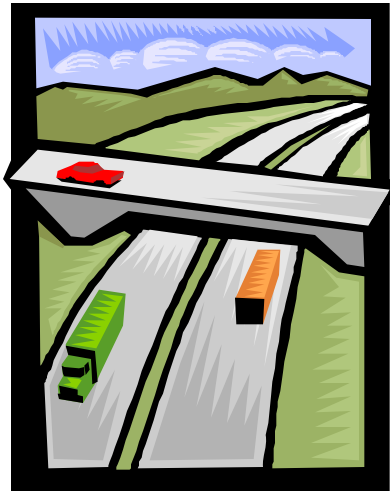


FREDERICK COUNTY DIVISION OF PLANNING

Annual Planning Report 2005



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FREDERICK, MARYLAND 21701

www.co.frederick.md.us/planning

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Executive Summary

The 2005 Planning Report for Frederick County, Maryland was prepared pursuant to the requirements of Article 66B of the Annotated Code of Maryland and provides a summary of the year's planning activities and development trends.

Project/Activity Highlights for 2005

- Initiated work on the Lake Linganore Source Water Action Plan.
- Continued review and update of the New Market Region Plan and the Walkersville Region Plan.
- Processed five farm applications to sell their development rights under the MALPF Program and received 19 applications for the Installment Purchase Program (IPP).
- Processed 50 Board of Zoning Appeals cases up from 49 in 2004.
- Conducted 820 new and follow-up zoning inspections up from 684 in 2004. The number of zoning complaints up slightly from 249 in 2004 to 262.
- Processed six (6) Adequate Public Facilities (APFO) Text Amendments.
- Processed ten (10) Zoning Map Amendments.
- Continued research on Pipeline Development and Industrial/Commercial Land Inventory .

Development and Demographic Highlights

- County population increased by 5,733 persons in 2005, the highest annual increase since 2000.
- Permits were issued for 2,251 new residential dwellings, the highest amount since 2000.
- Commercial and industrial construction declined by 55 permits from 2004 with 692 permits issued.
- Total value of new commercial and industrial construction in 2005 was approximately \$213 million.
- Initiated updated Pupil Yield Study Report with the Frederick County Public Schools.
- Completed and released for public comment "Heart of the Civil War Heritage Area" - Management Plan.
- Catocin Mountain Scenic Byway was designated by U.S. DOT as one of Americas Byways following the Corridor Management Plan completed in the prior year.
- Continued to study Wellhead Protection Areas (WHPA) for possible legislation that permanently delineates and establishes WHPA guidelines.
- Developed a new Water Sewerage Plan Amendment Cycle.

PLANNING COMMISSION PROFILE

The Frederick County Planning Commission was created in 1955 with the responsibility for preparing and administering plans and development regulations for the County. The Planning Commission is appointed by the Board of County Commissioners and its members serve for five year terms while one County Commissioner serves as liaison to the Planning Commission. The Commission holds regular public meetings to review development and planning items. The Planning Commission has final authority over site plans, subdivision plats, modifications to the subdivision regulations and determination of Adequate Public Facilities (APFO) for new developments. On items such as zoning map amendments, zoning or subdivision text amendments, and water/sewer plan amendments, the Planning Commission has an advisory role through the provision of a recommendation to the County Commissioners, who have the final authority to adopt or amend these plans and regulations. With regard to Countywide and Region Plans, the Commission has approval authority and forwards such Plans to the County Commissioners for final adoption. Current Planning Commission members are as follows:

- Alan Duke, Chairman
- Bob White, Vice-Chairman
- Joe Brown, III, Secretary
- Fern Hines
- J. Denham Crum
- Joan McIntyre
- Mike Cady, BOCC Liaison

The Planning Division staff prepares and administers plans and regulations which fall under the purview of the Planning Commission. The Division is comprised of four sections with the following responsibilities:

Comprehensive Planning

- Responsible for preparation and updating of Countywide Comprehensive Plan and the eight region plans.

- Responsible for functional planning areas including water and sewer, transportation, historic preservation, and environmental planning.
- Provides staff assistance and coordination with the County's 12 municipalities.

Land Preservation

- Administers various State and County Agricultural Preservation programs.

Zoning Administration

- Enforces the Zoning Ordinance
- Administers the Board of Zoning Appeals
- Reviews/approves Zoning Certificates

Mapping and Data Services

- Provides mapping and graphic services to the Division and other County agencies.
- Supports the County's Geographic Information System (GIS)
- Prepares and maintains demographic data

In addition to the Planning Commission and the Board of County Commissioners, the following groups, commissions, and committees are served by the Staff of the Division:

- County Board of Zoning Appeals
- County Council of Governments
- County Ag Preservation Advisory Board
- County Ag Reconciliation Committee
- Historic Preservation Commission
- Monocacy Scenic River Board
- Transportation Services Advisory Council
- 30 separate Municipal Planning Commissions, Appeals Boards and Town Councils

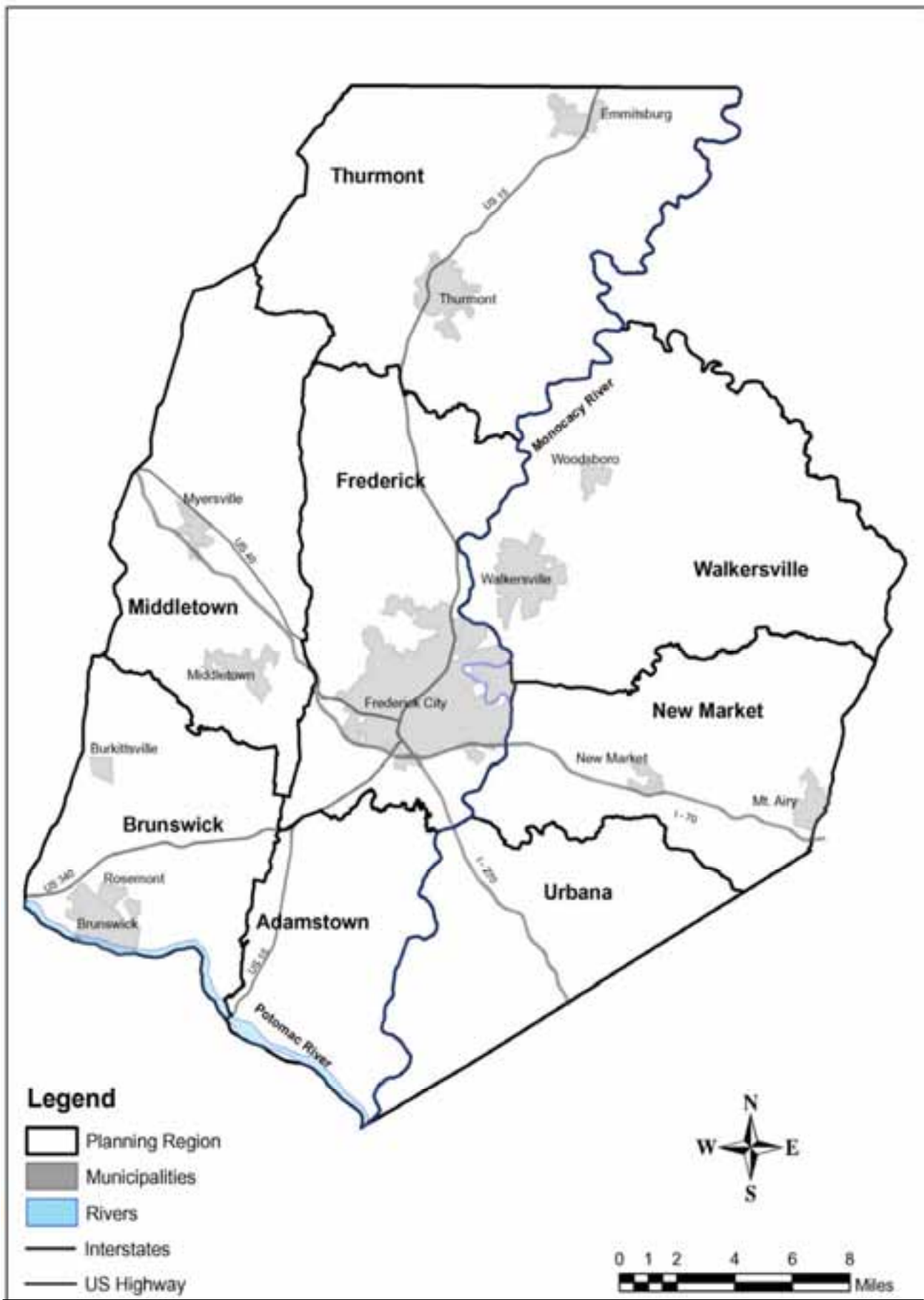
The Staff also provides occasional staff assistance and planning liaison to the following organizations:

