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

WALKERSVILLE REGION

CASE INFORMATION	*PROPERTY*		*Pre-2010*	*Existing*	*Requested*	*BOCC*	*Staff Comments*
CPZ11-WA-1 APPLICANT: Roger E. Cochran & Dora Jean Cochran	TAX MAP: 69 PARCEL: 3 ACRES: 122 ac. LOCATION: e/s McKaig Rd, approximately 3/4th mile south of MD 26	COMP PLAN	**Ag/Rural Rural Sub. (3.67 ac)**	**Ag/Rural (122 ac)**	**Ag/Rural Rural Res. (3.67 ac)**	PS motion to restore. BS second. Vote: 5-0	Pre-2010 Plan: AgRural/Rural Sub. Plan and A/R-1 zoning Pre-2006 Plan: AgRural/Rural Sub. Plan and A/R-1 zoning Property is located outside of a CGA. The 3.67 acres of R-1 changed to A in 2010 Plan. The acreage in question is located along 370 feet of McKaig Road frontage and is partially forested. Frontage lots exist along McKaig Road on either side of the subject acreage. Staff does not object to reverting to the R-1 zoning on the frontage portion of the 3.67 acre land area (w/ Rural Res. plan designation).
		ZONING	**A R-1 (3.67 ac)**	**A (122 ac)**	**A R-1 (3.67 ac)**		
~~**CPZ11-WA-2**~~ ~~**WITHDRAWN**~~ ~~APPLICANT:~~ ~~Orren F. Stein~~	~~TM: 41~~ ~~P: 48~~ ~~ACRES: 98.45 ac.~~ ~~LOCATION: n/s Gravel Hill Rd; s/s MD 550; adjacent to Town of Woodsboro~~	COMP PLAN		**LDR (93.3 ac) Lim. Ind. (5.1 ac)**	**LDR (73.5 ac) Lim. Ind. (24.9 ac)**	WITHDRAWN BY APPLICANT	
		ZONING		**A**	**A LI (28.8 ac) R-1 (4.5 ac)**		
CPZ11-WA-3 APPLICANT: G. Hunter and Eleanor G. Bowers Jr.	TAX MAP: 58 PARCEL: 89, 90 ACRES: P. 89 (1.8 ac), P.90 (107.6 ac) LOCATION: s/s Biggs Ford Rd; straddles Walkersville Southern RR; adjacent to Town of Walkersville	COMP PLAN	**Resource Cons. Lim. Ind. (20.9 ac) LDR (57.7 ac)**	**Natural Resource Lim. Ind. (20.9 ac) Ag/Rural**	**Natural Resource Lim. Ind. (20.9 ac) LDR (57.7 ac)**	BY motion to restore. BS second. Vote: 4-1 (DG opposed)	Pre-2010 Plan: LDR/RC/LI Plan and A/RC zoning (in CGA) Pre-2006 Plan: LDR/RC/LI Plan and A/RC zoning (in CGA) No zoning change requested. Seeking reversion to 2006 Walkersville Reg. Plan land uses. Property is located partially within the County's and entirely within the Town of Walkersville's CGAs and designated for AgRural and LI land uses. Staff recommends concurrence with municipal plan.
		ZONING	**A RC**	**A RC**	**A RC**		
CPZ11-WA-4 APPLICANT: Jeanette Dora Cermak	TM: 43 P: 30 ACRES: 54.78 ac. LOCATION: e/s MD 75; south of Molasses Rd; village of Johnsville	COMP PLAN	**Ag/Rural Rural Community**	**Ag/Rural (52.78 ac) Rural Com. (2 ac)**	**Ag/Rural Rural Community**	BY motion to restore. PS second. Vote: 4-1 (DG opposed)	Pre-2010 Plan: Rural Comm/AgRural Plan and R-1/VC/A zoning Pre-2006 Plan: Rural Comm/AgRural Plan and A/VC/RC zoning Seeking reversion to pre-2006 Walkersville Reg. Plan zoning and land uses. Property is located in village of Johnsville. Staff recommends maintenance of R-1 and A zoning.
		ZONING	**A (48.48 ac) R-1 (2 ac) VC (4.3 ac)**	**A (52.78 ac) R-1 (2 ac)**	**A (48.48 ac) R-1 (2 ac) VC (4.3 ac)**		
CPZ11-WA-5 APPLICANT: Libertytown Development Company, LLC	TAX MAP: 60 PARCEL: 51 (6 ac), p/o 64 (59.34 ac) ACRES: 65.34 ac. (area of change request: approx. 17 acres) LOCATION: s/s of South St.; w/s of Jones Rd & Green Valley Rd; village of Libertytown	COMP PLAN	**Low Density Res. Resource Cons.**	**LDR (48.34 ac) Ag/Rural (17 ac)**	**LDR (65.34 ac)**	BY motion to restore. KD second. Vote: 4-1 (DG opposed)	Pre-2010 Plan: LDR/RC Plan and R-3 zoning (in CGA) Pre-2006 Plan: LDR/Conserv. Plan and R-3 zoning (in CGA) Most of the property (2 parcels) is located within the County's Libertytown CGA and is designated for LDR . Approx. 17 of the 60 acres were excised from the CGA and changed to A zoning (from R-3) in the 2010 Plan. Staff have no objection to reversion to the pre-2010 CGA with LDR plan and R-3 zoning on Parcel 64. the 6-acre Parcel 51 remains almost entirely in the FEMA floodplain and should remain with Ag/rural plan and A zoning.
		ZONING	**R-3**	**R-3 (48.34 ac) A (17 ac)**	**R-3 (65.34 ac)**		

