



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

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
**100 W Washington Street, Room 2000**  
**May 5, 2025, 6:00 PM**

**CALL TO ORDER AND ROLL CALL**

**OLD BUSINESS**

1. **RZ-25-002 – Halfway Houses and Group Homes** – Kyla Shingleton \* ***Information/Discussion/Tentative Action***  
Proposed text amendment to Articles 3, 7A, 8, 9, 10, 19C, and 28A of the Washington County Zoning Ordinance to amend allowed locations for halfway houses and group homes to conform with State legislation
2. **RZ-25-005 – Accessory Dwelling Units** – Travis Allen \* ***Information/Discussion/Tentative Action***  
Proposed text amendment to Article 3, 4, 7A, 8, 9, 10, 11, 12, 19, 19C, 22, and 28A of the Washington County Zoning Ordinance to permit the creation of Accessory Dwelling Units (ADUs).

**NEW BUSINESS**

**MINUTES**

1. April 7, 2025 Planning Commission regular meeting \* ***Discussion/Action***

**OTHER BUSINESS *Information/Discussion***

1. **Forest Conservation Ordinance Annual Report** – Travis Allen \* ***Information/Discussion***
2. **Proposed Outpatient Substance Abuse Center Text Amendment** – Kyla Shingleton \* ***Information/Discussion***
3. **Proposed Backyard Fowl Text Amendment** – Kyla Shingleton \* ***Information/Discussion***
4. **Update of Projects Initialized** – Jennifer Kinzer \* ***Information/Discussion***
5. **Director's Report** – Jill Baker ***Information/Discussion***

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. June 2, 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.

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

WWW.WASHCO-MD.NET

**WASHINGTON COUNTY PLANNING COMMISSION  
REZONING PUBLIC INPUT MEETING AND REGULAR MEETING  
April 7, 2025**

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, April 7, 2025 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

**CALL TO ORDER AND ROLL CALL**

The Chairman called the rezoning public input meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, Jeff Semler, Denny Reeder, Jay Miller, Terrie Shank (arrived at 6:25 p.m.), and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Kyla Shingleton, Comprehensive Planner; Scott Stotelmyer, Planner; and Debra Eckard, Office Manager.

**REZONING PUBLIC INPUT MEETING**

**Myron and Hazel Horst [RZ-25-001]**

**Staff Presentation**

Mr. Allen presented a piecemeal rezoning map amendment application for property located at 6821 Sharpsburg Pike. The applicant is requesting the application of the Rural Business (RB) floating zone to 1.68 acres of a 10.7 acre parcel. The parcel is currently zoned Preservation (P) with the Antietam Overlay 2 (AO-2) zone over top. The property contains a single-family dwelling, a barn, and an accessory structure currently being used as a garage/office building. The accessory structure was originally permitted in 2020 as an agricultural support building for farm operation purposes. The applicant now wants to use the structure as a tire repair shop. The property is encumbered with a permanent easement from the Maryland Environmental Trust (MET) established in 1997. Mr. Allen explained the purpose of the Rural Business zoning district and the criteria that must be met in order to apply this zone to land as it is stated in the County's Zoning Ordinance.

In addition to the rezoning application, a preliminary site plan will be required outlining the uses proposed on the property. If the RB zoning is approved, only the specified use is permitted and applies only to the portion of the lot specified on the application (1.68 acres). Any changes to the use, intensity or area would need to be reviewed by the Planning Commission and could possibly require a new public hearing. If the property is sold, the RB floating zone would convey with the property in perpetuity until the property owner requests its removal.

Mr. Allen noted that the subject parcel is located within ¼ mile of the Antietam Battlefield and lies within the AO-2 zoning district, which is an approach buffer to the Battlefield. The AO-2 zone is designed to regulate the exterior appearance of all commercial/non-residential uses (excluding farm structures) to preserve the historic character of the road corridor on the approach to the Battlefield. The zone extends 1000 feet on each side of road's centerline.

Mr. Allen explained that the MET easement is to preserve the scenic, cultural, rural, historical, archaeological, agricultural, wetland and woodland character of the property. It is designed to prevent the use or development of the property for any purpose that would conflict with the maintenance of its open space condition and protecting the landscape and viewshed of the Antietam Battlefield. The easement restricts commercial uses except those that can be performed in existing buildings. The property deed does not reference the MET easement.

This request was distributed to various agencies with the Historic District Commission (HDC) providing the following comments. The HDC did not review the permit application for the agricultural structure in 2020 because the building was constructed as a farm structure. There is another active RB use located at 6741 Sharpsburg Pike, which is minimally visible from the road and is buffered by significant forest cover, where the subject property has none. The HDC believes that the proposed use does not appear consistent with the language of the MET easement. The HDC also believes that if the use is restricted to the building and the minimal parcel area defined in the application, the proposed use would not be in conflict with the AO-2 overlay zone. The HDC's preference would be to minimize areas where floating zones (RB for instance) interact with overlays (such as the AO-2) in areas where resource protection should be a priority.

MET was contacted regarding this application and its appropriateness of the proposed use. MET stated that because the deed does not explicitly indicate that commercial uses are limited to buildings that

existed at the time the easement was established, the use would be allowed in the existing structure as long as the exterior appearance is not changed and materials are stored out of sight. It would be MET's preference that commercial uses unrelated to agriculture are not established on the property; however, zoning is not within their jurisdiction.

Staff recommends that the Commission considers the compatibility of the proposed use in the context of its location in immediate proximity to the Battlefield alongside the specific nature of the use. The proposed use is low intensity and would likely have a minimal impact on the surrounding neighborhood. The property is however in the AO-2 zone which is meant to protect the scenic character of the area approaching the Battlefield. And lastly, the structure in which the proposed use would be located was approved as an agricultural structure and not for a commercial use.

Mr. Allen noted that one written comment was received in support of this request.

#### Applicant's Presentation

Mr. Noel Manolo of Offit Kurman (legal counsel) and Mr. Myron Horst (the applicant) were present at the meeting. Mr. Manolo explained that the proposed use would support agricultural operations and agricultural users. Services would be rendered inside the building; there would be no outdoor operations. The applicant is not proposing any signage to advertise the business.

Mr. Manolo stated that all of the structures were existing when Mr. Horst purchased the property and the MET easement was established by the previous owner. While the MET easement does restrict industrial or commercial activities other than farming, silviculture and horticulture with the exception of activities that can be conducted in existing structures without alteration of the exterior appearance, Mr. Manolo believes that MET wants property owners to have viable use of their property. He also believes that the proposed use is in service of and related to agricultural activities.

