals –** Jennifer Kinzer * ***Information/Discussion***

Excerpt of April 4, 2022 Planning Commission agenda

Staff Recommendation: Staff does not believe that the Planning Commission violated Section 24.4 of the Zoning Ordinance in reviewing the 3 amendments (February 21, 2021; December 30, 2021; March 7, 2022) to the Black Rock PUD Development Plan. Actions taken by the Planning Commission were for guidance only and did not approve or deny any changes to the existing approved development plan. Because each of these submittals requested guidance in determining next steps for the development, there is no violation of this section.

Issue 4: *Are the proposed changes in fact minor as determined by the Planning Commission and affirmed by the BZA?*

As part of the Circuit Court appeal, Mt. Aetna challenged the Planning Commission's determination and the BZA affirmation that the proposed changes to the approved Black Rock PUD Development Plan were in fact minor. They argued that the following changes, individually and collectively, are major changes to the existing approved PUD Development Plan. The court agreed and remanded this issue back to the BZA for further analysis, who in turn have remanded the issue back to the Planning Commission.

Argument 1: Differences in the configuration, including “concentrating all zero-lot line/townhomes and semi-detached/duplex houses in the southeastern corner of the Property, as opposed to throughout the entire Property.”

Argument 2: Clustering 485 dwellings on less than half of the Property as opposed to spreading throughout.

The court combined arguments #1 and #2 in their findings but also referred to discussions in other sections that relate to Mt. Aetna's arguments. This initial evaluation from the court was a statement that basically associated denser development creating a more crowded experience for PUD residents. It noted that more concentrated residences would equate to more cars, more people, more infrastructure impacts and potential increases in petty crime.

The arguments made by Mt. Aetna related to these two questions have a broad range of issues that can contribute cumulatively to the argument. Analysis of these issues will be found in various sections later in this report.

Argument 3: Reducing estimated average daily water/sewer use from 300 gallons to 200 gallons per dwelling with no rationale is a major change.

The court agreed with Mt. Aetna's argument that a change from 300 to 200 gallons per unit is a significant change and that further analysis is needed to justify why this is not a significant change.

When analyzing wastewater usage, Washington County, like most jurisdictions, use a standardized unit of measure known as an Equivalent Dwelling Unit (EDU). It represents an estimate of the wastewater produced by one single family dwelling unit. Washington County defines one EDU to be equivalent to 200 gallons per day/per unit. As shown in the excerpt below, this standardized measure is defined as part of the adopted rate schedule for utility services. The full document may be viewed online at <https://www.washco-md.net/wp-content/uploads/RS-2025-21.pdf>.

Commercial II - Commercial customers (3 or more EDU's)
Deduct Meter Fee - Metered water that does not enter the sewer system and is not conveyed to the treatment plant. For example, fountain soda machines at a convenience stores. The meter is read quarterly and deducted from the sewer bill.
EDU - The Equivalent Dwelling Unit is a unit of measure used to equate flow demand to an equivalent of one single family home. An Equivalent Dwelling Unit is assumed to be equal to 200 gallons each per day of water use and sanitary sewage production.
Infrastructure Management Program Fee - This fee provides for upgrades to the wireless communications infrastructure on Washington County owned sewer systems (Emergency Alarms & Communications).
Joint Sewer Service Connection Fee - Sewer service connection fee for areas jointly served by the City of Hagerstown and the Wash. Co. Dept. of Water Quality. For Example, Maugansville, Fountainhead & Pangborn. This fee helps offset the capital costs of upgrading the sewer system and for

There is no record of why the previous developer used 300 gallons daily usage per day. As stated, this is not the standard by which Washington County defines average daily utility usage.

Staff Recommendation: Without reasoning behind the 300 gallon per day estimate made by the previous developer, it is impossible to know why they chose this figure. Based upon the Third Proposed Amendment changes, Staff has no reason to assume that the rate of 200 gallons per day would not be appropriate based on long established county policies for standardized measures of EDUs. We do not believe that this would equate to a major change.

Argument 4: Reduction stormwater management areas;

The court concluded that “not much evidence [was] presented on this issue, and on sufficiency of the stormwater management plan. These details will likely be dealt with at a later stage of the development process.”.

Staff Recommendation: The court doesn't seem to accept this point as a reason for determining whether the change was major or minor. No further analysis is needed.

Argument 5: An over 50% reduction in space for recreational amenities [the 2002 Phase 1 amenities construction of almost 8 acres of recreational amenities, is reduced to 3.5 acres of recreational amenities to be built at an unspecified later time, with only the "public park" scheduled to be built in Phase 2];

Mt. Aetna argued that the amenities shown on the 2002 Preliminary Development Plan for Black Rock PUD created "a country club atmosphere" by including amenities such as tennis courts, a club house, a swimming pool, a gazebo, 6 tot lots, a basketball court and landscaping. They state in their argument that the Third Proposed Amendments calls for amenities that would include flexible open play areas, playground with equipment, multipurpose courts and a pool with restrooms. As part of the 2002 plan, a total of 8 +/- acres were proposed to be dedicated to amenities while the Third Proposed amendments on show 3.64 acres. A reduction of over 50%.

What the Mt. Aetna and court failed to consider is that the 2002 Development Plan for the Black Rock PUD was amended in 2020 to convert the community center lot containing 7.37 acres to an 8-lot residential subdivision. This conversion left only small tot lots scattered among the development as amenities. So, in fact, the Third Proposed Amendment reinstated many of the lost amenities that occurred as part of a previous decision.

Not discussed, but relevant to the conversation, is the existence of a regional county park directly across the road from this development. Washington County Regional Park includes amenities such as softball fields, a modular playground, specialized playground equipment for the disabled and handicapped, tennis courts, basketball courts, and a 36-hole disc golf course. While the amenities of the park should not supplant any need for amenities within the development, but it does offer other opportunities not even planned for in the 2002 plan.

They also argue that DRB proposed to move the construction of amenities to Phase 2 of the project thereby delaying implementation for an unspecified period of time. This is not an uncommon occurrence in the development of larger subdivisions. The initial phase of the development is what builds the demand for the amenities. It can also have an affect on the types of amenities that are constructed, and in what order. Building amenities before housing units are constructed and lived in is impractical.

Staff Recommendation: Since the Third Proposed Amendment showed potential reinstatement of amenities lost to a previous decision made in 2020, Staff does not believe that there was a reduction or delay of amenities that would contribute to the reasoning that changes in amenities would result in a major change.

Argument 6: Changes in the heights of townhomes [17% increase in height] and multi-family buildings [27% percent increase in height].

The court opinion focuses its deliberation on Section 16A.4(g) of the Zoning Ordinance. This section discusses basic design standards that should be evaluated when reviewing development plans for a PUD

including building height. Two specific statements are made in this section that the court focused on as reasoning for its opinion.

First, the opening sentence of Section 16A.4 says, “These standards are intended to ensure that the PUD is compatible with neighboring properties and **that it provides a quality living environment for its residents.**” [Emphasis added by the court] The court supplied significant discussion on this general statement. The deliberations were very generalized in nature in discussing how different types of homes can create a different aesthetic, feel and or atmosphere.

The second part of this section that the court focused on was the statement that **“In review of a Planned Unit Development, the Planning Commission may waive or modify the area, yard, height and other design requirements for the different types of development only if such modification will increase the amenities of the development.”** [Emphasis added by court].

There is some level of agreement by Staff that residential density does have inherent qualities that people can feel attracted to or not. We disagree that building height correlates directly and absolutely to the concept of ‘feel’. The opinion of the court assumes a worst-case scenario situation where the developers would try to ‘maximize their profit’. If this is the position from which to compare building heights, then we must also apply the same assumptions to the properties that adjoin the proposed development.

Regarding the townhouse portion of the development, the developer has requested a maximum building height of 42 ft. Per the judicial notice used by the court in this opinion, assuming that one-story is generally 11 ft., this means that the townhouse, even with a flat roof, could not exceed 3 full stories. In comparison, a single-family home in an adjacent RT zoning district would have a maximum height limit of 35 ft. Using the same assumptions, the single-family home would also be limited to 3 full stories. So, the difference in height would likely be offset by the type of roof that was installed on the home. More than likely, the homes will be built the same way with the same story heights so that the façades would match but the roof of the townhouse have a peak whereas the single-family home would have a flat roof.

Another factor that can play a significant role in the comparison of building height is topography. Depending on the location of the different types of dwelling units, they may have the appearance to be the same height even though they aren’t. This was not considered as part of the court analysis.

Regarding the apartment/condo comparison of the two plans. The developer requested a change in building height from 40 ft to 55 ft. Using the same analysis as the townhouse portion of the development, this request could increase the number of stories from 3 full stories (with a 40 ft. height limit) to 5 full stories (with a 55 ft. height limit). In addition, after further evaluation, Staff found that within the Residential Multi-family zoning district, apartments have a maximum height limitation of 50 ft. Based on the language above associating height modifications to amenities provided, further discussion should be held by the Commission evaluating the request for more height compared to the amenities provided.

Staff Recommendation: While Staff does not agree with the court’s opinion that the request to add 7 ft to the maximum building height for townhouses would equate to a major change, we do agree that the

modification proposed for the maximum building height for apartment buildings may be seen as a major change. Staff recommend that the Planning Commission discuss this issue in further detail and provide an explanation of their determination.

Argument 7: The difference in the phase implementation from 2002 to 2022, which Petitioners assert significantly exceeds the dwelling units per acre in the first two phases.

As part of the court's analysis, focus was put on Section 16A.4(j) that states, "In order to ensure that the PUD develops uniformly, each phase shall independently conform to the density established by the Planning Commission for the PUD tract". A Black Rock representative argued that the approved 2002 PUD development plan also showed that individual phases would not meet the standard set in the ordinance so the assumption would be that the Planning Commission would defer enforcement of the density requirements in the plan review stages.

The court did not agree with the arguments posed by Black Rock and found that the plain language of the law is unambiguous. Section 16.4(j) is very clear that each phase of the development must develop at or lower than the overall residential density of the entire PUD.

Staff Recommendation: Staff agree that there appears to be a violation of Section 16.4(j) because the Third Proposed Amendment clearly showed residential densities in some sections of the plan that would exceed the density proposed for the entire development. Whether this should be considered a 'change' in the plan is debatable. It would be more accurate to state that this was a violation that should have been addressed upon submission. Regardless, an error seems to have occurred that needs to be addressed by the Commission.

In addition to the 7 arguments made by Mt. Aetna, the court went into further discussion about other aspects of the Third Proposed Amendment that brought them to the conclusion that the project should be considered a major subdivision. The following issues were discussed.

Court Argument 1: Should the adequacy, or lack of adequacy, of public facilities/infrastructure be considered, including adequacy of: schools, water generally, water for fire suppression, sewer, roads and emergency services?

Mt. Aetna argues that the adequacy of public facilities is an important factor in the deliberation of whether the change is major or minor. Black Rock argued that public facilities/infrastructure cannot be considered at this stage in the development process. The court found that, "The Planning Commission did not make the required findings of fact or perform the required analysis as to adequacy of public facilities/infrastructure as required under 16A.5 and 16A.4." Analysis and findings of fact must take place as part of this remand.

PUD Development Plans are intended to be conceptual in nature. The complexity of a large residential project requires sequential steps that provide the developer with continual information and feedback so that they can determine the physical and/or financial repercussions of a project. By getting this feedback, developers can begin estimating development costs without significant investment in studies and engineering costs. This is not to say that a concept/development plan should not provide some analysis of infrastructure impacts.

The court also found that it didn't seem 'fair' to have a developer invest resources into a concept plan that has the potential to be stopped later down the road due to a lack of adequate facilities. While this statement has some validity, there is an inherent risk in any investment made in a project. Staff agree that an analysis of infrastructure should be done early in the process to determine potential impacts and costs to the developer. However, it is important to note that PUDs tend to be long-term projects and that conditions/adequacy are constantly changing. So, even if the developer sufficiently addresses adequacy concerns at the earliest stages of the development, conditions could change to the point that later in the development process, they could be stopped anyway.

Maryland is a late vesting State, meaning that development rights are not vested until final approvals and recordation are complete. This provides assurances to local governmental agencies that appropriate measures are taken to ensure that impacts from development on local resources are adequately addressed at the time the development occurs.

As part of Staff's analysis, previous development plans, site plans and subdivision plats associated with this PUD were taken under consideration. All the information related to review comments, meeting minutes, approvals and recorded plans are publicly available for anyone to review. It is assumed that the developer conducted proper due diligence on the development that would have revealed this information.

Staff would also like to point out that the court references concerns expressed by the Board of County Commissioners (BoCC) as part of their deliberations on a rezoning case held in 2021. Staff suggest that this is not a fair comparison. The development plan provided to the BoCC proposed an increase of dwelling units from 595 to over 1100. The Third Proposed Amendment of the Black Rock PUD only proposes 585 units. Obviously, the significant increase in units would more severely impact infrastructure in the area. The Third Proposed Amendment mimics the number of units proposed under the initial development plan that was approved by the BoCC.

Staff offer the following analysis for consideration by the Planning Commission.

Public water infrastructure and capacity including fire suppression.

Public water service in this area is supplied by the City of Hagerstown. As part of the April 4, 2022 Planning Commission meeting there was discussion about water supply in that area. Significant discussion was held regarding known issues related to water pressure both in individual homes and in the fire suppression system. The city acknowledged that there is water service in the area and that extension would be possible. It was noted that water capacity was available, however, as with all development in the city and county, allocation is on a first-come, first-served basis.

Regarding the water pressure issue, the developer stated that they had talked with the City about the water issues in the area and that they had set aside land for a potential water tower to address the pressure issue for both homes in the area and the fire suppression system. (see excerpt of

Planning Commission minutes from April 4, 2022, below). It was also acknowledged that they would have to pay for the construction of the tower.

Discussion and Comments: Mr. Wiley asked if the proposed changes have been dictated by the current market trends. Ms. Baker stated that is the case.

There was a brief discussion regarding the location of the various types of housing and it was noted there is more open space on the revised plan. There was discussion regarding the need for a water tower. Mr. Sassan Shaoal was present at the meeting. He stated that land has been set aside for a water tower if the need arises; however, the County has not asked for a water tower to be constructed.

Excerpt from April 4, 2022 Planning Commission Minutes

Staff Recommendation: Staff believe that the level of research and collaboration done with the water service provider (i.e. setting aside land for the construction of a water tower) could reasonably address impacts on public water and fire suppression systems.

Road Networks

A traffic impact study was completed by DRB in 2022 as part of the rezoning request to increase density. This study provided a more current analysis of existing traffic than the one completed in 2002. It also included an analysis of future impacts on infrastructure once the development has been built out. The analysis was done as though the PUD would be expanded to 1,148 units. The result of the study indicated that significant improvements would need to be made by the developer along Mt. Aetna Road and at the intersection of Mt. Aetna and Robinwood Drive.

Even with the improvements that would be required, the BoCC found that the traffic would be overwhelming to the system and denied the application for 1,148 units. As a result, the developer reduced the total number of units back down to 585 units. It is unclear if there has been a new traffic study for lot reduction but it's logical to assume that improvements will still be needed but potentially less extensively. Therefore, the developer would already have an estimate of cost that factored into their decision to amend the plan back down to 585 units.

Staff Recommendation: Because the Third Proposed Amendment asked for fewer units at the same residential density as the original approved development plan, it is logical to deduce that traffic impacts would be the very similar between the two developments. Therefore, we believe that the developer has adequately addressed issues related to road networks through a traffic study analysis.

School Adequacy

The Black Rock PUD is split between multiple school districts. This bifurcation is because the PUD was proposed across two separate parcels. The parcel located adjacent to the existing Black Rock PUD (parcel 1) is in the Greenbrier Elementary and Boonsboro Middle and High attendance districts. The parcel immediately adjacent to the north (parcel 2) is in the Ruth Ann Monroe Primary, Eastern Elementary and Smithsburg Middle and High school attendance areas.

A breakdown of units by dwelling type and number of students produced per school district is shown below.

Estimated Number of Units per School District				
	Single Family	2 Family	Townhouse	Multi-family
Greenbriar/Boonsboro	80	68	17	0
RAM/EE/Smithsburg	75	0	143	160
Total	155	68	160	160

Estimated Number of Students Produced by School District					
Ruth Ann/Eastern	Smithsburg Middle	Smithsburg High	Greenbrier	Boonsboro Middle	Boonsboro High
128	51	52	84	42	42

In June of 2022 the Washington County Public School system reported school enrollment figures for each attendance zone for this development as shown in the chart below. Each school had some level of available capacity at that time. The new students produced from the PUD were added to the June 2022 enrollment to show what would happen if all the new students entered the school system at that specific moment in time.

