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

FREDERICK REGION

CASE INFORMATION	*PROPERTY*		*Pre-2010*	*Existing*	*Requested*	*BOCC*	*Staff Comments*
CPZ11-FR-01 APPLICANT: Charles M. Boyles	TAX MAP: 40 PARCEL: 378 lots 2 &3 ACRES: approx. 25 acres LOCATION: north side Fish Hatchery Road at US 15	COMP PLAN	**Rural Community**	**Rural Community**	**Rural Community**	BY motion to restore. BS second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Rural Community Previous Zoning: R1 Staff would not object to the R-1, which would be consistent with the current Rural Community plan designation. If the property is currently being used as a garden center, R-1 zoning would create a non-conformity.
		ZONING	**R-1**	**A**	**R1**		
CPZ11-FR-02 APPLICANT: Resthaven Memorial Gardens, Inc.	TAX MAP: 48 PARCEL: part of 104 ACRES: 8.365 LOCATION: east side US 15 just south of Old Frederick Rd	COMP PLAN	**Ag/Rural Resource Conserv. Institutional**	**Ag/Rural Natural Resource**	**Ag/Rural**	BY motion to restore. KD second. Vote: 4-0-1 (DG abstained)	Previous Comp Plan: Institutional, Ag/Rural, Resource Conservation Previous Zoning: A, RC Cemetery use is not permitted in the RC zone. Staff recommends maintaining RC zoning and Natural Resources Plan designation only on the 100 year FEMA floodplain area, with A zoning applied to the remaining portion of the property outside of the floodplain.
		ZONING	**A RC**	**A RC**	**A**		
CPZ11-FR-03 APPLICANT: Ronald and Tracy Barbieto	TAX MAP: 48 PARCEL: 305 ACRES: 10.3318 LOCATION: west side Masser Road at Willis Ln.	COMP PLAN	**Rural Subdivision**	**Ag/Rural**	**Rural Residential**	BY motion to restore. BS second. Vote: 4-1 (DG opposed) ***5/31 - approve R-1 zoning for entire parcel.***	Previous Comp Plan: Rural Subdivision Previous Zoning: R-1, A The property was zoned R-1 (4.75 ac.) and A (5.5 ac.) in 2002. Prior to 2002, the property was zoned only A. Staff does not object to restoring prior R-1 zoning on entire parcel to avoid split zoning.
		ZONING	**R-1 (4.75 ac) A (5.5 ac)**	**A**	**R-1**		
CPZ11-FR-04 APPLICANT: Merhl Allen Wachter	TAX MAP: 47 PARCEL: 19 ACRES: 23.326 LOCATION: n/s Indian Springs Road west of Mt. Laurel Estates	COMP PLAN	**Rural Community**	**Natural Resource**	**Rural Residential**	BY motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Rural Community Previous Zoning: R-1 Parcel has a high percentage of steep slopes between 15% and 25% and is a contiguous portion of forested land connecting to the Frederick Municipal Watershed and Catoctin Mountain. The are two small DNR mapped wetlands on the property. The RC zoning allows subdivision into two lots.
		ZONING	**R-1**	**RC**	**R-1**		
CPZ11-FR-05 APPLICANT: Ohannes Armani & Seda Gregian	TAX MAP: 85 PARCEL: 21 ACRES: 46.71 LOCATION: southeast side of Renn Road on west side of US 340	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**Gen. Commercial (entire parcel)**	BY motion to deny. BS second. Vote: 5-0	Previous Comp Plan: Ag/Rural Previous Zoning: A Property had a General Industrial designation in 1998 which was changed to Ag/Rural in 2002. Prior to 1998, property was designated Ag/Rural since 1984. Property has had Agricultural zoning since 1972, prior to which the zoning was B-1 (1959-1972). A Community Plan should be conducted for the entire area to assess industrial and commercial needs.
