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

## THURMONT REGION

| *CASE INFORMATION* | *PROPERTY* | | *Pre-2010* | *Existing* | *Requested* | *BOCC* | *Staff Comments* |
|---|---|---|---|---|---|---|---|
| **CPZ11-TH-1**<br><br>APPLICANT:<br>Eric G. Hinerman | TAX MAP: 19<br>PARCEL: 196<br>ACRES: 2.25 ac.<br>LOCATION: N. Franklinville Rd, north of intersection with US 15 across from Roddy Creek Rd | COMP PLAN | **Rural Neighborhood** | **Rural Residential** | **Limited Industrial** | BY motion to deny w/ analysis. KD second. Vote: 5-0<br>***5/31 - approve request for LI zoning. Vote: 5-0*** | Pre-2010 Plan: Rural Neigh. Plan and R-1 zoning<br>Pre-2008 Plan: LDR Plan and R-1 zoning<br>No zoning change in 2010. Property is located within the Town of Thurmont's CGA and designated for GC land uses. Current owner operating general contracting business (with on-site storage of equipment and material) on this parcel in apparent violation of the zoning ordinance. Staff supports the Rural Res. plan designation with zoning to remain R-1. |
| | | ZONING | **R-1** | **R-1** | **LI** | | |
| **CPZ11-TH-2**<br><br>APPLICANT:<br>Silver Fancy Farms Inc. | TM: 4<br>P: 38<br>ACRES: 66.24 ac.<br>LOCATION: n/s N. Seton Ave, west of its intersection with US 15; north of Emmitsburg | COMP PLAN | **Low Density Res.<br>Resource Cons.** | **Low Density Res.** | **Low Density Res.** | BY motion to restore. PS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: LDR/RC Plan and R-3/GC zoning<br>Pre-2008 Plan: LDR Plan and R-3/GC zoning<br>Property is located within the County's and Town of Emmitsburg's CGA and designated for LDR land uses. The small GC-zoned area is located on the southwest corner of the parcel. Staff supports the LDR plan designation with zoning to remain A to facilitate annexation into Emmitsburg. |
| | | ZONING | **R-3<br>GC** | **A** | **R-1** | | |
| **CPZ11-TH-3**<br><br>APPLICANT:<br>Larry & Migdalia Fiscus (original applicant: Flora B. Sayler) | TAX MAP: 14<br>PARCEL: 17<br>ACRES: 6.24 ac.<br>LOCATION: n/s Motter Station Rd at its intersection with Four Ponts Rd; approx. 1.75 miles southeast of Saint Anthony | COMP PLAN | **Ag/Rural** | **Ag/Rural** | **Gen. Commercial** | BY motion to restore. PS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: AgRural Plan and GC zoning<br>Pre-2008 Plan: Comm.Rural Plan and GC zoning<br>This small, isolated GC-zoned area is currently vacant. Properties were in commercial use when the 1959 zoning map was adopted. Staff supports a VC plan designation with VC zoning to allow for some business and/or residential use of the site. |
| | | ZONING | **GC** | **A** | **GC** | | |
| **CPZ11-TH-4**<br><br>APPLICANT:<br>Mark E. Imirie | TM: 14<br>P: 1 (Lots 1 & 2)<br>ACRES: Lot 1 - 4.41 ac.; Lot 2 - 5.09 ac.<br>LOCATION: n/s Kelbaugh Rd; east of intersection with Hemler Rd; village of Saint Anthony | COMP PLAN | **Rural Community<br>Resource cons.** | **Natural Resource** | **Rural Community** | BY motion to restore. KD second. Vote: 4-1 (DG opposed)<br>***5/31 - approve R-1 for entire lots. Vote: 3-2- (DG opposed, BY - Restore only).*** | Pre-2010 Plan: RuralComm./RC Plan and R-1/RC zoning<br>Pre-2008 Plan: RuralComm./RC Plan and R-1/RC zoning<br>These forested parcels are currently vacant. RC zoning permits a residence on each parcel. Staff supports maintaining the NR plan designation with RC zoning. |
| | | ZONING | **R-1<br>RC** | **RC** | **R-1** | | |
| **CPZ11-TH-5**<br><br>APPLICANT:<br>James M. Stockman | TAX MAP: 4<br>PARCEL: 24<br>ACRES: 16.39 ac.<br>LOCATION: intersection of N. Seton Ave. & US 15 (NW quadrant); northeast of Emmitsburg | COMP PLAN | **Ag/Rural<br>Resource Cons.<br>Low Density Res.** | **Low Density Res.** | **Low Density Res.** | BS motion to restore. KD second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: AgRural/RC/LDR Plan and R-3 zoning<br>Pre-2008 Plan: MDR/Conservation Plan and R-3 zoning<br>Property is located within the County's and Town of Emmitsburg's CGA and designated for LDR on Town's Plan. Parcel was 'down-zoned' and 'up-planned' (from AgRural to LDR) in the 2010 Comp Plan process. Staff supports the LDR plan designation with zoning to remain A to facilitate annexation into Emmitsburg. |
