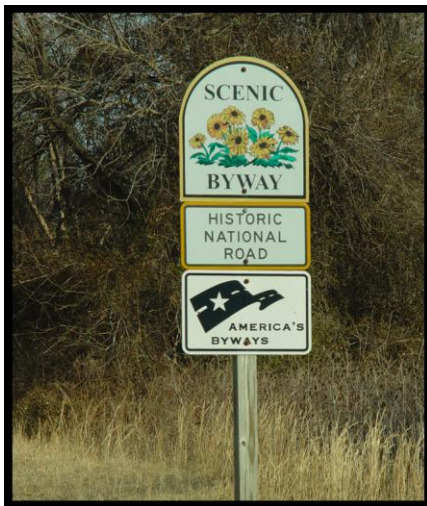


**FREDERICK COUNTY DIVISION OF PLANNING**

# **2009 Annual Planning Report**



**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)

## Table of Contents

	Page Number
Executive Summary	1
Planning Commission Profile	2
Commission's and Staff Directory	3
Demographic and Development Activity	5
Community Facilities	8
Zoning Administration	9
Comprehensive Planning	12
Land Preservation	16
GIS Mapping and Data Services	17
Planning Publications	17

## **Executive Summary**

The 2009 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 activity.

The changes in development patterns are found to be consistent with the County Comprehensive Plan including the eight region plans that were in effect as of December 2009. The amendments to the County Zoning Ordinance and the Adequate Public Facilities Ordinance are consistent with the County Comprehensive Plans and implement the State visions.

### **Project/Activity Highlights**

- Work continued on updating the Countywide Comprehensive Plan with the release of a Public Hearing Draft Plan in May 2009 and the completion of the Planning Commission's review with their Recommended Plan in August 2009. The Board of Commissioners initiated their review of the Plan and released their BOCC Draft Plan in December 2009.
- Processed 30 farm applications to sell their development rights under the MALPF Program and received 37 applications for the Installment Purchase Program (IPP).
- Acquired 18 land preservation easements on 2,811 acres.
- Processed 18 Board of Zoning Appeals cases.
- Conducted 753 new and follow-up zoning inspections down from 1,155 in 2006.
- Processed one (1) Zoning Map Amendment.
- Processed eight (8) Zoning Text Amendments.
- Processed nine (9) Water and Sewerage Plan amendments.

### **Development and Demographic Highlights**

- The County's population increased by 1,925 persons in 2009 to 235,364 as of January 1, 2010.
- The 724 permits issued for new residential dwellings in 2009 when combined with 2008's 562 permits was the first time the county had two consecutive years below 1,000 dwellings since 1970-1971.
- Commercial and industrial construction activity declined from 2008 by 102 permits to 622 permits issued in 2009.
- The moratorium on new major residential subdivisions in the County continued through 2009.
- Residential lot recordation for County subdivisions was the lowest (217 lots/units) since 1982 (231 lots).

# 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 2009 are as follows:

- Catherine Forrence, Chair
- Bob White, Vice-Chairman
- John McClurkin, Secretary
- Joe Brown, III
- Audrey Wolfe
- Richard Floyd
- 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.



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

- 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.

The following commissions and boards are served by the Planning Division Staff:

- Board of Zoning Appeals
- Agricultural Preservation Advisory Board
- 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

# Directory of Commissions and Staff

*As of December 2009*

## **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**

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

## **Board of Zoning Appeals**

Laura Roholt Westdorp, Chair  
Ronald W. Peppe Sr, Vice-Chair  
John Clapp  
Sean Michalski  
Al Duke  
Chris Manners, Alt.

## **Agricultural Preservation Advisory Board**

Alan Wilcom, Chairman  
Zene Wolfe  
Richard Grossnickle  
Thomas L. Browning  
Mehrle Ramsburg, Jr.

## **Historic Preservation Commission**

Krista McGowan, Chair  
William DeMartini, Vice-Chair  
G. Bernard Callan, Jr.  
James Moser  
Kathryn McKenzie  
Gary D. Baker  
Tyler Bastian  
Daniel Hall  
Barbara Wyatt  
Jessica Cramer Winter  
Whitney Cruey, Alt.  
Don Briggs, Alt.