In the chart below, Staff has put together a very rudimentary and simplistic analysis that provides a general idea of potential impacts that may happen with the build-out of the PUD. There are several factors that can cause fluctuations in these calculations. Issues like birth rates, death rates, in-migration, out-migration, other pipeline development, pupil generation rates, and redistricting are a few examples.

Analysis of Changes to Capacity with New Students from PUD						
	Enrollment	State Rated Capacity	% of Capacity	Students Produced by the PUD	Enrollment + New Students	% of Capacity
Ruth Ann Monroe	629	692	90.9%	64	693	100.1%
Eastern Elementary	436	572	76.2%	64	500	87.4%
Greenbrier Elementary	243	274	88.7%	84	327	119.3%
Smithsburg Middle	529	839	63.1%	51	580	69.1%
Smithsburg High	722	897	80.5%	52	774	86.3%
Boonsboro Middle	596	870	68.5%	42	638	73.3%
Boonsboro High	824	1098	75.0%	42	866	78.9%

While these numbers give a starting point for determining adequacy, it should be assumed that there is other pipeline development existing within these school districts that would contribute to an increase the overall capacity figure.

Generally, we can see that the inclusion of students from the PUD would likely have the most impact at the elementary school level with Greenbrier being the most impacted. Adequacy at the middle and high school levels would likely remain adequate.

The APFO states that any new residential development that causes school capacity to exceed 100% (90% for elementary school) shall not be approved unless a mitigation plan is reviewed and approved by the BoCC. To streamline the mitigation process, there is a mitigation method included within the APFO that allows a development to move forward without an individualized mitigation plan so long as the development does not cause the school districts to exceed 120%. This mitigation method is known as the Alternate Mitigation Contribution (AMC). It allows developers to pay a fee toward school construction and maintenance costs that could assist the county in building the revenue needed to support school infrastructure.

As previously noted, these figures assume that all the development within the PUD would build-out and enter the school immediately. Some amount of leniency should be given knowing that the PUD is a long-term development that is estimated to take at least 10 years to build out. Each phase of the development will be tested at the time of subdivision/site plan application to ensure that the number of students produced will meet school adequacy standards.

In addition, at the time the Third Amended Proposal was submitted, the adopted Capital Improvement Program (CIP) included within the document funds allocated for a project to build a new elementary school that would replace Greenbrier and Old Forge Elementary Schools and add new capacity. So, some assumptions could be made that by the time the development reached full build-out there is the potential that a new school could be built.

Staff Recommendation: Due to the longevity of the project, many variables can change the school adequacy calculations over time. The introduction of a new replacement school for Greenbrier Elementary provides an example of how conditions can change over time. The APFO states that development will be tested at concept plan, preliminary plat, and at final plat stage. That gives the developer advanced notice of school adequacy so that they can appropriately plan for mitigation if needed. We have sufficient confidence that the development will adhere to the regulations in the APFO and take appropriate measures to address any issues so that they can obtain development approvals.

Court Argument 2: Black Rock's 2022 Third Proposed Amendment frontloads most of the high-density building into Phases 1 and 2. In other words, the 2022 Amendment includes a significant increase in the dwelling units per acre for Phases 1 and 2 from the 2002 approved plan.

As part of the opinion the court compared the number of units from the 2002 plan vs. the 2022 plan (see chart below).

	Phase 1	Phase 2	TOTAL[1&2] Units	CumDUA	Phase 3	TOTAL
2002	155 Units	210 Units	365 Units	2.4 DUA	230 Units	595 Units
2022	183 Units	302 Units	485 Units	5.5 DUA	100 Units	585 Units

Staff Recommendation: It can be seen from the chart that significant differences are proposed in Phases 2 and 3. In addition, the dwelling units per acre highlight previous analysis in this report noting that the proposed dwelling units per acre are in violation of Section 16.4(j). Based on the analysis shown on the chart, it does appear that the 2022 plan does create a ‘frontloading’ situation.

Court Argument 3: The change from a 10-year build-out plan in the 2002 plan to a 6 year build-out plan is significant in its concentrated impact on public facilities/infrastructure.

As stated in previous analyses in this report, this is another instance of Mt. Aetna and the court failing to recognize that the 2002 plan was amended in 2020. As part of that amendment, the developer changed the build out period for each phase that added up to a proposed buildout of 12 years.

<i>DEVELOPMENT SCHEDULE</i>	
PHASE 1-A (127 DWELLINGS, ACTIVE RECREATION FACILITIES).....	2009–2011 (3 YEARS)
PHASE 1-B (35 DWELLINGS).....	2012–2013 (2 YEARS)
PHASE 2 (220 DWELLINGS).....	2014–2016 (3 YEARS)
PHASE 3 (203 DWELLINGS).....	2017–2020 (4 YEARS)

Staff Recommendation: Regardless of the stated build-out periods, it should be acknowledged that these are estimates. Build-out of a long-term development is subject to numerous variables that impact the amount of time for build-out of each phase. Examples of variables that can impact the build out timelines include market conditions, housing demand, weather, and unforeseen field conditions. Past projects similar to the PUD have consistently varied from original timeframes due to unforeseen issues. Staff do not believe that a change in phasing timelines rises to the level of a major change.

Court Argument 4: The change from the 2002 condominiums and townhomes as a “gated community” to a community that is not gated is a major concept plan change.

The court analyzed the characteristics and advantages of a gated community regarding safety, privacy, amenities, and property values. They found that the change from a gated community to a non-gated residential area would be a major change in the plan.

While gated communities do provide certain advantages, they are not required by the zoning ordinance. In addition, the functionality of housing within gated communities is identical to those that are not. The units will produce the same number of vehicle trips per day, the same number of students, and need the same level of services.

Developers are granted a certain level of discretion in the design of their projects. It is reasonable to assume that a developer would conduct an analysis to determine the types of housing that would be appealing and marketable before planning the development.

Therefore, it would be illogical to assume that a developer would produce units that weren't competitive in property value to other similar types of development in the community.

While there is a certain amount of discretion for the developer, good planning practices state that there should also be some level of compatibility. Both the 2002 plan and the 2022 plan show the multi-family units in the same location that create separation from the single-family homes located in Black Rock Estates. Both plans also show single-family lots adjacent to the existing single-family lots in Black Rock Estates. Staff believe that amending the plan to show the multi-family area from being gated to un-gated does not equate a major change.

Court Argument 5: The change from the 2002 “condominiums” to the 2022 “multi-family” is a major change.

Analysis by the court in its opinion focused on the issue of homeownership vs. rental units. It also noted that apartments tend to attract “... a more economically challenged group of residents”, that could negatively impact property values.

The assertions made by the court that apartments are generally rental units while condominiums are individually owned are accurate. However, the assumption that condominiums would be owner-occupied is not necessarily the case. There is always the possibility that they can be rented (unless expressly prohibited by the condominium association).

There has been a nationally recognized housing crisis in the United States. Housing has not only become less available, but it has also become less affordable. These factors have created a need in the market to build at a higher density to lower the cost of individual homes. This has also increased the need for additional rental units to help address issues of affordability. The argument is further supported in the analysis of Court Argument #6 below.

Staff Recommendation: Staff believe that the demand for housing affordability and housing demand in general dictate the need for a mixture of housing types including apartments. In addition, we find concern in the court's comments that multi-family rentals can attract “economically challenged” residents. While this may or may not be true, the inference that people in rental units are not socially engaged and need lower housing costs (thereby potentially lowering property values in the area) seems to be prejudicial. It contradicts the principles of the Federal Fair Housing Act that prohibits discrimination against certain classes of people.

Court Argument 6: The Ordinance dictates that changes to the approved PUD be in response to community needs and conditions. There is no evidence in the record that the proposed changes are responsive to community needs or conditions.

The court stated that the significant problem with this issue is that the BZA provided no evidence, data or information to conclude that the proposed changes are responsive to community needs or conditions. Instead, the BZA focused on the issue of accommodating a shift in market demand and community trends.

In the chart below is a comparison of some housing characteristics in Washington County between 2000 and 2022. The data has been compiled from Census data. The data shows that housing costs have significantly outpaced household income over the 20-year period. This has created an additional need for affordable housing which typically takes the form of smaller homes/dwelling units. Thus, creating a need for more multi-family housing typically in the form of townhouses and apartments.

Changes in Housing Characteristics between 2000 and 2022			
	2000	2022	
Total Housing Units	52,972	64,112	18.6%increase
Housing Vacancy Rates	6.10%	7.10%	1%increase
Annual Median Houshold Income	\$40,167	\$69,244	72.4%increase
Median Owner-Occupied Home Value	\$115,000	\$283,600	146%increase
Median Rent	\$412	\$985	139%increase

Regarding changing conditions within the community, this phrase typically refers to the social, economic, and physical environments in terms of where people live, work and recreate. The court in their argument, relies heavily upon the potential negative impacts of the multi-family residential area, noting that the builder will save money by degrading the living experience and property values of the PUD residents and surrounding neighborhoods. Specific examples given to support this argument included stripping away “luxurious” PUD amenities, increasing building heights (thus creating additional residents), turning condominiums into apartments, increasing density and eliminating the gated aspect of the multi-family section.

Staff Recommendation: All these issues brought up by the court have been previously analyzed in this report. To summarize these cumulative arguments Staff disagrees with the majority of the assertions that some of the changes add up to a major change in the development plan. Furthermore, the court noted that the BZA did not do enough research to support the affirmation of the Planning Commission decision related to the changing conditions within the community. We argue that the same is true of the court’s opinion. Assumptions were made that change to the multi-family residential area would equate to a degradation of the community socially and financially, but no analytical data was provided to support those assertions. Staff believe that upon further analysis, the amended PUD still responds to the changing needs and conditions of our community.

Summary of Staff Recommendations:

Questions for the Court:

Issue #1: Because the court has affirmed the BZA on this issue, no further analysis or deliberation is required for this issue by the Commission.

Issue #2: In light of the court's conclusion that the PUD Development Plan expiration is separate and apart from determining the validity of the zoning; and after review of the Black Rock PUD project timeline, Staff believe that the PUD floating zone should be found invalid. As such, the Planning Commission could present this evidence to the BoCC and request that the PUD floating zone be removed and that the underlying zoning district of Residential Transition (RT) be reinstated.

Issue #3: Staff does not believe that the Planning Commission violated Section 24.4 of the Zoning Ordinance in reviewing the 3 amendments (February 21, 2021; December 30, 2021; March 7, 2022) to the Black Rock PUD Development Plan. As instructed in Section 24.4(b) "An application for site and/or development plan **approval** [emphasis added]... shall not be accepted ... within twelve (12) months from the date of the decision. Actions taken by the Planning Commission were for guidance only and did not approve or deny any changes to the approved development plan. Because each of these submittals requested guidance in determining next steps for the development, there is no violation of this section.

Issue #4: Staff believe that after additional research and analysis that there are a few arguments made by Mt. Aetna and by the court that would be considered major changes between the Third Proposed Amendment and the 2002 approved PUD Development Plan. The final determination of major or minor change will need to be made by the Commission upon cumulative review of this report, acceptance of public testimony and deliberation of all of the evidence.

Mt. Aetna's arguments:

Arguments 1 and 2: The arguments made by the Mt. Aetna related to these two questions have a broad range of issues that can contribute cumulatively to the argument. Analysis of these issues will be found in various sections later in this report.

Argument 3: Without reasoning behind the 300 gallon per day estimate made by the previous developer, it is impossible to know why they chose this figure. Based upon the Third Proposed Amendment changes, Staff has no reason to assume that the rate of 200 gallons per day would not be appropriate based on long established county policies for standardized measures of EDUs. We do not believe that this would equate to a major change.

Argument 4: The court doesn't seem to accept this point as a reason for determining whether the change was major or minor. No further analysis is needed.

Argument 5: Since the Third Proposed Amendment showed potential reinstatement of amenities lost to a previous decision made in 2020, Staff does not believe that there was a reduction or delay of amenities that would contribute to the reasoning that changes in amenities would result in a major change.

Argument 6: While Staff does not agree with the court's opinion that the request to add 7 ft to the maximum building height would equate to a major change, but we do agree that the modification proposed for the maximum building height for apartment buildings may be seen as

a major change. Staff recommend that the Planning Commission discuss this issue in further detail and provide an explanation of their determination.

Argument 7: Staff agree that there appears to be a violation of Section 16.4(j) because the Third Proposed Amendment clearly showed residential densities in some sections of the plan that would exceed the density proposed for the entire development. Whether this should be considered a ‘change’ in the plan is debatable. It would be more accurate to state that this was a violation that should have been addressed upon submission. Regardless, an error seems to have occurred that needs to be addressed by the Commission.

Court Arguments:

The analysis and questions posed by the court seem to go beyond the formal arguments made by Mt. Aetna. However, they do correlate and add context to the points made by Mt. Aetna. These issues were remanded by the court for further review and deliberation. Staff have provided analysis and recommendations, however, each point should be reviewed and deliberated as part of the hearing process. Finally, the Planning Commission should affirm or overturn their previous decision based upon the information provided in this report.

Argument 1: As part of Staff’s analysis, previous development plans, site plans and subdivision plats associated with this PUD were taken into consideration. All the information related to review comments, meeting minutes, approvals and recorded plans are publicly available for anyone to review. It is assumed that the developer conducted proper due diligence on the development that would have revealed this information. Staff offer the following analysis for consideration by the Planning Commission.

- a. *Public water infrastructure and capacity including fire suppression.* Staff believe that the level of research and collaboration with the water service provider (i.e. setting aside land for the construction of a water tower) since the last amendment request could reasonably address impacts on public water and fire suppression systems.
- b. *Road Networks.* Because the Third Proposed Amendment asked for fewer units at the same residential density as the original approved development plan, it is logical to deduce that traffic impacts would be the same between the two developments. Therefore, we believe that the developer has adequately addressed issues related to road networks.
- c. *School Adequacy.* Due to the longevity of the project, many variables can change school adequacy calculations over time. The introduction of a new replacement school for Greenbrier Elementary provides an example of how conditions can change over time. The APFO states the developments will be tested at concept plan, preliminary plat, and at final plat stage, the developer will have advanced notice of school adequacy and can appropriately plan for mitigation if needed. We have sufficient confidence that the development will adhere to the regulations in the APFO and take appropriate measures to address any issues so that they can obtain development approvals.

Argument 2: It can be seen from the chart that significant differences are proposed in Phases 2 and 3. In addition, the dwelling units per acre highlight previous analysis in this report noting that the proposed dwelling units per acre are in violation of Section 16.4(j). Based on the analysis shown on the chart, it does appear that the 2022 plan does create a ‘frontloading’ situation.

Argument 3: Regardless of the stated build-out periods, it should be acknowledged that these are estimates. Build-out of a long-term development is subject to numerous variables that impact the amount of time for build-out of each phase. Examples of variables that can impact the build out timelines include market conditions, housing demand, weather, and unforeseen field conditions. Past projects similar to the PUD have consistently varied from original timeframes due to unforeseen issues. Staff do not believe that a change in phasing timelines rises to the level of a major change.

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Argument 6: All these issues brought up by the court have been previously analyzed in this report. To summarize these cumulative arguments Staff disagrees with the majority of the assertions that some of the changes add up to a major change in the development plan. Furthermore, the court noted that the BZA did not do enough research to support the affirmation of the Planning Commission decision related to the changing conditions within the community. We argue that the same is true of the court’s opinion. Assumptions were made that change to the multi-family residential area would equate to a degradation of the community socially and financially, but no analytical data was provided to support those assertions. Staff believe that upon further analysis, the amended PUD still responds to the changing needs and conditions of our community.

