



# Washington County MARYLAND

FOR PLANNING COMMISSION USE ONLY

Rezoning No. \_\_\_\_\_

Date Filed: \_\_\_\_\_

## WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

David and Jessica Testa

Applicant

20523 Leitersburg Pike Hagerstown MD 21740

Address

Jessica Testa

Primary Contact

20523 Leitersburg Pike Hagerstown MD 21740

Address

☐ Property Owner

☐ Contract Purchaser

☐ Attorney

☐ Consultant

☒ Other: Tenant

(240) 382-8918

Phone Number

freedomtrailers2@gmail.com

E-mail Address

Property Location: 20511 Leitersburg Pike Hagerstown MD 21740

Tax Map: 25 Grid: 17 Parcel No.: 43 Acreage: 3.00

Tax Account ID: 09005951

Current Zoning: A(R) - Agricultural Requested Zoning: RB - Rural Business

Reason for the Request: ☐ Change in the character of the neighborhood

☐ Mistake in original zoning

**PLEASE NOTE: A Justification Statement is required for either reason.**

*Jessica Testa*

*David Testa*

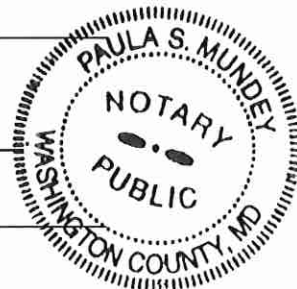
Applicant's Signature

Subscribed and sworn before me this 26<sup>th</sup> day of September, 2025

My commission expires on 3-18-27

*Paula S. Munday*

Notary Public



FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Ownership Verification

☐ Boundary Plat (Including Metes  
& Bounds)

☐ Names and Addresses of all Adjoining  
& Confronting Property Owners

☐ Vicinity Map

☐ Justification Statement

☐ 30 copies of complete Application  
Package



Washington County

MARYLAND

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: David and Jessica Testa Date: \_\_\_\_\_

**Zoning Ordinance Map Amendment** ..... \$ 2,000.00  
Number of Acres \* 3 x \$20.00 [1 acre minimum]  
per acre ..... \$ 60.00  
  
Engineering Review Fee ..... \$ 150.00  
  
Technology Fee ..... \$ 15.00  
  
**TOTAL FEES DUE – MAP AMENDMENT** ..... \$ 2,225.00

\*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".



Department of Planning and Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that David Testa  
is authorized to file a rezoning application with the Department of Planning and Zoning for  
Commercial use on property  
located 20511 Leitersburg Pike Hagerstown MD 21742  
The said work is authorized by Aaron Schroyer  
the property owner in fee.

PROPERTY OWNER

Aaron Schroyer  
Name  
20511 Leitersburg Pike  
Address  
Hagerstown, MD, 21742  
City, State, Zip Code  
[Signature]  
Owner's Signature

Sworn and subscribed before me this 10<sup>th</sup> day of May, 2025.

[Signature]  
Notary Public

My Commission Expires: 10/14/2028

Commonwealth of Pennsylvania - Notary Seal  
BRIANNA ROWE - Notary Public  
Franklin County  
My Commission Expires October 16, 2028  
Commission Number 1273152

AUTHORIZED REPRESENTATIVE

David Testa  
Name  
20511 Leitersburg Pike  
Address  
Hagerstown MD 21742  
City, State, Zip Code  
[Signature]  
Authorized Representative's Signature

Sworn and subscribed before me this 10<sup>th</sup> day of May, 2025.

Commonwealth of Pennsylvania - Notary Seal  
BRIANNA ROWE - Notary Public  
Franklin County  
My Commission Expires October 16, 2028  
Commission Number 1273152

[Signature]  
Notary Public

My Commission Expires: 10/14/2028

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

## ADJOINING AND CONFRONTING PROPERTY OWNERS

Aaron J. Schroyer  
19631 Old Forge Road  
Hagerstown MD 21742

Mary Harbaugh  
13421 Herman Myers Road  
Hagerstown MD 21742

Carmilla Arford  
13428 Herman Myers Road  
Hagerstown MD 21742

Jon Harbaugh  
13432 Herman Myers Road  
Hagerstown MD 21742

Kathleen Cheslock  
13434 Herman Myers Road  
Hagerstown MD 21742

Mark Dattilio  
13416 Herman Myers Road  
Hagerstown MD 21742

Kenneth Rippeon II  
13506 Herman Myers Road  
Hagerstown MD 21742

Steven Clevenger  
13512 Herman Myers Road  
Hagerstown MD 21742

Luke Saum  
13516 Herman Myers Road  
Hagerstown MD 21742

Robert Knicely  
13520 Herman Myers Road  
Hagerstown MD 21742

Raymond Greathouse  
13524 Herman Myers Road  
Hagerstown MD 21742

Gloria Cunningham  
20512 Leitersburg Pike  
Hagerstown MD 21742

David Hostetter  
20524 Leitersburg Pike  
Hagerstown MD 21742

Lisa Blumberg  
20526 Leitersburg Pike  
Hagerstown MD 21742

David P. Testa  
20523 Leitersburg Pike  
Hagerstown MD 21742

Ridenour Family Ltd Ptsp.  
21856 Boonsboro Mtn Road  
Boonsboro MD 21713

Arlin Diller  
22019 Grove Road  
Hagerstown MD 21742

JUSTIFICATION STATEMENT  
DAVID P. TESTA AND JESSICA NICOLE TESTA

Since March, 2023, David and Jessica Testa have owned and operated a commercial enterprise along the south side of the Leitersburg Pike, doing business as Freedom Trailers, which business is zoned RB (Rural Business). They purchased the property in November, 2021. They sell trailers to the general public, including the agricultural community, for a wide range of applications, such as lawn care, landscaping services, automotive sports and the like.

This proposed rezoning pertains to a three-acre area comprising part of the 29.13 acre property owned by Aaron J. Schroyer at 20511 Leitersburg Pike, consisting of 29.13 acres. The three-acre area of the Schroyer property is directly behind the Freedom Trailers business premises and contiguous to the rear boundary of the property they own.

The business has been well-received in the community, and the Testas wish to expand. They have outgrown their existing RB parcel.

Mr. Schroyer, the applicants' next door neighbor, has agreed to lease and eventually subdivide and sell 3-acres to the Testas.

*Zoning Background*

Prior to the original 1973 enactment of the Washington County Zoning Ordinance, the Testa property was owned by George C. Myers, who operated a used car sales business there from 1972 until 1997 under the name of Myers Motors.

In 2015, the Myers property was comprehensively rezoned RB-E, as part of the County-wide comprehensive rezoning of 229 rural business properties (RZ-14-002). The Myers parcel is listed as No. 62 on the parcel list. Following the death of Mr. Myers in 2021, the property was sold by his estate to Mr. and Mrs. Testa.

*Current RB Zoning Regulation*

Enacting RZ-14-002 on September 1, 2015, the Board of County Commissioners adopted written Findings of Fact addressing the merits of the Comprehensive Rural Rezoning Amendment. There, the County Commissioners observed the principle objective of the comprehensive rezoning enactment:

## "Section 5E.0 Purpose

The "RB" Rural Business District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to as establish locations for businesses and facilities not otherwise permitted in the rural areas of the County." Washington County Zoning Ordinance, Section 5E.0 (emphasis supplied)

Of the parcels rezoned to RB in 2015, nine (9) are in the vicinity of the Testas' property along the Leitersburg Pike.

Mr. and Mrs. Testa desire to continue to develop and expand their business, and specifically, to acquire the use of a portion of the property currently owned by Mr. Schroyer for that purpose. In accordance with the purpose of the RB zoning regulations, the proposed rezoning would permit such continuation and development at the location proposed.

### *RB Floating Zone*

Section 5E.0 of the Ordinance also provides:

"The Rural Business District is established as a 'floating zone' which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District."  
Washington County Zoning Ordinance, Section 5E.0

Floating zones distinguished from overlay zones. In the former, a new zoning classification completely supplants the prior classification of the property. In contrast, an overlay zone merely adds another layer of regulation on top of the existing zoning district requirements. The Antietam overlay zone is a good example of an overlay zone – adding an additional layer of regulation while maintaining the underlying zoning district regulations. In contrast, a floating zone becomes the zoning classification of the property.