		ZONING	**A**	**A**	**GC - 10 ac A - 36.7 ac**		

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CPZ11-FR-06 APPLICANT: Humberson Daughters LP, c/o Joann Schrodel	TM: 76 P: 316 ACRES: .8 LOCATION: s/s of Butterfly Lane west of McCain Dr.	COMP PLAN	**Low Density Res.**	**Ag/Rural**	**Low Density Res.**	BY motion to restore LDR on plan only. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential Previous Zoning: R-3 Property is within the City of Frederick Community Growth Area and is completely surrounded by the City. Staff supports LDR plan designation, which would be consistent with City Plan. Zoning should remain Ag to facilitate annexation into the City.
		ZONING	**R-3**	**A**	**A**		
CPZ11-FR-07 APPLICANT: Humberson Daughters LP, c/o Joann Schrodel	TAX MAP: 46 PARCEL: 415 ACRES: 34.83 LOCATION: southside Butterfly Lane west of McCain Dr.	COMP PLAN	**Low Density Res.**	**Ag/Rural**	**Low Density Res.**	BY motion to restore LDR on plan only. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential Previous Zoning: R-3 Property is within City growth area. Staff supports LDR plan designation, which would be consistent with City Plan. Zoning should remain Ag to facilitate annexation into the City.
		ZONING	**R-3**	**A**	**A**		
CPZ11-FR-08 APPLICANT: R. Allen Culler	TM: 76 P: 207 ACRES: 23.5 LOCATION: s/s of MD 180 near Feageville Lane	COMP PLAN	**Rural Hamlet**	**Ag/Rural Natural Resource**	**Ag/Rural**	BY motion to restore w/ Rural Res. plan. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Rural Hamlet Previous Zoning: R-1 Property is adjacent to Feageville Rural Community and is about 1/3 100-year floodplain.
		ZONING	**R-1**	**A**	**R-1**		
CPZ11-FR-09 APPLICANT: Dale G. Boyer	TAX MAP: 76 PARCEL: 101 ACRES: 4.05 LOCATION: west side MD 180 just south of I-70	COMP PLAN	**Gen. Commercial Resource Conserv.**	**Gen. Commercial**	**Ag/Rural or Low Density Res.**	BY motion to deny. PS second. Vote: 5-0	Previous Comp Plan: General Commercial, Resource Conservation Previous Zoning: GC Applicant's preferred zoning is A. Property currently has a residence. Staff supports maintaining GC on the plan and to assess commercial needs as part of a community/corridor plan.
		ZONING	**GC**	**GC**	**A or R-1**		
CPZ11-FR-10 APPLICANT: Catherine M. Smith	TM: 47 P: 193 ACRES: 34.16 LOCATION: east side Bethel Road just north of Ford Rd. White Rock subdivision	COMP PLAN	**Ag/Rural Low Density Res.**	**Natural Resource Rural Residential**	**Ag/Rural Rural Residential**	BY motion to restore. PS second. Vote: 5-0	Previous Comp Plan: Ag/Rural, Low Density Residential Previous Zoning: R-1, R-3, A The extant of R-1 (3.2 ac) and R-3 (4.1 ac) zoning remained unchanged from 2010 Plan and could yield 18 lots using the White Rock water/sewer system. Amount of RC zoned land is approximately 26.9 acres. Potential subdivision under RC is 2 lots. Potential subdivision under A is 4 lots (if is an original tract with no existing A lots). RC zoning applied because of larger contiguous forest. Staff recommends no change.
