



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
April 3, 2023, 7:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC INPUT MEETING

1. **RZ-23-001 – Text Amendment** – Jill Baker * *Information/Discussion/Action*
Proposed text amendment regarding convenience stores

MINUTES

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

OTHER BUSINESS

1. **Update of Projects Initialized** – Jennifer Kinzer * *Information/Discussion*
2. **Comprehensive Plan Update** – Jill Baker *Information/Discussion*

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, May 1, 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.



WASHINGTON COUNTY PLANNING COMMISSION
ORDINANCE TEXT AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. RZ-23-001

Date Filed: _____

Washington County Planning Commission

Applicant

747 Northern Avenue, Hagerstown, MD 21742

Address

Jill Baker

Primary Contact

same

Address

☐ Property Owner

☐ Attorney

☐ Other: _____

☐ Contract Purchaser

☐ Consultant

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 _____

Articles 7, 8, 9, 10, 11, 12, 22, & 28A

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 A Baker

Applicant's Signature

Subscribed and sworn before me this 1st day of March, 2023.

My commission expires on 4-11-25

Delora Sue Eckard

Notary Public

FOR PLANNING COMMISSION USE ONLY

- ☐ Application Form
☐ Fee Worksheet
☐ Application Fee

- ☐ Proposed Text Changes
☐ 30 copies of complete Application



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

RZ-23-001

March 20, 2023

WASHINGTON COUNTY ZONING ORDINANCE
STAFF REPORT AND ANALYSIS

ARTICLES 7, 8, 9, 10, 11, 12, 22, 28A

Proposal: Application is being made to amend several sections of the Zoning Ordinance to change the definition of a convenience store (aka C-Store), provide districts in which said use shall be permitted and provide options for tractor trailer/heavy duty truck parking facilities at these types of facilities.

Staff Report: According to the National Association of Convenience Stores (NACS) there are approximately 150,174 convenience stores operating in the US as of January 2023. After several years of stores closing due to the restrictions of COVID-19, C-Stores are again increasing in number. The necessity and demand for this industry is illustrated in its title, convenience.

Convenience from these types of facilities can be present at both the local and regional level. Local patrons use convenience stores mostly for fueling purposes. There are few facilities that exist as merely a stand alone fueling station at this time. In addition to being used for fueling facilities, many convenience stores carry minimal household supplies and basic food needs such as bread, eggs and milk.

Regional convenience is mostly provided to interstate highway users travelling to or through the area. C-stores provide the convenience of a fueling center as well as providing restrooms, pre-packaged foods, and drinks so that travelers can rest and refresh before continuing on their journey.

In addition to changes in the definition of these uses, the Planning Commission has recognized a growing need and demand for truck parking facilities at some of these C-store locations. Similar to automobile traveling, truck drivers also need fast on and off facilities to maintain their delivery times. Parking for trucks at these facilities provides opportunities for truck drivers to quickly fuel up, use a restroom, and possibly get some food before getting back on the highway.

Proposed Amendments:

Below are the proposed text amendments for this rezoning case.

ARTICLE 7 "RT" RESIDENTIAL, RURAL DISTRICT

Section 7A.7 Parking Requirements

Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable, in compliance with Washington County's adopted Road and Street Design Standards.

~~The parking of tractor-trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.~~

ARTICLE 8 "RS" RESIDENTIAL, SUBURBAN DISTRICT

Section 8.7 Parking Requirements

(a) Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable, in compliance with Washington County's adopted Road and Street Design Standards.

~~(b) The parking of tractor-trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.~~

ARTICLE 9 "RU" RESIDENTIAL, URBAN DISTRICT

Section 9.7 Parking Requirements

Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable, in compliance with Washington County's adopted Road and Street Design Standards.

~~The parking of tractor-trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.~~

ARTICLE 10 "RM" RESIDENTIAL, MULTI-FAMILY DISTRICT

Section 10.7 Design Standards

(h) Parking requirements Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable in compliance with Washington County's adopted Road and Street Design Standards.