Mr. Manolo noted that Mr. Horst previously appeared before the Planning Commission for a change of use application on the RB zoned property located at 6741 Sharpsburg Pike (just south of the subject property). The use at that property was a truck repair and excavating business. On May 3, 2021, the Planning Commission determined that the proposed use (a tire repair facility) would be a minor change. Unfortunately, negotiations were not successful and the property was sold to someone else.

#### Citizen Participation

- Erin Planck, 6741 Sharpsburg Pike, Hagerstown, MD – Ms. Planck stated they are not opposed to the proposed rezoning. However, because there is no signage for the business and a new driveway has been constructed, there has been a lot of traffic and confusion with people coming to their property looking for the tire repair business. Ms. Planck asked if a directional sign for the tire shop could be installed.

Ms. Baker stated that the County cannot require signage to be installed; however, if they choose to put up a sign, it would need to be shown on the site plan and meet all setback requirements specified in the Zoning Ordinance. Mr. Allen noted that the Historic District Commission would have review authority of the sign because the property is located within the AO-2 overlay.

#### Applicant's Rebuttal

Mr. Manolo introduced Mr. Fred Frederick of Frederick, Seibert & Associates, the consultant. Mr. Manolo believes Mr. Horst would be willing to install a directional sign in accordance with all County regulations, in order to keep customers and delivery drivers from going to the Planck's property.

Mr. Frederick stated that MET wrote a letter on August 3, 2022 allowing this use with guidance on signage. A copy of the letter was submitted for the record and distributed to all Commission members. MET stated that signs may be 4-feet by 4-feet (maximum) and preferably be located on the structure used for the business. However, the business is located a measurable distance from the roadway and would not be seen from the road. When the driveway was relocated, a new address was not obtained from the County. Mr. Frederick stated he would work with the County to correct this issue and to get a directional sign installed.

#### Recommendation

**Motion and Vote:** Mr. Semler made a motion to recommend approval of the request to the Board of County Commissioners. The motion was seconded by Mr. Miller and unanimously approved with Ms. Shank and Commissioner Wagner abstaining from the vote.

#### **Halfway Houses and Group Homes Text Amendment [RZ-25-002]**

Ms. Shingleton presented a proposed text amendment regarding halfway houses and group homes. Halfway houses are typically established as transitional homes for individuals leaving institutions, such as correctional and mental institutions as well as in-patient substance treatment centers. Halfway houses help individuals to transition back into normal life through various programs. Group homes are similar but they provide a more permanent home for individuals with disabilities that need daily assistance. Group homes provide various programs and job assistance similar to halfway houses. In 2015, Maryland adopted zoning regulations that allow halfway houses and group homes to be established in single-family and multi-family zoning districts depending on their size. A small group home may accommodate 4 to 9 adults while a large group home may accommodate 10 to 16 adults. A small halfway house may accommodate 4 to 8 adults while a large halfway house may accommodate 9 to 16 adults. Small group homes and small halfway house would be permitted in areas zoned for single-family homes which include the RT, RS, RU, RM and SED zoning districts. Large halfway houses and large group homes will be permitted in the RM and SED zoning districts. In the rural areas, all group homes and halfway houses will be permitted in the A(R), EC, P and RV zoning districts, but they will not be permitted in the RB or IM zoning districts.

The County's Zoning Ordinance does not currently include language for halfway houses; however, there is language for a transitional care facility. Staff is proposing to remove the transitional care facility definition and add halfway houses and group homes in the definitions section of the Ordinance. State legislation states that halfway houses and group homes are not subject to any special exceptions or conditional uses or any difference in zoning or setbacks.

**Discussion and Comments:** Ms. Shank asked if the State has provided definitions for a halfway house and group homes. Ms. Shingleton explained that the State only provided the definition for a halfway house. Ms. Baker stated we are using examples of group home definitions from around the State. Ms. Shank would like the definition to be clearer to include both adults and juveniles, with or without disabilities.

#### **Non-conforming Uses Text Amendment [RZ-25-003]**

Ms. Shingleton presented an application to amend Section 4.3 of the Washington County Zoning Ordinance regarding non-conforming uses. Staff is proposing to add a section to the Ordinance relative to the abandonment of a non-conforming use. Ms. Shingleton noted that a non-conforming use is considered abandoned when the use has ceased for a period of six months. In order to disprove the abandonment, tangible evidence that the property was not abandoned would be required. For example, if the business maintained its valid liquor license during this time, this shows clear intent of the owner to reopen the business.

Ms. Baker explained that a non-conforming use is not a permitted use in the zoning district in which it is located. Currently, there is no definition of cessation in the Zoning Ordinance. Ms. Baker explained that case law has been brought to staff's attention that a property keeps its non-conforming use until such time as the owner shows intent to abandon the use. She briefly explained the difference between tangible and subjective intent.

**Motion and Vote:** Ms. Shank made a motion to recommend approval of the text amendment to the Board of County Commissioners as presented. The motion was seconded by Mr. Miller and unanimously approved with Commissioner Wagner abstaining from the vote.

#### **Manufactured/Modular Homes Text Amendment [RZ-25-004]**

Ms. Shingleton presented a proposed text amendment regarding manufactured/modular homes. She explained that staff is proposing to update the definition of modular homes in the Zoning Ordinance. She further explained that the definition of manufactured homes is replacing the definition of mobile homes. Therefore, any mention of mobile homes in the Zoning Ordinance will be replaced with manufactured homes. State House Bill 538, which became effective January 1, 2025, provides for affordable housing in any zoning district where a single-family home is permitted. The Real Property Article of the State of Maryland requires manufactured homes to be converted to real property; therefore, they must be affixed to a permanent foundation and must be titled to the landowner.

**Motion and Vote:** Mr. Semler made a motion to recommend approval of the text amendment to the Board of County Commissioners as presented. The motion was seconded by Mr. Reeder and unanimously approved with Commissioner Wagner abstaining from the vote.

#### **Accessory Dwelling Units Text Amendment [RZ-25-005]**

Mr. Allen presented a proposed text amendment to amend several sections of the Zoning Ordinance to allow a new housing type: accessory dwelling units (ADUs). An accessory dwelling unit is a broad term that refers to a smaller, self-contained residential dwelling that is located on the same parcel as a primary, larger residential dwelling (typically a single-family home). An ADU may be attached, detached, new construction, conversion of an existing building, etc. The purpose of this amendment is to address the need for more affordable housing within the County. Staff is proposing to add a new section to Article 4 of the Zoning Ordinance. Section 4.27 would permit, by right, the creation of one ADU per lot in conjunction with the principal permitted use on the property. ADUs would be permitted in both urban and rural zoning districts and would include: A(R), EC, P, RB, RV, RT, RS, RU, RM, BL, BG and HI districts. ADUs would be permitted in commercial zoning districts in order to accommodate mixed use opportunities in selected areas of the County as recommended in the County's draft Comprehensive Plan.

