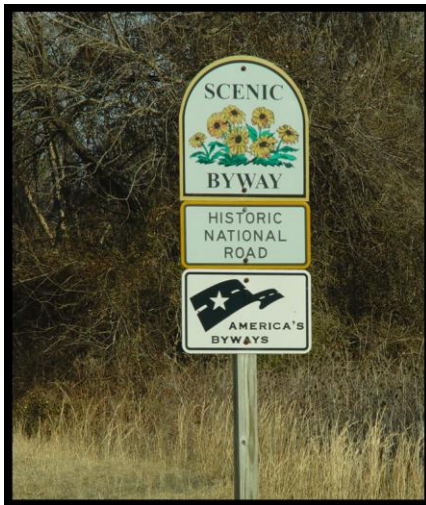


**FREDERICK COUNTY DIVISION OF PLANNING**

# **Annual Planning Report 2008**



**Frederick County Division of Planning  
Winchester Hall  
12 E. Church Street  
Frederick, Maryland 21701**

301-600-1138

[www.frederickcountymd.gov/planning](http://www.frederickcountymd.gov/planning)

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## **Executive Summary**

The 2008 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 2008**

- The Board of Commissioners announced their Growth Management Initiatives on January 8, 2008 involving updates to the APFO, the Countywide Comprehensive Plan, and to conduct a countywide comprehensive rezoning process. The Board also instituted a moratorium on new residential subdivision applications for a two year period.
- The Division began work on updating the Countywide Comprehensive Plan completing public outreach efforts, the preparation of various background reports, and conducting 17 workshops with the County Planning Commission through December 2008 for preparing a Draft Plan.
- The Division continued work on updating the County Water and Sewerage Plan, which was approved by the Board on December 11<sup>th</sup> and transmitted to the Maryland Department of the Environment for approval.
- The Board of Commissioners adopted the Thurmont Region Plan on July 31, 2008 and the New Market Region Plan on September 2, 2008.
- Processed 30 farm applications to sell their development rights under the MALPF Program and received 37 applications for the Installment Purchase Program (IPP).
- Processed 22 Board of Zoning Appeals cases, the lowest level since 1959.
- Conducted 966 new and follow-up zoning inspections down from 1,155 in 2006. The number of zoning complaints down 17% from 371 in 2006 to 310.
- Processed one (1) Zoning Map Amendment.
- Processed two (2) Zoning Text Amendments.
- Processed nine (9) Water and Sewerage Plan amendments.

### **Development and Demographic Highlights**

- The County's population increased by 1,491 persons in 2008 to 233,439 as of January 1, 2009.
- The 562 permits issued for new residential dwellings in 2008 was the lowest level since the 1960's.
- Commercial and industrial construction activity increased from 2007 by 51 permits to 724 permits issued in 2008.
- Total value of new commercial and industrial construction in 2008 decreased significantly from \$572 million in 2007 to \$280 million in 2008.

# Planning Commission Profile

The Frederick County Planning Commission was established in July 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 Comprehensive Plans, the Commission has approval authority and forwards such Plans to the County Commissioners for final adoption. Planning Commission members serving in 2008 are as follows:

- Joe Brown, III, Chairman
- Joan McIntyre, Vice-Chairman (through June 2008)
- Audrey Wolfe, Secretary
- J. Denham Crum (through June 2008)
- Bob White
- Catherine Forrence
- Kai Hagen, BOCC Liaison
- John McClurkin (since July 2008)
- Richard Floyd (since July 2008)

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 commissions and boards are served by the Planning Division Staff:

- County Board of Zoning Appeals
- County Agricultural Preservation Advisory Board
- County Agricultural Reconciliation Committee
- Historic Preservation Commission
- Monocacy Scenic River Board
- Transportation Services Advisory Council

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

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



(Back Row) Comm. K. Hagen, J. Brown, R. Floyd, J. McClurkin (Front Row) C. Forrence, A. Wolfe, B. White

# Directory of Commissions and Staff

## As of December 2008

### ***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***

Joe Brown, III, Chairman  
 Audrey Wolfe, Vice Chairman  
 Bob White, Secretary  
 Catherine Forrence  
 John McClurkin  
 Richard Floyd  
 Kai J. Hagen, County Commissioner

### ***Board of Zoning Appeals***

William Shreve, Chairman  
 Bernard Bordenick  
 Robert J. Lawrence  
 Laura Roholt Westdorp  
 Ronald W. Peppe  
 John R. Clapp, Alt.

### ***Agricultural Preservation Advisory Board***

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

### ***Historic Preservation Commission***

Krista McGowan, Chair  
 Michael A. Powell, Vice Chair  
 G. Bernard Callan, Jr.  
 James Moser  
 Kathryn Makenzie  
 Gary D. Baker  
 William DeMartini  
 Tyler Bastian  
 John Greenwell  
 Barbara Wyatt  
 Jessica Cramer Winter  
 Whitney Cruey, Alt.  
 Don Briggs, Alt.

