



Agenda Report Form

Open Session Item

SUBJECT: PUBLIC HEARING: Application for Water and Sewer Plan Amendment
WS-25-004

PRESENTATION DATE: July 21, 2026

PRESENTATION BY: Travis Allen, Senior Planner, Department of Planning and Zoning

RECOMMENDED MOTION: The purpose of this public hearing is to take public comment on the water and sewer plan amendment application. The Commissioners have the option to reach a consensus to either approve or deny the request after the public hearing closes or deliberate on the issue at a later date.

REPORT-IN-BRIEF: Application has been made by 2003 Mason Dixon LLC, owner of land located at 17939 Mason Dixon Road, Hagerstown, to amend the Washington County Water and Sewer Plan. The purpose of the amendment is to change the priority classification for water and sewer service from W-5/S-5 (Planned Service) to W-3/S-3 (Programmed Service); and to recognize the public water distribution system and public wastewater system of Antrim Township Municipal Authority (Pennsylvania) to provide these services to eligible properties in Washington County, Maryland.

DISCUSSION: In accordance with Maryland law, each County is required to prepare, adopt and maintain a Water and Sewerage Plan to demonstrate that safe and adequate facilities can and will be provided to support growth and development. Washington County, in cooperation with all other utility providers, last adopted a Water and Sewerage Plan in 2011 that forecasted short- and long-term water and wastewater facility needs over a 10-year period. On occasion, amendments to the document may be necessary to update information regarding new water/sewerage facilities, changes in the type, size or capacity of existing facilities, changes in the priority classification for service, or changes to the boundaries of existing service areas.

The applicant seeks these amendments in service of the planned development of two warehouse/distribution facilities consisting of +/- 1,237,600 sf. and +/- 611,520 sf., respectively. A site plan for these two facilities is currently under review by various regulatory agencies (County file SP-23-004).

The Planning Commission held a public input meeting on April 6, 2026, for the purpose of taking public comment on the request. No comments, either written or verbal, have been received concerning this application. The Planning Commission recommended approval of the request at their regular meeting on May 4, 2026.

FISCAL IMPACT: n/a

CONCURRENCES: n/a

ALTERNATIVES: Deny the requested amendment, necessitating the applicant seek water and sewer services from service providers in Washington County.

ATTACHMENTS: Amendment application, Staff report, Planning Commission recommendation

AUDIO/VISUAL NEEDS: n/a



WASHINGTON COUNTY PLANNING COMMISSION
WATER & SEWER PLAN AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

2003 Mason Dixon LLC
Applicant

☒ Property Owner ☐ Contract Purchaser
☐ Attorney ☐ Consultant
☐ Other: _____

P.O. Box 4217, 11535 Hopewell Road, MD
Address

Attn: Brad Fulton
Primary Contact

(301) 582-2700
Phone Number

Same as Above
Address

bfulton@acandt.com
E-mail Address

Property Location: 17939 Mason Dixon Road

Tax Map: 10 Grid: 20 Parcel No.: 68 Acreage: +/- 172.29 ac.

Tax Account ID: 13-000239

Current Zoning: PI

Current Priority Service Area: W5/S5

Proposed Priority Service Area: W3/S3

Is this request a: ☐ Text Amendment ☐ Map Amendment ☒ Both



[Signature]
Applicant's Signature
Brad Fulton
Authorized Person

Subscribed and sworn before me this 17th day of April, 20 25.

My commission expires on Aug. 26, 2028
Elizabeth A Loar
Notary Public

FOR PLANNING COMMISSION USE ONLY

- | | |
|--|---|
| ☒ Application Form | ☐ Names and Addresses of all Adjoining & Confronting Property Owners |
| ☒ Fee Worksheet | ☒ Vicinity Map |
| ☒ Application Fee | ☒ Justification Statement |
| ☒ Ownership Verification | ☐ 25 copies of complete Application Package |
| ☒ Boundary Plat (Including Metes & Bounds) | |



WASHINGTON COUNTY DEPARTMENT OF
PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

PLEASE COMPLETE ONLY THE
SECTION THAT APPLIES.

Applicant's Name: 2003 Mason Dixon LLC Date: 5/23/25

Zoning Ordinance Map Amendment \$ 2,000.00

Number of Acres * _____ x \$20.00 [1 acre minimum]
per acre \$ _____

Engineering Review Fee \$ 150.00

Technology Fee \$ 15.00

TOTAL FEES DUE – MAP AMENDMENT \$ _____

*Minimum charge of \$20.00 [if less than one acre]

Text Amendment \$ 2,000.00

Choose One: ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Solid Waste Plan
☐ Subdivision Ordinance
☐ Zoning Ordinance
☐ Other: _____

Technology Fee \$ 15.00

TOTAL FEES DUE – TEXT AMENDMENT \$ 2,015.00

Water and Sewer Plan Amendment \$ 2,000.00

Technology Fee \$ 15.00

TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT \$ 2,015.00

Forest Conservation Exemption \$ 25.00

Technology Fee \$ 15.00

TOTAL FEES DUE – FOREST EXEMPTION \$ 40.00

Please make checks payable to "Washington County Treasurer".

Real Property Data Search ()

Search Result for WASHINGTON COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: District - 13 Account Identifier - 000239

Owner Information

Owner Name: 2003 MASON DIXON LLC

Use: AGRICULTURAL

Principal Residence:NO

Mailing Address: 11535 HOPEWELL RD

Deed Reference: /02173/ 00676

HAGERSTOWN MD 21740-2109

Location & Structure Information

Premises Address: 17939 MASON DIXON RD

Legal Description: 172.29 ACRES

HAGERSTOWN 21740-0000

17939 MASON DIXON RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0010 0020 0068 13010330.22 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

172.2900 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	129,500	129,500		
Improvements	35,700	46,100		
Total:	165,200	175,600	172,133	175,600
Preferential Land:	69,500	69,500		

Transfer Information

Seller: MARTIN LEO E & MARY E ET AL

Date: 10/31/2003

Price: \$1,450,000

Type: ARMS LENGTH VACANT

Deed1: /02173/ 00676

Deed2:

Seller: MARTIN LEO E & MARY E

Date: 04/15/2003

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /01979/ 00339

Deed2:

Seller: MARTIN LEO E

Date: 12/03/1996

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /01308/ 01041

Deed2:

Exemption Information

Partial Exempt Assessments:Class	07/01/2024	07/01/2025
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=22&SearchType=ACCT&District=13&AccountNumber=000239

Page 1 of 1

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

THIS DEED, made this 31st day of October, A.D., 2003, by The Mennonite Foundation, Inc., an Indiana non-profit corporation, Trustee of the Charitable Remainder Unitrust of Leo Martin and Mary Martin, dated March 12, 2003, which maintains its principal office at P.O. Box 483, Goshen, IN 46527 (the "Trustee") and Leo E. Martin and Mary E. Martin, husband and wife, residing at 13729 Paradise Church Road, Hagerstown, MD 21742, hereinafter collectively called "Grantor" and 2003 Mason Dixon LLC, a Maryland limited liability company, hereinafter called "Grantee".

RECITALS:

The Trustee is the trustee of a Charitable Remainder Unitrust, established on March 12, 2003 for the benefit of Leo E. Martin and Mary E. Martin. On April 14, 2003, the Martins granted and conveyed to the Trustee an undivided forty (40%) per cent interest in and to the property more particularly described on Schedule "A" attached hereto and made a part hereof with the Martins retaining a sixty (60%) per cent undivided interest therein, both parties holding title as tenants in common.

The Charitable Remainder Unitrust provides, in pertinent part, that the Trustee may continue the investment in the property or in the alternative, it may sell the Trust's interest in such property. The Trustee has elected to so grant and convey its individual interest in accordance with the terms of a contract of sale by and between itself, the Martins and the Grantee for the consideration as hereinafter recited.