Mr. Allen explained that staff is proposing to allow both attached and detached ADUs on single-family homes; two-family or duplex dwellings would only be allowed to have a detached ADU; semi-detached, townhouse or multi-family dwellings you could have either an attached or detached ADU; and commercial zoning districts would be permitted to have only attached ADUs. One additional parking space would be required for the ADU; however, if legal street parking is available or if the property is located within ½ mile of a transit facility, the parking requirement could be waived.

Staff is proposing that the ADU is no more than 75% of the gross floor area of the primary dwelling unit or 1,000 square feet of gross floor area, whichever is less. Garage conversions may be handled differently. Bulk requirements should meet the standards set forth for the zoning district in which the property is located. The ADUs will not be included in residential density calculations. ADUs may not be subdivided from the principal dwelling unit; they must remain in common ownership. Short-term rentals and travel trailers would be prohibited.

Mr. Allen discussed the proposed definitions for accessory dwelling units and the two-family and duplex dwelling units. Without a legal pathway to create these housing types, there is the possibility that property owners will create these units without permits, thereby constructing additional dwelling units that do not meet building code and risk public health and safety. The State is proposing legislation that will most likely require the allowance of ADUs.

**Discussion and Comments:** There was a brief discussion regarding addressing for the ADUs. Ms. Kinzer stated that a separate, detached structure will be required to have a separate address. A determination will be made on each attached dwelling unit moving forward depending upon the circumstances.

There was a brief discussion regarding the maximum square footage requirement. Mr. Miller expressed his concern regarding the 1,000 sq. ft. maximum requirement. Ms. Baker explained the rationale staff used to arrive at that decision. The ADU is supposed to be "subordinate to" the primary structure and, more importantly, we are trying to achieve affordable housing. Mr. Travis also noted that because ADUs will be permitted in commercial districts where the size of the principal unit can be much larger than a single-family home there should be a maximum square footage requirement. He suggested that any proposed ADU that exceeds the 75% gross floor area requirement could request a special exception through the Board of Zoning Appeals. Commission members liked that suggestion and asked staff to draft new language to include the special exception. Ms. Baker still believes there should be a mechanism to temper the square footage maximum in the residential districts.

**Public Comment:** Mr. Gordon Poffenberger, 981 Mt. Aetna Road, Hagerstown stated that he agrees with the size limitations because this is to be an accessory structure, not another primary residence. He asked if the ADUs will be exempt from APFO fees. Staff is proposing that these units be exempt from APFO fees and excise tax.

This amendment will be brought back at the May meeting with changes as discussed.

**Motion:** Mr. Reeder made a motion to adjourn the rezoning public input meeting at 7:47 p.m. The motion was seconded by Ms. Shank and so ordered by the Chairman. The Chairman then called the regular meeting of the Washington County Planning Commission to order.

## **NEW BUSINESS**

### **MINUTES**

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the March 3, 2025 Planning Commission regular meeting as presented. The motion was seconded by Mr. Semler and unanimously approved.

**Motion and Vote:** Ms. Shank made a motion to approve the minutes of the March 17, 2025 Planning Commission workshop meeting as presented. The motion was seconded by Mr. Miller and unanimously approved.

### **ORDINANCE MODIFICATIONS**

#### **Daniel C. Davison [OM-25-003]**

Ms. Kinzer, on behalf of Ms. Wagner-Grillo, presented an ordinance modification request for property located at 14000 Heavenly Acres Ridge which is currently zoned EC (Environmental Conservation). The request is to reduce the 50-foot side yard setback to 15 feet on the north side lot and to 40-feet on the south side lot. The current setbacks in the EC zoning district are 40-feet in the front yard, 15-feet on the side yard, and 50-feet on the rear yard. The proposed setbacks are not below the residential setbacks in a normal EC zone; however, this property has an agricultural assessment.

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

### **SUBDIVISIONS**

#### **Elmwood Farm Revised Section 5D [PP-24-002]**

Mr. Stotemyer presented a preliminary plat for Section 5D of Elmwood Farms located at parcel 1081 off of Lappans Road in Williamsport. The property is currently zoned RS (Residential Suburban). The site will be accessed from Lappans Road as well as Kendle Road. Public water will be provided by the City of Hagerstown and public sewer will be provided by Washington County. Forest Conservation requirements were previously addressed. All agency approvals have been received.

**Motion and Vote:** Mr. Semler made a motion to approve the preliminary plat as presented. The motion was seconded by Mr. Reeder and unanimously approved.

#### **The Village at Valentia Ridge Lots 1 - 150 [PP-23-001]**

Mr. Stotemyer presented a request for a one-year extension for the preliminary plat of The Village at Valentia Ridge Lots 1 – 150. The property is located along the south side of Poffenberger Road and is currently zoned RU (Residential Urban). Justification for this request was provided by the developer. This extension would be good until March 7, 2026.

**Motion and Vote:** Mr. Reeder made a motion to approve the extension request with a new expiration date of March 7, 2026. The motion was seconded by Ms. Shank and unanimously approved.

### **FOREST CONSERVATION**

#### **Martin Property – Lot 1 [S-23-058]**

Mr. Allen presented a request to use the payment-in-lieu option to meet a portion of the forest mitigation requirements for property located at 12440 Burkholder Lane. The property is currently zoned PI (Planned Industrial). There is a 2.8-acre total planting requirement resulting from the subdivision of a 123.41-acre parcel. Article 10 of the Forest Conservation Ordinance lists the preferred sequence of mitigation ranging from the most preferred method of mitigation which is on-site retention to the least preferred which is the payment-in-lieu of planting. The intent of the Ordinance is to accomplish as much mitigation on-site as possible. If the developer is deviating from the preferred sequence, justification is required from a qualified professional. As part of their mitigation efforts, the developer is proposing to put 16 acres of forest under easement on-site; the PIL is only being requested for the remainder of the total mitigation required.

**Motion and Vote:** Mr. Reeder made a motion to approve the request as presented. The motion was seconded by Mr. Semler and unanimously approved.

### **OTHER BUSINESS**

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

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

**UPCOMING MEETINGS**

1. May 5, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

**ADJOURNMENT**

Mr. Semler made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Mr. Reeder and so ordered by the Chairman.

