

**RESOLUTION NO. RS-2022-25**

**RESOLUTION IN SUPPORT OF EXPANSION  
OF THE "HAGERSTOWN/WASHINGTON COUNTY ENTERPRISE ZONE"  
BY JOINT APPLICATION OF  
THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY,  
MARYLAND AND THE MAYOR AND COUNCIL OF THE  
CITY OF HAGERSTOWN**

**RECITALS**

Pursuant to Md. Code, Economic Development Article, Title 5, Subtitle 7, Enterprise Zones; and COMAR 24.05.01.08, the State of Maryland has established a procedure for the expansion of enterprise zones.

The Board of County Commissioners of Washington County, Maryland (the "County") has decided that such an expansion is in the best interests of the residents of Washington County.

The County finds that enterprise zones can promote private capital investment and increase private employment opportunities.

The County and the Mayor and Council of the City of Hagerstown (the "City") submitted a joint application to the Maryland Department of Commerce (the "Commerce") in 1992 for the establishment of an enterprise zone.

Certain property located within the corporate boundaries of the City of Hagerstown and in Washington County was designated as the "Hagerstown/Washington County Enterprise Zone" (the "Enterprise Zone") on December 14, 1992, which designation expired on December 14, 2002. The Hagerstown/Washington County Enterprise Zone was renewed in 2012, expanded in 2021, and will be renewed in December 2022.

The County is prepared to take all actions necessary and legal to support the joint application for re-designation and expansion of the Enterprise Zone.

The County, in addition to supporting the joint application with the City for the expansion of the Enterprise Zone within the corporate boundaries of the City of Hagerstown and in Washington County, desires to give the land located in said Enterprise Zone all rights and advantages accruing to land located in an enterprise zone established by the Annotated Code of Maryland.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Washington County, Maryland, that said Board fully supports the re-designation and expansion of the Enterprise Zone on property located within the corporate boundaries of the City of Hagerstown

and in Washington County and more fully described on a map prepared by the Washington County Department of Business Development, a copy of which is attached hereto and incorporated herein by reference; and

BE IT FURTHER RESOLVED, that the Board of County Commissioners of Washington County, Maryland, authorizes the application for expansion to the State of Maryland jointly with the City, giving said land located in said Enterprise Zone all rights and privileges accruing to land located in an enterprise zone under the provisions of the Annotated Code of Maryland.

Adopted this 26<sup>th</sup> day of July, 2022.

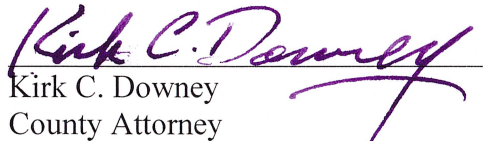
ATTEST:

  
\_\_\_\_\_  
Krista L. Hart, Clerk

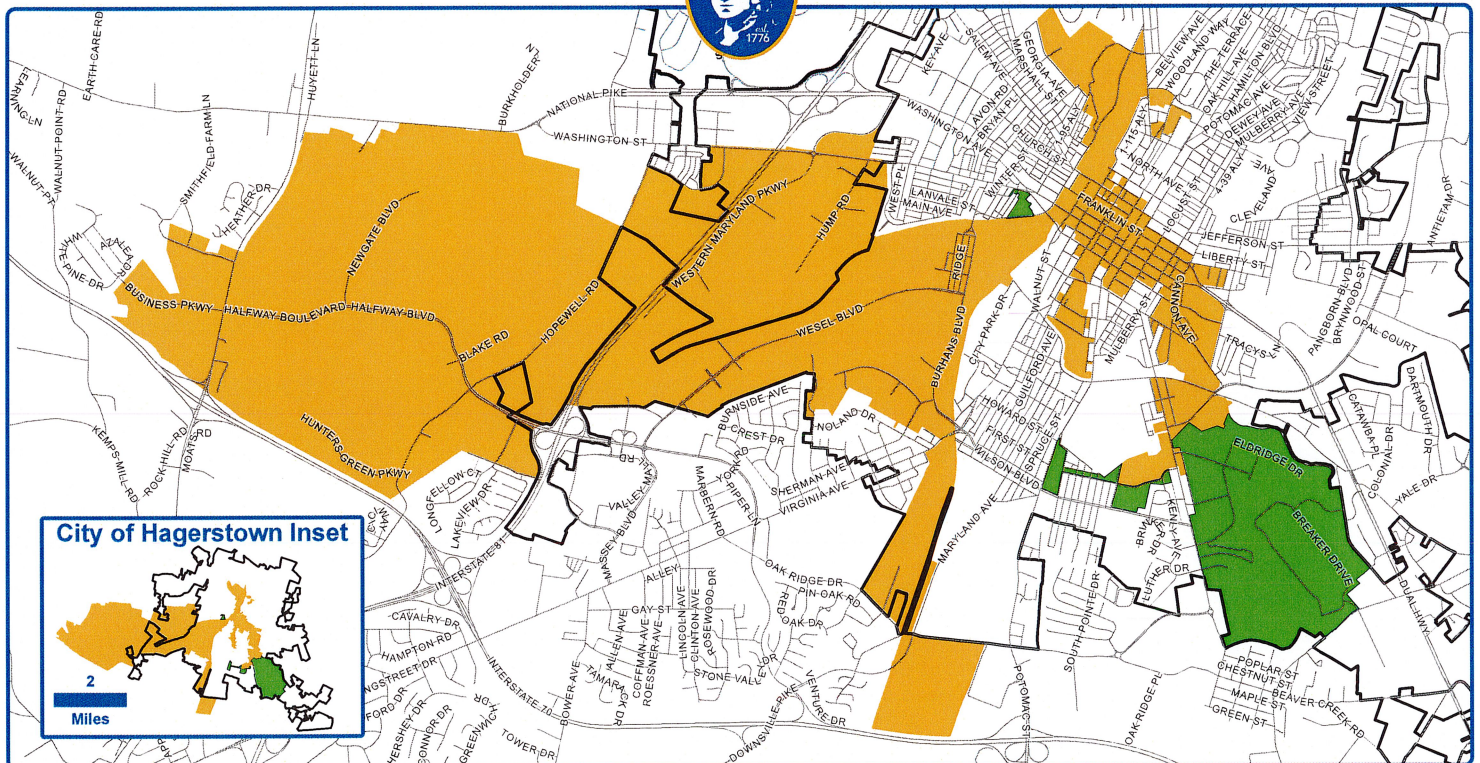
BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