~~The parking of tractor-trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.~~

ARTICLE 11 "BL" BUSINESS, LOCAL DISTRICT

Section 11.1 Principal Permitted Uses

(a) Local retail goods and service shops, including:

Clothing stores

Convenience Stores

Dairy Products Stores

ARTICLE 12 “BG” BUSINESS, GENERAL DISTRICT

Section 12.1 Principal Permitted Uses

(a) Retail trades, businesses and services, including but not limited to the following and any use permitted in the BL District, subject to the use regulations specified in that district.

Conference Centers

Convenience Stores

Department Stores

ARTICLE 22 SPECIAL PROVISIONS

DIVISION I OFF-STREET PARKING AND LOADING AREA REQUIREMENTS

Section 22.15 Truck Parking Requirements

(a) Truck parking is permitted in association with a convenience store in accordance with the following:

1. The maximum allowable number of truck parking spaces cannot exceed 3.5 spaces per 500 sq. ft. of the gross leasable area of the convenience store.
2. Truck parking facilities shall maintain an independent internal circulation pattern on the site apart from normal automobile traffic. This provision does not pertain to immediate access to the property which may be shared by both truck and automobile traffic.
3. Truck parking facilities may not be permitted in association with a convenience store in a Rural Business district.

ARTICLE 28A - DEFINITIONS

Convenience Store (aka C-Store): Any retail establishment offering for sale: prepackaged or pre-processed food products, household items, and other goods commonly associated with the same ~~and having a gross floor area of 5,000 square feet or less.~~ Such establishments may also sell ~~gasoline petroleum products~~ at retail prices ~~and made to order food associated with the marketing of the proprietor.~~ Chain or branded restaurants shall be considered a separate use from the convenience store. ~~The area utilized for the sale of gasoline shall be considered as part of the gross floor area.~~

Analysis:

The size of convenience stores has changed significantly over the last decade. According to the National Association of Convenience Stores (NACS), traditional C-stores averaged between 2500-3000 square feet in size. They provided very basic necessities to the traveling public including fueling stations, restrooms, household items, and some pre-packaged food item. Currently, the average size of a new C-Store is averaging about 5000-6000 square feet. The reason for the larger sized stores primarily results from new service models where food made fresh options and in-store dining areas are offered. The increase in C-Store sizes can likely also be attributed to the overall increase of population and vehicular traffic across the country.

Acknowledging these new trends in the size and function of C-store operations, the current definition of a convenience store in the Zoning Ordinance is outdated and overly restrictive. Further, the use designation of a convenience store is only listed explicitly in the Rural Business

Floating Zone. To correct the issue of an outdated definition, the Planning Commission is recommending changes to include eliminating a size limitation of such a structure. They are also recommending explicit inclusion of these types of uses in the Business Local and Business General zoning districts.

In addition, the Planning Commission believes that there is a significant demand and corresponding need to allow for limited truck parking for C-Store uses. Increases in population, traffic, and freight demands have created an increased demand for expedient freight and goods movement that has proportionally impacted the amount of truck traffic nationwide. These trends have impacted the demand for truck parking facilities as a consequence.

Finally, while the Comprehensive Plan is silent about specific design standards or locations of these types of uses, the importance of the interstate system to the economy of our County and the nation as a whole is discussed within the Transportation Element. It can be deduced from the discussion of the importance of maintaining our transportation facilities that we should also prepare for ancillary uses that provide support to that industry.

Staff Recommendation: Based upon the above analysis, previous public input, and Planning Commission discussions, Staff recommends approval of these amendments in order to provide consistent implementation of our land use policies and regulations.