One of the attributes of a floating zone is that an applicant for rezoning need not demonstrate that there has been a substantial change in the character of the surrounding neighborhood, or that a mistake was made in the previous comprehensive rezoning of the property. Instead, the essential consideration in the adoption of a floating zone is compatibility:

"To rezone a property to a floating zone, the zoning authority must find generally that the legislative prerequisites for the zone are met and the rezoning is compatible with the surrounding neighborhood..." *County Council of Prince George's Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 516 (2015)

A linear cluster of commercial uses has evolved along the Leitersburg Pike in the vicinity of the Testa and Schroyer properties, making the proposed rezoning consistent with the mixed residential, agricultural and commercial character of the adjacent Leitersburg Pike corridor.

In this rezoning, compatibility is apparent. The three acres to be rezoned are surrounded by the Schroyer property on three sides and by the Testa property along the fourth. Mr. Schroyer is the owner of the adjacent farm and supports this rezoning application. As a result of the presence of the RB zoned commercial use along the Leitersburg Pike, there would be no added visual impact resulting from the Applicants' proposed use of the additional three acres behind it.

#### *Satisfaction of Rural Business Criteria*

The proposed RB district is not within any designated growth area identified in the Washington County Comprehensive Plan. When combined with the existing RB-zoned property currently owned by Mr. and Mrs. Testa, the subject three-acre area will have safe, direct and useable access to the Leitersburg Pike via the Testas' existing RB sales lot. There are no onsite issues relating to sewage disposal, water supply, stormwater management, flood plans or the like involved this rezoning application. No cultural or historic resources would be adversely affected by the establishment of an RB district at the location proposed. The lot size of the area to be

rezoned exceeds 40,000 square feet. No setback variances are necessary for the rezoning of the subject property. The proposed use of the property will comply with the setback requirements specified in the RB zoning district regulations.

There will be no improvements requiring an evaluation of lot coverage. Parking is available throughout the site and on the adjacent Testa parking meeting or exceeding the requirements of the Ordinance. The proposed rezoning or use of property pursuant thereto will not cause a violation of the parking requirements of the Ordinance.

No signage is anticipated for the subject parcel. The applicant will comply with Section 5E.5(h) (Lighting) of the Ordinance.

The entire three-acre parcel is intended to be used for display and storage of the Applicants' stock in trade.

No trash, refuse or recycling receptacles will be located within the subject property.

The subject property does not abut an historic preservation overlay area and is not located along a designated scenic highway. No screening is required between the subject property and the adjacent land.

#### *Conclusion*

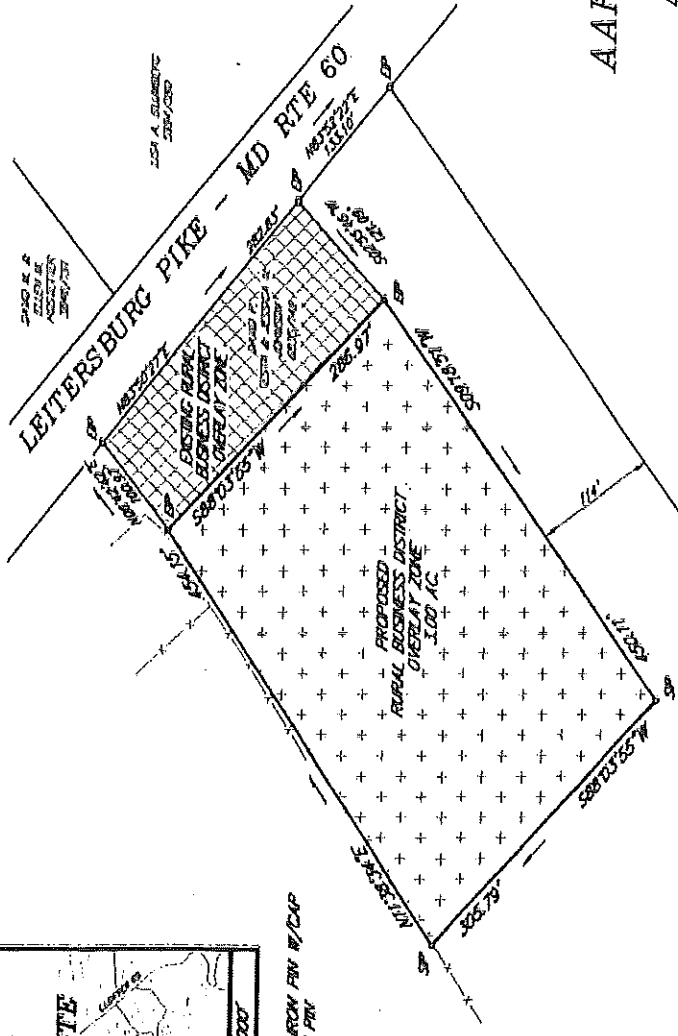
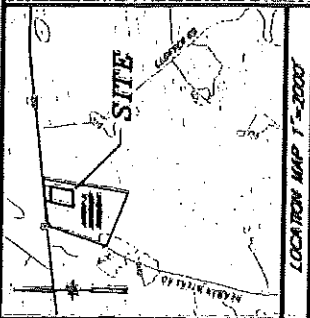
The existing Rural Business classification of the Testa property was enacted by the Board of County Commissioners in 2015, in furtherance of the long-term objective of continuation and development of rural businesses in appropriate locations in the County. The reclassification of the three-acre area to RB will ensure the continuation and economic development of a successful rural business.

### Existing Economic Strategies

Economic Development strategies need to sustain and expand existing businesses and industries, attract new firms which can diversify the industrial/commercial base, promote increased opportunities as well as economic mobility for the labor force, all while remaining sensitive to high standards of environmental quality. To accomplish these objectives, County economic development strategies have placed emphasis on:

- **Increasing efforts to retain and expand existing businesses**

\* \* \*



EPF DENOTES EXISTING IRON PIN W/ CAP  
SPF DENOTES SET IRON PIN

RE-ZONING PLAN  
FOR  
**AARON J. SCHROYER**  
SITUATE IN  
ELECTION DISTRICT No. 9  
WASHINGTON COUNTY  
MARYLAND

GRAPHIC SCALE



**R LEE ROYER & ASSOCIATES**  
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10-20-2017

TRV MAP 25 ORD 17 PARCEL 43  
DEED REFERENCE: 5832/344

|          |           |
|----------|-----------|
| Area     | 3.00 AC   |
| Scale    | 1" = 100' |
| Date     | 4/21/25   |
| Prepared | DCS       |
| Checked  |           |
| File     | 9150      |