  
\_\_\_\_\_  
Jeffrey A. Cune, President

Approved as to form  
and legal sufficiency:

  
\_\_\_\_\_  
Kirk C. Downey  
County Attorney

Mail to:  
Office of the County Attorney  
100 W. Washington Street, Suite 1101  
Hagerstown, MD 21740



Prepared by: Washington County Department of Planning and Zoning GIS  
Date: Wednesday, June 29, 2022

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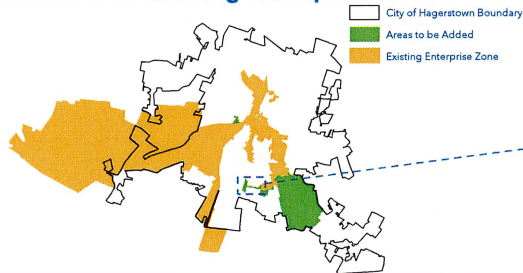


## Washington County, Maryland

### Hagerstown S Potomac/First St - Addition Area 1

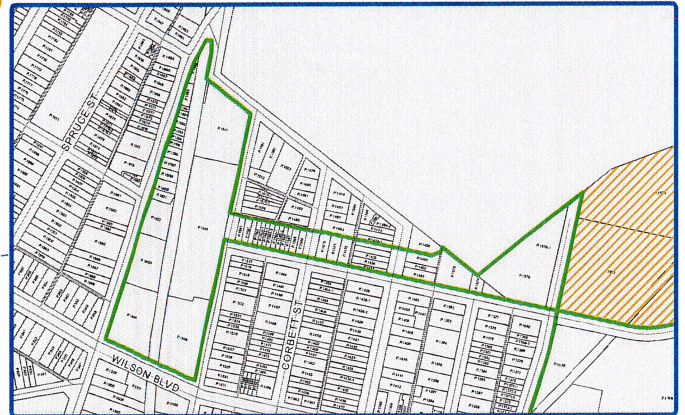
Total Acreage: 17.28  
 Roads  
 City of Hagerstown Boundary  
 Areas to be Added  
 Existing Enterprise Zone

