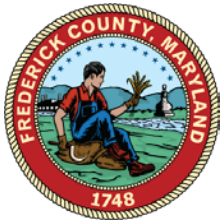


Frederick County, Maryland 2017 Annual Planning Report



Prepared by:
Frederick County Division of Planning & Permitting



Frederick County, Maryland 2017 Annual Planning Report

Jan H. Gardner, County Executive

Steven Horn, Division Director
Jim Gugel, Planning Director

Frederick County Division of Planning & Permitting
30 N. Market Street | Frederick | Maryland | 21701
301-600-1138
www.frederickcountymd.gov/planning

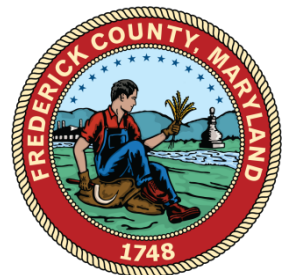


Table of Contents

Summary	1
Planning Commission and the Division	2
Population Growth	3
Development Activity	4
Land Preservation Activities	13
Zoning Administration	16
Comprehensive Planning	17
Maryland Department of Planning - Annual Report	20

Summary

The 2017 Planning Report for Frederick County, Maryland was prepared pursuant to the requirements of the Land Use Article of the Annotated Code of Maryland. This report provides a summary of the year's planning activities undertaken by the Planning and Permitting Division and also documents development activity.

This report also includes the Maryland Department of Planning Annual Report starting on page 20. This report documents development data, comprehensive plan implementation, ordinance revisions, and various measures and indicators relative to the Priority Funding Areas (PFA's).

The changes in development patterns are found to be consistent with the County Comprehensive Plan as amended on September 13, 2012.

Project/Activity Highlights

- Acquired 9 land preservation easements on 1,896 acres.
- Processed 11 Board of Zoning Appeals applications.
- Completed reviews for one (1) zoning map amendment.
- Processed 12 Water and Sewerage Plan amendments.
- Work continued on the Livable Frederick Master Plan, which is the update of the 2010 County Comprehensive Plan. A draft plan was released in January 2018.

Development Activity Highlights

- The estimated county population (U.S Census), as of July 2017, was 252,022. This is an increase of 4,141 or 1.7% since July 2016. This was almost double the increase between 2015 and 2016.
- The 1,873 permits issued for new residential dwellings in 2017 was steady from 2015 (1,866). Permit activity for multi-family dwellings was down by over half from 2016. Permit activity in Frederick City was down from 2016 (583 to 469).
- Commercial and industrial construction permit activity in 2017 (983 permits) was down slightly from 2016 (1,025 permits). The level of activity is still far greater than average activity of approximately 700 permits/year during the recession period from approximately 2008 to 2012.
- Site plan reviews declined from 2016 with 20 plans approved during 2017. The greatest amount of building area for the approved site plans continues to be industrial/flex uses with 194,200 square feet of building area.
- The approval of preliminary subdivision plans continues to decline from an all-time high of 3,359 lots/dwellings in 2014. In 2017 there were 209 lots receiving preliminary plan approval. Most of the developments that received zoning approvals in prior years have now received preliminary subdivision plan approvals.

Planning Commission and the Division of Planning & Permitting

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 seven member Planning Commission are appointed by the County Executive and confirmed by the County Council to serve a five year term. 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 to the County Council, who have the authority to adopt or amend these plans and regulations with the concurrence of the County Executive. With regard to Comprehensive Plan and the functional elements of the Plan the Commission has recommending role and forwards such Plans to the County Council for final adoption.

Planning Commission members - 2017

- Bill Hopwood, Chair
- Anthony Bruscia , Vice-Chair
- Bob White , Secretary
- William Hall (through June)
- Sam Tressler
- Craig Hicks (since July)
- Carole Sepe
- Sharon Suarez

Division of Planning & Permitting

The Division operates under the guidance and direction of the Frederick County Executive. The Division is comprised of the following departments and offices:

Department of Planning

- Comprehensive planning including preparation of the Countywide Comprehensive Plan and the community/corridor plans.
- Responsible for functional planning areas including water and sewer, transportation, historic preservation, and environmental planning.
- Land preservation program administration

Department of Development Review

- Conducts planning/engineering reviews of site plans and subdivisions and administers Forest Resource Ord. and the Adequate Public Facilities Ord.

Zoning Administration

- Provides Zoning administration and enforcement of the Zoning Ordinance. Administers the Board of Appeals.

Department of Permits and Inspections

- Administers building permit services and inspections
- Includes Office of Life Safety which is responsible for fire code reviews of building plans.
- Conducts grading permit reviews and inspections

The following commissions and boards are served by the Division staff:

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

Population Growth

The U.S. Census estimate for the County's population, as of July 1, 2017, was 252,022. This is an increase of 4,141 people or 1.7% since July 2016. This is almost double the increase between 2015 and 2016 (2,214 people, 0.9%). The 1.7% population growth rate was the highest rate for any county in Maryland and the absolute growth was the 4th highest. Overall, Frederick County ranks as the 8th most populous county in Maryland.

The U.S. Census Bureau through its American Community Survey (ACS) provides estimated demographic data based on a sampling methodology. While building permit activity is one component of population change the ACS data also provides data on migration and the natural increase as components to population change. It is important to note that the migration and natural increase numbers below do not add up to the annual population increase estimate due to the different methodologies and data sources used for each.

Components of Population Change – July 2016 to July 2017

- Net Migration – 3,029 (International – 788, Domestic – 2,214)
- Natural Increase – 1,118

The table below provides a comparison between the population growth from the 2000 to 2010 period with the growth since 2010. For the period since 2010 the County's population has been growing at just above half the annual rate as during the 2000 – 2010 period. It should be noted that the population growth within the 2000-2010 period was not consistent year to year as the beginning of the recession period in 2008 caused a dip in population growth rates.

