



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

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
**100 W Washington Street, Room 2000**  
**March 6, 2023, 7:00 PM**

**CALL TO ORDER AND ROLL CALL**

**MINUTES**

1. February 6, 2023 Planning Commission regular meeting \* **Discussion/Action**

**MODIFICATIONS**

1. **James Barrett [OM-23-003]** Modification request to allow a lot without public road frontage on Rosenberry Lane; Planner: Heather Williams \* **Discussion/Action**

**SITE PLANS**

1. **Mid-Atlantic Crossroads II [SP-22-039]** Site plan for the proposed construction of two warehouse buildings adjoined with a common wall located at 10440 Downsville Pike; Zoning: HI – Highway Interchange; Planner: Lisa Kelly \* **Discussion/Action**
2. **Meritus School of Osteopathic Medicine [SP-22-033]** Site plan for the proposed construction of a 40,000 square foot, five story medical college located at 11120 Health Drive; Zoning: ORI – Office/Research and Industry; Planner: Lisa Kelly \* **Discussion/Action**
3. **55 West Oak Ridge Drive, Phase II [SP-22-030]** Site plan for a proposed second warehouse with office to be located along West Oak Ridge Drive; Zoning: HI – Highway Interchange; Planner: Lisa Kelly \* **Discussion/Action**

**FOREST CONSERVATION**

1. **ACE Hardware [TWN-22-004]** Request to use the payment-in-lieu to meet forest conservation requirements for property located along the west side of Old National Pike, Boonsboro; Planner: Travis Allen \* **Discussion/Action**

**OTHER BUSINESS**

1. **Update of Projects Initialized** – Jennifer Kinzer \* **Information/Discussion**
2. **Proposed Text Amendment – Warehouses & Truck Stops** – Jill Baker **Information/Discussion**
3. **Comprehensive Plan Update** – Jill Baker **Information/Discussion**

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. Monday, April 3, 2023, 7:00 p.m. – Washington County Planning Commission regular meeting

\*attachments

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

**OM-23-003**

Presented is a Subdivision Ordinance and an Adequate Public Facilities Ordinance Modification to allow the creation of a lot that does not meet the 25-foot road frontage requirements of these ordinances. (Section 405.11.B of the Subdivision Ordinance and Article IV of the APFO)

The site is located at 0 Rosenberry Lane, adjacent to 12107 Rosenberry Lane. The property is currently owned by Daryl Lucas. Mr. Lucas signed an owner affidavit to allow James Eric Barrett to apply for this modification on his behalf.

Proposed is the re-creation of the 3.06-acre lot by adding the boundary line that was vacated on Plat Folio 5951, back to its location, as illustrated on the same plat. The purpose of this lot creation is to resolve estate and clouded title issues, and to ultimately convey the lot to Mr. Barrett's son for a single-family home. If the modification is approved, a development plat will be submitted for approval to confirm compliance with other ordinance requirements.

The property currently fronts on Rosenberry Lane, a private 30-foot right of way. The current owner of this right of way has verbally agreed to allow access over this 30-foot right of way to the proposed 3.06-acre lot.

Given the deed history for this property, staff is recommending approval of the modification.



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

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**WASHINGTON COUNTY PLANNING COMMISSION  
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

**APPLICANT**

NAME James Eric Bardett  
MAILING ADDRESS 12104 Rosenberg Lane, Big Pool MD 21711  
TELEPHONE 301-991-7519  
(home) (work) (cell)

**PROPERTY OWNER**

NAME DARYL L. LOUAS  
MAILING ADDRESS 10302 NATIONAL PIKE BIG POOL MD 21711  
TELEPHONE 240-291-1126  
(home) (work) (cell)

**CONSULTANT**

NAME Daniel Gehr  
ADDRESS \_\_\_\_\_  
TELEPHONE 301-331-7445

**DESCRIPTION OF PROPERTY**

TAX ACCOUNT ID # (Required) 005939  
PARCEL REFERENCE: MAP 0033 GRID 0019 PARCEL 201  
PROPOSED LOT ACREAGE 3.06 TOTAL SITE ACREAGE 3.06  
ZONING DISTRICT 15 ROAD FRONTAGE (FT) \_\_\_\_\_

7/22/22

Page 1 of 6

LOCATION / ADDRESS

Across from 12104 National Pike, Big Pool MD 21711

EXISTING AND PROPOSED USE OF PROPERTY

Vacant Parcel / non building.

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

Yes

### SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION \_\_\_\_\_

MODIFICATION IS TO ALLOW

a lot without public road frontage

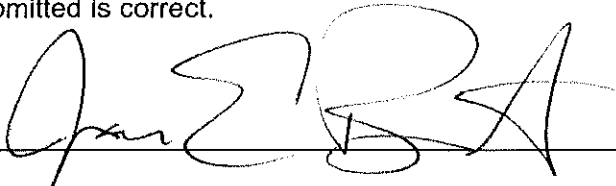
STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other)

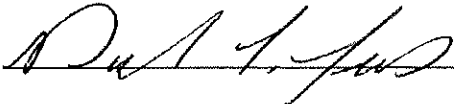
To resolve estate issues and clear a clouded title

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access rights-of-way or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

To the best of my knowledge, the information provided in this application and other material submitted is correct.

 2-21-2023  
Applicant's Signature Date

 FEB. 21, 2023  
Property Owner's Signature Date

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**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

MEETING DATE: \_\_\_\_\_

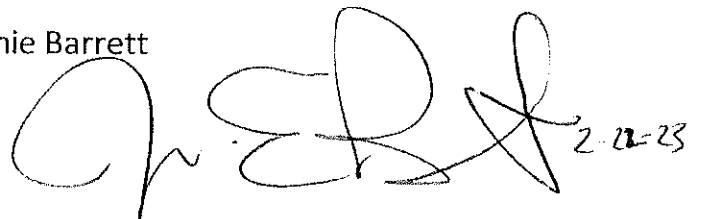
All,

I'm writing in regards to the 3 acres of property on Rosenberry Lane, that, was left to myself (Eric Barrett) and my wife (Jamie Barrett) by her uncle Donald Lucas in 2015. The 3 acre lot was vacated in 1999 and added to surrounding properties, that, Donald had purchased from his siblings (approx. 9.8 acres). We are pursuing a transfer of the 3 acre lot from current owner (Daryl Lucas) to my wife and I, with hopes of giving it to our son (Ethan Barrett) for a future building lot. This property and surrounding properties have been a part of the Rosenberry family for many years, as far back as the early 70's. James Frank Rosenberry purchased the property in 1974 from his siblings. When he purchased the land, there were 2 lots created for two sons, who were helping to pay for the property, John and Frank Rosenberry, as you can see on the 1999 plaque. When James Frank Rosenberry passed the property was split between all of the children, who would later sale out to their brothers Jim and Donald. Unfortunately, John and Frank had both passed prior, at early ages, due to health reasons. Franks lot (the 3 acres of topic) was left to Donald Lucas and Johns lot was kept by his wife (Judy Rosenberry), who now resides there.

We are seeking your approval to re-establish the 3 acre lot and too, transfer it over to my wife and I for the intent of giving it to our son for a future home site. Please consider our request for your approval.

Thank you for your time,

Sincerely Eric and Jamie Barrett

A handwritten signature in black ink, appearing to be "Eric and Jamie Barrett", with a date "2-22-23" written to the right.



Washington County

M A R Y L A N D

DEPARTMENT OF  
PLANNING & ZONING

### OWNER'S REPRESENTATIVE AFFIDAVIT

This is to certify that James Eric Barrett is authorized to make application for the work described as allow a lot w/o public road frontage and located at 10302 National Pike Big Pool MD 21711.  
The said work is authorized by Daryl Lucas, the owner in fee, as required by the International Residential Code and the International Building Code.

This office does not enforce covenants or deed restrictions and it is the owner's, builder's and/or developer's responsibility to make sure the covenants and/or deed restrictions are not being violated as a result of the issuance of this permit.