Respectfully submitted,



Jill L. Baker, AICP
Director

Plan Review Projects Initialized - February 01, 2023 - February 28, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FS-23-006	Forest Stand Delineation	Approved	07-Feb-23	FSD TRACT B HARRISVILLE LAND CO	5931 CLEVELANDTOWN ROAD BOONSBORO, MD 21713		ASBURY MARY G
FS-23-007	Forest Stand Delineation	Approved	10-Feb-23	SIMPLIFIED FOREST STAND DELINEATION FOR FULTON PROPERTIES, INC.		FREDERICK SEIBERT & ASSOCIATES	FULTON PROPERTIES INC
SIM23-007	IMA	Active	02-Feb-23	KING'S FARM LLC	21219 CHAMPAGNE LANE BOONSBORO, MD 21713	R LEE ROYER & ASSOCIATES	KINGS FARM LLC
SIM23-008	IMA	Active	03-Feb-23	6214 CASTLE ROCK DRIVE BO	6214 CASTLE ROCK DRIVE BOONSBORO, MD 21713	GROSSNICKLE CONSTRUCTION LLC	
SIM23-009	IMA	Active	06-Feb-23	GATEWAY BUSINESS PARK	10354 SUPERCENTER DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SIM23-010	IMA	Active	08-Feb-23	AC&T DRIVE THRU & PARKING ADDITION - SHARPSBURG PIKE	1449 SO POTOMAC STREET HAGERSTOWN, MD 21740	TRIAD ENGINEERING	SOUTH HAGERSTOWN LLC
SIM23-011	IMA	Requested	14-Feb-23	18841 CROFTON ROAD HN	18841 CROFTON ROAD HAGERSTOWN, MD 21742	RMD CONSULTING	ANTARES PROPERTIES LLC
SIM23-012	IMA	Active	16-Feb-23	DUNKIN DONUTS - BOONSBORO	20815 STILES PLACE BOONSBORO, MD 21713	B&R ENGINEERING GROUP	PRESERVE AT FOX GAP LLC
SIM23-013	IMA	Active	16-Feb-23	MERITUS SCHOOL OF OSTEOPATHIC MEDICINE	11120 HEALTH DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MERITUS MEDICAL CENTER INC
TWN-23-002	Improvement Plan	In Review	09-Feb-23	BOONSBORO WWTP STOCKPILE	6819 MONROE ROAD BOONSBORO, MD 21713		BOONSBORO MAYOR & COUNCIL
OM-23-002	Ordinance Modification	Approved	01-Feb-23	JOSHUA & JENNIFER SHINHAM	STOTTMAYER ROAD - PROPOSED ENTRANCE	FREDERICK SEIBERT & ASSOCIATES	SHINHAM JOSHUA D ET AL SHINHAM JENNIFER M
OM-23-003	Ordinance Modification	Approved	22-Feb-23	JAMES ERIC BARRETT	10302 NATIONAL PIKE BIG POOL MD 21711	GEHR DANIEL R. SURVEYING	LUCAS DARYL L
S-23-006	Preliminary-Final Plat	In Review	07-Feb-23	THOMAS CRAIG, LOT 4	16026 SPADE ROAD HAGERSTOWN, MD 21740		CRAIG THOMAS VICTOR CRAIG ELIN H KVALEN
S-23-008	Preliminary-Final Plat	In Review	14-Feb-23	CROPLAND LLC, LOT 1	12616 SPICKLER ROAD CLEAR SPRING, MD 21722		HALTEMAN FARMS INC
S-23-009	Preliminary-Final Plat	In Review	17-Feb-23	JARED & RACHEL PETRE LOT 1	14327 CLEAR SPRING ROAD WILLIAMSPORT, MD 21795		PETRE JARED L PETRE RACHEL A
S-23-010	Preliminary-Final Plat	In Review	22-Feb-23	POTOMAC MANOR LOTS C-45 A&B AND LOTS C-46 A&B	443 CHARTRIDGE DRIVE HAGERSTOWN, MD 21742		SANDY DANIEL L & RHOTON SHERRY A
S-23-011	Preliminary-Final Plat	In Review	28-Feb-23	HARRISVILLE LAND COMPANY, TRACT B	5933 CLEVELANDTOWN ROAD BOONSBORO, MD 21713		Harrisville Land Company
PWA2023-001	PWA	Active	02-Feb-23	CUSHWA FARM WAREHOUSE - ENTRANCE IMPROVEMENTS	11159 HOPEWELL ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HOPEWELL ROAD LLC
PWA2023-002	PWA	Active	08-Feb-23	KING'S FARM LLC		R LEE ROYER & ASSOCIATES	KINGS FARM LLC
SP-00-066.R01	Redline Revision	Approved	01-Feb-23	WEBER ETHAN	EAST SIDE OF THE SHARPSBURG PIKE REV 2	CUMP GERALD A & ASSOCIATES INC	SHAULL THOMAS 7437 SHARPSBURG PIKE