WITNESSETH: That for and in consideration of the sum of One Million Four Hundred Fifty Thousand and 00/100 (\$1,450,000.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, including the Recitals which are incorporated by reference herein, the said Grantor herein does hereby grant and convey unto the said Grantee, all those tracts or parcels of land more particularly described on Schedule "A" which is attached hereto and made a part hereof.

Being all of the same property conveyed to Leo E. Martin and Mary E. Martin by Leo E. Martin, by a Deed dated September 16, 1996 and recorded at Liber 1308, folio 1041; and to The Mennonite Foundation, Inc., an Indiana non-profit corporation, Trustee of the Charitable Remainder Unitrust of Leo Martin and Mary Martin, dated March 12, 2003, by a Deed from Leo E. Martin and Mary E. Martin dated April 14, 2003 and recorded at Liber 1979, folio 339, two of the land records of Washington County, Maryland.

The above described property is subject to all the covenants, conditions, restrictions, easements, limitations and offers of dedication, of record, if any.

And the said Grantor does hereby covenant that it will warrant specially the property hereby conveyed and that it will execute such other and further assurances thereof as may be requisite.

2173 0677

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, the corporate Grantor has caused this deed to be duly executed by Delmar King, its Asst. Treas. and its corporate seal hereunto affixed and duly attested by Karl C. Sommers its Secretary.

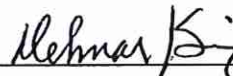
Attest to Signature
and Corporate Seal:

THE MENNONITE FOUNDATION, INC.
an Indiana non-profit corporation, Trustee
of the Charitable Remainder Unitrust of
Leo E. Martin and Mary E. Martin, dated
March 12, 2003.



Secretary, Karl C. Sommers

By:



Delmar King, Assistant Treasurer

(SEAL)

STATE OF INDIANA, COUNTY OF ELKHART, To-Wit:

I HEREBY CERTIFY, That on this 28th day of October A. D., 2003, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Delmar King, who acknowledged himself to be an authorized signatory on behalf of the Mennonite Foundation, Inc., Trustee, and that he, as such party, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Trust.

Witness my hand and official Notarial Seal.


Notary Public
DONNA J JOLDERSMA
NOTARY PUBLIC STATE OF INDIANA
ELKHART COUNTY
MY COMMISSION EXP. JAN. 29, 2008

My Commission Expires:

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2173, p. 0678, MSA_CE18_2123. Date available 03/19/2004. Printed 04/17/2025.

2173 0678

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Witness the hand and seal of said Grantor.

Witness:

Leo E. Martin (SEAL)
Leo E. Martin
Mary E. Martin (SEAL)
Mary E. Martin

STATE OF MARYLAND, COUNTY OF WASHINGTON, To-Wit:

I HEREBY CERTIFY, that on this 31st day of October, A.D., 2003, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Leo E. Martin and Mary E. Martin, personally known to me to be the persons whose names are subscribed to the foregoing instrument and who did each acknowledge that they executed the same for the purposes therein contained.

Witness my hand and official Notarial Seal.

Notary Public

My Commission Expires: 3-24-07

The undersigned, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the within instrument was prepared by him.

E. Kenneth Grove, Jr.
E. Kenneth Grove, Jr.

IMP FD SURE 2	20.00
RECORDING FEE	20.00
REGISTRATION T	11,020.00
IR TAX COUNTY	7,000.00
IR TAX STATE	7,250.00
TOTAL	25,310.00
Rest WAGE	Rcft # 4654
DJW TLC	Bik # 5668
Oct 31, 2003	02:56 PM

AGRICULTURE TAX \$ 172.29
ACREAGE 1.29
CLERK 10/31/03

October 31, 2003

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County

By ARM Date 10/31/03

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

PARCEL #1: All that tract or parcel of land, together with the improvements thereon, and all the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining, situate on and along the Mason-Dixon Line and the Cumberland Valley Railway and described as follows:

BEGINNING for the same at a planted stone standing on the Maryland-Pennsylvania Line 1,077.5 feet West of a mile stone on said Line, the aforesaid planted stone being also a corner of the lands hereby conveyed and the lands now or formerly of Charles V. Larrick and Bertha M. Larrick, his wife, and G. Albert McLaughlin, and running thence with said lands of the said Charles V. Larrick and Bertha M. Larrick, his wife, and G. Albert McLaughlin, with true bearings South 20° 30' West 448.95 feet to a stake, thence North 81° 51' West 542.33 feet to a post on the right-of-way line of the Cumberland Valley Railroad, thence leaving the lands of said Charles V. Larrick and Bertha M. Larrick, his wife, and G. Albert McLaughlin, and running with the Cumberland Valley Railroad right-of-way parallel to and 40 feet distant from the center line of said Railroad, South 8° 25-1/2' West 2,774.32 feet to a post, thence leaving said right-of-way South 85° 13' East 1,110.96 feet, thence South 82° 28' East 908.1 feet to a post, thence North 22° 8' East 2,327.86 feet to an iron pipe, thence North 11° 30' East 980.6 feet to a pipe, thence North 62° 35' West 322 feet to the Southwest corner of a barn, thence North 59° 17' West 65.4 feet to a stake in the Maryland-Pennsylvania boundary line, said stake being 558.9 feet East of a

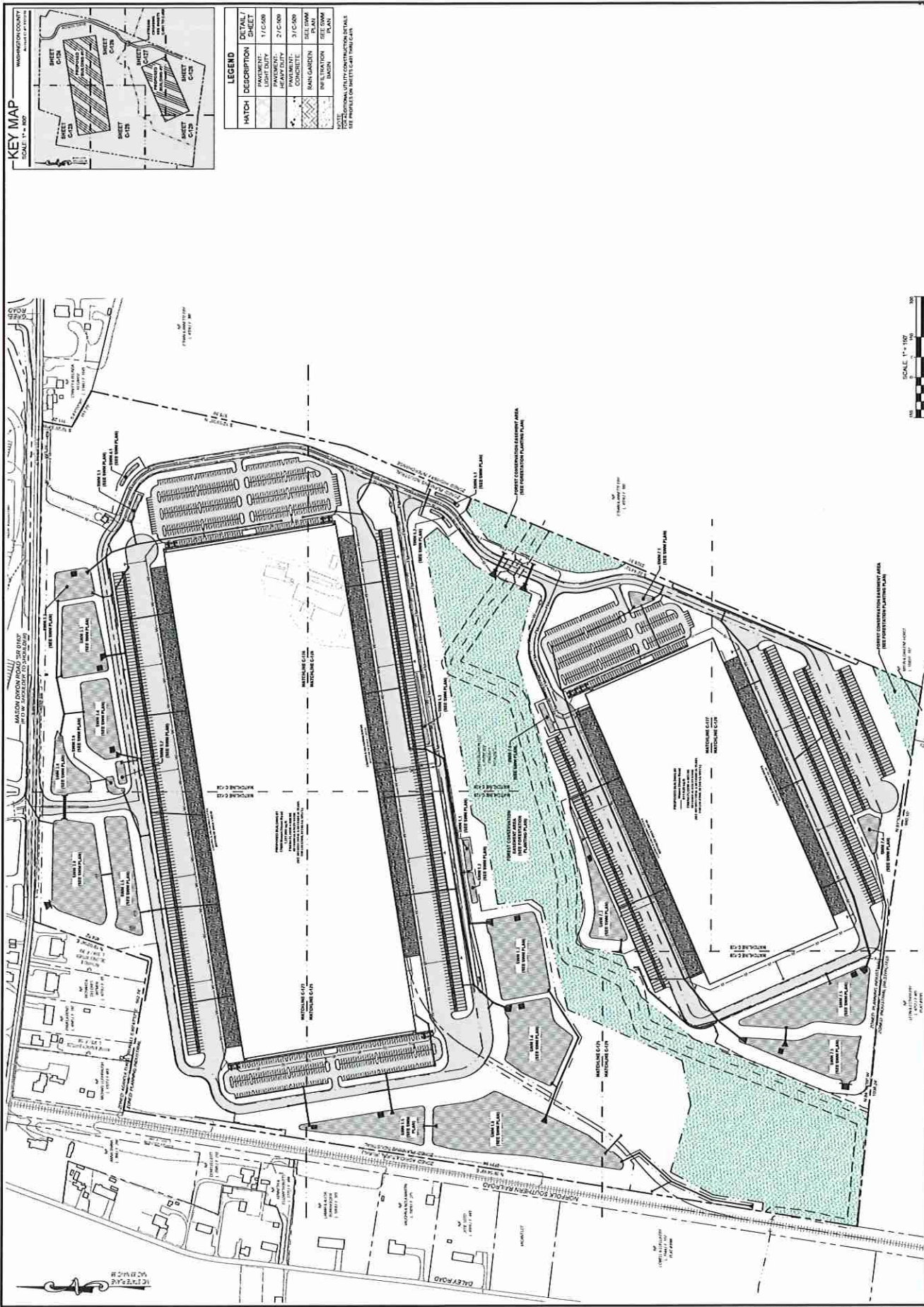
mile stone in the said State Line, and thence West with said State Line a distance of 1,634.4 feet to the point of beginning;