| | | ZONING | **R-3** | **A** | **R-1** | | |

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| **CPZ11-TH-6**<br><br>APPLICANT:<br>James M. Stockman | TAX MAP: 4<br>PARCEL: 16<br>ACRES: 14.75 ac.<br>LOCATION: intersection of Welty Rd & US 15 (NE quadrant); northeast of Emmitsburg | COMP PLAN | **Limited Industrial** | **Ag/Rural** | **Limited Industrial** | BY motion to restore LI plan only. KD second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: LI Plan and A zoning (within CGA)<br>Pre-2008 Plan: GC Plan and A zoning (within CGA)<br><br>Vacant property is located outside of the County's CGA butwithin the Town of Emmitsburg's CGA and designated for AgRural land uses. The parcel had been designated for employment uses in both the 1995 & 2008 Thurmont Region Plans. Staff would support including within the County CGA but retain Ag/Rural plan designation with zoning to remain A. |
| | | ZONING | **A** | **A** | **LI** | | |
| **CPZ11-TH-7**<br><br>APPLICANT:<br>Hope Alive Inc. | TAX MAP: 3<br>PARCEL: 55, 19<br>ACRES: approx 0.95 ac.<br>LOCATION: intersection of Tract Rd & Waynesboro Rd/MD 140 (NW quadrant); west of Emmitsburg | COMP PLAN | **Rural Neighborhood** | **Rural Residential** | **Village Center** | BY motion to approve the VC request. DG second. Vote: 4-1 (KD opposed) | Pre-2010 Plan: RuralNeigh. Plan and GC zoning (not in CGA)<br>Pre-2008 Plan: MDR and GC zoning (in CGA)<br>Property is located outside the County's and Town of Emmitsburg's CGAs and designated for AgRural land uses. Parcel is vacant and adjacent to planned roadway extension & reconfiguration of the Brookfield Dr/Tract Rd - MD 140 intersection. Staff would support VC zoning due to scale and intensity of surrounding neighborhood. |
| | | ZONING | **GC** | **R-1** | **VC** | | |
| **CPZ11-TH-8**<br><br>APPLICANT:<br>Jerry D. Smith & Naomi V. Smith | TM: 25<br>P: 44<br>ACRES: 30.25 ac.<br>LOCATION: s/s Wood Ct; w/s Brice Rd; north of Catoctin Furnace | COMP PLAN | **Rural Neighborhood** | **Ag/Rural** | **Rural Residential** | BY motion to restore. KD second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: Rural Neigh./RC and R-1 zoning<br>Pre-2008 Plan: LDR Plan and R-1 zoning<br>This mostly forested parcel is currently vacant. Parcel is outside of any CGA and located amidst some low-density residential and agricultural properties. |
| | | ZONING | **R-1** | **A** | **R-1** | | |
| ~~**CPZ11-TH-9**~~<br><br>~~**WITHDRAWN**~~<br><br>~~APPLICANT: Joseph t. Horman, George T. Horman, & Ebenezer Israel~~ | ~~TAX MAP: 3~~<br>~~PARCEL: 30~~<br>~~ACRES: 25.968 ac.~~<br>~~LOCATION: n/s Mountain View Rd; s/s Waynesboro Rd/MD 140; west of Emmitsburg~~ | COMP PLAN | | **Ag/Rural** | **Rural Residential** | WITHDRAWN<br>BY APPLICANT on Aug. 15 | |
| | | ZONING | | **A** | **R-1** | | |
| **CPZ11-TH-10**<br><br>APPLICANT:<br>Emmitsburg Limited Partnership | TM: 8<br>P: 45<br>ACRES: 14.15 ac.<br>LOCATION: s/s Keysville Rd; e/s US 15; southeast of Emmitsburg | COMP PLAN | **General industrial** | **Ag/Rural** | **General Industrial** | BY motion to restore. BS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: GI Plan and GI zoning (in CGA)<br>Pre-2008 Plan: GI Plan and GI zoning (in CGA)<br>Property is located within the County's and Town of Emmitsburg's CGAs and designated for AgRural (County)/Commercial (Town) land uses. Forested parcel is currently vacant. Staff would not object to GI for the plan but to maintain A zoning to facilitate annexation. |
| | | ZONING | **GI** | **A** | **GI** | | |