- Parks and Recreation Commission
- BOE School Redistricting Committees
- Frederick County Housing Trust
- Business & Development Advisory Council



M. Cady, A. Duke, J. McIntyre, D. Crum, F. Hines, B. White, J. Brown

FREDERICK COUNTY, MARYLAND



Directory of Commissions and Staff—CURRENT TO DEC. 2005

BOARDS AND COMMISSIONS

Board of County Commissioners

John L. Thompson, Jr., President
 Michael L. Cady, Vice President
 John R. Lovell, Jr.
 Jan H. Gardner
 Bruce L. Reeder

Planning Commission

Alan Duke, Chairman
 Bob White, Vice Chairman
 Joe Brown, III, Secretary
 Fern Hines
 J. Denham Crum
 Joan McIntyre
 Michael Cady, County Commissioner

Board of Zoning Appeals

William Shreve, Chairman
 John Snyder, Vice Chairman
 Harry Roderick, Jr.
 Bernard Bordenick
 Robert J. Lawrence
 Laura Roholt Westdorp

Agricultural Preservation Advisory Board

Alan Wilcom, Chairman
 Barry Burch
 Jon Sewell
 Zene Wolfe

Historic Preservation Commission

G. Bernard Callan, Jr. Chairman
 Krista McGowan, Vice Chairman
 Ray Compton
 William Crum
 Mary Richeimer
 Gary D. Baker
 Michael A. Powell
 Chris T. Matthews
 Tyler Bastian
 Jessica Cramer Winter, Alt.
 Marc DeOcampo, Alt.

DIVISION OF PLANNING STAFF

Director

Steve Kaii-Ziegler, AICP 301-694-1149

Assistant Director

Eric E. Soter 301-694-1411

Chief of Comprehensive Planning

Jim Gugel, AICP 301-694-1144

Land Preservation Administrator

Timothy J. Blaser 301-694-2513

Mapping and Data Services Manager

Sam Householder 301-694-1127

Zoning Administrator

Larry Smith 301-694-1491

Comprehensive Planning

Historic Preservation

Janet Davis 301-696-2958

Transportation

Denis Superczynski, AICP 301-694-1142

Water and Sewer

Carole Larsen, AICP 301-694-1135

Environmental Planning

Tim Goodfellow, AICP 301-694-2508

Special Projects

John Dimitriou 301-694-1150

Zoning Administration & Enforcement

Board of Zoning Appeals

Rick Brace 301-696-2940

House Numbering

Mark Walls 301-696-2945

Permit Review

Mark Walls 301-696-2945

Rick Brace 301-696-2940

Zoning Enforcement

Bill Bigelow 301-694-1141

Special Projects

Todd Weidman 301-694-1436

Mapping and Data Services

Senior GIS Analyst

Lynda Marcy 301-694-1306

GIS Technicians

Amy Moore 301-631-2325

Christine Graham 301-694-1151

Anne Bradley 301-631-2324

Data Systems Planner

Amber DeMorett 301-694-1155

Land Preservation

Agricultural Preservation, MALPF, Critical Farms, Installment Purchase Program

Tim Blaser 301-694-2513

Planning web page
www.co.frederick.md.us/planning
 301-694-1138

Demographic and Development Statistics and Trends

Population

Frederick County's estimated population is 226,476 as of January 1, 2006. From 2005–2006 the County increased its population by approximately 5,733 persons; this is the highest annual population increase in five years. During 2001 – 2006, the average annual increase in population has been approximately 4,812 persons. Within the past 5 years, Frederick County's population has increased by 12%. Since 1990, population increases have continued to be significant with 76,268 persons added representing a 51% population increase in 16 years.

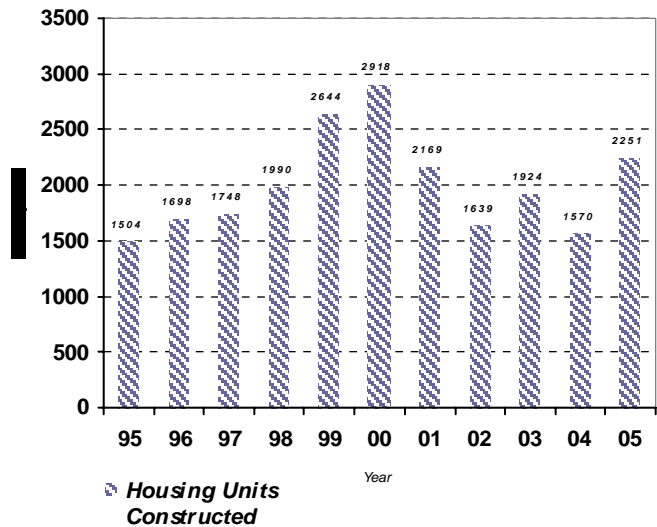
The current projections indicate a total County population of 243,220 by 2010, 287,913 by 2020, and 326,224 by 2030. This represents an annual growth rate of approximately 4,365 persons.

Housing Construction

In 2005, there were 2,251 new residential development permits issued, bringing the County's housing unit stock to 84,685. In 2005, there were 385 more residential permits issued than the 30-year average of 1,866. Approximately 28,516 new homes have been constructed since 1990. In 2000, the Frederick Planning Region comprised 45% of the total County housing stock. The City of Frederick, with 24,717 housing units alone, comprises 30% of the County's housing stock. Since 1980, around 45% of all new dwellings were constructed within the municipalities. By the year 2010, Frederick County is projected to have a total of 91,078 housing units, by 2020 108,140 units, and by 2030 a total of 122,766 housing units.

In 2005, 44% of the new housing units constructed were single-family detached, 19% were duplex and townhomes, 37% were multi-family, and

0.4% were mobile homes. 52% of the housing units in major residential developments are single-family detached.



Commercial and Industrial Construction

There were a total of 692 commercial and industrial permits issued in Frederick County in 2005, a decrease of 55 permits from 2004. Types of commercial and industrial permits include new buildings or businesses, additions to existing buildings, and changes in tenancy within commercial buildings. Within the past 5 years, there was an average of 551 such permits issued annually. The value of the commercial and industrial permits totaled approximately \$213 million in 2005. This is almost \$40 million more than in 2004.

Community Facilities

Coordination of the priority and location of community facilities is a key element in the comprehensive planning process. Through the Capital Improvements Program, preparation of plans for water and sewer, parks and other facilities, the Planning Commission can provide the necessary linkage between the County Comprehensive Plan and functional plans for special facilities.

Capital Improvements Program

The Division of Planning with the Budget Office and Finance Department jointly prepares a six-year Capital Improvements Program (CIP). Following submittal of requests by departments and agencies, the staff prioritizes and schedules the requests after careful review of the County Comprehensive Plan and funding resources including a debt affordability limit analysis for proposed bonding. The recommendations of the staff are then presented to the Planning Commission for review and comment and, finally, to the Board of County Commissioners for final decision on funding and timing.

The Capital Improvements Program (CIP) for FY 2006-2011 was adopted in June 2005. The CIP totaled over \$724 million for the entire 6-year program an increase of \$76 million over the FY2005-2010 CIP. The summary of the 6-year CIP is as follows:

- General Government \$ 177 million
- Water & Sewer \$ 94 million
- Solid Waste \$ 2.5 million
- Parks & Recreation \$ 36 million
- Watershed Restoration \$ 1.5 million
- Roads & Bridges \$ 98 million
- Frederick Community
 College \$ 51 million
- Schools \$241 million
- Municipal Projects \$ 19 million

School Enrollments

The County's FY 2006-2011 Capital Improvements Program (CIP), adopted in June 2005, includes 13 projects to increase school capacity. These projects include additions to existing schools and the construction of new schools and will add a total of 5,483 seats over the next six years.

In September 2005 the Frederick County Public School system enrolled a total of 39,741 students which is an increase of .45% or 177 pupils from 2004.

For the fall 2005 school year, one new school opened, Centerville Elementary, in the Villages of Urbana development. An addition to Urbana High School also opened in the fall of 2005.



Solid Waste Management

The management of solid waste has become an increasingly important issue in Frederick County. The County is currently operating two landfills, the Reichs Ford Landfill and the adjacent Site B Landfill which opened in January 1997. The Site B Landfill was completed in December 1996 at a cost of approximately \$9 million and is the first expansion of the landfill since 1968.