CONTAINING 172.01 acres of land, more or less;

PARCEL #2: All that tract or parcel of land situate on the South side of the Public Road leading from State Line to Mason-Dixon, approximately one (1) mile West of State Line, and being described as follows:

BEGINNING for the tract herein conveyed at a point marked by a stake in the Mason-Dixon Line, said point being in the Southern marginal line of the County Road known as the State Line Road, and also at the end of the second or North 54° 03' West 387.29 foot line in the deed to Elmer F. Strite and Edna M. Strite, his wife, from Charles S. Elliott and wife, dated the 9th day of February, A.D., 1967, and recorded in Liber 451, folio 310 among the Land Records of Washington County, and running thence along said Mason-Dixon Line and with part of the third line of the aforementioned deed, South 81° 45' East 226.61 feet to a stake, thence leaving said Mason-Dixon Line and running South 17° 24' West 110.99 feet to a point marked by a stake in the second line of the aforesaid deed, thence with said second line North 54° 03' West 235.59 feet to the end thereof;

CONTAINING 0.28 of an acre of land, more or less.



Water & Sewer Plan Amendment Application

2003 Mason Dixon LLC
17939 Mason Dixon Road
Hagerstown, MD 21740
(TM 10, Parcel 68, Tax ID No. 13-000239)
+/- 172.29 ac.

Current: W5 / S5 - Planned Service
Proposed: W3 / S3 - Programmed Service

JUSTIFICATION STATEMENT

The within amendment is requested for the dual purpose of:

- 1) Recognizing the public water distribution system and public wastewater treatment system of the Antrim Township (Pennsylvania) Municipal Authority (ATMA) as systems which may provide public water and wastewater service to eligible properties in Washington County; and
- 2) Amending the priority classification for water and sewerage service from W5 / S5 "Planned Service" to W3 / S3 "Programmed Service" for the above identified +/- 172.29 ac. property located at 17939 Mason Dixon Road, Hagerstown, MD 21740 (TM 10, Parcel 68, Tax ID No. 13-000239).

Public Water & Sewer Service from ATMA

The subject property is currently located within the Washington County Urban Growth Boundary and is zoned PI (Planned Industrial) (see attached Zoning Map)

The County's draft 2040 Comprehensive Plan update keeps the property within the Growth Boundary and assigns a "Business – Commercial Mix" classification on the future land-use map. (see attached Land-Use Map)

As per the current 2009 Water and Sewerage Plan for Washington County, the property is classified W5 / S5 "Planned Service." (see attached Service Area Map)

Notwithstanding the foregoing and notwithstanding the property being located in close proximity to I-81 and the Hagerstown Regional Airport, the closest public

water and sewer mains to which the property could connect are cost prohibitive to extend.

Therefore, in furtherance of the planned development of the property for two (2) warehouse / distribution buildings consisting of +/- 1,237,600 sf. and +/- 611,520 sf., respectively (see attached Site Plan Cover Sheet and Site, Utility & Dimensioning Plan) the property owner requested and received permission to have the property served by the ATMA (see attached June 9, 2021 letter from the ATMA agreeing to serve the property and July 22, 2022 letter confirming the available capacity sufficient to serve the property).

As per the August 16, 2022 letter from Washington County Department of Planning and Zoning to the ATMA, a copy of which is attached hereto, no objection was raised to the ATMA's intent to serve the property with public water and sewer service provided the property owner / developer filed the within application for Amendment to the Water and Sewer Plan and all required development plans.

On the basis of these prior acknowledgements and approvals, the property owner has completed the construction of water and wastewater mains from the ATMA's distribution and collection systems to the property. (see attached Construction Plan Cover Sheet and Plan/Profile Sheet)

This request is consistent with the County's adopted Comprehensive Plan for the County (2002) which encourages support for and future investment in economic development activity within the urban growth area, in particular the areas around the Hagerstown Regional Airport (see Art. II, Ch. 4, Economic Development).

The County's draft Comprehensive Plan 2040 continues to identify the urban growth area generally and the area around the Hagerstown Regional Airport specifically as priority economic development areas (see Ch. 9 – Economic Development). As such, the within request is also consistent with the County's draft Comprehensive Plan update.

With regard to the requirements stated in Appendix B of the Plan entitled "Policies, Procedures and Criteria for amendment to the County Plan for Water and Sewerage" the Property Owner provides the following:

Appendix B, Section II (C)

Criteria applicable to requests for amendment of priority classifications for water and sewerage service where major water and/or sewerage facilities are proposed by property owners:

1. Eligibility for S-5/W-5 (Planned Service) Classification:

- a. As discussed above, the property is currently located within the Urban Growth Area and the provision of service to the Property is consistent with the policies of the Comprehensive Plan for the County.
- b. The method of providing water and sanitary sewer service to the Property has been determined satisfactory to the ATMA, has been previously approved by the ATMA and has been constructed by the Property Owner.
- c. A Preliminary Consultation has been held with the Planning Commission to discuss water and sewer service to the Property, culminating in the letter attached hereto dated August 16, 2022 from County Staff to the ATMA expressing no objection.

2. Eligibility for S-3/W-3 (Programmed Service) Classification:

- a. All of the requirements for S-5/W-5 have been met as per above.
- b. Arrangements have been made with the ATMA for acceptance of the constructed water and sewer facilities, operating and maintenance responsibility, allocation of capacity, and/or connections to the public system.
- c. The proposed development, if approved for service from the ATMA, will not be under the jurisdiction of the Washington County Department of Water Quality.
- d. Adequate capacity currently exists to serve the property.
- e. Preliminary site plan is in the process of being obtained from the Planning Commission and other appropriate public agencies responsible for approval of plans.