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

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 301-600-2508

### **Environmental Planning**

Tim Goodfellow, AICP 301-600-2508

### **Principal Planners**

John Dimitriou 301-600-1150

Denis Superczynski, AICP 301-600-1142

## **Zoning Administration**

### **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 Technician**

Mary McCullough 301-600-2324

Angela Worley 301-600-1306

## **Land Preservation**

### **Land Preservation Administrator**

Tim Blaser 301-600-2513

### **Agricultural Preservation Planner**

Anne Bradley 301-600-1474

## **Support Staff**

Patti Garst






Allyson DeSantis

Erica Cooke

Susan Collins



**Legend**

-  Planning Region
-  Municipalities
-  Rivers
-  Interstates
-  US Highway



# Demographic and Development Activity

## Population

Frederick County's estimated population is 235,364 as of January 2010 an increase of 1,925 (.8%) 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.

For the 10-year period since 2000 the County's population has increased by 40,087 or 20.5%. During the 1990's the County's population grew by 45,100 or 30%.

## Housing Construction

In 2009, there were 724 new residential dwelling permits issued countywide, including the municipalities. This is the second consecutive year the County has issued fewer than 1,000 new dwelling permits and is the first time since 1970-1971 the County has had two

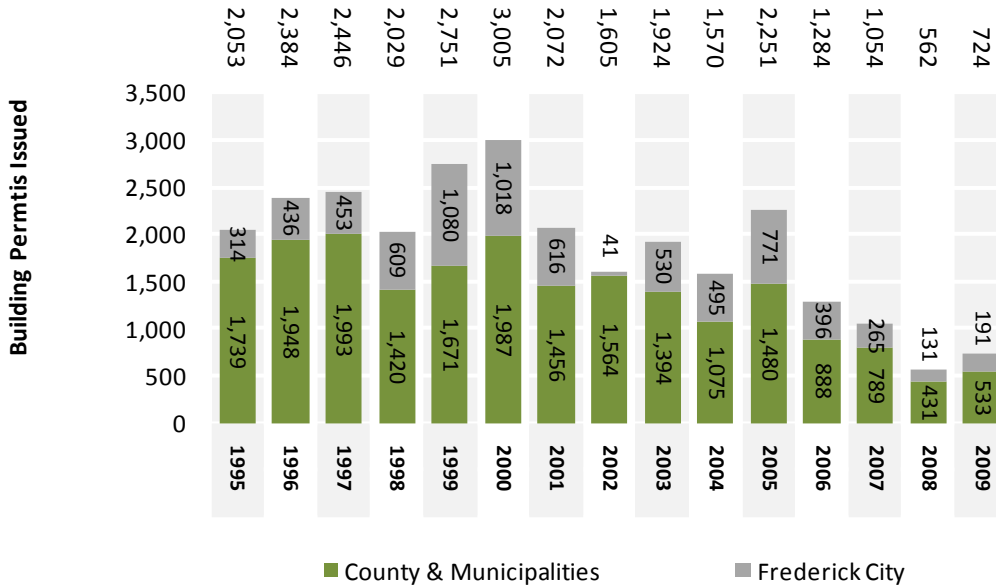
consecutive years below 1,000 dwellings. The 2009 activity is reflective of the continuing real estate downturn and continues a declining trend of residential construction since 2005 when 2,251 dwellings were constructed in the County.

Since 2000 the County has averaged 1,600 dwellings/year, down from an average of 2,000 dwellings/year through the 1990's.

## Commercial and Industrial Construction

There were a total of 622 commercial and industrial permits issued in Frederick County in 2009, which was a decrease from 724 permits in 2008. 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 711 such permits issued annually.

### Dwelling Units Constructed



Source: Frederick County Division of Planning

## **Subdivision Activity**

As part of the Growth Management Initiatives announced by the Board of Commissioners in January 2008 a moratorium on new residential subdivisions was enacted. This moratorium applied only to major subdivisions (>5 lots) so minor subdivisions of 5 or fewer lots were still processed by the County. During calendar years 2008 and 2009 there were no new approvals of new major subdivisions.

