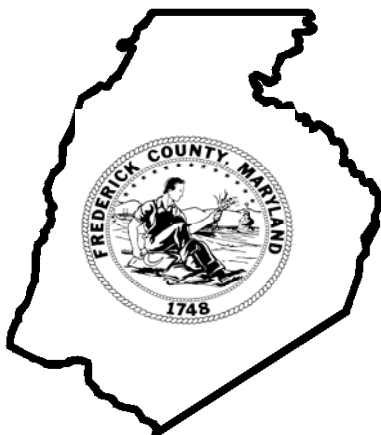
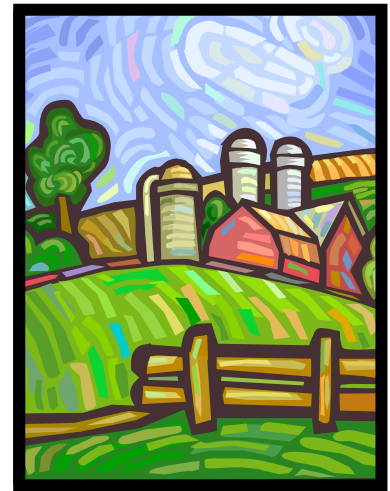
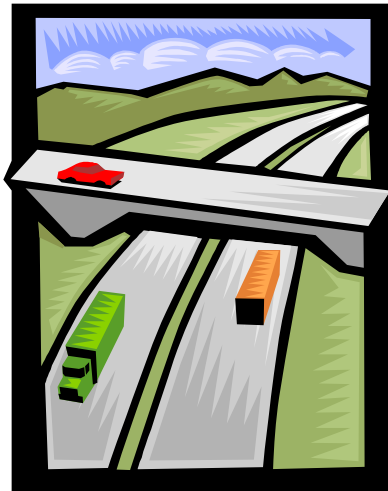
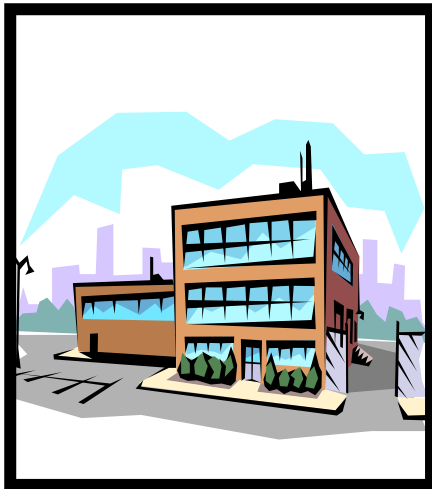


**FREDERICK COUNTY DIVISION OF PLANNING**

# Annual Planning Report 2006



12 E. CHURCH STREET  
WINCHESTER HALL  
FREDERICK, MARYLAND 21701

[www.co.frederick.md.us/planning](http://www.co.frederick.md.us/planning)

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## **Executive Summary**

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The 2006 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 2006**

- Continued work on the Lake Linganore Source Water Action Plan. — Linganore Stream Buffer Ordinance
- New Market Region Plan and the Walkersville Region Plan adopted.
- Processed 20 farm applications to sell their development rights under the MALPF Program and received 14 applications for the Installment Purchase Program (IPP).
- Processed 56 Board of Zoning Appeals cases up from 50 in 2005.
- Conducted 1,155 new and follow-up zoning inspections up from 820 in 2005. The number of zoning complaints up 30% from 262 in 2005 to 371.
- Processed five (5) Adequate Public Facilities (APFO) Text Amendments.
- Processed six (6) Zoning Map Amendments.
- Processed eight (8) Zoning Text Amendments.
- Completed Pipeline Development and Industrial/Commercial Land Inventory.
- Completed Age Restricted Community Report—Trends & Issues of Aging Population in Frederick County.

### **Development and Demographic Highlights**

- County population increased by 3,400 persons in 2006, the lowest annual increase in five years.
- Permits were issued for 1,284 new residential dwellings, the lowest amount since 1982.
- Commercial and industrial construction increased by 150 permits from 2005 with 842 permits issued in 2006.
- Total value of new commercial and industrial construction in 2006 was approximately \$282 million.
- Completed Pupil Yield Study Report with the Frederick County Public Schools.
- Received certification for “Heart of the Civil War Heritage Area” - Management Plan.
- Continued developing Wellhead Protection Areas (WHPA) Initiatives: Additional criteria for Ag Easement Ranking System—completed; Municipal/County MOU—complete; Zoning Ordinance text changes—underway.
- Strengthened Age Restricted Community Development Standards through Zoning and APFO Amendments.
- Fiscal Impact Analysis—Cost of New Growth Study Underway.
- Land Preservation, Parks, & Recreation Plan Approved.

## 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:

- Bob White, Chairman
- Joe Brown, III, Vice-Chairman
- Alan Duke, Secretary
- J. Denham Crum
- Joan McIntyre
- Audrey Wolfe
- Kai Hagen, 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

### 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
- Municipal Planning Commissions, Appeals Boards and Town Councils