#### PROPERTY OWNER:

DARYL L LUCAS  
Name  
10302 NATIONAL PIKE  
Address  
BIG POOL MD 21711  
City, State, Zip Code  
[Signature]  
Property Owner's Signature

#### AUTHORIZED REPRESENTATIVE:

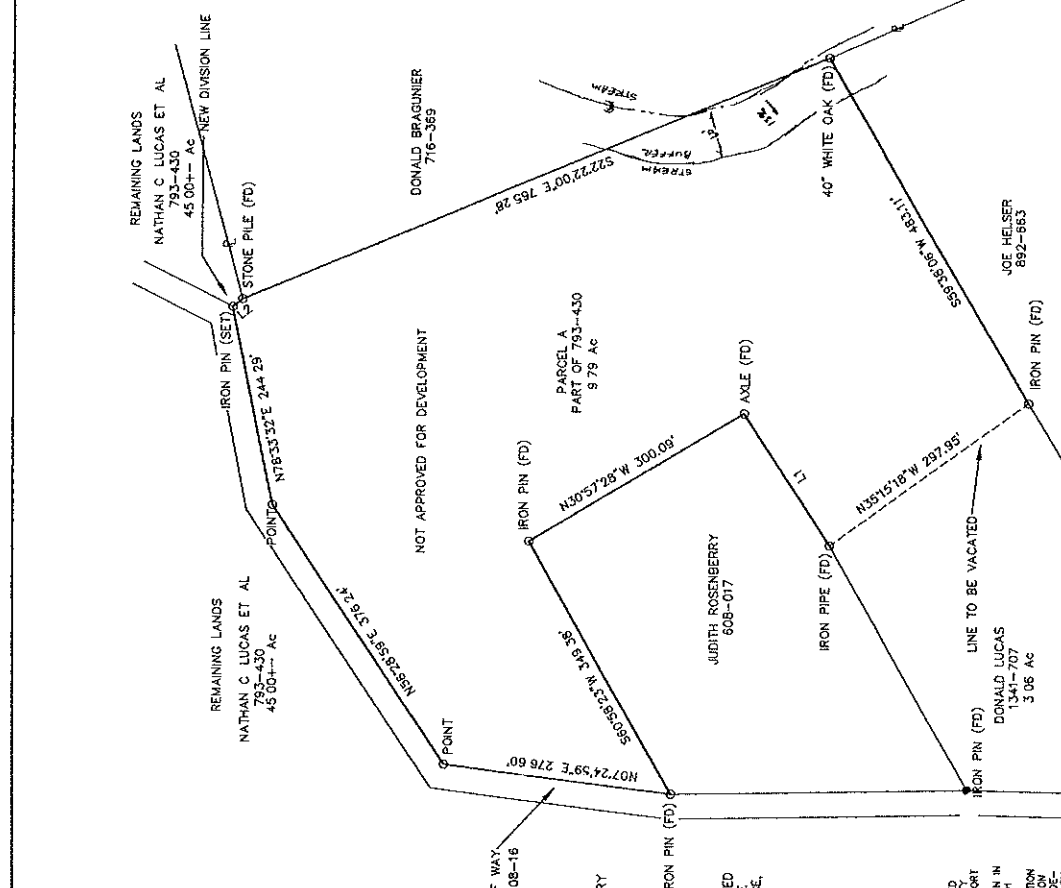
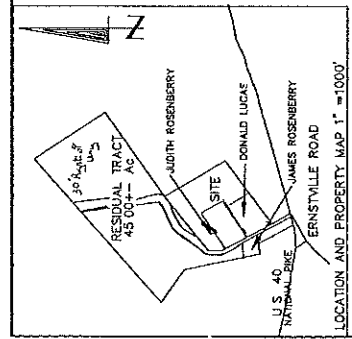
James Eric Barrett  
Name  
12104 National Pike  
Address  
BIG POOL MD 21711  
City, State, Zip Code  
[Signature]  
Authorized Representative's Signature

## SUBDIVISION MODIFICATION APPLICATION CHECKLIST

The following items are required as part of the Subdivision Modification application:

Applicant	Staff	
_____	_____	A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. <b>Please include this checklist.</b>
_____	_____	A filing fee of \$115.00 when no Engineering or outside agency review is required. A fee of \$265.00 is required when multiple agency reviews are required. Make check payable to: <b>Washington County Treasurer</b> . Include fee worksheet.
_____	_____	Twelve (12) sketch plans, drawn to scale, showing:
_____	_____	a. dimensions & shape of proposed lot with acreage;
_____	_____	b. size & location of existing and/or future structures;
_____	_____	c. existing/proposed roadways and associated access right of way or easements;
_____	_____	d. existing/proposed entrance/exit to property;
_____	_____	e. natural or topographic peculiarities of the lot in question.
_____	_____	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.

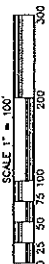




**NOTES**

- 1 ZONING - C - CONSERVATION
- 2 ACCESSORY STRUCTURES SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 318.1 OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, AS LONG AS A PRINCIPLE USE EXISTS ON THE PROPERTY.
- 3 THERE SHALL BE NO STEEP SLOPES, OR SPECIES IDENTIFIED BY THE US FISH AND WILDLIFE SERVICE FOR 500FT AS REQUIRED TO BE SHOWN BY SECTION 306 AND 307 OF THE ZONING ORDINANCE.
- 4 THERE ARE NO EXISTING IMPROVEMENTS, INCLUDING HEALTH FACILITIES, LOCATED WITHIN THE SUBDIVISION.
- 5 THE STREAM BUFFER SHOWN ON THIS PLAT IS ESTABLISHED IN ACCORDANCE WITH THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, AND THE SUBDIVISION BOUNDARIES AS SHOWN.
- 6 THE STREAM BUFFER SHOWN ON THIS PLAT IS ESTABLISHED IN ACCORDANCE WITH THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, AND THE SUBDIVISION BOUNDARIES AS SHOWN.
- 7 THE STREAM BUFFER SHOWN ON THIS PLAT IS ESTABLISHED IN ACCORDANCE WITH THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, AND THE SUBDIVISION BOUNDARIES AS SHOWN.
- 8 THE STREAM BUFFER SHOWN ON THIS PLAT IS ESTABLISHED IN ACCORDANCE WITH THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, AND THE SUBDIVISION BOUNDARIES AS SHOWN.
- 9 THE STREAM BUFFER SHOWN ON THIS PLAT IS ESTABLISHED IN ACCORDANCE WITH THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, AND THE SUBDIVISION BOUNDARIES AS SHOWN.

LEGEND  
 - - - - - PROPERTY LINE  
 - - - - - CENTER LINE  
 (FD) - - - - - FOUND



OWNER ADDRESS  
 DONALD LUCAS ET AL  
 10302 NATIONAL PIKE  
 BIG FOOT, MD 21711

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SURVEY OF PART OF THE LANDS CONVEYED BY CAROLINE RUTH ROSENBERY TO NATHAN C LUCAS, DONALD LUCAS, FRANK N LUCAS (DECEASED), CORA L MARTIN, JOHN H ROSENBERY (DECEASED), JOAN E TUCKER, THEODORE P ROSENBERY, AND JAMES E ROSENBERY JUNE 29, 1984 AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 753, AT PAGE 100. THE LANDS SHOWN ON THIS PLAN HAVE BEEN PLACED AS INDICATED.

SIGNATURE *George E. Selig*  
 LAND SURVEYOR  
 MD REGISTRATION NO. 334



SEAL  
 DATE 1-28-99

**OWNER'S STATEMENT**

APPLICATION IS HEREBY MADE FOR APPROVAL OF THE INDICATED TRANSFER OF LAND AND INTEREST THEREIN AND FOR DEVELOPMENT OF ANY DEVELOPMENT OF THIS LAND WILL BE SUBMITTED TO THE BOARD OF ZONING AND PLANNING IN ACCORDANCE WITH THE PROVISIONS OF THE EXISTING SUBDIVISION ORDINANCE.

SIGNED *Nathan C. Lucas* OWNER  
 SIGNED *Donald Lucas* OWNER  
 SIGNED *Frank N. Rosenberry* OWNER  
 SIGNED *Cora L. Martin* OWNER  
 SIGNED *John H. Rosenberry* OWNER  
 SIGNED *Joan E. Rosenberry* OWNER  
 SIGNED *Theodore P. Rosenberry* OWNER  
 SIGNED *James E. Rosenberry* OWNER

APPROVAL GRANTED **4-1-99** DATE  
 WASHINGTON COUNTY PLANNING COMMISSION  
 CHAIRMAN *Robert C. Gault*

APPROVED AS A DIVISION OF LAND NOT FOR DEVELOPMENT WITH THE STIPULATION THAT THE FOREGOING OWNER'S STATEMENT BE A PART OF THE DEED OF CONVEYANCE.

NOTE: NO DEVELOPMENT SHALL MEAN THAT BUILDING OR ZONING PERMITS INCLUDING RESIDENTIAL WILL NOT BE ISSUED UNTIL SUCH TIME AS A DEVELOPMENT PLAT IS SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SUBDIVISION BOUNDARIES AND APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION.

ORIGINAL LOT 3.08 AC  
 PARCEL A 9.79 AC  
 NEW LOT NET 12.85 AC

SUBMITTED PLAT  
 DONALD LUCAS PARCEL A

STIPULATION: THE LANDS SHOWN ON THIS PLAT ARE A 30' RIGHT OF WAY IN ACROSS FROM ERNSVILLE ROAD IN WASHINGTON COUNTY, MARYLAND.