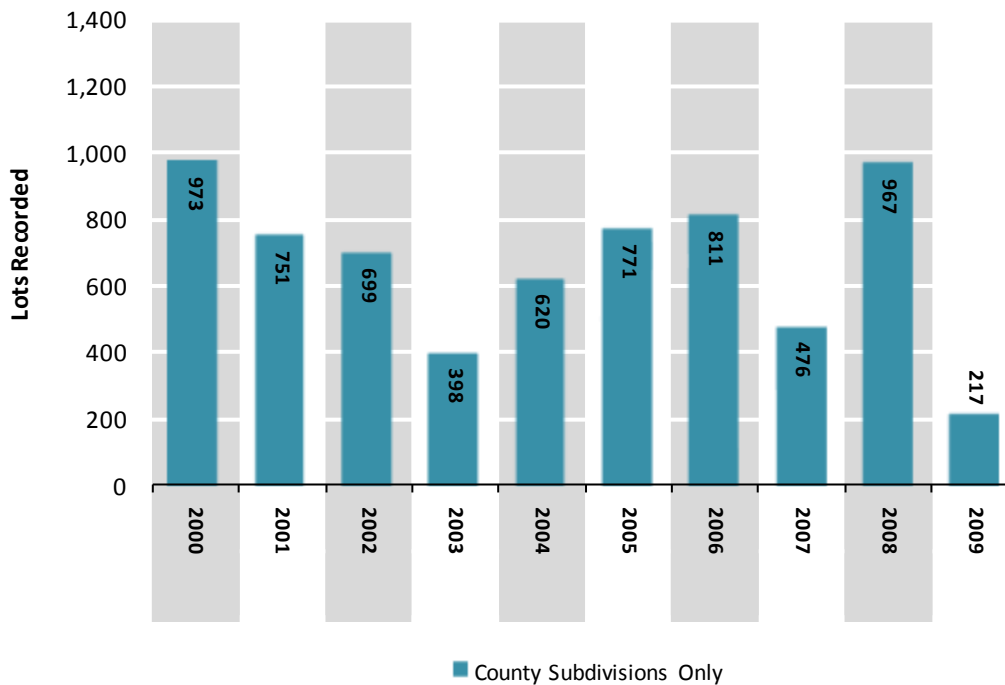
Subdivisions already approved prior to the moratorium taking affect were allowed to continue through the development review process including having lots recorded.

The graph below shows the residential lot recordation activity since 2000. This would include lots zoned Agricultural, Resource Conservation, and residential and

only includes County subdivisions. For the 10-year period since 2000 there has been an average lot recordation of 668 lots/year. During the 1990's the average was 947 lots/year.

When a lot is recorded for a multi-family building the numbers in the graph below reflects the number of dwelling units proposed on that lot.

### **Residential Lots Recorded**



Source: Frederick County Division of Planning



## **Residential Pipeline Summary**

The following information describes how many residential lots/dwelling units have already received some level of development approval but are not yet built. These lots/dwellings units are commonly referred to as the “pipeline”. The pipeline data captures residential developments approved under the County’s jurisdiction as well as by the municipalities.

Under the County’s jurisdiction the pipeline includes any lot or dwelling unit approved for residential use including those zoned Agricultural and Resource Conservation in addition to developments zoned residential, Planned Unit Development (PUD), or Mixed Use Development (MXD).

Pipeline data is also provided for the municipalities with a breakdown between the pipeline just for the City of Frederick and the other eleven municipalities.

Note: This table reflects the pipeline prior to the adoption of the 2010 County Comprehensive Plan, which was still under review in December 2009.

### **Residential Pipeline – as of December 2009**

<b>Jurisdiction</b>	<b>Traditional Pipeline</b>	<b>Recorded Lots/Dwellings Available</b>	<b>Unrecorded Pass APFO</b>	<b>Pending APFO</b>
Municipalities (except Frederick City)	2,245	274	1,880	91
Frederick City	5,296	1,078	4,218	0
<b>Municipal Subtotal</b>	<b>7,541</b>	<b>1,352</b>	<b>6,098</b>	<b>91</b>
Lots of Record	1,489	1,489	0	0
County Inside CGA's	10,809	1,183	4,234	5,392
County Outside CGA's	196	84	40	72
<b>County Subtotal</b>	<b>12,494</b>	<b>2,756</b>	<b>4,274</b>	<b>5,464</b>
<b>Total</b>	<b>20,035</b>	<b>4,108</b>	<b>10,372</b>	<b>5,555</b>

**Traditional Pipeline:** Dwelling Units Approved less the number of Building Permits Issued.

**Dwelling Units Approved:** Includes units approved at the Preliminary Plan, Phase II, or Phase I PUD or MXD Plan stage.