### ***Monocacy Scenic River Citizens Advisory Board***

#### **FREDERICK COUNTY**

Sean McCabe, Chairman  
 Frank Gladhill  
 Becky Kile  
 Jack Lynch  
 Will Morrow

### **DIVISION OF PLANNING STAFF**

#### ***Director***

Eric E. Soter 301-600-1411

#### ***Deputy Director***

Mark Depo 301-600-1149

#### ***Special Projects***

Todd Weidman 301-600-1436  
 Shawna Lemonds 301-600-1165

#### **Comprehensive Planning**

##### ***Chief Planner***

Jim Gugel, AICP 301-600-1144

##### ***Historic Preservation***

Janet Davis 301-600-2958

##### ***Transportation***

John Thomas 301-600-6768

Dial Keju 301-600-7402

##### ***Water and Sewer***

Tim Goodfellow, AICP 301-600-1135

##### ***Environmental Planning***

Tim Goodfellow, AICP 301-600-2508

##### ***Principal Planners***

John Dimitriou 301-600-1150

Denis Superczynski, AICP 301-600-1142

#### **Zoning Administration & Enforcement**

##### ***Zoning Administrator***

Larry Smith 301-600-1491

##### ***Board of Zoning Appeals***

Rick Brace 301-600-2940

##### ***Permit Review***

Craig Terry 301-600-1351

Rick Brace 301-600-2940

##### ***Zoning Enforcement***

Bill Bigelow 301-600-1141

#### **Mapping and Data Services**

##### ***GIS and Data Services Manager***

Amber DeMorett 301-600-1155

##### ***GIS Project Manager***

Angela Worley 301-600-1306

##### ***GIS Technician***

Mary McCullough 301-600-2324

#### **Land Preservation**

##### ***Land Preservation Administrator***

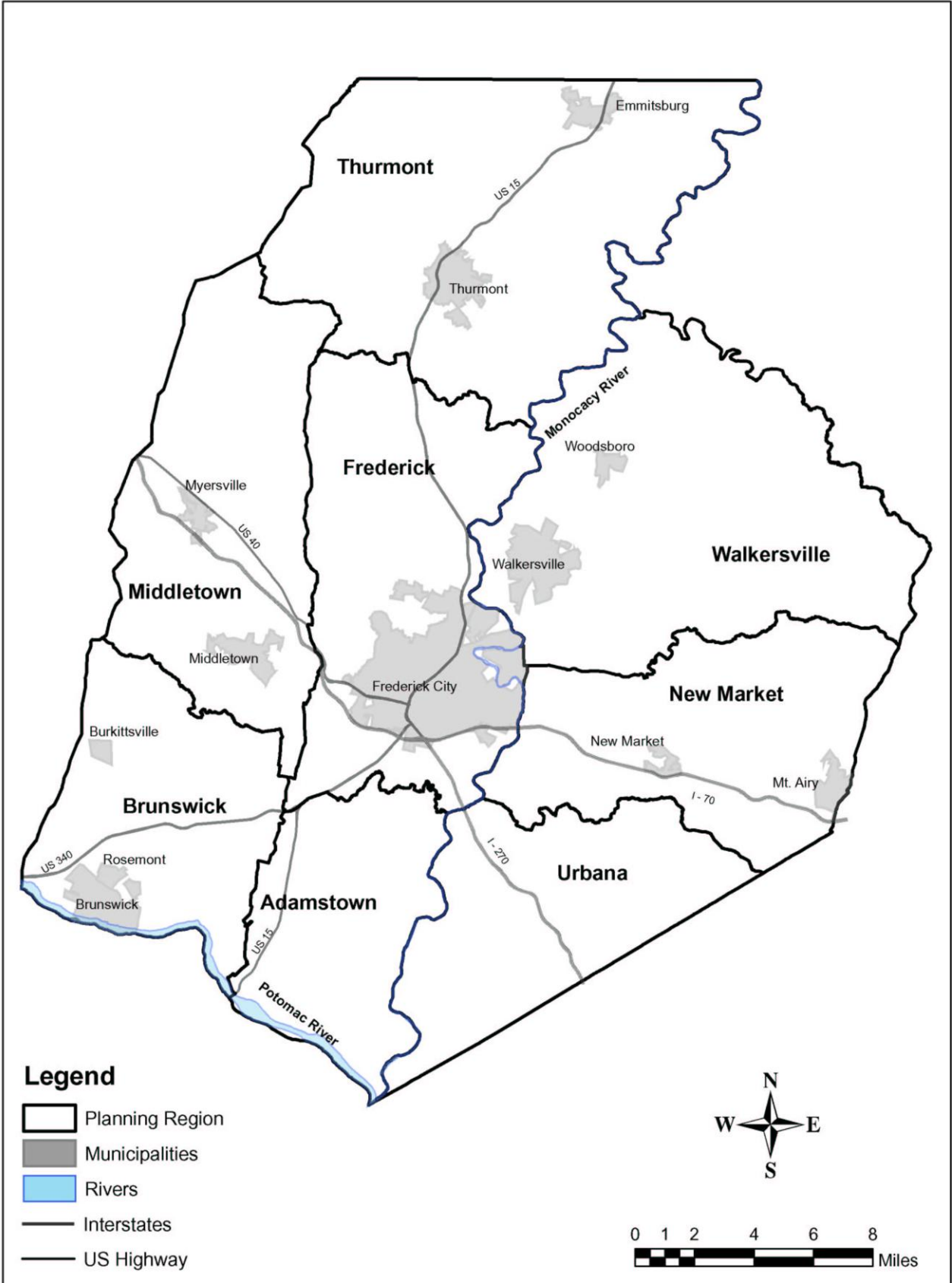
Tim Blaser 301-600-2513

##### ***Agricultural Preservation Planner***

Anne Bradley 301-600-1474

[www.frederickcountymd.gov/planning](http://www.frederickcountymd.gov/planning)

301-600-1138



# Demographic and Development Trends

## Population

Frederick County’s estimated population is 233,439 as of January 2009 an increase of 1,491 (.6%) for the year. This is one of the lowest annual population increases since the 1960’s and is less than half of the average annual increase of the approximately 3,050 persons for the five year period from 2003 to 2008. Since 2000 the County’s population has increased by 38,162 or 19.5%. During the 1990’s the County’s population grew by 45,100 or 30%.