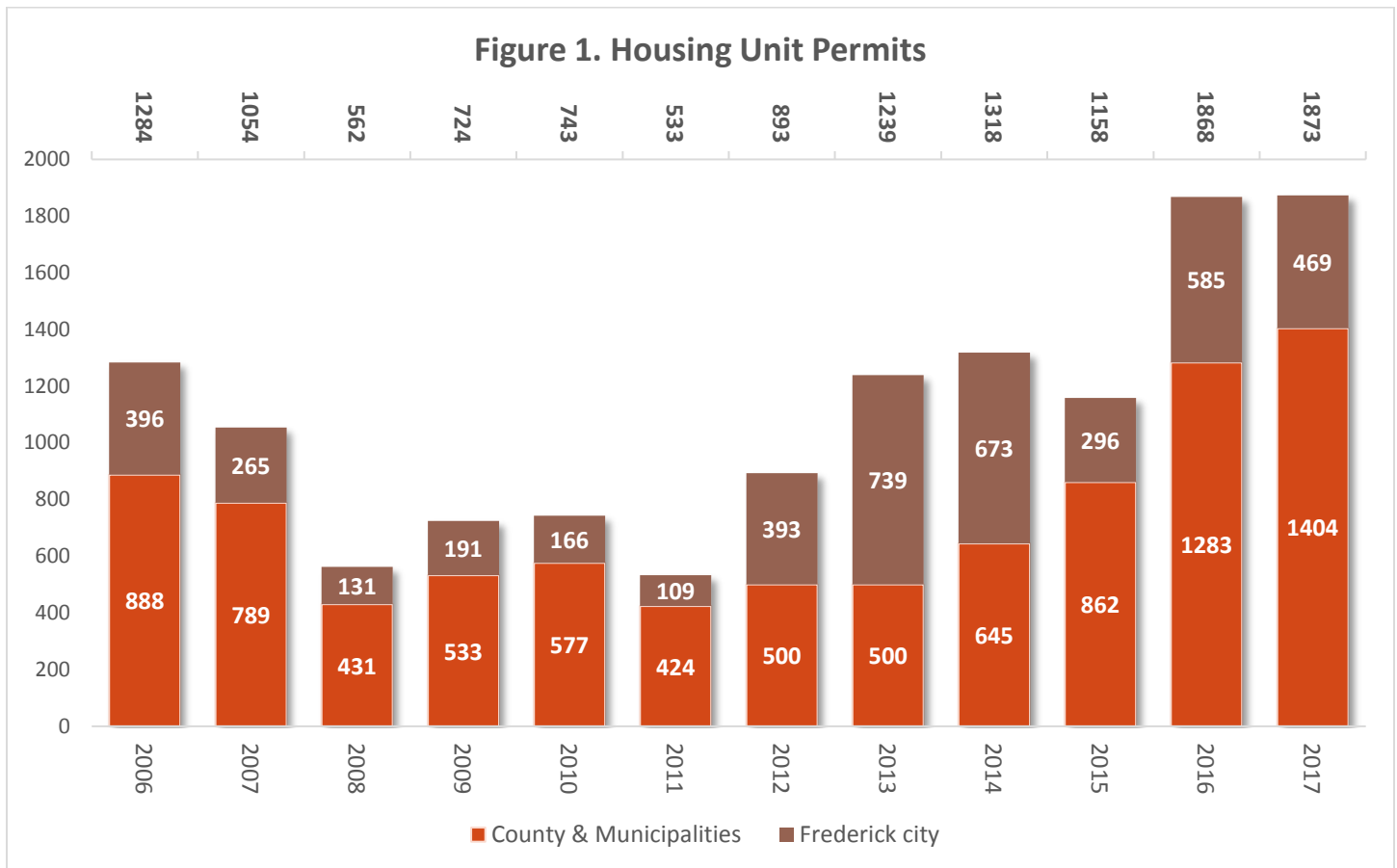
The County's current population projection for 2020 is 267,800 (MWCOG Round 9.0 Cooperative Forecast). If the past year's population growth rate continues for the next three years the County will be just below the 2020 projection.

	Population Increase	% increase	Average Annual Increase
2000 – 2010	38,108	19.5%	1.9 %/year
2010 - 2017	18,637	7.9%	1.1 %/year

Development Activity

Housing Construction and Permits

In 2017, the number of permits issued for residential dwellings was virtually unchanged from 2016 with a slight increase of five (5) dwellings. Activity within the City of Frederick decreased by (19%, 114 dwellings) from 2016. For the six (6) post-recession years, 2012 through 2017, the county saw an average of 1,391 dwellings/year. This is still below the historic activity levels prior to the recession. The period of 2000 to 2010 saw an average of 1,600 dwellings/year. The county's peak decade for new housing permits occurred during the 1990's with an average of 2,000 dwellings/year.



Dwelling Type

Table 1 below shows the breakdown of dwelling type for new residential dwelling permits for the entire county and the municipalities. Over this 6-year period 35% of the dwellings were single-family, 27% townhouses, and 38% multi-family. For 2017 the number of multi-family units declined by over half from 2016 (958 to 406). Both the City and County experienced similar levels of decline, 47% and 67% respectively from 2016. Among the multi-family developments there has been a shift away from the two-over-two type dwellings, which apparently are not selling very well. Two developments, Urbana Town Center and Linganore Town Center, have eliminated all of their two-over-two's and will replace them with townhouses. It is expected that the construction of multi-family dwellings will continue at higher than average rates. Within the County there are eight (8) developments with a total of 1,494 multi-family dwellings in the pipeline that are either approved or under construction.

Table 1. Dwelling Unit Type Permitted

	2012	2013	2014	2015	2016	2017
Dwelling Type	No. of unit % of total	No. of unit % of total	No. of unit % of total	No. of unit % of total	No. of unit % of total	No. of unit % of total
Single Family detached	448 50%	405 33%	389 30%	371 32%	519 28%	798 42%
Townhouse	168 19%	312 25%	352 27%	358 31%	389 21%	668 36%
Multi-Family	277 31%	522 42%	577 44%	429 37%	958 51%	406 22%
Total	893	1,239	1,318	1,158	1,868	1,873

Residential Subdivision Activity

Subdivision activity for the approval of preliminary subdivision lots continues to decline from the all-time high of 3,359 lots in 2014. This decline reflects the last few PUD projects that were rezoned in 2014 that are going through the development review process. The 209 new residential lots receiving preliminary approval is the lowest since 2009 when a subdivision moratorium was in effect. These figures only include the preliminary plan approval of individual lots for single-family detached and townhouses. The approval of 2 over 2 and multi-family dwelling units are done through a site plan and are not accounted for in these numbers.

With the continuing trend away from 2 over 2 dwellings, the Linganore Town Center has revised its plan to replace the 2 over 2's with townhouses resulting in an overall reduction of 55 dwellings.

See Map on page 7 for the location of the developments relative to the Priority Funding Areas (PFA's).