**Unrecorded Pass APFO:** The number of lots in a subdivision which have not yet been recorded but have passed the APFO.

**Pending APFO:** The number of lots in a subdivision which have not passed the APFO.

Source: Frederick County Division of Planning, City of Frederick Planning Department, December 2009

# Community Facilities

Coordination of the priority and location of community facilities is a key element in the comprehensive planning process. The County Comprehensive Plan identifies the general location of planned facilities expected to be needed over a 20-year time frame. The specific locations and timing for construction of the facilities is implemented through the Capital Improvements Program (CIP) and through the development process.

## 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 2010-2015 was adopted in June 2009. The CIP totaled over \$1,023.6 million for the entire 6-year program an increase of \$57 million over the FY2009-2014 CIP. The summary of the 6-year CIP is as follows:

General Government	\$ 252.3 million
Water & Sewer	\$ 57.8 million
Solid Waste	\$ .5 million
Parks & Recreation	\$ 91.7 million
Watershed Restoration	\$ 2.8 million
Roads, Bridges, Highways	\$ 139.7 million
Frederick Com. College	\$ 79.1 million
Schools	\$ 393.3 million
Municipal Projects	\$ 6.3 million

## School Facilities

The County's FY 2010-2015 CIP includes 10 projects to increase school capacity primarily with additions to existing schools. Only one new school, Linganore High School replacement, is proposed. These projects will add 1,264 elementary school seats, 300 middle school seats, and 1,000 high school seats over the next six years.

There were no additions or new schools opened in 2009.

## Transportation Facilities

The following facilities were completed in 2009.

### Highways

- East St/MD 85 Extended and I-70 interchange
- MD 355 widening from MD 85 to Stadium Dr.
- US 15/MD 464 roundabout
- MD 355 relocated in Urbana fully complete
- Executive Way new road MD 85 to New Design Rd.
- Gas House Pike widening Monocacy Blvd to City limits
- Six (6) County bridge upgrades/replacements

### Bicycle/Pedestrian Facilities

- Ballenger Creek Trail – Westview South section
- Executive Way – parallel shared use path
- Gas House Pike – parallel shared use path
- Carroll Creek Trail – upgrade in Baker Park
- US 40 in Frederick – sidewalk retrofit

### Transit

- Urbana Park & Ride lot expansion

## Other Facilities

There were no other facilities such as libraries, fire stations, or parks completed/opened in 2009.

# Zoning Administration Highlights

## Board of Appeals

The total number of cases continues to decline from a high of 50 cases in 2005. The majority of the cases heard this year, 10 of the 18, relate to applications such as accessory apartments, temporary mobile homes, religious retreats, a kennel and an auto repair. Two complex claims of administrative error were submitted to the Board for review and decision in 2009. The first was an appeal brought by a neighbor of the subject

property challenging the number of subdivision rights the County’s Division of Permitting and Development Review had determined were permissible and which was upheld by the Board of Appeals. The second case, now pending on appeal to court, concerned the denial of a proposed site plan for a 138,000 square foot Place of Worship on a septic system next to Little Bennett Creek.