Respectfully submitted,

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David Kline, Chairman

DRAFT



Washington County

M A R Y L A N D

**Forest Conservation Annual Report**  
**May 5, 2025**

**Washington County, Maryland**  
**FY 2024**





## FCO Article 17 (MD Annotated Code – Natural Resources 5.16)

- On or before March 1st of each year, the Department shall submit to the Maryland Department of Natural Resources a report on:
  - The number, location, and type of projects subject to the provisions of this Ordinance;
  - The amount and location of acres cleared, conserved, and planted, including any areas located in the 100-year floodplain, in connection with a development project;
  - The amount of reforestation and afforestation fees and noncompliance penalties collected and expended; and
  - The costs of implementing the Forest Conservation Program.
  - The number, location and type of violations and type of enforcement activity conducted in accordance with Article 16.
  - To the extent practicable, the size and location of all conserved and planted areas submitted in an electronic GIS format.



## Overall Data

- Data reflects development activity during defined period
  - More development means more acres put under easement or \$ collected
  - Site specific considerations influence mitigation methods

	FY 2024	FY 2023	% Change
Total Projects	190	207	- 8.2%
Exemptions	80	81	- 1.2%
Total Reviews	110	126	- 12.7%
Retained	65.95 acres	113.29 acres	- 41.8%
Planted	18.01 acres	15.28 acres	+ 17.9%
Total LTP	84.05 acres	128.57 acres	- 34.6%
Cleared	53.49 acres	57.67 acres	- 7.2%

# Forest Conservation Annual Report

Washington County, Maryland  
FY 2024

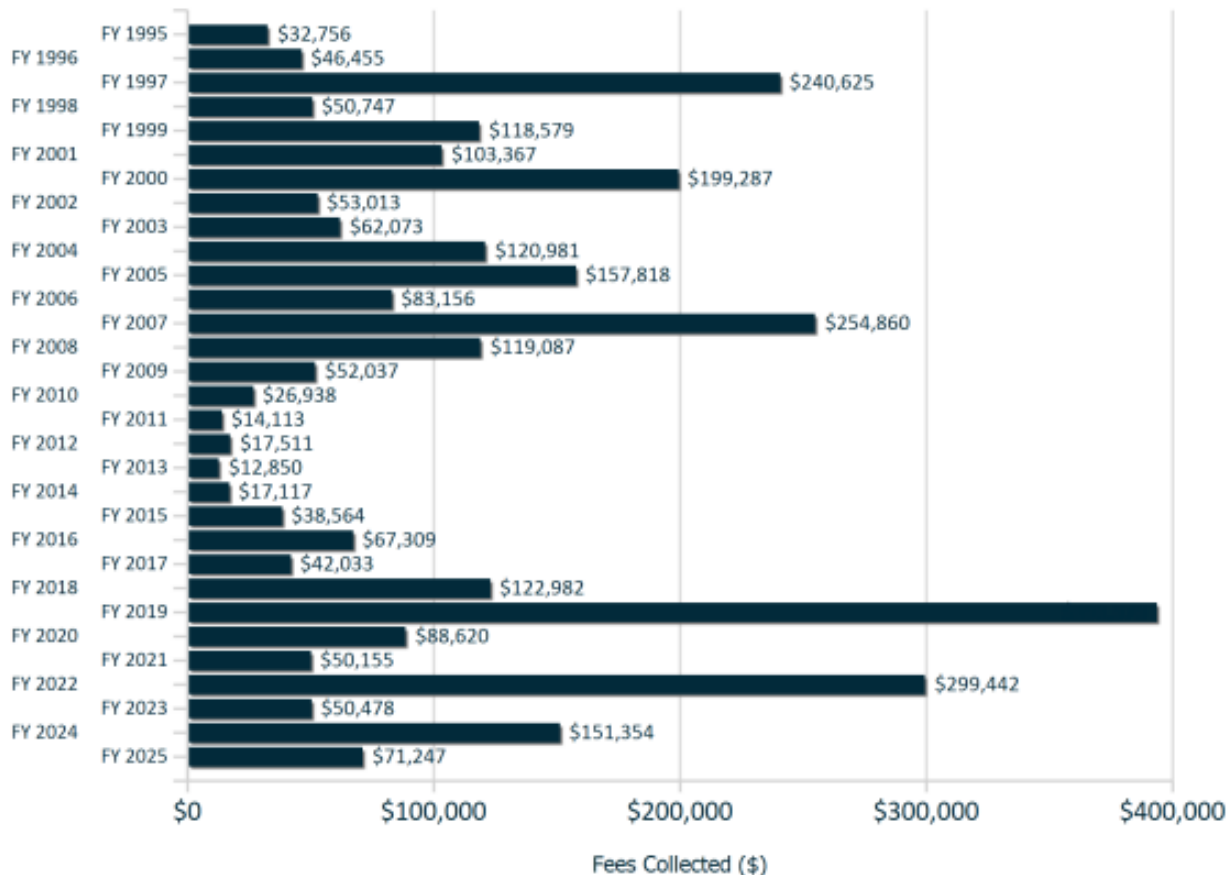


## Fiscal Data

	FY 2024	FY 2023	% Change
Bond \$ Posted	\$29,069.40	\$85,987.44	- 66.2%
PIL Collected	\$151,353.64	\$50,478.18	+ 200%
PIL Expended	\$164,699.50	\$86,328.00	+ 90.8%
Implementation Costs*	\$222,793.14	\$126,059.60	+ 76.7%
Labor	1,130 hours	1,072 hours	+ 5.4%

- Implementation costs include PIL fees collected
  - EX- 2024 Implementation Costs w/o PIL fees are \$71,439.50

## Summary of PIL by Fiscal Year





## Forest Banks

- No new banks created during FY24
- 3.82 acres debited from existing banks during FY24

## Enforcement and Non-Compliance

- Levying of non-compliance and/or violation fees did not become necessary during the reporting period



DEPARTMENT OF PLANNING & ZONING

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Draft for discussion

February 13, 2025

**Proposed Text amendment for  
Outpatient substance abuse centers, including disbursement of addiction treatment drugs**

**ARTICLE 3. DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)**

Section 3.3 - Table No. 3.3 - TABLE OF LAND USE REGULATIONS (RURAL AREA USES)

Land Uses	A(R)	EC	P	RV	RB	IM	Intensity of Use
<b>I. Health Care and Social Assistance</b>							
Outpatient substance abuse centers, including disbursement of addiction treatment drugs	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N/A</u>

**ARTICLE 7A “RT” RESIDENTIAL, TRANSITION DISTRICT**

Section 7A.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(g) Banquet/Reception Facilities.

(h) Outpatient substance abuse centers, including disbursement of addiction treatment drugs.

**ARTICLE 8 “RS” RESIDENTIAL, SUBURBAN DISTRICT**

Section 8.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(j) Banquet/Reception Facilities.