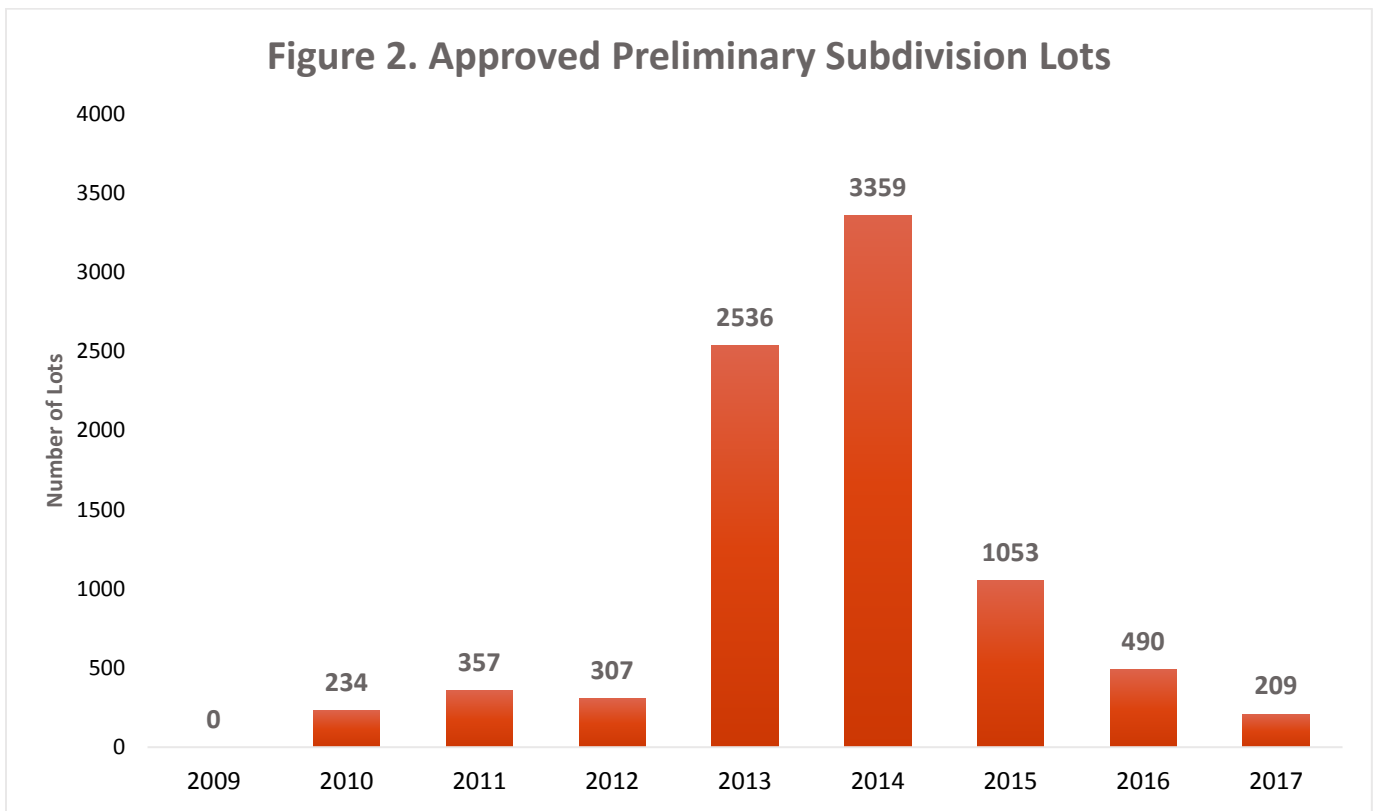
Table 2: Approved Preliminary Subdivision Plans - 2017

SF (single family), TH (townhouse), MF (multifamily), 2/2 (two-over-two)

Map	Project	Lots/dwelling units Approved	Acres	Zoning
1	Westview South	Revised Preliminary Plan to decrease total project from 600 to 542 dwellings. Adds 68 MF units and 38 2/2 units. Removes 5 SF lots and 17 TH lots from prior approval.	42	MXD
2	Mill Creek	143 SF lots	66	R-3
3	Linganore Town Center	Revised Preliminary Plan to replace 110 2/2's with 55 TH units. Total dwellings reduced from 1,240 to 1,185.	241	PUD
4	Talbot Ridge Farm	5 SF lots (Agricultural Cluster subdivision)	6.3 ¹	A
5	The Hunting Lotte	3 SF lots	4.3 ¹	A
6	Brien Place	3 TH lots	0.3	VC

1. Acreage is for the lots only and does not include any remainder parcels.

Figure 2. Approved Preliminary Subdivision Lots



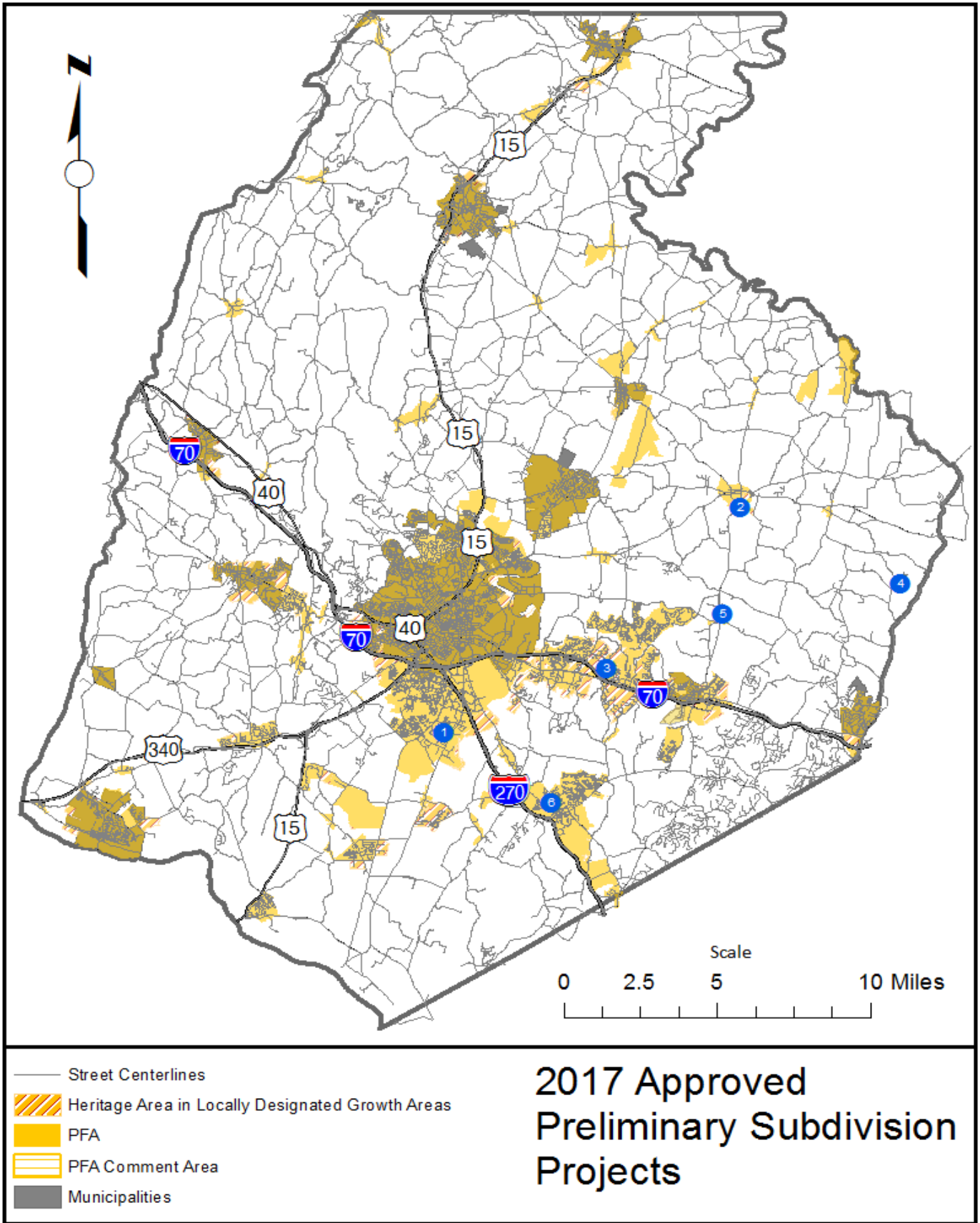
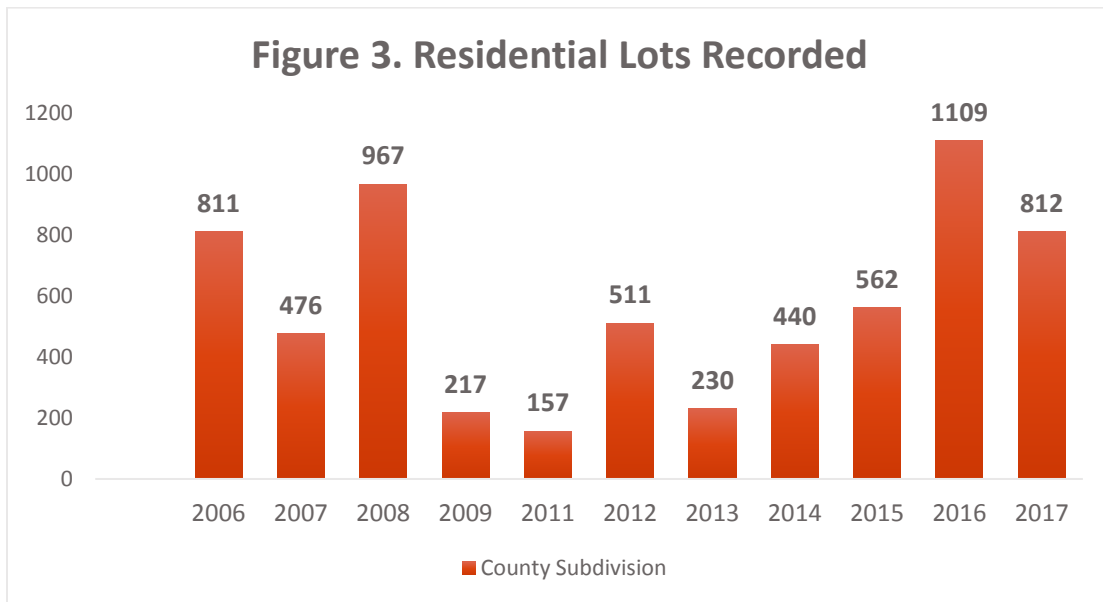


