2011 Comprehensive Plan & Zoning Review - Property Owner Requests - ADOPTED September 13, 2012

ADAMSTOWN REGION

CASE INFORMATION	*PROPERTY*		*Pre-2010*	*Existing*	*Requested*	*BOCC*	*Staff Comments*
CPZ11-AD-01 APPLICANT: Ballenger Enterprises, LLC (Saeed Zaidi)	TAX MAP: 108 PARCEL: 54 & 1 ACRES: P54 = 6.8 ac.; P1 = 1 ac. LOCATION: N/S MD 28, east of Point of Rocks	COMP PLAN	**Gen. Commercial**	**Gen. Commercial Ag/Rural**	**Gen. Commercial**	BY Motion to restore. BS second. Vote: 4-1 (DG opposed)	Previous Plan Designation: GC Previous Zoning: GC GC zoning was removed on all of P. 1 and portion of P. 54 in 2010 Plan. Request to restore GC zoning and plan on all of both parcels. Staff would support the request.
		ZONING	**GC (7.8 ac)**	**GC (5.3 ac) A (2.5 ac)**	**GC (7.8 ac)**		
CPZ11-AD-02 APPLICANT: Catoctin/Frederick Soil Conservation District	TM: 85 P: 84 ACRES: 16.58 LOCATION: Horman Road and Elmer Derr Rd. at US 340 interchange	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**Gen. Commercial**	BY Motion to deny BS second Vote: 5-0	Previous Plan Designation: Ag/Rural Previous Zoning: A Property has been zoned A since 1959. Parcel has site plan approval for SCD office building. GC zoning not necessary to support ag. related businesses. Neighborhood change and agricultural business land scarcity may be examined in a corridor plan for the area.
		ZONING	**A**	**A**	**GC**		
CPZ11-AD-03 APPLICANT: Windridge Properties, L.C.	TAX MAP: 94 PARCEL: 12 ACRES: 222.53 LOCATION: west side Ballenger Creek Pike just north of Cap Stine Rd.	COMP PLAN	**Gen. Ind. (154.8 a) Ag/Rural Resource Con.**	**Ag/Rural Natural Resource**	**Gen. Ind. (154.8 a) Ag/Rural**	BY Motion to restore. BS second. vote: 4-1 (DG opposed) ***5/31 - approve to expand GI to entire parcel***	Previous Plan Designation: General Industrial, Ag/Rural Previous Zoning: A Adjacent to the Eastalco Growth Area. Request is to restore previous designation of General Industrial (154.8 ac.) and corollary expansion of the growth area.
		ZONING	**A**	**A**	**A**		
CPZ11-AD-04 APPLICANT: Julia S. Culler	TM: 85 P: 38 ACRES: 79.07 LOCATION: S Renn Road at US340	COMP PLAN	**Ag/Rural Resource Con.**	**Ag/Rural**	**O/R/I**	BY Motion to deny. BS second. Vote: 5-0	Previous Plan Designation: Ag/Rural, Resource Conservation Previous Zoning: A No change in zoning or plan from 2010 Plan. AD-4 and AD-5 are companion requests for a combination of ORI and GC across both parcels, the extent of which is unspecified. This area is close to the Mount Zion Rd/US 340 interchange and should be studied in a community plan to assess industrial/employment needs.
		ZONING	**A**	**A**	**ORI**		
CPZ11-AD-05 APPLICANT: Julia S. Culler	TAX MAP: 85 PARCEL: 22 ACRES: 37.04 LOCATION: 5124 Cap Stine Road	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**Gen. Com. (2.4 ac) O/R/I (34.6 ac)**	BY Motion to deny. BS second. Vote 5-0	Previous Plan Designation: Ag/Rural Previous Zoning: A No change in zoning or plan in 2010 Plan. AD-4 and AD-5 are companion requests for a combination of ORI and GC across both parcels, the extent of which is unspecified. This area is close the Mount Zion Road US 340 interchange and should be studied in a community plan to assess industrial/employment needs.
		ZONING	**A**	**A**	**GC (2.4 ac) ORI (34.6 ac)**		