CASE #	APPLICANT	REQUEST	DECISION
B-09-01	Anna Prayer Counseling Inc.	Special Exception to expand a previously approved religious comp/retreat center	Granted
B-09-02	Carl L. & Richard P. Zimmerman d/b/a Frederick Pool & Spa	Variance of 51 ft. from required 100 ft. lot width and 3 ft. from required 8 ft. side yard setback in order to construct a storage addition to an existing garage.	Denied
B-09-03	Laura S. Fisher	Special Exception to establish a kennel/dog training facility (w/ ancillary uses of daycare and grooming)	Granted
B-09-04	Donald Barnes & Deborah Williams-Barnes	Special Exception to place a temporary mobile home for a family member	Granted
B-09-05	AAK. Westview South	Appeal of denial of site plan extension (SP-98-35)	Withdrawn
B-09-06	T- Mobile Northeast LLC	Special Exception to establish a 100 ft. high monopole cell phone tower with a 20 ft. x 25 ft. equipment shed	Granted
B-09-07	Richard & Barbara Sale	Special Exception to continue an accessory apartment	Granted
B-09-08	T- Mobile Northeast LLC	Special Exception to establish 120 ft. high monopole cell phone tower with a 50 ft. x 50 ft. equipment shed	Withdrawn
B-09-09	Church of the Redeemer	Variance of 2 ft. from required 40 ft. side yard setback	Granted
B-09-10	Kristina M. Hemingway	Administrative Error in Lot of Record Determination by Division of Permitting and Development Review (DPDR) regarding property having three lots of record	Denied; DPDR decision upheld
B-09-11	Scott E. Clabaugh	Variance of 32.5 ft. from 50 ft. front yard setback; 40 ft. from 50 ft. side yard setback and 30 ft. from 50 ft. rear yard setback in an RC district; a 20 ft. variance on a 25 ft. FEMA floodplain buffer	Granted
B-09-12	Calvin E. Moberly	Variance of 15 ft. from 25 ft. FEMA floodplain buffer for a pool	Withdrawn

B-09-13	Walter Raymond	Variance of 4 ft. from 15 ft. rear building restriction line for a proposed addition	Granted
B-09-14	Tibetan Meditation Center c/o Michael Campbell & Julie Blair	Special Exception to establish an accessory apartment	Granted
B-09-15	T- Mobile USA, Inc. c/o Eric Maheridis	Special Exception to erect a 150 ft. high unipole telecommunications tower and a 25 ft. x 40 ft. equipment compound at its base	Denied
B-09-16	Global Mission Church of Greater Washington	Administrative Error in Planning Commission's (FcPc) denial of site plan (SP 92-37) for a Place of Worship	Remanded back to FcPc
B-09-17	Joe McInnes d/b/a Chris' Classic Restorations	Special Exception to establish an auto repair shop in the Limited Industrial zoning district	Granted
B-09-18	Smartpole, Inc. d/b/a Milestone Inc.	Special Exception to establish a 150 ft. high monopole ( and light pole, replacing an existing 90 ft. high light pole)	Granted

### **Zoning Text Amendments**

In 2007 the County initiated a comprehensive update of the Zoning Ordinance. The update is being conducted

in phases with a thematic/topical approach.

In 2009 the Board of Commissioners approved the following amendment as part of the update.

<b>CASE #</b>	<b>SUMMARY OF AMENDMENT</b>	<b>STATUS</b>
ZT-09-01	Created a new section to allow a structure damaged by a catastrophic event to be approved without complying with full site plan approval and added a definition for "catastrophic event".	Approved Effective July 1, 2008
ZT-09-02	<u>Wind/Solar Energy</u> - Added new sections to provide for Solar Collection Systems, to provide for Solar array, to provide for Limited Wind Energy Systems.	Approved Effective May 8, 2009
ZT-09-03	<u>AG/RC</u> - Use Table and Definitions- Provided definitions for all permitted uses and related terms, to remove and add land uses to the Use Table, change the processing of permitted land uses, made changes to special exception criteria, created the institutional and open Space Recreation floating zoning districts, created the Euclidean Institutional and Euclidean Open Space Recreation zoning districts and provided for Continuing Care Retirement Communities through the PUD process.	Approved Effective June 15, 2009
ZT-09-04	<u>Site Plan Review</u> - Update and edit of Zoning Ord. Related to purpose, intent, review, and approval procedures, application requirements, and approval criteria for site plan process.	Approved Effective July 24, 2009
ZT-09-05	<u>Administration and Enforcement</u> - Update Article II: Administration and Enforcement, Article III: Review and Approval Procedures, Article IV: Regulations Applicable to All Districts, and Article XI: Definitions to Reduce duplications, provide consistency with recently adopted text amendments, and reorganize and edit existing text to reflect current policy and practice.	Approved Effective November 13, 2009

ZT-09-06	<u>Parking, Landscaping, and Lighting</u> - addressed development application review and approval process. Standards and requirements for these items were also revised and updated.	Pending as of December 2009
ZT-09-07	<u>Childcare/Nursery School</u> – permits childcare centers and nursery schools as accessory uses to a Place of Worship in Ag zone. Also allows these uses as special exception uses in Ag zone.	Pending as of December 2009
ZT-09-08	<u>VC Zone Revision</u> – Would address the modification of the maximum building footprint only for institutional uses in the VC zone.	Pending as of December 2009

### **Zoning Map Amendments**

With work continuing on the County Comprehensive Plan update through 2009 a moratorium on piecemeal rezoning requests was still in affect. One case requesting an amendment to a rezoning condition was reviewed.