Table 3. Residential Lots Recorded - 2017
County Subdivisions Only

Zoning District	Number of Lots Recorded	Total Acreage	Density acres/dwelling
Resource Conservation (RC)	3	26.3	8.8
Agricultural (A)	43	192.3	4.5
R-1 Low Density Residential	69	128.3	0.5 du/ac
R-3 Low Density Residential	87	11.2	7.8 du/ac
Mixed Use (MX)	104	9.9	10.5 du/ac
Mixed-Used Development (MXD)	163	10.6	15.4 du/ac
Planned Unit Development (PUD)	343	70.6	4.8 du/ac
Total	812 lots	449.2 ac.	

The graph below shows the residential lot recordation activity since 2006. This graph includes lots zoned Agricultural, Resource Conservation, and residential and only includes County subdivisions. During the 1990’s the average number of residential lots recorded was 947 lots/year.



Residential Pipeline Summary

The pipeline illustrates how many residential lots/dwelling units have received some level of development approval but are not yet built. The pipeline data, as of January 1, 2017, below 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).

Table 4. Residential Development Pipeline – January 2017

Jurisdiction	Approved Dwellings	Developed/Permitted Dwellings	Available Pipeline
Municipalities (except Frederick City)	3,261	719	2,542
City of Frederick	11,427	3,534	7,893
Municipal Subtotal	14,688	4,253	10,435
Minor sub's/ Lots of Record			1,329
Major Projects	19,562	6,889	12,673
County Subtotal	19,562	6,889	14,002
Total	34,250	11,142	24,437

Commercial Construction and Site Plan Activity

The table below lists the site plans approved by the County Planning Commission during 2017. The Map 2 on page 12 shows the locations of the site plans relative to the Priority Funding Areas (PFA's). The site plan approvals also include residential development that is not part of a subdivision plan. The number of site plans approved in 2017 (20) is a decline from the 28 plans approved in 2016. The breakdown of building area (square feet) by type is listed below:

Type of Use	Building Area (square feet)
Industrial/Flex	194,200
Commercial / Service	48,378 ²
Retail	6,724
Restaurant	1,850
Institutional	16,520
Miscellaneous ¹	5,472
TOTAL	708,548 sq ft.

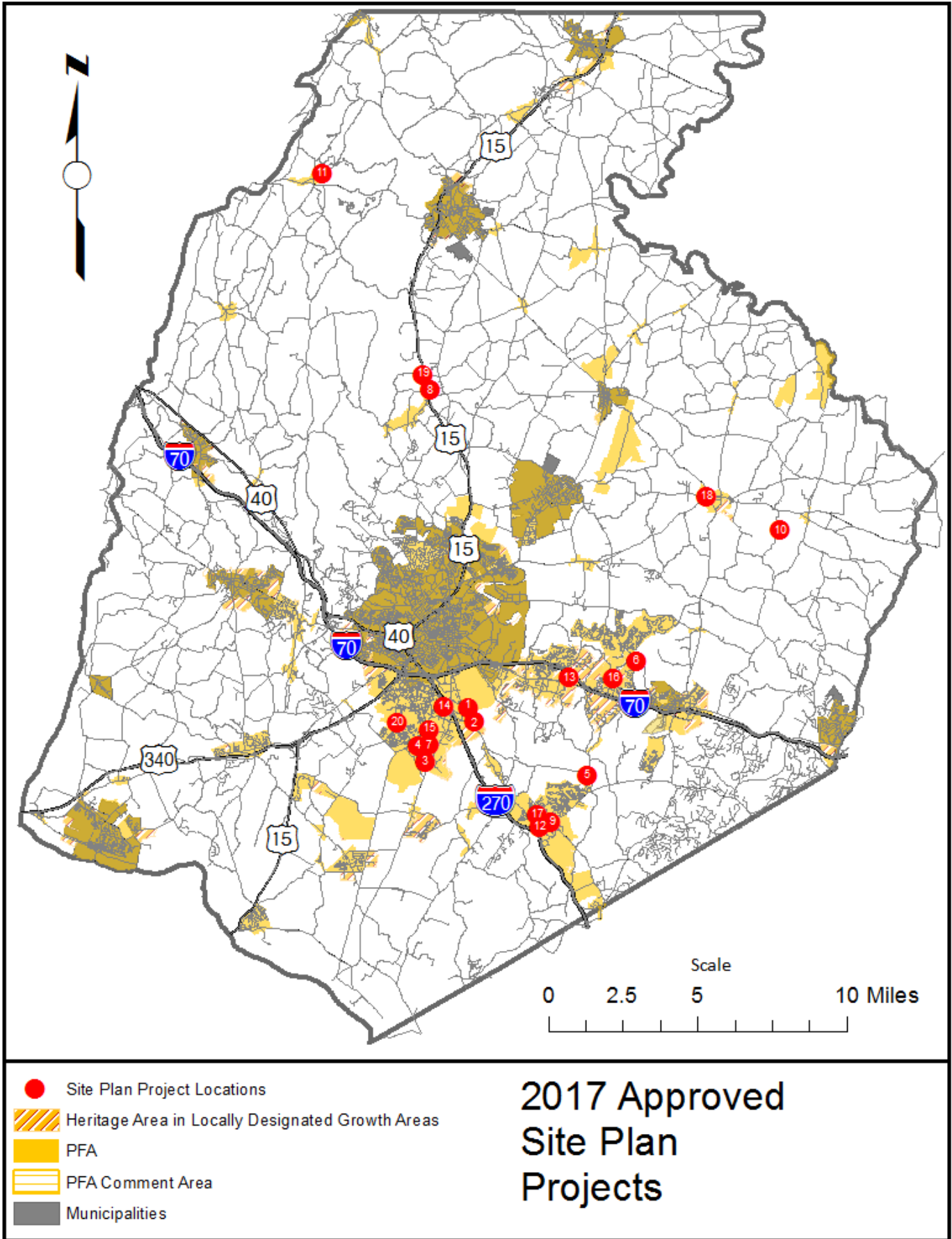
1. Includes two clubhouses for residential developments
2. Includes 7,200 sq ft. for a convenience store that has prior approval

The overall commercial and industrial permit activity decreased slightly from 1,025 permits in 2016 to 983 permits in 2017. Types of commercial and industrial permits include new buildings or businesses, additions to existing buildings, and changes in tenancy within commercial buildings. During the past 5 years, there has been an average of 989 such permits issued annually.