## Housing Construction

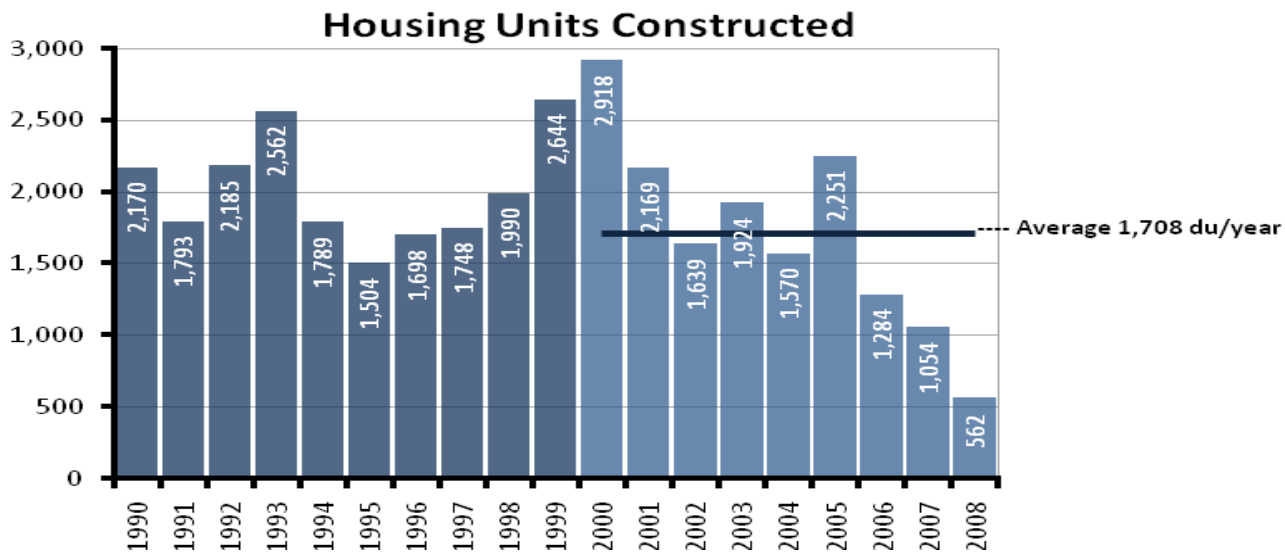
In 2008, there were 562 new residential dwelling permits issued countywide, including the municipalities. This is the lowest level of residential construction since 1969 and continues a declining trend of residential construction since 2005 when 2,251 dwellings were constructed in the County. Since 2000 the County has been averaged

1,700 dwellings/year, down from an average of 2,000 dwellings/year through the 1990’s.

Approximately 15,327 new homes have been constructed Countywide since 2000 with the City of Frederick accounting for 4,412 dwellings (29%).

## Commercial and Industrial Construction

There were a total of 724 commercial and industrial permits issued in Frederick County in 2008, which was a slight increase from 2007. 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 has been an average of 699 such permits issued annually. While the number of permits increased from 2007 the value of the commercial and industrial permits declined from approximately \$573 million in 2007 to \$281 million in 2008.



## 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 community 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 2009-2014 was adopted in June 2008. The CIP totaled over \$967 million for the entire 6-year program an increase of \$82 million over the FY2008-2013 CIP. The summary of the 6-year CIP is as follows:

- General Government                 \$ 230.6 million
- Water & Sewer                         \$ 135.8 million
- Parks & Recreation                 \$ 65.6 million
- Watershed Restoration             \$ 1.9 million
- Roads, Bridges, Highways         \$ 168.0 million
- Frederick Community  
    College                                 \$ 73.8 million
- Schools                                 \$ 365.4 million
- Municipal Projects                 \$ 133.1 million

### School Enrollments

The County's FY 2009-2014 Capital Improvements Program (CIP), included 12 projects to increase school capacity. These projects include additions to existing schools and the construction of new schools and will add 1,648 elementary school seats, 300 middle school seats, and 2,300 high school seats over the next six years.

In September 2008 the Frederick County Public School system enrolled a total of 39,706 students which is a decrease of 2% or 860 pupils from 2007.

Oakdale High School was opened in August 2008.



# Zoning Administration Highlights

## Board of Appeals

The Board of Appeals heard the lowest number of cases (22) since the County’s adoption of zoning in 1959, perhaps a function of the recession local and national markets. The largest single category was special exceptions (12), with accessory apartments being the most frequent application. The Board heard other special exception cases involving such uses as a place of worship, expansion of a communications tower equipment area and the number of antennas allowed, expansion of a place of worship, modification of an existing kennel and a change of one non-conforming use to another non-conforming use.