		ZONING	**A R-1 R-3**	**RC R-1 R-3**	**A for RC part: 26.9 ac.**		

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CPZ11-FR-11 APPLICANT: Sanbower Builders, Inc.	TAX MAP: 40 PARCEL: 169 ACRES: 90.93 LOCATION: n/s Utica Road west of Old Frederick Rd.	COMP PLAN	**Ag/Rural Resource Conserv.**	**Ag/Rural Natural Resource**	**Low Density Res.**	BY motion to deny. BS second. Vote: 5-0	Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A, RC Was rezoned from R-1 to A in 2002. Recommend maintain A. Property is not in a growth area nor is it adjacent to Lewistown Rural Community. The property still has Ag subdivision rights (3 plus a remainder plus 1 additional cluster right. One farm lot has been used.) 1959-1991 Zoning: A 1991-2002 Zoning: R-1 2002-Current: A
		ZONING	**A RC**	**A**	**R-1**		
CPZ11-FR-12 APPLICANT: Laurie Laymen Mills	TM: 40 P: 559 ACRES: 66.48 LOCATION: Powell Road	COMP PLAN	**Resource Conserv. Rural Community Ag/Rural**	**Natural Resource Rural Community**	**Natural Resource Rural Community Ag/Rural**	BY motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Ag/Rural, Resource Conserv., Rural Community Previous Zoning: RC, A, R-1 The portion currently zoned R-1 (4.9 ac.) remained unchanged from 2010 Plan. Amount of requested A land is approximately 62 acres. Parcel is most likely not an original tract (assessed using aerial photography but would have to be confirmed with a Lot of Record determination). If so, there would be no subdivision potential under A, but would yield six lots under RC. Staff recommends maintaining the RC zone, which is consistent with the presence of forest cover on entire parcel and with adjoining RC.
		ZONING	**RC R-1 (4.9 ac) A**	**RC R-1 (4.9 ac)**	**RC R-1 (4.9 ac) A**		
CPZ11-FR-13 APPLICANT: Caidlyn, LLC	TAX MAP: 66 PARCEL: 597 ACRES: 22.94 LOCATION: west side Kemp Lane	COMP PLAN	**Low Density Res.**	**Rural Residential**	**Low Density Res.**	BY motion to restore. BS second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is <u>not</u> within the City's 20-year urban growth boundary reflected in their 2010 City Plan and was removed from the County 2010 Plan in order to correspond with the City Plan. Designation was changed to correspond with City of Frederick Comprehensive Plan. Should only be considered for LDR if City Plan is revised to include the property within its urban growth area.
		ZONING	**R-1**	**R-1**	**R-1**		
CPZ11-FR-14 APPLICANT: Caidlyn, LLC	TM: 66 P: 192 ACRES: 55 LOCATION: west side Kemp Lane	COMP PLAN	**Low Density Res.**	**Ag/Rural**	**Low Density Res.**	PS motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is included in the City's 20-year urban growth boundary and designated Medium Density Residential. Staff would support application of LDR or MDR plan designation but zoning should remain A to facilitate annexation.
		ZONING	**R-1**	**A**	**R-1**		
CPZ11-FR-15 APPLICANT: Robert L. Hooper and Paulette M. Hooper	TAX MAP: 56, 66 PARCEL: 240 ACRES: 79.68 LOCATION: west side Kemp Lane just south of Rocky Springs Rd.	COMP PLAN	**Low Density Res.**	**Ag/Rural**	**Low Density Res.**	PS motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is included in the City's 20-year urban growth boundary and designated Medium Density Residential. Staff would support application of LDR or MDR plan designation but zoning should remain A to facilitate annexation.
		ZONING	**R-1**	**A**	**R-1**		

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CPZ11-FR-16 APPLICANT: Darryl R. Oden	TM: 66 P: 137 ACRES: 25 LOCATION: west side Kemp Lane	COMP PLAN	**Low Density Res.**	**Ag/Rural**	**Low Density Res.**	PS motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is included in the City's 20-year urban growth boundary and designated Medium Density Residential. Staff would support application of LDR or MDR plan designation but zoning should remain A to facilitate annexation.
		ZONING	**R-1**	**A**	**R-1**		
CPZ11-FR-17 APPLICANT: Keller Corporation	TAX MAP: 56, 57 PARCEL: 16, 207, 390, 439, 529, 296 ACRES: 304.9 LOCATION: @ Rocky Springs Road and Yellow Springs Road	COMP PLAN	**Low Density Res.** **Resource Conserv.**	**Ag/Rural**	**Low Density Res.**	BY motion to restore. PS second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential, Resource Conservation Previous Zoning: A, R-1 Property is included in the City's 20-year urban growth boundary and designated Low Density Residential. Staff would support application of LDR plan designation but zoning should remain A to facilitate annexation. The annexation has unofficially been pursued by the applicant through meetings with City and County staff and development of a draft annexation boundary plat. An official petition for annexation has not been filed.