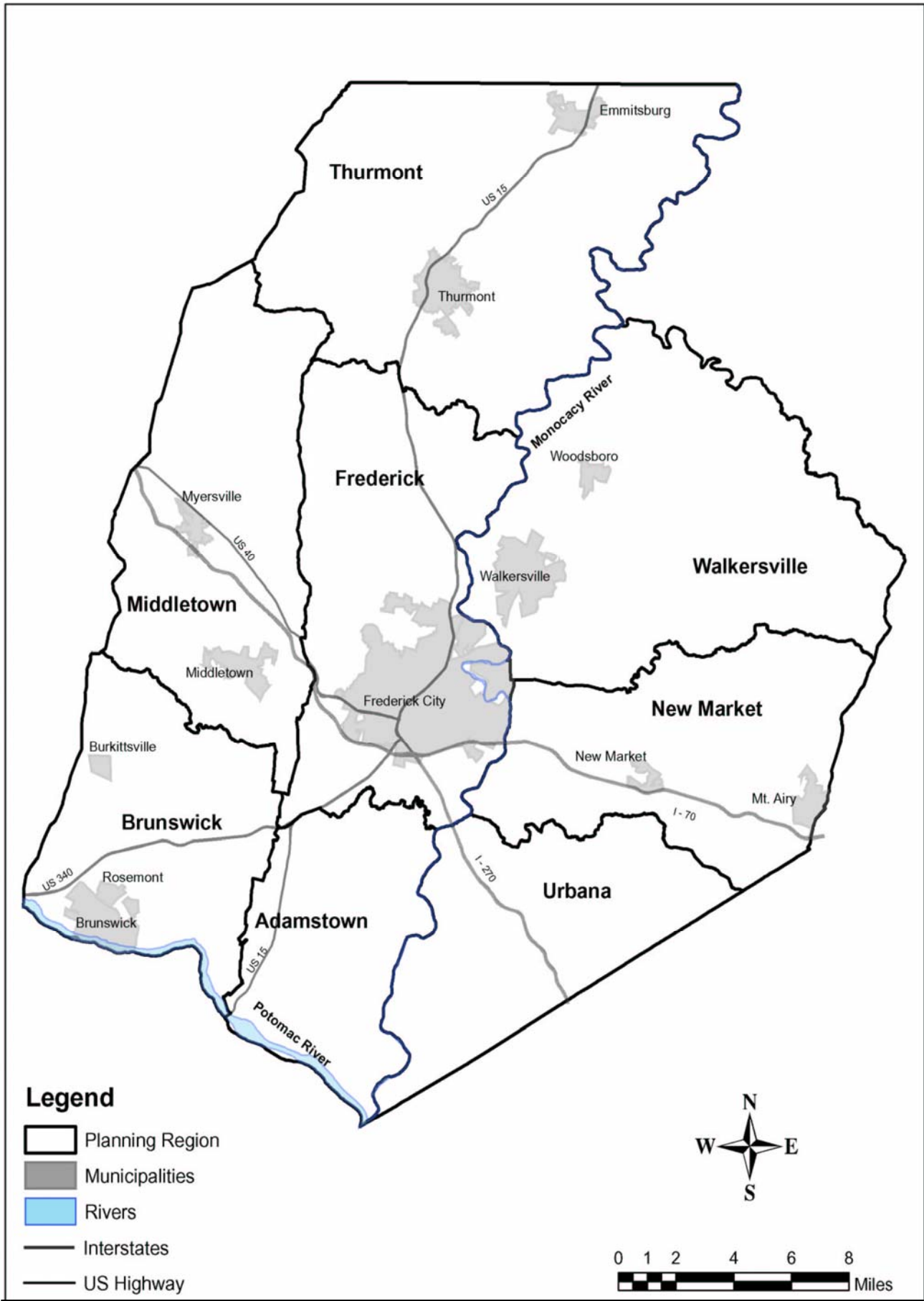
The Staff also provides occasional staff assistance and planning liaison to the following organizations:

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



K. Hagen, A. Duke, A. Wolfe, B. White, J. McIntyre, J. Brown, D. Crum,

# FREDERICK COUNTY, MARYLAND



## Directory of Commissions and Staff—CURRENT TO DEC. 2006

### BOARDS AND COMMISSIONS

#### *Board of County Commissioners*

Jan H. Gardner, President  
David P. Gray, Vice President  
Kai J. Hagen  
Charles A. Jenkins  
John L. Thompson, Jr.

#### *Planning Commission*

Bob White, Chairman  
Joe Brown, III, Vice Chairman  
Alan Duke, Secretary  
J. Denham Crum  
Joan McIntyre  
Audrey Wolfe  
Kai J. Hagen, County Commissioner

#### *Board of Zoning Appeals*

William Shreve, Chairman  
Harry Roderick, Jr., Vice Chairman  
Bernard Bordenick  
Robert J. Lawrence  
Laura Roholt Westdorp  
Ronald W. Peppe

#### *Agricultural Preservation Advisory Board*

Alan Wilcom, Chairman  
Zene Wolfe  
Jon Sewell  
Thomas L. Browning

#### *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 301-600-1149

#### *Deputy Director*

Eric E. Soter 301-600-1411

#### *Chief of Comprehensive Planning*

Jim Gugel, AICP 301-600-1144

#### *Land Preservation Administrator*

Timothy J. Blaser 301-600-2513

#### *Mapping and Data Services Manager*

Sam Householder 301-600-1127

#### *Zoning Administrator*

Larry Smith 301-600-1491

### Comprehensive Planning

#### *Historic Preservation*

Janet Davis 301-600-2958

#### *Transportation*

Denis Superczynski, AICP 301-600-1142

#### *Water and Sewer*

Carole Larsen, AICP 301-600-1135

#### *Environmental Planning*

Tim Goodfellow, AICP 301-600-2508

#### *Special Projects*

John Dimitriou 301-600-1150

### Zoning Administration & Enforcement

#### *Board of Zoning Appeals*

Rick Brace 301-600-2940

#### *House Numbering*

Craig Terry 301-600-1351

#### *Permit Review*

Craig Terry 301-600-1351

Rick Brace 301-600-2940

#### *Zoning Enforcement*

Bill Bigelow 301-600-1141

#### *Special Projects*

Todd Weidman 301-600-1436

### Mapping and Data Services

#### *Senior GIS Analyst*

Lynda Warthen 301-600-1306

#### *GIS Technicians*

Christine Graham 301-600-1151

#### *Data Systems Planner*

Amber DeMorett 301-600-1155

### Land Preservation

#### *Agricultural Preservation Planner*

Anne Bradley 301-600-1474

Planning web page  
[www.co.frederick.md.us/planning](http://www.co.frederick.md.us/planning)  
301-600-1138

## Demographic and Development Statistics and Trends

### Population

Frederick County's estimated population is 229,892 as of January 1, 2007. From 2006–2007 the County increased its' population by approximately 3,400 persons; this is the lowest annual population increase in five years. During 2002 – 2007, the average annual increase in population has been approximately 4,410 persons. Within the past 5 years, Frederick County's population has increased by 11%. Since 1990, population increases have continued to be significant with 79,684 persons added representing a 53% population increase in 17 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.