### Location w/in Existing Enterprise Zone



0.7  
 Miles (Vicinity)  
 0.07  
 Miles

## Enterprise Zone Renewal 2022 - Parcel Information



Public/Private	Acreage*	Ownership	Account	Parcel LU Code**	Location***
Private	0.83	ACCENT INVESTMENT GROUP LLC	17014757	1603 C	940 S POTOMAC ST
Private	0.47	BANK FRIEDMAN	17000816	1602 C	700 S POTOMAC ST
Private	0.09	BATHUA, ALEXANDER	17004220	1588 R	800 S POTOMAC ST
Private	0.06	BTC LLC	17018507	1564 R	118 E FIRST ST
Private	0.07	CHAMBERS SCOTT D & B	17014919	1592 M	818 S POTOMAC ST
Private	0.04	CHAMBERS SCOTT DOUGLAS	17013815	1593 R	820 S POTOMAC ST
Private	0.06	COBBURN JOSHUA LEE	17009796	1564 R	205X120
Private	3	CRAMPTON JEFFREY N	17002348	1548 I	901 POPE AVE
Private	1.45	CRAMPTON JEFFREY N	17010794	1549 C	50 E WILSON BLVD
Private	0.06	DARBY DOCK PROPERTIES LLC	17002279	1543 R	112 FIRST STREET
Private	1.26	EXCHANGEIGHT NET LEASED PORTFOLIO	17002104	1604 C	10 E WILSON BLVD
Private	0.02	FAMIRYO ABBY	17014420	1590 R	814 S POTOMAC ST
Private	0.11	FRANCIS BENARDO K	17011138	1601 R	5 POTOMAC ST
Private	0.12	FRANCIS BENARDO K	17011154	1600 R	848 & 842 S POTOMAC ST
Private	0.09	GREEN JESSAMIN R	17005614	1569 R	E FIRST ST
Private	0.09	GREEN JESSAMIN R	17005606	1568 R	136 E FIRST ST
Private	0.14	GRENIER TRACY C	17005901	1571 R	832 CORBETT ST
Private	0.49	GWD LLC	17002418	1674 I	750 FIRST ST
Private	0.11	GWD LLC	17002406	1573 I	KOBIN AVE & FIRST STREET
Private	0.11	LEWY ALLC	17002097	1598 R	838 S POTOMAC ST
Private	0.04	LITTLE BLUE DINER LLC THE	17004994	1591 C	816 S POTOMAC STREET
Private	0.04	MASIN CHRISTINE M	17014990	1565 R	124 E FIRST ST
Private	0.11	MCHAMBER MICHAEL D	17006099	1626 R	841 ROSE HILL AVE
Private	0.1	MILLS JAMES R	17010581	1597 R	836 S POTOMAC ST
Private	0.06	NEFF LINDA J	17008884	1547 R	170 E FIRST ST
Private	0.06	NEFF LINDA J	17008676	1546 R	A 128 E FIRST ST
Private	1.45	PAPAL ACQUISITIONS INC	17012817	1547 C	W5 POPE AVE
Private	0.06	PRIORITY 1 PROPERTIES LLC	17028340	1563 R	114 E FIRST STREET
Private	0.19	RAD RENOVALS LLC	17009940	1425 R	ROSE HILL AVE
Private	0.15	RANSINGH BISCOON	17005928	1570 R	204 E FIRST ST
Private	0.14	REEL FRANKLIN J & REBECCA L	17004382	1572 R	140C 208 E FIRST ST
Private	0.09	ROSE HILL CEMETERY	17002430	1402 R	ROSE HILL AVE
Private	0.17	ROSE HILL CEMETERY	17002449	1401 R	844 ROSE HILL AVE
Private	2.1	SNECKENBERGER DOY CLIFFORD A	17010489	1576 C	448 E FIRST ST
Private	0.1	SCUBBOTIN LEONID	17008931	1596 R	832 S POTOMAC ST
Private	0.1	STEEN MATTHEW A & DIANE MARIE	17008307	1424 R	835 ROSE HILL AVE
Private	0.1	SWEENEY BRYAN PROPERTIES LLC	17010557	1497 C	812 S POTOMAC ST
Private	0.08	VEDONI RICHARD G LVE	17005325	1561 R	
Private	0.14	WARREN FELTZ KENDRA K	17005324	1562 R	
Private	0.18	WINEBRENNER RICHARD E	17002292	1401 R	838 ROSE HILL AVE
Private	0.05	WRIGHT JALALI	17004035	1595 R	828 S POTOMAC ST
Private	0.04	YOUNG EDWARD PAUL JR	17006169	1594 R	826 S POTOMAC ST
Private	0.06	ZAMARAY PROPERTIES LLC	17020633	1545 R	126 E FIRST ST
Private	0.08	ZAMARAY PROPERTIES LLC	17020633	1547 R	843 ROSE HILL AVE
Public	1.15	Public Infrastructure			

Prepared by: Washington County Department of Planning and Zoning GIS  
 Date: Wednesday, June 29, 2022

\*Acreage is based on calculated acreage included in areas  
 \*\*Land Use Code from Maryland Department of Assessments data  
 \*\*\*Property location based on LegalDesc2 from Maryland Department of Assessments  
 Path: T:\Policy\EDC\Enterprise Zones\EnterpriseZones.aprx



