REQUIRED MOTION

MAYOR AND CITY COUNCIL

HAGERSTOWN, MARYLAND

DATE: **October 27, 2026**

TOPIC: **Approval of an Amendment to an Annexation Plan – A-2026-02: Burkholder-McDade.**

Charter Amendment	
Code Amendment	
Ordinance	
Resolution	
Other	X

MOTION: I hereby move that the Mayor and City Council approve an amendment to the Annexation Plan for Annexation Case No. A-2026-02 which was approved by this body on August 25, 2026. The purpose of this amendment is to correct an error found in Section I.F on page 2 of the document. This provision is corrected to read "*The annexation area is within the County's Urban Growth Boundary and is within the State's designated Priority Funding Area*". The original version adopted on August 25, 2026 stated that the area to be annexed is not within the Priority Funding Area. This amendment is made to remove the word "not" from Section I.F.

An amended Annexation Plan and mapping of the Priority Funding Area is attached to this motion. Words stricken are bracketed. New words are shown in capital letters.

DATE OF PASSAGE: 10/27/26

EFFECTIVE DATE: 10/27/26

City of Hagerstown, Maryland

ANNEXATION PLAN

Annexation Case No. A-2026-02

Amended October 27, 2026

Property Owner: Parcel 0013: Burkholder Lane Acquisitions, LLC

and

Parcel 0414: McDade Road Acquisitions, LLC

Applicant: Parcel 0013: Burkholder Lane Acquisitions, LLC

and

Parcel 0414: McDade Road Acquisitions, LLC

Location of Property:

Tax Map: 0036, Grid: 0018, Parcel: 0013

(Burkholder Lane)

and

12660 McDade Road, Hagerstown, MD 21740

Tax Map: 0036, Grid: 0012, Parcel: 0414

WHEREAS, THE PURPOSE OF THIS ANNEXATION PLAN IS TO AMEND AND CORRECT THE ORIGINAL ANNEXATION PLAN; AND

WHEREAS, THE MAYOR AND CITY COUNCIL INTEND TO APPROVE AN AMENDMENT TO THE ANNEXATION PLAN FOR ANNEXATION CASE NO. A-2026-02 WHICH WAS ORIGINALLY APPROVED BY THIS BODY ON AUGUST 25, 2026; AND

WHEREAS, THE SPECIFIC INTENT OF THIS AMENDMENT IS TO CORRECT AN ERROR FOUND IN SECTION I.F ON PAGE 2 OF THE ORIGINAL DOCUMENT, AND THIS PROVISION IS HEREBY CORRECTED TO READ “THE ANNEXATION AREA IS WITHIN THE COUNTY’S

CAPITALS : Indicate matter to be added to original Plan
[~~Brackets~~] : Indicate matter to be deleted from original Plan

URBAN GROWTH BOUNDARY AND IS WITHIN THE STATE'S DESIGNATED PRIORITY FUNDING AREA;" WHERE, THE ORIGINAL VERSION ADOPTED ON AUGUST 25, 2026, STATED THAT THE AREA TO BE ANNEXED IS NOT WITHIN THE PRIORITY FUNDING AREA, AND THEREFORE, THIS AMENDMENT IS MADE TO REMOVE THE WORD "NOT" FROM SECTION I.F, AND

WHEREAS, THE MAPPING OF THE PRIORITY FUNDING AREA IS ATTACHED TO THIS PLAN, AND THE WORDS TO BE STRICKEN ARE BRACKETED, AND NEW WORDS ARE SHOWN IN CAPITAL LETTERS AS INDICATED IN THE LEGEND FOUND IN THE FOOTER OF THIS DOCUMENT.

Annexation Plan

Pursuant to The Annotated Code of Maryland, Local Government Article, Section 4-415, herewith is a proposed outline for extension of services and public facilities into the areas proposed to be annexed.

It is also noted that any future amendments to the Annexation Plan may not be construed in any way as an amendment to the resolution, nor may they serve in any matter to cause a re-initiation of the annexation procedure then in process.

I. Land Use Patterns of Areas Proposed to be Annexed

A. The area of annexation is approximately +/- 171.885 acres. Parcel 13 is 148.77 acres of unimproved land. Parcel 414 is on 23.105 acres and is improved with a single-family dwelling and two agricultural buildings and is contiguous to the existing municipal boundary by a fee-simple pipestem that connects this parcel to McDade Road. This property is mostly used for horse pasture. There is no proposed development at this time.

B. The proposed zoning is I-MU (Industrial Mixed-Use). The Industrial Mixed-Use district allows for the blending of lower intensity industrial with some amount of commercial.

C. Parcel 13 is designated Business-Employment on the Future Land Use map of the 2018 Comprehensive Plan, which identifies POM (Professional Office Mixed-Use) and I-MU (Industrial Mixed-Use) as compatible zoning with this designation. Parcel 414 is outside of the Medium Range Growth Area and is not assigned a land use designation.

D. The area of annexation is within a large area designated Industrial on the recently approved Washington County Comprehensive Plan, which includes zoning districts which are consistent with or more intense in nature than the City's I-MU (Industrial Mixed-Use) district. The area is currently located in the County's PI (Planned Industrial) zoning district which is compatible with the City's I-MU zoning district.