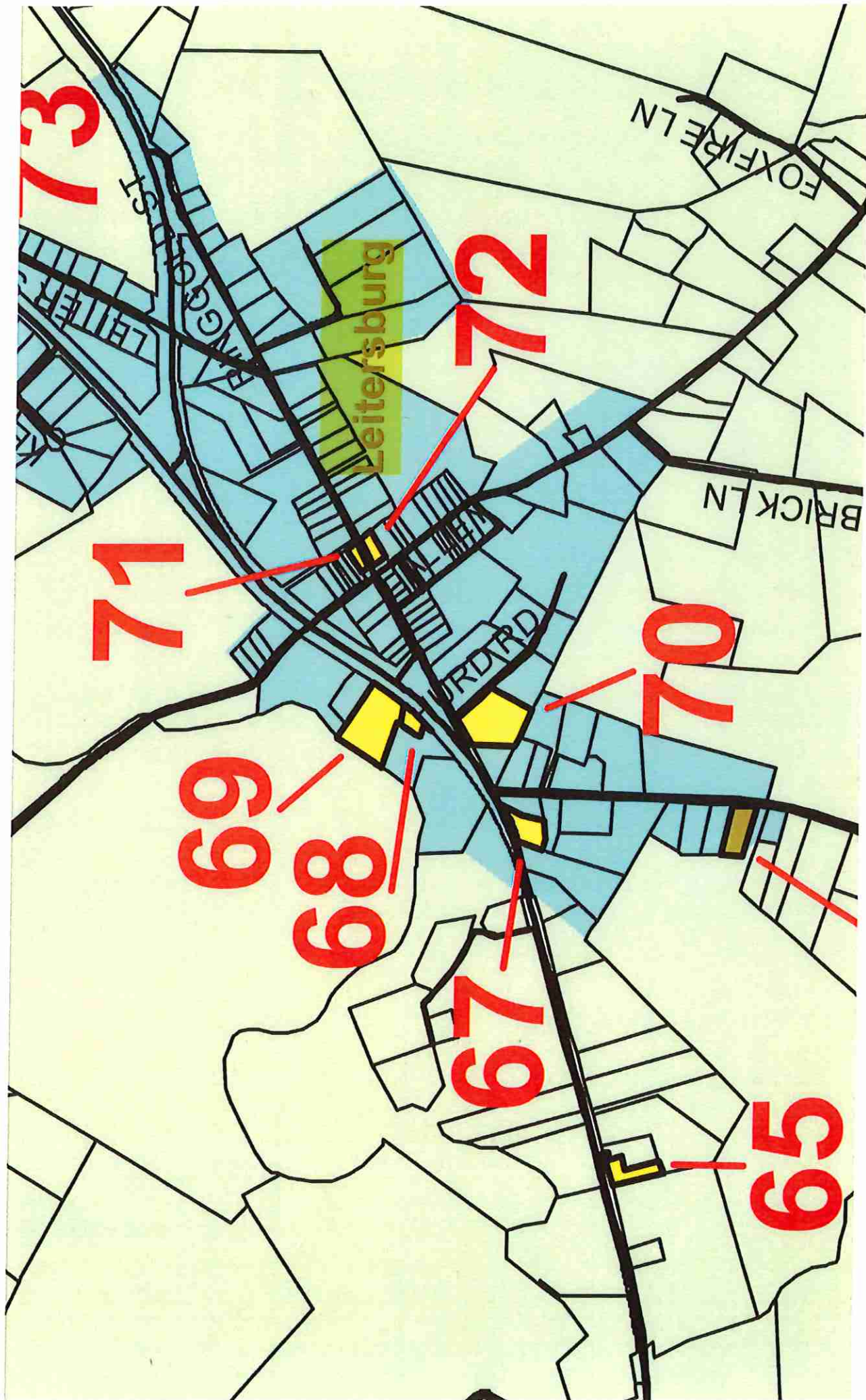
| Number | Business Name or Type       | New Zoning |
|--------|-----------------------------|------------|
| 51     | Lehman's Mill               | RV         |
| 52     | Lehman's Mill               | RV         |
| 53     | Priest's Refrigeration      | A-R        |
| 54     | Harold's Auto Sales         | A-R        |
| 55     | Warehouse                   | A-R        |
| 56     | Auto Repair                 | A-R        |
| 57     | Pen Mar Trailer Sales, Inc. | A-R        |
| 58     | Amerigas Propane            | A-R        |
| 59     | Industry Manufacturing      | A-R        |
| 60     | Pen Mar Trailer Sales, Inc. | A-R        |
| 61     | Auto Service Station        | A-R        |
| 62     | Myer's Motors               | A-R        |
| 63     | T & C Greenhouse            | A-R        |
| 64     | AFT Limited Partnership     | A-R        |
| 65     | Stop and Shop Liquors       | A-R        |

RZ - 14 - 002  
Map 4

ON PAPER



**WARNING:** This map was created by the Wellington County Planning Department and is intended for the department use only. It is not for general distribution to the public, and should not be copied. Any modifications or changes in this map are prohibited without the express prior written approval of the Planning Department GIS. Features of the data contained herein are from various public agencies which may have use restrictions or disclaimers.