Respectfully submitted,

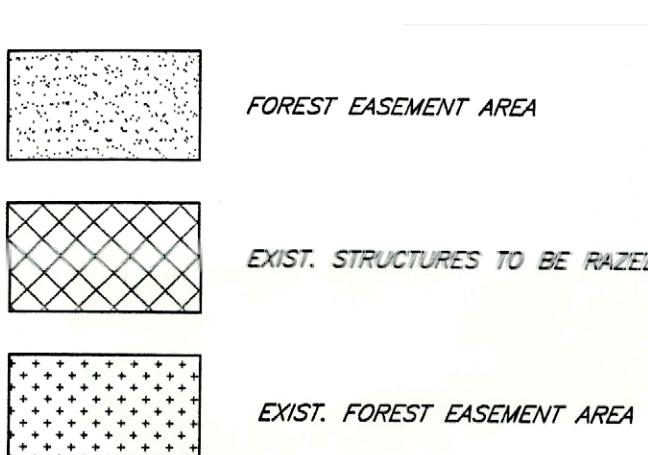
Jill Baker, AICP
Director

DISTING ZONING:		T.U.D.-RESIDENTIAL PLANNED UNIT DEVELOPMENT	
PROPOSED ADDRESS:			2701 AVE.
PROPOSED LOTS:			2
PROPOSED UNITS:			276
PROPOSED LAND ACRES:			2.76
<hr/>			
PURPOSED AND/OR SPACES (SEE LIST OF GROSS ACRES):			58.19
PROPOSED OPEN SPACE/RECREATION:			(6.6)
	UNITS	A/C'S (A/C'S)	D.U.A.
SINGLE-FAMILY:	188	146.78	1.1
200' X 100' SINGLE-FAMILY:	1		1.1
SEMI-DETACHED:	50	12.41	2.9
TOWNHOMES:	20	12.41	2.9
STORYWALKER BAY:	190	13.97	12.9
WATER TOWER:			15.00
			1.51
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ESTIMATED AREA DAILY TRAVEL VOLUMES:			
SINGLE-FAMILY 8.55 x 100			2,495
SEMI-DETACHED 9.55 x 50			1,000
TOWNHOMES 14.6 x 100			1,000
CONDOMINIUMS 8.5 x 180			1,000
CORRECT # OF TRIPLES PER DAY:			6,500
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ESTIMATED SOURCE Institute of Transportation Engineers, Test Data 1994			
ESTIMATED AREA DAILY TRAVEL VOLUMES:			
ESTIMATED AREA DAILY SERGE FLOW:			300
ESTIMATED AREA DAILY SERGE FLOW:			6,500

1. PROPOSED BUFFER YARDS, WHERE REQUIRED SHALL COMPLY WITH SECTION 18.7 (F) OF THE ZONING ORDINANCE.
2. THERE WILL BE NO ANY COMMERCIAL USES ASSOCIATED WITH THE PROPOSED LOT.
3. THE TOWNPLANNING INFORMATION DEPOSITED ON THE PLAN WAS PROVIDED BY SUBJECT PROPERTY.
4. THE TOWNPLANNING COMMISSION HAS CONFIRMED THAT THE LIMITS OF THE SUBURB RURAL ZONING ARE SHOWN ON THE PLAN.
5. PROPOSED SETBACKS (FRONT, REAR AND SIDE RYAL) IN THE CONDOMINIUM SECTION ARE 10' (10 FEET).
6. PROPOSED LOT SHALL BE PROVIDED BY THE MARGINAL DEVELOPMENT OF THE ENVIRONMENT.
7. REVENUES AND BENEFITS IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, AND PROPERTY SURVEY SUBMITTED BY NOT WITHIN THE 100-HOUR FLOOD PLAN AS SHOWN ON FLOOD INSURANCE RATE MAP MAY BE USED TO COVER THE COSTS OF THE PROJECT.
8. THE PROPOSED LOT SHALL BE PROVIDED BY THE MARGINAL DEVELOPMENT OF THE ENVIRONMENT.
9. THE PROPOSED LOT SHALL BE PROVIDED BY THE MARGINAL DEVELOPMENT OF THE ENVIRONMENT.
10. THE PROPOSED LOT SHALL BE PROVIDED BY THE MARGINAL DEVELOPMENT OF THE ENVIRONMENT.
11. THE PROPOSED LOT SHALL BE PROVIDED BY THE MARGINAL DEVELOPMENT OF THE ENVIRONMENT.
12. THE CONDOMINIUM AND TOWNHOUSE PORTION OF THIS PROJECT WILL BE A GATED COMMUNITY.
13. PROPOSED WALKS WITHIN THE COUNTRY BOUNDARY OF ANY MUST BE PAVED TO MAINTAIN CURRENT CONDITION AND MAINTAINED BY THE H.O.A.
14. ALL LANDSCAPING AND PLANTING SHALL BE INSTALLED BEFORE ANY SUBSEQUENT PHASES CAN BE STARTED.
15. LOT REQUIREMENTS (CRS) SHALL FOLLOW THE FOLLOWING:

CRS	MIN. SETBACK	MIN. SETBACK	MIN. SETBACK
1. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
2. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
3. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
4. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
5. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
6. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
7. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
8. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
9. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
10. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
11. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
12. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
13. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
14. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
15. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
16. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
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65. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
66. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
67. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
68. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
69. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
70. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
71. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
72. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
73. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
74. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
75. LOT AREA	1.00 ACRES	1.00 ACRES	1.00 ACRES
76. LOT AREA	1.00 ACRES		

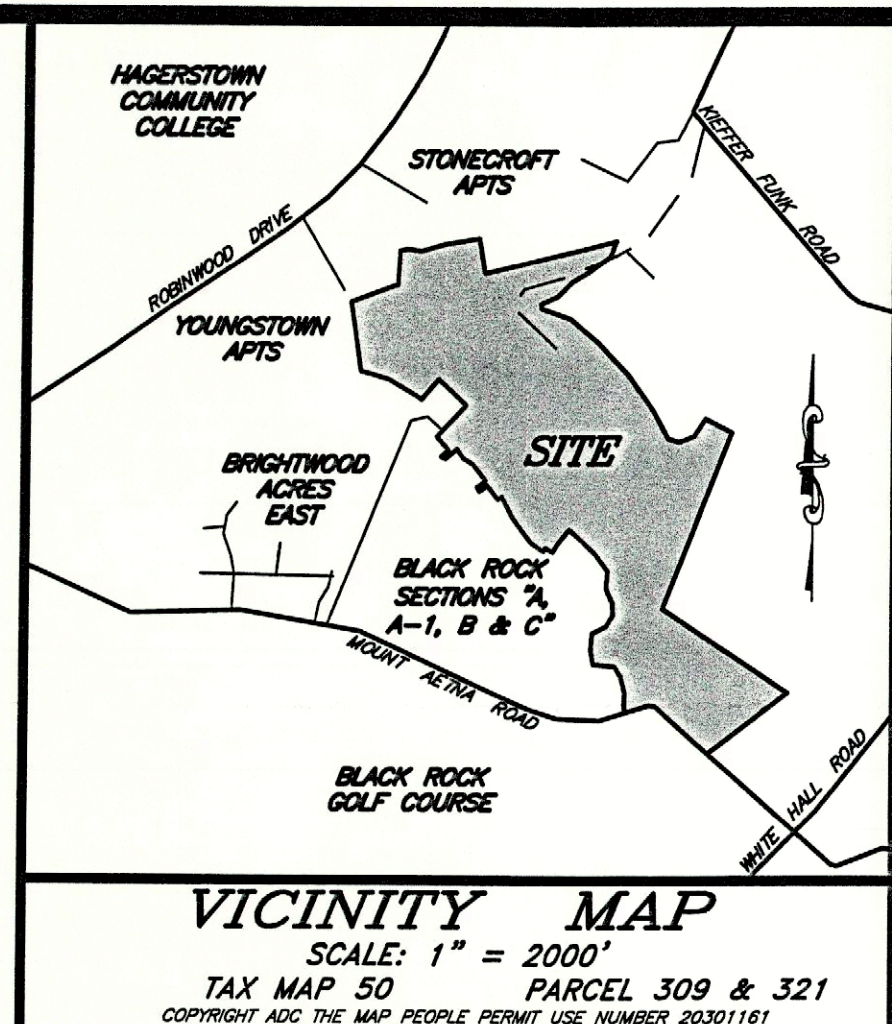
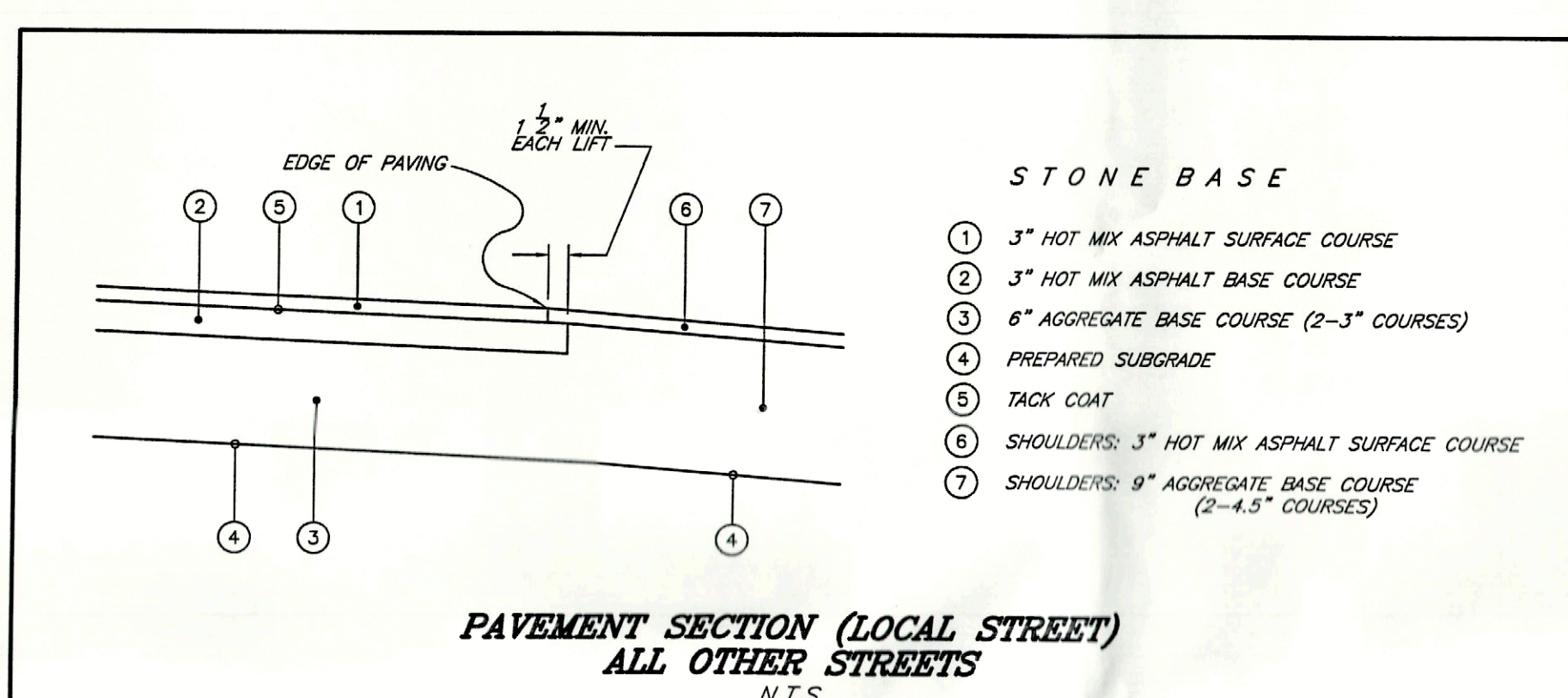
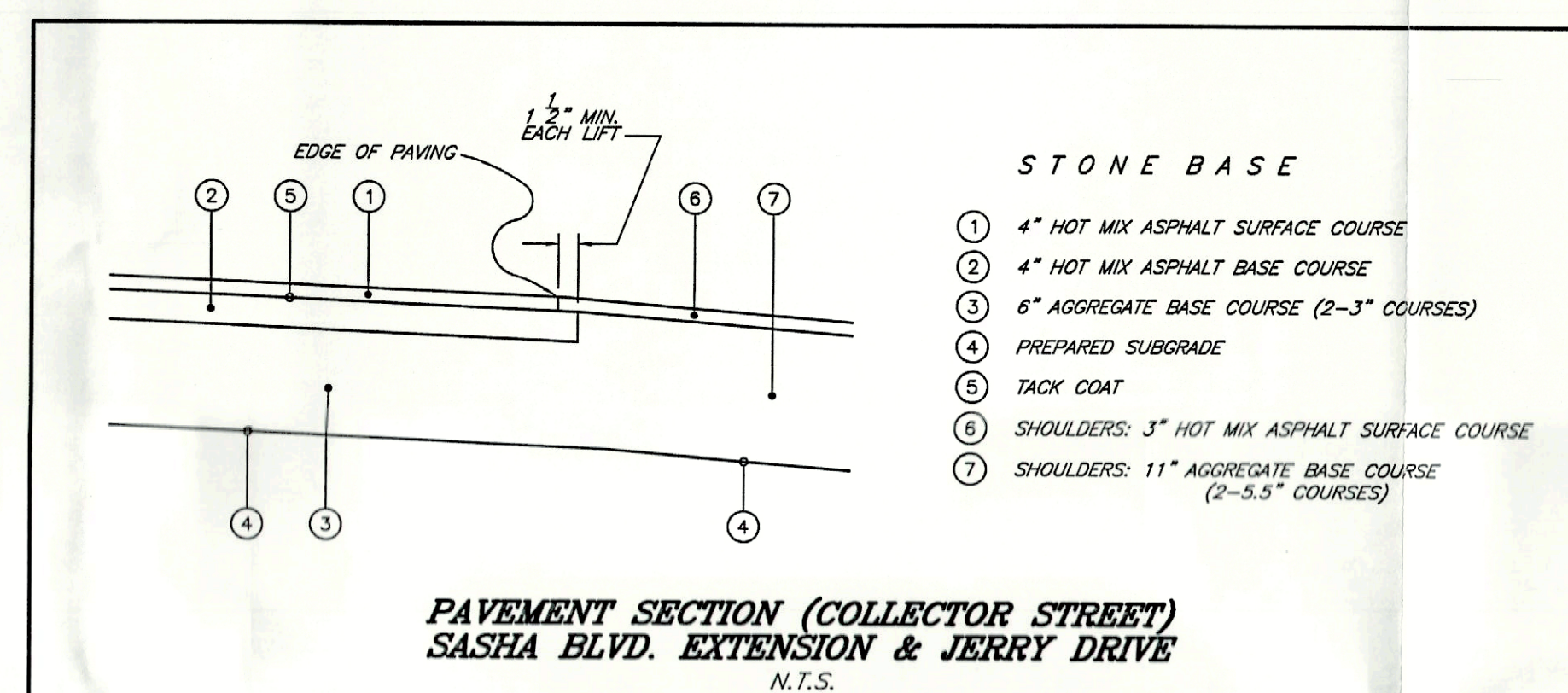
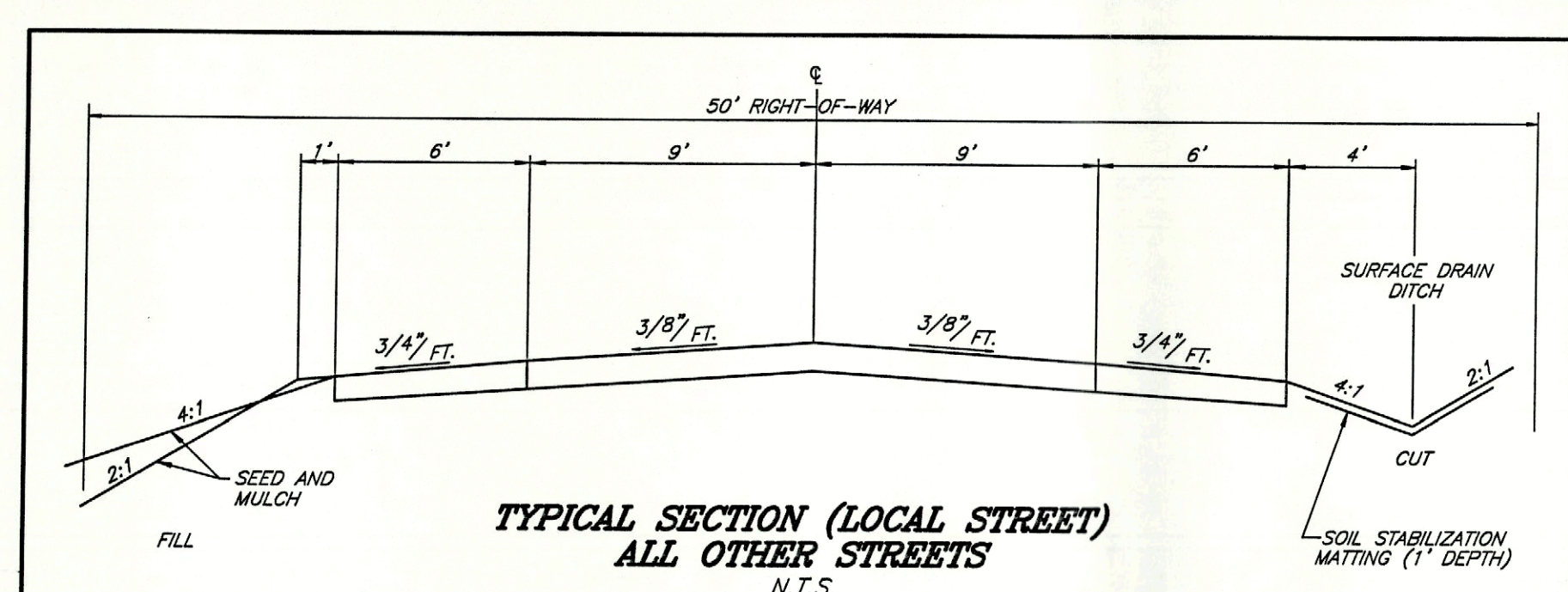
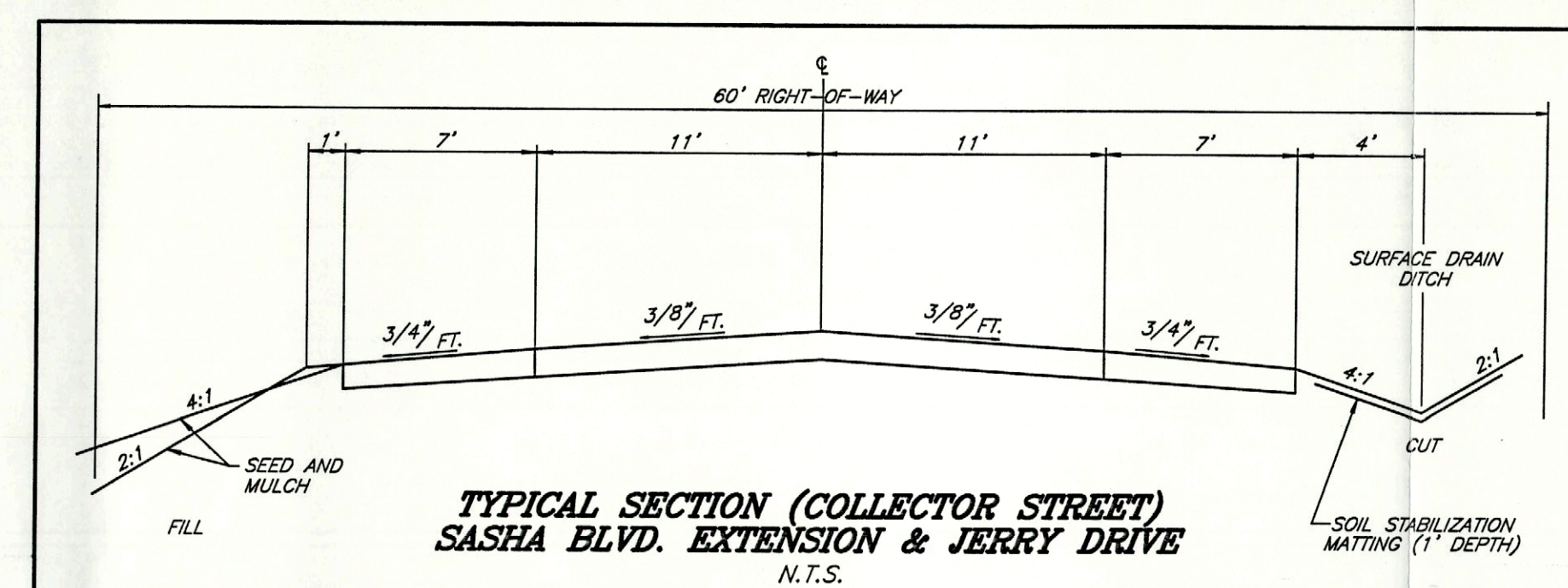
PHASE 1 (155 DWELLINGS), ACTIVE RECREATION FACILITIES	2004-2008 (3 YEARS)
PHASE 2 (210 DWELLINGS)	2007-2009 (3 YEARS)
PHASE 3 (230 DWELLINGS)	2010-2013 (4 YEARS)