(k) Outpatient substance abuse centers, including disbursement of addiction treatment drugs.

**ARTICLE 9 “RU” RESIDENTIAL, URBAN DISTRICT**

Section 9.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(j) Banquet/Reception Facilities.

(k) Outpatient substance abuse centers, including disbursement of addiction treatment drugs.

#### **ARTICLE 10 “RM” RESIDENTIAL, MULTI-FAMILY DISTRICT**

Section 10.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(k) Banquet/Reception Facilities.

(l) Outpatient substance abuse centers, including disbursement of addiction treatment drugs.

#### **ARTICLE 19C - “SPECIAL ECONOMIC DEVELOPMENT DISTRICT”**

Section 19C.2. Principal Permitted Uses

Medical Clinics and/or Pharmacies.

Outpatient substance abuse centers, including disbursement of addiction treatment drugs.

Mixed Use Building.

#### **ARTICLE 28A- DEFINITIONS**

Outpatient substance abuse centers, including disbursement of addiction treatment drugs, are defined as a specialized healthcare facility where individuals struggling with opioid addiction receive medication-assisted treatment.



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

Draft

March 18, 2025

### Domestic Fowl

#### Purpose:

The purpose of this section is to provide standards for low intensity operations relating to the raising and care of domestic fowl. Operations related to the raising and care of more than twenty-four (24) fowl shall follow the standards set forth in Article 22, Division 9 of this Ordinance.

#### Definitions:

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

Low intensity operation: Operations raising and providing care to twenty-four (24) or less fowl.

#### Bulk requirements:

- No roosters are permitted to be kept and/or raised.
- For ½ acre parcels or less, the maximum number of fowl permitted shall be six (6) hens. An additional six (6) hens for every additional ½ acre shall be permitted with a maximum of 24 hens kept before additional requirements will be applied.
- Structures for hens shall be set back a minimum of twenty-five (25) feet from any neighboring dwelling, school, church or institution for human care. At no time shall a structure housing domesticated fowl be located closer than 10 feet from side and rear property lines. Structures shall not be permitted in front yards.
- Structures shall not be placed in drainage swales or mapped floodplain (sensitive) areas.
- No selling for commercial purposes

#### Enclosures



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

#### Sanitation:

- Structures housing hens shall be cleaned on a regular basis to prevent odors and accumulation of feed and waste.
- 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.
- 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.
- A Waste Management Plan and Nutrient Management Plan are required when housing more than 24 fowl.
- Outdoor slaughtering or butchering is prohibited.

#### Permits:

- A zoning permit must be obtained for any structures housing chickens. An application must show the following:
  - Size of lot.
  - Number of fowl.
  - Location and dimensions of structures showing it meets setback requirements.
  - Location of waste storage.
- Proof of registration with the Maryland Department of Agriculture in accordance with the Annotated Code of Maryland, Agriculture Article, Section 3-804.

**Plan Review Projects Initialized - March 01, 2025 - March 31, 2025**

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
AR-25-001	APFO Road Adequacy	Paid	03/24/2025		13948 PATRIOT WAY - LOT 102 - FREEDOM HILLS - SECT. C-1	13948 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
AR-25-002	APFO Road Adequacy	Paid	03/24/2025		13946 PATRIOT WAY - LOT 103 - FREEDOM HILLS - SECT. C-1	13946 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
AR-25-003	APFO Road Adequacy	Paid	03/24/2025		13916 PATRIOT WAY - LOT 113 - FREEDOM HILLS - SECT C-1	13916 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
AR-25-004	APFO Road Adequacy	Paid	03/24/2025		13918 PATRIOT WAY - LOT 112 - FREEDOM HILLS - SECT C-1	13918 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
AR-25-005	APFO Road Adequacy	Paid	03/24/2025		13906 PATRIOT WAY - LOT 116 - FREEDOM HILLS - SECT C-1	13906 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
AR-25-006	APFO Road Adequacy	Paid	03/24/2025		13904 PATRIOT WAY - LOT 117 - FREEDOM HILLS - SECT C-1	13904 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
AR-25-007	APFO Road Adequacy	Paid	03/24/2025		13874 PATRIOT WAY - LOT 127 - FREEDOM HILLS - SECT C-1	13874 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
AR-25-008	APFO Road Adequacy	Paid	03/24/2025		13876 PATRIOT WAY - LOT 126 - FREEDOM HILLS - SECT C-1	13876 PATRIOT WAY HAGERSTOWN, MD 21740	MAJOR LEAGUE BUILDERS	FREEDOM HILL HOMES LLC
FS-25-006	Forest Stand Delineation	Revisions Required	03/24/2025	3/24/2025	FLETCHERS'S GROVE DEAN NORTH - FSD FOR OFF-SITE FOREST EASEMENT	109 KINNA PLACE BOONSBORO, MD 21713	B&R DESIGN GROUP	DEAN 8486 LLC
FS-25-007	Forest Stand Delineation	Received	03/27/2025	3/27/2025	TRIPLE Y LLC, FEDERAL LOOKOUT	22930 FEDERAL LOOKOUT ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	TRIPLE Y LLC
SIM25-016	IMA	Active	03/04/2025		13181 SALEM CHURCH ROAD HN	13181 SALEM CHURCH ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOSTETTER GROUP LLC THE
SIM25-017	IMA	Active	03/12/2025		DR. CICCARELLI	16605 KENDLE ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	CICCARELLI CHRIS CICCARELLI K JILL
SIM25-018	IMA	Active	03/13/2025		COLUMBIA GAS ILI - RETROFIT	17631 WE WASHINGTON STREET HAGERSTOWN, MD 21740	C S DAVIDSON INC	HELLERS GAS MARYLAND INC
SIM25-019	IMA	Active	03/18/2025		FIX N GO TRUCK REPAIR - LAPPANS ROAD	16001 LAPPANS ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	AKHMEDOV IZMIR A
OM-25-003	Ordinance Modification	Approved	03/11/2025	3/11/2025	DANIEL C DAVISON	14000 HEAVENLY ACRES RIDGE HANCOCK, MD 21750	GEHR DANIEL R. SURVEYING	DAVISON TINA L DAVISON DANIEL C
PC-25-001	Preliminary Consultation	In Review	03/07/2025	3/11/2025	CH RENEWABLES ACQUISITIONS, L.L.C.	11119 DAM NUMBER 5 ROAD CLEAR SPRING, MD 21722	BL COMPANIES, INC	KRINER FARM LLC
PC-25-002	Preliminary Consultation	In Review	03/10/2025	3/11/2025	CHABERTON SOLAR HEARTHSTONE LLC	16621 LAPPANS ROAD WILLIAMSPORT, MD 21795	CIVIL & ENVIRONMENTAL CONSULTANTS, INC.	LIVENGOOD STONEY L LIVENGOOD STACY D

