



PLANNING NEWS

FREDERICK COUNTY DIVISION OF PLANNING

Frederick County
Government

DECEMBER 2007



COMPREHENSIVE PLANNING

FALL CYCLE WATER & SEWERAGE PLAN

The Fall 2007 Cycle of requests to amend the County Water & Sewerage Plan will include the following four cases, totaling 39.533 acres. Three of the cases involve only water classification upgrades to the "immediate" or W-3 Dev. category, which, if granted, would allow connection without further reclassification steps. The fourth case is requesting both water and sewer reclassifications to the "immediate (1-3 years)" time frame.

The Frederick County Planning Commission will hold a public hearing on these cases on January 16, 2008 beginning at 2PM. The Planning Commission will make a finding of consistency with the County Comprehensive Plan. Those requests found consistent, will proceed to an advertised public hearing before the Board of County Commissioners, tentatively scheduled for March 4, 2008, where the merits of the requests will be considered and a final local decision made. The local recommendations are forwarded to the Maryland Department of the Environment for their review and approval.

Water & Sewerage Plan Amendment Requests Fall 2007 Cycle

WS-07-14	Nickolas & Theckla Pantazes	3390 Urbana Pike	W-5 Dev./S-5 Dev. to W/3 Dev./S-3 Dev.
WS-07-15	Town of New Market	156 Wicomico Ct. 145 Wicomico Ct. 164 Wicomico Ct. 169 Wicomico Ct. 159 Wicomico Ct. 162 Wicomico Ct.	W-5 Dev. to W-3 Dev.
WS-07-16	New Market SC, LLC SEJ, LLC	Mussetter Rd. & 144	W/4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev.
WS-07-17	Land Stewards/Aspen C-3	Lake Linganore PUD South west side Accipiter Dr. East side Eaglehead Dr.	W-4 Dev. to S-3 Dev.

For more information, contact Carole Larsen at 301-600-1135 or e-mail at clarsen@fredco-md.net

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AGRICULTURAL LAND PRESERVATION NEWS

On October 24th, 2007 Frederick County in conjunction with the Carrollton Manor Land Trust recorded the first Rural Legacy Preservation Easement in the Carrollton Manor Rural Legacy Area. The Easement property consists of 185.36 acres and is owned by Raemelon Properties, LLC care of Stephen Black. This Easement brings the total number of permanently preserved acres in Frederick County to 37,780.

On December 4th, 2007 the Board of County Commissioners in Public Hearing unanimously voted to approve all 37 applications to the Fiscal-Year 2009 cycle of the Installment Purchase Program. The applications encompass over 5,000 acres and the first offers will be made within the month. Since the program was created in 2002, 11,896 acres of agricultural land have been preserved.

For more information please contact Tim Blaser, Program Administrator, at (301) 600-2513, tblaser@fredco-md.net or Anne Bradley at (301) 600-1474, abradley@fredco-md.net

MXD REZONING FILED

A rezoning request for 7.17 acres from Agricultural (AG) to Mixed Use Development (MXD) has been filed by YBC Investors, LLC. The property is located at New Design Road and English Muffin Way.

This request will be presented to the Planning Commission at a public hearing on Wednesday, January 16, 2008 at 7:00 PM in Winchester Hall.

Contact Hilari Varnadore at 301-600-2941 or hvarnadore@fredcomd.net for any questions.

REGION PLAN UPDATES

Thurmont Region Plan Update

The Planning Commission will be conducting two more workshops to complete its review of a Recommended Plan that would be forwarded to the Board of Commissioners. Workshop # 11 will be held on December 19 and will include the review of agency and public comments and review of the land use plan map. Workshop #12 is scheduled for January 16, 2008, when staff expects to present a final version of a Recommended Plan for the Commission's vote. For more information contact Denis Superczynski, Project Planner, at 301-600-1142 or dsuperczynski@fredco-md.net

New Market Region Plan Reconsideration

The Planning Commission will be completing its review of the Plan at its December 19th workshop. The revised traffic study will be presented and staff will be presenting final revisions to the plan and zoning maps and to the text document. It is expected that the Commission will vote on the Recommended Plan, which will then be forwarded to the Board of Commissioners. For more information contact Tim Goodfellow, Project Planner, at 301-600-2508 or tgoodfellow@fredco-md.net.