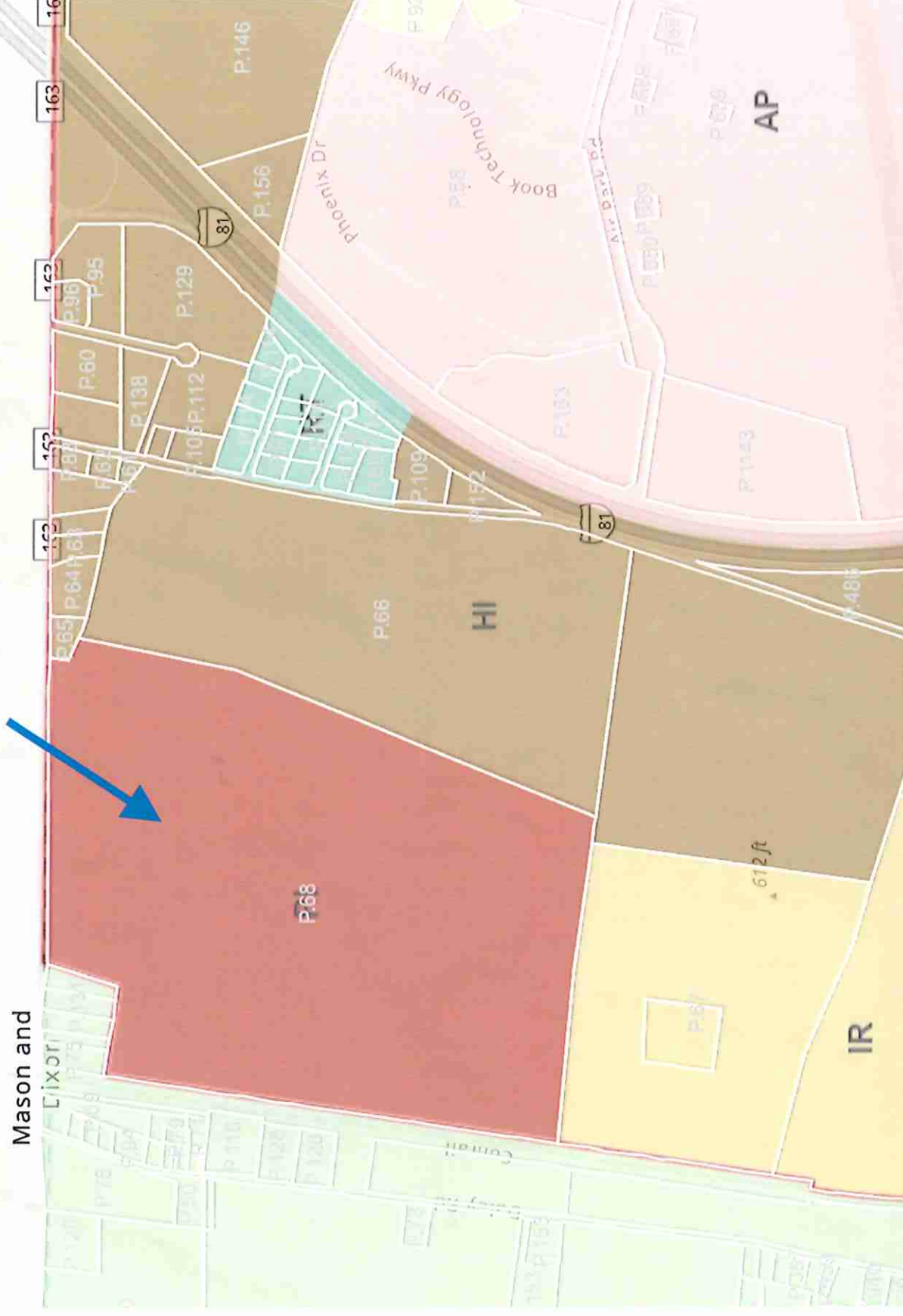
Zoning Map

TM 10, Parcel 68

+/- 172.29 ac.

Current: W5 / S5 - Planned Service

Proposed: W3 / S3 - Programmed Service



**2040 Comp. Plan
Land-use Map**

Subject Property

Mason and Dixon

Low Density Residential

High Density Residential

Business Commercial Mix

Hagerstown Regional Airport

Institutional

Commercial

Community Development

Industrial

West Branch

163

81

11

PENNSYLVANIA

163

163

163

Low Density Residential Middleburg

West Branch

Low Density Residential

Subject Property

81

Business Commercial Mix

**Hagerstown
Regional Airport**

11

Institutional

81

High Density

Commercial
Mixed-Use Development
PEP

PENNSYLVANIA

West Branch

**2003 Mason Dixon LLC
TM 10, Parcel 68
+/- 172.29 ac.**

**Water and Sewerage Plan
Service Area Map**

**Current: W5 / S5 - Planned Service
Proposed: W3 / S3 - Programmed Service**

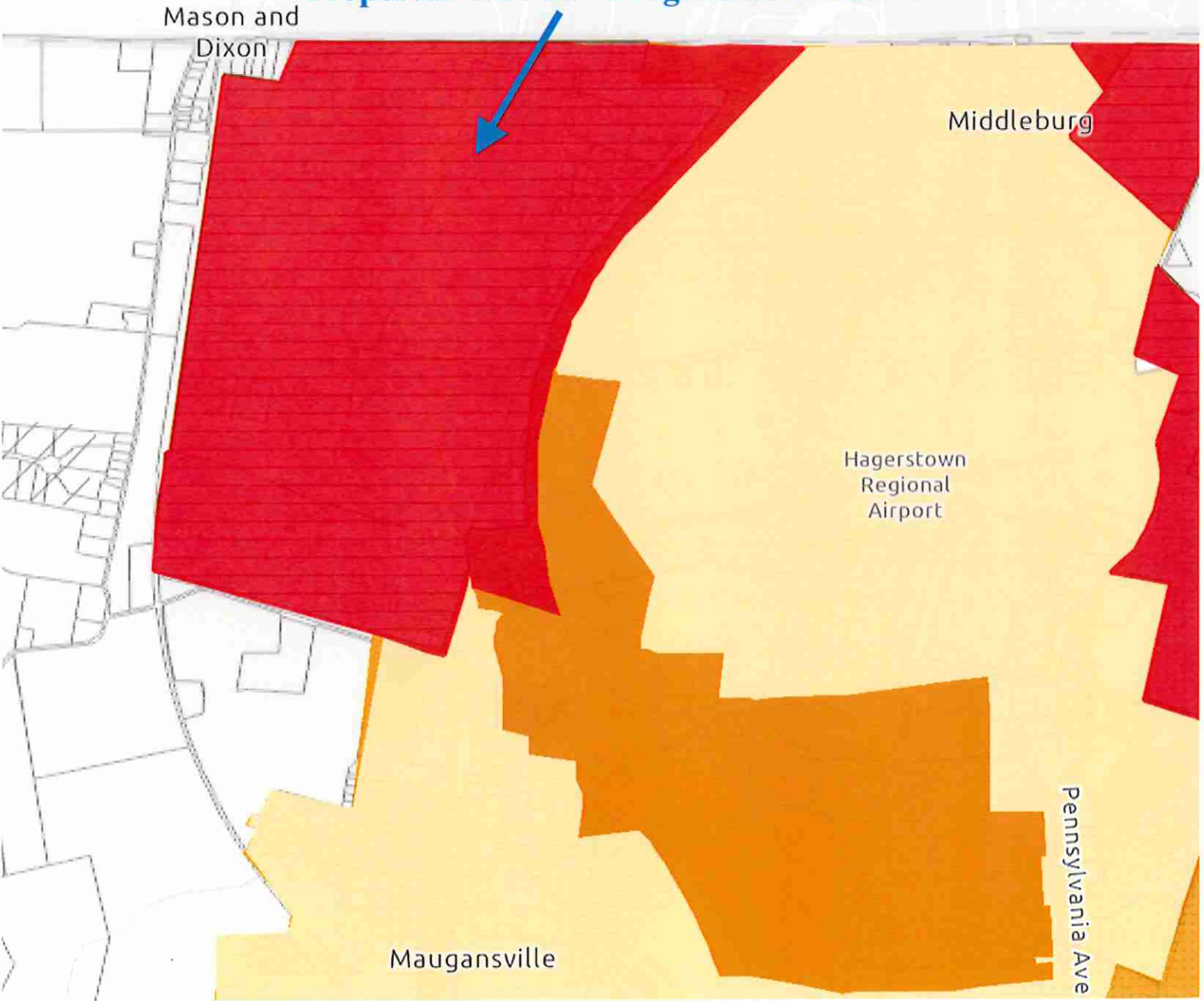
Mason and
Dixon

Middleburg

Hagerstown
Regional
Airport

Maugansville

Pennsylvania Ave





ANTRIM TOWNSHIP MUNICIPAL AUTHORITY

10655 Antrim Church Road, Post Office Box 130, Greencastle, PA 17225
Phone: (717) 597-3818 Fax: (717) 597-4257 www.twp.antrim.pa.us

2003 Mason Dixon LLC
17939 Mason Dixon Road
Hagerstown MD 21740

June 9, 2021

RE: 2003 Mason Dixon LLC
17939 Mason Dixon Rd
Hagerstown MD 21740
Intent to serve Sewer/Water Utilities

To Whom It May Concern:

The Antrim Township Municipal Authority will serve sewer and water utilities to 2003 Mason Dixon LLC subject to the availability of capacity at that time, as approved by the Antrim Township Municipal Authority at its regular meeting on Monday, May 24, 2021. This agreement to serve is transferable for the property located at 17939 Mason Dixon Rd., Hagerstown MD 21740, upon written approval of the Antrim Township Municipal Authority.