Plan Review Projects Initialized - February 01, 2023 - February 28, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SP-06-048.R03	Redline Revision	Approved	07-Feb-23	DOT FOODS INC EXPANSION	S/S OF ELLIOTT PARKWAY	THE STELLAR GROUP	DOT FOODS INC. P O BOX 192
SP-21-002.R01	Redline Revision	Approved	07-Feb-23	REDLINE TO UPDATE AND RELOCATE WATER LINES	SOUTH OF SHOWALTER ROAD	FREDERICK SEIBERT & ASSOCIATES	SHOWALTER FARM LLC 10228 GOVERNOR LANE BLVD STE 3002
SP-21-010.R03	Redline Revision	Approved	17-Feb-23	REDLINE TO INCREASE THE RESTAURANT SIZE FROM 2550 SF TO 3015 SF	WEST SIDE OF THE SHARPSBURG PIKE	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SP-23-004	Site Plan	In Review	01-Feb-23	2003 MASON DIXON LLC	17939 MASON DIXON ROAD HAGERSTOWN, MD 21740		2003 MASON DIXON LLC
SP-23-005	Site Plan	In Review	17-Feb-23	OBIDI HOLDINGS, LLC	13316 MARSH PIKE, UNIT# 100 HAGERSTOWN, MD 21742		FHCPM LLC
SP-23-006	Site Plan	In Review	24-Feb-23	BENEVOLA SEC (MDBN20301)	20301 BENEVOLA CHURCH ROAD BOONSBORO, MD 21713	THE THRASHER GROUP INC.	MARTIN MARIETTA MATERIALS INC
SGP-23-004	Standard Grading Plan	In Review	07-Feb-23	KIMBER SYLVESTER	13025 SPICKLER ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	SYLVESTER ROY A
SGP-23-005	Standard Grading Plan	In Review	07-Feb-23	LOT 5, TIM CASTLE	6210 CASTLE ROCK DRIVE BOONSBORO, MD 21713	TRIAD ENGINEERING	SPRING HOUSE FARM LLC
SGP-23-006	Standard Grading Plan	In Review	17-Feb-23	BOESE (MISTY GLEN LOT 5)	14005 MISTY GLEN LANE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MISTY KNOLLS LLC
SWCP23-005	Stormwater Concept Plan	In Review	01-Feb-23	BLUE MOUNTAIN ESTATES	29 BLUE MOUNTAIN ESTATE SMITHSBURG, MD 21783		HOUSING AUTHORITY OF WASH CO
SWCP23-006	Stormwater Concept Plan	In Review	07-Feb-23	BOWMAN BECKLEY WAREHOUSE	11901 GREENCASTLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	Bowman 2022 LLC
SWCP23-007	Stormwater Concept Plan	Received	08-Feb-23	FULTON PROPERTIES, INC.		FREDERICK SEIBERT & ASSOCIATES	FULTON PROPERTIES INC
SSWP23-004	Stormwater Standard Plan	In Review	07-Feb-23	KIMBER SYLVESTER	13025 SPICKLER ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	SYLVESTER ROY A
SSWP23-005	Stormwater Standard Plan	Approved	07-Feb-23	LOT 5, TIM CASTLE	6210 CASTLE ROCK DRIVE BOONSBORO, MD 21713	TRIAD ENGINEERING	SPRING HOUSE FARM LLC
SSWP23-006	Stormwater Standard Plan	Approved	17-Feb-23	BOESE (MISTY GLEN LOT 5)	14005 MISTY GLEN LANE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MISTY KNOLLS LLC
SSWP23-007	Stormwater Standard Plan	In Review	28-Feb-23	BRETT SIMON	7521 UNIVERSITY RD, BO	3 CLOVERS ROOFING & CONSTRUCTION INC.	HERSHEY RICHARD K
SSWP23-008	Stormwater Standard Plan	In Review	28-Feb-23	ZHANDOSOV AG STRUCTURE	SI-18-020 20100 MARBLE QUARRY ROAD, LOT 1		ZHANDOSOV DULAT
S-23-007	Subdivision Replat	In Review	13-Feb-23	REPLAT LOT V-4, VIRGINA MORRIS EST FOR SHIFLER	9157 CRYSTAL FALLS DRIVE BOONSBORO, MD 21713		
TYU-23-002	Two Year Update	In Review	01-Feb-23	HAG. REG. AIRPORT EXISTING STOCKPILE	AIR PARK ROAD AT HAGERSTOWN REGIONAL AIRPORT	FOX & ASSOCIATES INC	WASHINGTON COUNTY COMMISSIONERS 100 W. WASHINGTON ST.
TYU-23-003	Two Year Update	In Review	01-Feb-23	ROSEWOOD PUD PHASE 2B & 3	ROBINWOOD DRIVE N/S	FOX & ASSOCIATES INC	ROSEWOOD VILLAGE PHASE II B LLC