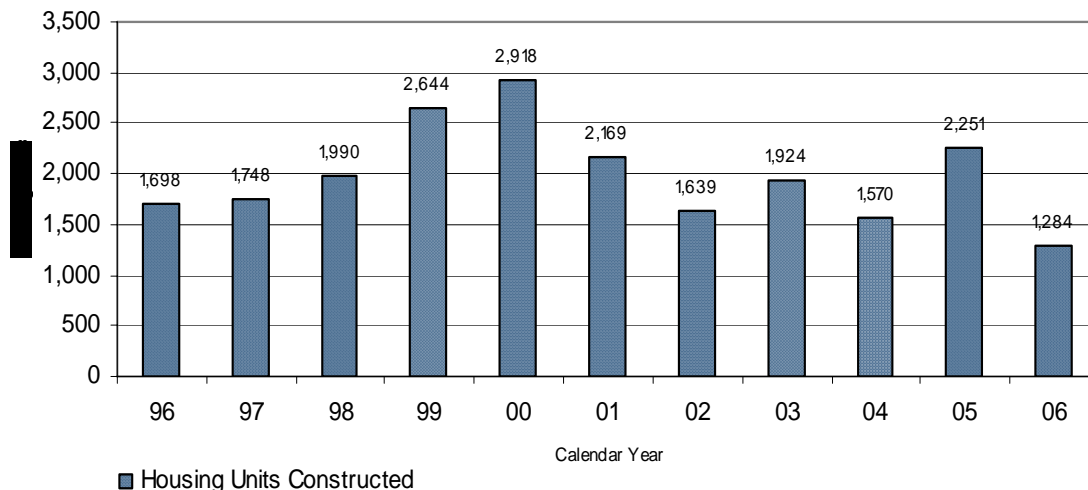
### Housing Construction

In 2006, there were 1,284 new residential development permits issued; 63% of the new housing units constructed were single-family detached, 21% were duplex and townhomes, 15% were multi-family, and 1% were mobile homes, bringing the County's housing unit stock to 85,969. In 2006, there were 582 more residential

permits issued than the 30-year average of 1,866. Approximately 29,800 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 25,785 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.

### Commercial and Industrial Construction

There were a total of 842 commercial and industrial permits issued in Frederick County in 2006, the most issued within the past 5 years. 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 644 such permits issued annually. The value of the commercial and industrial permits totaled approximately \$282 million in 2006. This is almost \$69 million more than in 2005.



## Community Facilities

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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 2007-2012 was adopted in June 2006. The CIP totaled over \$724.8 million for the entire 6-year program a slight increase over the FY2006-2011 CIP. The summary of the 6-year CIP is as follows:

- General Government           \$ 163.7 million
- Water & Sewer                 \$ 19.5 million
- Solid Waste                    \$ .6 million
- Parks & Recreation         \$ 45 million
- Watershed Restoration       \$ 1.4 million
- Roads & Bridges             \$ 112 million
- Frederick Community  
    College                     \$ 55 million
- Schools                         \$ 284.5 million
- Municipal Projects           \$ 42.8 million

### School Enrollments

The County's FY 2007-2012 Capital Improvements Program (CIP), adopted in June 2006, includes 11 projects to increase school capacity. These projects include additions to existing schools and the construction of new schools and will add a total of 3,634 seats over the next six years.

In September 2006 the Frederick County Public School system enrolled a total of 40,315 students which is an increase of 1.44% or 574 pupils from 2005.

For the fall 2006 school year, Middletown Primary opened, as well as Urbana Middle School.





# Zoning Administration Highlights

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## Board of Appeals

The Board heard 51 cases this year, as well as addressing 6 cases pending from previous years. This increase over the previous years caseload, similar to last years situation, presented the Board members with a very diverse set of factors to weigh in their deliberations. The special exceptions (or conditional uses) covered such land uses as accessory apartments, camps, daycare, landscaping, private schools, floodplain structure replacement, veterinary clinic expansion, kennels, temporary mobile homes and changes to several legal non-conforming uses (commonly called grandfathered uses). 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 about 20 % of the Board’s caseload, a steep decline from the previous year. This change could be explained by the Board’s refocusing on the legally required criteria. A number of 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 2006, most interestingly its first subdivision development review case.

<u>Case #</u>	<u>Applicant</u>	<u>Application Request</u>	<u>Decision</u>
B-06-01	St. John’s Literary Institute	New private school	Granted
B-06-02	Withdrawn		
B-06-03	Hostetter	Expand legal non-conforming use/silo	Granted
B-06-04	Trietley	Expand home in floodplain	Granted
B-06-05	Sill	Accessory apartment	Granted
B-06-06	Lilypons Water Gardens, Inc.	Retail greenhouse/warehouse/office	Granted
B-06-07	Cingular/SBA Network, Inc.	198 ft. high monopole/equip. compound	Granted
B-06-08	Peduzzi	Accessory Apt./10 ft. rear yard variance	Granted
B-06-09	Connors	16 ft. variance from 40 ft. front yard	Granted
B-06-10	McMahon	Est. artisan shop	Granted
B-06-11	O’Hopp	Claim of Admin Error	Denied

B-06-12	Davis	12.5 ft. variance to 25 ft. rear yard	Denied
B-06-13	Sayler	Request temp. mobile home	Granted
B-06-14	Storey	15 ft. variance from the 80 ft. front yard	Granted
B-06-15	Crafton	24 ft. variance from the 50 ft. front yard	Granted
B-06-16	Kieffer	Establish kennel	Denied
B-06-17	Hassanein	Establish child care center [87 children]	Granted
B-06-18	Wilcox	Accessory Apartment	Granted
B-06-19	Ricketts	18 ft. variance from 40 ft. front yard	Denied
B-06-20	Vesper	Establish child care center [XX children]	Granted
B-06-21	Fay	Accessory Apartment	Granted
B-06-22	Mullinex	Expand veterinary clinic	Granted
B-06-23	Walker	14/25 ft. from 30 ft. front/3 ft. from side	Granted
B-06-24	Slane	Change use—auto repair to landscaping	Granted
B-06-25	OOMFM, LLP [Greenview PUD]	Claim of Admin Error	Dismissed
B-06-26	Riordan	5 ft. variance from 10 ft. side yard	Granted
B-06-27	Miller	12 ft. variance from 25 ft. rear yard	Denied
B-06-28	Barnes-Williams	18 ft. variance from 25 ft. rear yard	Granted
B-06-29	Kim	Establish ag processing/health retreat	Granted
B-06-30	Withdrawn		
B-06-31	Corn	Establish school bus parking	Granted
B-06-32	Gillespie	Change use-plumbing to electrical	Granted
B-06-33	Thomas	Accessory Apartment	Granted
B-06-34	Blair/Mentzer-Blair	Accessory Apartment	Granted

## Zoning Text Amendments

**ZT-06-01- Political Signs Text Amendment-** BoCC Initiated Ordinance request to amend the Zoning Ordinance to remove section 1-19-182(H) (2) concerning political campaign signs in Frederick County.- *Approved*

