



WASHINGTON COUNTY PLANNING COMMISSION
ORDINANCE TEXT AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. RZ-25-0011

Date Filed: 10-9-25

Washington County Department of Planning and Zoning

Applicant

747 Northern Ave., Hagerstown, MD 21742

Address

Jill Baker, AICP

Primary Contact

same

Address

☐ Property Owner

☐ Contract Purchaser

☐ Attorney

☐ Consultant

☒ Other: Staff

240-313-2430

Phone Number

jbaker@washco-md.net

E-mail Address

☐ Adequate Public Facilities Ordinance

☐ Forest Conservation Ordinance

☐ Subdivision Ordinance

☐ Solid Waste Plan

☐ Water and Sewer Plan

☒ Zoning Ordinance

☐ Other

19C.2, 19C.3

Section No. _____

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

Jill L Baker
Applicant's Signature

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

My commission expires on _____

Notary Public

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☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Proposed Text Changes

☐ 30 copies of complete Application



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

November 2025

RZ-25-011

**APPLICATION FOR TEXT AMENDMENT
WASHINGTON COUNTY ZONING ORDINANCE
STAFF REPORT AND ANALYSIS**

Proposal: Application is being made to amend Sections 19C.2 & 19C.3 of the Washington County Zoning Ordinance to include some commercial and light industrial uses as permitted or special exception uses in the Special Economic Development (SED) district.

Staff Report: The SED district was created and applied to the land associated with the former Fort Ritchie Army Base in Cascade. Upon the Fort's closure in 1998 the land was eventually conveyed to a private entity for redevelopment. A wide variety of uses were included within the district to mimic most of the activities that had occurred previously and to stimulate redevelopment of the Fort.

As with most military bases, the land associated with the Fort contained all the elements of a small town including residential, commercial, and industrial uses. To maintain the historic and cultural significance of the site and its structures, the current owners have adopted a business model that reuses significant portions of land and structures to mimic the town feel of the property first established by the military base. Significant progress in redeveloping the former Fort has been made by the current property owners by attracting multiple residential, commercial and manufacturing users to the site who are now occupying existing buildings on the land.

These amendments seek to expand the opportunities for reuse and revitalization of the site by adding some commercial and manufacturing-type uses to the list of permitted and special exception uses in the zoning district.

Analysis: To support the continued redevelopment of the former Fort, staff is proposing to amend sections 19C.2 and 19C.3 of the SED district to include some permitted and special exception uses.

The additions to the commercial uses already permitted in the district are primarily associated with new uses that have been added to the zoning ordinance over the last several years. The new uses fit into the retail sales and services already permitted within the district.

There is currently no light industrial, or manufacturing uses principally permitted in the SED district. Previous light manufacturing businesses that have been attracted to the site have been required to go through a special exception process. Because some of the buildings remaining that were used by the military were designed for light industrial and manufacturing type uses, several businesses have been attracted to the property to reuse the existing structure. These amendments seek to provide a limited number of principally permitted industrial and manufacturing uses to streamline efforts that continue to attract uses that were once deemed compatible with the overall use of the property.

The current SED district does allow for some limited special exception uses that Staff believes should be expanded to include more specific types of manufacturing and industrial uses. Uses requiring a special exception would be required to have a public hearing with the Board of Zoning Appeals where an argument must be presented that shows how the use proposed would be compatible and appropriate for the location. Less intense industrial and manufacturing uses that appear to be compatible with the existing conditions of the Fort were pulled from the Industrial Restricted (IR) and Industrial General (IG) districts of the zoning ordinance.

Proposed amendments are included separately.

Staff Recommendation: Staff recommends approval of the amendment as presented.

Respectfully submitted,



Jill Baker, AICP
Director