3:08

AVID  
M

100

UNNINGHAM  
LORIA JEAN

BLUMBER

Leitersburg Pike

60

Leiters

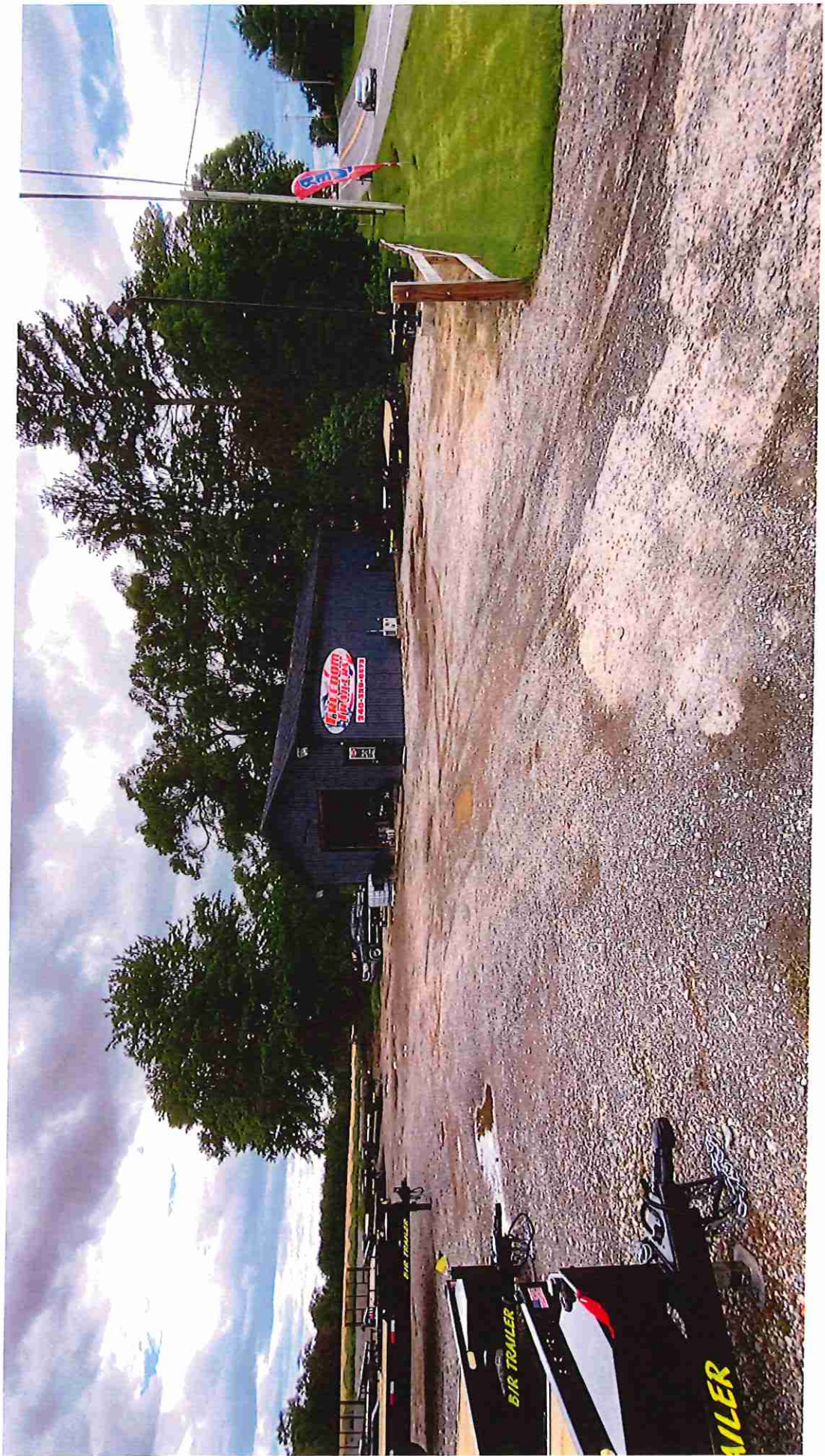


Freedom Trailers