ELECTION DISTRICT 15 TAX MAP 33  
 PART OF PARCEL 54 BLOCK 19

SURVEYED BY G & S SURVEYS  
 248 EAST MAIN STREET  
 HANCOCK, MARYLAND 21750

(301)-678-5858 ON JANUARY 18, 1999

SCALE 1" = 100'

PLAT NO. 5251  
 MSA 51255-5527

## Site Plan for Mid Atlantic Crossroads II

Presented is a site plan for Mid Atlantic Crossroads II.

The subject site is at the intersection of the Downsville Pike and Sterling Road, south of I-70. Zoning is Highway Interchange. Total lot area is 134 acres.

The first site plan for this development was brought to the Planning Commission in June 2022 and was approved. This plan basically showed the same layout as the current but proposed two warehouse buildings at 1,237,140 and 797,500 square feet. The warehouses were separate from each other with an approximate distance of 200 feet between the two.

The updated site plan shows buildings 1 & 2 adjoined with a common wall. Building 1 is 1,234,240 square feet and Building 2 is 909,444 square feet.

The Board of Appeals granted a variance to allow for the reduction of parking from the required 1452 spaces to 764 – AP2022-055.

The site will have hours of 7 days per week 24 hours per day.

A total of 1,078 employees are projected over 3 shifts.

Solid waste will be taken care of by a trash compacter is bay.

The site will be served by public water and sewer – City of Hagerstown and Water Quality.

Lighting is to be building mounted and pole mounted throughout the parking lot.

There will still be 3 access points into the site – one from the Downsville Pike and two on Sterling Road. A traffic signal is proposed at the Downsville Pike entrance.

Signage will consist of a monument sign at the Downsville entrance.

Forestation was addressed on the previous site plan and approved final plat.



## WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

### SITE PLAN STAFF REPORT

#### BASE INFORMATION

**SITE NAME.....:** MidAtlantic Crossroads II  
**NUMBER.....:** SP-22-039

**OWNER.....:**  
**LOCATION.....:** Downsville Pike and Sterling Road  
**DESCRIPTION.....:** Site plan for 2.1M SF warehouse to replace Site plan for (2) warehouses.

**ZONING.....:** Highway Interchange  
**COMP PLAN LU.....:** Industrial/Flex  
**PARCEL.....:** 26038197  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 26

**TYPE.....:** Industrial  
**GROSS ACRES.....:** 134.80  
**DWELLING UNITS.....:**  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** 0 Units Per Acre

**PLANNER.....:** Lisa A Kelly  
**ENGINEER.....:**  
**RECEIVED.....:** November 21, 2022

#### SITE ENGINEERING

##### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

**FLOOD ZONE.....:** No  
**WETLANDS.....:** None  
**WATERSHED.....:** Marsh Run  
**ENDANGERED SPECIES.....:** None  
**STEEP SLOPES.....:** No  
**STREAM BUFFER.....:** No  
**HISTORIC INVENTORY.....:** No Resources Present  
**EASEMENTS PRESENT.....:** None

Staff Comments:

*Not Applicable*



# WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Yes	Bus Stop is Within Walking Distance
Yes	Pedestrian Access is Adequate	
Loading Area Meets Requirements		
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	Not Fast Track
764		
Parking Spaces - Minimum Required	Recreational Parking Provided	
1452	No	

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 3

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Fountain Rock	Springfield	Williamsport

PUPIL YIELD

CURRENT ENROLLMENT

MAXIMUM CAPACITY

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	HALFWAY
AMBULANCE DISTRICT.....:	HALFWAY

	WATER & SEWER INFORMATION	
	WATER	SEWER
METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	5-Long Term Planned Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Conococheague

**BEFORE THE BOARD OF APPEALS  
FOR WASHINGTON COUNTY, MARYLAND**

\*

TRAMMELL CROWE COMPANY

\*

Appeal No.: AP2022-055

**Appellant**

\*

\*

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

**OPINION**

Trammell Crowe Company (hereinafter "Appellant") requests a variance to reduce the required employee/customer parking spaces from 1,452 to 764 parking spaces at the subject property. The subject property is located at Tax Map 57, Parcels 258, 262 and 464, situated along Downsville Pike which bounds to the south and east, Sterling Road which bounds to the south and Bower Avenue which bounds to the west in Hagerstown, Maryland and is zoned Highway Interchange. The Board held a public hearing in this matter on January 18, 2023.

This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

**Findings of Fact**

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. The subject property is located at Tax Map 57, Parcels 258, 262 and 464, situated along Downsville Pike which bounds to the south and east, Sterling Road which bounds to the south and Bower Avenue which bounds to the west in Hagerstown, Maryland and is owned by Appellant. The subject property is zoned Highway Interchange.

2. The subject property consists of three (3) parcels which comprise two (2) lots totaling approximately 134.8 acres. Appellant seeks to consolidate into one (1) large property for purposes of this project.

3. Appellant is developing the subject property for a large-scale warehouse and distribution facility. The project began as two separate buildings with a larger building on Lot 1 totaling 1,237,140 square feet and the smaller building on Lot 2 totaling 797,500 square feet. The site plan for this concept was approved in case SP-22-007.

4. The original site plan called for parking areas around the perimeter of the buildings and a parking area in the space between the buildings. The Board granted Appellant a variance to reduce the required parking spaces from 1,450 to 1,105 in March 2022.

5. Appellant has redesigned the project to be one (1) large building, totaling 2,143,680 square feet, consisting of 2,133,680 square feet of warehouse area and 10,000 square feet of office space.

6. The current parking requirement is one (1) parking space per 1.5 employees or per 1,500 square feet, whichever is greater and was adopted in 2010. Prior to that, the parking requirement was one (1) parking space per one (1) main shift employee.

7. Based on the total square footage and applying the current Zoning Ordinance calculation, Appellant is required to have 1,452 parking spaces.

8. Appellant proposes to reduce the required parking spaces to 764, which equals one (1) parking space per 2,800 square feet.

9. Appellant has identified a potential end-user and expects the operation to have 400 employees. Appellant believes this to be consistent with general industry needs.

10. The reduction of required parking spaces for warehouse distribution facilities has recently been approved in several other cases before the Board, including projects at Huyetts, Wright Road, Crayton Blvd, and Oak Ridge Drive.

11. There was no opposition presented to this appeal.

### **Rationale**

The Board has authority to grant a variance upon a showing of practical difficulty or undue hardship. §§ 25.2(c) and 25.56.<sup>1</sup> "Practical Difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variance would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. § 25.56(A).

Practical difficulty and undue hardship are the result of a property being unique. "'Uniqueness' of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions." *North v. St. Mary's Cnty.*, 99 Md. App. 502, 514 (1994).)

The Board is once again presented with the issue of off-street parking requirements which are excessively incongruent with the needs of the modern warehouse distribution facility. Prior to 2010, the requirement utilized a ratio of one (1) parking space per one (1) main shift employee. In 2010, the County adopted the current standard which is one (1) parking space per 1.5 employees or one (1) parking space per 1,500 square

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<sup>1</sup> "When the terms unnecessary hardship (or one of its synonyms) and practical difficulties are framed in the disjunctive ("or"), Maryland courts generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulties standard to area variances because use variances are viewed as more drastic departures from zoning requirements." *Belvoir Farms Homeowners Ass'n, Inc. v. North*, 355 Md. 259, 276 n.10 (1999) (citations omitted).

feet, whichever is greater. See Section 22.12(b) of the Zoning Ordinance. For virtually every large-scale warehouse distribution facility developed over the last five (5) years, the current ratio has resulted in excessive parking space requirements.

In the instant case, the current ratio requires 1,452 parking spaces, which is approximately 1,052 spaces more than the end-user will likely need. Appellant presented evidence and testimony that the industry expectation is approximately 400 employees, working three (3) overlapping shifts. To accommodate the Ordinance requirements, Appellant would have to eliminate approximately three (3) acres of greenspace to construct additional impervious surface for parking. This necessarily will have an impact on stormwater management and runoff and would likely require changes to Appellant's proposed plan.

The subject property is triangular-shaped which has a unique effect on setbacks and the location of parking lots and traffic flow. If Appellant is required to account for all of the required spaces, the design of the subject property gets significantly tighter and far less practical. The variance request not only seeks to reduce the total area to be developed, but it is consistent with maintaining as much of the natural characteristics of the subject property as possible while also being the minimum necessary to effectuate the project. Based on the foregoing, the Board finds that requiring strict compliance with the Ordinance would prevent Appellant from making reasonable use of the property, that the difficulties are peculiar to the subject property, and are not the result of Appellant's own actions.

Accordingly, the request for a variance to reduce the required employee/customer parking spaces from 1,452 to 764 parking spaces at the subject property is GRANTED, by a vote of 5-0. The application is granted upon the condition that the proposed use be consistent with the testimony and evidence presented herein.



**Date Issued: February 7, 2023**

BOARD OF APPEALS

By: Jay Miller, Chair

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.



# WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## SITE PLAN STAFF REPORT

### BASE INFORMATION

SITE NAME.....: Meritus School of Osteopathic Medicine  
NUMBER.....: SP-22-033  
  
OWNER.....: MERITUS MEDICAL CENTER INC  
LOCATION.....: 11116 Medical Campus Rd Hagerstown MD 21740  
DESCRIPTION.....: Proposed Medical College  
  
ZONING.....: Office, Research and Industrial RB  
COMP PLAN LU.....: Commercial  
PARCEL.....: 10006457  
PLANNING SECTOR.....: 1  
ELECTION DISTRICT.....: 10  
  
TYPE.....: Institutional  
GROSS ACRES.....: 14.43  
DWELLING UNITS.....:  
TOTAL LOTS.....: 2  
DENSITY.....: 0 Units Per Acre  
  
PLANNER.....: Lisa A Kelly  
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES  
RECEIVED.....: October 24, 2022

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No  
WETLANDS.....: None  
WATERSHED.....: Antietam Creek  
ENDANGERED SPECIES.....: None  
STEEP SLOPES.....: No  
STREAM BUFFER.....: No  
HISTORIC INVENTORY.....: I031  
EASEMENTS PRESENT.....: SP-16-035

Staff Comments:

*Not Applicable*



# WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
39		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
		Enclosed Dumpster
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
447		
Parking Spaces - Minimum Required	Recreational Parking Provided	
447	No	

ACCESS SPACING VARIANCE NEEDED: No

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Eastern	E Russell Hicks	South Hagerstown

PUPIL YIELD

CURRENT ENROLLMENT

MAXIMUM CAPACITY

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	FUNKSTOWN
AMBULANCE DISTRICT.....:	HAGERSTOWN

	WATER & SEWER INFORMATION	
	WATER	SEWER
METHOD.....:	City	City
SERVICE AREA.....:	City	City
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE....:		
PLANT INFO.....:		Hagesrstown (City)

## Site Plan for Meritus School of Osteopathic Medicine

Presented is a Site Plan for Meritus School of Osteopathic Medicine.

The subject site is just south of Robinwood Medical Center on property owned by Meritus Medical Center. Zoning is ORI – Office Research and Industry.

The developer is proposing to construct a 40,000 square foot/Five story medical college. Access to the building will be by way of Health Drive which is an existing interior street serving the medical campus. There will be one main entrance on the northwestern side of the building and a secondary entrance on the southeastern side facing Robinwood Drive.

Hours of operation will be 6 days a week; 12 hours a day from 8:00 am to 8 pm.

Employees - 100 faculty and staff; students are projected at 360.

Freight and delivery will be approximately 3 trucks per week.

Water & Sewer will be provided by the City of Hagerstown.

Lighting will be pole mounted throughout the parking lot and building mounted.

Site signage will be building mounted only.

Solid waste will be taken care of by a screened dumpster.

Landscaping will be provided throughout the parking lot and around the building.

Forestation requirements are being met by retaining existing forest on site.



# WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## SITE PLAN STAFF REPORT

### BASE INFORMATION

SITE NAME.....: 55 W Oak Ridge Drive - Phase II  
NUMBER.....: SP-22-030  
  
OWNER.....: HAGERSTOWN INDUSTRIAL PROPERTIES L  
LOCATION.....: 55 W Oak Ridge Dr Hagerstown MD 21740  
DESCRIPTION.....: Proposed warehouse  
  
ZONING.....: Highway Interchange  
COMP PLAN LU.....: Industrial/Flex  
PARCEL.....: 10018757  
PLANNING SECTOR.....: 1  
ELECTION DISTRICT.....: 10  
  
TYPE.....: Commercial  
GROSS ACRES.....: 126.48  
DWELLING UNITS.....:  
TOTAL LOTS.....: 1  
DENSITY.....: 0 Units Per Acre  
  
PLANNER.....: Lisa A Kelly  
ENGINEER.....: HDR ENGINEERING INC  
RECEIVED.....: August 1, 2022

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No  
WETLANDS.....: Yes  
WATERSHED.....: Antietam Creek  
ENDANGERED SPECIES.....: None  
STEEP SLOPES.....: No  
STREAM BUFFER.....: No  
HISTORIC INVENTORY.....: I378  
EASEMENTS PRESENT.....: None

Staff Comments:

*Not Applicable*



# WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
68		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
		Trash compactor
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
304		
Parking Spaces - Minimum Required	Recreational Parking Provided	
439	No	

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 2

SCHOOL INFORMATION			
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Emma K Doub School for Integrated Arts and Technology	E Russell Hicks	South Hagerstown

PUPIL YIELD

CURRENT ENROLLMENT

MAXIMUM CAPACITY

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	FUNKSTOWN
AMBULANCE DISTRICT.....:	HAGERSTOWN

WATER & SEWER INFORMATION		
	WATER	SEWER
METHOD.....:	City	City
SERVICE AREA.....:	City	City
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagesrstown (City)

## Site Plan for 55 West Oak Ridge Drive Phase II

Presented is a site plan for 55 West Oak Ridge Drive Warehouse Phase II.

The subject site is located along the southside of West Oak Ridge Drive on the former Review and Herald site. Zoning is Highway Interchange.

The site plan for Phase I Warehouse was previously approved in early 2022.

Phase II is proposing a second warehouse with office on site that will approximately be 589,127 square feet in area.

Access to the building will be from access points on West Oak Ridge Drive.

Parking – 304 spaces will be constructed for this Phase. The developer received a variance from the Board of Appeals for both warehouses to reduce the number of parking required in 2021.

The site will be served by public water and sewer from the City of Hagerstown.

Hours of operation and employees are unknown at this time as a tenant has not signed on.

Lighting will be building mounted with pole mounted throughout the parking lot.

A monument sign will be placed at entrance off of Oak Ridge Drive.

There will be a trash compactor in the bay of building for solid waste.

Landscaping will be placed around the building and withing the parking area.

Forest Conservation requirements were met during the Phase I approval process with onsite retention and afforestation and payment in lieu.



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

## MEMORANDUM

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TO: Washington County Planning Commission  
FROM: Travis Allen, Comprehensive Planner  
DATE: March 6, 2023  
RE: Forest Conservation Mitigation Approval for Ace Hardware (TWN-22-004)

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Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting is to utilize payment in lieu of planting (PIL) to satisfy the forest mitigation requirement for the Ace Hardware development located on Alt-40 in Boonsboro.

Enclosed for your review are three documents in support of the applicant's request. These include the site plan; which shows the intended development, the forest stand delineation; which shows the stream buffer area on the remaining lands and the justification letter from Qualified Professional Shannon Stotler that make their case for this request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of of techniques ranging from onsite retention or planting to the payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

Staff is recommending denial of the PIL request as there is an opportunity for the applicant meet their mitigation obligations onsite by planting in the stream buffer.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen  
Comprehensive Planner  
(240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)





128 South Potomac Street, Hagerstown, MD 21740  
☎ 301-791-3650 ☒ fsa-md.com

CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

**MEMO — Pay-in-Lieu Required**

**SUBJECT — Site Plan for Ace Hardware  
TWN-22-004**

**TO — Washington County Planning Commission**

**DATE — October 13, 2022**

**FROM — Shannon Stotler**

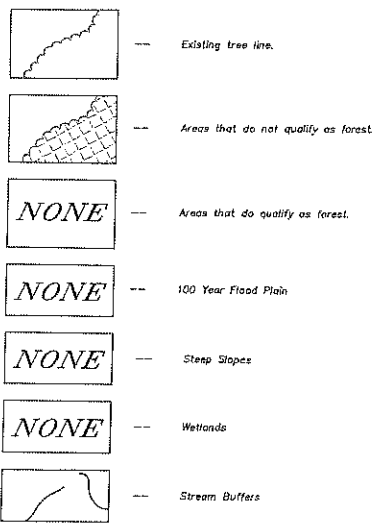
**REMARKS:**

This site consists of 5.18 acres with no forest on site. There are no trees or tree cover within the property, nor qualified forest. The majority of the site is proposed development of impervious area. The remaining area is under a stormwater management pond. With the proposed development of this site, there is no adequate room for any kind of afforestation, reforestation, or even planting. On behalf of the property owner, I request the forest mitigation be addressed by payment –in-lieu.

Sincerely,

Shannon Stotler

# HATCH LEGEND



# SOILS KEY

SOILS	NAME	K-FACTOR	PRIME FARM LAND
Dk	Deposited gravelly loam	0.15	
TrA	Trigo gravelly loam, 0 to 3 percent slopes	0.20	
TrB	Trigo gravelly loam, 3 to 8 percent slopes	0.20	

# GENERAL NOTES

- None of the soils on site are classified as hydric soils in the Maryland Department of Natural Resources Forest Conservation Manual.
- There are no streams, stream buffers, floodplains, wetlands, critical habitats, cultural features or historic sites present on site.
- To qualify as a forest, the tree cover must meet the Forest Conservation Ordinance definition of a forest. The areas must be a biological community dominated by trees and other woody plants covering at least 10,000 square feet or greater. Forested areas must have at least 100 live trees per acre with at least 50% of those having a two (2) inch or greater diameter at 4.5 feet above the ground.