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CPZ11-AD-06 APPLICANT: Jerome J. Crewe Jr.	TM: 95 P: 1203 ACRES: 2.32 ac LOCATION: north side Michaels Mill Rd. just east of MD 85 in Buckeystown	COMP PLAN	**General Industrial**	**Natural Resource**	**General Industrial**	PS Motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Plan Designation: General Industrial Previous Zoning: GI Rezoned from GI to RC in 2010 Plan. Assembly business is on adjoining LI zoned parcel. Has gravel area used for equipment staging though there are no site plan approvals for this. Entire parcel is in 100-year floodplain.
		ZONING	**GI**	**RC**	**GI**		
CPZ11-AD-07 APPLICANT: George & Joan Horman	TAX MAP: 85 PARCEL: 172 ACRES: 59.73 LOCATION: northeast side Cap Stine Rd just east of US 340/Mt. Zion Rd interchange	COMP PLAN	**Ag/Rural Resource Con.**	**Ag/Rural**	**Gen. Commercial**	BY Motion to deny. KD second. Vote 5-0	Previous Plan Designation: Ag/Rural, Resource Conservation Previous Zoning: A No change in zoning or plan from 2010 Plan. Should be studied in a community plan for this area to assess industrial/employment needs.
		ZONING	**A**	**A**	**A**		
CPZ11-AD-08 APPLICANT: The Estate of Kenneth R. Jordan	TM: 95 P: 1139 ACRES: 6 LOCATION: north side Manor Woods just west of MD 85 in Buckeystown	COMP PLAN	**Gen. Industrial Village Center**	**Limited Industrial**	**Gen. Industrial**	BY motion to restore. PS second. Vote: 3-1-1 (DG opposed BS abstained)	Previous Plan Designation: General Industrial and Village Center Previous Zoning: GI and VC Property is almost entirely in the FEMA 100 year floodplain. Current contractors use would be allowed to continue "as is" in LI zone. LI would be more appropriate for any redevelopment given proximity to Buckeystown and with floodplain constraints. Property has received site plan approval for Grant County Mulch use.
		ZONING	**GI VC**	**LI**	**GI**		
CPZ11-AD-09 APPLICANT: NDR Properties, LLC	TAX MAP: 85, 94 PARCEL: 3, 4 ACRES: 196 (p.3); 201 (p.4) LOCATION: s/w of New Design Road, south of Lime Kiln Road	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**Gen. Industrial**	BY Motion to deny. KD second. Vote 5-0	Previous Plan Designation: Ag/Rural Previous Zoning: A No change in zoning or plan from 2010 Plan. Requesting rezoning because of adjacency to minor arterial and Essroc Quarry. Staff would not support at this time without a broader assessment of industrial land needs in the county.
		ZONING	**A**	**A**	**GI**		
CPZ11-AD-10 APPLICANT: Chuck Wade	TAX MAP: 103 PARCEL: 138 ACRES: 61 LOCATION: s/s Doubs Road, west of Doubs Court	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**LDR (3.5 ac)**	BY Motion to deny. BS seconded Vote 5-0	Previous Plan Designation: Ag/Rural Previous Zoning: A No change in zoning or plan from 2010 Plan. Request to rezone small portion (3.5ac.) to allow subdivision of tenant house for granting to associate. Staff would not support as it would set a precedent for similar situations.
		ZONING	**A**	**A**	**R-1 (3.5 ac)**		