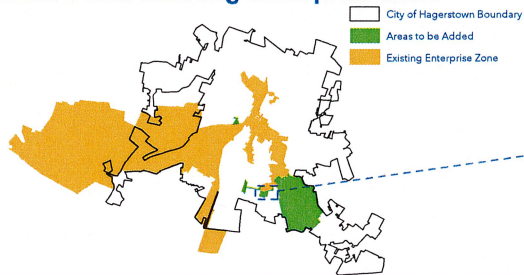


## Washington County, Maryland

### Hagerstown Kuhn Ave - Addition Area 2

Total Acreage: 16.71  
 Roads  
 City of Hagerstown Boundary  
 Areas to be Added  
 Existing Enterprise Zone

### Location w/in Existing Enterprise Zone



0.7  
 Miles (Vicinity)  
 0.06  
 Miles

## Enterprise Zone Renewal 2022 - Parcel Information



Public/Private Acreage*	Ownership	Account	Parcel ID Code**	Location***
Private	1.1	701 FIRST LLC	17000624 1142 C	701 E FIRST ST
Private	9.14	AG CENTER PROPERTIES LLC	17011812 1349 C	510 EAST WILSON BLVD
Private	1.13	B & J JACKSON INC.	17004433 1579 I	FIRST STREET AT OAK ST
Private	0.45	BEYOND HEALTHCARE SERVICES LLC	17077420 1151 C	WIS KENLEY AVENUE
Private	1.97	POTOMAC EDISON CO	17022628 1350 C	WILSON BLVD
Public	2.42	Public Infrastructure		

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# Washington County, Maryland

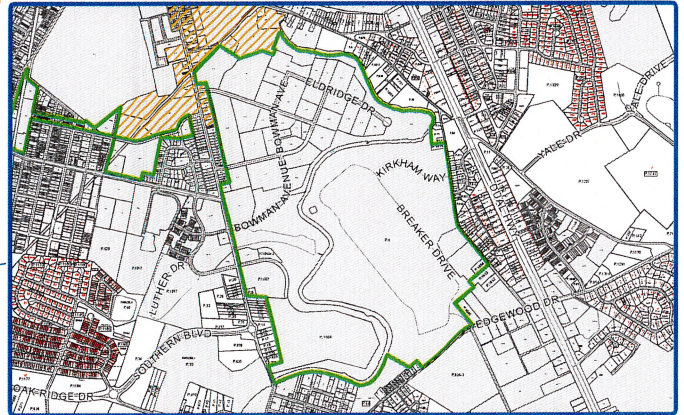
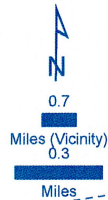
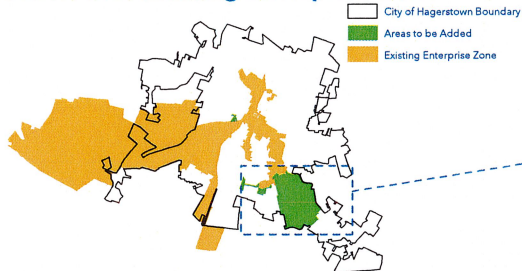


## Enterprise Zone Renewal 2022 - Parcel Information

### Hagerstown Frederick St/Edgewood Dr - Addition Area 3

Total Acreage: 495.32  
 Roads  
 City of Hagerstown Boundary  
 Areas to be Added  
 Existing Enterprise Zone