Table 5. Approved Site Plans 2017

Map #	Name	Description	Building Area (SF)	Site Area (acres)	Zoning
1	Jared's Jewelry Store	Proposed jewelry store to replace existing restaurant	4,245	0.9	GC
2	Fast Food Restaurant	proposed 1,850 sq ft. restaurant	1,850	0.6	GC
3	Arcadia Business Park (Formerly Russell)	Business office and warehouse, Building C, Lot 6	112,000	17	LI
4	Arcadia Business Park (Formerly Russell)	Business offices and warehouse, Buildings A & B, Lot 5.	82,200	8	LI
5	As You Like It Landscaping	Landscaping operation with caretaker residence on site.	3,000	2	A
6	Kiddie Academy	Child care and nursery school facility.	10,675	3	PUD
7	Country Side	Construction of additional parking spaces for private drive access to existing townhouses.	-	11	PUD
8	Lewistown Mills Motors	Automotive services and retail service center.	2,400	4	GC
9	Landon House (Kiddie Academy)	Site plan revision to enlarge Building C by 1,373 sf for a Child Care Center.	5,845	6	VC
10	Frey's Brewing Company	Farm Brewery Tasting Room on an existing Farm Brewery.	2,780	126	A
11	Caboose Farm	A Country Inn with Event Barn.	-	68	A/RC
12	Brien Place	Site plan for development of three townhouse lots.	-	1	VC
13	Tree Trekker	Outdoor Sports Recreation Facility.	1,620	29	A
14	Royal Farms	New convenience store/gas station to replace an existing store/gas station	4,756	1	GC
15	Westview South	Combined Preliminary Subdivision / Site Plan revision for Phase 1.3C to replace 128 MF units with 24 TH units and 46 2 over 2's. Reduce overall development from 600 to 542 dwellings.	-	5	MXD
16	Linganore Town Center - Clubhouse	Final Site Plan for HOA clubhouse and pool.	2,272	2	PUD
17	Villages of Urbana, Live/Work	Proposed ten (10) 3-story live-work units for residential and office/commercial uses.	26,622	1	PUD

18	Libertytown Garden	Site Development Plan reapproval for 14 residential condominium units and commercial/retail building.	2,479	1	MX
19	Mountindale Convenience Store	Site Plan approval for a 4 pump diesel fueling station with a previously approved 20-pump automobile fueling station and 7,200 sf convenience store on a 4.0-acre site	7,200	4	GC
20	Orchard Park at Ballenger Run	Construction of four (4) MF buildings (210 units) club house, swimming pool, storage building, and tot-lot.	3,200	14	PUD



Land Preservation Activities

The Division administers five land preservation programs including three State easement programs: the Maryland Agricultural Land Preservation Program Foundation (MALPF), Rural Legacy and Conservation Reserve Enhancement Program (CREP); 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. As of December of 2017 the County had a total of 57,152 acres under permanent preservation easements. An additional 4,693 acres of property is currently participating in the temporary MALPF District agreement.

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. Frederick County received a \$2 million Rural Legacy Grant in 2017.

Maryland Agricultural Land Preservation Foundation (MALPF)

The Maryland Agricultural Land Preservation Foundation (MALPF) was established in the 1970's and is the primary state program for agricultural land preservation. The county has participated in this program since 1979.

Installment Purchase Program (IPP)

A County program created in 2002, purchases easements using Zero Coupon Bonds and revenue from a 12.5% 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.

Conservation Reserve Enhancement Program (CREP)

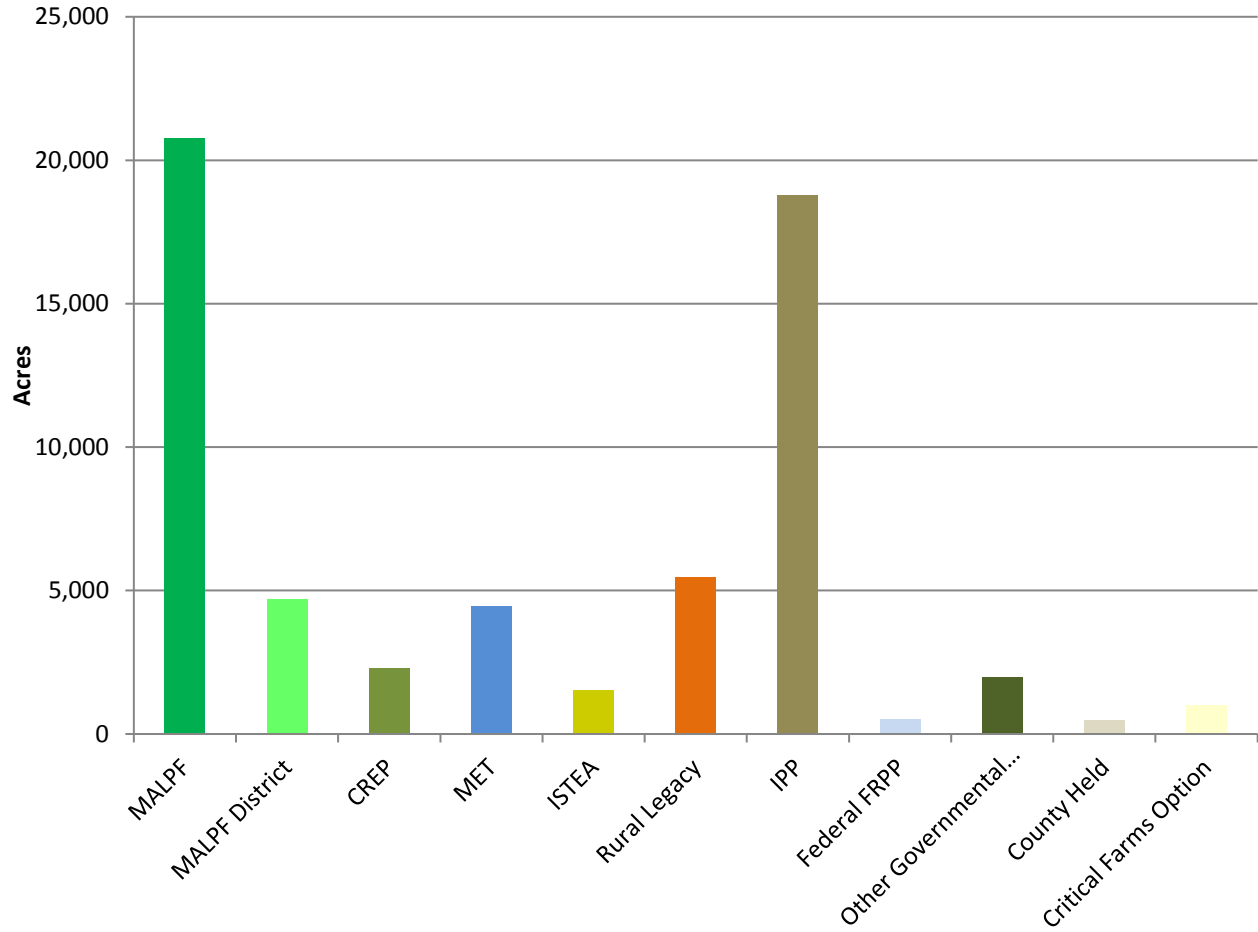
The Department of Natural Resources funds easement acquisitions through the CREP Easement Program that have a dual purpose of preserving conservation land uses as well as agricultural areas. The first CREP Easement was purchased in 2010 and since then the County has preserved 2,291 acres.