TYPICAL ZERO LOT LINE SINGLE FAMILY LOT
LOTS 1-119 TO 1-155 AND B-11 TO B-122
3,822 SQ. FT.

TYPICAL SINGLE-FAMILY LOT
LOTS 1-1 TO 1-86, I-1 TO I-25, AND B-1 TO B-74
16,850 SQ. FT.

THE STREAM BUFFER SHOWN ON THIS PLAT IS ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBSESION ORDINANCE, ARTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY, THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH RURAL OR URBAN BEST MANAGEMENT PRACTICES RECOMMENDED BY THE W.C.S.C.D. NO PERMANENT STRUCTURES AND NO CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER ZONE. PERMIT IS REQUIRED TO MAINTAIN OR CONSTRUCT ANY STRUCTURE APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS AND POLICIES. NO SEPTIC SYSTEM SHALL BE CONSTRUCTED WITHIN THE BUFFER.



OWNER/DEVELOPER

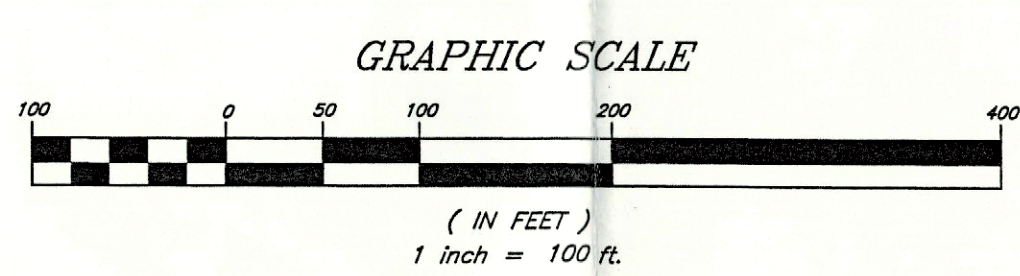
MANSOOR E. SHAOL
72 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
PHONE: (301) 797-7434

REZONING CASE No. RZ-02-006
APPROVED ON 11/19/2002

PRELIMINARY DEVELOPMENT PLAN
BLACK ROCK P.U.D.

*SITUATE NORTH OF MOUNT AETNA ROAD
AND WEST OF WHITE HALL ROAD
WASHINGTON COUNTY, MARYLAND*

STORM WATER MANAGEMENT EASEMENT AREAS SHOWN HEREON ARE APPROXIMATE AND AREA MAY BE REQUIRED TO INCREASE WITH FINAL STORM WATER MANAGEMENT DESIGN. THE NUMBER OF LOTS SHOWN HEREON AND THE LAYOUT MAY BE REQUIRED TO CHANGE DUE TO THE FINAL DRAINAGE DESIGN AND DRAINAGE EASEMENT REQUIREMENTS.



<u>AREA TABULATION</u>				
	PHASE I (155 UNITS)	PHASE II (210 UNITS)	PHASE III (230 UNITS)	TOTAL (595 UNITS)
TOTAL ACREAGE	110.29	44.76	66.19	221.24
OPEN SPACE	38.71	11.59	9.75	61.05
RIGHT-OF-WAY	12.66	7.19	10.91	30.76
LOT ACREAGE	50.89	23.01	44.02	117.92
WATER TOWER LOT			1.51	1.51
STORMWATER MGMT.	7.03	2.97		10.00
DENSITY (UNIT/AC.)	1.4	4.7	3.5	2.7
CUMULATIVE DENSITY (UNIT/AC.)	1.4	2.4	2.7	

0ms	DUFFIELD SALT LGM, 0 TO 3 PERCENT SLOPES	
Dm52	DUFFIELD SALT LGM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	
Fv2	FRANKSTOWN VERY ROCKY SALT LGM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Fv2	FRANKSTOWN VERY ROCKY SALT LGM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Fv2	FRANKSTOWN AND DUFFIELD CHANNELLY SALT LGMS, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Fv2	FRANKSTOWN AND DUFFIELD CHANNELLY SALT LGMS, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	
Hc2	HAGHERSTOWN EXTREMELY ROCKY SALT LGM, 0 TO 23 PERCENT SLOPES, MODERATELY ERODED	
Hc2	HAGHERSTOWN EXTREMELY ROCKY SALT LGM, 0 TO 23 PERCENT SLOPES, MODERATELY ERODED	
Hc2	HAGHERSTOWN SALT LGM, 0 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Hc2	HAGHERSTOWN SALT LGM, 0 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Hv2	HAGHERSTOWN VERY ROCKY SALT LGM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Hv2	HAGHERSTOWN VERY ROCKY SALT LGM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Mv3	MAGNETIC SALT LGM, 0 TO 15 PERCENT SLOPES, MODERATELY ERODED	
Mv3	HAGHERSTOWN VERY ROCKY SALT LGM, 3 TO 15 PERCENT SLOPES, SEVERELY ERODED	
Rk	ROCKY DROPPED LGM, LOCAL ALLUVIUM	

PREPARED BY:

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

HAGERSTOWN, MARYLAND 21740
PHONE: (301) 733-8503 FAX: (301) 733-1853

PROJECT No. 01-5013
DRAWING No. D2-2465

DATE: JANUARY, 2003
DRAWN BY: JEBITZ



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

**WASHINGTON COUNTY PLANNING COMMISSION
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

APPLICANT

NAME ALAN F. YOST
MAILING ADDRESS 11912 OREBANK ROAD, CLEARSPRING, MD 21722
TELEPHONE 240-291-0277
(home) (work) (cell)

PROPERTY OWNER

NAME SCOTT ALAN MORRISON, TRUSTEE OF THE
JAMES FREDERICK YOST TESTAMENTARY TRUST
MAILING ADDRESS 141 W. PATRICK STREET, FREDERICK, MD 21701
TELEPHONE 301-694-6262
(home) (work) (cell)

CONSULTANT

NAME SHELLY, WITTER & FOX
ADDRESS 2371 BUCHANAN TRAIL WEST, GREENCASTLE, PA 17225
TELEPHONE 717-597-4433

DESCRIPTION OF PROPERTY

TAX ACCOUNT ID # (Required) 15-008032
PARCEL REFERENCE: MAP 33 GRID 24 PARCEL 99
PROPOSED LOT ACREAGE 10 AC. TOTAL SITE ACREAGE 72.3 AC.±
ZONING DISTRICT EC ROAD FRONTAGE (FT) 110'± TOTAL (25' HORIZ LOT)

7/22/22

Page 1 of 6

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

WWW.WASHCO-MD.NET

LOCATION / ADDRESS

SOUTH SIDE OF U.S. ROUTE 40 (NATIONAL PIKE) 3,385'± WEST OF
OREBANK ROAD

EXISTING AND PROPOSED USE OF PROPERTY

WOODLANDS (EX.)
WOODLANDS (PROPOSED)

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

SON

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 318.1.A.

MODIFICATION IS TO ALLOW

SUBDIVIDE A 10 ACRE LOT FOR RECREATION OR AGRICULTURAL USE

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

THE LANDS OF THE YOST TRUST IS BEING DISTRIBUTED EQUALLY TO THE THREE (3)
CHILDREN, EACH WILL RECEIVE APPROXIMATELY 34 ACRES. JAMES ALLEN YOST WILL
NOT BE ABLE TO ACQUIRE HIS 34 ACRES AS ONE TRACT. HE IS GETTING AN EXISTING
20 ACRE TRACT, A 4 ACRE LOT AROUND HIS HOUSE AND THIS 10 ACRE LOT WILL
MAKE UP HIS 34 ACRE. NO INTENT TO DEVELOP THIS NEW 10 ACRE LOT.

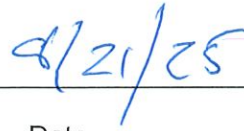
(Attach additional sheets if necessary)

In addition, twelve (12) 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 rights-of-way 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



Date

 Scott Alan Morrison

Property Owner's Signature



Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

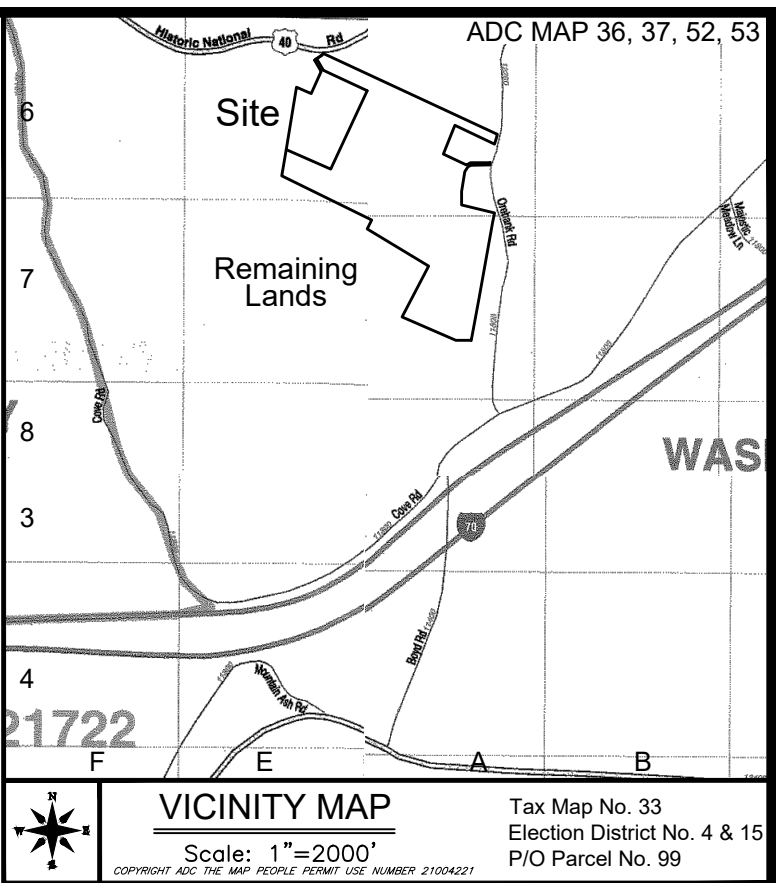
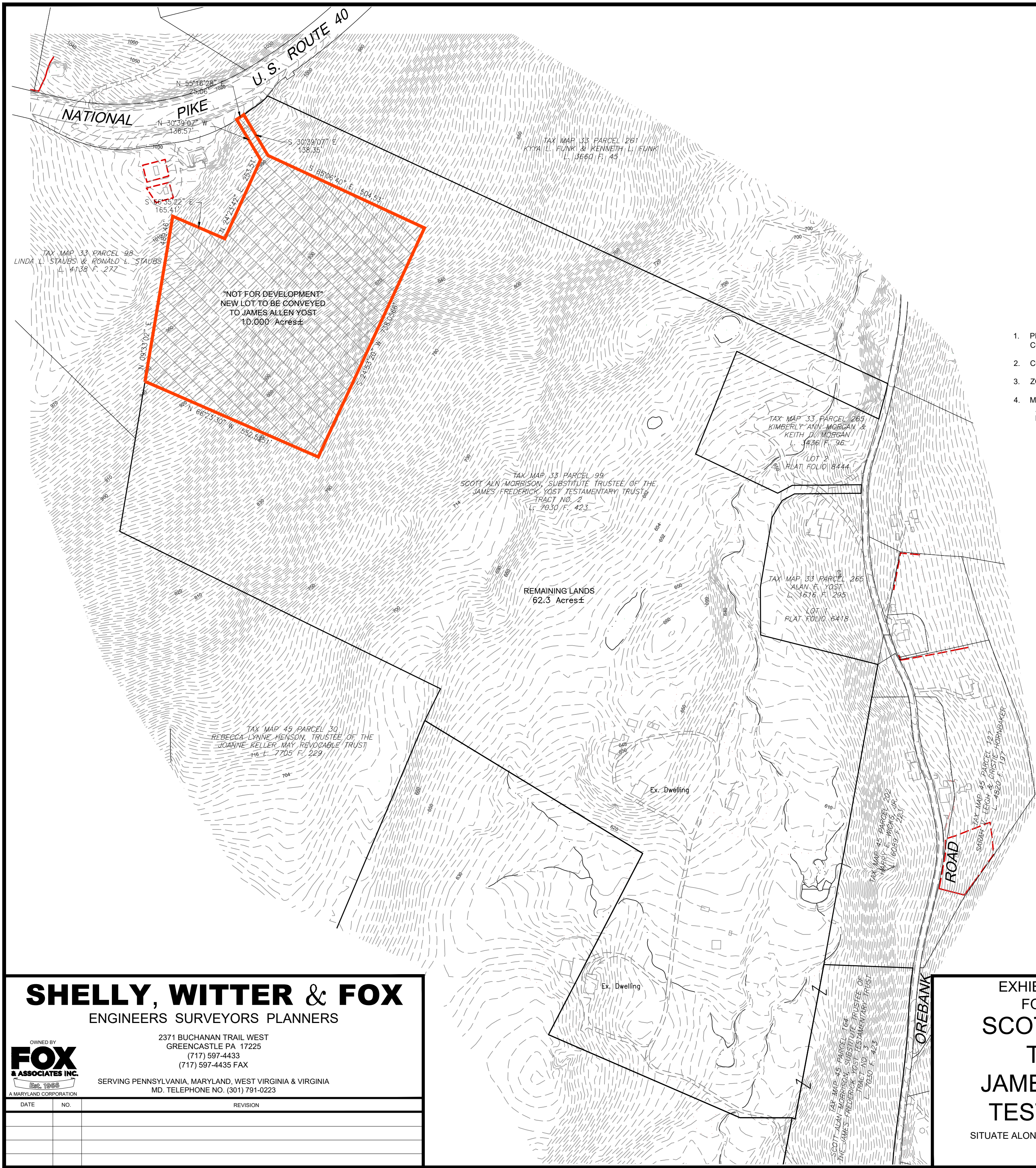
NUMBER: _____