### Location w/in Existing Enterprise Zone



Public/Private Acreage* Ownership	Account	Parcel LU Code**	Location***	Public/Private Acreage* Ownership	Account	Parcel LU Code**	Location***
Private 3.46 2003 WILLOW CIRCLE LLC	17016458 1024 I	950 WILLOW CIR		Private 3.24 HARSH JAMES	17018159 1018 C	S/S ELDREDGE DRIVE	
Private 4.39 240 PROSPERITY LLC	17009818 1010 I	7410 BOWMAN AVE		Private 7.16 HRP REALTY LLC	17014145 1045 I	952 FREDERICK ST	
Private 2.12 910 WEST LLC	17015885 1012 I	910 ELDREDGE DRIVE		Private 2.77 KUDZU INTERNATIONAL INC	17018035 1018 C	919 ELDREDGE DR	
Private 4.1 920 ELDREDGE DRIVE LLC	17020501 1015 I	920 ELDREDGE DR		Private 5.07 KUDZU INTERNATIONAL INC	17008285 1028 I	COMMONWEALTH AVE	
Private 0.84 949 COMMONWEALTH LLC	17028847 1025 I	949 COMMONWEALTH AVE		Private 1.98 KUDZU INTERNATIONAL INC	17008293 1027 I	879 COMMONWEALTH AVE	
Private 2.15 ADIRCO LLC	17018337 1012 I	905 ELDREDGE DRIVE		Private 4.29 MARAL LLC	17011880 1040 C	1701 HOWELL ROAD	
Private 2.97 ANTIETAM CABLE TELEVISION	17000322 1023 I	990 & 1000 WILLOW CIRCLE		Private 3.24 MANNING BROADCASTING INC	17011847 1008 I	880 COMMONWEALTH AVE	
Private 0.44 B & B FREDERICK LLC	17000594 1043 C	940 FREDERICK ST		Private 2 MASH REALTY LLC	17014370 1026 I	818 BOWMAN AVE	
Private 2.23 B A F LLC	17021044 1015 I	930 ELDREDGE DR		Private 0.69 MASH REALTY LLC	17005677 1031 I	830 BOWMAN AVE	
Private 2.41 BEAVER CREEK SELF STORAGE LLC	17016674 1019 I	915 ELDREDGE DR		Private 1 MERTUS MEDICAL CENTER INC	17025548 1454 EC	1799 HOWELL ROAD	
Private 2.04 BRADLEY PROPERTIES LLC	17009095 1009 I	747 BOWMAN AVE		Private 2.01 OB RENTALS LLC	17003836 1032 I	CIR & BOWMAN AVE	
Private 10.23 COMMONWEALTH AVE REAL ESTATE LLC	17006032 1029 I	825 COMMONWEALTH AVE		Private 0.57 SEBIRN DONALD E & KATHY A	17017195 0004 R	E/S FREDERICK ST	
Private 13.06 CONAGRA FOODS PACKAGED	17017365 1067 I	1200 FREDERICK STREET		Private 5.06 SPYWK LLC	17011936 1021 I	758 & 740 BOWMAN AVE	
Private 4.13 D AND C INVESTMENTS LLC	17003534 1033 C	S/S WILLOW CIRCLE		Private 4.04 WILLOW INVESTMENT HOLDINGS LLC	17015095 1030 I	850 WILLOW CIR	
Private 12.02 DAYLIGHT ACQUISITION CORP	17009346 1030 I	857 WILLOW CIR		Private 2.15 WILLOW INVESTMENT HOLDINGS LLC	17019805 1030 I	WILLOW CIRCLE AT BOWMAN	
Private 3.23 DAYLIGHT ACQUISITION CORP	17026003 1030 I	S/S WILLOW CIRCLE		Public 11.57 BOARD OF EDUCATION	17021966 1007 EC	823 COMMONWEALTH AVE	
Private 1.35 DEVELBISS TODD RUSSELL	17010697 1025 I	947 COMMONWEALTH AVE		Public 90.12 HAGERSTOWN CITY OF	17022210 1034 EC	1 CLEAN WATER CIR	
Private 2.34 ELDREDGE DRIVE REAL ESTATE LLC	17009916 1012 I	929 ELDREDGE DRIVE		Public 4.21 HAGERSTOWN CITY OF	17025740 0973 EC	E/S EASTERN BLVD SOUTH	
Private 2.87 ELDREDGE DRIVE REAL ESTATE LLC	17016520 1018 I	929 ELDREDGE DR		Public 0.15 HAGERSTOWN CITY OF	17027164 1034 EC	W/S FREDERICK ST	
Private 5.59 HAGERSTOWN HEART PROPERTIES LLC	17028871 1733 C	1733 HOWELL RD		Public 7.81 HAGERSTOWN CITY OF	17022504 1065 EC	728 & 730 FREDERICK ST	
Private 193.4 HAREM INVESTMENTS LLC ET AL	17006134 0008 A	1527 HOWELL ROAD		Public 0.29 HAGERSTOWN CITY OF	17017020 0927 E	ANTIETAM CREEK	
Private 2.5 HARBELL PROPERTIES LLC	17015310 1022 I	940 COMMONWEALTH AVE		Public 20.77 HAGERSTOWN CITY OF	17022668 1016 EC	E/S STATE RD	
Private 0.6 HARRISON RICHARD L	17006177 1414 C	HOWELL RD		Public 17.04 Public Infrastructure			

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## Washington County, Maryland