Sincerely,

Roger A. Nowell
Antrim Township Public Works Director
13431 Worleytown Road
Greencastle PA 17225
Office: 717-597-3818 ext. 106
Mobile: 717-816-1570
Field Office: 717-597-9798
Email: rnowell@twp.antrim.pa.us
Website: www.twp.antrim.pa.us



ANTRIM TOWNSHIP MUNICIPAL AUTHORITY

10655 Antrim Church Road, Post Office Box 130, Greencastle, PA 17225
Phone: (717) 597-3818 Fax: (717) 597-4257 www.twp.antrim.pa.us

2003 Mason Dixon LLC
17939 Mason Dixon Road
Hagerstown MD 21740

July 22, 2022

RE: 2003 Mason Dixon LLC
17939 Mason Dixon Rd
Hagerstown MD 21740
Capacity to serve Sewer/Water Utilities

To Whom It May Concern:

Per the Antrim Township Municipal Authority 2021 Primary Facility Report as submitted to DEP, the public water system produced 95,721 GPD during 2021. The system has present capacity to produce <400,000 GPD and permitted capacity to produce up to 792,000 GPD.

Per the Antrim Township 2021 Chapter 94 report as submitted to DEP, the public sewer system treated 0.666 MGD during 2021. The maximum design capacity of the treatment plant is 1.200 MGD, with an increased hydraulic design capacity up to 1.900 MGD as a result of a just completed expansion to the sewer treatment plant.

No capacity issues are expected as a result of this water/sewer expansion into Maryland/Washington County for the referenced project.

Sincerely,

Roger A. Nowell
Antrim Township Public Works Director
13431 Worleytown Road
Greencastle PA 17225
Office: 717-597-3818 ext. 106
Mobile: 717-816-1570
Field Office: 717-597-9798
Email: rnowell@twp.antrim.pa.us
Website: www.twp.antrim.pa.us



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

August 16, 2022

Antrim Township Municipal Authority
c/o Roger Nowell, Director, Antrim Twp. Public Works
10655 Antrim Church Road
P.O. Box 130
Greencastle, PA 17225

Re: 17939 Mason Dixon Road, Hagerstown, MD 21740 (TM 10, Grid 20, Parcel 68)(the "Property")
Intent to Serve – Sewer/Water Utilities

Mr. Nowell:

As per the letter dated June 9, 2021, the Antrim Township Municipal Authority (ATMA) has agreed and is willing to serve the above referenced Property located in Washington County, Maryland with public water and sewer service, subject to the availability of capacity at the time of development.

As the governing jurisdiction that will review any land development plans for the Property, Washington County hereby acknowledges and has no objection to the ATMA's intent to serve the Property with public water and sewer service. The developer will be required to file the appropriate applications for Washington County Water and Sewer Plan amendments and development plans prior to connection of services.

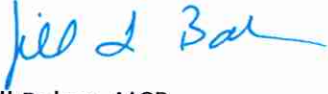
Please be advised that the Washington County Sewer Service Policy currently provides as follows, which the Property will be expected to comply with in the event Washington County public sanitary sewer infrastructure is extended in the vicinity:

Article I, Section I – 1 General

D. **Duty of Owners to Connect** - the owners of all houses, buildings, or properties used for human occupancy, employment, recreation, or other purposes, **situated within the County** and abutting on any street, alley, or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the County, and located **within 350 feet of said sanitary sewer** is hereby required at their expense to ... connect such facilities directly with the proper public sanitary sewer in accordance with all applicable provisions of the County law within the time prescribed by the County. (emphasis added)

Should you have any further questions regarding this action please contact me at 240-313-2430.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jill Baker". The signature is fluid and cursive, with the first name "Jill" and last name "Baker" clearly distinguishable.

Jill Baker, AICP
Director

Cc: Mark Bradshaw, Director, Washington County Environmental Management
John Martirano, County Administrator
Kirk Downey, County Attorney
Jason Divelbiss, Esq., JD Law Company Inc.

CONSTRUCTION PLAN

FOR

WATER & SEWER LINE EXTENSION 2003 MASON DIXON LLC

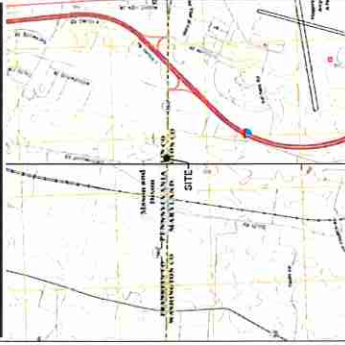
SITUATED IN

ANTRIM TOWNSHIP
FRANKLIN COUNTY, PENNSYLVANIA &
WASHINGTON COUNTY, MARYLAND

CLIENT:
2003 MASON DIXON LLC
11535 HOPWELL RD.
HAGERSTOWN, MD 21740
ATTN: BRAD FULTON
EMAIL: Bfulton@acandt.com
PHONE: 301-582-5322

CIVIL ENGINEER / SURVEYOR:
FSA INC.
20 WEST BALTIMORE ST.
GREENCASTLE, PA 17225
PHONE: 717-597-1007

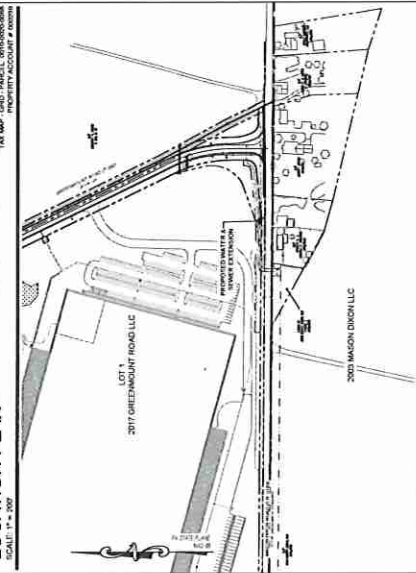
VICINITY MAP



SHEET INDEX

TYPE	NUMBER
C-101	COVER SHEET
C-102	NOTES & LEGEND
C-103	CONSTRUCTION DETAILS
C-104	CONSTRUCTION DETAILS
C-105	CONSTRUCTION DETAILS

LOCATION PLAN



ANTRIM TOWNSHIP MUNICIPAL AUTHORITY NOTES

1. ALL SANITARY TOWNSHIP WATER CONSTRUCTION SHALL BE PERFORMED TO THE ANTRIM TOWNSHIP WATER CONSTRUCTION SPECIFICATIONS.
2. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
3. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
4. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
5. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
6. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
7. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
8. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
9. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
10. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
11. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
12. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
13. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
14. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
15. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
16. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
17. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
18. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
19. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.
20. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE CONSTRUCTION PLAN.