**ZT-06-02- Temporary Real Estate Signs-** BoCC initiated Ordinance request to amend the Zoning Ordinance to repeal Section 1-19-182(I)(9) thereby deleting the provisions authorizing temporary real estate signs in the county right-of-way.- *No Action*

**ZT-06-03- Emergent BioSolutions, Inc.-** [Guardhouse as an Accessory Structure]- Ordinance request to amend Zoning Ordinance Section 1-19-4 by adding a definition for guardhouse; to amend section 1-19-200 to add criteria for guardhouse to be a permitted accessory use; and to add the references to the amended section found in section 1-19-197.- *Approved*

**ZT-06-04-Agricultural Business Council c/o Office of Economic Development-**[AG Winery]- Ordinance request to amend Zoning Ordinance Section 1-19-4 Definitions, by adding a definition for Farm Winery, Farm Winery Tasting Room and Agricultural Value Added Processing, amend section 1-19-289 by adding uses for Farm Winery, Farm Winery Tasting Room and Agricultural Value Added Processing.- *Approved*

**ZT-06-05- Maryland Dept. of Transportation and BHT, Inc.-** [TOD] Ordinance request to amend the Zoning Ordinance by adding Section 1-19-333, to create a new floating zone regarding Transit-Associated / Oriented development adjacent to MARC commuter rail stations.- *Approved*

**ZT-06-06- Toll Brothers Inc.-** Ordinance request to amend Zoning Ordinance Section 1-19-324 to change the Water/ Sewer Category needed for Phase II Approval in the Mixed Use Development (MXD) Zoning District.- *Approved*

**ZT-06-07- Resthaven Memorial Gardens, Inc.-** Ordinance request to amend Zoning Ordinance Section 1-19-4 to add a definition for Cemetery/ Memorial Gardens.- *Withdrawn*

## Zoning Enforcement

The zoning inspector continued to investigate complaints about possible Zoning Ordinance violations. Over 1,155 initial and follow-up inspections were conducted in order to determine if violations exist. Complaints increased by 30% in 2006, to 371, as opposed to 2005 when 262 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	179	49%
Nuisance	29	8%
Site Plan Conformance	20	5%
Home Occupations	20	5%
Real Estate Signs	67	18%
Miscellaneous	56	15%
Total	371	100%

## APFO Amendments

**AT-06-01 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. *Approved*

**AT-06-02 BOCC/Thompson** — Board of County Commissioners initiated request to amend the Frederick County Adequate Public Facilities Ordinance (APFO) regarding school adequacy and other related matters. *No favorable motion, may return for worksession.*

**AT-06-03 Natelli Communities** — Request to amend sections 1-20-7 and 1-20-8 of the Adequate Public Facilities Ordinance (APFO) to create a provision to transfer APFO development rights from one development to another, through an exemption process, and to allow for the extension of APFO approval for developments exceeding 3,000 units under certain circumstances. *Withdrawn by Applicant*

**AT-06-04 Monocacy Land Company, LLC** — Request to consider an ordinance to amend and revise § 1-20-8 of the Adequate Public Facilities Ordinance (APFO) to allow for the Planning Commission to extend, by no more than five years, the APFO approval for any PUD containing more than 3,000 residential units provided certain conditions and provisions are being met.

**AT-06-05 Amend Section 1-20-7(E) Exemption for "Housing for Older Persons"** — Request by the BoCC for an amendment to the Adequate Public Facilities Ordinance. The proposed text amendment requests revisions to the current APFO to amend Section 1-20-7(E) (exemption for "housing for older persons"), by adding subparagraph (3) to require that the proposed project be located in an area served by both public water and public sewer within a designated growth area, and not be located within an area served by well and septic. The proposed text amendment would also amend subparagraph (4) by adding minimum requirements for active and passive recreational space, and provisions for planned support services. *Approved*

## Zoning Map Amendments

**R-06-01 Monocacy Land Co., Urbana Town Center** — Request to rezone 181.42 ± acres from Office/Research/Industrial (ORI) to Mixed Unit Development (MXD). The site is located on the east side of I-270, southwest side of MD 355, and south of Park Mills Road (Urbana Planning Region). *Approved.*

**R-06-02 Winchester Homes, Inc.** — Request to rezone 264.3 acres from Agriculture (A) to Planned Unit Development (PUD). The site is located on the west and east sides of Boyers Mill Road, approximately 1,000 ft. north of Old National Pike (New Market Planning Region). *Withdrawn.*

**R-06-03 Memory Lane Properties** – Request to rezone 2.90 acres from Resource Conservation (RC) to General Commercial (GC). The site is located at the southwest corner of Powell Road and Hessong Bridge Road in the Frederick Planning Region. *Approved.*

**R-06-04 Charles and Virginia Vance** – Request to rezone 13.636 acres of land be rezoned from Agricultural (A) to General Commercial (GC). The site is located at 7612 Devilbiss Bridge Road in the Frederick Planning Region. *Denied.*

**R-06-05 Carroll Manor Fire Co.** – Request to rezone 10.16 ± acres of land be rezoned from R-1 Residential to Planned Unit Development (PUD). The site is located on the southwest side of Tuscarora Street, adjacent on the south side to Adamstown Commons in the Adamstown Planning Region. *Approved.*

**R-06-06 St. John Properties, Inc.** — Request to rezone 5.6995 acres of land be rezoned from Planned Unit Development (PUD) to Limited Industrial (LI). The site is located on the west side of MD Rt. 85, ¼ mile south of Executive Way in the Adamstown Planning Region. *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); Urbana (2004); New Market (2006); and Walkersville (2006).

## Walkersville Region Plan Update

The Board of County Commissioners adopted the Walkersville Region Plan on October 24, 2006. The Region Plan includes a land use plan map, which identifies the location and type of proposed land uses expected to develop over the next twenty years. Community growth boundaries are depicted on the land use plan map for the Region's three growth areas of Walkersville, Woodsboro and Libertytown. New residential, commercial and industrial development is targeted to these three areas in an attempt to concentrate growth where public infrastructure and services are provided. The Region's community facility and transportation needs are shown on the land use plan map in the form of floating symbols and proposed networks. New or potential sites for schools, parks, and libraries are illustrated.

Also adopted, as part of the Plan is the Comprehensive Zoning Map, which reflects changes made to the zoning classification on certain properties in the Region. The vast majority of the Walkersville Region is zoned A-Agriculture. Only minor updates were made to the Walkersville Region's zoning.