		ZONING	**A** **R-1**	**A**	**R-1**		
CPZ11-FR-18 APPLICANT: Bruce & Odette Reeder	TM: 66 P: 59, Tract 2 ACRES: 32.73 ac LOCATION: e/s of Kehne Road and north of US 40	COMP PLAN	**Rural Community**	**Natural Resource**	**Rural Residential**	BY motion to restore. BS second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Rural Community Previous Zoning: R-1 Some portions of the property have characteristics that correspond to RC zoning (forest cover and steep slopes) but other portions of the site are suitable for R-1 type development (flatter, less forest cover, R-1 on adjacent properties). Either zoning category can be appropriate.
		ZONING	**R-1**	**RC**	**R-1**		
CPZ11-FR-19 APPLICANT: Gladhill Properties LTD (Maurice Gladhill)	TAX MAP: 85 PARCEL: 85 ACRES: 49.6 ac LOCATION: north side of Mount Zion Road at US 340 interchange	COMP PLAN	**Ag/Rural**	**Gen. Commercial** **Ag/ Rural**	**Gen. Commercial (entire parcel)**	BY motion to deny. KD second. Vote: 5-0	Previous Comp Plan: Ag/Rural Previous Zoning: A No change in zoning from the 2010 Plan. Request to change Ag/Rural Comp Plan designation to General Commercial. Additional commercial designation should be assessed as part of a community plan for this area.
		ZONING	**A**	**A - 36.7 ac** **GC - 12.9 ac**	**A - 36.7 ac** **GC - 12.9 ac**		
CPZ11-FR-20 APPLICANT: Channa L. Lidie & James C. Lidie Jr.	TM: 40 P: 87 ACRES: 8.78 ac LOCATION: south side of Mountaindale Road just west of Bethel Rd.	COMP PLAN	**Rural Community**	**Rural Community**	**Ag/Rural**	BY motion to approve. PS second. Vote: 4-1 (DG opposed) ***5/31 - Confirmed prior action to change zoning to Ag***	Previous Comp Plan: Rural Community Previous Zoning: R-1 No change in zoning from the 2010 Plan. Request is to change zoning to allow larger outbuilding. Consider addressing issue through a zoning text amendment.
		ZONING	**R-1**	**R-1**	**A**		

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CPZ11-FR-21 APPLICANT: H.F. Payne Construction Co. Inc.	TAX MAP: 40 PARCEL: 61 ACRES: 35.7 LOCATION: north side Fish Hatchery Road east of Putnam Rd.	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**Natural Resource**	BY motion to deny. KD second. Vote: 5-0	Previous Comp Plan: Ag/Rural Previous Zoning: A No change in zoning from the 2010 Plan. The property is entirely cleared and does not have characteristics consistent with application of RC zoning. Ag subdivision rights have been expended on the property.
		ZONING	**A**	**A**	**RC**		
~~**CPZ11-FR-22**~~ ~~APPLICANT: Ajay Prakash~~ ~~**WITHDRAWN**~~	~~TM: 66~~ ~~P: 291~~ ~~ACRES: 26.93~~ ~~LOCATION: south side US 40Alt just west of Blentlinger Rd.~~	~~COMP PLAN~~	~~**LDR**~~	~~**Ag/Rural**~~	~~**Rural Residential**~~		~~Previous Comp Plan: Low Density Residential~~ ~~Previous Zoning: R-1~~ ~~Property is within Frederick City 20-year Urban Growth Boundary and is designated Mixed Use. Staff would support an LDR plan designation but the zoning should remain A to facilitate annexation into the City.~~
		~~ZONING~~	~~**R-1**~~	~~**A**~~	~~**R-1**~~		
CPZ11-FR-23 APPLICANT: Padmini Nathan, Hansonville Road, LLC	TAX MAP: 48 PARCEL: 209 ACRES: 40.16 LOCATION: n/s Old Frederick Road	COMP PLAN	**Ag/Rural** **Resource Conserv.**	**Ag/Rural** **Natural Resource**	**Ag/ Rural**	BY motion to restore. BS second. Vote: 3-1-1 (DG opposed and PS abstained)	Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A, RC for portion on e/s US 15 The portion of P. 209 on the e/s of US 15 is approximately 17. 5 ac. And previously had RC on floodplain and remainder zoned A (9.5 ac.). 2010 Plan zoned entire portion RC due to floodplain and forest cover. The property has characteristics that are consistent with application of RC zoning.