The appeals of administrative errors filed this past year had a mixed outcome—one was withdrawn, one denied and one denied but is pending appeal to Circuit Court. The two denials resulted in the Board of Appeals upholding the Planning Commission decisions in cases involving the Subdivision Ordinance. The first case upheld the property owner’s right to subdivide their property as their neighbors had done and the second case upheld a recommendation to deny a subdivision as not having met the standards in the subdivision ordinance.

CASE #	APPLICANT	REQUEST	DECISION
B-08-01	Urbana Interchange Partners LLC	Modify Existing Veterinary Clinic W/ Outdoor Run (Previously Approved B-02-23)	Granted
B-08-02	Tom's Creek United Methodist Church	Variance of 26 Ft. From 40 Ft. Required Front Yard, 31 Ft. From 50 Ft. Side Yard, 36 Ft. From 50 Ft. Side Yard, Parking Space Setback of 10 Ft. From 40 Ft. Required Setback, 12 Ft. From the 40 Ft. Required Setback, 4 Ft. From 25 Ft. Side Setback Along Property Line	Granted
B-08-03	Arnoldstown Road Property Owners	Administrative Error, FcPc Conditional Approval of Carriage Hill, Lots 7A-7C (S-591)	Denied
B-08-04	Ratcliff	Accessory Apartment	Continued
B-08-05	Corker	Accessory Apartment	Granted
B-08-06	Target Corporation c/o VHB, Inc.	Variance Of 30 Ft. From Required 30 Ft. Side Yard To Retain Existing Building	Granted
B-08-07	Fink, Et Al	Change A Legal Nonconforming Use (Butcher Shop & Activity Area To H.V.A.C. Contractor)	Granted
B-08-08	Moran/ Quesada	Variance Of 10.8 Ft. From Required 25 Ft. Front Yard Setback	Denied
B-08-09	Boswell	Accessory Apartment	Dismissed
B-08-10	Mt. Carmel United Methodist Church	Expand Existing Place Of Worship In R-3 Zone	Granted
B-08-11	Waddell	Variance of 24 Ft. From the Required 25 Ft. Front Yard Setback to Replace Existing Parking Pad with 24 Ft. x 21 Ft. Carport or Garage	Granted
B-08-12	Buckingham's Choice	Administrative Error	Dismissed

B-08-13	Verizon Wireless/ S.T.C. Three LLC	Expand Previously Approved (B-95-27) Communication Tower & Ground Compound to Permit Additional Communication Equipment & More Antenna Users	Granted
B-08-14	Harold	Variance Of 43 Ft. From The Required 75 Ft. Setback From Centerline Of Road To Construct A Garage	Granted
B-08-15	Glickman	Accessory Apartment	Granted
B-08-16	Libertytown Volunteer Fire Dept Inc.	Variance of 7 Ft. From Required 50 Ft. Rear Yard Setback to Construct A Proposed Addition (Fire Hall)	Withdrawn
B-08-17	Michael	Accessory Apartment	Granted
B-08-18	Daybreak Community Church	Place Of Worship And Preschool	Granted
B-08-19	Cardosi	Accessory Apartment	Granted
B-08-20	Craig	Administrative Error, FcPc Decision Re: Application for proposed Subdivision (M-2856/AP#7328)	Denied
B-08-21	Scheuttinger	Change Condition Of Previously Approved Special Exception (B-87-119)	Granted
B-08-22	Clarke	Variance Of 21 Ft. From The 30 Ft. Maximum Height For A Dwelling To Retain A Silo Converted To An Observatory	Dismissed

## Zoning Text Amendments

The following text amendments initiated in 2007 were approved in 2008:

**ZT-07-13 – RC Zone Lot Size** – Increased minimum lot size from 5 acres to 10 acres. Effective Feb. 15, 2008.

**ZT-07-14 – Nursing Homes in A district** – Removed nursing homes as a permitted use in the Agricultural district. Effective April 10, 2008.

**ZT-07-15 – RC Zone Revisions** – Further amended ZT-07-13 to allow one (1) additional lot for parcels between 10 and 20 acres and deleted the clustering provision. Effective May 30, 2008.

**ZT-08-01 – Countywide Streambuffer** – Revises and applies stream buffer regulations initially approved for the Linganore Creek watershed countywide. Effective August 15, 2008.

## Zoning Ordinance Update

In April of 2007, the BOCC initiated their FY2007 – FY2011 Strategic Plan. A key objective of the Land Use Goal was to examine the zoning ordinance to determine  
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priorities and initiate a phased approach for zoning text amendments. In the summer of 2007 staff presented a thematic/topical approach to update the Zoning Ordinance in phases. In 2008 the Board of Commissioners approved the following amendment as the initial phase of the update.

**ZT-08-02– Zoning Ordinance Reorganization and Renumbering** — to reorganize and renumber the Zoning Ordinance to effectively group current & future related items for ease of reference, facilitate referencing and provision of numbering for future text amendments and cross-referencing within other County ordinances.

## Zoning Map Amendments

The initiation of the Comprehensive Plan update, which includes a comprehensive zoning process, would apply a moratorium on piecemeal rezoning requests.

The Board of Commissioners granted a waiver on December 16, 2008 to allow case # R-98-1 (A) to proceed. This application requests to amend a condition of the original MXD rezoning for the Phase 1 plan of the Urbana Corporate Center MXD.