In 2004 the County made the decision to construct a solid waste transfer station at the landfill.

Library Services

Circulation of library materials is an important indication of the demand for library services. This circulation includes books, audiovisual materials and other equipment and material. As of 2005, there were roughly 112,400 registered borrowers of material in Frederick County.



Zoning Administration Highlights

Board of Appeals

For 2005 the Board heard 50 new cases, as well as dealing with several cases pending from previous years. This year's caseload presented the Board members with a very diverse set of factors to weigh in their deliberations. The special exceptions (or conditional uses) and appeals of decisions covered such land uses as accessory apartments, daycare, landscaping, auto repair, floodplain structure replacement, veterinary clinic, kennels, temporary mobile homes and restoration of a place of worship destroyed by fire. The reader is advised to recall that the Maryland courts have called special exceptions as uses "legislatively pre-determined" [by the County Commissioner's adoption of the Zoning Ordinance or amendment] to be appropriate for the zone in which they are located, provided they meet the general and specific criteria specified in the Ordinance. Essentially these are property rights that may be granted provided the Board

finds the criteria to be met. The burden of proof is on the applicant.

Variance request cases comprised 40% of the Board's caseload. It should be noted that several cases did not meet the legally required criteria to be granted and were denied or were withdrawn. Staff attempts to direct the applicant's attention to the criteria specified in Sec. 1-19-47 (c) of the Frederick Co. Zoning Ordinance so that each criterion may be addressed as the burden of proof is on the applicant.

The Board addressed several claims of administrative error in 2005. These addressed such topics as the floodplain process and criteria, measurement of setbacks and non-conforming structures and the number of uses allowed on a commercially zoned parcel.

<u>Case #</u>	<u>Applicant</u>	<u>Application Request</u>	<u>Decision</u>
B-05-01	May	Landscape Company	Granted
B-05-02	Byron	Replace dwelling in floodplain	Granted
B-05-03	St. Peters	Reconstruct and expand church	Granted
B-05-05	Wilt	Accessory Apartment	Granted
B-05-08	Nami	Ag Processing-winery	Granted
B-05-13	Fritzinger	Accessory Apartment	Granted
B-05-15	Greer	Accessory Apartment	Granted
B-05-16	Dougherty	Accessory Apartment	Granted
B-05-17	Buckeystown Meat Market	Modify Previous Conditions/floodplain	Granted
B-05-19	Beall	Replace legal nonconforming trailer	Granted
B-05-20	Cook	Accessory Apartment	Granted

B-05-21	Karg	Veterinary Clinic	Granted
B-05-22	Mountain Manor	Expand a legal nonconforming use	Granted
B-05-24	O'Brien	Replace dwelling in floodplain	Granted
B-05-26	Stouter	Child Daycare	Granted
B-05-28	Tucker	Replace structure in floodplain	Granted
B-05-29	Vesper	Child Daycare	Pending
B-05-34	Spielman	Temporary Mobile Home	Granted
B-05-38	Manhollan	Appeal of Denied Permit	Denied
B-05-39	Kaler	Appeal of Decision on # of Uses	Granted
B-05-40	Smalley	Accessory Apartment	Granted
B-05-41	McMillan-Stakes	Kennel [animal rescue]	Pending
B-05-43	Fowler	Auto Repair in VC zone	Granted
B-05-44	Wilson	Temporary Mobile Home	Granted
B-05-45	Trietely	Appeal of Denied Permit	Denied
B-05-47	Worsley	Auto Repair in AG zone/private school	Pending
B-05-48	Moran	Accessory Apartment	Granted
B-05-50	Watson	Accessory Apartment	Granted

Zoning Map Amendments

For 2005 there was a significant increase in the number of zoning map amendments submitted to the County. A total of ten (10) applications were submitted which was a significant increase from previous years, which has averaged about 2-3 applications per year.

R-05-01 Jefferson Technology Park — Request to rezone 173 acres from Office/Research/Industrial (ORI) to Mixed Unit Development (MXD). Property is located on the south side of MD 180 (Jefferson Pike); northwest side of U.S. 340 south side of I-70 (Frederick Region). *Approved*

R-05-02 Villages of Urbana/Boxwood Property — Request to rezone 71.1 acres from Agriculture (A) to Planned Unit Development (PUD). Property is located on the south side of Tabler Road, and on the northwest side of Lew Wallace Street (Urbana Region). *Approved.*

R-05-03 Wellington Commercial Holdings, LLC – Request to rezone 4.8 acres from Agriculture (A) to General Commercial (GC). Property is located at English Muffin Way and New Design Road, southwest of Wellington Trace Subdivision (Adamstown Region). *Withdrawn*

R-05-04 Gladhill Property – Request to rezone 1.76 acres from Agriculture (A) to General Commercial (GC). Property located on at 5509 Mt. Zion Road/northwest side of Mt. Zion Rd. between MD 180 & U.S. 340 (Frederick Region). *Approved*

R-05-05 Forman Property – Request to rezone .67 acre from Agriculture (A) to Planned Unit Development (PUD) in the Villages of Urbana on east side of MD 80 (Urbana Region). *Approved*

R-05-06 Monrovia Town Center — Request to rezone 402 acres from Agriculture (A) and Residential (R-1 and R-3) to Planned Unit Development (PUD). Located at the intersection of MD 75 and MD 80 (Urbana Region). *Approved*

R-05-07 & R-05-08 Younkens Property — Two requests for same parcel, 43 acres from Agriculture (A) to Planned Unit Development (PUD) and 50.6 acres from Agriculture (A) to

Mixed Use Development (MXD). Located on the west side of New Design Road at Elmer Derr Road (Adamstown Region). *Approved*

R-05-09 Griffin Property — Request to rezone 197 acres from Agriculture (A) to Planned Unit Development (PUD). Located on the east side of Ballenger Creek Pike (Frederick Region). *Approved*

R-05-10 Jefferson Park West — Request to rezone 100 acres from Office/Research/Industrial (ORI) to Mixed Use Development (MXD). (Frederick Region) *Approved*

Zoning Enforcement

The zoning inspector continued to investigate complaints about possible Zoning Ordinance violations. Over 820 initial and follow-up inspections were conducted in order to determine if violations exist. Complaints had a slight increase in 2005 to 262 as opposed to 2004 when 249 complaints were filed. County staff also provides zoning enforcement for the municipalities of Rosemont, Burkittsville, and New Market.

Violations of the Zoning Ordinance are enforced through civil citations and fines. The imposition of fines is used as a deterrent and is not intended to be a revenue generator for the County insofar as ensuring compliance with the land use regulations. In addition, the County does not have the option of pursuing criminal action. As a last resort, some cases are adjudicated through the District Court.

<u>Zoning Violation Inspections</u>	<u>Total</u>	<u>Percentage of Total</u>
Zoning Certificate/ Permit Compliance & Follow-up	128	49%
Nuisance	36	16%
Site Plan Conformance	12	4%
Home Occupations	44	16%
Miscellaneous	42	15%
Total	262	100%

Zoning Text Amendments

ZT-05-01 Grimes Systems Co. Inc. — Request approval for modification to Section 1-19-4, Section 1-19-289, to add section 1-19-313 to establish standards for Natural Wood Waste Recycling Facilities in the General Industrial Zoning District, to add the definition of Natural Wood Waste; Unadulterated Wood Waste and Natural Wood Waste Recycling Facility, to modify the use table Section 1-19-289, to add the use of Natural Wood Waste Recycling Facility in the Solid Waste category, which use would be permitted with Site Plan approval in the General Industrial (GI) Zoning District. *Withdrawn*

ZT-05-02 Deferral of Zoning Text and Map Amendments — BoCC initiated request to amend the Frederick County Zoning Ordinance in order to defer accepting applications for Zoning Text Amendments, Piecemeal Rezoning Requests for a period of one year. *Approved for 90 Day Deferral*

ZT-05-03 Video Lottery Text Amendment — BoCC initiated request to amend the Frederick County Zoning Ordinance and a Frederick County Code Revision to prohibit Video Lottery Terminals and Facilities in any zoning district within Frederick County and within all municipalities with the County. *Approved in County, Not Approved in Municipalities*

ZT-05-04 Rules & Procedural Changes — Planning Commission recommended that staff initiate minor changes to the submission deadlines in the Zoning Ordinances. This text amendment would amend certain deadline submission procedures. *Approved*