		ZONING	**A** **RC**	**A** **RC**	**A**		
CPZ11-FR-24 APPLICANT: Sharon Nicholson	TM: 66 P: 105 ACRES: 8.52 LOCATION: Grove Hill Road on south side US 40	COMP PLAN	**Low Density Res.**	**Ag/Rural**	**Low Density Residential**	BY motion to restore. BS second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is currently undeveloped and is included in the City's 20-year urban growth boundary, designated Low Density Residential. Staff would support LDR plan designation but maintaining the A zoning to facilitate annexation into the City. This parcel adjoins several other parcels which are an enclave completely surrounded by the City. Staff would recommend restoring the LDR plan designation on all of the parcels in this enclave.
		ZONING	**R-1**	**A**	**R-1**		
CPZ11-FR-25 APPLICANT: Frederick Church of the Brethren	TAX MAP: 85 PARCEL: 83 ACRES: 111.38 LOCATION: north side of Elmer Derr Road on both sides of US 340	COMP PLAN	**Resource Conserv.** **Ag/Rural**	**Natural Resources** **Ag/Rural**	**LDR (35 ac)** **MDR (76 ac)**	BY motion to deny. BS second. Vote: 5-0	Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from 2010 Plan. Request LDR (35 ac.) on north side of US 340 and MDR (76 ac.) on south side of US 340. Was Ag/Rural prior to 1991. Changed to LDR and MDR in 1992 Comp Plan. Returned to Ag/Rural in 2002. Property was purchaesd by applicant in March of 2007 with A zoning and Ag/Rural and Resource Conservation comp plan. A Community Plan should be conducted for the area to assess land use needs.
		ZONING	**A**	**A**	**A**		

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CASE INFORMATION	*PROPERTY*		*Pre-2010*	*Existing*	*Requested*	*BOCC*	*Staff Comments*
CPZ11-FR-26 APPLICANT: Winpenny Tell, LLC	TM: 57 P: 106 ACRES: 79.09 LOCATION: northeast of Yellow Springs Road off of Winpenny Tell Dr.	COMP PLAN	**Rural Subdivision Ag/Rural**	**Rural Residential Ag/Rural**	**Rural Residential**	BY motion to deny. DG second. Vote: 5-0	Previous Comp Plan: Rural Subdivision, Ag/Rural Previous Zoning: R-1, A No change in plan or zoning from 2010 Plan. Request to change A portion (40 ac.) to R-1 and inclusion in water/sewer service area. The parcel is not within the City's 20-year urban growth area and thus should not be included in the water/sewer service area.
		ZONING	**R-1 (39.1 ac) A**	**R-1 (39.1 ac) A**	**R-1 (79 ac)**		
CPZ11-FR-27 APPLICANT: Walter, Dianne, and Jean Martz	TAX MAP: 56 PARCEL: 543 ACRES: 9.1 LOCATION: n/s Winpenny Drive	COMP PLAN	**Rural Subdivision**	**Rural Residential**	**Rural Residential**	BY motion to deny. BS second. Vote: 5-0	Previous Comp Plan: Rural Subdivision Previous Zoning: R-1 Requesting a Planned Service sewer designation. No other surrounding properties have a planned service designation and the property is not included in the Frederick Community Growth Area.