MEETING DATE: _____

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

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

Applicant	Staff	
<u>✓</u>	<u> </u>	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.
<u>✓</u>	<u> </u>	A filing fee of \$115.00 when no Engineering or outside agency review is required. A fee of \$265.00 is required when multiple agency reviews are required. Make check payable to: Washington County Treasurer. Include fee worksheet.
<u> </u>	<u> </u>	Twelve (12) sketch plans, drawn to scale, showing:
<u>✓</u>	<u> </u>	a. dimensions & shape of proposed lot with acreage;
<u> </u>	<u> </u>	b. size & location of existing and/or future structures;
<u>✓</u>	<u> </u>	c. existing/proposed roadways and associated access right of way or easements;
<u>✓</u>	<u> </u>	d. existing/proposed entrance/exit to property;
<u>✓</u>	<u> </u>	e. natural or topographic peculiarities of the lot in question.
<u> </u>	<u> </u>	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.



1. PROPERTY LINES ARE TAKEN FROM DEEDS & PLATS OF RECORD ALONG WITH THE WASHINGTON COUNTY GIS.
2. CONTOURS ARE TAKEN FROM WASHINGTON COUNTY TOPOGRAPHY.
3. ZONING - "EC" - ENVIRONMENTAL CONSERVATION
4. MINIMUM BUILDING SETBACK LINES (MSBL):
ZONE "EC"
FRONT=40', SIDES=15', REAR=50'

SHELLY, WITTER & FOX

ENGINEERS SURVEYORS PLANNERS

OWNED BY

FOX & ASSOCIATES INC.

EST. 1986

A MARYLAND CORPORATION

2371 BUCHANAN TRAIL WEST
GREENCASTLE PA 17225
(717) 597-4433
(717) 597-4435 FAX

SERVING PENNSYLVANIA, MARYLAND, WEST VIRGINIA & VIRGINIA
MD. TELEPHONE NO. (301) 791-0223

DATE	NO.	REVISION

EXHIBIT FOR MODIFICATION REQUEST
FOR SUBDIVISION OF LANDS OF
**SCOTT ALAN MORRISON,
TRUSTEE OF THE
JAMES FREDERICK YOST
TESTAMENTARY TRUST**

SITUATE ALONG THE SOUTH SIDE OF THE NATIONAL PIKE (U.S. ROUTE 40)
IN ELECTION DISTRICT NO. 4 & 15
WASHINGTON COUNTY, MARYLAND

Tax Map:	33
Parcel No.	99
Drawn By:	C.A.D.
Checked By:	T.G.W.
Date:	08-20-2025
Scale:	1"=200'
Job No.	2025-51359
SHEET 1 OF 1	



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

ORDINANCE MODIFICATION STAFF REPORT

BASE INFORMATION

SITE NAME.....: Alan Yost
NUMBER.....: OM-25-009

OWNER.....: JAMES FREDERICK YOST TESTAMENTARY MORRSION SCOTT ALAN TRUSTEE
LOCATION.....: 11806 OREBANK Road
Clear Spring, MD 21722
DESCRIPTION.....: Modification to allow - subdivide a 10 acre lot for recreation or agricultural use

ZONING.....: Environmental Conservation
COMP PLAN LU.....: Environmental Conservation
PARCEL.....: 15008032
PLANNING SECTOR.....: 5
ELECTION DISTRICT.....: 15

TYPE.....:
GROSS ACRES.....:
DWELLING UNITS.....:
TOTAL LOTS.....:
DENSITY.....: N/L Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: SHELLY, WITTER & FOX
RECEIVED.....: August 25, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: Yes
WATERSHED.....: Potomac River WA Cnty
ENDANGERED SPECIES.....: State Listed
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
Staff Comments:			
SCHOOL DISTRICT	Clear Spring	Clear Spring	Clear Spring
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: Clear Spring
AMBULANCE DISTRICT.....: CLEAR SPRING

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	No Provider	No Provider



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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SERVICE AREA.....:

No Provider

No Provider

PRIORITY.....:

7-No Planned Service-Well

7-No Planned Service-Septic

NEW HYDRANTS.....:

GALLONS PER DAY SEWAGE...:

PLANT INFO.....:

None



Washington County

M A R Y L A N D

0m-25-011

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

**WASHINGTON COUNTY PLANNING COMMISSION
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

APPLICANT

NAME Mick Byers
MAILING ADDRESS 201 S. Artizan St. Williamsport MD 21795
TELEPHONE 301-988-3808 301-988-3808
(home) (work) (cell)

PROPERTY OWNER

NAME Dinah Young
MAILING ADDRESS 1232 Hunters Woods Drive Hagerstown MD 21740
TELEPHONE 1-808-381-4624
(home) (work) (cell)

CONSULTANT

NAME —
ADDRESS —
TELEPHONE —

DESCRIPTION OF PROPERTY

TAX ACCOUNT ID # (Required) 10.056284
PARCEL REFERENCE: MAP 49 GRID 22 PARCEL 1185
PROPOSED LOT ACREAGE 0.07 TOTAL SITE ACREAGE 0.07
ZONING DISTRICT RS/PUD ROAD FRONTAGE (FT) —

7/22/22

Page 1 of 6

LOCATION / ADDRESS

1232 Hunters Wood Dr - South Bink PUD

EXISTING AND PROPOSED USE OF PROPERTY

Residential

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION PUD Setback Modification
16A.5

MODIFICATION IS TO ALLOW

PUD modification for the setback of the rear
of the house. 20' rear Setback to 7'4" ft

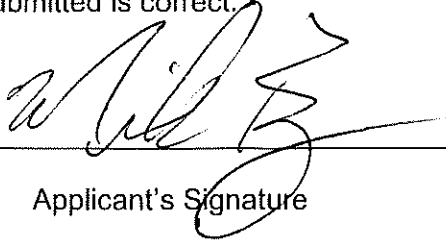
STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

I live by myself and my eyes are sensitive
to the sun. I want to enjoy having a roof over my
patio with my remaining years I have left. I want
a nice place in the shade to share with my daughters.

(Attach additional sheets if necessary)

In addition, twelve (12) 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 rights-of-way 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

8.27.2025

Date



Property Owner's Signature

8/27/2025

Date

STAFF USE ONLY:

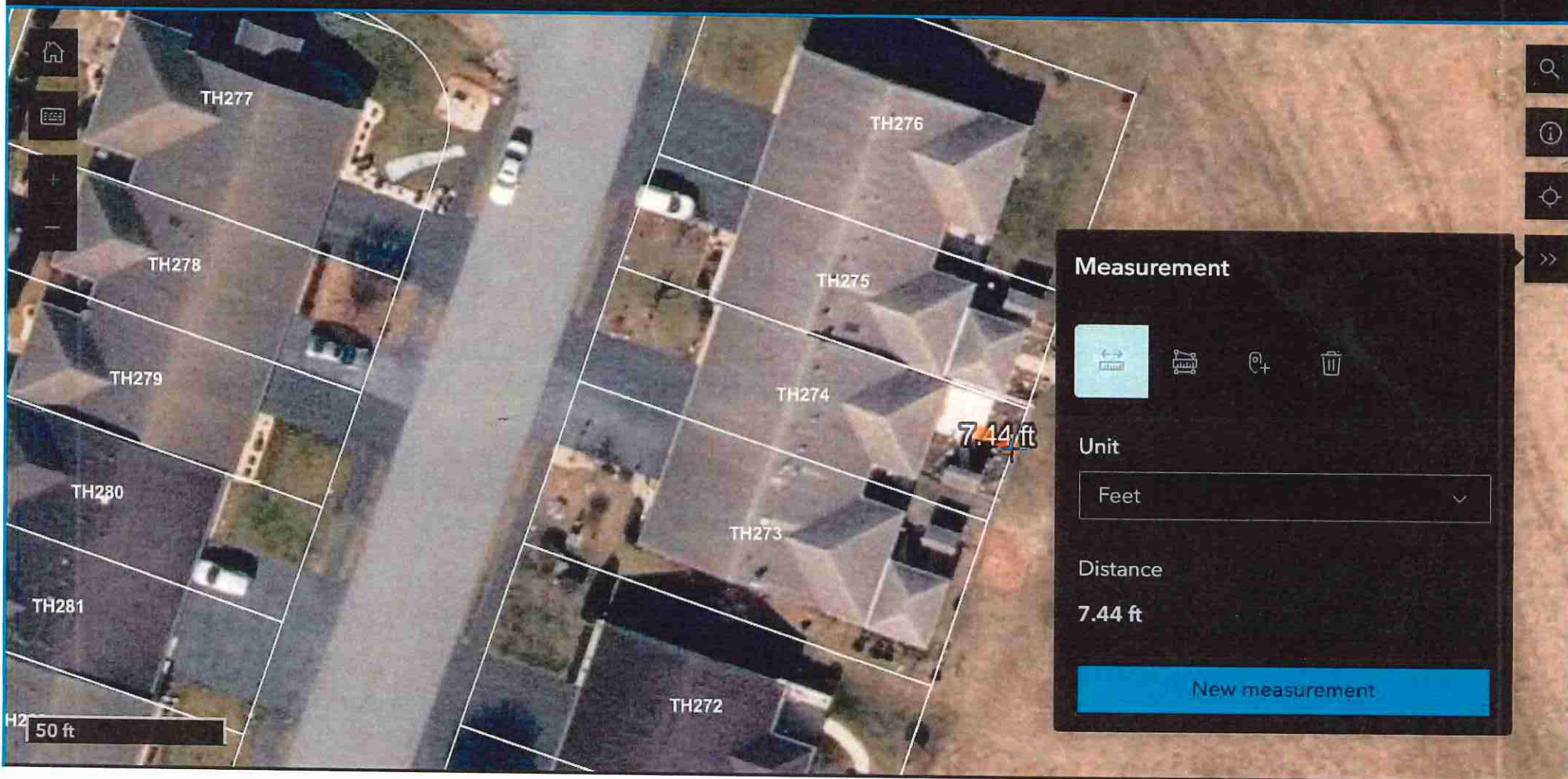
STAFF PLANNER: Misty Wagner-Gille DATE RECEIVED: 8/28/25

NUMBER: CM-25011

MEETING DATE: 9/8/25



Washington County Atlas



1232 Hunter Woods Drive



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

ORDINANCE MODIFICATION STAFF REPORT

BASE INFORMATION

SITE NAME.....: Dinah Young
NUMBER.....: OM-25-011

OWNER.....: YOUNG DINAH L SNYDER TAMMALA S
LOCATION.....: 1232 HUNTERS WOODS Drive
Hagerstown, MD 21740
DESCRIPTION.....: PUD Modification for the rear setback

ZONING.....: Residential, Suburban PUD
COMP PLAN LU.....: Mixed Use Developments
PARCEL.....: 10056284
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....:
GROSS ACRES.....: 0.07
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: N/L Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: WASHINGTON CO ENGINEERING
RECEIVED.....: August 28, 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>	Emma K Doub School for Integrated Arts and Technology	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

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

WATER & SEWER INFORMATION



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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	WATER	SEWER
METHOD.....:	City	City
SERVICE AREA.....:	City	City
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)



Washington County

M A R Y L A N D

OM-25-010

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

WASHINGTON COUNTY PLANNING COMMISSION
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Mick Byers
MAILING ADDRESS 201 S. Artizan St. Williamsport MD 21795
TELEPHONE 301-988-3808 301-988-3808
(home) (work) (cell)

PROPERTY OWNER

NAME Jessie Thompson
MAILING ADDRESS 12-31 Hunters Woods Drive Hagerstown MD 21740
TELEPHONE 301-797-1908
(home) (work) (cell)

CONSULTANT

NAME —
ADDRESS —
TELEPHONE —

DESCRIPTION OF PROPERTY

TAX ACCOUNT ID # (Required) 10-056314
PARCEL REFERENCE: MAP 49 GRID 22 PARCEL 1185
PROPOSED LOT ACREAGE — TOTAL SITE ACREAGE .14
ZONING DISTRICT RS/PUD ROAD FRONTAGE (FT) —

7/22/22

Page 1 of 6

LOCATION / ADDRESS

1231 Hunters Woods Drive - South Pointe PUD

EXISTING AND PROPOSED USE OF PROPERTY

Residential

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION PUD setback Modification
16A.5

MODIFICATION IS TO ALLOW

PUD modification for the setback of the rear
of the house. 20' rear setback to 7.90 Ft.

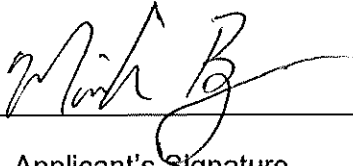
STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other)

We are an elderly couple and cannot be in the
direct sunlight. We would like to put a roof over the
existing concrete that is there so we can enjoy
it. We have skin issues and my husband is a veteran
with some disabilities.

(Attach additional sheets if necessary)

In addition, twelve (12) 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 rights-of-way or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

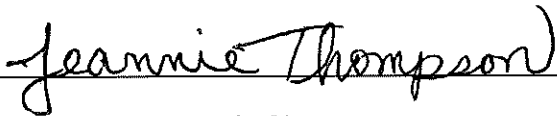
To the best of my knowledge, the information provided in this application and other material submitted is correct.