ZT-05-05 Frederick County Code — BoCC request amendment to the Zoning Ordinance to conform with Frederick County Code Sections 2-13-3 and 2-13-5. *Approved*

ZT-05-06 TDR's — BoCC considered a concept of developing a TDR program in connection with donated public use sites. The BoCC took No Further Action. *Withdrawn*

ZT-05-07 Clagett Enterprises, Inc. — Request amend to the Zoning Ordinance to create a Mixed-Use Industrial Development (MXID) Floating Zone District. This amendment would allow for a compatible mixture of industrial, employment, commercial, residential, recreational, civic and/or cultural uses to be planned and developed as a unit. *Withdrawn*

ZT-05-08 Mike & Shirley Vesper — Request amendment to the Zoning Ordinance to change the specific requirements for Child Care Centers or Nursery Schools. This text amendment would allow an applicant to use the square footage requirement of lot area or the build area requirement currently used in Maryland Child Care Administration. *Withdrawn*

ZT-05-09 Tyler Companies, Inc. — Request an amendment to the Zoning Ordinance to allow for a Transit Oriented Development District (TOD) floating zone to be established for the purpose of providing for the development and/or redevelopment of land located within seventy-five feet of a MARC Train Station. *Withdrawn*

ZT-05-10 Mobile Home Parks — Request amendment to the Zoning Ordinance to change the specific requirements for Existing Mobile Home Parks. This amendment would permit mobile homes in existing Mobile Home Parks to be replaced. *Approved*

APFO Amendments

AT-05-01 Land Use Council — The Land Use Council of the Frederick County Builders Association submitted a Text Amendment to the Adequate Public Facilities Ordinance. The amendment consists of a provision that would allow for the payment of a “School Mitigation Impact Fee Premium”. The Premium Payment would then allow for the approval of 750 dwelling units to be built each year, that would otherwise not be permitted due to failing the adequate public facilities standard for schools. The text amendment proposes provisions for administering the 750 units as well. *Withdrawn*

AT-05-02 Deferral of APFO Applications— BoCC initiated request to amend the Frederick County Adequate Public Facilities Ordinance (APFO) in order to defer accepting applications for amendments to the APFO for a period of one-year. *Approved for 90 Days*

AT-05-03 Land Stewards LLC — Request by Land Stewards LLC to amend the Adequate Public Facilities Ordinance (APFO) to allow for a developer option of school mitigation for large PUD’s (greater than 3,000 units) and having PUD approval prior to December 1, 1991. *Denied*

AT-05-04 Recuperation of Road Funded Road Improvements — Request to consider an ordinance to amend and revise certain provisions of the APFO to allow for recuperation by a developer for developer funded road improvements. The proposed amendment was submitted by motion of the FcPc and is intended to provide a mechanism for a developer to be reimbursed for a proportionate share of the costs of developer funded road improvements from the owners/developers of subsequent development or existing developments being expanded or intensified. *Withdrawn*

AT-05-05 Weinberg & Miller, Miles & Stockbridge — Request an amendment to the Adequate Public Facilities Ordinance to allow for Cluster Development’s to be exempt from the school adequacy requirements. *Withdrawn*

AT-05-06 CIP Funded Improvements and Capacity of Schools under Renovation — Developer Funding of CIP Related Improvements and ability to utilize that capacity to achieve adequacy and clarification of the Available Capacity of a School under Renovation. *Approved*

Comprehensive Planning Highlights

Regional Plans

For the purposes of long-range planning, Frederick County is composed of eight Planning Regions (see map page 4). These regions serve as the basis for preparing comprehensive plans for future land use and zoning, community facilities, roads, highways and the environment. Following the update of the Countywide Comprehensive Plan in 1998, the County began the next round of region plan updates. The following region plans have been updated since 1998: Adamstown (2001); Frederick (2002); and Urbana (2004).

New Market Region Plan Update

Work continued on the update to the New Market Region Plan during 2005. The County Planning Commission issued its Recommended Plan in April 2005, which was then transmitted to the Board of Commissioners for its review. The Board held two public hearings in August and September, which were followed by a series of workshops through the end of 2005. Contact Tim Goodfellow at 301-694-2508 or tgoodfellow@fredco-md.net.

Walkersville Region Plan Update

During 2005, work continued on updating the 1995 Walkersville Region Plan. Staff facilitated a Small Area Plan process for the Libertytown community. A series of three community meetings were held in the winter/spring to discuss issues related to the land use plan, zoning, transportation, and community facilities. During the summer and fall staff prepared issue papers and held workshops with the County Planning Commission to begin the process of preparing a draft plan. Contact Hilari Varnadore at 301-696-2941 or hvarnadore@fredco-md.net.

Historic Preservation

The County Register of Historic Places consists of eight sites: the Elisha Beall House (Boxwood Lodge) and Smith's Store and Residence, which were designated on Oct. 5, 1999; Whisky Ridge, Oct. 3, 2000; Howard Marvin Jones House, Jan. 2, 2001; Linganore Farm, May 8, 2001; Petersville Methodist Episcopal Church, Nov. 13, 2001; the Newton Schaeffer House, Aug. 20, 2002; and Thornbrook, designated May 12, 2003. Work performed on these designated landmarks is reviewed by the Historic Preservation Commission (HPC) for compliance with the Interim Design Guidelines. Its approval is issued as a Certificate of Appropriateness (COA). In 2005, the HPC issued two COA's.

Frederick County has been a Certified Local Government since July 2001. Under this designation by the Federal Government, Frederick County is eligible for certain funds through the Maryland Historical Trust (MHT) and allows the Preservation Commission to participate in the National Register of Historic Places nomination process and in the review of publicly funded and/or licensed project in the County through the Sec. 106 process. In 2005, the Preservation Commission commented on six State Highway Administration projects under the Sec. 106 program.



Linganore Farm

As a Certified Local Government, the Historic Preservation Commission also held three public hearings to gather comments and consider the eligibility of three properties being nominated to the National Register of Historic Places. All three properties were recommended to the Maryland Historical Trust for listing in the Register.

In November 2005, the Historic Preservation Commission again co-sponsored the Realtors training course, Certified in Historic Maryland Properties (CHMP), that was offered through Frederick Community College. Commission members and staff were among the speakers at this course and successful participants received a certificate from the Maryland Association of Historic District Commissions as a Certified Historic Properties specialist.

Heart of the Civil War Heritage Area

The Management Plan for the Civil War Heritage Area, now called the “Heart of the Civil War Heritage Area”, was completed and released to the public in October 2005. At this point, the Steering Committee for Certification of the Heritage Area began working to get the required local planning commission recommendations and town/County board resolutions agreeing to incorporate the Management Plan by reference into the local comprehensive or master plans of each participating jurisdiction. This process is still ongoing and, because State law requires a 60-day public review period before the local planning commission can hold a public hearing and make a recommendation, the 29 participating jurisdictions make a formidable task for the Committee to complete. As of the end of 2005, only the City of Frederick had adopted its resolution. The County Planning Commission had held its public hearing on Dec. 21, but continued the discussion and the decision on its recommendation to the January 2006 meeting, at which it recommended the incorporation of the Plan to the Board of County Commissioners. Further action on the County’s decision will take place in February and March

2006. Based on the continuing actions of local jurisdictions in Frederick County, as well as Washington and Carroll Counties, the prospective date for submission of the Management Plan to the Maryland Heritage Areas Authority has been set for March 24, 2006, with Certification likely at the May 4 Heritage Areas Authority Board meeting.

Catoctin Mountain Scenic Byway

The Corridor Management Plan (CMP) completed in 2004 for the U.S. 15 corridor in Frederick County was submitted to the Federal Highway Administration in April 2005. In September 2005, the U.S. Secretary of Transportation Norman Y. Mineta announced that the Catoctin Mountain Scenic Byway was one of 45 new designations to the America’s Byways program. This was the only Maryland designation in FY 2005. The management entity for the Catoctin Mountain Scenic Byway will be organized in 2006. Contact Janet Davis at 301-696-2958 or jdavis@fredco-md.net.

Transportation

The Planning Department is responsible for coordinating a variety of transportation plans and studies, which involve highway, transit, and bicycle facilities. Long-range plans for these facilities are addressed through the development of the Region Plan updates and through the implementation of the County's Master Transportation Plan. The Division of Planning initiated work on developing a County Sidewalk Retrofit program and an assessment of trail project priorities. This program is being coordinated with the Division of Public Works. Described below are various County and State projects and studies that were underway in 2005.

Boyers Mill Road: Planning and design for the upgrade of the roadway between Gas House Pike and Old National Pike to include shoulders and straighten out the alignment of curves and hills.