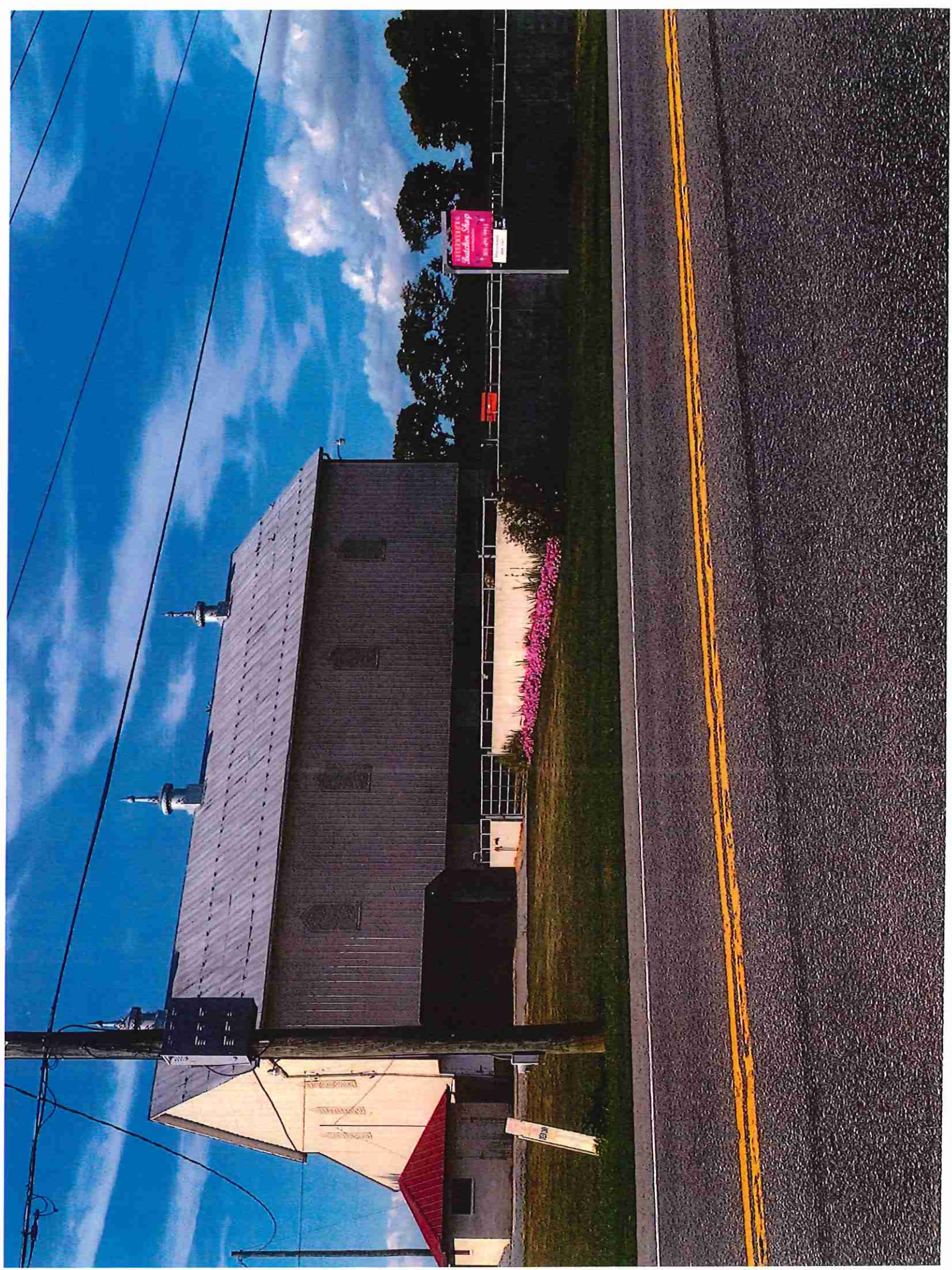
TESTA DAVID P

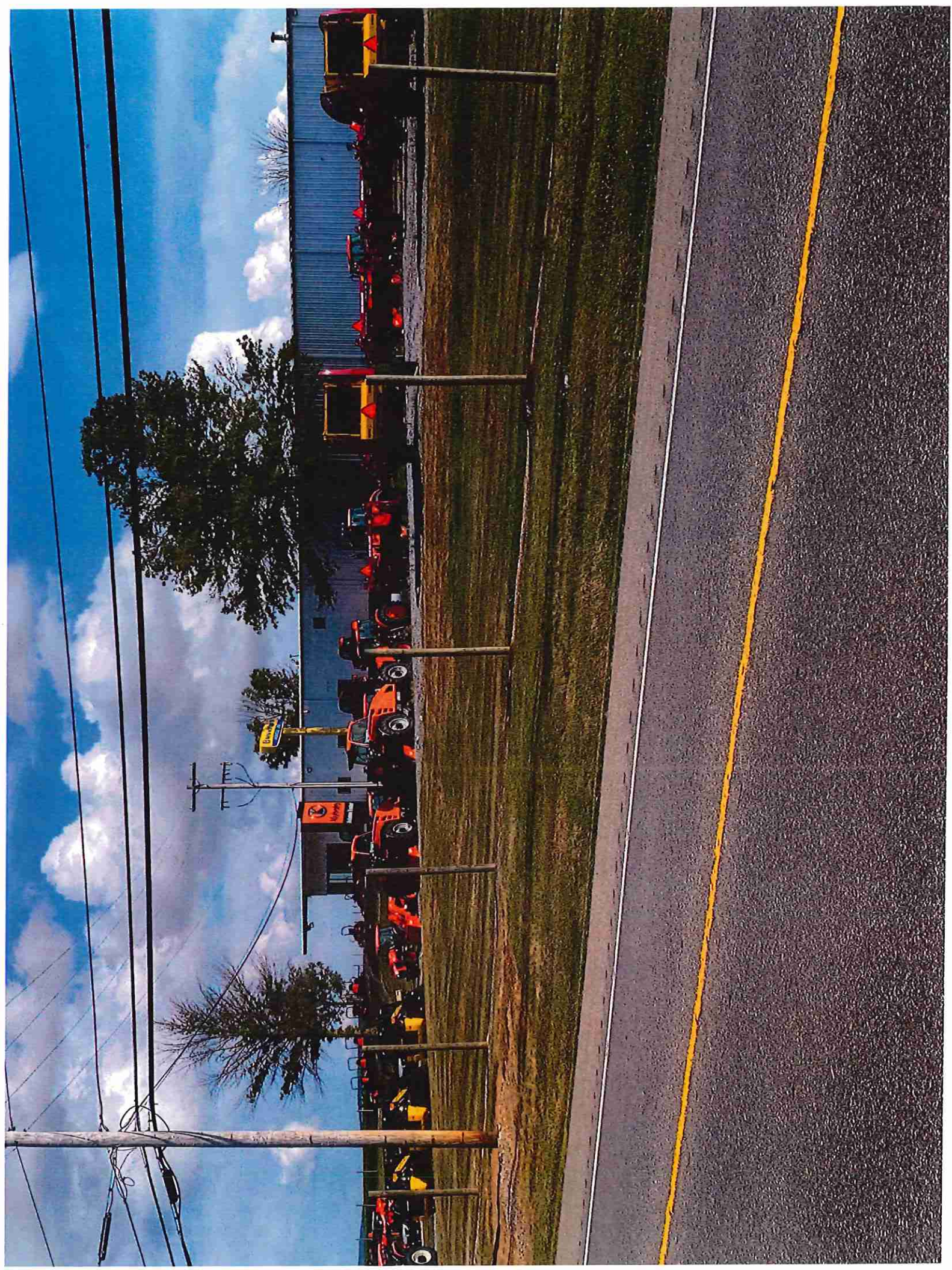
Google

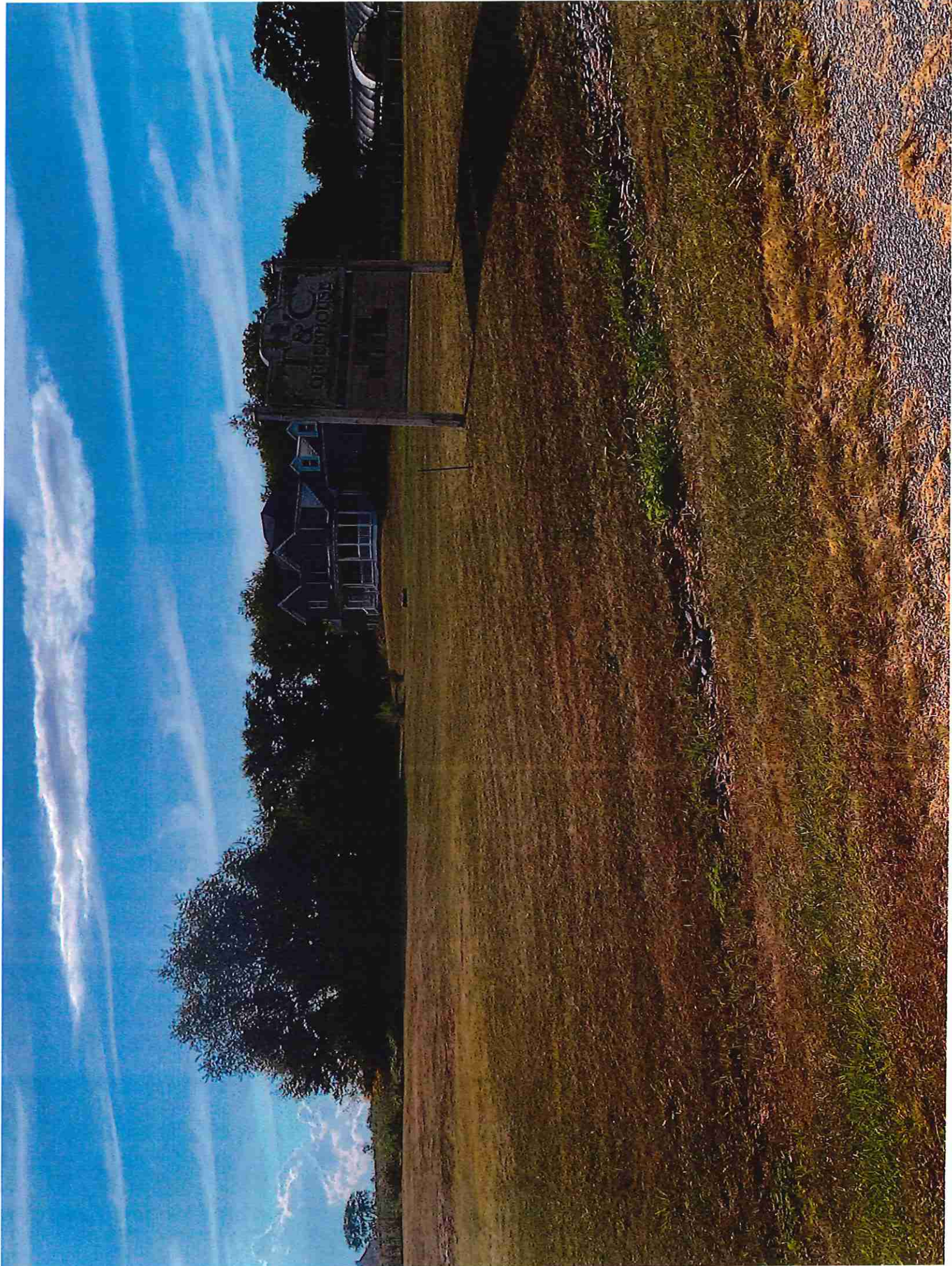


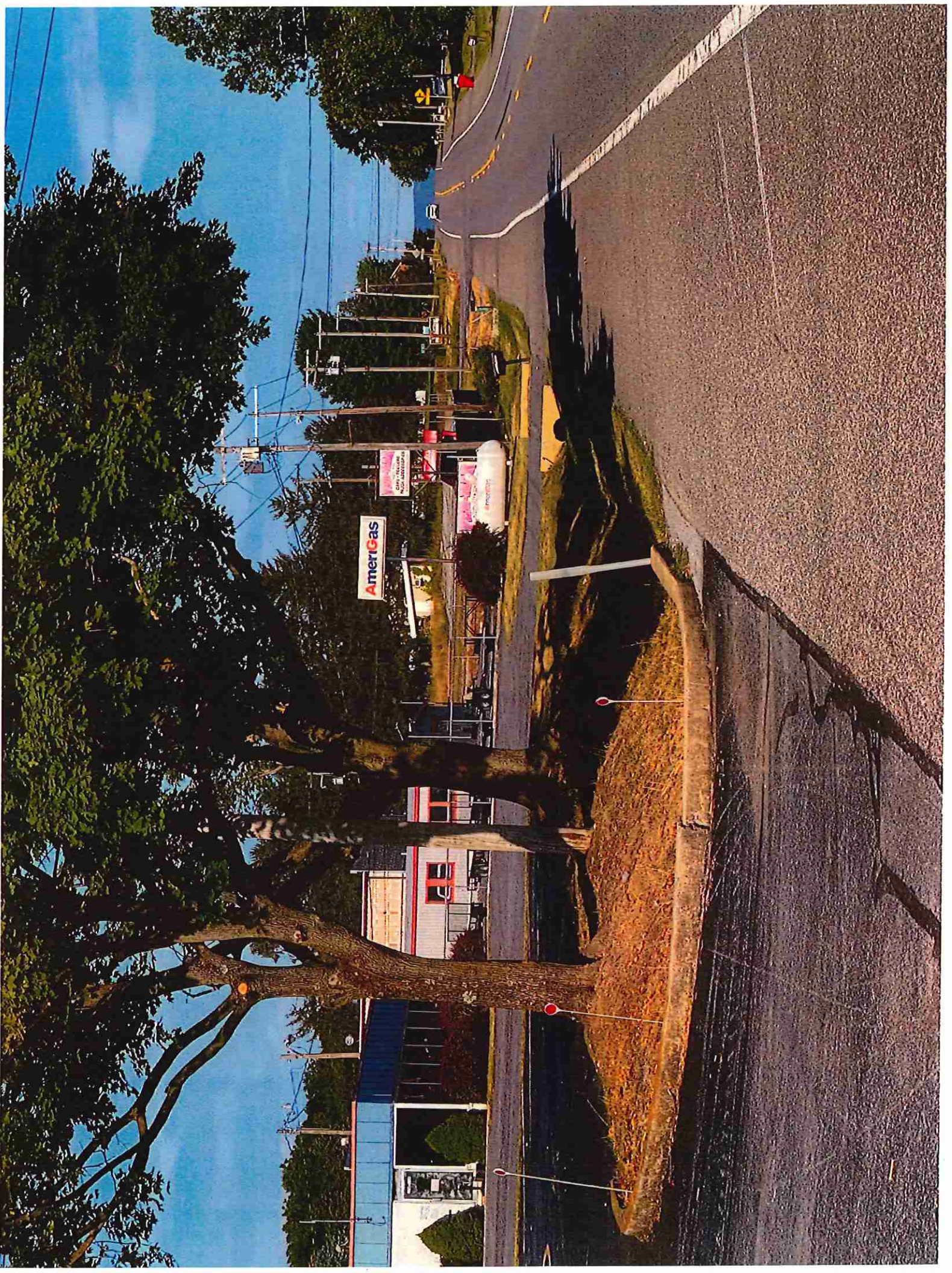