E. Parcel 13 is within the City's Medium Range Growth Area, an area intended for new or expanded water service based on development potential, as defined in the City's 2018 Comprehensive Plan, *visionHagerstown 2035*.

Parcel 414 (the McDade property) is not within the MRGA.

F. The annexation area is within the County's Urban Growth Boundary and is [not] within the State's designated Priority Funding Area.

II. Availability of Land Needed for Public Facilities

A. The uses of the annexation area will be predominantly industrial in nature and will have no impact on Washington County Public Schools. The City's I-MU zoning district does not permit residential development.

Development of the annexation area will generate revenues for the County which could be earmarked for school capacity enhancement using building excise taxes imposed on all building permits from real property development on all new construction. In 2025, the County amended its Adequate Public Facilities Ordinance and Building Excise Tax Ordinances in order for building within municipalities to participate more equitably in capital development.

B. The uses of the annexation area will be predominantly industrial or commercial in nature and will have little to no impact on the services of the Washington County Free Library.

III. Schedule and Method of Financing the Extension of Each Municipal Service Currently Performed Within the City of Hagerstown into the area Proposed to be Annexed

A. The area of annexation is not currently served by city utilities. Parcel 0013 will be served by extension of City Water lines as part of development following annexation. Sufficient capacity exists to serve the property. Parcel 414 will not receive water service until it is included within the MRGA (Medium Range Growth Area) as depicted in the City's Comprehensive Plan.

B. Extension of sanitary sewer, water and storm drain lines, streets, curbs, gutters and all other public improvements, not currently existing, which may be required by the City to be installed, constructed and maintained as part of the development or re-development of the area of annexation, shall be [D]at the expense of the then owner(s) or developer(s) of the area of annexation requesting same, and shall be at no cost to the City.

C. The Electric Distribution System is external to the Hagerstown Light Department electric utility operation territory. Electric utility service is provided by the Potomac Edison Company of First Energy.

D. The property will be served by existing emergency medical services provided by Meritus Medical Center, Community Rescue Services, Inc., and the City of Hagerstown Fire Department.

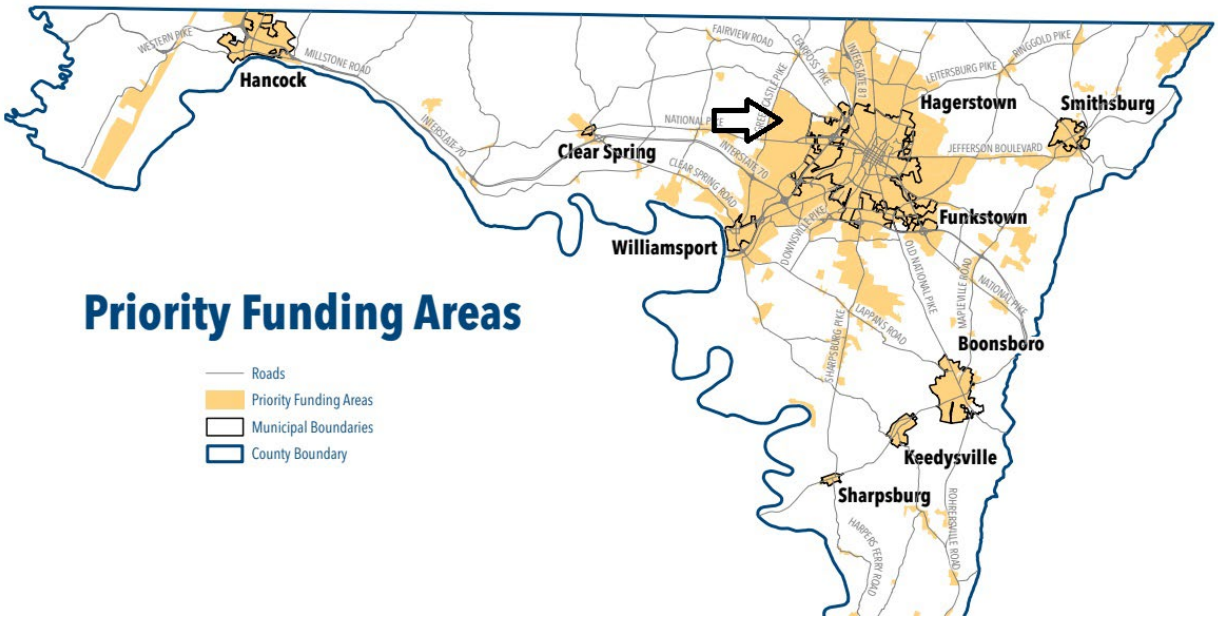
E. Parcel 414 fronts on McDade Road. The end of Logistics Boulevard abuts the southern boundary of Parcel 13. This annexation does include annexation of a portion of McDade Road right of way. Any public roads constructed in the future within the area of annexation will be completed at the direction of the City Engineer at the developer's expense and constructed per the City's Public Ways Construction Standards by the developer.