Ijamsville Road: Planning for the upgrade of the existing roadway between Bush Creek and MD 80 including a new bridge over Bush Creek.

Spectrum Drive: Design for the upgrade of the roadway between MD 85 and four-way stop at Holiday Drive. Construction scheduled for 2005.

English Muffin Way: Widen roadway to four-lane road between MD 85 and New Design Road.

I-270/US 15 Multi-Modal Study: This study is coordinated with the State Highway Administration and the Maryland Transit Administration and addresses highway and transit improvements between the Shady Grove Metro station and Biggs Ford Road north of Frederick. During 2005 the State continued its review of the Express Toll Lanes (ETL) alternative.

MD 85 Project Planning Study: This study was initiated in 2000 and proposes widening and access improvements to MD 85 between English Muffin Way south of I-270 and Guilford Drive just south of I-70. The approved alternate proposes a 4-lane divided roadway with a varying median width. Phase 1 of the project, which focuses on the I-270

interchange, is underway with design/engineering.

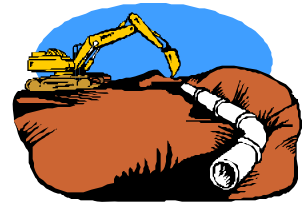
US 15/MD 26: This project was originally part of the I-270/US 15 study but was broken out as a stand-alone project in 2000. Design of the new ramp from westbound MD 26 to northbound US 15 is complete and construction is expected to start in 2006.

Annual Transportation Priorities Review: This review addresses priorities for County and State roads, transit service, and bicycle/pedestrian facilities that could be considered for the upcoming County CIP or for the State's consideration. The County's priority for State Secondary Highways for 2005 include the following:

1. MD 180/351—Multi-lane reconstruction between I-70 and Crestwood Blvd.
2. MD 75—Reconstruct/Relocate existing roadway between I-70 & MD 355.
3. US40A—Improvements toward safety projects in the Fountaindale and Braddock Heights corridor.
4. US 40A—Address possible reconstruction, widening and/or relocation of roadway in the Middletown-Braddock Heights corridor.

Other Transportation Tasks: Staff also participated in various tasks with the National Capital Region Transportation Planning Board (Washington Council of Governments), the County's Transportation Services Advisory Council (TSAC), and the County's Division of Public Works.

Water & Sewer Plan Amendments



Currently the Planning Department semi-annually accepts applications to change the classifications of properties for timing of water / sewer service in the Water and Sewerage Plan. This Plan is coordinated with the County Comprehensive Plan and development approvals to ensure consistency between these documents. During 2005, twenty-nine (29) applications for changes in water and sewer plan designations throughout the County were reviewed.

The Board of County Commissioners approved adding a third cycle for receiving requests to amend the County Water & Sewerage Plan. The Board also chose to start the new cycle schedule immediately, so applicants who were ready and waiting, were able to file their amendments by November 30. The new schedule invites amendment requests during the month of March for review beginning April 1, accepting requests during July for review beginning August 1, and accepting requests during November for review beginning December 1. The new Application Form is on the Planning web page. Applicants are advised that documentation required to move from one category to the next, must accompany the application, not be submitted later. Contact **Carol Larsen** at 301-694-1135 or clarsen@fredco-md.net for more information

<u>Case</u>	<u>Applicant</u>	<u>Location and Request</u>	
WS-04-22	Robert Renn	Reclassify 14.8 acres from S-5 Dev. to S-4 Dev. Located on the east side of Quinn Road north of Hall Road	Approved
WS-05-01	City of Frederick	Proposed 24 in. water line along Ballenger Creek Pike from Mercantile Drive East to Farmbrook Drive	Approved
WS-05-02	City of Brunswick	City of Brunswick expansion of WWTP from .7 MGD to 1.4 MGD	Approved
WS-05-03	City of Frederick	Request text amendment to increase the capacity at its wastewater treatment plant by 2.49 MGD and add other text detailing with sewerage capacity. Extensive County re-write of Chapter 4 included with this request.	Approved
WS-05-04	City of Frederick	Request map amendment to locate a Booster Pump Station adjacent to the Whittier water storage tank at West Greenleaf Drive.	Approved
WS-05-05	City of Frederick	Text and map amendment to add a symbol for an existing well, proposed water treatment facility, proposed pump station and proposed denied access (8") sewer line at the LaFarge Quarry sediment pond area and the lot at or near Hughes Ford Road and Bailes Lane, to reuse quarry water.	Withdrawn
WS-05-06	City of Frederick	Map amendment to show the water main along Patrick Street from Jefferson Street to Monocacy Blvd., to reflect a 16" water main size for the entire length.	Approved
WS-05-07	City of Frederick	Map amendment to add a symbol for a chemical injection facility on the east side of Ballenger Creek Pike south of I-70.	Approved
WS-05-08	Emmitsburg	Reclassification of 7.1 acres at the intersection of US 15 and Creamery Road from W-5 Dev./S-5 Dev. to W-3 Dev./S-3 Dev.	Approved
WS-05-09	RSB Holdings, LLC (Mayne)	Reclassification of 38.8 acres west of Libertytown between Daysville Road and MD 550, from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.	Approved
WS-05-10	Harris Smariga & Assoc. (Bowers)	Map amendment to add water booster station symbol in the Birdseye Estates subdivision, south side of Bowers Road.	Approved
WS-05-11	Jefferson Pike	Reclassify 102.4 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev., located on the south side of MD 180, north of US 340/15.	Approved
WS-05-12	Ausherman Dev. Corp. /Linton Planned Unit Dev.	Reclassify 78 acres from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev., located on the west side of Ballenger Creek Pike, north of Elmer Derr Road.	Pending

WS-05-13	Ballenger Enterprises, LLC	Reclassify 7.63 acres from W-5 Dev. to W-4 Dev. or W-3 Dev., located on the north side MD 28, east of Rock Hall Road.	Denied
WS-05-14	Prestige Construction LLC	Reclassify 1.23 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-3 Dev., located approximately 600 ft. south of Baltimore Road, west of Preston Subdivision	Approved
WS-05-15	Harris Smariga Associates (Bowers)	Reclassify 12.369 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev., located at the southwest intersection of Bells Lane and Baltimore Road (MD 144)	Approved
WS-05-16	Am. Heritage Communities	Text amendment to Chapter 1 setting forth criteria for reclassification from No Planned Service, and for service from a Denied Access line, for a nursing home or continuing care retirement facility; place of worship; private school; or governmental utility.	Denied
WS-05-17	Staff	Text amendment to Chapter 1 establishing 3 cycles for amendment requests, allowing timely connection of existing structures to existing service if declared a health emergency, and specifying that amendments within a municipality must be accompanied by a letter certifying the amount of excess water and waste water system capacities which are available and intend to provide capacity to the site.	Approved
WS-05-18	Bowers Park, LLC	Reclassify 9.32 acres from W-4 Dev./S-4 Dev. to W-3 Dev./ S-3 Dev. , located north of Bowers Rd., west of Rock Creek Drive, in the City of Frederick	Pending
WS-05-19	Jefferson Park Development, Inc.	Map request to resize 12-inch water line to 16-inch; upgrade sewer lines located on the s/s MD 180, n/s of US 340	Pending
WS-05-20	Bruce Dean, Agent/Griffin Farm	Requesting reclassification of 197.20 acres from W-5 Dev./ S-5 Dev. to W-4 Dev./S-4 Dev. located east side of MD 351, north of Ballenger Creek across from Tuscarora High School	Pending
WS-05-21	Ausherman Joint Venture/ Linton Planned Unit Development	Requesting reclassification of 64.5 acres from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev. located east side of Ballenger Creek Pike, north of Lime Kiln Road reclassification	Pending
WS-05-22	Harris, Smariga & Assoc./ Thomas Property/St. John's	Requesting Multi-use Treatment Plant symbol, located e/s Buckeystown Pike, north of Buckeystown	Pending
WS-05-23	The Orchard @ New Market LLC	Requesting reclassification of 1.3 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-3 Dev. , w/s MD 75, north of New Market	Pending
WS-05-24	Monocacy Land Co. Inc./ Northern ORI	Requesting reclassification of 177.5 acres from W-5 Dev./ S-5 Dev. to W-4 Dev./S-4 Dev. , located s/s MD 355 west of Urbana Fire Co.	Pending
WS-05-25	Monocacy Land Co. Inc./ Boxwood	Requesting reclassification of 71.1 acres from W-5 Dev./S- 5 Dev. to W-4 Dev./S-4 Dev., located n/s MD 355 west of Urbana PUD.	Pending
WS-05-26	Allstar Group LLC & Swaminarian Investments	Request reclassification of 2.9 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev., located north and south sides Old Urbana Pike, east of Urbana Elementary, west of Wesley Chapel	Pending
WS-05-27	Monocacy Land Co., LLC/ Urbana Corporate Center	Map amendment to add 18- inch force main, located south of Urbana between MD 355 and I-270.	Pending
WS-05-28	Knowledge Farms Partners, LLC	Requesting reclassification of 35 acres from S-5 Dev. to S-4 Dev., located southwest/s MD 355 south of Urbana, across from across from Campus Drive	Pending