## **Zoning Enforcement**

The zoning inspector continued to investigate complaints about possible Zoning Ordinance violations. Over 1,023 initial and follow-up inspections were conducted in order to determine if violations exist. Complaints had a 10% increase in 2008 with 341 filed as compared to 310 complaints filed in 2007.

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. As a last resort, some cases are adjudicated through the District Court.

<b><u>Zoning Violation Inspections</u></b>	<b><u>Total</u></b>	<b><u>Percentage of Total</u></b>
Zoning Certificate/ Permit Compliance & Follow-up	197	57%
Nuisance	47	14%
Site Plan Conformance	8	2%
Home Occupations	29	9%
Real Estate Signs	13	4%
Miscellaneous	47	14%
Total	341	100%

## **Comprehensive Planning Highlights**

The Comprehensive Planning Section is responsible for long-range planning activities including the preparation and updating of the County Comprehensive Plan. Staff also has responsibility for functional planning areas including transportation, water and sewer, historic preservation and environmental planning.

### **Thurmont Region Plan Update**

The previous Thurmont Region Plan was adopted in 1995. The Frederick County Planning Commission completed much of its work on the Thurmont Region Plan update in 2007 voting to forward its Recommended Plan to the Board of County Commissioners on February 25, 2008. The Board of County Commissioners conducted its review of the Recommended Plan with a series of workshops and a public hearing held on June 17, 2008. The Board adopted the Thurmont Region Plan on July 31, 2008.

This region plan update did not include a comprehensive zoning process.

### **New Market Region Plan Reconsideration**

The prior Board of County Commissioners adopted the previous New Market Region Plan on May 23, 2006. In December 2006, the current Board of County Commissioners voted to reconsider the 2006 New Market Region Plan. The Board of County Commissioners (BOCC) held workshops from January through April 2007 to prepare the 2007 Board of County Commissioners Draft New Market Region Plan which includes the land use plan and zoning maps. The BOCC Draft Plan was released on May 15, 2007 for agency and public review followed by the County Planning commission public hearing in July 2007.

During 2008 the BOCC continued its review of the Plan as recommended by the Planning Commission. Public hearings were held in February and August and the BOCC adopted the Plan on September 2, 2008.

### **Growth Management Initiatives**

The Board of Commissioners launched a Growth Management Initiative in January 2008 to include three components: an update of the Countywide Comprehensive Plan, undertake a comprehensive zoning process, as well as revise the Adequate Public Facilities Ordinance (APFO).

### **Countywide Comprehensive Plan Update**

Beginning in March 2008 the Division of Planning began work sessions with the County Planning Commission in preparing a draft plan. Several reports were prepared in 2008 including a Trends and Issues Report, Community Survey Report, and a Community Issues Report. Through 2008 17 work sessions were held with the Planning Commission in working toward the preparation of a Public Hearing Draft Plan.

The Division conducted a number of public outreach tasks including;

- Provided an on-line survey
- Held focus group meetings with County boards and commissions to identify issues and opportunities
- Held four open houses in May throughout the County

## **Historic Preservation**

The Division of Planning is responsible for administering several functions related to historic preservation. The Division's Historic Preservation Planner oversees updates of the Historic Preservation Plan, last updated in 2007 and the Historic Preservation Ordinance, which was adopted in 1997. Staff is also responsible for administering the Historic Preservation Commission (HPC).

### **County Register of Historic Places**

Through the Plan and the Ordinance the County maintains The County Register of Historic Places which currently consists of eight sites. Work performed on these designated landmarks is reviewed by the County's Historic Preservation Commission (HPC) for compliance with the Interim Design Guidelines. Its approval is issued as a Certificate of Appropriateness (COA). In 2008, the HPC issued one COA.

### **Project Reviews**

In 2008, the County's Historic Preservation Commission commented on 15 State Highway Administration projects under the Section 106 program.

### **Coordination Activities**

The Historic Preservation Planner participates in a coordinating role with various organizations and State activities.

The Maryland Heritage Areas Authority Board oversees the Management Plan for the Heart of the Civil War Heritage Area (HCWHA), which includes the eleven participating municipalities and portions of Frederick County as well as portions of Carroll and Washington Counties. The managing office of the HCWHA is based in the Tourism Council of Frederick County. In 2008, the City of Frederick received Heritage Area funding for a wayfinding signage project that also involves the Catoctin Mountain Scenic Byway.

Staff also participates with the Catoctin Mountain Scenic Byway Advisory Committee, which was established in 2007 to implement recommendations from the Corridor Management Plan. This committee is managed through the County's Tourism Council office. The Journey Through Hallowed Ground organization succeeded in the designation by the U. S. Congress of a National Heritage Area 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.



**Howard Marvin Jones House**

## **Environmental Planning**

The Planning Division staff primarily serves in a coordinating role with various environmental planning activities. Staff has continued to work with the County's Division of Public Works on watershed restoration strategies (WRAS) as well as with regional organizations including the Upper Potomac River Tributary Team. The Division also is the primary staff to the Monocacy Scenic River Board. Activity highlights for 2008 include:

- Prepared a Monocacy River Report
- Assisted with a United States Geological Survey (USGS) study on Lake Linganore to identify the extent of sedimentation in the lake and identify strategies to address sediment issues.
- Prepared a Zoning Text Amendment (ZT-08-01), to apply waterbody buffer regulations to the entire County based on an ordinance created in 2007 specifically for the Linganore Watershed.