### Hagerstown S Burhans/W Antietam - Addition Area 4

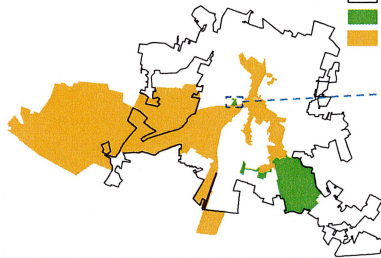
Total Acreage: 7.38 — Roads

Areas to be Added

City of Hagerstown Boundary Existing Enterprise Zone

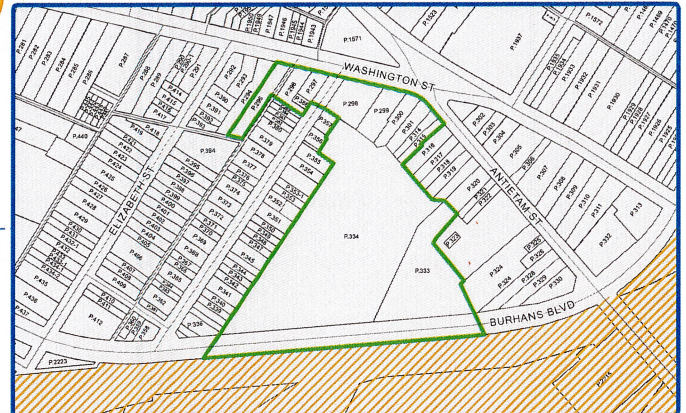
### Location w/in Existing Enterprise Zone

City of Hagerstown Boundary  
Areas to be Added  
Existing Enterprise Zone



0.7  
Miles (Vicinity)  
0.04  
Miles

## Enterprise Zone Renewal 2022 - Parcel Information



Public/Private Acreage*	Ownership	Account	Parcel ID Code**	Location***
Private	1.87 ADAM KENNETH L ET AL	0300060 0334 C		57 & BURHANS BLVD
Private	0.99 BLOK X ENTERPRISES LLC	0300192 0333 I		133 S BURHANS BLVD
Private	0.08 LUNNA PROPERTIES TWO LLC	0306512 0315 R		455 W ANTIETAM ST
Private	0.26 MEHTA MANISH R	0300257 0298 C		521 W WASHINGTON ST
Private	0.09 MERKESBURG ONE LLC	0300427 0297 CR		601/605 W WASHINGTON ST
Private	0.13 OLDE TOWNE DEVELOPMENT LLC	0301736 0296 M		607-609 W WASH ST
Private	0.21 OLDE TOWNE DEVELOPMENT LLC	0301738 0295 C		613 W WASHINGTON ST
Private	0.03 PRINCE RAYMOND G	0300804 0386 R		9 MACKSON AVE
Private	0.13 SAGE STEPHEN	0301199 0301 M		503 W WASHINGTON ST
Private	0.08 SAGE STEPHEN B	0301076 0314 R		457 W ANTIETAM ST
Private	0.21 TIA HOLDINGS LLC	0302376 0299 C		511 W WASHINGTON ST
Private	0.14 X & L FINANCIAL GROUP LLC	0301853 0300 M		505/507 W WASHINGTON ST
Public	1.13 Public Infrastructure			

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# Washington County, Maryland



## Enterprise Zone Renewal 2022 - Zoning Information

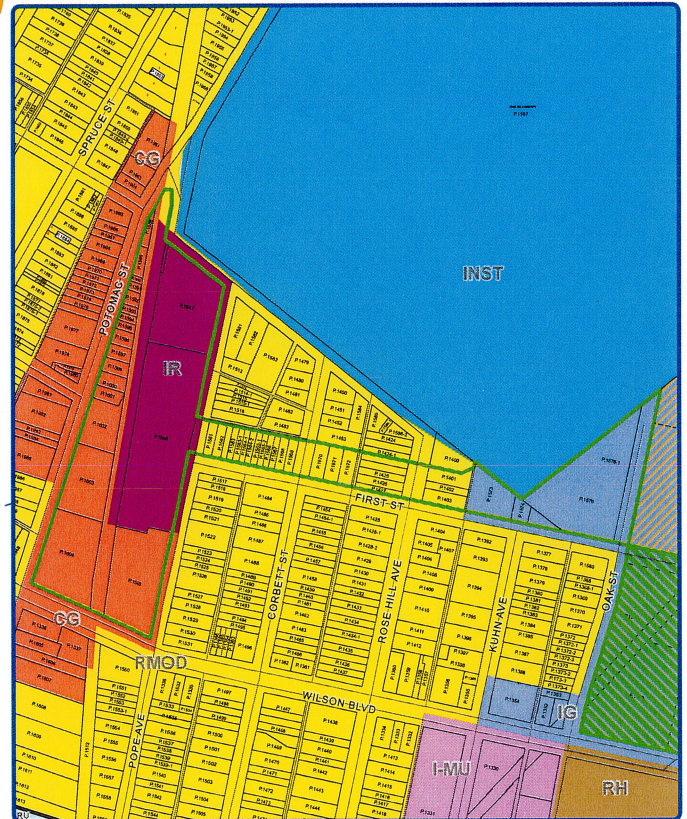
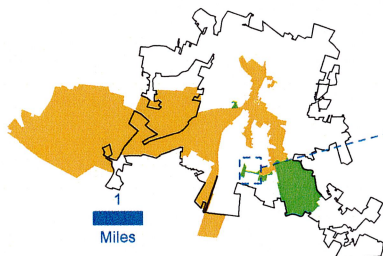
### Hagerstown S Potomac/First St - Addition Area 1