Municipal Planning Services

The Planning Staff provides direct planning services to five municipalities, Burkittsville, Rosemont, New Market, Thurmont and Woodsboro. Under this program, County staff serves as a liaison for County/Municipal planning activities and/or as advisors to town officials in reviewing site plans, subdivisions, rezonings, text amendments, Board of Appeals cases and zoning administration services. The staff also prepares special studies as requested. Seven municipalities have the services of their own full-time planner(s) (Frederick City, Mount Airy, Emmitsburg, Walkersville, Brunswick, Middletown and Myersville), although the County staff still serves as a liaison to those municipalities.

Annexations: For municipalities without their own planner, the staff prepares an “Extension of Services Report” as required under Maryland Law. The staff also prepares recommendations to County officials who must review the requests for zoning consistency with the County Comprehensive Plan. The 2005 annexation requests are listed below:

<u>Municipality</u>	<u>Applicant</u>	<u>Location</u>	<u>Acres</u>	<u>Proposed Zoning</u>	<u>Action</u>
Woodsboro	Phoenix Inc.	Coppermine Rd.	2.5	R-1 Residential	Approved
Woodsboro	Phoenix Inc.	N. Main Street	.88	R-1 Residential	Approved
Woodsboro	Lawson/Lancaster	Coppermine Road	10.05	R-1 Residential	Approved
Mt. Airy	Zeltman	Buffalo Road	163	R-2 Residential	Approved
Emmitsburg	Waybright	W/S US 15	39.7	IP Industrial Park	Pending

Planning Commission Administrative Changes

During 2005 the Frederick County Planning Commission amended their Rules of Procedures to become effective January 1, 2006. The procedures include certain changes, with respect to when the Commission shall organize its annual meeting, changes to public comment time limits, clarification on the Commissions ability to postpone or continue cases, changes to procedures in bringing matters before the commission, as well as clarification of staff relationships to include reference to the Division of Permitting and Development Review.

Environmental Planning Activities

Watershed Restoration Action Strategy

Upper Monocacy River

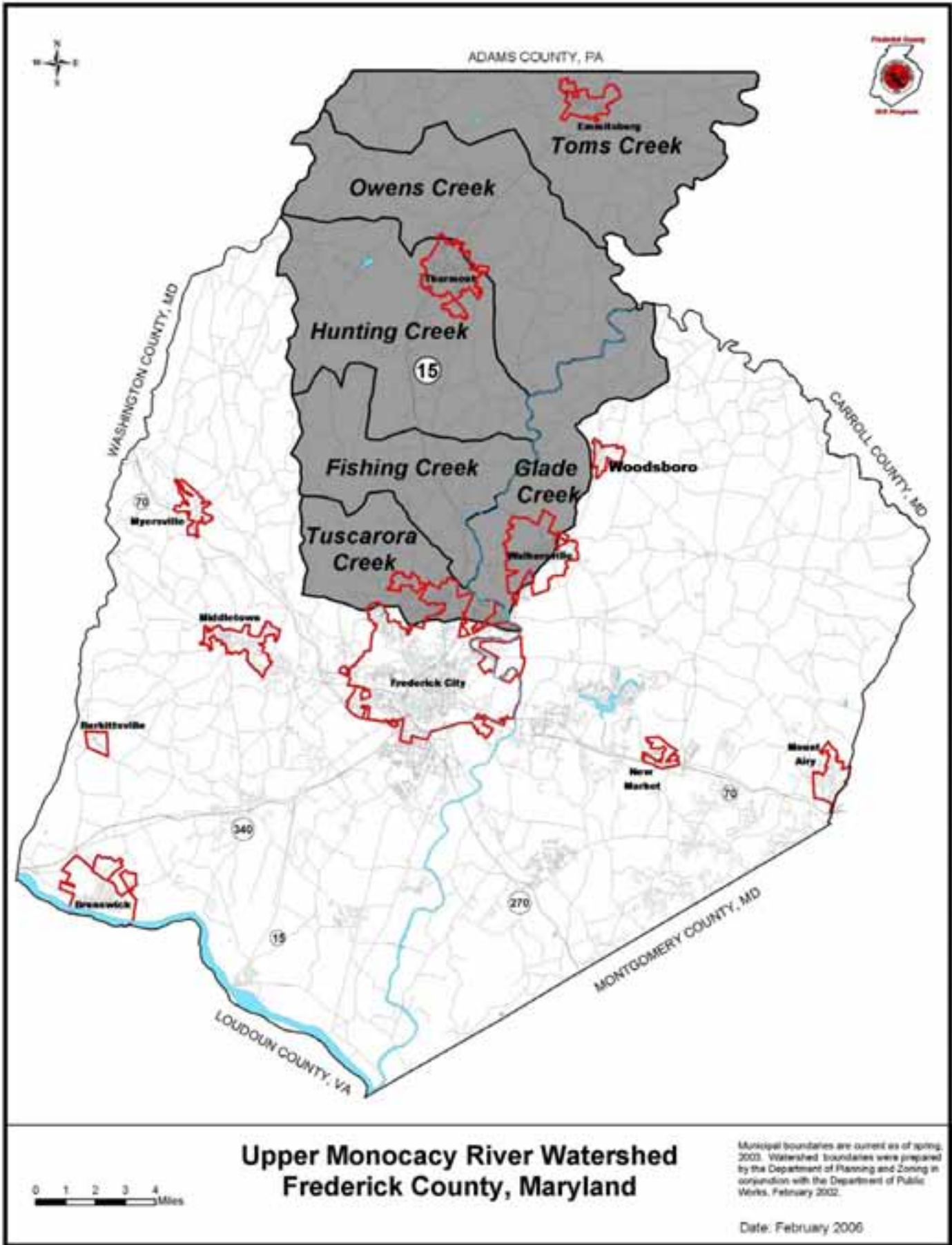
Frederick County was awarded a watershed planning grant from the Maryland Department of Natural Resources. The Upper Monocacy River Watershed spans the northern portions of the county, including the Towns of Thurmont, Emmitsburg and parts of northern Frederick City. The Upper Monocacy River Watershed Restoration Action Strategy (WRAS) will incorporate the efforts of multiple stakeholders to address water quality and habitat impairments with restoration/conservation priorities for wetlands, forest buffers and streams in the Upper Monocacy River Watershed. The goal of the Upper Monocacy River WRAS is to develop and create strategies for the protection and restoration of water quality and wildlife habitat. The Department of Planning and Zoning and the Department of Public Works are the key County agents involved with the WRAS.

The Upper Monocacy River Watershed is part of the Potomac River Watershed and encompasses approximately 126,107 acres in Frederick County. Parts of the Upper Monocacy River Watershed are also located in Carroll County, Maryland and Adams County, Pennsylvania. The area located within Frederick County is the main focus of this Watershed Restoration Action Strategy.



In the conduct of this WRAS, Frederick County's Division of Public Works worked closely with Maryland's Department of Natural Resources on a two part process. During the first step, DNR staff sampled and analyzed base flow nutrient concentrations and loading rates, gathered and analyzed existing information to develop a Watershed Characterization, field assessed selected stream corridors in the six subwatersheds of the Upper Monocacy, and surveyed fish and aquatic invertebrate communities. During the second part, the County organized an Upper Monocacy WRAS Steering Committee comprised of 44 representatives from 30 organizations and interest groups. The Steering Committee reviewed DNR data, organized six working groups to formulate goals and objectives, and reached out to owners of stream frontage through four public meetings. The purpose of the meetings was to share WRAS findings and learn about landowner concerns.