## **Transportation Planning**

The Planning Division is responsible for coordinating a variety of transportation plans and studies, which involve highway, transit, and bicycle/pedestrian facilities. Primary responsibilities include long range planning, coordination with inter-agency and inter-jurisdiction transportation projects. Activity highlights for 2008 include the following:

- Drafted the Transportation chapter for the Countywide Comprehensive Plan update.
- Assisted the Division of Permitting and Development Review with revisions to the traffic section of the County's Adequate Public Facilities Ordinance.
- Assisted the Division of Transit Services with an update to the County's Transit Friendly Design Guidelines.
- The Planning Division welcomed its second full-time transportation planner, who will focus on the travel demand model work.

## **Bicycle and Pedestrian Activities**

These programs/projects are being coordinated with the County's Division of Public Works, Division of Parks and Recreation, the Division of Permitting & Development Review, TRANSIT Services, the Health Department and Frederick County Public Schools.

**Trail/Path Projects:** Provided assistance and coordination on the East Street Path project with the City of Frederick and on County projects for the Ballenger Creek Trail and a Monocacy River Greenway Trail.

**Safe Routes to School:** Planning staff continued participation in a countywide Safe Routes to School committee to coordinate and assess needs with respect to improving conditions for bicycling and walking for students in the county. The committee prepared and submitted a funding request from FCPS in 2008 to Maryland DOT for federal funds in 2009-2010 for education, enforcement, encouragement and limited engineering program improvements to K-8 schools countywide. Funding in the amount of \$143,500 was awarded for 2009-2010 and there are plans to prepare an

additional submittal for grant years 2010-2011. Project implementation will continue in 2009.

## **State Highway Projects Coordination**

Transportation planning staff participates on the Project Teams for State highway projects and studies. The following were underway in 2008.

**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 2008 the State continued to move ahead with finalizing the Environmental Assessment and alternatives analysis for the entire project which is expected in 2009.

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

**I-70/Meadow Road Interchange:** County participated in initial project planning efforts for the addition of the missing interchange movements at the intersection of Meadow Road, MD and I-70. The project has had additional coordination with the State Highway Administration and the Maryland Department of Planning to address the project's priority funding area status.

**US 15/Monocacy Boulevard Interchange:** Proposed grade-separated interchange located at the intersection of Monocacy Blvd./Christophers Crossing and US 15. Project planning was completed in 2008 with support by the County for Alt. 2 Option 1. County participation, partnering with the City of Frederick, will continue in 2009 as the projects moves forward in the Design & Engineering Phase.

## **Annual Transportation Priorities Review**

Planning staff prepares and coordinates this review with the County Planning Commission and the Board of Commissioners. The 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 in the Consolidated Transportation

#### Primary Highways

**I-70 Phase 4** – Mainline widening between I-270 and Mt. Philip Rd.

**US 15/Monocacy Blvd** – New grade separated interchange.

**I-270/US 15 Multi-Modal Study** – Begin identifying priorities for individual phases.

#### Secondary Highways

**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.

**MD 180/351** – Widening and reconstruction between Greenfield Dr. off of MD 180 to Corporate Dr.

**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.

**MD 144** — Widening of the roadway from the Meadow Road/I-70 Interchange westward to Patrick St. at the ramp from westbound I-70.

**MD 464 (Souder Road)** — Reconstruction as a two-lane roadway between MD 79 and the eastern limits of the City of Brunswick.

Program (CTP). The County approved the following state highway priorities in May 2008:

#### Travel Demand Model

Planning staff has initiated work on the countywide travel demand model program. The Cube software program was purchased, which is consistent with the MWCOG model. Upon implementation, the model will be able to assess various comprehensive plan transportation networks and land use scenarios, assess capital improvement projects, and supplement small and regional area traffic impact studies.

#### Municipal Planning Services

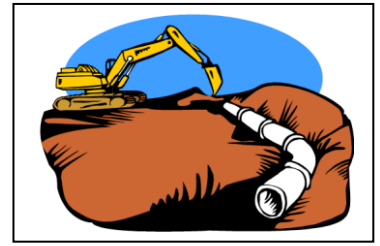
The Division of Planning continues to provide planner and liaison services to the County's 12 municipalities. Planning staff serves as the Town Planners to four municipalities: Burkittsville, Rosemont, Thurmont and Woodsboro. The remaining municipalities have their own planning staffs, though the Division continues to have its staff serve as liaisons to the municipalities. The following activities occurred in 2008:

- Continued with quarterly municipal planner meetings
- County staff completed work on the Woodsboro Comprehensive Plan, which was adopted by the Town on May 1, 2008.
- County staff continued work on the Thurmont Comprehensive Plan. The Town Planning Commission voted on its Recommended Plan in July 2008.
- There were no annexation reviews in 2008.

## Water & Sewer Planning

The Planning Division administers amendments to the County's Water and Sewerage Plan. In December 2008 the Board of Commissioners approved the triennial update of the Water and Sewer Plan document including countywide revisions to the water/sewer plan map classifications.

During 2008, nine (9) applications for changes in the Water and Sewer Plan classifications were reviewed as part of the spring, summer, and fall amendment cycles.