# QUALIFIED PROFESSIONAL

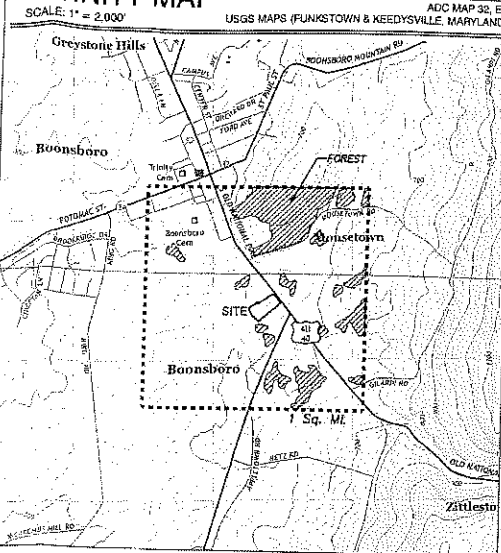
I certify that I am a qualified professional per requirements of COMAR 08.19.05.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Stand Delineation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Stand Delineation is accurate and complete.

Shannon Stotter

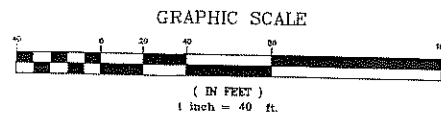
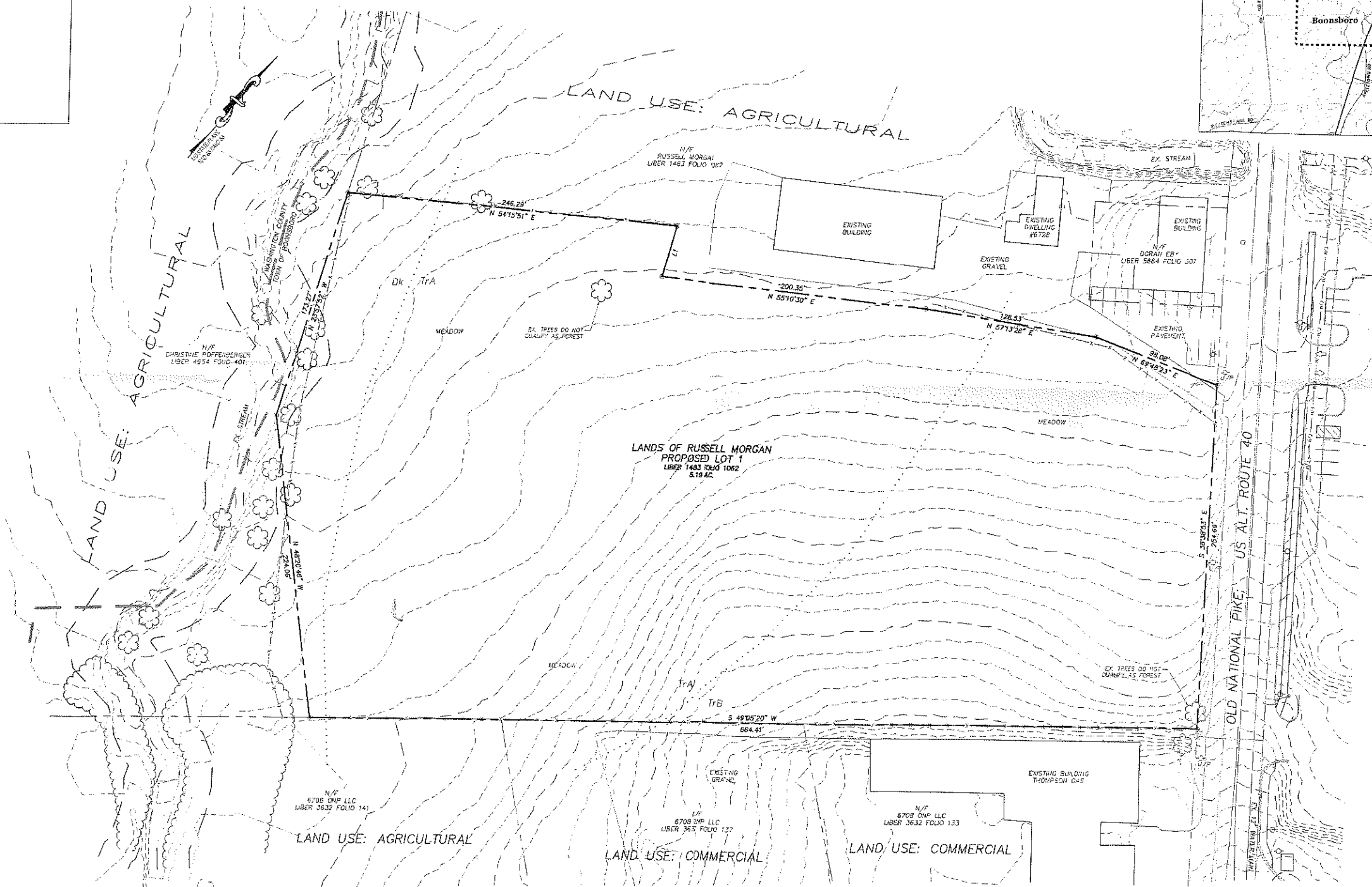
Date 6-6-23

**TOTAL DELINEATED AREA = 5.19 AC. ±**  
**TOTAL DELINEATED FOREST = 0.00 AC. ±**

# VICINITY MAP



LINE	BEARING	DISTANCE
LI	S 25°13'44" E	38.55'



OWNER:  
 RUSSELL MORGAN  
 19336 DOG STREET RD.  
 KEEDYSVILLE, MD 21756

PETE ANDERSON

SITUATE ALONG THE NORTHWESTERN INTERSECTION OF OLD NATIONAL PIKE US ALT. ROUTE 40 AND ROMEVILLE ROAD AND ROUTE 47 SOUTH OF MONUMENT DRIVE AND ACQUEDOWN ROAD

WASHINGTON COUNTY, MARYLAND

PETE ANDERSON  
 19709 HOBART RD. BOONSBORO, MD 21713

PROJECT NO.	8325
DRAWN BY	DWH
DATE	06-02-2022
PROJECT MANAGER	DUSTIN HORST
EMAIL	DHORST@PSA-INC.COM
PARCEL	0073-0012-0019
SCALE	1" = 40'
SHEET TITLE	