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Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
S-25-008	Preliminary-Final Plat	In Review	03/07/2025	3/10/2025	EMERALD POINTE PUD COMMERCIAL LOT A SUBDIVISION	19404 EMERALD SQUARE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	EMERALD POINTE INC
S-25-009	Preliminary-Final Plat	In Review	03/25/2025	3/27/2025	RE-SUBDIVISION OF COLONIAL PARK, SECT B BLK 8 LOT 26	142 HARVARD ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	142 144 HARVARD ROAD LLC
S-25-010	Preliminary-Final Plat	Revisions Required	03/31/2025	4/1/2025	PRELIMINARY-FINAL PLAT FOR DIXIE RENN	16128 SPADE ROAD HAGERSTOWN, MD 21740	APEX LAND SOLUTIONS LLC	RENN EDWARD R
S-25-011	Preliminary-Final Plat	In Review	03/31/2025	4/1/2025	PRELIMINARY-FINAL PLAT OF SUBDIVISION FOR JAMES HOUSER	7129 DAM NUMBER 4 ROAD SHARPSBURG, MD 21782	APEX LAND SOLUTIONS LLC	HOUSER JAMES C JR HOUSER LISA IRENE
S-25-012	Preliminary-Final Plat	Pending	03/31/2025		PRELIMINARY-FINAL PLAT OF SUBDIVISION FOR JAMES HOUSER JR.	7207 DAM NUMBER 4 ROAD SHARPSBURG, MD 21782	APEX LAND SOLUTIONS LLC	HOUSER JAMES CALVIN JR HOUSER LISA IRENE
SP-22-041.R02	Redline Revision	Approved	03/21/2025	3/21/2025	REVISION OF PROPOSED SIGN LOCATIONS	10335 SUPERCENTER DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	ARNETTS INC
SI-25-003	Simplified Plat	In Review	03/04/2025	3/7/2025	SIMPLIFIED PLAT FOR CASCADE TOWN CENTRE	14475 MOLLEVILLE AVENUE CASCADE, MD 21719	FOX & ASSOCIATES INC	CASCADE TOWN CENTRE DEVELOPMENT LL
SI-25-004	Simplified Plat	Revisions Required	03/17/2025	3/19/2025	SIMPLIFIED PLAT OF LOT 1 & LOT 2 LAND OF TERRILL L. CHALFANT, JR.	5619 AMOS REEDER ROAD BOONSBORO, MD 21713	FOX & ASSOCIATES INC	Richard & Maureen Stang
SP-25-008	Site Plan	In Review	03/26/2025	3/28/2025	CRAIG PAVING NEW MODULAR BLDG FOR LAB & OFFICE	136 HUMP ROAD HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	CRAIG PAVING INC
GP-25-004	Site Specific Grading Plan	Pending	03/11/2025		SCHOLAR DRIVE RELOCATION	11400 ROBINWOOD DRIVE HAGERSTOWN, MD 21742	TRIAD ENGINEERING	HAGERSTOWN JUNIOR COLLEGE
GP-25-005	Site Specific Grading Plan	Approved	03/12/2025	3/14/2025	LYLE FIRNHABER	3819 MILLS ROAD SHARPSBURG, MD 21782		Lyle & April Firnhaber MILLS EARL E TRUSTEES
GP-25-006	Site Specific Grading Plan	In Review	03/20/2025	3/21/2025	STANG LOT 1	5619 AMOS REEDER ROAD BOONSBORO, MD 21713		Richard & Maureen Stang
GP-25-007	Site Specific Grading Plan	In Review	03/31/2025	3/31/2025	COLUMBIA GAS - GREENCASTLE PIKE WAREHOUSE	12520 GREENCASTLE PIKE HAGERSTOWN, MD 21740		CREEKSIDE LOGISTICS CENTER OWNER LLC
SGP-25-017	Standard Grading Plan	Approved	03/05/2025	3/11/2025	SPEDDEN	14512 ROUND HOUSE FARM LANE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	Spedden
SGP-25-018	Standard Grading Plan	Approved	03/07/2025	3/27/2025	RODRIGUEZ RESIDENCE	8302 PROPHET ACRES ROAD FAIRPLAY, MD 21733	FREDERICK SEIBERT & ASSOCIATES	RODRIGUEZ EDUARDO D RODRIGUEZ KARINA
SGP-25-019	Standard Grading Plan	Approved	03/10/2025	3/12/2025	WILLIAM, PATRICE & NAJEE	14928 GREEN LANE ROAD HANCOCK, MD 21750	OLIVER HOMES INC	WILLIAMS NAJEE U LAUTURE WILLIAMS PATRICE B
SGP-25-020	Standard Grading Plan	Approved	03/14/2025	3/18/2025	MICHAEL AND AMY RINEBOLT	18947 GEETING ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	RINEBOLT MICHAEL E RINEBOLT AMY L
SGP-25-021	Standard Grading Plan	In Review	03/17/2025	3/18/2025	CRABTREE, RYAN & MIRANDA	20509 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	OLIVER HOMES INC	Ryan Crabtree LI HONG