<u>Case</u>	<u>Applicant</u>	<u>Location and Request</u>	<u>Decision</u>
WS-08-01	Emmitsburg East Industrial Park	Request reclassification of 39.022 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-3 Dev. Located Tax Map 9, Parcel 16, and east of U.S. 15 and Creamery Road intersection.	Approved
WS-08-02	Town of New Market/New Market Fire Department	Request reclassification of 4.6 acres from W-5 Dev. to W-3 Dev. Located in the Town of New Market.	Approved
WS-08-03	Urbana Corporate Center	Request addition of a water tower symbol. Located Tax Map 96, Parcel 162, southeast of the intersection of MD 80 & 355.	Approved
WS-08-04	Global Mission Church of Greater Washington	Request multi-use water & sewerage symbol. Located Tax Map 105, Parcel 109 (property extends into Montgomery County)	Approved
WS-08-05	St. John's Catholic School	Request multi-use water symbol. Located Tax Map 95, Parcel 151, east side MD 85, north of Buckeystown	Approved
WS-08-06	Banner School	Request reclassification from Ultimate Service to W-5 Dev./S-5 Dev. Located north side Biggs Ford Road, east of Dublin Road, Town of Walkersville.	Approved
WS-08-07	BOCC (DPW)	Request reclassification of 21.1 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-4 Dev. Located at Public Safety Training Facility, Reichs Ford Road.	Approved
WS-08-08	Board of Education (Carroll Manor Elementary School)	Request reclassification of 18 acres from S-5 Dev. to S-3 Dev. Located Tax Map 103, Parcel 21, Adamstown Road.	Approved
WS-08-09	Town of New Market, 34 properties	Request reclassification of 34 properties from W-5 Dev. to W-3 Dev. Located in the Town of New Market, Tax Map 801, Parcels 3737, 3738, 3742, 3748, 3749, 3754, 3757, 3758, 3761, 3765, 3766, 3769, 3773, 3773, 3775, 3776, 3778, 3779, 3781, 3808, 3834, 3836, 3850, 3856, 3859, 3863, 3866, 3872, 3873, 3874, 3875, 3887, 3892, 3898.	Continued



## **Land Preservation Activities**

The County administers four land preservation programs including the Maryland Agricultural Land Preservation Program Foundation (MALPF), Critical Farms, Installment Purchase Program (IPP), and Rural Legacy. The MALPF and Rural Legacy programs are State sponsored. The Critical Farms and IPP are County programs. The County also coordinates with the Federal Farmland Protection Program (FFP) and the State's Maryland Environmental Trust (MET) program. Additional details of activity in 2008 can be found in the County's Agricultural Land Preservation Annual Report for 2008.

### **Critical Farms Program**

Since the program was adopted in 1994 the County has assisted in the acquisition of 24 farm parcels by fulltime farmers on 2,896 acres of land. Fifteen of these farm parcels have subsequently been permanently preserved under MALPF, two have been preserved under the Rural Legacy Program and two have been preserved under the Installment Purchase Program. In 2008, four properties containing 397 acres applied to and were acquired through the Critical Farms Program

### **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) with County matching funds. The County currently has two designated Rural Legacy Areas: The Mid-Maryland Rural Legacy Area located in the Middletown valley, and the Carrollton Manor Rural Legacy Area located in the Adamstown Region. The Rural Legacy Program currently has 28 easements on 3,573 acres. In 2008 only one easement was acquired for an 83 acre farm parcel in the Mid-Maryland Rural Legacy Area.

### **MALPF**

In 2008, Frederick County received 33 applications to the MALPF Easement Acquisition Program encompassing 4,052 acres. Due to funding this year the MALPF voted to appraise a maximum of 16 applications from each County. As of December 31, 2008, there were 165 MALPF Districts that encompass 23,286 acres, which includes 115 farms with a total of 17,945 acres under easement. Six MALPF easements were settled in calendar year 2008.