The plan and associated maps can be downloaded from the Division of Planning's Walkersville Region web page (<http://www.co.frederick.md.us/index.asp?nid=1355>) or in hard copy version from our office located on the 2nd floor of Winchester Hall. The Walkersville Region project planner is

Hilari Varnadore. Contact her at 301-600-2941 or [hvarnadore@fredco-md.net](mailto:hvarnadore@fredco-md.net) for more information.

## New Market Region Plan Update

The Board of County Commissioners adopted the New Market Region Plan on May 23, 2006. The Region Plan includes the text document, a zoning map and a land use plan map for the Region, which extends from the Monocacy River east to the Town of Mt. Airy. The land use plan map illustrates the location of future residential, commercial and industrial land uses in the Region and indicates the projected need for new schools, parkland as well as transportation infrastructure. The Plan and associated maps are available in the Planning Department, 12 East Church Street, Frederick, Maryland or at [www.co.frederick.md.us/planning](http://www.co.frederick.md.us/planning) (click 'New Market Region').

In December 2006, the Board of County Commissioners voted to reconsider the 2006 New Market Region Plan. The implications of future population growth and development of the landscape on government service delivery and the provision of transportation infrastructure, parkland and school facilities were factors cited by the Board in their decision. The reconsideration--workshops, public hearings, etc, will continue into 2007. Contact Tim Goodfellow at 301-600-2508 or [tgoodfellow@fredco-md.net](mailto:tgoodfellow@fredco-md.net) for more information.

**NEW MARKET REGION PLAN**  
Adopted May 2006



PREPARED BY THE  
FREDERICK COUNTY DIVISION OF PLANNING

## **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 2006, 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 2006, the Preservation Commission commented on seven State Highway Administration projects under the Sec. 106 program.

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

## **Heart of the Civil War Heritage Area**

The Management Plan for the Heart of the Civil War Heritage Area (HCWHA) was certified by the Maryland Heritage Areas Authority Board on July 13, 2006 pending the completion of comprehensive plan amendments to be adopted by all participating jurisdictions in Frederick, Washington, and Carroll Counties. The eleven participating municipalities and the Board of County Commissioners of Frederick County completed their plan amendment adoptions by June 22, 2006. With the local commitment evidenced by Frederick County and the Boards of County Commissioners of Washington and Carroll Counties,

the Operating Assistance Grant for the Heritage Area was approved in the amount of \$58,340. Seven project grants throughout the Heritage Area were also approved, totaling \$258,300. The managing office of the HCWHA is based in the Tourism Council of Frederick County. Throughout the fall of 2006, the former Steering Committee for Certification was transformed into the Advisory Board for the HCWHA. By the end of 2006, planning was underway for the next round of grant applications.

## **Catoctin Mountain Scenic Byway**

The "15 on 15" Marketing Program for the Catoctin Mountain Scenic Byway has been awarded a Federal Department of Transportation grant of \$44,480 to create a four-color map and guide showcasing the corridor's recreational, natural, and historic qualities, coupled with a display, website, and advertisements. This was one of six projects in Maryland receiving grants totaling \$464,880. The Journey Through Hallowed Ground organization continued its quest for a National Heritage Area designation for the Journey corridor, extending from Gettysburg, PA and including the entire Catoctin Mountain Scenic Byway corridor through Frederick County to the Virginia border, where it continues through Virginia to end at Monticello outside Charlottesville, VA. Organization of the Catoctin Mountain Scenic Byway Advisory Committee will take place in early 2007.



**Linganore Farm**

## **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 continued work on developing a County Sidewalk Retrofit program and an assessment of trail project priorities. These programs are being coordinated with the Division of Public Works. Described below are various County and State projects and studies that were underway in 2006.

**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. Construction scheduled for 2010.

**Spectrum Drive:** Design for the upgrade of the roadway between MD 85 and four-way stop at Holiday Drive. Construction underway in 2006.

**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 2006 the State continued its review of the Express Toll Lanes (ETL) alternative.

**MD 180/351:** County participated in initial project planning efforts for this multi-lane reconstruction from the MD 180 overpass at I-70 to the MD351 intersection with Crestwood Boulevard.

**US 15/Monocacy Boulevard Interchange:** County participated in initial project planning efforts for the development of a grade-separated interchange located at the intersection of Monocacy Blvd./Christophers Crossing and US 15. Originally included in the I-270/US 15 multimodal study, this project was broken out as a stand-alone project in 2006.

**I-270 Auxiliary Lanes:** Construction of southbound auxiliary lane from I-70 to MD 85 (Buckeystown Pike). Construction in 2007.

**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. Construction of the new ramp from westbound MD 26 to northbound US 15 was completed in 2006.

**Frederick County North-South Multi-Use Trail Corridor Concept:** The County, in cooperation with regional, state and neighboring jurisdictions, developed a preferred north-south multi-use trail route connecting the C&O Canal National Park and the Maryland-Pennsylvania border.

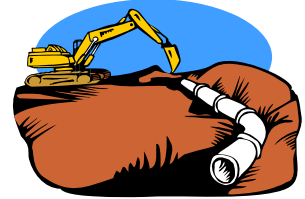
**Annual Transportation Priorities Review:** This review addresses priorities for County and State roads, transit service, and bicycle/pedestrian facilities that could be considered for the upcoming County CIP or for the State's consideration. The County's priority for State Secondary Highways for 2006 include the following:

1. **MD 144**—Widening of the roadway from the Meadow Road/I-70 Interchange westward to the proposed roundabout at the ramp from westbound I-70.
2. **US40A Middletown Bypass**—Address possible reconstruction and/or relocation of roadway around Middletown. This project would also include a proposed interchange with I-70 at Hollow Road.
3. **MD 194**—Widening to a 4-lane divided roadway between MD 26 and Devilbiss Bridge Road. This project would address both capacity and safety issues.
4. **MD 464 (Souder Road)**—Reconstruction as a two-lane roadway between MD 79 and the eastern limits of the City of Brunswick.
5. **MD 75**—Reconstruction and partial relocation as a two-lane highway between I-70 and MD 355.
6. **MD 85**—Widening and access improvements on MD 85 between English Muffin Way and Guilford Drive. The County advocates for the funding of Phase I construction—a comprehensive re-design and re-building of the I-270 interchange.
7. **MD 180/351**—Multi-lane reconstruction from the MD 180 overpass at I-70 to the MD351 intersection with Crestwood Blvd., including all associated bridges and the interchange with US 15/340.