Applicant's Signature

8.27.25

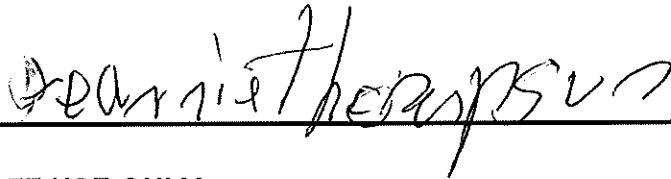
Date



Property Owner's Signature

8.27.25

Date

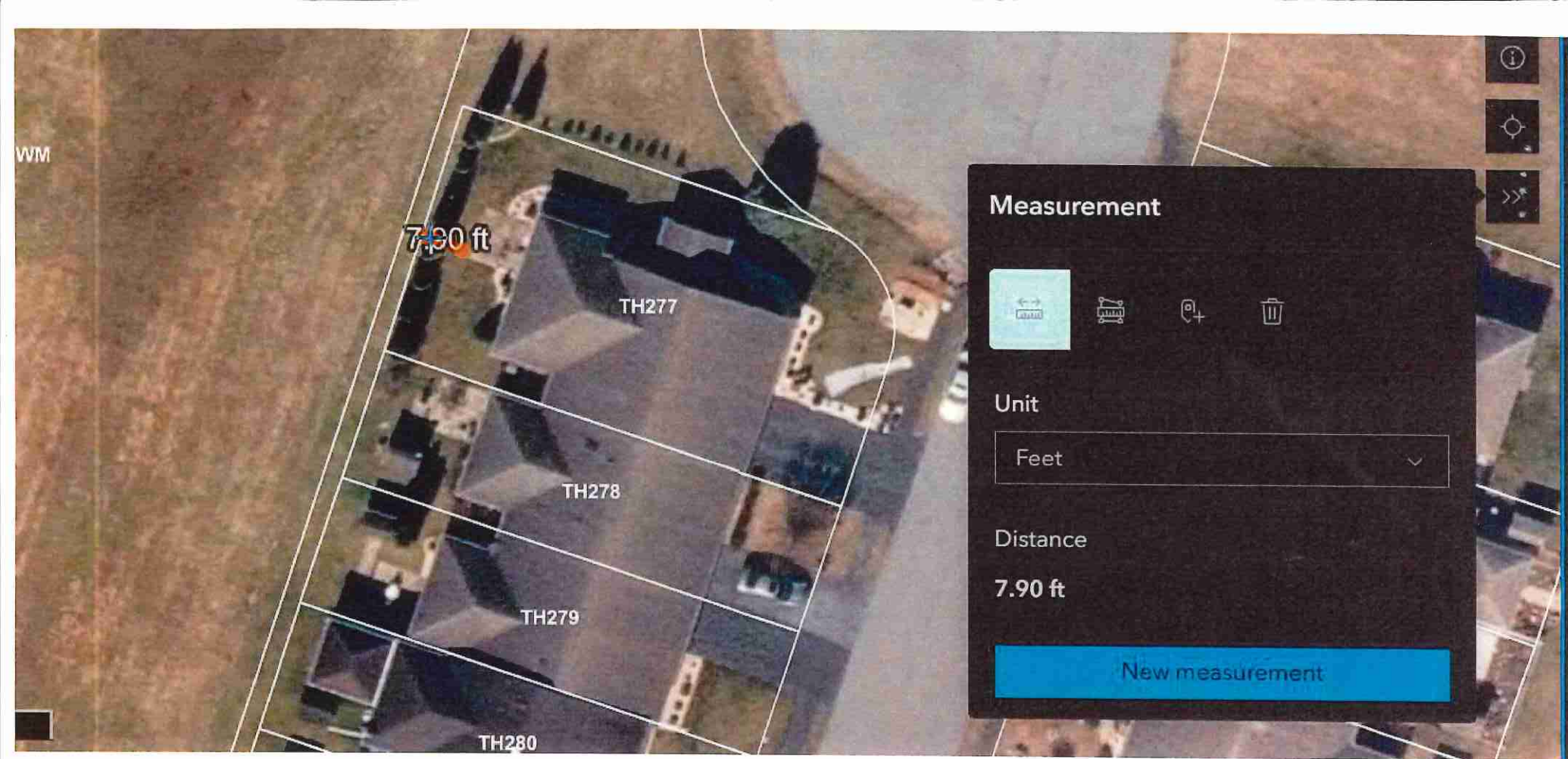


STAFF USE ONLY:

STAFF PLANNER: Misty Wagner-Gallo DATE RECEIVED: 8/28/25

NUMBER: OM-25-010

MEETING DATE: 9/8/25



Measurement



Unit

Feet

Distance

7.90 ft

New measurement

1231 Hunters Wards Drive~



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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ORDINANCE MODIFICATION STAFF REPORT

BASE INFORMATION

SITE NAME.....: Jeannie Thompson
NUMBER.....: OM-25-010

OWNER.....: THOMPSON VAUGHN E THOMPSON HAENG S
LOCATION.....: 1231 HUNTERS WOODS Drive
Hagerstown, MD 21740
DESCRIPTION.....: PUD Modification to the rear setback

ZONING.....: Residential, Suburban PUD
COMP PLAN LU.....: Mixed Use Developments
PARCEL.....: 10056314
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....:
GROSS ACRES.....: .14
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: N/L Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: WASHINGTON CO ENGINEERING
RECEIVED.....: August 28, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: None
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>	Emma K Doub School for Integrated Arts and Technology	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

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

WATER & SEWER INFORMATION



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

	WATER	SEWER
METHOD.....:	City	City
SERVICE AREA.....:	City	City
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)



WASHINGTON COUNTY PLANNING COMMISSION
ORDINANCE TEXT AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. RZ-25-007

Date Filed: 5/10/25

Washington Co Dept Planning and Zoning

Applicant

747 Northern Ave Hagerstown, MD
21742

Address

Kyla Shingleton

Primary Contact

Same

Address

☐ Property Owner ☐ Contract Purchaser

☐ Attorney ☐ Consultant

☒ Other: _____

240-313-2430

Phone Number

askplanning@washco-md.net

E-mail Address

- ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Subdivision Ordinance
☐ Solid Waste Plan

- ☐ Water and Sewer Plan
☒ Zoning Ordinance
☐ Other _____

Section No. 22.93

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].


Applicant's Signature

Subscribed and sworn before me this _____ day of _____, 20____.

My commission expires on _____

Notary Public

FOR PLANNING COMMISSION USE ONLY

- ☐ Application Form
☐ Fee Worksheet
☐ Application Fee

- ☐ Proposed Text Changes
☐ 30 copies of complete Application



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

June 16, 2025

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Section 22.93 Applicability and Application Procedure

(c) Low Intensity Fowl Operations

1. The purpose of this section is to provide standards for low intensity operations relating to the raising and care of less than twenty-four (24) domestic fowl in accordance with the standards set forth in this section. Operations related to the raising and care of more than twenty-four (24) fowl shall follow the standards set forth in the other sections of this Ordinance.

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2. Definitions: For the purpose of this subsection, fowl shall be considered domesticated birds, raised for meat or egg consumption by humans. This includes land fowl such as chickens, turkeys, pheasants, and quail, and or waterfowl such as ducks and geese.

3. Bulk requirements:

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- i. No roosters or guinea fowl are permitted to be kept and/or raised in accordance with this subsection due to issues of excessive noise.
- ii. For ½ acre parcels or less, the maximum number of fowl permitted shall be six (6) fowl. An additional six (6) fowl for every additional ½ acre shall be permitted with a maximum of 24 fowl kept before additional requirements will be applied. Limits shall not be prorated.
- iii. Structures housing fowl shall be set back a minimum of twenty-five (25) feet from any neighboring dwelling, school, religious institution or institution for human care. At no time shall a structure housing fowl be located closer than 10 feet from side and rear property lines. Structures shall not be permitted in front yards.
- iv. Structures housing fowl shall not be placed in drainage swales or mapped floodplain sensitive areas.

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4. Enclosures

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- i. Structures and roaming areas shall be adequately fenced to contain fowl on the subject property and designed in a manner to protect against predators. Free range fowl are prohibited.
- ii. Structures shall be properly constructed and maintained. Scrap wood, sheet metals and similar materials are prohibited.

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5. Sanitation:

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

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- i. Structures housing fowl shall be cleaned on a regular basis to prevent odors and accumulation of feed and waste.
- ii. All feed and other items necessary for keeping fowl shall be secured to prevent scavengers, insects, and parasites that may result in unhealthy conditions for humans.
- iii. Manure may be composted and added to gardens or yards if done without creating malodorous smells, nuisances, or other hazards. Waste may also be collected in a sealed dry container. Waste storage shall be setback a minimum of ten (10) feet from all side and rear property lines.
- iv. A Waste Management Plan and Nutrient Management Plan are required only when housing more than 24 fowl.
- v. Outdoor slaughtering or butchering is prohibited.

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6. Permits:

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- i. A zoning permit must be obtained for any structures housing fowl. An application must show the following:

- 1. Size of lot.
- 2. Number of fowl.
- 3. Location and dimensions of structures showing it meets setback requirements.
- 4. Location of waste storage.
- 5. Proof of registration with the Maryland Department of Agriculture in accordance with the Annotated Code of Maryland, Agriculture Article, Section 3-804.

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WASHINGTON COUNTY PLANNING COMMISSION
ORDINANCE TEXT AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

Applicant

Address

Primary Contact

Address

☐ Property Owner

☐ Attorney

☐ Other: _____

☐ Contract Purchaser

☐ Consultant

Phone Number

E-mail Address

☐ Adequate Public Facilities Ordinance

☐ Forest Conservation Ordinance

☐ Subdivision Ordinance

☐ Solid Waste Plan

☐ Water and Sewer Plan

☐ Zoning Ordinance

☐ Other _____

Section No. _____

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].

Applicant's Signature

Subscribed and sworn before me this _____ day of _____, 20____.

My commission expires on _____

Notary Public

FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Proposed Text Changes

☐ 30 copies of complete Application



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

August 25, 2025

Article 22, Division XIII

Section 22.13.0 Purpose

The purpose of this Division is to preserve the character and safety of the county's neighborhoods and citizens by eliminating, as nuisances, junk and junk vehicles from private property, to provide procedures for the removal of said nuisances, and procedures to pursue abatement.

Section 22.13.1 Definitions

The following definitions are for the purpose of interpreting this Division only:

- (a) "Abate" means to remove, destroy or to otherwise remedy a public nuisance, by such means and in such manner as is necessary in the interests of the general health, safety and welfare of the community. Abatement may include removal of junk and/or junk vehicles, proper storage of junk or otherwise bringing the property into compliance
- (b) "Enclosed building" means a legally constructed structure consisting of a minimum of 3 solid and opaque walls and a roof.
- (c) "Farm Vehicle" means a vehicle that may not be road legal and/or is used exclusively for farm related activities associated with an agricultural operation.
- (d) "Functional Use" means items serving a legal purpose such as signage, decoration or art.
- (e) "Junk Vehicle" is defined in Article 28A.
- (f) "Junk", is defined in Article 28A
- (g) "Landowner" means an owner of private property or a person in possession or control of private property.
- (h) "Premises" means any parcel of land, whether improved or not.

Section 22.13.2 Unlawful to store junk and/or junk vehicles

- (a) It is unlawful and a violation of this Division for the landowner of any premises in the county or the owner's agent or the occupant of any premises in the county to store, keep or accumulate junk and/or junk vehicles on such property, or to allow anyone else to store, keep or accumulate junk on such property, except as follows:
 - (1) One (1) junk vehicle per premise may be stored outdoors if covered securely by taking measures that prevent the vehicle from being an eyesore and/or a public safety hazard.
 - (2) Junk and/or junk vehicles can be stored within an enclosed structure, provided that measures have been taken to prevent it from being an eyesore and/or public safety hazard.
 - (3) Construction materials may be neatly stored and to be used for future projects on the subject property. This does not include contractor storage yards or temporary/permanent storage of materials used for other properties.

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Section 22.13.3 Notice of Initial Violation

- (a) The office of the Zoning Administrator shall investigate and inspect for violations of this chapter, and when its employee or agent observes a violation, or what the employee or agent believes to be a violation, they shall attempt to contact the landowner or the owner's agent or a resident of the property and make reasonable attempts to get the landowner or resident to voluntarily abate the premises in accordance with this Ordinance.
- (b) Initial contact with the landowner will be made via regular and certified mail that will include a notice of violation. The premises will also be posted with a field correction notice. The landowner shall be notified on the violation letter and the field correction notice that they are to abate the property within thirty (30) days of notification. Extensions may be granted, at the discretion of the Zoning Administrator, if reasonable progress toward abatement is being made. The landowner is solely responsible for abatement of the violation.
- (c) The property will be re-inspected to determine if abatement has been completed. If the landowner has corrected the violation within the thirty (30) day correction period, a letter will be sent notifying them that the property has become compliant.

Commented [JB1]: Not sure it this is how to do it, but I want to make it clear that the landowner is ultimately responsible for the abatement, not a renter or other agent.

Section 22.13.4 Notice of Civil Violation

- (a) If the landowner, owner's agent, and/or occupant fails to voluntarily abate the violation, the Zoning Administrator or their designated staff shall issue a notice of civil violation to the landowner for a violation of this chapter and in accordance with Article 26 of this Ordinance.

Article 26 – Enforcement

Section 26.2.1 Civil Zoning Violations

- (b) Definitions.
 - (1) "Zoning official" means the Zoning Administrator or their designated staff empowered with the duty of enforcing the Zoning Ordinance.
 - (2) "County" means Washington County, Maryland.
- (e) Civil penalties (fines).
 - (1) The County Commissioners may provide by resolution a schedule of fines not exceeding \$500 that may be imposed for each violation, to be amended from time to time.
 - (2) The County Commissioners also may:
 - a. Establish a schedule of additional fines for each violation; and
 - b. Adopt procedures for the collection of the fines.
 - (3) A fine may be imposed for each day a violation exists, as each day the violation exists is a separate offense

(4) Failure to correct a violation after expiration of the time for correction stated in a citation is a separate offense.

(5) Any person who receives a citation for a zoning violation which imposes a fine shall pay the fine as set forth on the citation, within 15 days after receipt of the citation, to the office of the Zoning Administrator.

(6) Any person who fails to pay a fine imposed under this section within 15 days after the date of notice shall be liable for twice the fine which that person had failed to pay.

(7) Payment of a fine does not absolve the landowner from the need for abatement. At the time of payment, the property owner will be required to sign an agreement that they understand the property must still be abated. If abatement has not occurred within thirty (30) days of the fine being paid, a new violation notice will be issued

(f) Election to stand trial on citation.

(1) A person who receives a citation may elect to stand trial for the offense by filing with the zoning official a notice of intention to stand trial. Any fines declared in the citation shall be put on hold until the date of the trial. Fines will be decided as part of the hearing process of the court.

(2) The person electing to stand trial shall give notice at least 5 days before the date set forth in the citation for the payment of fines.

(3) After receiving a notice of intention to stand trial, the County Attorney shall forward the notice to the District Court having venue, with a copy of the citation.

(4) After receiving the citation and notice, the District Court shall schedule the case for trial and notify the defendant of the trial date.

(5) All fines, penalties, or forfeitures assigned by the District Court for zoning violations shall be remitted to the office of the Zoning Administrator for Washington County unless otherwise adjudicated.

(g) Failure to pay citation or file notice of intention to stand trial.

(1) If a person who receives a citation for a violation fails to pay the fine by the date of payment set forth on the citation and/or fails to file a notice of intention to stand trial, a formal notice of the violation shall be sent to the owner's last known address.

(2) If the citation is not satisfied within 15 days after the date the formal notice of violation is mailed, the person shall be subject to an additional fine not to exceed twice the amount of the original fine.

(3) If the person who receives the citation does not pay the fine(s) by the 36th day after the formal notice of violation is mailed, the zoning official may request that the County Attorney have the violation adjudicated by the District Court.

(4) After the zoning official requests adjudication, the District Court shall schedule the case for trial and summon the defendant to appear.

(h) Proceedings before the District Court.

(1) If any person shall be found by the District Court to have committed a zoning violation, the court may:

- a. Order the person to pay the fine described in the citation, including any doubling of the fine, to an amount not to exceed \$1,000;
- b. Suspend or defer the payment of any fine under conditions that the court sets;
- c. Order the person to abate the violation or enter an order permitting the county to abate any such violation at the person's expense; and
- d. Require the person to be liable for the costs of the proceedings in the District Court.

- (2) The fines imposed by the court shall constitute a judgement in favor of the count.
- (3) If the fine remains unpaid for 30 days following the date of its entry, the judgement shall be enforceable in the same manner and to the same extent as other civil judgements for money unless the court has suspended or deferred the payment of the fine. In addition, failure to pay the fine(s) within the period specified will result in the County placing liens onto the property.
- (4) If the county abates a violation pursuant to an order of the District Court, the county shall present the defendant with a bill for the cost of abatement by:

- a. Regular mail to the defendant's last known address; or
- b. Any other means that are reasonably calculated to bring the bill to the defendant's attention.
- c. A citation may be delivered either by personal delivery to the person named on the citation or by mail to the person named on the citation at the address of the zoning violation or the address to which tax bills for the property are sent, or both.
- d. For purposes of this section, notice is effective if given by mail, and delivery of a citation is effective if accomplished by mail at the end of the fifth day after deposit in the mail, postage prepaid, of the notice or citation, respectively.

(3) If the defendant does not pay the bill within 30 days after presentment, a special assessment shall be placed on the premises property tax bill.

(i) *Remission of fines to county.* All fines, penalties, or forfeitures collected by the District Court for a civil zoning violation shall be remitted to the county.

(j) *Contempt.* If a defendant fails to pay any fine or cost imposed by the District Court or by the county without good cause, the District Court may punish the failure as contempt of court.

(k) *Civil nature of adjudication.* Adjudication of a civil zoning violation, as defined in this section, is not a criminal conviction for any purpose, nor does it impose any of the civil disabilities ordinarily imposed by a criminal conviction.