- R-03-1(A) – Drees Homes, request to amend condition on limits to lot recordation for Linton PUD. APPROVED

### **Zoning Enforcement**

Over 753 initial and follow-up inspections were conducted in 2009 in order to determine if violations exist. Complaints decreased by 27% from 2008 when 341 complaints were filed.

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 Courts.

<b>Type of Violation or Inspection</b>	<b>Total</b>	<b>Percentage of Total</b>
Zoning Certificate/ Permit Compliance & Follow-up	150	59%
Nuisance	48	19%
Site Plan Conformance	3	1%
Home Occupations	23	10%
Real Estate Signs	0	0%
Miscellaneous	27	11%
<b>Total</b>	<b>251</b>	<b>100%</b>

# 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.

## **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).

## **County Comprehensive Plan Update**

Beginning in March 2008 the Division of Planning began work sessions with the County Planning Commission in preparing a draft plan. During 2009 the following activities and milestones were held:

- May 2009 – Public Hearing Draft Plan was released
- June/July – Held five open houses in throughout the County.
- July 19, 2009 – Planning Commission public hearing
- August 2009 – Planning Commission voted on their Recommended Plan
- August – The Board of Commissioners initiated their review of the Plan including the preparation of a draft zoning map.
- December 2009 – BOCC Draft Plan released. The BOCC Draft also included the draft zoning map.

## **Adequate Public Facilities Ordinance Updates**

Frederick County adopted an APFO in 1991 with the purpose of ensuring that adequate public facilities and services are available concurrent with new development so that orderly development and growth can occur. As part of their Growth Management Initiative, the BOCC found that adequacy standards and testing procedures for roads and schools should be revised and those for fire and ambulance services should be reviewed and considered. To that end, the Division of Permitting and Development Review began a two-year effort in January of 2008 to assess the extent of changes needed.

The process has included a review of the purpose and need, assessing and gathering updated information, developing alternatives, community and public outreach, preparation of recommendations and review and recommendation by the Planning Commission and review and decisions by the Board.

As of December 2009, the BOCC has done the following:

- Ordinance 09-19-523, adopted July 7, 2009, effective September 1, 2009, An Amendment to Revise the School Adequacy Requirements of the APFO
- Ordinance 09-20-524, adopted July 7, 2009, effective July 7, 2009, An Amendment to Revise General Provisions of the Roads APFO.
- As of December of 2009 the BOCC was considering a different approach to the Fire and Ambulance adequacy provisions and considering an impact fee as an alternative.

## **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 2009, the HPC issued one (1) COA.

### **Project Reviews**

In 2009, the County's Historic Preservation Commission commented on 12 State Highway Administration projects under the Section 106 program.

### **Coordination Activities**

The Historic Preservation Planner participated in a coordinating role with the following organizations and activities:

- Maryland Heritage Areas Authority Board related to the Heart of the Civil War Heritage Area (HCWHA).
- Catoclin Mountain Scenic Byway Advisory Committee.
- Staff participates in teaching for a realtors training course at FCC.



**Howard Marvin Jones House**

## **Environmental Planning**

The Planning Division staff primarily serves in a coordinating role with various environmental planning activities. Staff continues 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 2009 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.

## **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 and coordination with inter-agency and inter-jurisdiction transportation projects. Activity highlights for 2009 include the following:

- 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.
- Continued work on the Travel Demand Model including updates to the TAZ's and the land use data.
- Coordinated the Annual Transportation Priorities Review with the Planning Commission and the Board of Commissioners.