**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), the County's Division of Public Works, and various municipalities in Frederick County (Middletown Bypass, Thurmont Industrial Access Road, Emmitsburg Mountain View Parkway, City of Frederick Airport Master Plan).



## Water & Sewer Plan Amendments



The Planning Division administers amendments to the County's Master Sewer and Water Plan. These amendments address mapping classifications of properties that relate to the timing of water and/or sewer service. This Plan is coordinated with the County Comprehensive Plan and development approvals to ensure consistency between these documents. The new schedule accepts amendment requests during the months of March, July and November. 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 301-600-1135 or [clarsen@fredco-md.net](mailto:clarsen@fredco-md.net) for more information

During 2006, sixteen (16) applications for changes in water and sewer plan designations throughout the County were reviewed along with three (3) continued from previous cycles.

<u>Case</u>	<u>Applicant</u>	<u>Location and Request</u>	
WS-05-21	Ausherman Joint Venture/Linton PUD	Request reclassification of 64.5 acres from S-5 Dev. to S-3 Dev. Located on the east side of Ballenger Creek Pike, north of Lime Kiln Road.	Approved
WS-05-23	The Orchard @ New Market, LLC	Request reclassification of 1.3 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-3 Dev. Located on the west side of MD 75, north of New Market.	Approved
WS-05-28	Knowledge Farms Partners, LLC	Request reclassification of 35 ± acres from W-5 Dev./S-5 Dev. to S-4 Dev. Located on the southwest side of MD Route 355 (Urbana Pike) across from Campus Drive.	Approved
WS-06-01	State Highway Administration (SHA), I-70 Rest Area	Text amendment for facility upgrade, new wastewater treatment system, new water storage tank and distribution system upgrade.	Approved
WS-06-02	Saber Ridge, LLC	Request reclassification of 26.0925 acres from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev. Located in the town of Myersville, at the intersection of Easterday Road and Canada Hill Road.	Approved
WS-06-03	Nexus Group, Inc. (Zimmerman Property)	Request reclassification of 6.54 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev. Located on the south side of MD 180, within the Advanced Technology Park boundary.	Approved
WS-06-04	Frederick County Parks & Recreation/Urbana	Request reclassification of 99.535 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-4 Dev. Located at 3750 Urbana Pike, just north of the Village of Urbana, west side of MD 355,	Approved
WS-06-05	HET Investment Properties, LLC	Request reclassification of 0.38 acre from W-5 Dev./S-5 Dev. to W-4 Dev./S-3 Dev. Located 3505 Urbana Pike—approximately 750 ft. west of the intersection of MD 355 (Urbana Pike) and Sugarloaf Parkway.	Approved
WS-06-06	Mount St. Mary's University	Mapped expansion of 96 acres of service area for Multi-Use facility.	Approved
WS-06-07	Banner School	Request reclassification of 28.56 acres from Ultimate Service to W-5 Dev./S-5 Dev. Located on the north side of Biggs Ford Road, east of Dublin Road, in the Town of Walkersville.	Pending



WS-06-08	Toll Brothers/Bell Farm	Request reclassification of 85 ± acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev. Located on the west side of MD 194, south of elementary school, in the Town of Walkersville.	Approved
WS-06-09	Homewood Retirement Centers	Request reclassification of 27.3 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev. Located on the north side of Willow Road, west of US 15 in the City of Frederick,	Approved
WS-06-10	Toll Brothers/ Younkins	Request reclassification of 50.58 acres from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev. Located on the west side of New Design Road, north of the intersection with Elmer Derr Road.	Withdrawn
WS-06-11	Libertytown Development Company	Request reclassification of 66.2 acres from W-5 Dev/S-5 Dev. To W-4 Dev/S-4 Dev., three existing lots to W-4 Dev. only, and to place a water tank symbol on the map. Located in Libertytown, generally south of South Alley and west of Mill Street.	Approved
WS-06-12	Harris Smariga & Associates/Monrovia New Town	Request reclassification of 229.5 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev. Located in Monrovia New Town, north of MD 75/80 intersection, both sides of MD 75	Approved
WS-06-13	Town of New Market	Request reclassification of .668 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-3 Dev. Located in the Town of New Market, Lot 29, Sponseller's Addition.	Continued
WS-06-14	Urbana Pike, Inc.	Request reclassification of 9.76 acres from S-4 Dev. to S-3 Dev. with private pump station. Located on the east side of MD 355, south of Grove Lane, opposite Lowes Lane.	Approved
WS-06-15	Carroll Manor Fire Company, Inc.	Requesting reclassification of 4.9 acres from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev. Located south of Washington Street, west of Tuscarora Street, northeast of Adamstown Commons	Approved
WS-06-16	Frederick County Parks and Recreation/ Libertytown Park	Request reclassification of 102 acres from S-5 Dev. to S-3 Dev. Located Libertytown Park.	Approved
WS-06-17	Winchester Homes, Smith/Cline property	Request reclassification from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev. Located on the east and west sides of Boyers Mill Road, north of Old National Pike, west of Town of New Market.	Withdrawn

### **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 2006 annexation requests are listed below:

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<u><b>Municipality</b></u>	<u><b>Applicant</b></u>	<u><b>Location</b></u>	<u><b>Acres</b></u>	<u><b>Proposed Zoning</b></u>	<u><b>Action</b></u>
Myersville	Town of Myersville	MD Rt. 17/US Rt. 40	2.5	Open Space	Approved
New Market	Town of New Market	Baldwin Road	24	AP –Amusement Park	Approved (overturned by Court)
New Market	Winchester Homes	Boyers Mill Road	262	R-3 Residential	Approved (overturned by referendum)
New Market	D.R. Horton, Inc.	Green Valley Road	938	R-3 Residential	Withdrawn by applicant
Thurmont	HKB Myers Land LLC	US15 @ N. Franklinville Road	210	Gen. Business/Ag	Pending
Thurmont	Beazer Homes	Between MD 550 & Moser Road	131	R-2 Residential	Pending
Thurmont	Drees Homes	MD 806, south of Thurmont	114	R –5 Residential	Pending