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					Land Development Reviews			
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
SGP-25-022	Standard Grading Plan	Approved	03/18/2025	3/25/2025	FOUNTAINHEAD PROPERTIES MANAGEMENT	13818 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SGP-25-023	Standard Grading Plan	In Review	03/18/2025	3/31/2025	OREBANK ROAD - DRIVEWAY CUVLERT	12167 OREBANK ROAD CLEAR SPRING, MD 21722		BECKETT ALLEN ETAL MOORE CHERYL
SGP-25-024	Standard Grading Plan	Approved	03/19/2025	3/20/2025	TRAVIS ROUTZAHN - REVISED	13285 WASHINGTON SPRINGS WINERY LANE SABILLASVILLE, MD 21780		Travis Routzahn
SGP-25-025	Standard Grading Plan	Revisions Required	03/20/2025	3/20/2025	BEDROCK WATERLINE REPLACEMENT - TOWN OF KEEDYSVILLE			KEEDYSVILLE TOWN OF
SGP-25-026	Standard Grading Plan	Approved	03/24/2025	3/25/2025	EMERALD POINTE PUD LOT 66 - 13217 ONYX DRIVE	13217 ONYX DRIVE HAGERSTOWN, MD 21742		EMERALD POINTE INC
SGP-25-027	Standard Grading Plan	In Review	03/27/2025	3/28/2025	GRISEZ CUSTOM HOME		GAUSS R F & ASSOCIATES INC	
SGP-25-028	Standard Grading Plan	Pending Payment	03/28/2025		PEMBERTON D13	20406 TROUT DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
SSWP25-016	Stormwater Standard Plan	Approved	03/05/2025	3/11/2025	SPEDDEN	14512 ROUND HOUSE FARM LANE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	Spedden
SSWP25-018	Stormwater Standard Plan	Approved	03/10/2025	3/12/2025	WILLIAM, PATRICE & NAJEE	14928 GREEN LANE ROAD HANCOCK, MD 21750	OLIVER HOMES INC	WILLIAMS NAJEE U LAUTURE WILLIAMS PATRICE B
SSWP25-019	Stormwater Standard Plan	Approved	03/12/2025	3/27/2025	RODRIGUEZ RESIDENCE	8302 PROPHET ACRES ROAD FAIRPLAY, MD 21733	FREDERICK SEIBERT & ASSOCIATES	RODRIGUEZ EDUARDO D RODRIGUEZ KARINA
SSWP25-020	Stormwater Standard Plan	Approved	03/14/2025	3/18/2025	MICHAEL AND AMY RINEBOLT	18947 GEETING ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	RINEBOLT MICHAEL E RINEBOLT AMY L
SSWP25-021	Stormwater Standard Plan	In Review	03/17/2025	3/18/2025	CRABTREE, RYAN & MIRANDA	20509 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	OLIVER HOMES INC	Ryan Crabtree LI HONG
SSWP25-022	Stormwater Standard Plan	Approved	03/19/2025	3/20/2025	TRAVIS ROUTZAHN - REVISED	13285 WASHINGTON SPRINGS WINERY LANE SABILLASVILLE, MD 21780		
SSWP25-023	Stormwater Standard Plan	Approved	03/24/2025	3/25/2025	FOUNTAINHEAD PROPERTIES MANAGEMENT	13818 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SSWP25-024	Stormwater Standard Plan	In Review	03/27/2025	3/28/2025	GRISEZ CUSTOM HOME		GAUSS R F & ASSOCIATES INC	
SSWP25-025	Stormwater Standard Plan	In Review	03/27/2025	3/31/2025	OREBANK ROAD - DRIVEWAY CUVLERT	12167 OREBANK ROAD CLEAR SPRING, MD 21722	UNGER SURVEYING & CONSTRUCTION	BECKETT ALLEN ETAL MOORE CHERYL
SSWP25-026	Stormwater Standard Plan	Pending Payment	03/28/2025		PEMBERTON D13	20406 TROUT DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
TYU-25-008	Two Year Update	Final Approvals	03/05/2025	3/6/2025	PARADISE HEIGHTS - SECTION B - LOTS 56-77	PARADISE HEIGHTS SECTION B	FOX & ASSOCIATES INC	PARADISE HEIGHTS LAND
TYU-25-009	Two Year Update	In Review	03/27/2025	4/16/2025	STONEMONT I-70 BTS (VIRGINIA AVENUE L.L.C.)	SOUTH SIDE OF VIRGINIA AVE NE OF I-70 & CSX RR	FREDERICK SEIBERT & ASSOCIATES	VA AVE LLC

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-01016	Entrance Permit	Approved	03/10/2025	FOREST HARVEST	SOUTHSIDE OF LOCKWOOD ROAD		Overland LLC 16810 Shaffer Road
2025-01020	Entrance Permit	In Progress	03/10/2025	STICK BUILT HOME	S-94-191 18218 SUMMERLIN DRIVE, LOT 2	KENNY GARDNER	HUNNISETT RICHARD A TRUSTEE HUNNISETT PATRICIA L TRUSTEE
2025-01026	Entrance Permit	In Progress	03/10/2025	STICK BUILT HOME	14928 GREEN LANE BOULEVARD, LOT 1	OLIVER HOMES INC	WILLIAMS NAJEE U LAUTURE WILLIAMS PATRICE B
2025-01120	Entrance Permit	Approved	03/14/2025	STICK BUILT HOME	S-01-055 18947 GEETING ROAD, LOT 9		RINEBOLT MICHAEL E RINEBOLT AMY L
2025-01135	Entrance Permit	Approved	03/17/2025	FOREST HARVEST	LONG HOLLOW ROAD, TRACT 2		KUNKEL MADELINE MARY
2025-01205	Entrance Permit	In Progress	03/21/2025	SEMI-DETACHED HOME	S-20-013 19708 OLEANDER COURT, LOT 9		DAN RYAN BUILDERS MID ATLANTIC INC
2025-01210	Entrance Permit	In Progress	03/21/2025	SEMI-DETACHED HOME	S-20-013 19708 OLEANDER COURT, LOT 10		DAN RYAN BUILDERS MID ATLANTIC INC
2025-01305	Entrance Permit	In Progress	03/26/2025	STICK BUILT HOME	S-18-004 13217 ONYX DRIVE, LOT 166	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2025-01346	Entrance Permit	Approved	03/27/2025	COMMERCIAL	PP-22-001 19303 COPPER CANYON DRIVE		P OVERLOOK LLLP
2025-01362	Entrance Permit	In Progress	03/28/2025	STICK BUILT HOME	SI-21-014 MOSER ROAD	CLABAUGH CUSTOM HOMES, LLC	
2025-01327	Floodplain Permit	Review	03/27/2025	FLOODPLAIN	PP-24-001		PARADISE HEIGHTS LAND
2025-00914	Grading Permit	Review	03/03/2025	FUNKSTOWN DRAINAGE IMPROVEMENTS WYE OAK DRIVE	TOWN OF FUNKSTOWN, SITUATED NORTH OF E. POPLAR STREET		CRAMPTON PAUL N JR
2025-00970	Grading Permit	Approved	03/06/2025	STICK BUILT HOME	S-18-038 14512 ROUND HOUSE FARM LANE, LOT 1	GROSSNICKLE CONSTRUCTION LLC	PETTYJOHN EVAN MARK
2025-00986	Grading Permit	Approved	03/07/2025		SP-21-003.R01 16001 LAPPANS ROAD		AKHMEDOV IZMIR A
2025-01001	Grading Permit	In Progress	03/07/2025	COMMERCIAL	SP-23-046 12545 LICKING CREEK ROAD, "LICKING CREEK PAVING & HAULING"		MILLS JAMES LEE MILLS CORINA SUE
2025-01021	Grading Permit	In Progress	03/10/2025	STICK BUILT HOME	S-94-191 18218 SUMMERLIN DRIVE, LOT 2	KENNY GARDNER	HUNNISETT RICHARD A TRUSTEE HUNNISETT PATRICIA L TRUSTEE
2025-01027	Grading Permit	In Progress	03/10/2025	STICK BUILT HOME	14928 GREEN LANE BOULEVARD, LOT 1	OLIVER HOMES INC	WILLIAMS NAJEE U LAUTURE WILLIAMS PATRICE B
2025-01043	Grading Permit	Approved	03/11/2025	STICK BUILT HOME	S-06-100 7620 SHENANDOAH COURT, LOT 2		OLIVER JOHN R CO INC
2025-01121	Grading Permit	Approved	03/14/2025	STICK BUILT HOME	S-01-055 18947 GEETING ROAD, LOT 9		RINEBOLT MICHAEL E RINEBOLT AMY L
2025-01140	Grading Permit	In Progress	03/17/2025	STICK BUILT HOME	S-24-040 20509 MOUNT AETNA ROAD, PARCEL A		CRABTREE RYAN CRABTREE MIRANDA
2025-01206	Grading Permit	In Progress	03/21/2025	ROSEHILL MANOR LOT #9	S-20-013 19708 OLEANDER COURT, LOT 9		DAN RYAN BUILDERS MID ATLANTIC INC
2025-01240	Grading Permit	In Progress	03/24/2025	STICK BUILT HOME	LOR 3819 MILLS ROAD		FIRNHABER LYLE FIRNHABER APRIL
2025-01306	Grading Permit	In Progress	03/26/2025	STICK BUILT HOME	S-18-004 13217 ONYX DRIVE, LOT 166	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2025-01363	Grading Permit	In Progress	03/28/2025	STICK BUILT HOME	SI-21-014 MOSER ROAD	CLABAUGH CUSTOM HOMES, LLC	
2025-01402	Grading Permit	Review	03/31/2025	GREENCASTLE PIKE WAREHOUSE	SP-20-014 12520 GREENCASTLE PIKE		CREEKSIDE LOGISTICS CENTER OWNER LLC