LAND DEVELOPMENT NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

WATER & SEWER LINE EXTENSION
2003 MASON DIXON LLC
ANTRIM TOWNSHIP
FRANKLIN CO., PA & WASHINGTON CO., MD
DATE: 2003-03-01
PROJECT NO: 03-01
DRAWN BY: J. DIXON
CHECKED BY: J. DIXON
APPROVED BY: J. DIXON

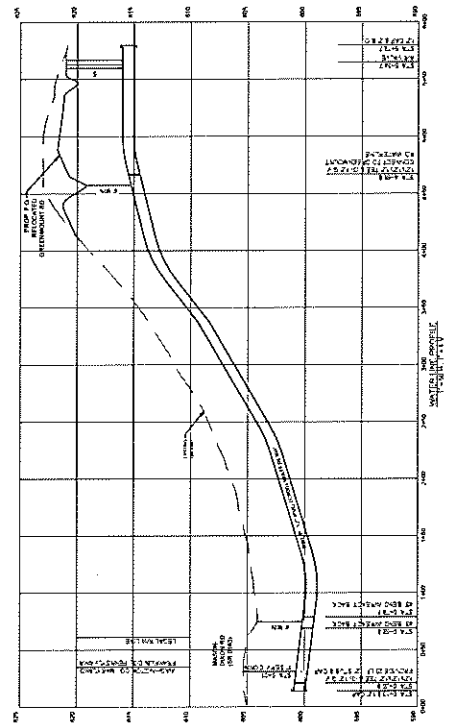
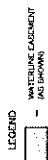
DATE	2003-03-01
PROJECT NO	03-01
DRAWN BY	J. DIXON
CHECKED BY	J. DIXON
APPROVED BY	J. DIXON

COVER SHEET
C-101
SHEET 01 OF 05



APPROVALS

ANTRIM TOWNSHIP MUNICIPAL AUTHORITY





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

May 18, 2026

WS-25-004

**APPLICATION FOR AMENDMENT TO THE
WASHINGTON COUNTY WATER AND SEWERAGE PLAN**

PLANNING COMMISSION RECOMMENDATION

The Washington County Planning Commission held a public input meeting on Monday, May 6, 2026 at 6:00 p.m. to consider a proposed amendment to the Washington County Water and Sewerage Plan. The application was submitted by 2003 Mason Dixon LLC for property located at 17939 Mason Dixon Road. The request is to change the priority classification for water and sewer service from W-5/S-5 (Planned Service) to W-3/S-3 (Programmed Service) and to recognize the public water distribution system and public wastewater system of Antrim Township Municipal Authority (in Pennsylvania) to provide these services to eligible properties in Washington County, Maryland.

The applicant seeks these amendments in service of the planned development of two warehouse/distribution facilities consisting of +/- 1,237,600 sf. and +/- 611,520 sf., respectively. A site plan for these two facilities is currently under review by various regulatory agencies (County file SP-23-004).

The Planning Commission considered the application and supporting documents, oral testimony from the applicant's attorney, and the Staff Report and Analysis. The Commission took action at its June 1, 2026 meeting to recommend, to the Board of County Commissioners, approval of the amendment as presented.

A copy of the application packet, Staff Report & Analysis, and copies of the May 6th and June 1st, 2026 Planning Commission meeting minutes.

Sincerely,

Jennifer D. Kinzer
Interim Director, Washington County Department
of Planning & Zoning

JDK/TA/dse

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT AND REGULAR MEETING
April 6, 2026**

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, April 6, 2026 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

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

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Terrie Shank, Laura Lane-Unsworth, Doug Wright, Jr. and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Interim Director; Travis Allen, Senior Planner; Scott Stotemyer and Misty Wagner-Grillo, Planners; and Debra Eckard, Office Manager.

REZONING PUBLIC INPUT MEETING

2003 Mason Dixon LLC [WS-25-004]

Staff Presentation

Mr. Allen presented a Water & Sewerage Plan amendment to change the priority classification from W-5/S-5 planned service to W-3/S-3 programmed service and to recognize the Antrim Township Municipal Authority as a provider for water and sewer services to eligible properties in Washington County. This application was submitted for property located at 17939 Mason Dixon Road. The property is located at the northern limit of Washington County's Urban Growth Area boundary at the MD/PA state line and is currently zoned PI (Planned Industrial). The property is currently being used for agricultural purposes and is improved by agricultural support buildings. Service classifications are defined in the Water & Sewerage Plan according to a general timeline of when public services shall be extended to potential properties. The W-5/S-5 planned service designation allows private well and septic systems without a required connection to public services within a one-year timeframe. The W-3/S-3 programmed service designation permits individual well and septic systems on an interim basis with a connection to public services within one year after it becomes available. Mr. Allen briefly explained the requirements to be met when applying and approving an amendment to the Water & Sewerage Plan. In this case, the applicant must meet all eligibility requirements for W-5/S-5 and W-3/S-3 designations and must demonstrate consistency with the Comprehensive Plan and the Water & Sewerage Plan.

Mr. Allen stated that the applicant has applied for and received confirmation of services from Antrim Township where there is available capacity to serve the properties. He noted that the creation of individual well and septic systems in this area of the County is inadvisable, because the property is located within a wellhead protection area designated by Maryland Department of the Environment due to the potential for contamination as a result of groundwater being under the direct influence of surface water. The property's location within the County's Urban Growth Area indicates a clear intent to connect it to public services when they become available. The property's location adjacent to the Pennsylvania state line enables the developer to seek more economical public water and sewer services from Antrim Township and thereby preserves allocation for neighboring properties and reduces the burden on the City of Hagerstown and Washington County facilities. Staff believe the request is consistent with the Comprehensive Plan and Water & Sewerage Plan. No public comments have been received either in favor or in opposition to the amendment.

Applicant's Presentation

Mr. Jason Divilbiss, PO Box 202, Greencastle, PA, legal counsel for the applicant, and Justin Doty of Frederick, Seibert & Associates, 128 S. Potomac Street, Hagerstown, MD, consultant for the applicant, were present at the meeting and spoke on behalf of the applicant. Mr. Divilbiss stated that the property is approximately 172 acres in size. Because the property is located on the MD/PA line, there have been a litany of unique circumstances surrounding the development of this property. The property is within the County's Urban Growth Area and a high development area surrounding the Hagerstown Regional Airport; however, public water and sewer services in Washington County are located a significant distance from the property. Public water and sewer services from Antrim Township are in close proximity (directly across the road from the property) thereby making it the most expedient option from a service and infrastructure standpoint. Antrim Township has agreed to service this property with both water and

wastewater services. Mr. Divelbiss then explained the process needed to amend the Water & Sewerage Plan and to acknowledge Antrim Township as the service provider.

Discussion: Mr. Wright asked if County water and sewer services were extended in the future, would the applicant then connect to those lines instead. Mr. Divelbiss said there were preliminary discussions with the former Director of Water Quality regarding this issue, but there is no agreement at this time. He also stated there would be no objection to such an arrangement.

There was no public comment.

Danielle Eyler Durning [RZ-26-001]

Staff Presentation

Mr. Allen presented a proposed text amendment to amend sections of the Zoning Ordinance to define the term “small box variety store” and to restrict the location of these types of stores within 1,000 feet of properties with a historic designation or subject to a historic trust easement in the rural districts of the County. This newly defined land use would only be allowed in a Rural Business zoning district. The Rural Business (RB) zone, which is a floating zone, is established only through the rezoning process and may be applied only to parcels in the A(R) (Agricultural Rural), EC (Environmental Conservation), P (Preservation) and RV (Rural Village) zoning districts. Mr. Allen gave a brief history of the circumstances surrounding the reason for this proposed text amendment.

Mr. Allen highlighted several major concerns uncovered during Staff’s research of the proposed amendment. The first concern is the use of historic resources as a tool to prohibit new construction that may be undesirable to some people. The Historic District Commission’s (HDC) review, at present, does not determine what type of land use is permitted in any given zoning district. The HDC’s authority is limited to architectural review of structures located within a fully surveyed and adopted historic Rural Village. The HDC review is limited to approval of exterior changes that require a building permit or applications for local tax credit purposes. The proposed amendments would expand the scope of historic reviews in rural zoning districts well beyond what it is today, particularly in the Rural Villages.