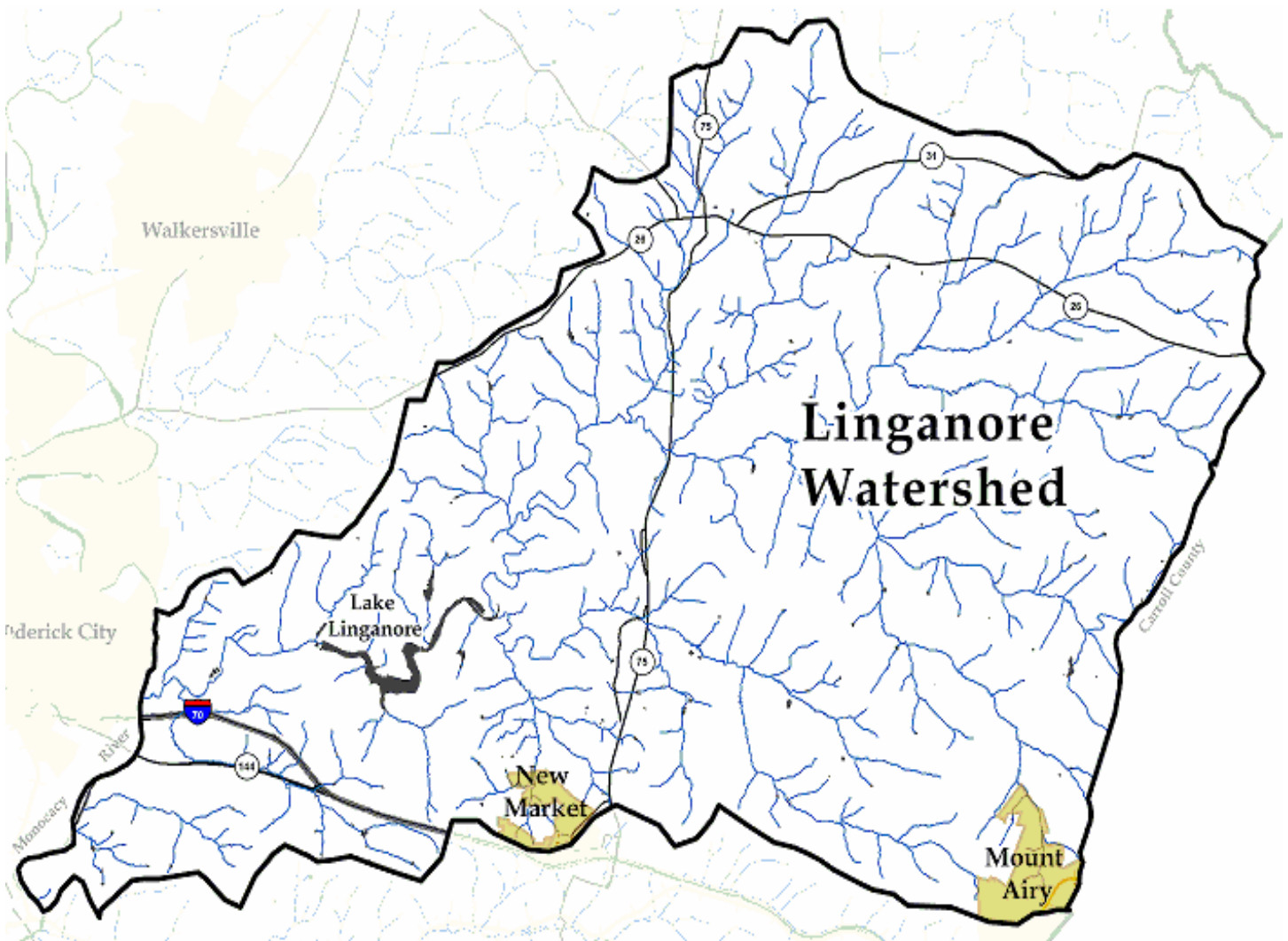
## Environmental Planning Activities

### **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.

In March the Board of County Commissioners approved the Linganore “Action Plan,” the implementation component of the 2004 Linganore Source Water Protection Plan. Twenty-four Action Plan items, including specific code revisions, program modifications and policy changes were approved in order to help reduce the sediment and nutrient inputs to Lake Linganore. The 2006 Linganore Action Plan and the 2004 Linganore Source Water Protection Plan are on-line at [www.co.frederick.md.us/](http://www.co.frederick.md.us/) (Planning Department/Publications). Staff began work on creating a new stream buffer ordinance for the Linganore Watershed in 2006. This initiative will continue into 2007.

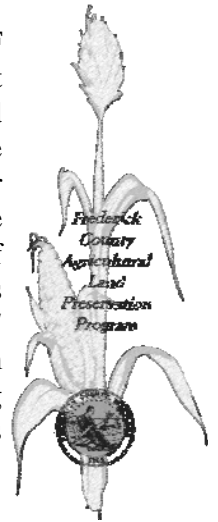


## LAND PRESERVATION ACTIVITIES

### 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 enter their land into an Agricultural Land Preservation District. As of December 2006, 7,552 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 permanently protected easements.

The second step in the MALPF process is the sale of development rights easements to the State and County. In 2006, 20 farms made application for easement sale of their development rights through the MALPF Program. By the end of 2006, there are a total of 107 farms permanently preserved on 16,917 acres through the MALPF Program in Frederick County. The pending farms from the FY-06 Program are as follows:



Owner Name/Acres	Road Name	Town
Pat Zimmerman — 106 acres	Ballenger Creek Pike	Buckeystown
Norman & Sandra Shriver — 248.37 acres	4 Points Bridge	Emmitsburg
Edward & Charlotte Bowers — 188.94 acres	Old Annapolis	Frederick
Richard Calimer & Connie Masser — 152 acres	Buck Lantz	Sabillasville
James & Bonnie Miller — 95.97 acres	Foxville-Deerfield	Sabillasville
Paul & Karen Dotterer — 238.3 acres	Molasses	Union Bridge
James Baker — 189 acres	Bridgeport	Emmitsburg
Henry & Beverly Barton — 62.5 acres	Whiskey Springs	Woodsboro
Henry & Beverly Barton — 189 acres	Whiskey Springs	Woodsboro
Anne Arnold — 74 acres	Treatment Plant	Frederick
Ed & Susan Hatter — 175.7 acres	Mechanicstown	Emmitsburg
David & Carole Doody — 144 acres	Lime Plant/Green Valley	New Market
Waybright Joint Venture — 152.5 acres	Harney	Emmitsburg
Donald & Peninah Smith — 126.09 acres	Dublin	Woodsboro
Carol Swandby — 87.7 acres	New London	New Market
Rum Springs Farms, LLC — 172.5 acres	Rum Springs	Middletown
Darrel & Christina Drenner — 74.96 acres	Dollyhyde	Libertytown
Barbara Wyatt & Michael Sack — 23.9 acres	Molasses	Union Bridge
John Hoover — 44 acres	Wolfsville	Myersville
James & Bonita Smith — 66.79 acres	Eylers Valley Flint	Sabillasville
<b>Total Acres: 2,612</b>		

## LAND PRESERVATION ACTIVITIES

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### **Critical Farms Program**

Frederick County is in the 15th year of the Critical Farms Program. By the end of 2006, 19 farms with over 2,200 acres were purchased using Critical Farms funds, 18 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 allows 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 plus interest and getting out of land preservation. There were no Critical Farms applications approved in Fiscal Year 2006.