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CPZ11-AD-11 APPLICANT: Point of Rocks LLC	TAX MAP: 102 PARCEL: 15 ACRES: 96.41 LOCATION: e/s Ballenger Creek Pike north of Canal Run development	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**LDR**	BY motion to deny. BS second. Vote: 4-1 (PS opposed)	Previous Plan Designation: Ag/Rural, Resource Conservation Previous Zoning: A No change in plan or zoning from 2010 Plan. Also requesting inclusion on the Point of Rocks Community Growth Area. Had LDR plan designation between 1991 and 2001. Should be assessed as part of community plan.
		ZONING	**A**	**A**	**R-3**		
CPZ11-AD-12 APPLICANT: Eastalco Aluminum Company	TM: 103, 94 P: 3, 76, 28, 9, 70, 71, 67 ACRES: 2164.48 LOCATION: Manor Woods Roads and between Ballenger Creek Pike and New Design Rd.	COMP PLAN	**Ag/Rural, RC General Ind. Limited Ind.**	**Ag/Rural, NR Gen. Ind. (401 ac) Lim. Ind. (369 ac)**	**Ag/Rural General Industrial Limited Industrial**	BY motion to restore. KD second. Vote: 4-1 (DG opposed) ***5/31 - Confirmed prior action to restore***	Previous Plan Designation: General Industrial, Limited Industrial, Resource Conservation, Ag/Rural Previous Zoning: LI, GI, A Requesting zoning and land use plan designation to be returned to pre-2010 status. Staff has concerns about the portions on n/s of Manor Woods Rd. and the e/s of New Design Rd. There is a need to assess other planning issues including roads and water/sewer.
		ZONING	**A GI (1,205 ac) LI (173 ac)**	**A (1,251 ac) GI (534 ac) LI (369 ac)**	**A GI (1,205 ac) LI (173 ac)**		
CPZ11-AD-13A APPLICANT: PVI, LLC c/o Andy Mackintosh	TAX MAP: 102 PARCEL: unknown ACRES: 4.23 LOCATION: west side Ballenger Creek Pike at US15/MD 464 intersection	COMP PLAN	**Gen. Commercial**	**Ag/Rural**	**Gen. Commercial**	BY Motion to restore GC plan only. KD second. Vote: 4-1 (DG opposed) ***5/31 - Confirmed prior action to restore GC plan only***	Previous Plan Designation: General Commercial Previous Zoning: A GC plan was changed to Ag/Rural and removed from growth area in 2010 Plan. No change in zoning from 2010 Plan. GC zoning was removed in 2001 Adamstown Region Plan. Prior to 2001 the zoning was as follows: 1959-M1, 1972-B3, 1977 to 2001-GC.
		ZONING	**A**	**A**	**GC**		
CPZ11-AD-13B APPLICANT: PVI, LLC c/o Andy Mackintosh	TM: 102 P: 23 ACRES: 111 LOCATION: both sides of Rock Hall Road	COMP PLAN	**Ag/Rural Resource Con.**	**Natural Resource**	**General Industrial or Limited Ind.**	BY motion to restore. KD second Vote 4-1 (DG opposed) ***5/31 - approve 7 ac. of LI or GI zoning along MD 28***	Previous Plan Designation: Resource Conservation, Ag/Rural Previous Zoning: RC, A Portion of the property in within the FEMA 100 year flood plain. Entire site is forested and contiguous with forested lands along Potomac River and C&O Canal Park. 50.29 acres of site is in Forest Conservation Easement. Given the physical characteristics (streams, floodplain, wetlands, forest) and FRO easement staff would not support industrial zoning.
		ZONING	**RC A**	**RC**	**GI or LI**		
CPZ11-AD- 14 APPLICANT: Staff	TM: 108 P: 49 ACRES: 4.9 LOCATION: N/S MD 28 in Point of Rocks	COMP PLAN	**Gen. Industrial**	**LDR**	**Gen. Industrial**	BY motion to restore. KD second. Vote:5-0	The previous Plan was GI and previous zoning was GI There was a mapping error in the 2010 Plan which applied LDR plan designation and PUD zoning to this parcel, which is part of the Canam Steel facility. This will restore the proper plan designation and zoning to this parcel to match the other parcels owned by Canam.
		ZONING	**GI**	**PUD**	**GI**		

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CPZ11-AD- 15 APPLICANT: Susan Massarini	TM: 95 P: 1208 ACRES: 0.32 LOCATION: N/S Michaels Mill Road in Buckeystown	COMP PLAN	**Res. Conserv.**	**Natural Resource**	**VC**	BY motion to deny. BS second. Vote:5-0	New request received February 8, 2012
		ZONING	**RC**	**RC**	**VC**		
CPZ11-AD- 16 APPLICANT: Noffsinger	TM: 94 P: 54 ACRES: .9 LOCATION: E/S Cap Stine Rd. at Manor Woods Rd.	COMP PLAN	**Limited Industrial**	**Ag/Rural**	**General Industrial**	BY motion to approve. PS second. Vote:4-0-1	New request received February 23, 2012 Subject parcel adjoins a larger parcel owned by the Noffsingers that is zoned GI and has a proposed sketch subdivision plan under review.
		ZONING	**A**	**A**	**General Industrial**		