**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR DECEMBER 12, 2007
9:30 A.M.**

MINUTES

PLANNING COMMISSION COMMENTS

AGENCY COMMENTS

TEXT AMENDMENT

Subdivision Ordinance Text Amendment -Deletion of Section 1-16-5(D) - Farm Lots. (Michael Wilkins) Note: The FcPc Public Hearing was held October 17, 2007 and the FcPc recommendation to the BoCC was continued for up to 62 days.

Subdivision Ordinance Text Amendment (ST-07-03) - Amending § 1-16-8 regarding the public notice requirements for minor subdivisions. (Gary Hessong and Mark Depo) Note: This is the Public Hearing

SITE PLANS

The Goddard School - Requesting approval for one-story daycare (69,945 sq. ft.) on 1.6 acres. Zoned: PUD, located southeast quadrant of Carriage Hill Drive/Caledonia Drive in the Urbana Planning Region. Tax Map 96/Parcel 249. File #: S-1065

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR DECEMBER 19, 2007
1:00 P.M.**

MINUTES

PLANNING COMMISSION COMMENTS

AGENCY COMMENTS

SITE PLAN

Northern Maryland Self Storage - Requesting approval for 4 Self Storage Buildings, totaling 26,900 sq. ft. on 4.4 acres. Located east-side US Rt. 15 at Old Frederick Road intersection in the Thurmont Planning Region. Zoned General Industrial. Tax Map 8/Parcel 149. File # SP-04-06 AP#6090. (Stephen O'Philips)

CLEMSONVILLE ROAD CLOSURE

Consider a petition by Lehigh Cement to close approximately 1,200 feet of Clemsonville Road between Fountain School Road and Lehigh Road (Walkersville Region). Lehigh Cement also proposes to construct a realignment of Clemsonville Road. (John Thomas)

THURMONT REGION PLAN WORKSHOP

Review and discuss hearing/written comments and any additional revisions to the Plan text and Land Use Plan map. (Denis Superczynski)

NEW MARKET REGION PLAN WORKSHOP

The workshop will include final review and discussion of the Planning Commission's Recommended New Market Region Plan and Zoning Map prior to transmittal to the Board of County Commissioners. Revisions to the 2007 New Market Region Plan and Zoning Map prior to transmittal to the Board of County Commissioners. Revisions to the 2007 New Market Region Traffic Study will also be presented. (Tim Goodfellow/Jim Gugel)

TEXT AMENDMENT

Board of County Commissioners (AT-07-07) - Road Adequacy Provisions (§ 1-20-12, -30, and -31) (Ron Burns)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR DECEMBER 19, 2007
7:00 P.M.**

ZONING TEXT AMENDMENT (Public Hearing)

Board of County Commissioners (ZT-07-15) - The proposed ordinance would amend § 1-19-302 and § 1-19-387 of the Zoning Ordinance regarding the Resource Conservation (RC) district. The ordinance changes the lot size requirements for all uses in the Resource Conservation district, including both a traditional (non-cluster) option and a cluster option for creating lots in the RC district for residential uses. The amendments also include provisions for placing remainders under a preservation easement, and increasing the maximum cluster lot size to 3 acres in order to meet certain Health Department percolation requirements. (Eric Soter)

A Demographic Exploration of Frederick County Income and Poverty

Welcome to the December, 2007 edition of "A Demographic Exploration of Frederick County." The 2006 and 2005 data from the American Community Survey (ACS) has been released for Frederick County. This month we will discuss this updated information in regards to income and poverty status. For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/planning>

According to the 2006 American Community Survey, Frederick County had a median household income of \$74,029. This is \$8,885 more than the median income of Maryland, \$65,144. Since 1979, when County residents made only \$560 more than the average State resident, Frederick County has continued to increase the gap between the median income of the Maryland and the County. Within the past 27 years, Frederick County residents have increased their median household income by 114%. The greatest increase in household income was between 1989 and 1999, when residents went from making \$41,382 to \$60,276 in 10 years; a 46% increase. Even within the last 7 years residents have seen a 23% or \$13,753 increase in income.