### **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 Frederick County/Mid-Maryland Rural Legacy Area is located in the Brunswick and the Middletown Planning Regions. The Rural Legacy Program has resulted in 25 easements on 3,250 acres in the last 8 years..

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.

In 2004, Frederick County and the Carrollton Manor Land Trust submitted a second Rural Legacy grant application for the area of Adamstown. The Carrollton Manor Region was designated by the state in 2004 as an official Rural Legacy Area and received a Rural Legacy Grant for \$207,506 in Fiscal Year 2005 and another Grant for \$300,000 in Fiscal Year 2006.

### **Installment Purchase Program (IPP)**

Created in 2002, the Installment Purchase Program purchase easements through Installment Purchase Agreements. The County invests in a Zero Coupon Bond that matures 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 2006, 60 farms comprising over 9,388 acres were preserved through the County’s IPP Program. It is anticipated that another 20 farms will be receiving offers for easement purchases in 2007, protecting a total of over 11,000 more acres.

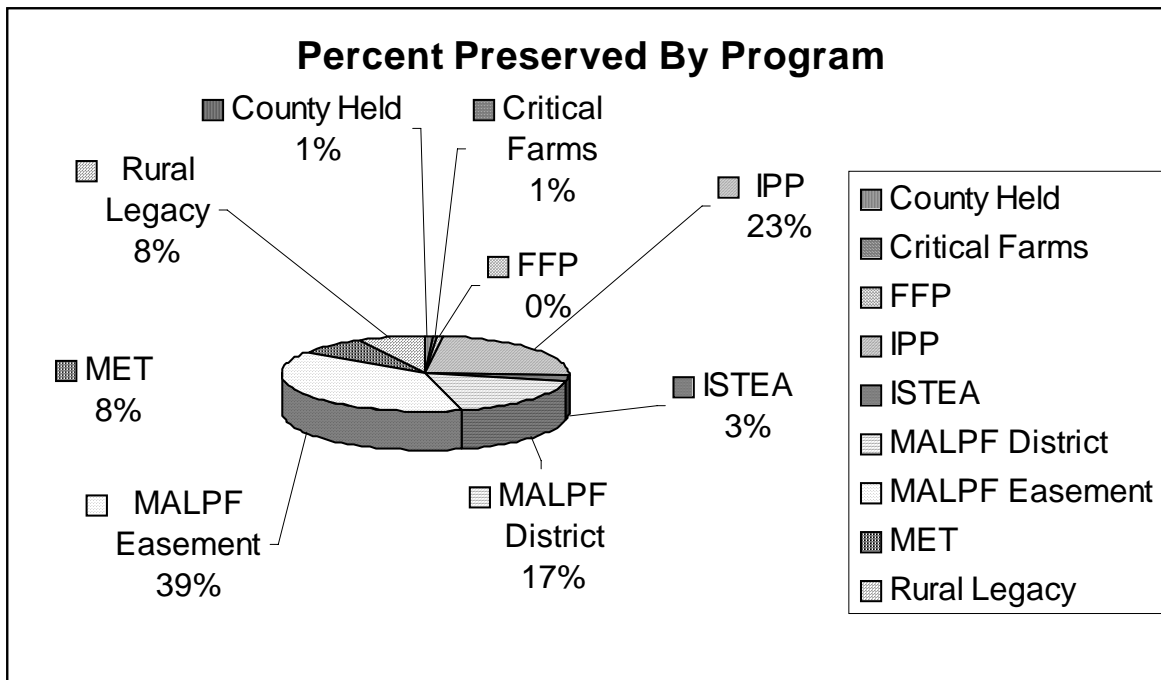
### FY06 Approved IPP Easements

Owner Name/Acres	Acres	Premise Address	Premise City
Grossnickle, Charles & Gerry	142.58	Beaver Dam	Union Bridge
Smith, Edward V.	100.197	Cherry Lane	Jefferson
Craven, Ruth	124.637	Lander	Jefferson
Harshman, Kenneth & Mildred	89.5	Ridge	Mt. Airy
Bittner Family LLP c/o Randall Miller	158.229	Harbaugh Valley	Sabillasville
Ford, Harry & Kathleen	206.324	Coppermine	Woodsboro
Miller, Randall & Diane	25.065	Harbaugh Valley	Sabillasville
Stansbury, Richard A. and Blanche L.	99.5866	Old Annapolis	Mt. Airy
Hawker, Robert & Douglas	131.83	Bussard	Middletown
Hawker, Robert, Douglas & Evelyn	50.5	Bussard	Middletown
Ballenger, John Jr. & Linda	145.3028	Motter Station	Rocky Ridge
Bazara, Michael & Teresa	218.997	Point of Rocks	Jefferson
Crum, William & Barbara	148.18	Retreat	Walkersville
Titus, Lon & Eloise	86.987	Mar Lu Ridge	Jefferson
<b>Total Acres 1,727.9154</b>			

#### 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 (3,330 acres); and ISTE A, The Inter-Surface

Transportation Enhancement Act (1,361 acres). With the inclusion of these programs, Frederick County has reached over 35,000 acres of permanently preserved land (including Critical Farms properties). The following chart shows the percent of preserved land per program:



## **Mapping and Data Services**

The development of a Countywide GIS continues within the Planning Division. 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 Section 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**

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\* Available on our website [www.co.frederick.md.us/planning](http://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 (2006)\*  
Thurmont Region Plan (1995)  
Urbana Region Plan (2004) \*  
Walkersville Region Plan (2006)\*

### **SPECIAL REPORTS**

Adamstown Region Historic Sites Survey  
Annual Report (2005)\*  
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