SIMPLIFIED FOREST STAND DELINEATION

**C-101**  
 SHEET 01 OF 01



# Plan Review Projects Initialized - January 01, 2023 - January 31, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FS-23-001	Forest Stand Delineation	Approved	17-Jan-23	THE VILLAGE AT VALENTIA RIDGE	POFFENBERGER RD HAGERSTOWN MD 21740	APEX LAND SOLUTIONS LLC	ROULETTE RICHARD E TRUSTEE L & E TRUST
FS-23-002	Forest Stand Delineation	Approved	19-Jan-23	TRAMMELL CROW - DORAN EBY	NORTH SIDE OF NATIONAL PK US RT 40	FREDERICK SEIBERT & ASSOCIATES	EBY DORAN LEE & EBY MARY JANE
FS-23-003	Forest Stand Delineation	Approved	19-Jan-23	POPLAR STREET PARK	20 W POPLAR STREET FUNKSTOWN MD 21734	FOX & ASSOCIATES INC	FUNKSTOWN TOWN OF
FS-23-004	Forest Stand Delineation	Received	25-Jan-23	12440 BURKHOLDER LANE - MARTIN PROPERTY	12440 BURKHOLDER LANE HAGERSTOWN, MD 21740	DYNAMIC ENGINEERING	MARTIN LAWAYNE A & MARTIN MARGARET J
FS-23-005	Forest Stand Delineation	Received	25-Jan-23	13237 GREENCASTLE PIKE - EBY PROPERTY	13237 GREENCASTLE PIKE HAGERSTOWN, MD 21740	DYNAMIC ENGINEERING	EBY MICHAEL D & EBY MARIETTA L
SIM23-001	IMA	Active	12-Jan-23	18924 GEETING ROAD KE	18924 GEETING ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	ARNOLD GENE F
SIM23-002	IMA	Active	12-Jan-23	12415 PLEASANT VALLEY ROAD SM	12415 PLEASANT VALLEY ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	MOUNTAIN VIEW ACRES LLC
SIM23-003	IMA	Active	17-Jan-23	13190 INDEPENDENCE ROAD CS	13190 INDEPENDENCE ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	GRAVES GEORGE HUNT WHITAKER NEALIE C
SIM23-004	IMA	Active	24-Jan-23	CUSHWA FARM WAREHOUSE	11159 HOPEWELL ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HOPEWELL ROAD LLC
SIM23-005	IMA	Active	25-Jan-23	16909 TAYLORS LANDING ROAD	16909 TAYLORS LANDING ROAD SHARPSBURG, MD 21782	GROSSNICKLE CONSTRUCTION LLC	CHASEN RICHARD CHASEN SHELLEY
SIM23-006	IMA	Active	26-Jan-23	16605 HAMPTON ROAD WI	16605 HAMPTON ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	MILLER ROBERT W & MILLER RAYMOND H III TRUSTEES
TWN-23-001	Improvement Plan	In Review	30-Jan-23	WHISPERING HILLS, LOT 72, SEC D	103 SHERRIS WAY SMITHSBURG, MA 21783	RAM L. PRADHAN	NWABUEZE CHEKWUBA J
OM-23-001	Ordinance Modification	Approved	05-Jan-23	THOMAS CRAIG C/O CHRIS NIELD	16026 SPADE ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CRAIG THOMAS VICTOR CRAIG ELIN H KVALEN
PP-23-001	Preliminary Plat	In Review	19-Jan-23	THE VILLAGE AT VALENTIA RIDGE	NORTH SIDE OF POFFENBERGER RD AND EAST OF MD RT 65	APEX LAND SOLUTIONS LLC	ROULETTE RICHARD E TRUSTEE L & E TRUST
S-23-003	Preliminary-Final Plat	In Review	17-Jan-23	GATEWAY BUSINESS PARK - LTS 5-6 & REMG 3R	NORTH SIDE OF ARNETT DR WEST OF SHARPSBURG PIKE	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SP-19-007.R02	Redline Revision	Approved	13-Jan-23	LEITERSBURG RURITAN PARK	LEITER STREET S/S	FREDERICK SEIBERT & ASSOCIATES	RURITAN CLUB INC LEITERSBURG
SP-08-025.R02	Redline Revision	Approved	17-Jan-23	DUNKIN DONUTS REDLINE REVISION	ROUTE 632 AT INTERSEC. WITH OAK RIDGE DR	FOX & ASSOCIATES INC	UNG PROPERTIES LLC 2100 GOLD MINE ROAD
SP-23-001	Site Plan	In Review	06-Jan-23	PACKAGING SERVICES OF MARYLAND INC	16461 ELLIOT PARKWAY WILLIAMSPORT MD 21795	FOX & ASSOCIATES INC	PACKAGING SERVICES OF MD INC
SP-23-002	Site Plan	In Review	23-Jan-23	RIDER JET CENTER	18421 HENSON BLVD HAGERSTOWN MD 21742	FOX & ASSOCIATES INC	WASH CO COMMISSIONERS
SP-23-003	Site Plan	In Review	24-Jan-23	TAYLOR FARM I LLC	16275 WRIGHT ROAD HAGERSTOWN, MD 21740		TAYLOR FARM I LLC
GP-23-001	Site Specific Grading Plan	In Review	10-Jan-23	HARVEST ACRES - LOT 25	SW CORNER OF INTERSECTION OF HARVEST CT. & PLANTERS LANE NEAR KEEDYSVILLE MD	FOX & ASSOCIATES INC	GOSSELIN SHAWN FULLER MILBURN ELIZABETH J

# Plan Review Projects Initialized - January 01, 2023 - January 31, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
GP-23-002	Site Specific Grading Plan	In Review	17-Jan-23	WATER MAIN EXTENSION	EAST OF CITICORP DR BETWEEN BREEZE HILL DR & MASON DIXON RD	FREDERICK SEIBERT & ASSOCIATES	GANESH III LLC
GP-23-003	Site Specific Grading Plan	In Review	17-Jan-23	14616 PENNSYLVANIA AVENUE DEMO	14616 PENNSYLVANIA AVE HAGERSTOWN MD 21740	FOX & ASSOCIATES INC	WASH CO COMMISSIONERS BOARD OF
GP-23-004	Site Specific Grading Plan	In Review	18-Jan-23	EMMERT ROAD - NORTH	BETWEEN BEAVER CREEK ROAD & HEBB ROAD HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	LP1 LLC
GP-23-006	Site Specific Grading Plan	In Review	31-Jan-23	CREEKSIDE BAR & GRILL	1225 SECURITY ROAD HAGERSTOWN, MD 21742	AARON TEETS	HENICLE LISA K
SGP-23-001	Standard Grading Plan	Approved	10-Jan-23	BRENDA T GRIFFITH	5912 CLEVELANDTOWN RD BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	GRIFFITH EARL L II & BRENDA THOMAS
SGP-23-002	Standard Grading Plan	Final Approvals	12-Jan-23	MIRANDA N O'NEAL	13807 LEISHEAR CT CLEAR SPRING MD 21722	OLIVER HOMES INC	ONEAL ZACHARY DEWARREN ONEAL MIRANDA NICOLE
SGP-23-003	Standard Grading Plan	Revisions Required	30-Jan-23	JOHN CUETO	20502 SILK TREE COURT HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	DAVIES ROBIN YIN FEN
SWCP23-001	Stormwater Concept Plan	In Review	19-Jan-23	POPLAR STREET PARK	20 W POPLAR STREET FUNKSTOWN MD 21734	FOX & ASSOCIATES INC	FUNKSTOWN TOWN OF
SWCP23-002	Stormwater Concept Plan	In Review	23-Jan-23	PATTON WAREHOUSING & LOGISTICS	14735 CITICORP DRIVE HAGERSTOWN, MD 21742		Breeze Hill LLC
SWCP23-003	Stormwater Concept Plan	In Review	23-Jan-23	CROSS CREEK COMMERCIAL - FLEX SPACE BUILDING	SOUTHEAST CORNER OF POFFENBERGER RD & SHARPSBURG PIKE	FOX & ASSOCIATES INC	CROSS CREEK BUILDERS LLC
SWCP23-004	Stormwater Concept Plan	In Review	30-Jan-23	WANTZ DISTRIBUTORS	11743 HOPEWELL ROAD HAGERSTOWN, MD 21740		ALCAR LLC
SSWP23-001	Stormwater Standard Plan	Approved	10-Jan-23	BRENDA T GRIFFITH	5912 CLEVELANDTOWN RD BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	GRIFFITH EARL L II & BRENDA THOMAS
SSWP23-002	Stormwater Standard Plan	Approved	12-Jan-23	MIRANDA N O'NEAL	13807 LEISHEAR CT CLEAR SPRING MD 21722	OLIVER HOMES INC	ONEAL ZACHARY DEWARREN ONEAL MIRANDA NICOLE
SSWP23-003	Stormwater Standard Plan	In Review	30-Jan-23	JOHN CUETO	20502 SILK TREE COURT HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	DAVIES ROBIN YIN FEN
S-23-004	Subdivision Replat	Received	27-Jan-23	TRAMMELL CROW COMPANY	10440 DOWNSVILLE PIKE HAGERSTOWN, MD 21740		DRI/TCC Downsville I LLC
S-23-005	Subdivision Replat	Approval Letter Issued	31-Jan-23	RAVEN ROCK INVESTMENTS - AMENDED FOREST CONSERVATION PLAN	HIPPAN HILL ROAD EAST OF SMITHSBURG	FREDERICK SEIBERT & ASSOCIATES	ROSENSHEIN NEIL B ROSENSHEIN DOLORES H
TYU-23-001	Two Year Update	In Review	23-Jan-23	CAVETOWN STORAGE	12121 MAPLEVILLE RD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	BUSHEY GEORGE M & SONS CO ATTN: DOUGLAS LEATHER
GPT-23-001	Type 2 Grading Plan	Approved	05-Jan-23	GAVER MEADOWS - LOT140	35 CHARLOTTE STREET FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-23-002	Type 2 Grading Plan	Approved	05-Jan-23	GAVER MEADOWS - LOT142	43 CHARLOTTE STREET FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-23-003	Type 2 Grading Plan	Approved	05-Jan-23	GAVER MEADOWS - LOT143	47 CHARLOTTE STREET HAGERSTOWN, MD 21740	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-23-004	Type 2 Grading Plan	Approved	12-Jan-23	GAVER MEADOWS - LOT144	50 CHARLOTTE STREET FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC