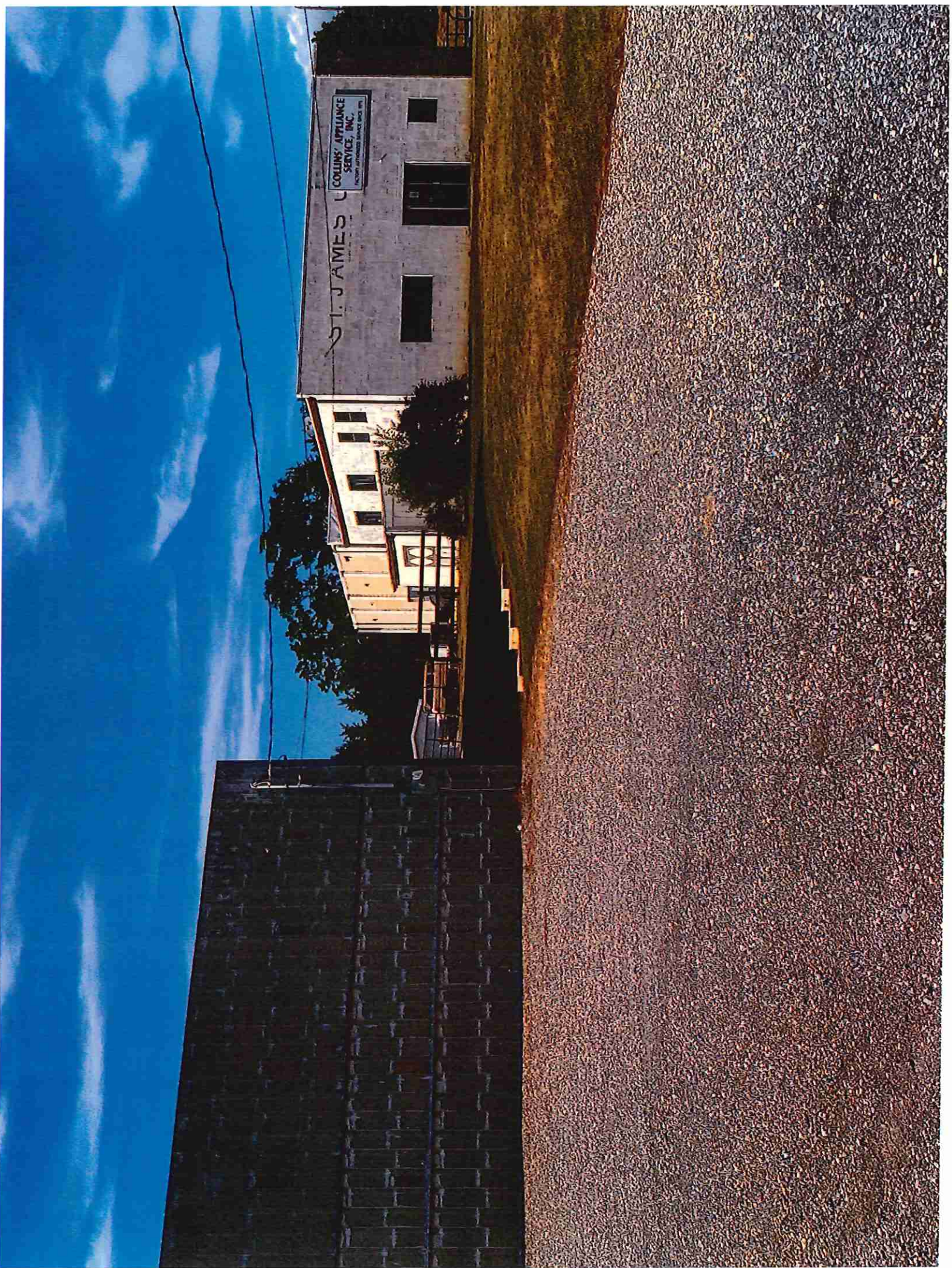












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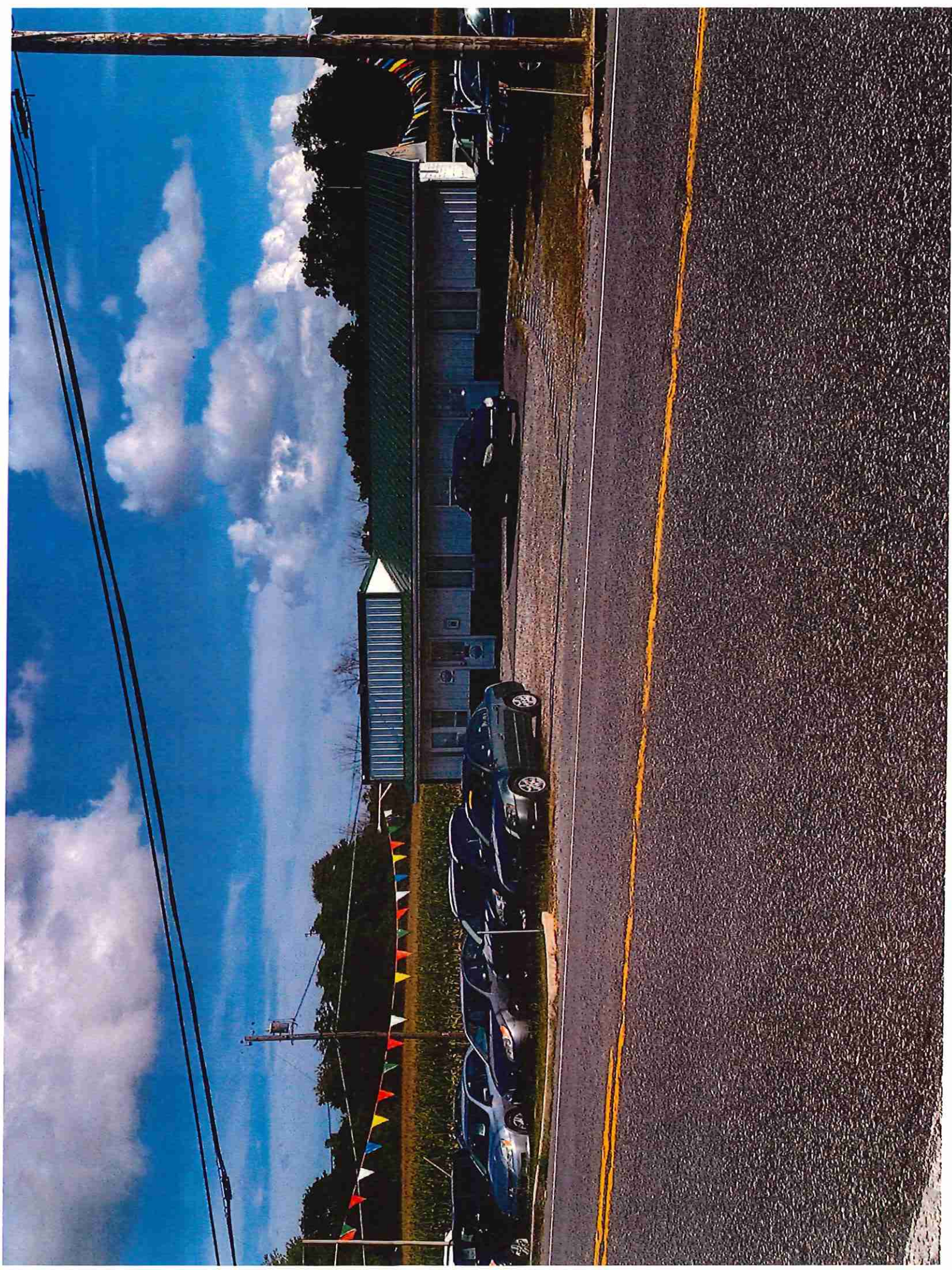