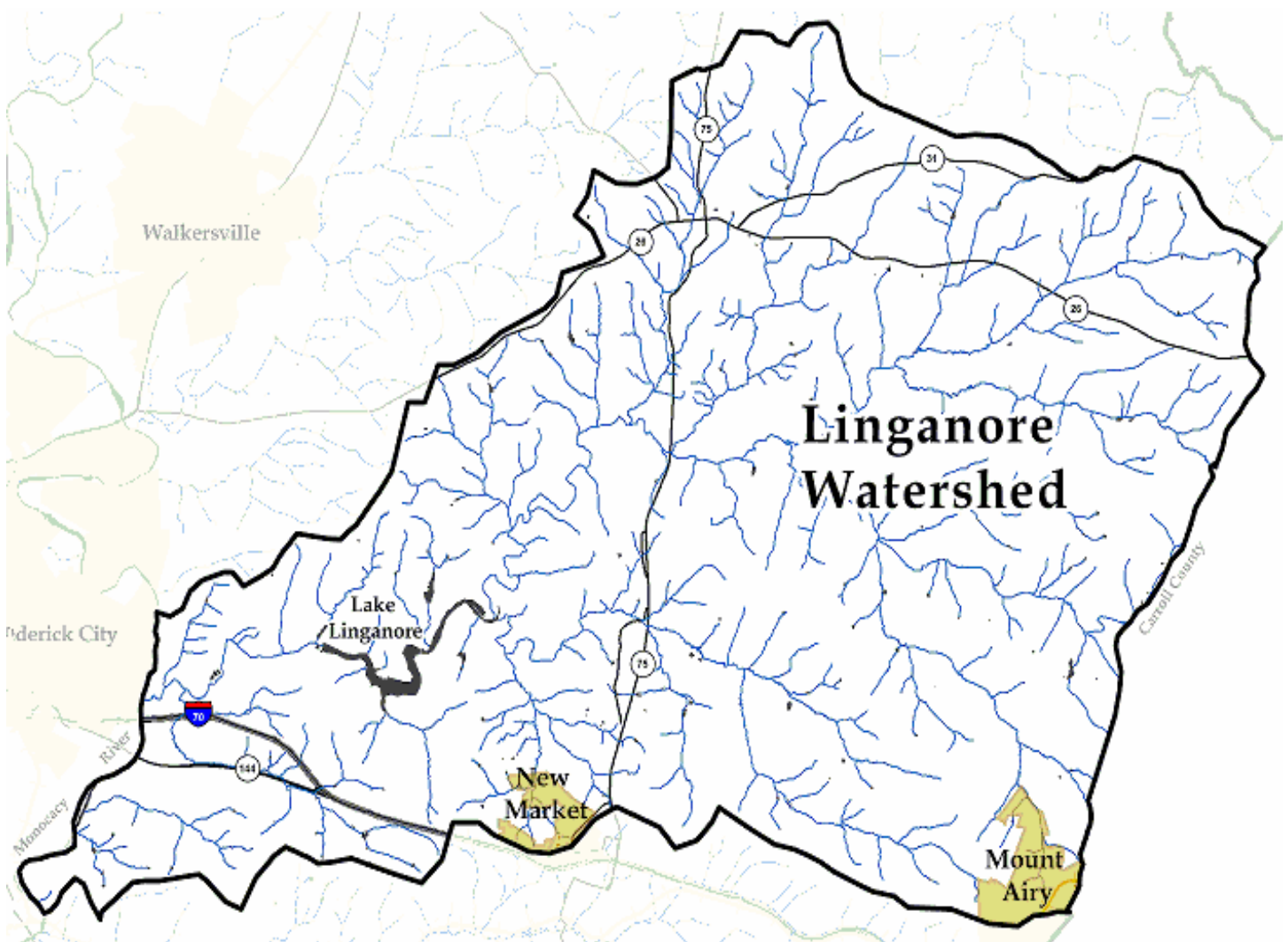
Examination of stream corridor conditions on approximately 130 miles of stream, Synoptic Survey data, and the Watershed Characterization resulted in the identification of 38 priority sites for recommended action that were expanded further during Steering Committee workshops and public meetings. As a result of this collaborative process, WRAS goals were adopted in five topical areas along with specific subwatershed strategies. Detailed Education and Outreach and Natural Resource Management Objectives accompanied by related nutrient reductions were developed. Also identified were needs for capacity building in the areas of organizational capacity, watershed management capacity, development capacity, and protection capacity. In addition, four program change initiatives were recommended.



Lake Linganore Source Water Protection Plan

In June 2001, the Maryland Environmental Finance Center (EFC) contacted the County to create a partnership for the development and implementation of a plan to protect drinking water supplies in the Linganore Creek Watershed. EFC was established in 1993 through a U.S. Environmental Protection Agency grant to address the issue of source water protection in a unified or resource-based manner. The intent of a unified approach is to bring together water systems that are highly or moderately vulnerable to contamination and that share the same water source or similar contamination issues in order to develop one source water protection plan.

The Linganore Creek Watershed was targeted by the EFC because Linganore Creek and Lake Linganore, two sources of drinking water for Frederick City and County, are impacted by siltation and nutrient enrichment. A task force comprised of various groups and government officials, created in 2001, prepared a plan to identify issues unique to the Linganore Creek Watershed and developed recommendations to address the threats to the Linganore Watershed. The Plan was completed in 2004 and accepted by the Board of Commissioners in November 2004. The Board directed the Planning staff to prepare action strategies that will address how the Plan recommendations could be implemented. During 2005 staff continued to develop an Action Plan for the Linganore Source Water Protection Plan.



LAND PRESERVATION ACTIVITIES

Maryland Agricultural Land Preservation Program Foundation (MALPF) Program

Since 1980 the County has participated in the Maryland Agricultural Land Preservation Program (MALPF). As part of the Agricultural Preservation Program, property owners meeting minimum requirements may request to place their land into an Agricultural Land Preservation District. As of December 2004, 6,627 acres of farmland are established as Agricultural Land Preservation Districts in Frederick County, thus reinforcing the planning goals of protecting farmland from inappropriate development. This number does not include the MALPF Districts that are now in permanently protected easements.



The second step in the MALPF process is the sale of development rights easements to the State and County. In 2005, five farms applied to sell their development rights through the MALPF Program. By the end of 2005, there were a total of 107 farms permanently preserved on 16,813 acres through the MALPF Program in Frederick County.

Critical Farms Program

Frederick County is in its 12th year of the Critical Farms Program. By the end of 2005, 19 farms with over 2,200 acres were purchased using Critical Farms funds, 12 of these farms have gone on to sell permanent conservation easements. The Critical Farms Program works by purchasing options to acquire easements on farms that are being sold to full-time farmers. This program enables the prospective purchaser to be able to purchase farmland in the County by providing the “up front” capital needed for such a purchase. Once the

County has purchased the option through the Critical Farms Program, the farmer must apply for a period of five years to sell an easement under the Maryland Agricultural Land Preservation Program or another land preservation program. If the applicant is successful in selling an easement, they are required to repay the county the original option amount which is then recycled back into the program. If they are not successful with the sale of an easement, the landowner has two options, allowing the County to record an easement on their farm at no additional cost, or repaying the Critical Farms option and getting out of land preservation. There were no Critical Farms properties in Fiscal Year 2005.

Rural Legacy Program

The Rural Legacy Program is a State/County land preservation program created in 1999 and funded through grants from the Department of Natural Resources (DNR) and County matching funds.

The major program goals of the Rural Legacy Program are (1) to preserve and protect high quality agricultural land and diverse farming operations; (2) to support and enhance the agricultural resource economy of the region; (3) to protect the view shed from the Appalachian Trail, the South Mountain Battlefield State Park, and along US Alt 40, MD Route 17 and US 340 scenic highway corridors; (4) to concentrate easements contiguous to existing, permanently preserved land; and (5) to protect and preserve the cultural, historic and rural character of the area.

LAND PRESERVATION ACTIVITIES (CONTINUED)

Installment Purchase Program (IPP)

Created in 2002, the Installment Purchase Program (IPP) requires the farmer to invest in a Zero Coupon Bond that will mature to the full value of the easement at the end of a term between 10 and 20 years at the landowners choosing. Interest payments on the easement value are made through the term and are exempt from federal and state income tax. At the end of the term the seller of the easement receives the full matured value of the easement. This process enables the County to leverage existing funding to purchase more easement acreage than through traditional lump-

sum-easement purchase programs in order to help achieve the County's goal of preserving 100,000 acres by the year 2020. The requirements for IPP easements are similar to the MALPF Program but the method of payment differs in that payments are made through the use of (10-20 year) Installment Purchase Agreements. Funding for the IPP Program is generated by a 15% share of the County's Recordation Tax. At the end of 2005, 49 farms comprising over 7,903 acres were preserved through the IPP Program. It is anticipated that another 35 farms will be receiving offers for easement purchases in 2006, protecting a total of over 9,000 additional acres.