# Plan Review Projects Initialized - January 01, 2023 - January 31, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
GPT-23-005	Type 2 Grading Plan	Approved	12-Jan-23	GAVER MEADOWS - LOT 29	39 CHARLOTTE STREET FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-23-006	Type 2 Grading Plan	Approved	12-Jan-23	GAVER MEADOWS - LOT148	34 CHARLOTTE STREET FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-23-007	Type 2 Grading Plan	Approved	12-Jan-23	GAVER MEADOWS - LOT 33	55 CHARLOTTE STREET FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-23-008	Type 2 Grading Plan	Approved	12-Jan-23	GAVER MEADOWS - LOT 94	50 RAYMOND CROSSING FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-23-009	Type 2 Grading Plan	Approved	23-Jan-23	ELMWOOD FARM - LOT 47	9856 RIPPLE DRIVE WILLIAMSPORT MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
GPT-23-010	Type 2 Grading Plan	In Review	25-Jan-23	GAVER MEADOWS - LOT 147	38 CHARLOTTE STREET HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	
GPT-23-011	Type 2 Grading Plan	Approved	25-Jan-23	GAVER MEADOWS - LOT 145	46 CHARLOTTE STREET HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	
GPT-23-012	Type 2 Grading Plan	In Review	29-Jan-23	GAVER MEADOWS LOT 29	39 CHARLOTTE STREET HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	
GPT-23-013	Type 2 Grading Plan	In Review	29-Jan-23	GAVER MEADOWS LOT 34	59 CHARLOTTE STREET HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	
GPT-23-014	Type 2 Grading Plan	Approved	29-Jan-23	GAVER MEADOWS LOT 36	67 CHARLOTTE STREET HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	

# Plan Review Projects Initialized - January 01, 2023 - January 31, 2023

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-00008	Entrance Permit	In Progress	03-Jan-23	STICK BUILT HOME	S-21-019 9856 RIPPLE DRIVE, LOT 47	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
2023-00014	Entrance Permit	Approved	03-Jan-23	STICK BUILT HOME	S-18-033 18224 PETWORTH CIRCLE, LOT 708	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2023-00152	Entrance Permit	Pending	09-Jan-23	COMMERCIAL	SP-22-025 10510 VIDA DRIVE, LOT 2		BOWMAN 2000 LLC
2023-00191	Entrance Permit	Pending	11-Jan-23	STICK BUILT HOME	S-03-236 13807 LEISHEAR COURT, LOT 12	OLIVER HOMES INC	ONEAL ZACHARY DEWARREN ONEAL MIRANDA NICOLE
2023-00220	Entrance Permit	Pending	12-Jan-23	STICK BUILT HOME	S-04-074 5854 CLEVELANDTOWN ROAD, LOT 1		GRIFFITH EARL L II & BRENDA THOMAS
2023-00246	Entrance Permit	In Progress	16-Jan-23	STICK BUILT HOME	S-18-032 18109 EDENDERRY COURT, LOT 662		WESTFIELDS INVESTMENT LLC
2023-00475	Entrance Permit	Review	26-Jan-23	COMMERCIAL	SP-22-033 11120 HEALTH DRIVE		MERITUS MEDICAL CENTER INC
2023-00536	Entrance Permit	Review	30-Jan-23	COMMERCIAL	21219 CHAMPAGNE LANE BOONSBORO, MD 21713		KINGS FARM LLC
2023-00519	Entrance Permit	Review	30-Jan-23	FOREST HARVEST	S-96-030 18504 SAMPLES MANOR ROAD, LOTS 1-3		TEMPLE LOIS B & WILLIAM S
2023-00346	Floodplain Permit	Approved	19-Jan-23	FLOODPLAIN	14033 DRY RUN ROAD CLEAR SPRING, MD 21722		MEAGHER EARL C
2023-00009	Grading Permit	In Progress	03-Jan-23	STICK BUILT HOME	S-21-019 9856 RIPPLE DRIVE, LOT 47	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
2023-00015	Grading Permit	Approved	03-Jan-23	STICK BUILT HOME	S-18-033 18224 PETWORTH CIRCLE, LOT 708	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2023-00051	Grading Permit	Approved	04-Jan-23	STICK BUILT HOME	S-22-007 6214 CASTLE ROCK DRIVE, LOT 4	GROSSNICKLE CONSTRUCTION LLC	DAMUTH ALEXA DAMUTH TAYLOR
2023-00059	Grading Permit	Approved	04-Jan-23	STICK BUILT HOME	66 CHARLOTTE STREET, LOT 140	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2023-00064	Grading Permit	Approved	04-Jan-23	STICK BUILT HOME	47 CHARLOTTE STREET, LOT 143	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2023-00090	Grading Permit	Approved	05-Jan-23		58 CHARLOTTE STREET, LOT 142	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2023-00100	Grading Permit	Applied	05-Jan-23	DUNKIN DONUTS -LOT 3 THE PRESERVE AT FOX GAP	20815 STILES PLACE, LOT 3		PRESERVE AT FOX GAP LLC
2023-00111	Grading Permit	Approved	06-Jan-23	STICK BUILT HOME	50 CHARLOTTE STREET, LOT 144	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2023-00125	Grading Permit	Pending	06-Jan-23	STICK BUILT HOME	39 CHARLOTTE STREET, LOT 29	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2023-00153	Grading Permit	Pending	09-Jan-23	COMMERCIAL	SP-22-025 10510 VIDA DRIVE, LOT 2		BOWMAN 2000 LLC
2023-00178	Grading Permit	Approved	10-Jan-23	STICK BUILT HOME	34 CHARLOTTE STREET, LOT 148	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2023-00192	Grading Permit	Pending	11-Jan-23	STICK BUILT HOME	S-03-236 13807 LEISHEAR COURT, LOT 12	OLIVER HOMES INC	ONEAL ZACHARY DEWARREN ONEAL MIRANDA NICOLE
2023-00203	Grading Permit	In Progress	12-Jan-23	STICK BUILT HOME	55 CHARLOTTE STREET, LOT 33	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2023-00212	Grading Permit	Approved	12-Jan-23	STICK BUILT HOME	50 RAYMOND CROSSING, LOT 94	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC

# Plan Review Projects Initialized - January 01, 2023 - January 31, 2023

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-00221	Grading Permit	Pending	12-Jan-23	STICK BUILT HOME	S-04-074 5854 CLEVELANDTOWN ROAD, LOT 1		GRIFFITH EARL L II & BRENDA THOMAS
2023-00239	Grading Permit	In Progress	15-Jan-23	GAVER MEADOWS LOT 147 GRADING	38 CHARLOTTE STREET, LOT 147		
2023-00247	Grading Permit	In Progress	16-Jan-23	WESTFIELDS LOT 662	S-18-032 18109 EDENDERRY COURT, LOT 662		WESTFIELDS INVESTMENT LLC
2023-00282	Grading Permit	In Progress	17-Jan-23	GAVER MEADOWS LOT 145 GRADING	46 CHARLOTTE STREET, LOT 145		
2023-00444	Grading Permit	Pending	25-Jan-23	COMMERCIAL	SP-23-001 16461 ELLIOTT PARKWAY		PACKAGING SERVICES OF MD INC
2023-00496	Grading Permit	In Progress	29-Jan-23	GAVER MEADOWS LOT 29 GRADING	TWN-19-007 39 CHARLOTTE STREET, LOT 29		
2023-00497	Grading Permit	In Progress	29-Jan-23	GAVER MEADOWS LOT 34 GRADING	TWN-19-007 59 CHARLOTTE STREET, LOT 34		
2023-00498	Grading Permit	In Progress	29-Jan-23	GAVER MEADOWS LOT 36 GRADING	TWN-19-007 67 CHARLOTTE STREET, LOT 36		
2023-00549	Grading Permit	In Progress	31-Jan-23	CREEKSIDE BAR & GRILL	LOR 1225 SECURITY ROAD		Kehoe Realty LLC c/o Robb & Walsh LLC
2023-00280	Grading Permit	Review	17-Jan-23	GRADING PERMIT FOR MERITUS SCHOOL OF OSTEOPATHIC MEDICINE	SP-22-033 11120 HEALTH DRIVE		MERITUS MEDICAL CENTER INC
2023-00180	Grading Permit	Review	11-Jan-23	BRYAN ERVIN	SP-21-027 1449 SOUTH POTOMAC STREET		SOUTH HAGERSTOWN LLC
2023-00250	Non-Residential Addition-Alteration Permit	Review	16-Jan-23	COMMERCIAL	LOR 1225 SECURITY ROAD	NARDI CONSTRUCTION	Kehoe Realty LLC c/o Robb & Walsh LLC
2023-00440	Non-Residential Addition-Alteration Permit	Review	25-Jan-23	COMMERCIAL	SP-23-001 16461 ELLIOTT PARKWAY		PACKAGING SERVICES OF MD INC
2023-00118	Non-Residential New Construction Permit	Revisions Required	06-Jan-23	COMMERCIAL	PSP-21-002 10305 EZRA DRIVE, LOT 4	BILL MATHERS	SHARPSBURG PIKE HOLDING LLC
2023-00147	Utility Permit	Approved	09-Jan-23	POTOMAC EDISON	14701 CEARFOSS PIKE		EBY JOANNA M
2023-00419	Utility Permit	Approved	24-Jan-23	ANTIETAM BROADBAND	19032 ROCK MAPLE DR.		DENNIS CHARLES HUTT LOLITA
2023-00028	Utility Permit	Approved	04-Jan-23	COMCAST	11236 ROBINWOOD DRIVE		HAGERSTOWN COMMERCIAL LLC C/O NARESH C. GUPTA
2023-00032	Utility Permit	Approved	04-Jan-23	COMCAST	19810 JEFFERY DRIVE		BUSHMAN SHAWN M & BUSHMAN PAULA L
2023-00039	Utility Permit	Approved	04-Jan-23	COMCAST	11205 EASTWOOD DRIVE		LATIMER RICHARD D LATIMER TARYOL L
2023-00062	Utility Permit	Approved	04-Jan-23	COMCAST	247 N COLONIAL DRIVE		MILBURN SARAH ELIZABETH
2023-00063	Utility Permit	Approved	04-Jan-23	COMCAST	11153 SUFFOLK DRIVE		AMBUSH CAROLYN S & AMBUSH WAYNE M
2023-00086	Utility Permit	Approved	05-Jan-23	COMCAST	10114 ROULETTE DRIVE		HERNANDEZ IGNACIO RICARDO JR ET AL HERNANDEZ IGNACIO R
2023-00087	Utility Permit	Approved	05-Jan-23	COMCAST	18417 VALENTIA FARM ROAD		VALENTIA FARM LLC