Table 6. Easement Acquisitions - 2017

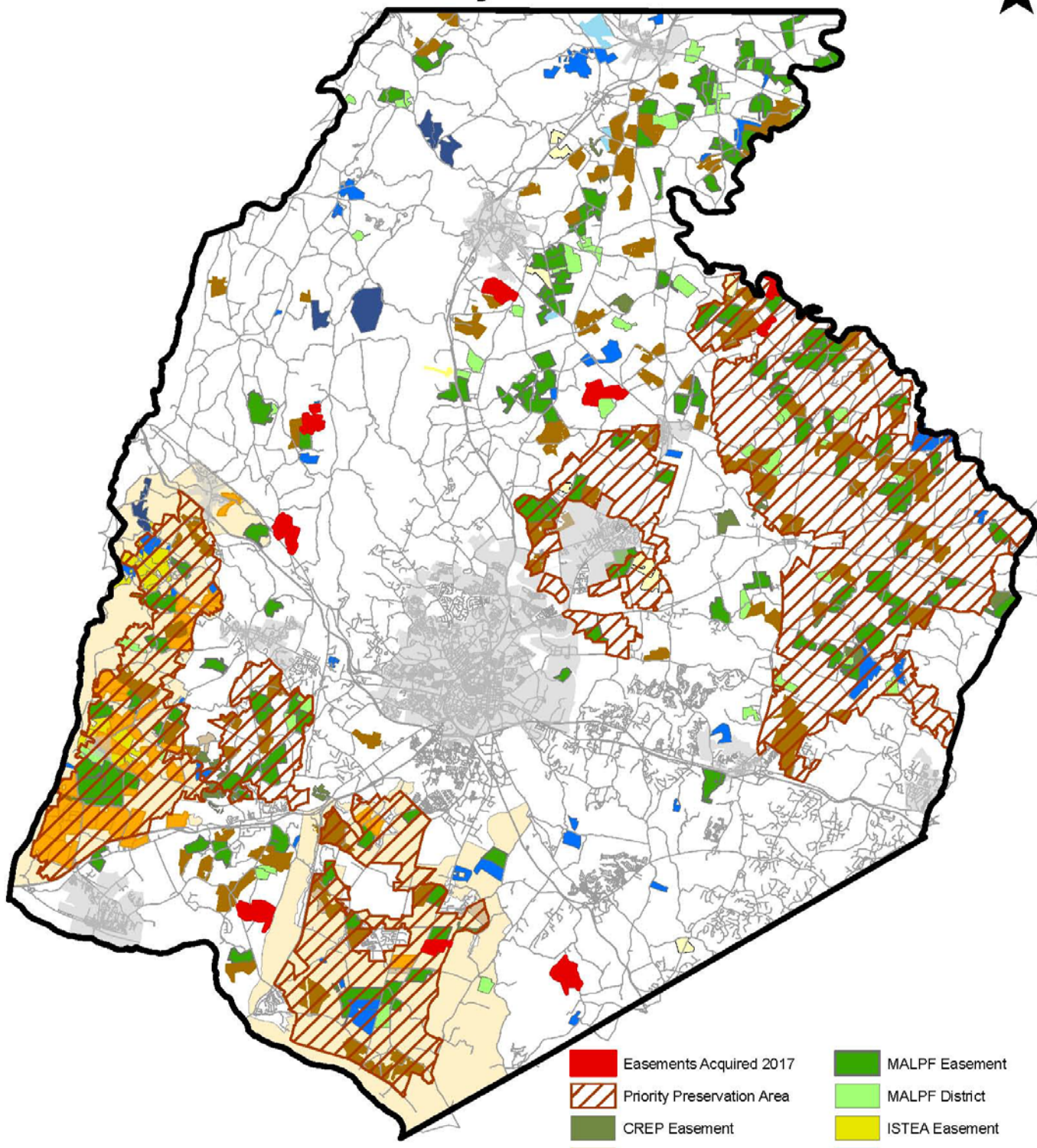
Program	Number of Easement's Acquired	Acreage
Rural Legacy	1	122
Other Governmental	1	292
IPP	2	600
CREP	5	882
Total	9	1,896 acres















Frederick County Land Preservation Acres under Easement

December 31, 2017

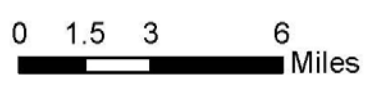


Frederick County Land Preservation



- | | | | |
|---|-----------------------------|---|----------------------|
|  | Easements Acquired 2017 |  | MALPF Easement |
|  | Priority Preservation Area |  | MALPF District |
|  | CREP Easement |  | ISTEA Easement |
|  | IPP Easement |  | FFP Easement |
|  | Rural Legacy Easement |  | Critical Farms |
|  | Other Governmental Easement |  | County Held Easement |
|  | MET Easement |  | Rural Legacy Areas |

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustrative purposes only and should not be used for surveying, engineering, or site-specific analysis. Modifications to this product without prior consent is strictly prohibited. The advice of the use of the content in this map in any form other than as presented here, may constitute a misrepresentation of the map's original intent.



Frederick County Planning & Permitting Division
March 2018

Zoning Administration

The Zoning Administration Office handled 11 Board of Appeals applications during 2017. Consistent with previous years is the predominance of Special Exception cases (7) followed by 3 Variance cases and 1 claims of Administrative Error.

Table 7. Board of Appeals Cases

Year	Variances	Special Exceptions	Administrative Error	Other	Total Number of Cases
2017	3	7	1		11
2016	6	9	7		22
2015	10	15	3	1	29
2014	9	18	6	1	33
2013	4	8	6	1	19

Zoning Ordinance Text Amendments

Legislation to amend the Zoning Ordinance is initiated either through the County Executive or by the County Council. The proposed legislation/amendments are reviewed by the County Planning Commission who make recommendations to the County Council. The following legislation was adopted in 2017:

Bill 17-04 – Farm Distilleries, Tasting Rooms, Limited Brewery, Distillery, Winery Tasting Room – establishes farm distilleries/tasting rooms as a permitted use in the Agricultural and Resource Conservation zoning districts. Establishes a limited tasting room category. Approved: May 2, 2017, Effective: July 1, 2017

Bill 17-07 – Solar Collection Facilities – establishes different types of collection facilities. Establishes a Commercial Solar Facility Floating Zone District that can be applied to lands designated Agricultural on the Comprehensive Plan. Approved: May 16, 2017, Effective: July 15, 2017.