(l) *Procedural matters at trial.* In any proceeding for a civil zoning violation:

Commented [JB2]: I would like to add language that allows us to place liens on the property. Since we don't really have any upfront costs (other than staff time) then I think we can wait to get repaid at the time of property sale or refinance.

Commented [JB3]: I did a quick Google search. It seems that 'special assessment' is the term used when a local government provides services or improvements that benefit a property. If it costs us money up front to do the work, I think we should recoup those costs asap.

(1) It shall be the burden of the county to prove that the defendant has committed the violation by clear and convincing evidence, and in any such proceeding, the District Court shall apply the evidentiary standards as prescribed by law or rule for the trial of civil causes;

b. The District Court shall ensure that the defendant has received a copy of the charges against the defendant and that the defendant understands those charges;

c. Defendant shall be entitled to cross-examine all witnesses who appear against the defendant, to produce evidence or witnesses in the defendant's own behalf, or to testify in the defendant's own behalf, if the defendant elects to do so;

d. Defendant shall be entitled to be represented by counsel of the defendant's own selection and at the defendant's own expense; and

e. Defendant may enter a plea of guilty or not guilty of the civil zoning violation as charged, and the verdict of the District Court shall be guilty of a civil zoning violation or not guilty of a civil zoning violation, or the District Court may, before rendering judgment, place the defendant on probation.

(m) *Court costs.* The court costs in a civil zoning violation proceeding in which costs are imposed are \$5. A defendant may not be liable for payment to the Criminal Injuries Compensation Fund.

(n) *Prosecution of civil zoning violations.*

(1) *State's Attorney.* The State's Attorney of any county is authorized to prosecute a civil zoning violation and is authorized to enter a nolle prosequi in such cases or to place such cases on the state docket.

(2) *Other attorneys.* Notwithstanding the provisions of paragraph (1) of this subsection, the county may designate an attorney to prosecute any civil zoning violation in the same manner as the State's Attorney of any county. Any attorney so assigned shall have full authority to settle such violations, including the power to enter into agreements on behalf of the county to resolve the violation, and the authority to dismiss the citation.

Article 28A

Junk:

Old or discarded scrap, copper, brass, iron, steel or other metals, or materials including but not limited to tires, household appliances, furniture, rope, rags, batteries, glass, rubber debris, waste, trash, construction debris, plumbing fixtures, or any discarded, dismantled, wrecked, scrapped, junk or nuisance vehicles or parts thereof. Building materials stored on site for an active or pending construction project are not considered "junk" under this definition.

Junk Vehicle:

A vehicle that does not display a lawfully valid license plate; is discarded, wrecked, dismantled or extensively damaged and/or deteriorated; is not capable of lawful operation on public roads; and/or is not a farm vehicle or does not serve as a functional use in accordance with Section 22.13.1

Junk Yard:

Any area where waste, junk, trash, discarded or salvaged materials are bought, sold, exchanged, baled, parked, stored, disassembled, or handled, including vehicle wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment, but not including areas where such uses are conducted entirely within a completely enclosed building and not including permitted and approved pawnshops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, salvaged machinery and the processing of used, discarded, or salvaged material as part of manufacturing operations.

Plan Review Projects Initialized - July 01, 2025 - July 31, 2025

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
FP-25-004	Forest Conservation Plan	Revisions Required	07/15/2025	7/30/2025	FOREST CONSERVATION PLAT FOR BOONSBORO AMBULANCE & RESCUE	7619 OLD NATIONAL PIKE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	AMBULANCE & RESCUE SERVICE INC BOONSBORO
FP-25-005	Forest Conservation Plan	Revisions Required	07/17/2025	7/17/2025	HOMEPLATE MXD TOWN FINAL PLAT FOR CO FOREST CONSERVATION REVIEW	12230 CLOVERLY FARM LANE SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	CLOVERLY HILL LLC
FS-25-015	Forest Stand Delineation	Approved	07/02/2025	7/7/2025	FOREST STAND DELINEATION FOR WASHINGTON SPRINGS FARMS, LLC	20810 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	WASHINGTON SPRINGS FARMS LLC
FS-25-016	Forest Stand Delineation	Approved	07/02/2025	7/7/2025	FOREST STAND DELINEATION FOR OLIVER - DAM #4 ROAD		FREDERICK SEIBERT & ASSOCIATES	MILLER JAY R ET AL MILLER ROBIN A
FS-25-017	Forest Stand Delineation	Approved	07/07/2025	7/7/2025	FOREST STAND DELINEATION FOR CONSERVIT, INC	18604 LESLIE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CONSERVIT INC
FS-25-018	Forest Stand Delineation	Approved	07/15/2025	7/15/2025	SIMPLIFIED FOREST STAND DELINEATION FOR BOONSBORO AMBULANCE & RESCUE	7619 OLD NATIONAL PIKE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	AMBULANCE & RESCUE SERVICE INC BOONSBORO
FS-25-019	Forest Stand Delineation	Approved	07/15/2025	7/15/2025	BOONSBORO MCDONALDS		MATTHEW SENENMAN	BOONSBORO WEST 8486 LLC
FS-25-020	Forest Stand Delineation	In Review	07/29/2025	7/29/2025	FOREST STAND DELINEATION FOR HOCH - PLEASANT VALLEY ROAD	11805 PLEASANT VALLEY ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	HOCH HARVEY K HOCH LYNN P
SIM25-044	IMA	Active	07/08/2025		20517 MOUNT AETNA ROAD HN	20517 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	TRIAD ENGINEERING	AKMAL YASMIN
SIM25-045	IMA	Active	07/15/2025		5726 MOSER ROAD BO	5726 MOSER ROAD BOONSBORO, MD 21713	GAUSS R F & ASSOCIATES INC	GRISEZ JAMES P GRISEZ MONICA A
SIM25-046	IMA	Active	07/15/2025		8851 JORDAN ROAD FP	8851 JORDAN ROAD FAIRPLAY, MD 21733	COREY'S CONSTRUCTION	HARTLE KIERSTIN HARTLE DRU
SIM25-047	IMA	Active	07/22/2025		5621 AMOS REEDER ROAD BO	5621 AMOS REEDER ROAD BOONSBORO, MD 21713	FOX & ASSOCIATES INC	STANG CHRISTOPHER STANG LINDSEY
SIM25-048	IMA	Active	07/28/2025		STUDENT TRADES - 1510 SHERMAN AVENUE HN	1510 SHERMAN AVENUE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	WASHINGTON COUNTY STUDENT TRADES F
SIM25-049	IMA	Active	07/29/2025		REID SITE PLAN - LEHMANS MILL ROAD HN		CAMILLE SHABSHAB	COOL BROOK LANDS INC
TWN-25-006	Improvement Plan	In Review	07/11/2025	7/14/2025	BOONSBORO AMBULANCE & RESCUE INC	7619 OLD NATIONAL PIKE BOONSBORO, MD 21713		AMBULANCE & RESCUE SERVICE INC BOONSBORO

Plan Review Projects Initialized - July 01, 2025 - July 31, 2025

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
TWN-25-007	Improvement Plan	In Review	07/17/2025	7/17/2025	WATER SERVICE LINE REPLACEMENT (FUNKSTOWN)	30 EA BALTIMORE STREET FUNKSTOWN, MD 21734		FUNKSTOWN BURGESS & COMM
OM-25-007	Ordinance Modification	Approved	07/21/2025	7/21/2025	ERIK STOTTLEMYER	12324 SAINT PAUL ROAD CLEAR SPRING, MD 21722	FOX & ASSOCIATES INC	STOTTLEMYER ERIK E
OM-25-008	Ordinance Modification	Approved	07/24/2025	7/25/2025	KLINE/DUNKIN PARCELS A AND C, ACCESS SEPARATION MODIFICATION	21729 RINGGOLD PIKE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	KLINE KENNETH J KLINE KELLY E
S-25-021	Preliminary-Final Plat	Revisions Required	07/14/2025	7/16/2025	DOUB FARM LOTS 1-6 AND 7-13	20432 LANDIS ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	Woodsboro LLC
S-25-022	Preliminary-Final Plat	Revisions Required	07/14/2025	7/16/2025	ME AND MY HOUSE LLC, LOT 3	5213 AMOS REEDER ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	ME AND MY HOUSE LLC
PWA2025-003	PWA	Active	07/21/2025		ROSEHILL MANOR PHASE 4A	19501 COSMOS STREET HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC
SI-25-014	Simplified Plat	Approval Letter Issued	07/09/2025	7/9/2025	LANDS OF HORST, PARCEL A	11337 ASHTON ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	CASTILLO JONATHAN ENRIQUE
SI-25-015	Simplified Plat	Approval Letter Issued	07/17/2025	7/18/2025	GRACE ACADEMY, PARCELS A AND B	13321 CEARFOSS PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GRACE ACADEMY INC
SI-25-016	Simplified Plat	Received	07/24/2025	7/25/2025	POFFENBERGER PARCEL A	12247 ASHTON ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	POFFENBERGER BRADLEY POFFENBERGER SHERRY S
SI-25-017	Simplified Plat	Fees Due	07/30/2025	7/31/2025	SMITH PARCEL A	20800 KEADLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	SMITH CHARLES O SMITH VIOLA L
GP-25-015	Site Specific Grading Plan	Approved	07/10/2025	7/11/2025	LOT 2A, 3A AND 4A "S & H LLC"	13810 WEAVER AVENUE MAUGANSVILLE, MD 21767		WEAVER AVE JOINT VENTURE LLC
GP-25-016	Site Specific Grading Plan	In Review	07/11/2025	7/15/2025	OREBANK ROAD - REMAINDER LOT			BECKETT ALLEN ETAL MOORE CHERYL
SGP-25-048	Standard Grading Plan	In Review	07/17/2025	7/18/2025	VAN LEAR MANOR, SECTION 17, LOT 576	10822 HERSHEY DRIVE WILLIAMSPORT, MD 21795		DOWNEY RICHMOND LEE
SGP-25-049	Standard Grading Plan	Pending Payment	07/23/2025		DERRICK EBY	14085 HOLLOW ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	EBY DERRICK LAMAR EBY MELISSA JOY
SGP-25-050	Standard Grading Plan	Approved	07/28/2025	7/28/2025	TACTICAL VILLAGE BURN BUILDING FOUNDATION	18350 PUBLIC SAFETY PLACE HAGERSTOWN, MD 21740		WASH CO COMMISSIONERS BOARD OF
SSWP25-046	Stormwater Standard Plan	In Review	07/17/2025	7/18/2025	VAN LEAR MANOR, SECTION 17, LOT 576	10822 HERSHEY DRIVE WILLIAMSPORT, MD 21795	TRIAD ENGINEERING	DOWNEY RICHMOND LEE
SSWP25-047	Stormwater Standard Plan	Pending Payment	07/25/2025		DERRICK EBY	14085 HOLLOW ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	EBY DERRICK LAMAR EBY MELISSA JOY
S-25-020	Subdivision Replat	In Review	07/03/2025	7/8/2025	EBY CONSOLIDATION PLAT	14088 HOLLOW ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	YOUNKER LYNN ANDREW ET AL
S-25-023	Subdivision Replat	Revisions Required	07/18/2025	7/21/2025	PRELIMINARY-FINAL RE-PLAT FOR WYATT BINKLEY	7809 DAM NUMBER 4 ROAD WILLIAMSPORT, MD 21795	APEX LAND SOLUTIONS LLC	BINKLEY WYATT D
TYU-25-014	Two Year Update	Approved	07/10/2025	7/11/2025	MORNINGSIDE EAST-TRAILER PARKING AREA	231 EA OAK RIDGE DRIVE, UNIT# D HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	MORNINGSIDE EAST LLC