Plan Review Projects Initialized - February 01, 2023 - February 28, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
TYU-23-004	Two Year Update	In Review	01-Feb-23	FALCON AIR SERVICES, INC. - PROPOSED HANGAR	SOUTHSIDE OF AIRPARK ROAD	FOX & ASSOCIATES INC	WASHINGTON COUNTY COMMISSIONERS 100 W.WASHINGTON STREET
GPT-23-015	Type 2 Grading Plan	Approved	05-Feb-23	GAVAR MEADOWS LOT 32	51 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-016	Type 2 Grading Plan	Approved	08-Feb-23	GAVAR MEADOWS LOT 31	47 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-017	Type 2 Grading Plan	Approved	17-Feb-23	GAVAR MEADOWS LOT 9	37 HERMAN GAVAR PLACE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-23-018	Type 2 Grading Plan	Approved	17-Feb-23	GAVAR MEADOWS LOT 35	63 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-019	Type 2 Grading Plan	Approved	22-Feb-23	GAVAR MEADOWS LOT 40	83 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-020	Type 2 Grading Plan	Approved	23-Feb-23	GAVAR MEADOWS LOT 139	70 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-021	Type 2 Grading Plan	Approved	23-Feb-23	GAVAR MEADOWS LOT 39	79 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-022	Type 2 Grading Plan	Approved	23-Feb-23	GAVAR MEADOWS LOT 41	87 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-023	Type 2 Grading Plan	Approved	23-Feb-23	GAVAR MEADOWS LOT 134		FREDERICK SEIBERT & ASSOCIATES	
GPT-23-024	Type 2 Grading Plan	Approved	23-Feb-23	GAVAR MEADOWS LOT 136	82 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-025	Type 2 Grading Plan	Approved	23-Feb-23	GAVAR MEADOWS LOT 138	74 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-026	Type 2 Grading Plan	Approved	24-Feb-23	GAVAR MEADOWS LOT 37	71 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-027	Type 2 Grading Plan	Approved	24-Feb-23	GAVAR MEADOWS LOT 135	86 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	