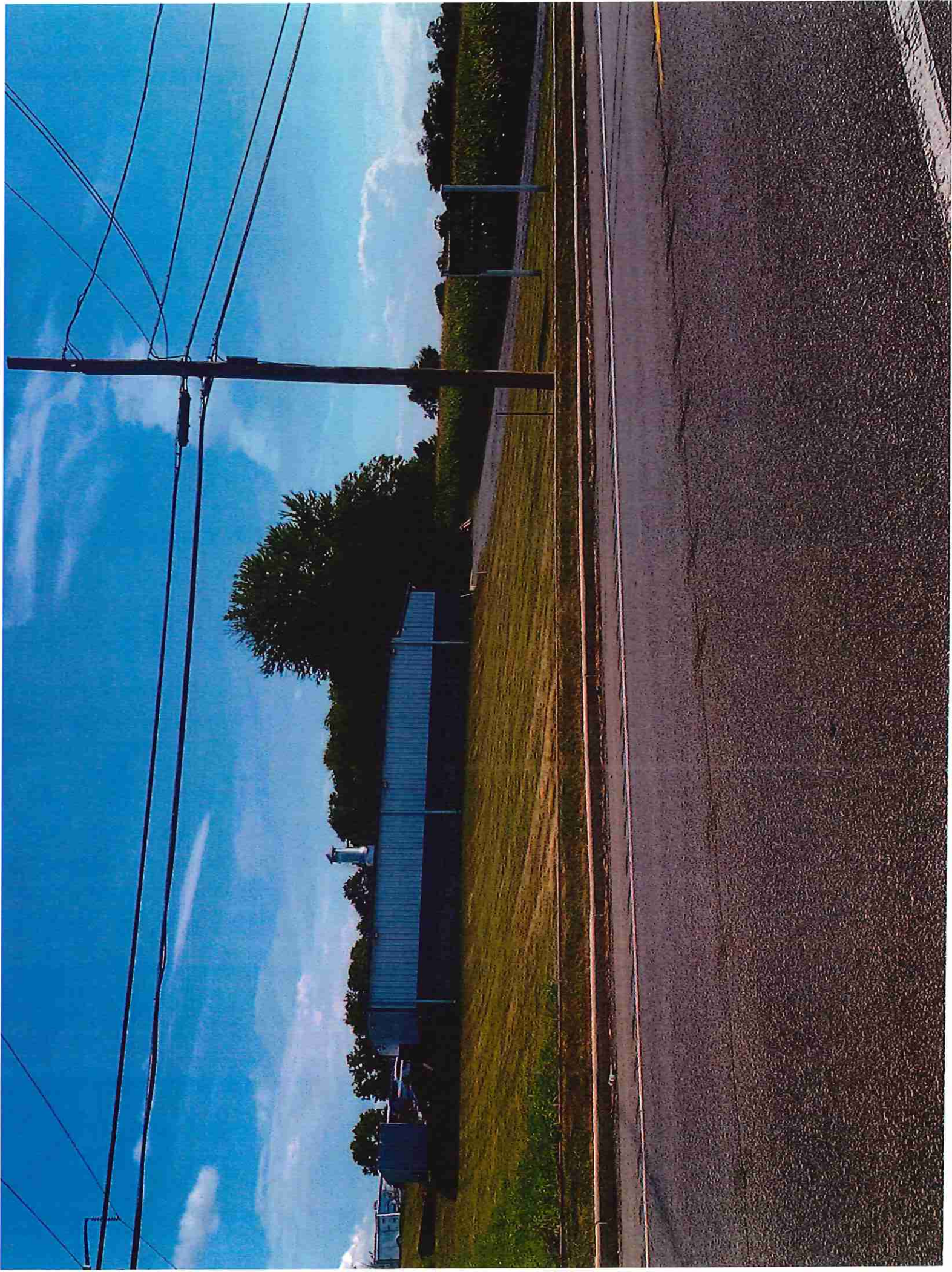
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AmeriGas

SAFETY









# Leitersburg

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Fax 301.797.3126

[twallace@valleysupplyequipment.com](mailto:twallace@valleysupplyequipment.com)

**COREY LINTHICUM**  
REALTOR, Principal



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Office 240-232-7003

Cell 240-478-5107

Email [CoreyLinthicum@gmail.com](mailto:CoreyLinthicum@gmail.com)

Web [www.aekrealestatellc.com](http://www.aekrealestatellc.com)

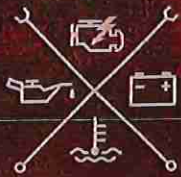
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Thorne McIntosh Co-Owner

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Reggie Rice  
President

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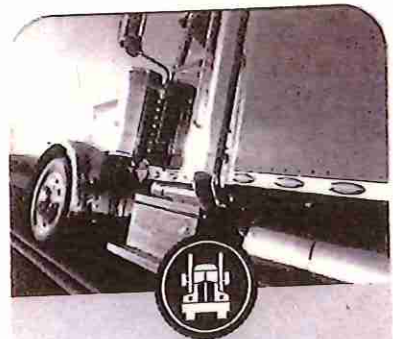
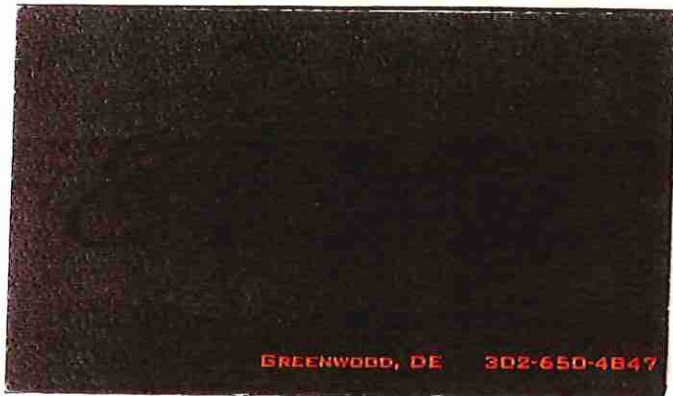
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DEPARTMENT OF PLANNING & ZONING  
PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

December 1, 2025

Case #: RZ-25-10

## Application for Map Amendment Staff Report and Analysis

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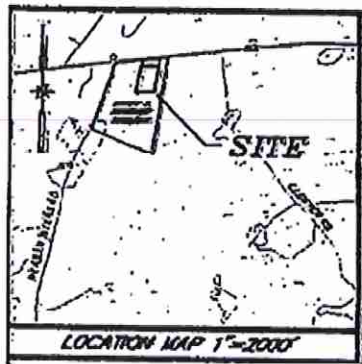
|                    |   |                                   |
|--------------------|---|-----------------------------------|
| Property Owner(s)  | : | Aaron J. Schroyer                 |
| Applicant(s)       | : | David & Jessica Testa             |
| Location           | : | 20511 Leitersburg Pike            |
| Election District  | : | #9- Leitersburg                   |
| Comprehensive Plan | : |                                   |
| Designation        | : | Agricultural Rural                |
| Zoning Map         | : | 25                                |
| Parcel(s)          | : | P. 43                             |
| Acreage            | : | 29.13 acres (3 within RB overlay) |
| Existing Zoning    | : | Agricultural Rural                |
| Requested Zoning   | : | Rural Business (RB) overlay       |
| Date of Hearing    | : | December 1, 2025                  |

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### I. Background Information

#### a. Location and Description of Subject Properties



The subject parcel is located on the southern side of Leitersburg Pike (MD-60). The property subject to this rezoning encompasses 29.13 acres of agricultural land, 3 acres of which would be encumbered with the Rural Business (RB) floating zone. The applicants will be leasing the land from the property owner which be later subdivided off.

The site is surrounded by the property owner on three sides and by the applicants along the fourth side. It sits behind the applicants' current RB overlay, Freedom Trailer. The proposed site will be utilized as display and storage for their trade in stock.

#### b. Rural Business Floating Zone Purpose and Criteria

The Rural Business Zoning District (RB) is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve

the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. It is established as a "floating zone" which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District. A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land.

Section 5E.4 of the Rural Business Zoning District describes the criteria that must be met for the establishment of a new Rural Business Zoning District. These criteria include:

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;
2. The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy of Determining Adequacy of Existing Roads." In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;
3. Onsite issues relating to sewage disposal, water supply, stormwater management, floodplains, etc. can be adequately addressed; and
4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

Section 5E.6c further expands upon the above noted criteria in describing the basis for which the Planning Commission should base its recommendation to the Board of County Commissioners upon after the Public Information Meeting including:

1. The proposed district will accomplish the purpose of the RB District;
2. The proposed site development meets criteria identified in Section 5E.4 of this Article;
3. The roads providing access to the site are appropriate for serving the business-related traffic generated by the proposed RB land use;
4. Adequate sight distance along roads can be provided at proposed points of access;
5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity;
6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.

To be established, RB districts must also meet bulk requirements outlined in Article 5E.5. A preliminary site plan which addresses the elements noted above and other criteria in 5E.6.a(3) in greater detail is also a required part of the application process. Finally, approval of the application to create an RB District shall only be for the use identified on the application and preliminary site plan. An approved RB District covers only the portion of the parcel or lot identified in the application. Changes to the use, intensity or area covered by an approved RB District shall be reviewed by the Planning Commission. A new public hearing may be required to approve the changed use.

## **II. Staff Analysis**

The staff analysis of the proposed rezoning will utilize the criteria outlined in the previous section of this report to determine the suitability of applying a newly created RB floating zone in the designated location.