### **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:** Assisted and coordinated with the City of Frederick on the East Street Path project 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 funding requests from FCPS in 2008 & 2009 to Maryland DOT for use of federal grant funds in 2009-2011 for education, encouragement, and infrastructure program improvements for targeted K-8 schools countywide. Funding in the amount of \$143,500 was awarded for 2009-2010 with an additional \$185,000 awarded for 2010-2011. Implementation is ongoing.

### **State Highway Projects Coordination**

Transportation planning staff participates on the Project Teams for State highway projects and studies. The following were active in 2009.

- I-270/US 15 Multi-Modal Study
- MD 180/351
- I-70/Meadow Road Interchange:
- US 15/Monocacy Boulevard Interchange

## **Municipal Planning Services**

The Division of Planning continues to provide planner and liaison services to the County's 12 municipalities. In 2009 Planning staff served 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 2009:

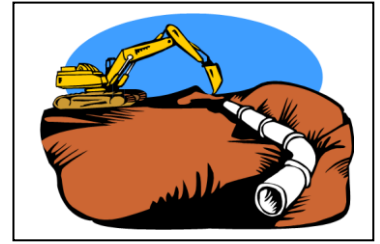
- Continued with quarterly municipal planner meetings.
- County staff continued work on the Thurmont Comprehensive Plan.
- Reviewed seven (7) annexations to the City of Frederick.



## **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 2009, nine (9) applications for changes in the Water and Sewer Plan classifications were reviewed as part of the spring, summer, and fall amendment cycles.



<b><u>Case</u></b>	<b><u>Applicant</u></b>	<b><u>Location and Request</u></b>	<b><u>Decision</u></b>
WS-09-01	BOCC (Delauter Property)	Request reclassification of 20 acres from the Planned Service (PS) to the S-5 Dev. category); TM 78, Parcel 14.	Approved
WS-09-02	BOCC	Text change to the W&S Plan to provide that any extension and expansion of community water or sewerage systems or multi-use water or multi-use water or sewerage system into land located within a municipal corporation or within a municipal growth area must be consistent with both the County Comprehensive Plan and the applicable Municipal Comprehensive Plan.	Denied
WS-09-03	Town of New Market	Request reclassification from W-5 Dev. to W-3 Dev.; located in the Town of New Market, TM 801, Parcels 3735, 3809, 3834, 3761 and 3859.	Approved TM 801, Parcels 3767 & 3828. Denied TM 801, Parcel 3783.
WS-09-04	Eaglehead Community Preservation Corp.	Request addition of a water booster pump station symbol in the Aspen North Village area.	Approved
WS-09-05	St. Ignatius of Loyola Catholic Church	Request a multi-use sewer treatment symbol, intersection of MD 80 and Prices Distillery Road, TM 97, Parcel 186.	Approved
WS-09-06	FCD Dev., LLC	Request reclassification of 37.08 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-3 Dev.	Approved
WS-09-07	Staff/Christine Bradley and Michael Cooper	Request reclassification from S-5 Dev. to S-3 Dev.	Approved
WS-09-08	Town of New Market, TM 801, Parcels 3735, 3809, 3834, 3761 and 3859	Request reclassification from W-5 Dev. to W-3 Dev. for TM 801, Parcels 3735 and 3809. A decision on the three parcels requesting a W-3 Dev. to W-5 Dev. was continued by the Board.	Approved
WS-09-09	Urbana Volunteer Fire Department	Request reclassification from W-5 Dev. to W-3 Dev.; TM 96, Parcel 198 (3602 Urbana Pike).	Approved

# Land Preservation Activities

The County administers four land preservation programs including two State programs: the Maryland Agricultural Land Preservation Program Foundation (MALPF) and Rural Legacy; and two County programs, Critical Farms and Installment Purchase Program (IPP). The County also coordinates with the Federal Farmland Protection Program (FRPP) and the State's Maryland Environmental Trust (MET) program. Additional details of activity in 2009 can be found in the County's Agricultural Land Preservation Annual Report for 2009. As of December 2009 the County has a total of 45,457 acres under permanent preservation.

## Critical Farms Program

This is a County program established in 1994 that is used to assist full-time farmers in buying farmland. The properties involved are subsequently preserved under one of the other preservation programs.

## Rural Legacy Program

This is a State Program established 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.