Plan Review Projects Initialized - February 01, 2023 - February 28, 2023

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-00656	Entrance Permit	Approved	07-Feb-23	STICK BUILT HOME	S-21-019 9848 RIPPLE DRIVE, LOT 45	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
2023-00700	Entrance Permit	In Progress	08-Feb-23	STICK BUILT HOME	LOR 10729 BOWER AVENUE		BJC LLC
2023-00709	Entrance Permit	Approved	09-Feb-23	STICK BUILT HOME	S-90-217 20502 SILK TREE COURT, LOT 7	COLONIAL DISTINCTIONS LLC	Cueto John Anthony Cueto Lynne Kennedy
2023-00798	Entrance Permit	Approved	13-Feb-23	STICK BUILT HOME	S-18-035 9325 ALLOWAY DRIVE, LOT 83		WESTFIELDS INVESTMENT LLC
2023-00941	Entrance Permit	In Progress	17-Feb-23	FARM BUILDING	20100 MARBLE QUARRY ROAD KEEDYSVILLE, MD 21756		ZHANDOSOV DULAT
2023-00947	Entrance Permit	Approved	20-Feb-23	STICK BUILT HOME	S-18-035 9321 ALLOWAY DRIVE, LOT 84		WESTFIELDS INVESTMENT LLC
2023-01013	Entrance Permit	Pending	22-Feb-23	STICK BUILT HOME	S-10-032 7521 UNIVERSITY ROAD, LOT 3		HERSHEY RICHARD K
2023-01017	Entrance Permit	In Progress	23-Feb-23	STICK BUILT HOME	S-18-019 13854 PATRIOT WAY, LOT 128	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2023-01037	Entrance Permit	Pending	23-Feb-23	STICK BUILT HOME	S-21-001 10101 AMELIA COURT, LOT 163	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01053	Entrance Permit	In Progress	24-Feb-23	STICK BUILT HOME	S-21-001 10008 MAIDS FANCY WAY, LOT 233	LGI HOMES	
2023-01058	Entrance Permit	In Progress	24-Feb-23	STICK BUILT HOME	S-21-001 10004 MAIDS FERRY WAY, LOT 234	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01060	Entrance Permit	Pending	24-Feb-23	STICK BUILT HOME	S-21-001 9911 ROULETTE DRIVE, LOT 161	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01072	Entrance Permit	In Progress	24-Feb-23	WESTFIELDS LOT 759	S-18-035 9322 ALLOWAY DRIVE, LOT 759		WESTFIELDS INVESTMENT LLC
2023-01074	Entrance Permit	In Progress	24-Feb-23	STICK BUILT HOME	S-21-001 10102 AMELIA COURT, LOT 182	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01086	Entrance Permit	Pending	24-Feb-23	STICK BUILT HOME	S-21-001 10114 AMELIA COURT LOT 170	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01100	Entrance Permit	Pending	27-Feb-23	STICK BUILT HOME	S-21-001 10110 AMELIA COURT, LOT 171	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01135	Entrance Permit	In Progress	28-Feb-23	STICK BUILT HOME	S-72-066 6030 HARVEST COURT, LOT 25	WOODBIDGE HOMES LLC	GOSSELIN SHAWN FULLER MILBURN ELIZABETH J
2023-00993	Entrance Permit	Approved	21-Feb-23	STORAGE BUILDING	LOR 2841 HARPERS FERRY ROAD		HAUSLER TYLER HAUSLER SHERRY
2023-00578	Floodplain Permit	Review	01-Feb-23	RENOVATION	LOR 1225 SECURITY ROAD		Kehoe Realty LLC c/o Robb & Walsh LLC
2023-00900	Floodplain Permit	Approved	16-Feb-23	RESIDENTIAL ADDITION	161 WEST HIGH STREET		COFFMAN BRUCE A COFFMAN KATHY L
2023-01057	Floodplain Permit	Pending Information	24-Feb-23	WILLIAM BUMPERS	21655 LEITERSBURG SMITHSBURG ROAD HAGERSTOWN, MD 21742		BUMPERS WILLIAM M ET AL BUMPERS HEIDI
2023-00619	Grading Permit	Approved	05-Feb-23	SITE SPECIFIC GRADING PLAN - GAVER MEADOWS LOT 32	TWN-19-007 51 CHARLOTTE STREET, LOT 32		
2023-00657	Grading Permit	Approved	07-Feb-23	STICK BUILT HOME	S-21-019 9848 RIPPLE DRIVE, LOT 45	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
2023-00672	Grading Permit	Pending	07-Feb-23	COMMERCIAL	SP-22-039 10440 DOWNSVILLE PIKE, LOT 1		DOWNSVILLE LOT A1 50 LLC
2023-00699	Grading Permit	Approved	08-Feb-23	GAVER MEADOWS LOT 31 GRADING	47 CHARLOTTE STREET, LOT 31		
2023-00710	Grading Permit	Approved	09-Feb-23	STICK BUILT HOME	S-90-217 20502 SILK TREE COURT, LOT 7	COLONIAL DISTINCTIONS LLC	Cueto John Anthony Cueto Lynne Kennedy
2023-00739	Grading Permit	In Progress	10-Feb-23	ROY SYLVESTER	S-22-033 13025 SPICKLER ROAD		SYLVESTER ROY A
2023-00799	Grading Permit	Approved	13-Feb-23	WESTFIELDS LOT 83	S-18-035 9325 ALLOWAY DRIVE, LOT 83		WESTFIELDS INVESTMENT LLC
2023-00923	Grading Permit	Approved	17-Feb-23	GAVER MEADOWS LOT 9 GRADING	37 HERMAN GAVER PLACE, LOT 9		DAVID C LYLES DEVELOPERS LLC