		ZONING	**R-1**	**R-1**	**R-1**		
CPZ11-FR-28 APPLICANT: G., F., B., and S., Kenel LLC	TM: 76 P: 91 ACRES: 19.662 LOCATION: north side MD 180 just west of I-70	COMP PLAN	**Office/Resch./Ind.**	**Ag/Rural**	**Office/Resch./Ind.**	PS motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Office Research Industrial Previous Zoning: A Property is located within the Ballenger Community Growth Area and is across MD 180 from the Jefferson Tech Park. Staff would support the ORI plan designation, however a Community Plan should be conducted for the area to assess land use needs.
		ZONING	**A**	**A**	**A**		
CPZ11-FR-29 APPLICANT: Beattie I. Renn	TAX MAP: 48 PARCEL: 49, 55 ACRES: 222 LOCATION: north side Sundays Lane at US 15	COMP PLAN	**Ag/Rural Resource Conserv.**	**Ag/Rural**	**Ag/Rural in Frederick CGA**	BY motion to deny. BS second. Vote: 5-0	Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from 2010 Plan. Request is for inclusion in the Frederick City Growth Boundary. Property is not within the City's 20-year urban growth boundary, but is in the City's "Area of Interest".
		ZONING	**A**	**A**	**A**		
CPZ11-FR-30 APPLICANT: Crum Land Farm Development, LLC and Crum Farm Comm. Development, LLC	TM: 48, 57 P: 66, 10, 26 ACRES: 287.429 LOCATION: w/s US 15, e of Willowbrook Road, n of Willow Road	COMP PLAN	**Office/Research**	**Ag/Rural w/ Comment Area**	**n/a**	BY motion to remove the Priority Preservation Area &Comment Area. PS second. Vote: 4-1 (DG opposed)	Property was annexed into the City in October 2009. 2010 County Plan applied Ag/Rural plan designation with a Comment Area overlay to reflect County's objection to the annexation. Request removal of Comment Area, Priority Preservation Area designation, and restoration of the W-5/S-5 classification. Staff supports the request along with placing a Mixed Use plan designation on the site.
		ZONING	**A**	**MU-1 in the City**	**n/a**		

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CASE INFORMATION	*PROPERTY*		*Pre-2010*	*Existing*	*Requested*	*BOCC*	*Staff Comments*
CPZ11-FR-31 APPLICANT: COPT Frederick, LLC	TM: 57 P: 5 ACRES: 111.54 LOCATION: east side US 15 just south of Biggs Ford Road	COMP PLAN	**Office/Research**	**Ag/Rural w/ Comment Area**	**n/a**	BY motion to remove the Priority Preservation Area designation & Comment Area. PS second. Vote: 4-1 (DG opposed)	Property was annexed into the City in October 2009. 2010 County Plan applied Ag/Rural plan designation with a Comment Area overlay to reflect County's objection to the annexation. Request removal of Comment Area, Priority Preservation Area designation, and restoration of the W-5/S-5 water sewer classification. Staff supports the request along with placing an ORI plan designation on the site.
		ZONING	**A** **RC**	**MO in the City**	**n/a**		
CPZ11-FR-32 APPLICANT: Crum Land Farm Development, LLC and Crum Farm Comm. Development, LLC	TAX MAP: 48, 57 PARCEL: 17, 190, 102 ACRES: 245.19 LOCATION: n/s Willowbrook Road, w/s of Sundays Lane, east and west of Bloomfield Road	COMP PLAN	**Ag/Rural Resource Conserv.**	**Ag/Rural**	**Ag/Rural in Frederick CGA**	BY motion to deny. BS second. Vote: 5-0	Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from 2010 Plan. Request inclusion in the Frederick City Growth Boundary. The property is <u>not</u> within the City's 20-year urban growth boundary, but is in the City's "Area of Interest". Staff recommends only amending the County Growth Boundary in response to a change in the City Growth Boundary.
		ZONING	**A**	**A**	**A**		
CPZ11-FR-33 APPLICANT: Grove Joint Venture, LLC	TM: 76 P: 45, 156 ACRES: 252.7 LOCATION: s/s I70, east of Mt. Philip Road	COMP PLAN	**Resource Conserv. Ag/Rural**	**Natural Resource Ag/Rural**	**Natural Resource Ag/Rural in Frederick CGA**	BY motion to deny. KD second. Vote: 5-0	Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from the 2010 Plan. Request inclusion in the Frederick City Growth Boundary Neither parcel is located within the City's 20-year urban growth boundary, but are in the City's "Area of Interest". Staff recommends only amending the County Growth Boundary in response to a change in the City Growth Boundary.