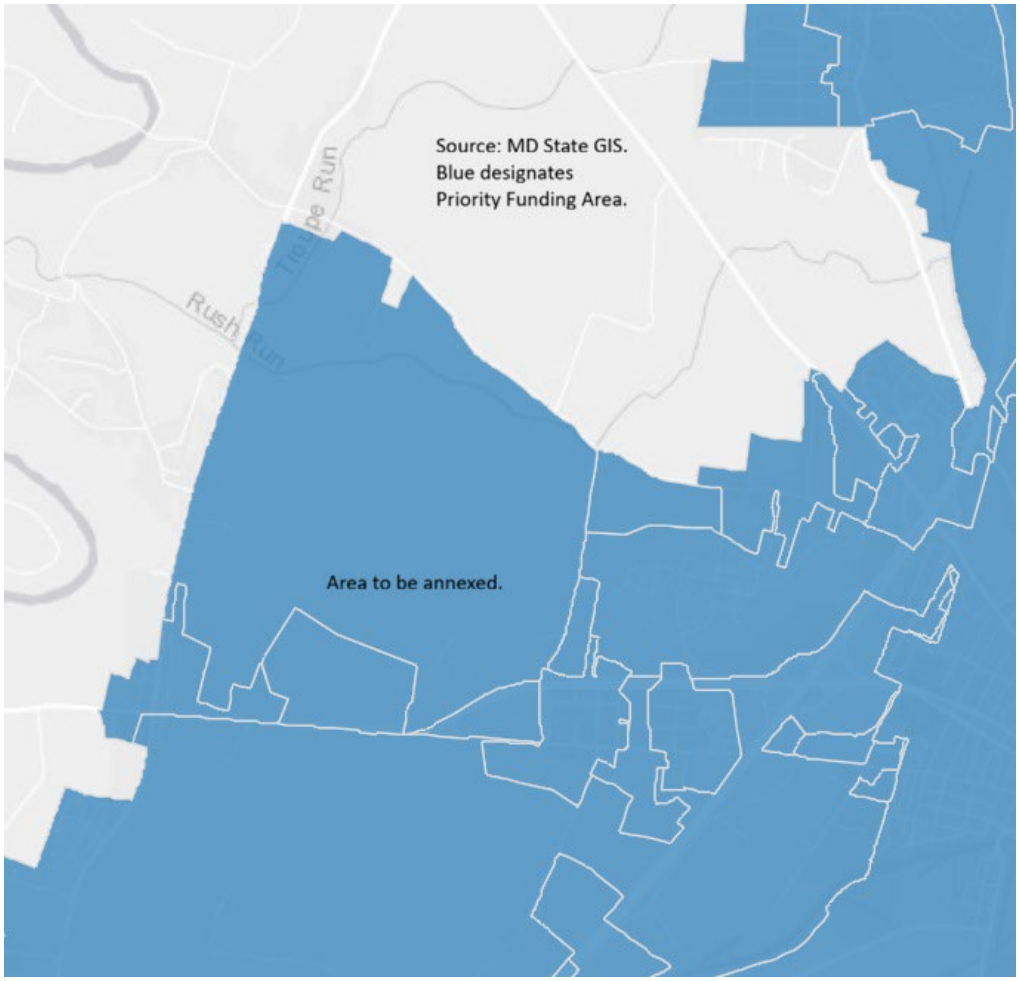
F. Parks and Recreation facility expansions are not proposed for this annexation.

G. Police protection will be provided by the Hagerstown Police Department. Fire protection will be provided by the Hagerstown Fire Department. Station 4 (Western Enterprise Fire Company), located at 526 Washington Avenue, and the Maugansville Goodwill Volunteer Fire Company, located at 13730 Maugansville Road, are the designated first-call stations for this site.

H. Maintenance (i.e. snow removal, mowing of right-of-way, litter removal) of McDade Road and Logistics Boulevard is performed by Washington County. Any public roads constructed in the future within the area of annexation will be maintained by the City Public Works Department.

I. All future persons within the area proposed to be annexed shall obtain or be entitled to existing benefits of the City of Hagerstown. They shall also be required to pay for all applicable utility services, charges, assessments, taxes, and other costs and expenses which are required of the residents of the City of Hagerstown, unless alternative arrangements are provided for the Annexation Resolution.


Priority Funding Areas
Roads
Priority Funding Areas
Municipal Boundaries
County Boundary
Hancock
Clear Spring
Williamsport
Hagerstown
Smithsburg
Funkstown
Boonsboro
Keedysville
Sharpsburg
WESTERN PIKE
MILLSTONE ROAD
INTERSTATE 70
FAIRVIEW ROAD
CRAMPTON'S GAP
INTERSTATE 81
LEITERSBURG PIKE
RINGGOLD PIKE
JEFFERSON BOULEVARD
CLEAR SPRING ROAD
DOWNSVILLE PIKE
OLD NATIONAL PIKE
NATIONAL PIKE
LAPPANS ROAD
SHARPSBURG PIKE
HARPERS FERRY ROAD
ROHRERSVILLE ROAD


Source: MD State GIS.
Blue designates
Priority Funding Area.
Area to be annexed.
Rush Run