Plan Review Projects Initialized - February 01, 2023 - February 28, 2023

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-00927	Grading Permit	Approved	17-Feb-23	GAVER MEADOWS LOT 35 GRADING	63 CHARLOTTE STREET, LOT 35		
2023-00948	Grading Permit	Approved	20-Feb-23	WESTFIELDS LOT 84	S-18-035 9321 ALLOWAY DRIVE, LOT 84		WESTFIELDS INVESTMENT LLC
2023-00976	Grading Permit	In Progress	21-Feb-23	STICK BUILT HOME	S-22-047 6210 CASTLE ROCK DRIVE, LOT 5		SPRING HOUSE FARM LLC
2023-01014	Grading Permit	Approved	22-Feb-23	GAVER MEADOWS LOT 40 GRADING	TWN-19-007 74 CHARLOTTE STREET, LOT 40		
2023-01018	Grading Permit	In Progress	23-Feb-23	STICK BUILT HOME	S-18-019 13854 PATRIOT WAY, LOT 128	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2023-01021	Grading Permit	Approved	23-Feb-23	GAVER MEADOWS LOT 139 GRADING	TWN-19-007 70 CHARLOTTE STREET, LOT 139		
2023-01027	Grading Permit	In Progress	23-Feb-23	GAVER MEADOWS LOT 39 GRADING	TWN-19-007 79 CHARLOTTE STREET, LOT 39		
2023-01032	Grading Permit	In Progress	23-Feb-23	STICK BUILT HOME	S-05-033 14005 MISTY GLEN LANE, LOT 5	POTOMAC CONSTRUCTION	MISTY KNOLLS LLC
2023-01038	Grading Permit	Pending	23-Feb-23	STICK BUILT HOME	S-21-001 10101 AMELIA COURT, LOT 163	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01042	Grading Permit	Approved	23-Feb-23	GAVER MEADOWS LOT 41 GRADING	TWN-19-007 87 CHARLOTTE STREET, LOT 41		
2023-01043	Grading Permit	Approved	23-Feb-23	GAVER MEADOWS LOT 134 GRADING	TWN-19-007 CHARLOTTE STREET, LOT 134		DAVID C LYLES DEVELOPERS LLC
2023-01044	Grading Permit	In Progress	23-Feb-23	GAVER MEADOWS LOT 136 GRADING	TWN-19-007 82 CHARLOTTE STREET, LOT 136		
2023-01045	Grading Permit	Pending	23-Feb-23	GAVER MEADOWS LOT 138 GRADING	TWN-19-007 74 CHARLOTTE STREET, LOT 138		
2023-01051	Grading Permit	In Progress	24-Feb-23	GAVER MEADOWS LOT 37 GRADING	TWN-19-007 71 CHARLOTTE STREET, LOT 37		
2023-01052	Grading Permit	In Progress	24-Feb-23	GAVER MEADOWS LOT 135 GRADING	TWN-19-007 86 CHARLOTTE STREET, LOT 135		
2023-01054	Grading Permit	In Progress	24-Feb-23	STICK BUILT HOME	S-21-001 10008 MAIDS FANCY WAY, LOT 233	LGI HOMES	
2023-01059	Grading Permit	In Progress	24-Feb-23	STICK BUILT HOME	S-21-001 10004 MAIDS FERRY WAY, LOT 234	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01061	Grading Permit	Pending	24-Feb-23	STICK BUILT HOME	S-21-001 9911 ROULETTE DRIVE, LOT 161	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01073	Grading Permit	In Progress	24-Feb-23	WESTFIELDS LOT 759	S-18-035 9322 ALLOWAY DRIVE, LOT 759		WESTFIELDS INVESTMENT LLC
2023-01075	Grading Permit	In Progress	24-Feb-23	STICK BUILT HOME	S-21-001 10102 AMELIA COURT, LOT 182	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01087	Grading Permit	Pending	24-Feb-23	STICK BUILT HOME	S-21-001 10114 AMELIA COURT LOT 170	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01101	Grading Permit	Pending	27-Feb-23	STICK BUILT HOME	S-21-001 10110 AMELIA COURT, LOT 171	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01105	Grading Permit	Pending	27-Feb-23	ENTRANCE/DRIVEWAY PERMIT	S-10-032 7521 UNIVERSITY ROAD, LOT 3		HERSHEY RICHARD K
2023-01136	Grading Permit	In Progress	28-Feb-23	STICK BUILT HOME	S-72-066 6030 HARVEST COURT, LOT 25	WOODBIDGE HOMES LLC	GOSSELIN SHAWN FULLER MILBURN ELIZABETH J
2023-00972	Grading Permit	Review	21-Feb-23	STANDARD GRADING PERMIT LOT D-10	S-03-049 9832 PEMBROKE DRIVE, LOT D10	HAUPTMAN BUILDERS, INC.	GHATTAS ASAD M
2023-00624	Non-Residential Addition-Alteration Permit	Review	06-Feb-23	COMMERCIAL	SP-22-039 10440 DOWNSVILLE PIKE, LOT 1		DOWNSVILLE LOT A1 50 LLC
2023-00726	Utility Permit	Approved	09-Feb-23		19603 SPRING CREEK RD.		EDMONDS CRAIG & EDMONDS EVA M