Bill 17-08 – Zoning Map Amendments in an Election Year – prohibits the County Council from considering a map amendment from July 1 before the general election to one day after the new Council takes office. Approved June 13, 2017, Effective: August 12, 2017.

Bill 17-11 – Antique/Craft Shops in Limited Industrial zone – establishes antique/craft shops as a permitted use in the LI zoning district. Adopted: July 18, 2017,

Comprehensive Planning

The Comprehensive Planning activities include the preparation and updating of the County Comprehensive Plan as well as the preparation of community/corridor plans. Staff also has responsibility for functional planning areas including transportation, water and sewer, historic preservation and environmental planning.

Community and Corridor Planning

The 2010 County Comprehensive Plan established a new planning process that provides for plan updates at three levels: County Comprehensive Plan, Community Plans, and Corridor Plans. Another update process will involve coordination with municipal plan updates, which may result in amendments to the County Comprehensive Plan to maintain consistency between the county and municipal plans.

Livable Frederick Master Plan

In the fall 2015 the County initiated the process to update the County Comprehensive Plan that was adopted in 2010. The update initiative is called Livable Frederick Master Plan. The Draft Livable Frederick Master Plan was released in January 2018 for public/agency review and comment. The Plan is vision focused and zoning driven and addresses a wide range of issues that impact Frederick's future. The update effort has been guided by a steering committee composed of various community representatives and stakeholders. The outreach efforts have included meetings and presentations with community organizations, municipal officials, and the general public. During 2017 the following meetings and presentations were held:

- Steering Committee – 4
- Planning Commission – 16
- Municipal Officials – 12
- Community Organizations – 12
- Public Open Houses – 2
- County Council Briefings - 2

The Draft Plan was released in January 2018 and a Planning Commission public hearing was held in March 2018.

Zoning Map Amendments

In 2017 only one (1) application for a zoning map amendment (i.e. rezoning) was submitted.

Table 8. Zoning Map Amendments

Case	Applicant	Request	Decision
R-05-09 (B)	SeD Maryland Development LLC	Amend conditions of the prior rezoning in 2013 regarding the timing of construction of trails.	Approved

Historic Preservation

The Historic Preservation staff 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. Staff serves a coordinating role with organizations such as the Heart of the Civil War Heritage Area (HCWHA). The County maintains The County Register of Historic Places which currently consists of eight sites.

Environmental Planning

The Division staff primarily serves in a coordinating role with various environmental planning activities. A primary role is serving as staff to the Monocacy Scenic River Board. Work was initiated on an update of the Monocacy Scenic River Management Plan that was first prepared by the Maryland Department of Natural Resources in 1990. This update is being managed by Frederick County planning staff in coordination with Carroll County staff. The River Board approved a Recommended Plan in August 2017. Following review by the Frederick County Planning Commission in September 2017 the plan has been referred to the County Council for action.

Transportation Planning

The 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 2017 include the following:

- A Draft Bikeways and Trail Plan was released in September 2017. The Plan will be considered for adoption by the County Council in 2018.
- Coordinated the Annual Transportation Priorities Review with the County Executive, Planning Commission and the County Council.
- Continued participation in the Metropolitan Washington Transportation Planning Board (TPB) including the TPB Technical Committee and the Travel Forecasting Sub-Committee.

Municipal Planning Services

The Division continues to provide liaison services to the County's 12 municipalities. Coordination with the municipalities is facilitated through quarterly municipal planner meetings to exchange ideas and provide updates on various planning activities. One of these meetings has a focus on economic development with participation by those towns with Main Street managers. The Division reviewed the draft New Market Master Plan in 2017.

Water & Sewer Planning

The Division administers regular spring, summer, and fall cycles to consider amendments to the County's Water and Sewerage Plan.

Table 9. Water and Sewer Plan Amendments - 2017

Case	Applicant	Location and Request	Decision
WS-17-01	Christopher's Crossing LLC	Reclassify two parcels on Walter Martz Rd. (in City of Frederick) from W-5/S-5 to W-3/S-3.	Approved
WS-17-02	Herbert Shapiro	Reclassify parcels on Linganore Rd. from W-4/S-4/ to W-3/S-3.	Approved
WS-17-03	Division of Planning	Reclassify 1 parcel (Carter/Baxter) on Jefferson Pike in Jefferson from NPS to W-3	Approved
WS-17-04	Town of New Market	Reclassify 134 acre Delaplaine property (Town of New Market) on Old New Market Rd. from NPS to Planned Service (PS)	Pending
WS-17-05	Woodsboro Pike LLC	Reclassify property (Town of Walkersville) on MD 194 from W-4/S-4 to W-3/S-3	Approved
WS-17-06	Division of Planning	Text amendment to Chapter 1, Policies and Procedures	Approved

WS-17-07	Monocacy Land Co LLC	Reclassify Boxwood property in Villages of Urbana from S-4/W-4 to S-3/W-3	Approved
WS-17-08	Division of Planning	Reclassify Urbana District Park on MD 355 from S-4 to S-3	Approved
WS-17-09	Division of Planning	Reclassify Storm property on Old National Pike from W-5 to W-3	Approved
WS-17-10	Health Department	Text amendment to Chapter 4 to update Septic Problem Area table to include Burkittsville	Approved
WS-17-11	Walker House LLC	Reclassify parcel on MD 194, in Town of Walkersville, from NPS to W-3 and S-5	County Review Pending
WS-17-12	Division of Planning	Reclassify Quynn property in Lewistown from S-4 to S-3	County Review Pending

Maryland Dept. of Planning – Annual Report

This portion of the Annual Planning Report addresses the reporting requirements of the Maryland Department of Planning.

Jurisdiction: Frederick County

Contact: Jim Gugel, Planning Director, Department of Planning (Division of Planning & Permitting)

Contact Phone Number: 301-600-1144

Contact Email: jgugel@frederickcountymd.gov

Plan Implementation and Development Process (5-Year Report)

Frederick County – 2013 – 2017

Development Trends

- New residential permit activity increased each year with an exception in 2015, which saw a slight dip from 2014. Activity in 2017 was steady from 2016 with a slight increase from 1,868 dwellings to 1,873 dwellings. The average annual residential permit activity for the period was 1,491 dwellings/year, which is still below historical activity levels. The period 2000 – 2010 had an average annual permits of 1,600 dwellings/year.
- Multi-family housing activity declined in 2017 from the 958 permits in 2016. The 406 dwellings was still higher than historical activity. In 2011 only 9% of new housing permits were multi-family while in 2014 44% were multi-family. A majority of the multi-family units have been rental versus condominium.
- Subdivision activity for new approval of preliminary subdivision lots hit historical highs in 2013 and 2014. Since then subdivision activity has continued to decline. In 2017 209 residential lots received preliminary subdivision approval.
- Majority of non-residential development continues to be standalone commercial/retail businesses. For the past two years office/industrial uses have accounted for the greatest amount of building area approved in site plans.

Comprehensive Plan Implementation

In 2011 the prior Board of County Commissioners (BOCC) initiated a Comprehensive Plan Update with a comprehensive rezoning process and amendments to the land use plan map. These amendments were primarily derived from property owner requests. The amended zoning and land use plan maps were adopted in September 2012. The text document of the 2010 County Comprehensive Plan was not amended. The County is underway with an update of the comprehensive plan, Livable Frederick Master Plan, which was released for review/comment in January 2018.