Total Acreage: 17.28

- |                             |                                     |                               |
|-----------------------------|-------------------------------------|-------------------------------|
| — Roads                     | City Zoning District                | CG (Commercial General)       |
| Areas to be added           | AT (Agricultural Transitional)      | CL (Commercial Local)         |
| Existing Enterprise Zone    | RMOD (Residential-Moderate Density) | CR (Commercial Regional)      |
| Adjacent Addition Area      | POM (Professional Office Mixed Use) | I-MU (Industrial-Mixed Use)   |
| City of Hagerstown Boundary | RH (Residential-High Density)       | IG (Industrial General)       |
| RU                          | RMED (Residential-Medium Density)   | IR (Industrial Restricted)    |
| CITY or TOWN ZONING         | RO (Residential-Office)             | N-MU (Neighborhood-Mixed Use) |
|                             | CC-MU (City Center-Mixed Use)       | INST (Institutional)          |

### Location w/in Existing Enterprise Zone

- City of Hagerstown Boundary
- Areas to be Added
- Existing Enterprise Zone



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# Washington County, Maryland



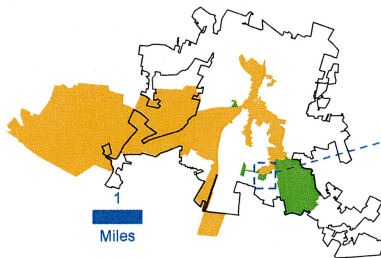
## Hagerstown Kuhn Ave - Addition Area 2

Total Acreage: 16.71

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>Roads</li> <li>Areas to be added</li> <li>Existing Enterprise Zone</li> <li>Adjacent Addition Area</li> <li>City of Hagerstown Boundary</li> <li>RU</li> <li>CITY or TOWN ZONING</li> </ul> | <b>City Zoning District</b> <ul style="list-style-type: none"> <li>AT (Agricultural Transitional)</li> <li>RMOD (Residential-Moderate Density)</li> <li>POM (Professional Office Mixed Use)</li> <li>RH (Residential-High Density)</li> <li>RMED (Residential-Medium Density)</li> <li>RO (Residential-Office)</li> <li>CC-MU (City Center-Mixed Use)</li> </ul> | <ul style="list-style-type: none"> <li>CG (Commercial General)</li> <li>CL (Commercial Local)</li> <li>CR (Commercial Regional)</li> <li>I-MU (Industrial-Mixed Use)</li> <li>IG (Industrial General)</li> <li>IR (Industrial Restricted)</li> <li>N-MU (Neighborhood-Mixed Use)</li> <li>INST (Institutional)</li> </ul> |
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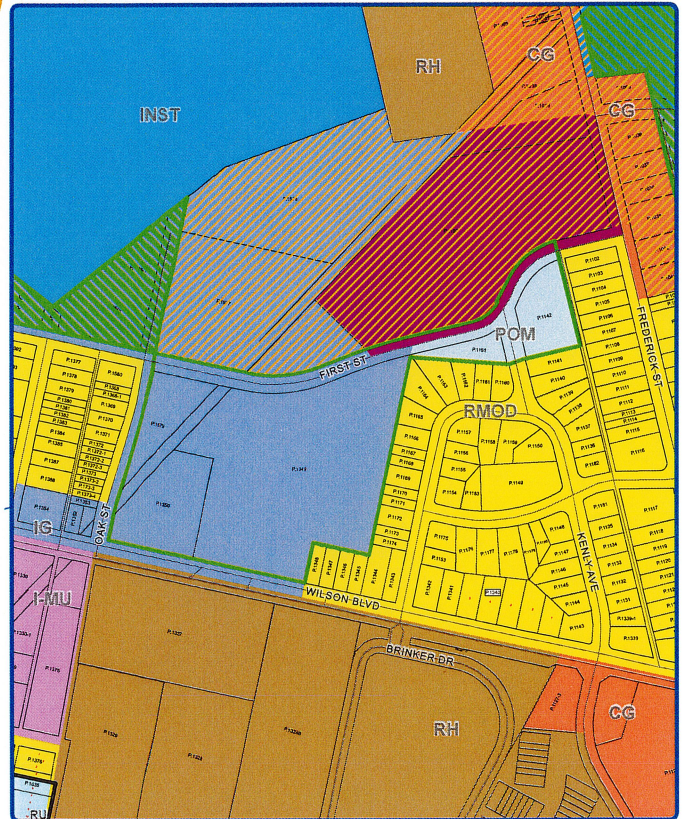
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## Enterprise Zone Renewal 2022 - Zoning Information