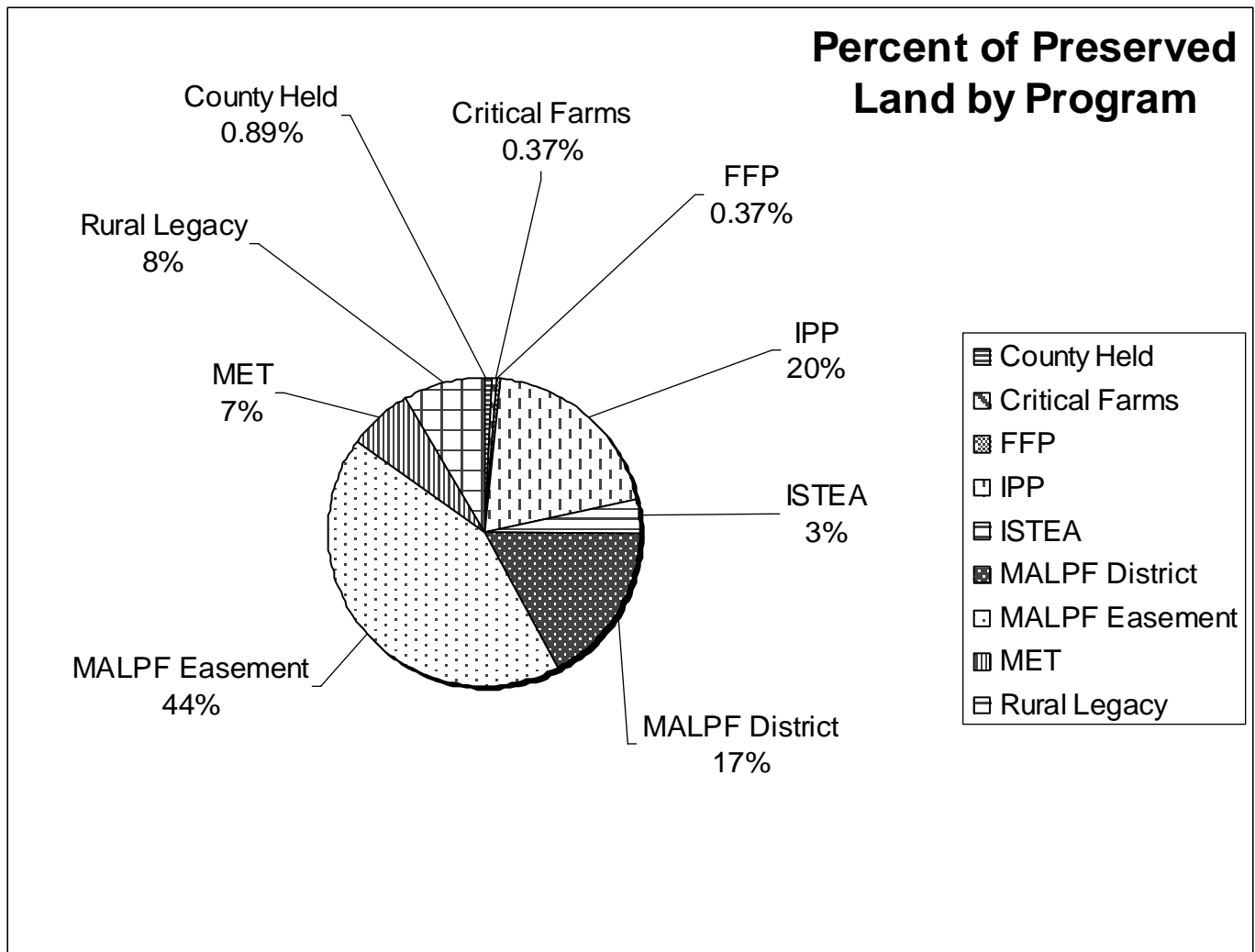
FY-05 Approved IPP Easements

Owner Name	Acreage	Road Name	Town	Owner Name	Acreage	Road Name	Town
McCuller	257	Molasses Road	Union Bridge	Schroyer, Austin/Earl	99.45	Haughs Church Road	Detour
Grimes	158.35	Grimes Road	Emmitsburg	Michael	169.93	Wolfsville Road	Libertytown
Leatherman	188	Clemsonville Road	Union Bridge	Motter Ridge	112.69	Motter Station Road	Detour
Williams	245.76	Motter Station Road	Rocky Ridge	Mary Fisher	208	Rocky Ridge Road	Smithsburg
Waybright	142.11	Creamery Road	Emmitsburg	Winstead	33.69	Albaugh Road	Rocky Ridge
Rill	92.56	Roddy Creek Road	Thurmont	Martin	100.84	Long Mill Road	Thurmont
McRoberts	245.94	Woodvile Road	Mt. Airy	Anderson	160.47	Horine Road	New Windsor
Butler	236.16	Red Bird Lane	Thurmont	Cassis	126.01	Alton Road	Rocky Ridge
Schroyer, Austin/Lois	191.87	Haughs Church Road	Detour	Miller, Edith	125.81	Motter Station Road	Jefferson
Wolfe	150.79	Coppermine Road	Libertytown				

FY-05 Total Acreage 3,045.43

Other Land Preservation Programs

Agricultural land in Frederick County has also been protected through the Federal Farmland Protection Program (145 acres); the Maryland Environmental Trust (2,620 acres); and ISTEA, Transportation Enhancement Program (1,361 acres). With the inclusion of these programs, Frederick County has reached over 32,500 acres of permanently preserved land (including Critical Farms properties). The following chart shows the percent of preserved land in each program:



Mapping and Data Services

The development of a Countywide GIS continues within the Planning Department. A cooperative effort with Interagency Information Technology GIS Department, the Department of Public Works and various other County agencies has produced various GIS products. The Plan for GIS is to promote an enterprise GIS approach that entails shared responsibility for and benefits from GIS across all County divisions and departments. This promotes data sharing and elimination of data redundancy on a countywide basis.

The county is currently in the process of having a cadastral layer developed by Smart Data Strategies, Inc. This project has been ongoing since 2005 and is expected to be completed by January 2007. When completed, the cadastral layer will provide us with more accurate property boundary information, as well as, a means of performing more advanced analyses for planning tasks. Mapping and Data Services staff is currently responsible for overseeing quality control tasks for this project.

The Mapping and Data Services Department is responsible for providing development and demographic information. We are currently working on a housing unit and permit inventory for the County. This year the staff has aided in the completion of such projects as, the Commercial Land Inventory, Age Restricted Community study Round 7.0 Washington Council of Governments Population, Household, and Employment Projections, and new Pupil Yield Rates. Working closely with the Planning and Zoning staff, Mapping and Data Services is responsible for all mapping of comprehensive plans, water and sewer service areas, current zoning, issued residential and commercial permits, US Census Boundary Annexation Survey, population estimates, and other essential development data layers frequently used for the efficient response to and analysis of public and government questions or concerns.

Publications Available

* Available on our website www.co.frederick.md.us/planning

DEVELOPMENT ORDINANCES

Adequate Public Facilities Ordinance *
Community Design Guidelines & Development Principles*
Development Review Procedures Manual
Forest Resource Ordinance*
Impact Fee Ordinance
State FRO Tech Manual
Subdivision Regulations (Bound) & (Unbound)
Zoning Ordinance (Unbound)*
Zoning Atlas (Only available on the Website)

COMPREHENSIVE PLANS/REPORTS

Countywide Comprehensive Plan (1998)*
Adamstown Region Plan (2001)
Brunswick Region Plan (1998)
Frederick Region Plan (2002)*
Middletown Region Plan (1997)
New Market Region Plan (1993)
Thurmont Region Plan (1995)
Urbana Region Plan (2004) *
Walkersville Region Plan (1995)

SPECIAL REPORTS

Adamstown Region Historic Sites Survey
Annual Report (2004)*
Bikeways & Trails Plan (1999)
Citizens Zoning Review Committee Final Report*
Demographic and Development Data Report (March 2004)*
Historic Preservation Ordinance*
Historic Preservation Plan (1997)
Lake Linganore Source Water Protection Plan (2004)*
Land Preservation, Parks, and Recreation Plan (2000)
Master Transportation Plan (2001)
New Market Region Historic Sites Survey
Subdivision Lots Available Listing