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					Land Development Reviews			
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
GPT-25-025	Type 2 Grading Plan	Approved	07/11/2025	8/1/2025	ROSEBANK LOTS 5 & 6	20027 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-027	Type 2 Grading Plan	Approved	07/11/2025	8/1/2025	ROSEBANK LOTS 7 & 8	20031 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-029	Type 2 Grading Plan	Approved	07/11/2025	8/1/2025	ROSEBANK LOTS 9 & 10	20035 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-031	Type 2 Grading Plan	Approved	07/11/2025	8/1/2025	ROSEBANK LOTS 11 & 12	20039 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-033	Type 2 Grading Plan	Approved	07/11/2025	8/1/2025	ROSEBANK LOTS 13 & 14	20043 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-035	Type 2 Grading Plan	Approved	07/11/2025	8/1/2025	ROSEBANK LOTS 15 & 16	20047 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-037	Type 2 Grading Plan	Approved	07/15/2025	8/1/2025	ROSEBANK LOT 2 GRADING	20019 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-038	Type 2 Grading Plan	Approved	07/15/2025	8/1/2025	ROSEBANK LOT 23 GRADING	20050 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-039	Type 2 Grading Plan	Approved	07/16/2025	8/1/2025	ROSEBANK LOTS 17 & 18	20051 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-040	Type 2 Grading Plan	Approved	07/16/2025	8/1/2025	ROSEBANK LOTS 19 & 20	20055 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-041	Type 2 Grading Plan	Approved	07/16/2025	8/1/2025	ROSEBANK LOT 21 & 22	20056 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-042	Type 2 Grading Plan	Approved	07/16/2025	8/1/2025	ROSEBANK LOTS 24 & 25	20040 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-043	Type 2 Grading Plan	Approved	07/16/2025	8/1/2025	ROSEBANK LOTS 26 & 27	20034 ROSEBANK WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
GPT-25-044	Type 2 Grading Plan	In Review	07/18/2025	8/8/2025	ROSEHILL MANOR LOTS #139 &140	19501 COSMOS STREET HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC
GPT-25-046	Type 2 Grading Plan	Approved	07/18/2025	8/8/2025	ROSEHILL MANOR LOTS # 1 & 2	13352 SNAPDRAGON WAY HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC
GPT-25-048	Type 2 Grading Plan	In Review	07/30/2025	8/6/2025	LAH CARRIAGE FORD LLC (REGENT PARK LOT 12)	20122 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-25-049	Type 2 Grading Plan	In Review	07/30/2025	8/6/2025	LAH CARRIAGE FORD LLC (REGENT PARK LOT 15)	20110 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-03087	Entrance Permit	In Progress	07/03/2025	COMMERCIAL	11842 MAPLEVILLE ROAD SMITHSBURG, MD 21783		BOWMAN CAVETOWN LLC
2025-03119	Entrance Permit	In Progress	07/08/2025	SEMI-DETACHED HOME	S-21-031 13352 SNAPDRAGON WAY, LOT 1		DAN RYAN BUILDERS MID ATLANTIC INC
2025-03137	Entrance Permit	In Progress	07/08/2025	SEMI-DETACHED HOME	S-21-031 13354 SNAPDRAGON WAY, LOT 2		DAN RYAN BUILDERS MID ATLANTIC INC
2025-03168	Entrance Permit	Approved	07/09/2025	COMMERCIAL	SP-23-046 12545 LICKING CREEK ROAD		MILLS JAMES LEE MILLS CORINA SUE
2025-03221	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20027 ROSEBANK WAY, LOT 5		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03222	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20029 ROSEBANK WAY, LOT 6		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03227	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20031 ROSEBANK WAY, LOT 7		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03228	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20033 ROSEBANK WAY, LOT 8		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03229	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20035 ROSEBANK WAY, LOT 9		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03230	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20037 ROSEBANK WAY, LOT 10		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03235	Entrance Permit	Approved	07/11/2025	STICK BUILT HOME	S-99-098 20025 ROSEBANK WAY, LOT 11		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03237	Entrance Permit	Approved	07/11/2025	STICK BUILT HOME	S-99-098 20041 ROSEBANK WAY, LOT 12		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03240	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20043 ROSEBANK WAY, LOT 13		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03242	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20045 ROSEBANK WAY, LOT 14		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03245	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20047 ROSEBANK WAY, LOT 15		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03247	Entrance Permit	Approved	07/11/2025	SEMI-DETACHED HOME	S-99-098 20049 ROSEBANK WAY, LOT 16		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03294	Entrance Permit	In Progress	07/15/2025	SEMI-DETACHED HOME	S-25-003 19501 COSMOS STREET, LOT 139		
2025-03298	Entrance Permit	In Progress	07/15/2025	SEMI-DETACHED HOME	S-25-003 19503 COSMOS STREET, LOT 140		
2025-03315	Entrance Permit	Approved	07/15/2025	STICK BUILT HOME	S-99-098 20019 ROSEBANK WAY, LOT 2		GHATTAS HOLDINGS LLC
2025-03319	Entrance Permit	Approved	07/15/2025	STICK BUILT HOME	20050 ROSEBANK WAY HAGERSTOWN, MD 21742		GHATTAS HOLDINGS LLC
2025-03330	Entrance Permit	Approved	07/16/2025	STICK BUILT HOME	S-99-098 20051 ROSEBANK WAY, LOT 17		DAVID C LYLES DEVELOPERS LLC
2025-03334	Entrance Permit	Approved	07/16/2025	STICK BUILT HOME	S-99-098 20053 ROSEBANK WAY, LOT 18		DAVID C LYLES DEVELOPERS LLC
2025-03338	Entrance Permit	Approved	07/16/2025	SEMI-DETACHED HOME	S-99-098 20055 ROSEBANK WAY, LOT 19		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03343	Entrance Permit	Approved	07/16/2025	SEMI-DETACHED HOME	S-99-098 20057 ROSEBANK WAY, LOT 20		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-03349	Entrance Permit	Approved	07/16/2025	STICK BUILT HOME	S-99-098 20056 ROSEBANK WAY, LOT 21		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03352	Entrance Permit	Approved	07/16/2025	STICK BUILT HOME	S-99-098 20054 ROSEBANK WAY, LOT 22		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03356	Entrance Permit	Approved	07/16/2025	STICK BUILT HOME	S-99-098 20040 ROSEBANK WAY, LOT 24		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03359	Entrance Permit	Approved	07/16/2025	STICK BUILT HOME	S-99-098 20036 ROSEBANK WAY, LOT 25		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03363	Entrance Permit	Approved	07/16/2025	SEMI-DETACHED HOME	S-99-098 20034 ROSEBANK WAY, LOT 26		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03366	Entrance Permit	Approved	07/16/2025	SEMI-DETACHED HOME	S-99-098 20032 ROSEBANK WAY, LOT 27		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03463	Entrance Permit	Review	07/22/2025	FOREST HARVEST	LOR 3819 MILLS ROAD		FIRNHABER LYLE FIRNHABER APRIL
2025-03499	Entrance Permit	In Progress	07/24/2025	STICK BUILT HOME	S-22-054 20122 REGENT CIRCLE, LOT 12		LAH CARRIAGE FORD LLC
2025-03530	Entrance Permit	In Progress	07/25/2025	STICK BUILT HOME	S-17-025 20315 BEAVER CREEK ROAD, LOT 2		OLIVER HOMES INC
2025-03533	Entrance Permit	Approved	07/25/2025	FOREST HARVEST	LOR 15717 SPADE ROAD		GROVE DONALD L GROVE LINDA K TRUSTEES
2025-03544	Entrance Permit	In Progress	07/28/2025	STICK BUILT HOME	S-08-022 20110 REGENT CIRCLE, LOT 15		LAH CARRIAGE FORD LLC
2025-03546	Entrance Permit	In Progress	07/28/2025	STICK BUILT HOME	S-25-020 14075 HOLLOW ROAD		EBY DERRICK LAMAR EBY MELISSA JOY
2025-03580	Entrance Permit	Pending Information	07/29/2025	LAH CARRIAGE FORD LLC	20102 REGENT CIRCLE HAGERSTOWN, MD 21742		LAH CARRIAGE FORD LLC
2025-03604	Entrance Permit	In Progress	07/30/2025	STICK BUILT HOME	S-08-022 20111 REGENT CIRCLE, LOT 19		LAH CARRIAGE FORD LLC
2025-03607	Entrance Permit	In Progress	07/30/2025	STICK BUILT HOME	S-08-022 20127 REGENT CIRCLE, LOT 21		LAH CARRIAGE FORD LLC
2025-03458	Floodplain Permit	Review	07/22/2025	NON-RESIDENTIAL STRUCTURE	TWN-23-005 20 WEST POPULAR STREET, LOTS 40 & 42		FUNKSTOWN TOWN OF
2025-03086	Grading Permit	In Progress	07/03/2025	COMMERCIAL	11842 MAPLEVILLE ROAD SMITHSBURG, MD 21783		BOWMAN CAVETOWN LLC
2025-03107	Grading Permit	Pending	07/07/2025	COMMERCIAL	TWN-24-011 6810 OSTERTAG PASS		OLD NATIONAL PIKE (BOONSBORO) LLC
2025-03117	Grading Permit	In Progress	07/08/2025	ROSEHILL MANOR LOT #1	S-21-031 13352 SNAPDRAGON WAY, LOT 1 & 13354 SNAPDRAGON WAY, LOT 2		DAN RYAN BUILDERS MID ATLANTIC INC
2025-03186	Grading Permit	In Progress	07/10/2025	COMMERCIAL	SP-25-021 18434 SHOWALTER ROAD		WASH CO COMMISSIONERS
2025-03208	Grading Permit	Approved	07/11/2025	ROSEBANK LOT 5 GRADING	S-99-098 20027 & 20029 ROSEBANK WAY, LOT 5 & 5		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03212	Grading Permit	Approved	07/11/2025	ROSEBANK LOT 7 GRADING	S-99-098 20031 & 20033 ROSEBANK WAY, LOT 7 & 8		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03216	Grading Permit	Approved	07/11/2025	ROSEBANK LOT 9 GRADING	S-99-098 20035 ROSEBANK WAY, LOT 9		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03234	Grading Permit	Approved	07/11/2025	ROSEBANK LOT 11 & 12 GRADING	S-99-098 20039 ROSEBANK WAY, LOT 11 & 20041 ROSEBANK WAY, LOT 12		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03239	Grading Permit	Approved	07/11/2025	ROSEBANK LOT 13 & 14 GRADING	S-99-098 20043 & 20045 ROSEBANK WAY, LOT 13 & 14		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-03244	Grading Permit	Approved	07/11/2025	ROSEBANK LOT 15 & 16 GRADING	S-99-098 20047 & 20049 ROSEBANK WAY, LOT 15 & 16		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03293	Grading Permit	In Progress	07/15/2025	ROSEHILL MANOR LOT #139	S-25-003 19501 COSMOS STREET, LOT 139 & 19503 COSMOS STREET, LOT 140		
2025-03308	Grading Permit	In Progress	07/15/2025	STICK BUILT HOME	S-73-454 7606 SHADY LANE, LOT 5		RODKEY THOMAS E 1304 LONGBOW RD
2025-03314	Grading Permit	Approved	07/15/2025	ROSEBANK LOT 2 GRADING	S-99-098 20019 ROSEBANK WAY, LOT 2		GHATTAS HOLDINGS LLC
2025-03318	Grading Permit	Approved	07/15/2025	ROSEBANK LOT 23 GRADING	20050 ROSEBANK WAY HAGERSTOWN, MD 21742		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03329	Grading Permit	Approved	07/16/2025	ROSEBANK LOTS 17 & 18 GRADING	S-99-098 20051 ROSEBANK WAY, LOT 17		DAVID C LYLES DEVELOPERS LLC
2025-03337	Grading Permit	Approved	07/16/2025	ROSEBANK LOTS 19 & 20 GRADING	S-99-098 20055 & 20057 ROSEBANK WAY, LOT 19 & 20		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03347	Grading Permit	Approved	07/16/2025	ROSEBANK LOTS 21 & 22 GRADING	S-99-098 20056 ROSEBANK WAY, LOT 21 & 20054 ROSEBANK WAY, LOT 22		GHATTAS HOLDINGS LLC
2025-03355	Grading Permit	Approved	07/16/2025	ROSEBANK LOTS 24 & 25 GRADING	S-99-098 20040 ROSEBANK WAY, LOT 24 & 20036 ROSEBANK WAY, LOT 25		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03362	Grading Permit	Approved	07/16/2025	ROSEBANK LOTS 26 & 27 GRADING	S-99-098 20034 & 20032 ROSEBANK WAY, LOT 26 & 27		DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE
2025-03500	Grading Permit	In Progress	07/24/2025	LAH CARRIAGE FORD LLC	S-22-054 20122 REGENT CIRCLE, LOT 12		LAH CARRIAGE FORD LLC
2025-03531	Grading Permit	In Progress	07/25/2025	STICK BUILT HOME	S-17-025 20315 BEAVER CREEK ROAD, LOT 2		OLIVER HOMES INC
2025-03540	Grading Permit	In Progress	07/28/2025	HANCOCK LEVEL 3 EXPANSION	S-24-036 7257 MILLSTONE ROAD		LEVEL 3 COMMUNICATIONS LLC
2025-03545	Grading Permit	In Progress	07/28/2025	LAH CARRIAGE FORD LLC	S-08-022 20110 REGENT CIRCLE, LOT 15		LAH CARRIAGE FORD LLC
2025-03547	Grading Permit	In Progress	07/28/2025		S-25-020 14085 HOLLOW ROAD		EBY DERRICK LAMAR EBY MELISSA JOY
2025-03559	Grading Permit	In Progress	07/29/2025	STICK BUILT HOME	S-24-039 11031 MAPLEVILLE ROAD, LOT 8	OAK HILL CONSTRUCTION LLC	SALVATORE SARAH K
2025-03581	Grading Permit	Pending Information	07/29/2025	LAH CARRIAGE FORD LLC	20102 REGENT CIRCLE HAGERSTOWN, MD 21742		LAH CARRIAGE FORD LLC
2025-03605	Grading Permit	In Progress	07/30/2025	LAH CARRIAGE FORD LLC	S-08-022 20111 REGENT CIRCLE, LOT 19		LAH CARRIAGE FORD LLC
2025-03608	Grading Permit	In Progress	07/30/2025	LAH CARRIAGE FORD LLC	S-08-022 20127 REGENT CIRCLE, LOT 21		LAH CARRIAGE FORD LLC
2025-03612	Grading Permit	In Progress	07/31/2025	SEMI-DETACHED HOME	23 EAST MAPLE STREET, LOT 150-2	PAUL CRAMPTON CONTRACTORS INC	LC ENTERPRISES LLC
2025-03621	Grading Permit	Approved	07/31/2025	TACTICAL VILLAGE BURN BUILDING FOUNDATION	SP-25-007 9240 TACTICAL WAY		WASH CO COMMISSIONERS BOARD OF
2025-03385	Non-Residential Addition-Alteration Permit	Review	07/17/2025	COMMERCIAL	LOR 10402 GOVERNOR LANE BLVD	CHUCK HARRELL HOME CONSTRUCTION	INDUSTRIAL PLASTICS CORP C/O EATON CORPORATION

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-03619	Non-Residential Addition-Alteration Permit	Review	07/31/2025	EDUCATIONAL	SP-19-031 20142 SCHOLAR DRIVE		HAGERSTOWN JUNIOR COLLEGE
2025-03539	Non-Residential Addition-Alteration Permit	Review	07/28/2025	COMMERCIAL	S-24-036 7257 MILLSTONE ROAD		LEVEL 3 COMMUNICATIONS LLC
2025-03052	Non-Residential New Construction Permit	Review	07/02/2025	COMMERCIAL	SP-25-011 11842 MAPLEVILLE ROAD		BOWMAN CAVETOWN LLC
2025-03622	Non-Residential New Construction Permit	Review	07/31/2025	COMMERCIAL	SP-24-033 17026 BROADFORDING ROAD, LOT 5R	COMPLETE BUILDERS LLC	EBY DWIGHT M EBY KRISTINE J
2025-00213.R01	Revision	Review	07/18/2025	PARADISE HEIGHTS LOT 65 MODEL HOME W SALES OFFICE	S-22-012 19000 AMESBURY ROAD, SECTION B, LOT 65	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND
2025-03201	Utility Permit	Approved	07/10/2025	ANTIETAM BROADBAND	16304 KAISER COURT, RESH ROAD, MOUNT TABOR ROAD, HEATHER DRIVE, KAISER RIDGE ROAD, KEMPS MILL ROAD, RUSH RUN ROAD, WALNUT POINT ROAD, LEARNING LANE, AND SPICKLER ROAD.	ANTIETAM CABLE TELEVISION INC	DULL DAVID
2025-03278	Utility Permit	Approved	07/14/2025	VERIZON	14511 BYERS ROAD AND REIDTOWN ROAD.	VERIZON	BYERS RICHARD F BYERS JOANNE E
2025-03279	Utility Permit	Approved	07/14/2025	VERIZON	18303 COLLEGE ROAD AND OLIVEWOOD ROAD.	VERIZON	ANDERSON ERIK B ANDERSON AMANDA S
2025-03281	Utility Permit	Approved	07/14/2025	VERIZON	17613 OAK RIDGE DRIVE, PIN OAK ROAD, LARCH AVENUE, HICKORY LANE, AND GARDEN LANE.	VERIZON	GUPTA SUSHANT
2025-03295	Utility Permit	Approved	07/15/2025	VERIZON	905 SECURITY ROAD DOWN SECURITY ALLEY FROM JEFFERSON BLVD TO SECURITY ROAD.	VERIZON	INVERSIONES INMOBILIARIAS FERSA LL
2025-03583	Utility Permit	Approved	07/30/2025	POTOMAC EDISON	20214 LEHMANS MILL ROAD	POTOMAC EDISON	REEVES MARC O MONNETT EVELYN R
2025-03066	Utility Permit	Approved	07/02/2025	COMCAST	18326 RENCH ROAD	COMCAST	OMPS CHRISTOPHER OMPS KAREN G
2025-03074	Utility Permit	Approved	07/03/2025	COMCAST	16601 EDWARD DOUB ROAD, STERLING ROAD AND MIKIE DRIVE.	COMCAST	GUESSFORD DONNA R
2025-03100	Utility Permit	Review	07/07/2025	TOWN OF FUNKSTOWN	405 S. EDGEWOOD DRIVE, STURGIS DRIVE, FUNKSTOWN ROAD, AND 443 E. OAK RIDGE DRIVE.	ARRO CONSULTING, INC	CAREY SAMANTHA CAREY STEPHANIE
2025-03184	Utility Permit	Approved	07/10/2025	COLUMBIA GAS	21031 PROFESSIONAL BOULEVARD	COLUMBIA GAS OF MD	
2025-03327	Utility Permit	Approved	07/16/2025	VERIZON	MOUNT AETNA ROAD, E. OAK RIDGE DRIVE, BEAVER CREEK ROAD, ROBINWOOD DRIVE, HILLBROOK DRIVE, CROSSING S. FORK AND WINDING OAK, OAKMONT DRIVE, CROSSING FIELDSTONE DRIVE AND WHITE HALL ROAD.	VERIZON	HENSON WAYNE K
2025-03445	Utility Permit	Approved	07/22/2025	COLUMBIA GAS	17710 OAK RIDGE DRIVE	COLUMBIA GAS OF MARYLAND INC	GUEVARA GARCIA JOSE A GUEVARA GARCIA LISETH

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-03486	Utility Permit	Approved	07/23/2025	COMCAST	5628 RED HILL ROAD	COMCAST	HARTLE RICHARD J
2025-03510	Utility Permit	Approved	07/24/2025	VERIZON	1217 WEST WASHINGTON STREET	VERIZON	RAFFERTY SAMUEL P SR RAFFERTY SAMUEL P JR
2025-03511	Utility Permit	Approved	07/24/2025	VERIZON	12304 HUYETT LANE	VERIZON	HUYETT CROSSROADS DEVELOPMENT LLC
2025-03574	Utility Permit	Approved	07/29/2025	ANTIETAM BROADBAND	17904 LYLES DRIVE, SHIRLEY COURT, ST. GEORGE CIRCLE, SAMUEL CIRCLE, RIDER COURT, MILDRED ROAD, ZEMMA LANE, STEPHANIE LANE, KURTYKA CIRCLE, CORLEY COURT, AND OLIVEWOOD DRIVE.	ANTIETAM CABLE TELEVISION INC	BURNS KEVIN M BURNS LORI M

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	Type	Total
LandDev Total by Group: 52	Forest Conservation Plan	2
	Forest Stand Delineation	6
	IMA	6
	Improvement Plan	2
	Ordinance Modification	2
	Preliminary-Final Plat	2
	PWA	1
	Simplified Plat	4
	Site Specific Grading Plan	2
	Standard Grading Plan	3
	Stormwater Standard Plan	2
	Subdivision Replat	2
	Two Year Update	1
	Type 2 Grading Plan	17
Permits Total by Group: 92	Entrance Permit	39
	Floodplain Permit	1
	Grading Permit	30
	Non-Residential Addition-Alteration Permit	3
	Non-Residential New Construction Permit	2
	Revision	1
	Utility Permit	16
Total		144