Since 1999, the majority of households make \$50,000 - \$74,999 a year. In 1999, the income ranges of households were more evenly distributed than in 2006, taking on a bell shaped curve appearance. Incomes spiked at \$50,000 – 74,999 and on both sides of this spike the percentage of households slowly dropped. In 2006, the household income still spiked at the \$50,000 – 74,999 range; however the 2 sides of this spike were not evenly distributed. The income ranges rise at a slow rate until spiking and then remain at constantly higher percentage levels. In essence, the division of poor and rich households in Frederick County has become more extreme within the past 7 years. (See Figure 1)

HOUSEHOLDS INCOME CHARACTERISTICS FOR FREDERICK COUNTY						
	1999		2006		Change 1999 - 2006	
Total Households	70,115	100.0%	79,983	100.0%	9,868	14.1%
Income Range						
\$0 – 9,999	2,754	3.9%	2,034	2.5%	-720	-26.1%
\$10,000 - 14,999	2,260	3.2%	1,580	2.0%	-680	-30.1%
\$15,000 - 24,999	5,519	7.9%	4,100	5.1%	-1,419	-25.7%
\$25,000 - 34,999	6,554	9.3%	5,731	7.2%	-823	-14.4%
\$35,000 - 49,999	11,063	15.8%	10,021	12.5%	-1,042	-9.4%
\$50,000 - 74,999	16,815	24.1%	17,246	21.6%	431	2.6%
\$75,000 – 99,000	11,846	16.9%	14,550	18.2%	2,704	22.8%
\$100,000 - 149,000	9,495	13.5%	15,496	19.4%	6,001	63.2%
\$150,000 +	3,809	5.4%	9,225	11.5%	5,416	142%
Median Household Income	\$60,276		\$74,029		\$13,753	22.8%

Figure 1

Since income levels have consistently risen in Frederick County, it stands to reason that the percentage of people below the poverty levels would drop. In 2006 fewer people and families were below the poverty level than in 1989 and 1999. Since 1989, the poverty level has consistently dropped going from 4.8% of all people to 3.9% in 2006. In all cases where the poverty level is reported there was a significant decrease in percentages except for among the unrelated individuals 15 years and over. This may be an anomaly of the new reporting methodology of the American Community Survey since it does not seem to coincide with the other reported statistics.

The greatest decrease in poverty levels occurred in the female householder category. In 1989 17.3% of these households were below poverty level, in 2006 this has decreased to only 7.7%. Female householders with children still have the highest percentage of poverty levels but the decrease has been very significant within the past 17 years. Within the subcategories of female headed households there was also extreme decreases. Households with children under 5 years old decreased from 36.6% in 1989 to 11.5% in 2006. Households with children under 18 years old decreased from 25.1% in 1989 to 9.0% in 2006. The reasons for these extreme decreases may be varied. Possibly there are fewer households that are headed by females with children or these households are simply making more money. (See Figure 2)

POVERTY STATUS FOR FREDERICK COUNTY RESIDENTS			
	1989	1999	2006
All individuals	4.8%	4.5%	3.9%
Persons 18 years and over	4.5%	4.2%	4.2%
Persons 65 years and over	9.2%	6.0%	5.4%
Related children under 18 years	5.6%	4.9%	2.8%
Related children under 5 to 17 years	5.3%	4.6%	1.6%
Related children under 5 years	6.2%	6.1%	6.1%
Unrelated Individuals over 15 years and older	13.9%	13.8%	15.9%
All families	3.5%	2.9%	1.6%
Families with related children under 18 years	4.8%	4.1%	2.4%
Families with related children under 5 years	5.4%	5.6%	2.4%
All female Householders with children	17.3%	13.8%	7.7%
Households with related children under 18 years	25.1%	19.2%	9.0%
Households with related children under 5 years	36.6%	32.8%	11.5%