Program, Ordinance, Regulatory Changes

- 2013 – 9 amendments
- 2014 – 3 amendments. Includes the Agricultural Subdivision Rights Transfer Ordinance.
- 2015 – 2 amendments
- 2016 – 1 amendment
- 2017 – 4 amendments (see descriptions on page 15)

There were also several amendments to the County’s Adequate Public Facilities Ordinance (APFO) during this period. There were no amendments to the County’s APFO in 2017.

State/Federal Program, Ordinance, Regulatory Impacts

None

Future Land Use Challenges/Issues

- How to address significant amount of undeveloped employment/office land given the very low demand for office development in the region. Related is how to repurpose existing, vacant office buildings.

Comprehensive Plan Updates

In October 2015 the County initiated an update to the 2010 County Comprehensive Plan. This effort, called the Livable Frederick Master Plan, has involved a vision planning process and will update the 2010 County Comprehensive Plan. There will not be a comprehensive zoning process. A draft plan was released in January 2018 and is expected to be adopted by the fall of 2018.

Amendments and Growth Related Changes in Development Patterns

- | | |
|--|-------------------|
| (A) Were any new comprehensive plan or plan elements adopted? | No |
| (B) Were there any growth related changes in development patterns? | Yes |
| (C) Were any amendments made to the zoning regulations | Yes (see page 15) |
| (D) Were any amendments made to the zoning map? | No |

Mapping and GIS Shapefiles

Frederick County does utilize GIS to document and prepare various planning and development related maps. At this time we do not have mapping specific to development changes that have occurred in 2016.

Consistency of Development Changes

Any growth related changes that have occurred in the county are reviewed for consistency based on the particular review criteria identified in the Zoning Ordinance or other appropriate ordinances. The only consistency review that is relevant changes related to zoning map amendments or other reviews relates to the county’s own Comprehensive Plan. In general we would find that the changes that have occurred are consistent with the County Comprehensive Plan.

Plan Implementation and Development Process

- | | |
|---|----|
| (A) Is the adoption of your comprehensive plan prior to January 1, 2010 | No |
| (B) In the current reporting year, did your jurisdiction identify any recommendation for improving the planning and development process within the jurisdiction? | No |
| (C) In the current reporting year, did your jurisdiction adopt any ordinances or regulation needed to implement the 12 planning visions under the Land Use Article? | No |

Measures and Indicators

MDP 1. New Residential Permits Issued (Frederick County only)

	PFA		Non-PFA		Total
	No.	(%)	No.	(%)	
New Dwelling Units Permit Issued	773	67%	387	33%	1,160

MDP 2. Amount of Residential Growth (Frederick County only)

	PFA		Non-PFA		Total
	No.	%	No.	%	
Residential Lots Recorded	697	86%	115	14%	812
Residential Lots recorded Acreage	102 ac.	23%	347 ac.	77%	449 ac.
Lots/Dwellings Approved ¹	411	98%	8	2%	419
Approved Residential Acreage ¹	322 ac.	97%	11 ac.	3%	333 ac.

¹Approved Preliminary Subdivision Plan and Site Plan

MDP 3. Amount of Commercial Growth (Frederick County only)

Approved Commercial Uses	PFA		Non-PFA		Total
	area	%	area	%	
Land Area – acres	101 ac.	33%	204 ac. ¹	67%	305 acres
Building Area – square feet	257,764	94%	15,380	6%	273,144 sq. ft.

1. Includes two farm parcels where only small areas to be developed with a farm brewery tasting room and a country inn/event center

Locally Funded Agricultural Land Preservation

In 2017 the County contributed funding towards the acquisition of three (3) easements totaling 722 acres. One easement was acquired through the Rural Legacy program and two were acquired through the County's Installment Purchase Program (IPP). A detailed breakdown of land preservation by all programs can be found on page 14.

Local Land Use Percentage Goal

The County does not have a percentage goal regarding the amount of land that is expected to be within a Priority Funding Area (PFA). Within the county's jurisdiction only properties within a designated community growth area (CGA) would be expected to be in a PFA other than for designated Rural Villages. All of the land within a particular CGA would not be in a PFA until all of the criteria regarding zoning and water/sewer classification are met.

The County's 2010 Comprehensive Plan includes several goals to support development within the community growth areas. The 2010 Plan continues the implementation of the Community Concept, which was first developed in the County's 1972 Plan that focuses growth into the municipal growth areas and unincorporated growth areas.

- Reduce non-rural development outside of CGA's while maintaining opportunities for compatible agricultural support services and uses in Rural Communities.
- Increase the proportion – and 'per acre' unit density – of new residential development occurring within CGA's while minimizing new residential development outside of the County's CGA's.
- Establish as a targeted goal for the development and redevelopment of lands within CGA's, an average density of 7.5 dwellings/acre by the year 2025.

Development Capacity Analysis

A development capacity analysis was prepared as part of the 2010 County Comprehensive Plan.

Adequate Public Facility Ordinance (APFO) Restrictions

The county adopted an Adequate Public Facilities Ordinance (APFO) in 1991 that addresses roads, schools, and water & sewer facilities. The APFO only applies to county developments as several municipalities have their own APFO's.

School capacity is the only APFO related restriction within Priority Funding Areas (PFA's).

Schools

The County's Adequate Public Facilities Ordinance (APFO) establishes the school adequacy threshold at 100% for all school levels. Based on the Frederick County Public Schools *Enrollment and Capacity Report as of September 30, 2017* there were 13 elementary (includes one charter school), four (4) middle, and one (1) high school at or over 100% of the state rated capacity. Many of these school districts include areas in both the county and a municipality.

Elementary – Four of the affected elementary schools are located within the City of Frederick. Four schools are located in the Urbana, New Market, and Linganore communities in the eastern part of the county. Two schools, Tuscarora and Orchard Grove, are located in the Ballenger Creek community south of the City of Frederick.

Middle – Two of these schools are charter schools. The other two, Oakdale MS and Urbana MS, are located in the eastern part of the county.

High – The one high school, Urbana HS, is located in the Urbana community in the eastern part of the county.

Planned School Projects – 2017 Educational Facilities Master Plan (EFMP)

- Elementary – seven (7) elementary school projects that would add 3,817 new seats. Two projects are

modernization/additions, one project is a replacement and four are for new schools. Two of the new schools are currently under construction and will be open in the fall 2018.

- Middle – one (1) middle school project for modernization of Middletown and a second project for an addition for a school to be determined depending on enrollment levels. The addition project would add 300 seats.
- High – two (2) high school projects for modernization of Middletown and a modernization/addition for Brunswick that would add 400 seats.

Programmed School Projects – Frederick County CIP FY 2018-2023

- Frederick High – new replacement school opened fall 2017
- Sugarloaf Elementary – new 725 seat school to open fall 2018
- Butterfly Ridge Elementary – new 725 seat school to open fall 2018
- Urbana Elementary – replacement/addition to open fall 2020
- Waverly Elementary –200 seat addition to open fall 2021
- East County Area Elementary – new school to open in 2023
- Middletown Middle – renovation after 2023
- Liberty Elementary – modernization after 2023