### **1. The proposed district will accomplish the purpose of the RB District;**

As defined above, one purpose of the floating zone is to *"establish locations for businesses and facilities not otherwise permitted in the rural areas of the County."* The proposed trailer sales are not a permitted land use in underlying Agricultural Rural Zoning District. The proposed overlay will be an expansion of an already existing business. The expansion will allow the business to better serve the needs of the rural community.

### **2. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;**

The proposed site of this rezoning is located outside of the County's current Urban Growth Area boundary. This status is not proposed to change in the forthcoming Comprehensive Plan update.

### **3. Road and Traffic Considerations**

#### **a. Traffic Generation**

Traffic counts on County and State roads in the vicinity of the rezoning site provide insight on traffic flow or congestion that might be impacted an expanded business at this location. Single day traffic counts were collected for one 24-hour period in 2022 at three local road intersections with Leitersburg Pike in the immediate vicinity of the subject site. The counts for these three locations are noted below:

- Herman Myers Rd at Leitersburg Pike (0.10 miles away): 614 vehicles
- Millers Church Rd at Leitersburg Pike (0.25 miles away): 448 vehicles
- Clopper Rd at Leitersburg Pike (0.25 miles away): 248 vehicles

Maryland State Highway Administration (SHA) maintains a traffic counter approximately 1.5 miles west of the site, near the intersection of MD-60 and Longmeadow Road. Accordingly, a twenty-year survey of traffic counts at this location is detailed below from 2004-2024.

These counts indicate an increase in traffic traveling on MD-60 in the last twenty years. A high of 12,211 vehicles was counted in 2017 after traffic remained steady around 11,000 AADT in the last decade. The traffic volume data shown in the table below is expressed in annual average daily traffic volumes (AADT).

| Year | Leitersburg Pike @ Longmeadow Rd |
|------|----------------------------------|
| 2024 | 11,682                           |
| 2017 | 12,211                           |
| 2015 | 11,920                           |
| 2010 | 6,204                            |
| 2004 | 6,954                            |

#### **b. Road and Site Circulation Improvements**

A review of the County's 10-Year CIP and the State Highway Administration's Consolidated Transportation Plan did not note any road improvements in the vicinity of this proposed rezoning that would affect road capacity or traffic flow.

The proposed overlay is located on Leitersburg Pike, which is classified as a Rural Minor Arterial by State Highways. The Applicant's preliminary site plan (Exhibit C) shows use of the already existing entrance onto Leitersburg Pike. This Exhibit appears to indicate it will be an extension of the already existing RB overlay.

### **4. Site Planning Considerations**

#### **a. Water**

The proposed rezoning site is designated as W-7 in the 2009 Water and Sewer Plan with no planned connection to public water. An approximate location of an existing well on the site was not provided. No water usage information was provided on the preliminary site plan aside from a declaration within their justification statement:

*"There are no onsite issues relating to sewage disposal, water supply, stormwater management, floodplains or the like involved in this rezoning application"*

Well locations are approved by the Washington County Health Department. The Health Department is also responsible for monitoring wells for water quality issues.

#### **b. Sewer**

The proposed rezoning site is designated as S-7 in the 2009 Water and Sewer Plan with no planned connection to public sewer. An approximate location of the existing septic system was not provided. No sewage disposal information was provided aside from the justification noted above.

#### **c. Stormwater Management**

The applicant's justification statement comment regarding development related effects on stormwater was noted above. SWM facilities are not shown on the preliminary site plan included with the application. It is anticipated that stormwater management requirements will be addressed as part of the formal site plan application.

#### **d. Floodplain**

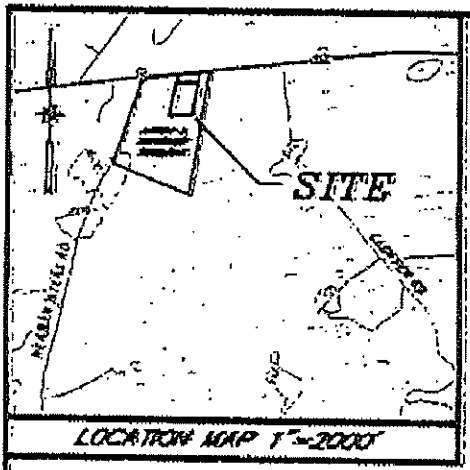
The proposal rezoning site does not contain floodplain area.

#### **e. Bulk Regulations**

The applicants' declaration statement does not specifically address bulk requirements such as setbacks or lot coverage aside from display and storage for the applicants' stock. It is anticipated that bulk requirements will be addressed as part of the formal site plan application.

### **5. Compatibility with Adjacent Land Uses**

#### **a. Land Use in the Vicinity**



As seen in the maps to the left, all the surrounding land is zoned Agricultural rural. The 3 acres subject to the rezoning is surrounded by agricultural land use on three sides with the existing overlay on the fourth side. The area has evolved to have a mix of residential, agricultural and commercial uses along Leitersburg Pike. There are seven other existing RB Zoning Districts in the vicinity providing prior precedent for the commercial uses along this stretch of Leitersburg Pike. These adjacent rural businesses include:

- Tikos Autobody & Repair
- Stephenson Equipment
- AmeriGas
- Penn-Mar Sales Inc
- Collins' Appliance Service

- T&C Greenhouse
- Antietam Tractor & Equipment, Inc.

#### **b. Historic Resources**

There are several existing historical sites within 1 mile or less of this proposed rezoning site that should be considered in evaluating its compatibility.

- WA-I-137: "Colonial Manor Farm" (0.60 miles south)

19<sup>th</sup> century 2-story farmhouse. Including stone root cellar, bank barn, and a private cemetery.

- WA-I-162: "Stucco Covered Stone House" (0.70 miles east)

19<sup>th</sup> century 1 ½ -story stucco covered stone house. Including 1 outbuilding that served as a toll house.

- WA-I-738: "Bridge" (0.75 miles east)

Mid-20<sup>th</sup> century steel concrete bridge.

- WA-I-159: "Lantz-Zeigler Farm" (0.85 miles east)

18<sup>th</sup>/19<sup>th</sup> century 2-story stone dwelling. Including 1 barn and stable.

#### **c. Agricultural Land Preservation**

The proposed rezoning site is located outside of the County's designated Priority Preservation Area (PPA). The PPA boundary terminates just north of the proposed rezoning site. There would be no impact on County agricultural land preservation efforts as a result of this rezoning request.

### **6. Additional Considerations**

#### **a. Emergency Services**

The Leitersburg Volunteer Fire Company is the nearest fire emergency service provider to this site, located approximately 2 miles northeast. Hagerstown EMS and Maugansville Rescue Service also provide emergency services to the site.

#### **b. Comprehensive Plan Designation**

The 2040 Comprehensive Plan designated this site as Agricultural (Rural) in its Land Use Plan. The focus of this district is to provide for continued farming activity and the many uses that do not require public water and sewerage facilities and which may be more suitably located outside of the urban-type growth of the larger communities of the County. Many of the county's operating farms as well as farmland are in this area.

c. Hours of Operation

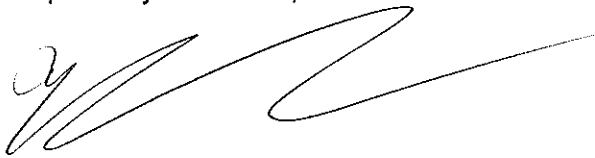
The hours of operation for the business are Monday through Saturday, 10am to 6pm. The proposed site will serve as storage for the already existing business on the adjacent property.

**III. Recommendation**

As noted earlier, the applicants operate a trailer business on the adjacent property which will be combined with this overlay. The intended use as a storage and display yard will have minimal visual or operational impact to the surrounding area.

Based on the analysis provided above and offered by the applicants in their justification statement, Staff believes that there is sufficient evidence that the criteria outlined in Article 5E of the Zoning Ordinance has been met for the application of a Rural Business floating zone to the subject area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyla Shingleton', with a long, sweeping horizontal line extending to the right.

Kyla Shingleton

Comprehensive Planner