		ZONING	**A**	**A**	**A**		
CPZ11-FR-34 APPLICANT: Staff	TM: 85 P: 135 ACRES: 1.03 LOCATION: w/s Ballenger Creek Pike south of Tuscarora HS	COMP PLAN	**Ag/Rural**	**Institutional**	**Med. Density Res.**	BY motion to accept application from staff. BS second. Vote: 5-0	Previous Comp Plan: Ag/Rural Previous Zoning: A There was a mapping error in the 2010 Plan that included the parcel, thought to be part of the high school, as Institutional on the plan and zoning. Property has a residence on it so plan and zoning should reflect residential use.
		ZONING	**A**	**I**	**R-3**		
CPZ11-FR-35 APPLICANT: Staff	TM: 57 P: 28 ACRES: 138 LOCATION: e/s US 15 south of Biggs Ford Rd.	COMP PLAN	**Office/Research Res. Con., in City growth area**	**Ag/Rural outside growth area, in PPA**	**Mixed Use Natural Res., include in growth area**	***5/31 approve inclusion in City growth area as Mixed Use and remove PPA designation. Vote: 4-1 (DG)***	
		ZONING	**A**	**A**	**A**		

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CPZ11-FR-36 APPLICANT: Beckley's Camping Center	TM: 40 P: 448 ACRES: 9.8 LOCATION: e/s US 15 at Angleberger Rd.	COMP PLAN	**General Commercial**	**Gen. Com. - 5.9 ac. Ag/Rural - 3.9 ac.**	**General Commercial on entire parcel**	***8/31/2012 Approve request Vote: 4-0-1 (PS absent)***	This parcel is partially developed as part of the Beckley's Camping Center. This request would eliminate split zoning of the parcel.
		ZONING	**A - 6.5 ac. GC - 2.1 ac. R-1 - 1.2 ac.**	**GC - 5.9 ac. A - 3.9 ac.**	**GC for entire parcel**		
CPZ11-FR-37 APPLICANT: Donna Palmer	TM: 48 P: 90 ACRES: 2 LOCATION: Hansonville Rd. just north of Bartgis Rd.	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**General Commercial**	***8/31/2012 Approve request Vote: 3-1-1 (DG opposed, PS absent)***	The parcel is currently developed as the Cactus Flats restaurant/bar. The parcel was zoned B-3 from 1972 to 1977.
		ZONING	**A**	**A**	**GC**		
CPZ11-FR-38 APPLICANT: Staff	TM: 48 P: 91 ACRES: 1.2 LOCATION: Hansonville Rd. north of Bartgis Rd.	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**General Commercial**	***8/31/2012 Approve request Vote: 3-1-1 (DG opposed, PS absent)***	The parcel is currently developed with a restaurant and is adjacent to the Cactus Flats parcel. The parcel was zoned B-3 from 1972 to 1977.
		ZONING	**A**	**A**	**GC**		
CPZ11-FR-39 APPLICANT: Quynn's	TM: 40 P: 375 ACRES: 13.7 LOCATION: Fish Hatchery Rd. Lewistown	COMP PLAN	**Rural Community**	**Rural Community**	**General Commercial**	***8/31/2012 Deny request Vote: 1-3-1 9/6/2012 Approve request Vote: 3-2 (DG,BS opposed)***	The parcel was zoned R-1 at least back to 1972 until 2002 when it was rezoned to A and RC as part of the 2002 Frederick Region plan update. The parcel is currently developed with a barn type building. Staff does not support the request for GC, which should be considered as part of a separate community plan review for Lewistown. The owners desire to establish an aquaculture use would be permitted by right as an agricultural activity under the current Agricultural zoning.
		ZONING	**A - 6.6 ac. RC - 7.1 ac.**	**A - 13.7 ac.**	**GC**		