The second concern is the proposed ambiguous language with respect to the 1,000-foot restriction of a property with a historic designation or a historic trust easement. Mr. Allen pointed out that a property can be historic without having any legal recognition of its historic qualities. The inclusion on the Maryland Inventory of Historic Properties is for informational and planning purposes only and has no bearing on regulation for financial incentives. Staff believe that the ambiguity in this language could lead to confusion or overreach in administering these amendments of the proposed zoning standards. The HDC does not recommend the proposed language “with historic designation” nor does it recommend impacting adjacent property owners when they are not included in the documentation of historic resources.

Mr. Allen stated that the third concern deals with the proposed distance requirement. The 1000-foot distance requirement is equivalent to or exceeds the most intensive land uses identified in the current Zoning Ordinance for rural area land uses. He noted that trap, skeet, rifle and archery ranges including gun clubs and various adult entertainment facilities are the only land uses that currently require a 1,000-foot setback. Other uses, such as mining operations, landfills, and racetracks have smaller setback requirements in the rural areas. Staff have not uncovered convincing evidence in BZA opinions or elsewhere in the application, that a Dollar General type store would be more impactful to neighboring properties than the uses previously listed. Historic resources located in the A(R), EC and P zoning districts may also be affected by the distance requirement because the RB zoning district can be applied to those districts.

Mr. Allen noted that the next concern is the proposed size limitation. The 16,000 or less square footage limitation could severely impact smaller variety stores that could fit onto smaller parcels particularly in the RV zoning district. Staff believe the proposed amendment conflicts with the purpose of the Rural Village zoning district. Even though the RV zoning district is sensitive to infrastructure concerns, it does not exclude all commercial opportunities for development. The RV zoning district encourages compatible development of a similar density, scale and use type.

In conclusion, Staff believe that it would be impossible to open a variety store under the proposed amendments and restricting the range of services available to rural communities without traveling to a distant population center. Properties with historic resources in A(R), EC and P would also be affected by the distance requirement proposed. It is staff’s opinion that a variety store can fit into the context of a Rural Village with the proper project design. Development review pertaining to historic resources should be focused on the design of the exterior portion of the project not prohibiting land uses that are otherwise permitted in the zoning district currently. The Rural Business zoning process as well as the BZA special exception process already allows public comment on applications for most new commercial development

in rural areas. The proposed amendments would preclude the public comment ability that is invested in those special exception and rezoning processes. Staff does not recommend approval of these proposed amendments.

Mr. Allen stated that one written public comment was received prior to this evening's meeting in favor of the proposed amendments.

Applicant's Presentation

Ms. Durning, 25212 Cascade Road, Cascade, MD was present at the meeting and represented herself. She briefly spoke of the uniqueness of living in the Cascade Rural Village, which is also home to the former Fort Ritchie military base that is currently being revitalized. She expressed her opinion that the proposed text amendments would protect the rural and historic villages across the County. The proposed amendment would prohibit small box variety stores within a very limited 1,000-foot radius of a historically protected area such as Fort Ritchie. Rural Villages are definable on the landscape and contribute to the unique character of Washington County. The proposed amendment would aid in promoting a balanced and diversified economy which aligns with Comprehensive Plan goals. The proposed amendment would protect historically important areas and clarify the purpose and scope of the Rural Village zone. The amendment is needed to clarify the confusion surrounding the Zoning Ordinance that has thus far resulted in two Board of Appeals decisions, two circuit court decisions, and a pending Appellate Court hearing.

Public Comment

- Tory Fitzgerald, 14351 Pen Mar High Rock Road, Cascade – Ms. Fitzgerald is in favor of the proposed text amendment to protect Cascade and other areas of the County. She believes the proposed amendment will help areas outside the limits of Hagerstown.
- Taj Smith, 1358 Salem Avenue, Hagerstown – Ms. Smith stated that the residents of Cascade want to protect their homes and local businesses and maintain its rural nature. The County's 2040 Comprehensive Plan promises to protect the County's rural villages, viewsheds and integrity. She believes the proposed amendment defining "small box stores" and where they can be located will protect the rural areas. She expressed her opinion that the community wants to grow in a way that respects Fort Ritchie and keeps their community as a Rural Village.
- Carmen Fox, 24843 Pen Mar Road, Cascade – Ms. Fox is in favor of the proposed amendments and wants to protect Rural Villages. She expressed her opinion that Cascade does not want or need a Dollar General store.
- Joyce Johnson, 25009 Lake Wastler Drive, Cascade – Ms. Johnson stated there are a lot of small businesses trying to operate in Cascade and believes that big box stores will affect the growth and prosperity of these types of businesses. She also wants to protect the views inside and outside of Fort Ritchie.
- Shirley Burch, 9834 Crossfield Road, Hagerstown – Ms. Burch expressed her opinion that development that is occurring in small towns and Rural Villages where there are historic value is not good. Washington County is known for its history, historic buildings and historic battlefields. The County, including all Rural Villages, need to remain historic. She believes the proposed amendments will help Washington County retain its historic designation and help keep the look and feel of Rural Villages.
- Eric van Buren, 1106 Fry Avenue, Hagerstown – Mr. van Buren stated that he likes the small town charm of the Rural Villages and believes expansion of the small towns will contribute to the County's loss of historic identity.
- Dixie Myers, 12657 Old Germantown Road, Waynesboro, PA – Ms. Myers believes the County needs to save the sacred ground at Fort Ritchie. Small variety stores could include toy stores, candy stores, book stores, etc. She stated that residents are not trying to eliminate businesses, but she does not believe that a big box store is needed in the Rural Village when there is one already located 1.5 miles away.
- Robert "Bo" Myers, 12657 Old Germantown Road, Waynesboro, PA – Mr. Myers expressed his opinion that Fort Ritchie is hallowed ground. He believes there are plenty of stores in close proximity to Cascade and another one is not needed.
- John Krumpotich, 25009 Lake Wastler Drive, Cascade – Mr. Krumpotich stated that the purpose of the Rural Village zoning is to protect the historic charm of small towns. Small towns like Cascade are very unique and he has made a promise to the residents of Cascade that Fort Ritchie will not allow big box stores.
- Dena Leibman, 6628 Harbaugh Road, Sabillasville, MD – Ms. Leibman stated that she chose to locate her farm based retreat center in Sabillasville, because of its rural setting. She often sends visitors to Fort Ritchie for its unique shops and historic charm. Ms. Leibman believes more should be done to protect the historic significance of Washington County and Fort Ritchie.
- Laura Apfelbaum, 24812 Linden Avenue, Cascade – Ms. Apfelbaum submitted written comments prior to the meeting. She stated that historic Fort Ritchie is coming back to life with small businesses and new residents. The Rural Village designation highlights the historic character,

scenic vistas and small scale, locally based businesses. These attributes are what make Rural Villages attractive to residents and visitors. It is important to preserve these distinct pockets of quickly vanishing rural characteristics and beauty. The introduction of small box stores into the Rural Village presents a compatibility issue and will erode the very quality that the designation of Rural Village is intended to protect. The proposed amendment reinforces, not changes, the County's long-standing policy direction. Ms. Apfelbaum believes the proposed amendments support the stewardship of the villages which will continue to attract residents, small businesses and visitors that are seeking unspoiled, beautiful and authentically unique places in Washington County.