# Plan Review Projects Initialized - January 01, 2023 - January 31, 2023

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-00088	Utility Permit	Revisions Required	05-Jan-23	COMCAST	10522 BUSHWILLOW WAY		LORES JUANA LORES YOSMEL MEDINA
2023-00185	Utility Permit	Approved	11-Jan-23		17326 VALLEY MALL ROAD	PURE LIFE CABLE	FCPT HOLDINGS LLC
2023-00319	Utility Permit	Approved	19-Jan-23		BETWEEN 12124 AND 12128 HEATHER DRIVE		FLOOK JOHN E & FLOOK VIRGINIA
2023-00389	Utility Permit	Approved	23-Jan-23	COMCAST	18158 WOODSIDE DR.		SCUFFINS GALEN L & SCUFFINS CATHERINE R
2023-00394	Utility Permit	Approved	23-Jan-23	COMCAST	8 STURGIS DR.		UNIFIED COMMUNITY CONNECTIONS INC
2023-00422	Utility Permit	Approved	24-Jan-23	ANTIETAM BROADBAND	19109 OLDE WATERFORD RD.		MULLINIX DAVID R & MULLINIX TIFFANY S
2023-00470	Utility Permit	Review	26-Jan-23	ANTIETAM BROADBAND	5637 MONDELL RD.		DICKENS ANGELA M DICKENS RONALD S
2023-00474	Utility Permit	Approved	26-Jan-23	ANTIETAM BROADBAND	5024 GENERAL STUART CT.		GOSSARD FRED G GOSSARD RAMONA I
2023-00029	Utility Permit	Review	04-Jan-23	COMCAST	1311 YALE DRIVE		BOARD OF EDUCATION
2023-00035	Utility Permit	Approved	04-Jan-23	COMCAST	20402 KINGS CREST BOULEVARD		KRAMER SUSAN M
2023-00060	Utility Permit	Approved	04-Jan-23	COMCAST	11013 STALEY DRIVE		CASELL JOHN CASELL BARBARA J
2023-00061	Utility Permit	Approved	04-Jan-23	COMCAST	19925 TRENGAIL ROAD		AUSHERMAN CRAOLYN V L/E
2023-00071	Utility Permit	Approved	05-Jan-23	COMCAST	10917 SASHA BOULEVARD		KAIKIS ANREAS CHRISOVALANTIS KAIKIS ALEXANDRA SCRIMALLI
2023-00080	Utility Permit	Approved	05-Jan-23	COMCAST	9902 STEPHANIE LANE		CROWN DOMINIC & CROWN MEREDITH
2023-00138	Utility Permit	Approved	09-Jan-23	COMCAST	11713 MEADOWLARK AVENUE		SCHIANO DI COLA RAIMONDO & LORI
2023-00139	Utility Permit	Approved	09-Jan-23	COMCAST	11911 SYCAMORE DRIVE		HAWK LORIL
2023-00382	Utility Permit	Approved	23-Jan-23		12902 SPICKLER ROAD		BECKLEY DONALD W
2023-00384	Utility Permit	Approved	23-Jan-23		14530 MARYLAND AVE.		HOOD JEFFREY
2023-00387	Utility Permit	Approved	23-Jan-23	COMCAST	21819 WHITE OAK ROAD		RICHEY ROBERT L & THERESA L
2023-00391	Utility Permit	Review	23-Jan-23	COMCAST	9725 CLOVER HEIGHTS RD.		WOLFENBERGER HARRY W
2023-00395	Utility Permit	Review	23-Jan-23	COMCAST	1422 OAK RIDGE PLACE		MYERS MICHAEL D & MYERS TERESA M
2023-00423	Utility Permit	Approved	24-Jan-23	ANTIETAM BROADBAND	13531 HALIFAX DR.		HECHT MICHAEL JOSEPH HECHT REGINA M
2023-00425	Utility Permit	Review	24-Jan-23		MANCHESTER DR. & CANTERBURY DR.		RALSTON SHELLIE C
2023-00472	Utility Permit	Approved	26-Jan-23	ANTIETAM BROADBAND	17507 GENERAL LONGSTREET CIRCLE		AHALT ARTHUR M AHALT LINDA M
2023-00030	Utility Permit	Review	04-Jan-23	COMCAST	20502 WOODBRIDGE DRIVE		GILROY TERENCE R & MARIA G
2023-00040	Utility Permit	Approved	04-Jan-23	COMCAST	9455 EARLEY DRIVE		WOLFE BROTHERS PROPERTIES LLC
2023-00041	Utility Permit	Review	04-Jan-23	COMCAST	18220 WISTERIA WAY		DATTILIO MICHAEL L & DATTILIO SUSAN E
2023-00054	Utility Permit	Review	04-Jan-23		10813 DONELSON DRIVE	PURE LIFE CABLE	CHURCH ST ANDREW PRESBYTERIAN
2023-00056	Utility Permit	Review	04-Jan-23		10402 GOVERNOR LANE BOULEVARD	PURE LIFE CABLE	INDUSTRIAL PLASTICS CORP C/O EATON CORPORATION
2023-00082	Utility Permit	Approved	05-Jan-23	COMCAST	9719 WANDERING LANE		FREY MICHAEL W & FREY TONIA J

# Plan Review Projects Initialized - January 01, 2023 - January 31, 2023

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-00083	Utility Permit	Review	05-Jan-23	COMCAST	18718 WAGAMAN ROAD		CARDER RONALD E JR & CARDER SHARON E
2023-00085	Utility Permit	Review	05-Jan-23	COMCAST	10242 SADDLEBROOKE LANE		HENLEY EDWARD H JR
2023-00388	Utility Permit	Approved	23-Jan-23	COMCAST	18523 KENT AVE.		FANT REGINALD V
2023-00392	Utility Permit	Approved	23-Jan-23	COMCAST	9742 DUMBARTON DR.		GIBSON HUGH G JR GIBSON LESLIE M
2023-00393	Utility Permit	Review	23-Jan-23	COMCAST	606 BEAVER CREEK ROAD		BEHPOURI MORTAZA
2023-00402	Utility Permit	Approved	24-Jan-23	COMCAST	134 BETHLEHEM CT.		HEMP WILLIAM A
2023-00421	Utility Permit	Approved	24-Jan-23	ANTIETAM BROADBAND	13316 KEENER RD.		ORTIZ JEFFREY A & ORTIZ ALISON M
2023-00442	Utility Permit	Approved	25-Jan-23		19520 BLOSSOM LANE		SERAFINI ANDREW A SERAFINI DIANA M
2023-00473	Utility Permit	Review	26-Jan-23	ANTIETAM BROADBAND	17712 DAVIDSON DRIVE		CORNELL EDWIN F IV CORNELL JANA M

**Plan Review Projects Initialized - January 01, 2023 - January 31, 2023**

	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>52</b>	Forest Stand Delineation	5
	IMA	6
	Improvement Plan	1
	Ordinance Modification	1
	Preliminary Plat	1
	Preliminary-Final Plat	1
	Redline Revision	2
	Site Plan	3
	Site Specific Grading Plan	5
	Standard Grading Plan	3
	Stormwater Concept Plan	4
	Stormwater Standard Plan	3
	Subdivision Replat	2
	Two Year Update	1
	Type 2 Grading Plan	14
<b>Permits</b> <b>Total by Group:</b> <b>86</b>	Entrance Permit	9
	Floodplain Permit	1
	Grading Permit	25
	Non-Residential Addition-Alteration Permit	2
	Non-Residential New Construction Permit	1
	Utility Permit	48
<b>Total</b>		<b>138</b>