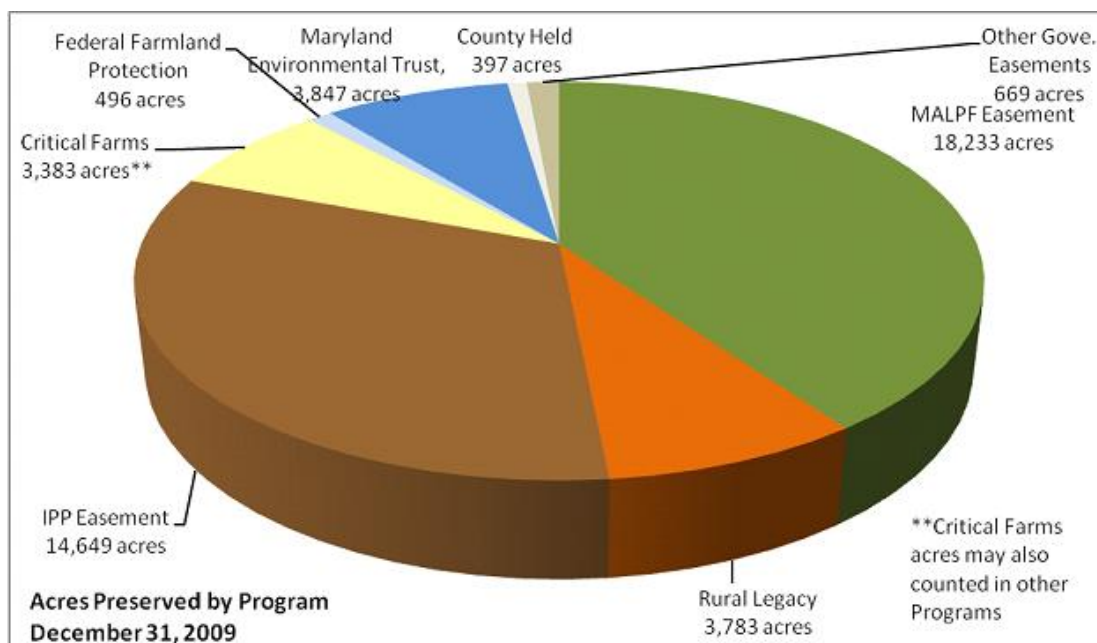
## MALPF

This is a State program created in the 1970's and Frederick has participated since 1979.

## Installment Purchase Program (IPP)

A County program 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. This process enables the County to leverage existing funding to purchase more easement acreage than through traditional lump-sum-easement purchase programs.

Program	Number of Easements Acquired	Acreage
Critical Farms	3	493
FRPP	2	351
IPP	6	1,002
MALPF	3	420
MET	3	334
Rural Legacy	1	211
<b>Total</b>	<b>18</b>	<b>2,811 acres</b>



# 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 2009 include the following:

- Updated address information for county and municipal properties for the U.S. Census LUCA Program for the 2010 Census.
- Completed numerous data management and analysis projects and mapping tasks for the Comprehensive Plan Update.
- Ongoing quality control for the Countywide Parcel Project.
- Support mapping for various Zoning text amendments.
- Participated in the 2010 Participant Statistical Area Program for the US Census, where Census Tracts, Block Groups, and geographic features were updated and reanalyzed.
- Updated and verified Frederick County's twelve municipal boundaries.
- Updated and maintained permit and development data sets and reports.
- Maintained and updated demographic data including population estimates.

## Planning Publications

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

### Development Ordinances

Adequate Public Facilities Ordinance \*  
Forest Resource Ordinance\*  
Historic Preservation Ordinance\*  
Zoning Ordinance (Unbound)\*

### 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 Rec. 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 (2006)\*  
Adamstown Region Historic Sites Survey  
Annual Report (2008)\*  
Citizens Zoning Review Committee Final Report (2002)\*  
Community Design Guidelines & Development Principles (2002)\*  
Demographic and Development Data Report (March 2004)\*  
Frederick Region Historic Sites Survey  
Industrial and Commercial Land Inventory (2006)\*  
Lake Linganore Source Water Protection Plan (2004)\*  
New Market Region Historic Sites Survey  
Pupil Yield Study (2007)\*  
Subdivision Lots Available Listing\*  
Urbana Region Historic Sites Survey  
Village Center Zoning Design Guide (2007)\*