- Geraldine Otremba, 5824 Roland Hill Road, Cascade – Ms. Otremba submitted written comments during the meeting. She briefly discussed why she and her husband moved to Cascade and why she believes others are now moving into this rural area. Ms. Otremba expressed her gratitude for the revitalization of Fort Ritchie.
- Michele Rosenfeld Esq., 1 Resource Court, Suite 450, Rockville, MD – Ms. Rosenfeld stated that she represents Ms. Durning and others in the Appellate Court case. She noted that the definition of "small box variety stores" mimics other jurisdictions' definitions. With regard to the comparison in the Staff Report to the Lappans Road project, it is inappropriate and erroneous as a justification for why this text amendment should not be passed. There are no design standards to protect Rural Villages. The purpose clause of historic Rural Village zone is to protect the rural character and the historic characteristics of the Rural Village.
- Molly Love, 14108 Cushman Avenue, Cascade – Ms. Love stated she is a realtor and helps people buy homes in small towns like Cascade. She believes people choose these areas because of the character and integrity of a small town. If the Rural Villages throughout the County become compromised by big box stores or small variety stores, people will choose other areas to live.

Discussion and Comments: Mr. Wright asked if Ms. Rosenfeld could expand on how the definition of a "small box variety store" was formulated and what jurisdictions use this definition. Members asked Ms. Rosenfeld to provide, in writing, the sources she used in preparing this definition.

Motion and Vote: Mr. Wright made a motion to adjourn the rezoning public input meeting at 7:15 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the March 2, 2026 Planning Commission meeting as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

SITE PLAN

Terminal Building Expansion [SP-25-021]

Ms. Wagner-Grillo presented a site plan for a proposed 4,800 square foot expansion east of the existing 23,910 sq. ft. terminal at the Hagerstown Regional Airport located at 18434 Showalter Road. The property is currently zoned AP (Airport) and is 25.85 acres in size. No change in parking is proposed. Water service is provided by the City of Hagerstown and sewer service is provided by Washington County. This project is exempt from Forest Conservation requirements. All agency approvals have been received.

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

Take 5 Oil Change [SP-25-025]

Ms. Wagner-Grillo presented a site plan for the redevelopment of a 3,154 square foot existing car wash that will be demolished and replaced with a new 1,978 square foot Take 5 Oil Change facility located at 10414 Sharpsburg Pike. The property is currently zoned HI (Highway Interchange). Parking required is 12 spaces; 12 spaces will be provided. There will be 5 employees. Hours of operation will be Monday thru Sunday, 7 am to 7 pm. Lighting will be pole and building mounted; a photometric plan was provided. Signage will be building mounted and freestanding. A privacy fence and plantings have been provided along the property line to screen the adjoining residential structure. There are existing storm water management areas where additional plantings will be provided. This project is exempt from Forest Conservation requirements. All agency approvals have been received.

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

Conservit Inc. North Yard [SP-25-042]

Mr. Stotemyer presented a site plan for a proposed large metal building to house a shear motor on property located at 18604 Leslie Drive. The property is currently zoned IG (Industrial General). Access to the property will be provided from Leslie Drive. Hours of operation will be Monday thru Friday, 7 am to 4 pm. No lighting or signage is proposed for the site; no water or sewer services will be provided. The applicant is seeking approval contingent upon approval of the Forest Conservation request to use the payment-in-lieu option.

Motion and Vote: Mr. Miller made a motion to approve the site plan as presented contingent upon approval of the Forest Conservation requirement. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

FOREST CONSERVATION

Conservit Inc. North Yard [SP-25-042]

Mr. Allen presented a request to use the payment-in-lieu of planting option to meet a portion of the 2.92-acre planting requirement that is a result of 9.41-acres of disturbance. This is an industrial site with limited forest available on-site. The applicant is proposing a payment-in-lieu of planting for .42 acres; 2.5 acres of forest will be retained as well as an on-site wetland area.

Motion and Vote: Mr. Miller made a motion to approve the payment-in-lieu of planting option for .42 acres. The motion was seconded by Ms. Shank and unanimously approved.

OTHER BUSINESS

21223 Twin Springs Drive

Mr. Allen presented a request to change the permitted land use in an existing Rural Business zoning district on property located at 21223 Twin Springs Drive. The applicant is requesting to change the previous use from a retail plant nursery to a landscaping contractor business with associated services. Section 5E of the Zoning Ordinance specifies the criteria needed for a change in land use. The Planning Commission is charged with determining if the proposed change in land use would constitute a significant change in the use and intensity of the property from the existing land use previously authorized at the time the RB zoning district was established.

Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, and Mr. Joel Reynolds of JR Services, the property owner, were present at the meeting. Mr. Hager stated that the latest use of the property was a plant nursery with several greenhouses, mulch bins, and retail sales on site. The previous business also had three landscaping crews, dump trucks, skid loaders, etc. that were used as part of the business. Mr. Hager believes the new business would be a less intensive use of the property. There will be some mulch bins for the landscaping business; however, there will be no retail sales on site. The existing barn would be used for repair and maintenance of the landscaping equipment for the business. The majority of equipment will go from job site to job site; the equipment will not be stored on site every night. Mr. Reynolds stated that research shows the barn was constructed in the late 1700s and is being retained and restored to preserve some of the history of the Rural Village.

Motion and Vote: Mr. Miller made a motion that the proposed use is a minor change. The motion was seconded by Ms. Shank and unanimously approved.

Eldridge Frazier, Jr. [S-24-012]

Mr. Stotemyer presented a one-year extension request for the preliminary/final plat of Eldridge Frazier, Jr. for property located at 24111 Raven Rock Road. The property is currently zoned EC (Environmental Conservation). This project was accepted and routed for review on April 11, 2024, is currently under review, and will expire on April 11, 2026. The justification for the extension is due to costs associated with the construction of a bridge that is necessary to access the property.

Motion and Vote: Mr. Wright made a motion to approve the one-year extension as presented. The motion was seconded by Mr. Miller and unanimously approved.

Update of Projects Initialized

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

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 7:35 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

UPCOMING MEETINGS

1. May 4, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,



Jeff Semler, Chairman

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT AND REGULAR MEETING**

May 4, 2026

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, May 4, 2026 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

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

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Terrie Shank, Laura Lane-Unsworth, BJ Goetz, Doug Wright, Jr. and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Interim Director; Travis Allen, Senior Planner; Kyla Shingleton, Comprehensive Planner; Scott Stotelmeyer and Misty Wagner-Grillo, Planners; and Debra Eckard, Office Manager.

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

REZONING PUBLIC INPUT MEETING

Cascade Properties LLC [RZ-26-002]

Staff Presentation

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

Applicant's Presentation

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

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

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

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

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

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

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

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

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

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

Public Comment

There was no public comment.

Michael Godinez/Dominion Realty LLC [RZ-26-0031]

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

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

Applicant's Presentation

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

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

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

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

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

Public Comment

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

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

NEW BUSINESS

MINUTES

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

ORDINANCE MODIFICATION

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

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

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

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

PRELIMINARY PLAT

Arborview Phase I [PP-25-001]

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

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

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

Forest Conservation

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

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

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

SITE PLAN

AC&T Williamsport [SP-24-020]

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

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

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

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

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

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

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

FOREST CONSERVATION

Bowman North LLC [S-23-065]

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

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

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

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

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

OLD BUSINESS

2003 Mason Dixon LLC [WS-25-004]

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

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

OTHER BUSINESS

Update of Projects Initialized

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

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

CLOSED SESSION

To discuss the appointment, re-appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Motion and Vote: Mr. Miller made a motion to adjourn Closed Session and to resume Open Session. The motion was seconded by Mr. Goetz, unanimously approved and so ordered by the Chairman.

RE-APPOINTMENT OF PLANNING COMMISSION MEMBER

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

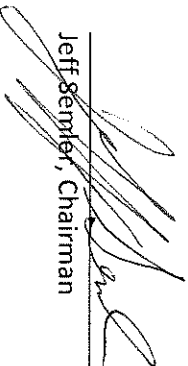
ADJOURNMENT

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

UPCOMING MEETINGS

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

Respectfully submitted,



Jeff Semler, Chairman