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| **CPZ11-TH-11**<br><br>APPLICANT:<br>Keith Mauzy, SR. & Kevin Mauzy | TAX MAP: 19<br>PARCEL: 284 (Lot 1)<br>ACRES: 25.33 ac.<br>LOCATION: n/s of apples church Rd; west of intersection w/ Seiss Rd; northeast of Thurmont | COMP PLAN | **Ag/Rural** | **Ag/Rural** | **Rural Comm. (~3 ac)** | BY motion to deny. PS second. Vote: 5-0 | Pre-2010 Plan: AgRural and A zoning<br>Pre-2008 Plan: AgRural and A zoning<br>This mostly cleared parcel is currently used for a single residence. Parcel is outside of any CGA and located amidst some rural-density residential and predominantly agricultural properties. Applicant seeks adequate amount of R-1 zoning to facilitate subdivision of one (1) additional lot. Staff supports maintaining the AgRural plan designation with A zoning. |
| | | ZONING | **A** | **A** | **R-1 (approx. 3 ac)** | | |
| **CPZ11-TH-12**<br><br>APPLICANT:<br>Edanrae Inc. | TM: 19<br>P: 64<br>ACRES: 44.72 ac.<br>LOCATION: intersection of Rocky Ridge Rd & Graceham Rd (NW quadrant); village of Graceham, east of Thurmont | COMP PLAN | **Ag/Rural** | **Ag/Rural** | **Rural Residential** | BY motion to restore. PS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: AgRural Plan and R-1 zoning<br>Pre-2008 Plan: Rural Comm. Plan and R-1 zoning<br>Property is located outside of County CGA and within the Town of Thurmont's CGA and designated for AgRural land uses in both plans. Forested parcel is currently occupied by a single residence. The Town of Thurmont foresees annexation of this parcel beyond the timeframe of its current master plan (20+ years). Staff supports concurrence with municipal plan to include in County CGA but retaining both the AgRural plan designation and A zoning. |
| | | ZONING | **R-1** | **A** | **R-1** | | |
| **CPZ11-TH-13**<br><br>APPLICANT:<br>Edanrae Inc. | TM: 19<br>P: 63<br>ACRES: 13 ac.<br>LOCATION: n/s Rocky Ridge Rd; village of Graceham, east of Thurmont (immediately west of CPZ11-TH-12) | COMP PLAN | **Med. Density Res.** | **Med. Density Res.** | **Med. Density Res.** | BY motion to restore. PS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: MDR Plan and R-1 zoning (in CGA)<br>Pre-2008 Plan: MDR Plan and R-1 zoning (in CGA)<br>Property is located within both the County and the Town of Thurmont's CGAs and designated for MDR land uses in both plans. Forested parcel is currently vacant. The Town of Thurmont foresees annexation of this parcel within the timeframe of its current master plan. Staff supports concurrence with municipal plan by acknowledging the town's CGA but retaining the A zoning to facilitate municipal annexation. |
| | | ZONING | **R-1** | **A** | **R-1** | | |
| **CPZ11-TH-14**<br><br>APPLICANT:<br>St. John's Literary Institution at Prospect Hall, Inc. | TM: 19<br>P: 88<br>ACRES: 7.67 ac.<br>LOCATION: n/s Roddy Rd at its intersection with US 15; north of Thurmont | COMP PLAN | **Resource Cons.** | **Natural Resource** | **Gen. Commercial** | BS motion to restore. PS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: RC Plan and A/GC zoning<br>Pre-2008 Plan: GC Plan and A/GC zoning<br>Property is located outside of the County CGA and within the Town of Thurmont's CGA and designated for AgRural (Town) Forested parcel is currently vacant and adjacent to an existing commercial use. The Town of Thurmont foresees eventual annexation of this parcel. Staff supports concurrence with municipal plan by acknowledging the town's CGA but retaining both the AgRural plan designation and A zoning. |
| | | ZONING | **A**<br>**GC (4.2 ac)** | **A** | **GC** (entire parcel) | | |
| **CPZ11-TH-15**<br><br>APPLICANT:<br>Nasser & Mahnaz Baradar | TAX MAP: 4<br>PARCEL: 30<br>ACRES: 13.75 ac.<br>LOCATION: e/s Old Gettysburg Rd; south of Pennsylvania state line; northeast of Emmitsburg | COMP PLAN | **Limited Ind. (20.8 ac)** | **Limited Ind. (7.05 ac)**<br>**Ag/Rural (13.75 ac)** | **Limited Ind. (20.8 ac)** | BS motion to restore. KD second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: LI Plan and LI zoning (in CGA)<br>Pre-2008 Plan: LI and LI zoning (in CGA)<br>Property is located outside the County's and Town of Emmitsburg's CGAs and designated for Limited Industrial & AgRural land uses. Land Use designation and zoning shifted from 100% LI to partial LI in the 2010 Comp Plan. Parcel and surrounding properties were removed from CGA in 2010 Comp Plan. Parcel is predominantly vacant and adjacent to the Pennsylvania border. Staff supports LI for entire 20.8 acre parcel. |