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-00729	Utility Permit	Approved	09-Feb-23		12037 SCOTTISH CT.		STELLAR PROPERTIES LLC
2023-00731	Utility Permit	Approved	09-Feb-23		18424 MAUGANS AVE.		GHATTAS ASAD M
2023-00859	Utility Permit	Approved	15-Feb-23		12914 CATHEDRAL AVENUE	PURE LIFE CABLE	SACHS WILLIAM
2023-00869	Utility Permit	Approved	15-Feb-23		19620 SPRING CREEK RD.	PURE LIFE CABLE	DOYLE GERALD L
2023-01097	Utility Permit	Approved	27-Feb-23	COMCAST	11324 YOUNGSTOUN DRIVE		NORTHWOOD PARK ASSOCIATES LIMITED PARTNERSHIP
2023-00725	Utility Permit	Approved	09-Feb-23		14025 GREENCASTLE PIKE		LAVARIEGA MARCOS E CARRERA FIORELA S ORIA
2023-00727	Utility Permit	Approved	09-Feb-23		14019 CEARFOSS PIKE		CHURCH FAITH TEMPLE OF CEARFOSS
2023-00730	Utility Permit	Approved	09-Feb-23		10714 EWELL DR.		SMITH GLENN C & MARTHA S
2023-01031	Utility Permit	Review	23-Feb-23	COLUMBIA GAS	11543 ENGLEWOOD ROAD	COLUMBIA GAS OF MARYLAND INC	ROBINSON JONATHAN ALAN ROBINSON BILLIE JO
2023-00570	Utility Permit	Approved	01-Feb-23	POTOMAC EDISON	3215 CHESTNUT GROVE RD.		
2023-00645	Utility Permit	Approved	07-Feb-23		11224 LAKEVIEW DR.	PURE LIFE CABLE	LAKESIDE ASSOCIATES LLC
2023-00728	Utility Permit	Approved	09-Feb-23		10920 GAYWOOD DR.		APOLINARES CARLSOS A
2023-00806	Utility Permit	Approved	13-Feb-23		10732 BOWER AVENUE	PURE LIFE CABLE	DEATRICH NANCY L L/E
2023-01102	Utility Permit	Approved	27-Feb-23		10729 BOWER AVENUE	NICHOLAS R HODGES	HABITAT FOR HUMANITY OF WASH CO IN

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	Type	Total
LandDev Total by Group: 54	Forest Stand Delineation	2
	IMA	7
	Improvement Plan	1
	Ordinance Modification	2
	Preliminary-Final Plat	5
	PWA	2
	Redline Revision	4
	Site Plan	3
	Standard Grading Plan	3
	Stormwater Concept Plan	3
	Stormwater Standard Plan	5
	Subdivision Replat	1
	Two Year Update	3
	Type 2 Grading Plan	13
Permits Total by Group: 70	Entrance Permit	18
	Floodplain Permit	3
	Grading Permit	33
	Non-Residential Addition-Alteration Permit	1
	Utility Permit	15
Total		124