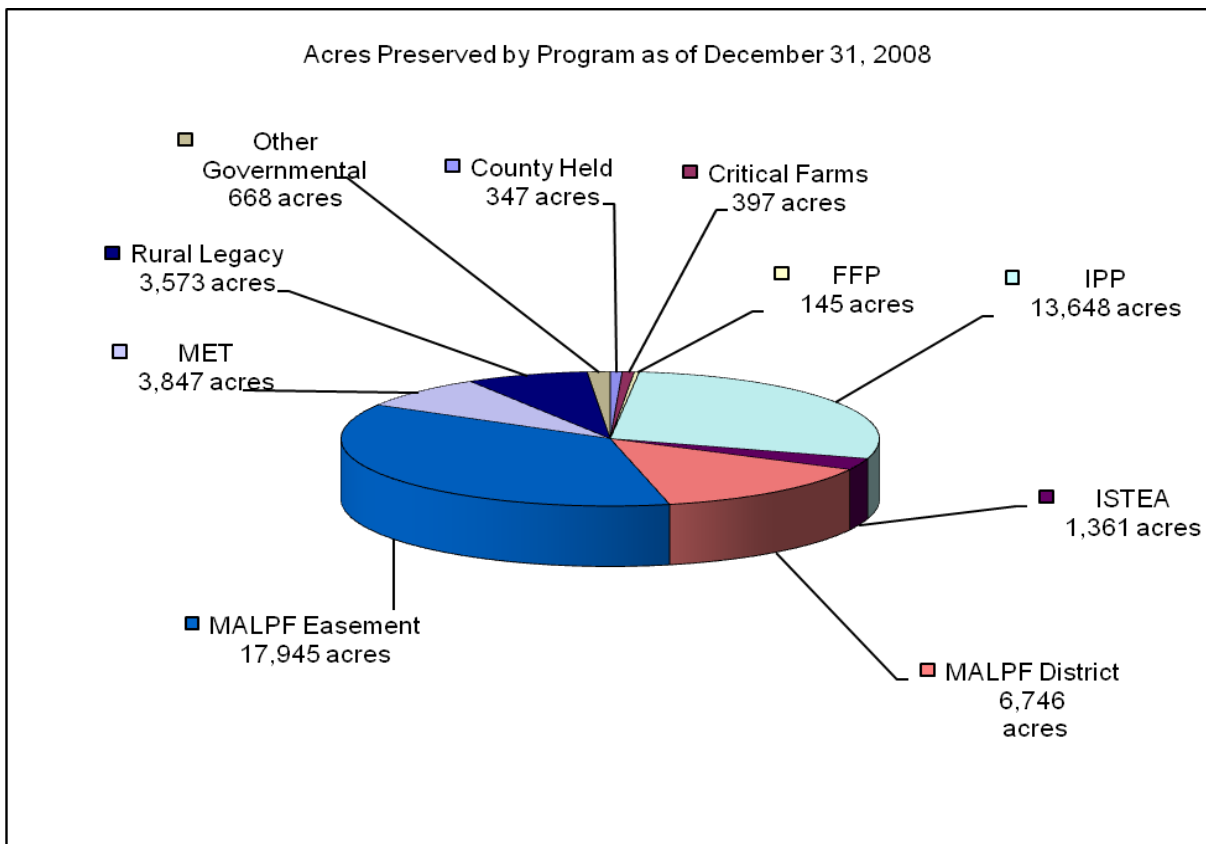
### **Installment Purchase Program (IPP)**

Created in 2002, the Installment Purchase Program purchases easements using Zero Coupon Bonds and revenue from a 15% share of the County's Recordation Tax. The County invests in a zero coupon 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. Funding for the IPP Program is generated by a share of the County's Recordation Tax. In 2008 the County processed 40 applications and approved/purchased seven (7) easements on 1,368 acres.

**Other Land Preservation Programs**

Frederick County also coordinates land preservation through other programs including the Federal Farmland Protection Program (145 acres); the Maryland Environmental Trust (3,847 acres); and the Federal Transportation Enhancement Program (1,361 acres) and other Governmental easements (668 acres).

As of December 2008 the County had a total of 41,535 acres under permanent preservation, an increase of 2,472 acres from 2007. The following chart shows the breakdown of preserved land for each program:



## **GIS Mapping and Data Services**

The Division of Planning Geographic Information Systems (GIS) Mapping and Data Services continues to work in cooperation with Frederick County's Enterprise GIS and other County GIS agencies to provide technical data development and mapping. In addition Planning GIS develops and maintains GIS data for zoning, comprehensive plan, master water and sewer plans, environmental plans, historic preservation, transportation plans as well as many other mapping and data projects to support the land use management decision processes in Frederick County.

Major project highlights for 2008 include the following:

- Updated the 2005 Pupil Yield Study.
- Updated address information for county and municipal properties for the U.S. Census LUCA Program for the 2010 Census.
- Provided mapping for the Thurmont and New Market region plan updates.
- Prepared various maps for the Countywide Comprehensive Plan update.
- Prepared mapping for the triennial update of the Water and Sewerage Plan.
- Ongoing quality control for the Countywide Parcel Project.
- Support mapping for various Zoning text amendments.
- Initiated work with an intern on agricultural land development potential.
- Prepared mapping for the Urbana Loop electric transmission line project.
- Prepared mapping for the Emmitsburg and Thurmont municipal plan updates.
- Updated and maintained permit and development data sets and reports.
- Maintained and updated demographic data including population estimates.

## **Publications Available**

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\* Available on our website [www.frederickcountymd.gov/planning](http://www.frederickcountymd.gov/planning)

### **Development Ordinances**

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

### **Comprehensive Plans**

Countywide Comprehensive Plan (1998)\*  
Adamstown Region Plan (2001)\*  
Bikeways & Trails Plan (1999)  
Brunswick Region Plan (1998)\*  
Frederick Region Plan (2002)\*  
Historic Preservation Plan (2007)  
Land Preservation, Parks, and Recreation Plan (2006)  
Master Transportation Plan (2001)  
Middletown Region Plan (1997)\*  
New Market Region Plan (2008)\*  
Thurmont Region Plan (2008)  
Urbana Region Plan (2004) \*  
Walkersville Region Plan (2006)\*  
Water and Sewerage Plan (2008)

### **Special Reports**

Age Restricted Community Report  
Adamstown Region Historic Sites Survey  
Annual Report (2007)\*  
Citizens Zoning Review Committee Final Report\*  
Demographic and Development Data Report (March 2004)\*  
Frederick Region Historic Sites Survey  
Historic Preservation Ordinance\*  
Industrial and Commercial Land Inventory  
Lake Linganore Source Water Protection Plan (2004)\*  
New Market Region Historic Sites Survey  
Pupil Yield Study (2005)  
Subdivision Lots Available Listing  
Urbana Region Historic Sites Survey  
Village Center Zoning District Design Guide (2007)