| | | ZONING | **LI (20.8 ac)** | **LI (7.05 ac)**<br>**A (13.75 ac)** | **LI (20.8 ac)** | | |

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| **CPZ11-TH-16**<br><br>APPLICANT:<br>EDC Properties, LLC | TM: 8<br>P: 147<br>ACRES: 28.7<br>LOCATION: n/s & s/s of Annandale Rd; west of Emmitsburg | COMP PLAN | **Ag/Rural (within CGA)** | **LDR (11.8 ac)<br>Ag/Rural (16.9 ac)** | **LDR (16.9 ac)**<br>for Ag/Rural portion | BY motion to restore. PS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: Ag/Rural and R-1 zoning (in CGA)<br>Pre-2008 Plan: LDR and R-1 zoning (in CGA)<br>Located partially within the County's CGA (11.8 acres) and entirely within the Town of Emmitsburg's CGA. The parcel is designated LDR in the Town plan. The northern portion of the parcel was removed from the County CGA in the 2010. Parcel is mostly cleared except for a single residence on the southern portion. Staff supports concurrence with the Emmitsburg Plan to include northern parcel within CGA with LDR plan designation. Ag zoning should remain to facilitate annexation. |
| | | ZONING | **R-1** | **A (28.7 ac)** | **R-1 (28.7 ac)** | | |
| **CPZ11-TH-17**<br><br>APPLICANT:<br>EDC Properties, LLC | TM: 8<br>P: 4<br>ACRES: 43.75<br>LOCATION: w/s of Mountain View Rd; n/s of Annandale Rd; west of Emmitsburg | COMP PLAN | **Ag/Rural<br>Resource Cons.<br>(partially in CGA)** | **Ag/Rural<br>Natural Resource** | **Low Density Res.** | BY motion to restore. BS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: AgRural/RC and A/R-1 (partially in CGA)<br>Pre-2008 Plan: AgRural/LDR and A/R-1 (partially in CGA)<br>Property is located outside of both the County's and the Town of Emmitsburg's CGAs. The eastern portion of the parcel was included in the County CGA in the 2008 Comp Plan and later removed to be concurrent with Emmitsburg's plan. The parcel is predominantly cleared for agricultural use. Staff supports concurrence with the municipal plan by maintaining the Ag/Rural/NR land use designation. The A zoning should remain to facilitate municipal annexation of the parcel. |
| | | ZONING | **A<br>R-1 (4.6 ac)** | **A** | **R-1 (43.75 ac)** | | |
| **CPZ11-TH-18**<br><br>APPLICANT:<br>Anne M. Braverman Revocable Trust | TM: 8<br>P: 175<br>ACRES: 105.57 ac.<br>LOCATION: s/s of Annandale Rd; west of, and adjacent to, Emmitsburg | COMP PLAN | **Ag/Rural<br>Resource Cons.<br>Low Density Res.** | **LDR (57.67 ac)<br>Ag/Rural<br>Nat. Resrce. (47.9 ac)** | **LDR (105.6 ac)** | BY motion to restore. BS second. Vote: 4-1 (DG opposed) | Pre-2010 Plan: AgRural/RC/LDR Plan and R-1 (in CGA)<br>Pre-2008 Plan: LDR/Conserv. Plan and R-1 (mostly in CGA)<br>Mostly within the County's and entirely within Emmitsburg's CGAs. The County land use des. (~70%) is LDR with the balance in Ag/Rural & NR. The eastern portion lies within the Town. The parcel is mostly cleared for agriculture. Staff supports concurrence with the municipal plan and expansion of the CGA into the balance of the property. LDR plan des. should extend to the NR designated floodplain. Staff supports the A zoning to facilitate municipal annexation of the parcel. |
| | | ZONING | **R-1** | **A (105.6 ac)** | **R-1 (105.6 ac)** | | |
| **CPZ11-TH-19**<br><br>APPLICANT:<br>Charles & Penny Stonesifer | TAX MAP: 14<br>PARCEL: 167 & 1A<br>ACRES: P. 167 - .65 ac., P. 1A - .33 ac.<br>LOCATION: n/s of Kelbaugh Rd; 1/3 mile north of intersection w/ Hemler Rd; village of Saint Anthony | COMP PLAN | **Rural Community** | **Rural Community** | **Ag/Rural** | BY motion to deny. BS second. Vote: 5-0 | Pre-2010 Plan: RuralComm. Plan and R-1 zoning<br>Pre-2008 Plan: RuralComm. Plan and R-1 zoning<br><br>Both parcels total about 1 acre. Parcel 1A is vacant and P. 167 has a residence. Applicants wish to engage in micro-agriculture and are prevented from raising a steer in the R-1 zoning district where 3 acres are required to have farm animals. Applicant may pursue a zoning text change to allow raising of steer on parcels of this size. |
| | | ZONING | **R-1** | **R-1** | **A** | | |