# Washington County, Maryland



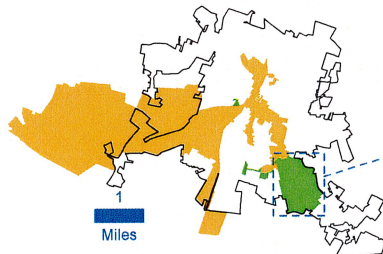
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Total Acreage: 495.32

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>Roads</li> <li>Areas to be added</li> <li>Existing Enterprise Zone</li> <li>Adjacent Addition Area</li> <li>City of Hagerstown Boundary</li> <li>BG</li> <li>BL</li> <li>RS</li> <li>RU</li> </ul> | <ul style="list-style-type: none"> <li>CITY or TOWN ZONING</li> <li>City Zoning District</li> <li>AT (Agricultural Transitional)</li> <li>RMOD (Residential-Moderate Density)</li> <li>POM (Professional Office Mixed Use)</li> <li>RH (Residential-High Density)</li> <li>RMED (Residential-Medium Density)</li> <li>RO (Residential-Office)</li> <li>CC-MU (City Center-Mixed Use)</li> </ul> | <ul style="list-style-type: none"> <li>CG (Commercial General)</li> <li>CL (Commercial Local)</li> <li>CR (Commercial Regional)</li> <li>I-MU (Industrial-Mixed Use)</li> <li>IG (Industrial General)</li> <li>IR (Industrial Restricted)</li> <li>N-MU (Neighborhood-Mixed Use)</li> <li>INST (Institutional)</li> </ul> |
|---|---|---|

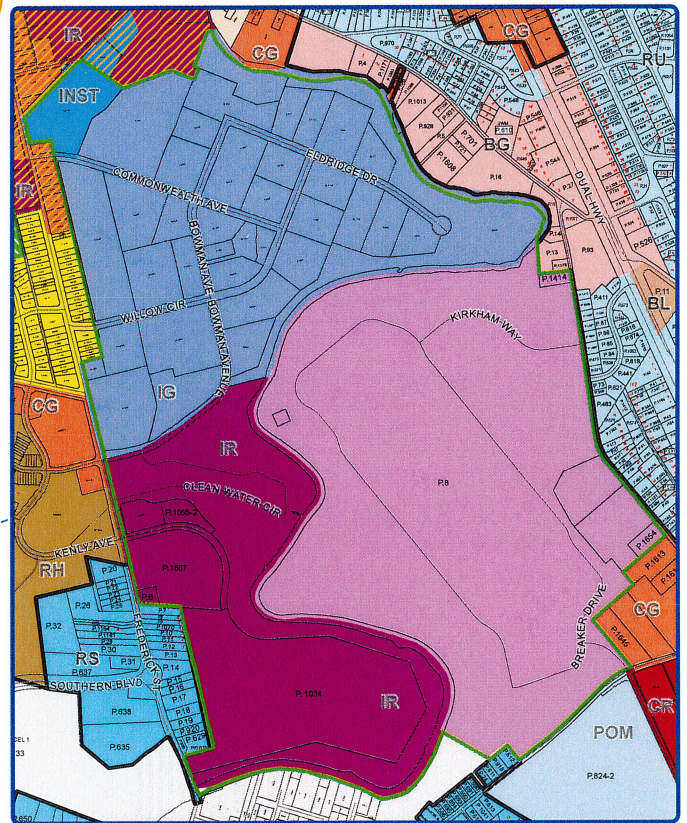
### Location w/in Existing Enterprise Zone

- City of Hagerstown Boundary
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## Enterprise Zone Renewal 2022 - Zoning Information





# Washington County, Maryland



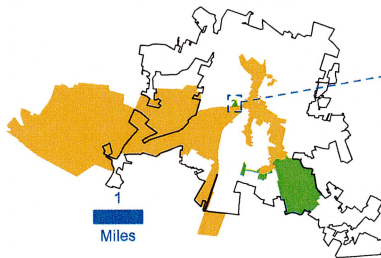
## Hagerstown S Burhans/W Antietam - Addition Area 4

Total Acreage: 7.38

- Roads
- ▭ Areas to be added
- ▨ Existing Enterprise Zone
- ▨ Adjacent Addition Area
- ▭ City of Hagerstown Boundary
- ▭ CITY or TOWN ZONING
- ▭ City Zoning District
- ▭ AT (Agricultural Transitional)
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- ▭ N-MU (Neighborhood-Mixed Use)
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### Location w/in Existing Enterprise Zone

- ▭ City of Hagerstown Boundary
- ▭ Areas to be Added
- ▭ Existing Enterprise Zone



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0.04  
Miles

## Enterprise Zone Renewal 2022 - Zoning Information