Figure 2

Households in Frederick County have been making more money within the past 27 years. The income levels are increasing and poverty status has been decreasing. However, the split in distribution between the rich and poor households has become greater. The County is consistently above the average income and below the average poverty levels for the State of Maryland. It is very likely that within the coming years these trend will continue.

ZONING

BOA RESULTS - NOVEMBER 15, 2007, 7:00 PM

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, DECEMBER 13, 2007 IN THE WINCHESTER ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- **B-07-27 Braveheart Kennels and Game Birds LLC/Daniel Rice & Barbara Kramer c/o Scott Miller, Esq.** (Continued from September 27, 2007 hearing) - Requesting a special exception to establish a kennel for boarding and training of 28 dogs and a variance of 139ft. From the 150 ft. setback required for outdoor runs, located on the north side of Tuscarora Road [MD Rt. 28], approximately 1 mile east of Catoctin Mountain Highway [US Rt. 15] (Tax Map 10, Parcel 35) Zoned Agricultural **SPECIAL EXCEPTION APPROVED, VARIANCE DENIED**
- **B-07-30 Allegheny Power** (Continued from October 25/29, 2007 hearings) - Requesting a special exception to expand an existing building [16' x 28'] with an addition [16' x 12'] in an existing nongovernmental utility facility, located on the north side of Jefferson Pike (Md. Rt. 180) at its intersection with I-70 (Tax Map 76, Parcel 465) Zoned R-3 **APPROVED**
- **B-07-33 Douglas & Carol Renshaw** - Requesting a special exception to establish an accessory apartment, located on the south side of Merricks Court, approximately 1,000 ft. east of Lynn Burke Road (Tax Map 89, Parcel 246, Lot 9B) **APPROVED**

Contact **Rick Brace** (301-600-2940) rbrace@fredco-md.net or **Craig Terry** (301-600-1351) cterry@fredco-md.net for more information.

BOA AGENDA - DECEMBER 13, 2007, 7:00 PM

NOTE: THE MEETING WILL TAKE PLACE IN THE WINCHESTER ROOM, 2ND FLOOR OF WINCHESTER HALL UNLESS OTHERWISE POSTED. CASES NOT HEARD AS SCHEDULED WILL BE CONTINUED TO SUCH OTHER DATE AND TIME AS MAY BE DETERMINED BY THE BOARD.

Introductions/ Comments

Approval of Minutes

- **B-07-34 Thomas and Donna Janc** - Special Exception to expand a Legal Non-Conforming Structure, located on the east side of Old Frederick Road, 1/4 mile north of Mud College Road (Tax Map 20, Parcel 50) Zoned Agriculture
- **B-07-35 Jeremy and Jeanette Mathias** - Requesting a special exception to establish an accessory apartment, located on the south side of Fingerboard Road (Md. Rt. 80), 300 ft. east of Maryland Manor Drive (Tax Map 98, Parcel 270, Lot 3) Zoned R-1 Residential
- **B-07-36 Rick Houck, c/o Seymour Stern, Esq.** - Claim of Administrative Error in Zoning Administrator's Determination on Permit 58631, north side of Oppossumtown Pike 1,000 ft. south of Sunday's Lane (Tax Map 48, Parcel 19) Zoned Agricultural
- **B-07-37 Michael Page** - Requesting a variance of 3 ft. from the 6 ft. required separation between buildings in order to retain a 19th century smokehouse, located on the south side of Arnoldstown Road, 200 ft. west of Mountain Church Road (Tax Map 74, Parcel 132) Zoned Resource Conservation