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-01419	Grading Permit	In Progress	03/31/2025	COMMERCIAL	SP-23-034.R01 19513 & 19555 INNOVATION DRIVE, PHASE 2, BUILDING 5 & 6		MERITUS MEDICAL CENTER INC
2025-01005	Grading Permit	Approved	03/07/2025	GRADING PERMIT PARADISE HEIGHTS SECTION C	PP-24-001		PARADISE HEIGHTS LAND
2025-00915	Utility Permit	Approved	03/03/2025	COLUMBIA GAS	13918 NORTH MEADOW ROAD	COLUMBIA GAS OF MARYLAND INC	GARBER NICOLE L
2025-00947	Utility Permit	Approved	03/04/2025		18600 CRESTWOOD DRIVE	TANA BRIAN	RAB RENTALS LLC
2025-01002	Utility Permit	Approved	03/07/2025	COLUMBIA GAS	19541 LORRAINE TERRACE	COLUMBIA GAS OF MARYLAND INC	NILAND CAROLINE MICHEL DONALD
2025-01070	Utility Permit	Approved	03/12/2025		19435 EMERALD SQUARE AND MARSH PIKE	PURE LIFE CABLE	EMERALD POINTE INC
2025-01136	Utility Permit	Approved	03/17/2025	COMCAST	12804 OAK HILL AVENUE AND MEADOW VIEW DRIVE	COMCAST	12804 OAK HILL LLC
2025-01204	Utility Permit	Approved	03/21/2025	POTOMAC EDISON	10613 AUGUST COURT	POTOMAC EDISON	PINE MARK A PINE AYLIN
2025-00926	Utility Permit	Review	03/04/2025	COMCAST	53 SOUTH COLONIAL DRIVE UP TO 10 NORTH COLONIAL DRIVE	COMCAST	MILES WILLIAM
2025-00927	Utility Permit	Review	03/04/2025	COMCAST	15825 LOCKWOOD ROAD	COMCAST	BURK CHARLES W BURK BONNIE L
2025-00928	Utility Permit	Review	03/04/2025	COMCAST	17702 LEONARD AVENUE	COMCAST	MILLER JOSEPH R IV & TRINA E
2025-00930	Utility Permit	Review	03/04/2025	COMCAST	1056 DUAL PLACE	COMCAST	RNR INVEST LLC
2025-00997	Utility Permit	Approved	03/07/2025	COMCAST	17716 LEONARD AVENUE	COMCAST	PEREZ SERGIO VALEIRAS JIMENEZ ROSSARIO LEON
2025-01077	Utility Permit	Approved	03/13/2025	COLUMBIA GAS	17826 WOODCREST ROAD	COLUMBIA GAS OF MARYLAND INC	HENRY WILLIAM E JR
2025-01236	Utility Permit	Approved	03/24/2025	COLUMBIA GAS	18241 SHOWALTER ROAD	COLUMBIA GAS OF MARYLAND INC	SHOWALTER FARMS LLC
2025-01317	Utility Permit	Review	03/26/2025	COMCAST	13127 PRIMROSE LANE, ORCHID DRIVE, HYACINTH COURT AND MARIGOLD DRIVE	COMCAST	AL SAGHIR FUAD M
2025-01368	Utility Permit	Review	03/28/2025	COMCAST	13518 DONNYBROOK DRIVE, OVERHILL DRIVE, MEADOWBROOK ROAD, LORRAINE TERRACE, FOXCROFT DRIVE, FOXCROFT CIRCLE, WINDSOR DRIVE, WINDSOR CIRCLE, TROPICANA DRIVE, GRANADA LANE, MARSH PIKE, MARSH CIRCLE, AND SPRING CREEK ROAD.	COMCAST	ELLIOTT DAVID W & ELLIOTT KAREN O
2025-01374	Utility Permit	Approved	03/28/2025	COMCAST	MAPLE VALLEY ESTATES, PARADISE MANOR AND FOUNTAINHEAD NORTH.	COMCAST	SCIBILIA MICHAEL T SCIBILIA JOHN A

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	Type	Total
<b>LandDev</b>	APFO Road Adequacy	8
<b>Total by Group: 54</b>	Forest Stand Delineation	2
	IMA	4
	Ordinance Modification	1
	Preliminary Consultation	2
	Preliminary-Final Plat	5
	Redline Revision	1
	Simplified Plat	2
	Site Plan	1
	Site Specific Grading Plan	4
	Standard Grading Plan	12
	Stormwater Standard Plan	10
	Two Year Update	2
<b>Permits</b>	Entrance Permit	10
<b>Total by Group: 43</b>	Floodplain Permit	1
	Grading Permit	16
	Utility Permit	16
<b>Total</b>		<b>97</b>