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CPZ11-WA-6 APPLICANT: Michael W. & Lucille C. Sutphin, Trustees - Sutphin Family Revocable Trust	TM: 60 P: 58 ACRES: 9.99 ac. (area of change request: approx. 1.32 ac) LOCATION: e/s of MD 75; south of village of Libertytown	COMP PLAN	**Resource Cons. Ag/Rural**	**Ag/Rural**	**LDR (1.32 ac) Ag/Rural (8.67 ac)**	BY motion to deny. BS second. Vote: 5-0	Pre-2010 Plan: RC/AgRural Plan and A zoning Pre-2006 Plan: Conserv./AgRural Plan and A zoning Not in a CGA. No down-zoning. Seeking R-1 zoning on portion of property that includes existing home, extension of CGA, and appropriate Sewer Plan designations to allow for connection into public systems. Rezoning is not the appropriate solution. A health issue with the septic should dictate need for public sewer.
		ZONING	**A**	**A**	**R-1 (1.32 ac) A (8.67 ac)**		
CPZ11-WA-7 APPLICANT: James E. Summers & Catherine A. Summers	TAX MAP: 41 PARCEL: 11 ACRES: 50.44 ac. LOCATION: w/s of MD 194; property straddles Maryland Midland Railway; south of Woodsboro	COMP PLAN	**Ag/Rural General Industrial**	**Ag/Rural Lim. Ind. (21.1 ac)**	**Ag/Rural Gen. Ind. (21.1 ac)**	BY motion to restore.BS second. Vote: 4-1 (DG opposed)	Pre-2010 Plan: AgRural/GI Plan and A/GI/LI zoning (mostly in CGA) Pre-2006 Plan: AgRural/GI Plan and A/GI/LI zoning (mostly in CGA) Majority of property is located within the County's and Town of Woodsboro's CGAs and designated for LI . Zoning was changed in 2010 Plan to facilitate annexation by Town of Woodsboro. Staff recommends concurrence with municipal plan. Staff also does not object to LI or GI plan if Town of Woodsboro does not object to the GI. Zoning should remain A to facilitate annexation into Woodsboro.
		ZONING	**A GI LI**	**A**	**A (29.44 ac) GI (14.6 ac) LI (6.5 ac)**		
CPZ11-WA-8 APPLICANT: Frall Developers, Inc	TM: 51 P: 123 (Lots 1 & 3) ACRES: 1.75 ac. total Lot 1: 37,540 sf Lot 3: 38,842 sf LOCATION: n/s of Main Street/MD 26 (Libertytown)east of Daysville Rd.	COMP PLAN	**Village Center Resource Cons.**	**Lot 1 - Gen. Com. Lot 3 - Village Center**	**Village Center (or Gen. Com./HDR)**	BY motion to deny. PS second. Vote: 5-0 ***5/31 - approve request for MX zoning for Lot 3. Vote:3-1-1, DG opposed, PS abstained).***	Pre-2010 Plan: VC/RC Plan and GC/VC zoning (in CGA) Pre-2006 Plan: VC Plan and VC zoning (in CGA) No Downzoning. Lot 1 is already zoned GC (site of 7-Eleven store). Lot 3 is vacant and is zoned VC. Seeking MX, GC, or R-16 for Lot 3. Staff supports maintaining VC zoning which would permit density similar to that of the existing condos.
		ZONING	**GC VC**	**GC VC**	**MX (or GC/R-16)**		
CPZ11-WA-9 APPLICANT: Libertytown Associates, LP	TAX MAP: 51 PARCEL: 103 ACRES: 88.05 ac. (change requested on 25.5 ac. portion of parcel) LOCATION: n/s Liberty Rd/MD 26; between Liberty Knolls Ct & Fox Ridge Dr; E of Libertytown	COMP PLAN	**Low Density Res. Resource Cons.**	**Ag/Rural**	**Rural Community**	BY motion to restore. KD second. Vote: 4-1 (DG opposed)	Pre-2010 Plan: LDR/RC Plan and R-1 zoning Pre-2006 Plan: LDR Plan and R-1 zoning Outside of Libertytown CGA. Staff have no objection to restoration of R-1 zoning if subdivision plan application for this site was filed prior to January 2009.
		ZONING	**R-1 (25.5 ac) A (62.5 ac)**	**A (88 ac)** entire parcel	**R-1 (25.5 ac) A (62.5 ac)**		
CPZ11-WA-10 APPLICANT: Wm. D. Bowers Lumber Co.	TM: 42 P: 226 ACRES: 12.583 ac. LOCATION: w/s South Main St at intersection with Hildebrand La;	COMP PLAN	**Limited Industrial**	**Med. Density Res.**	**Limited Industrial**	PS motion to restore. BY second. Vote: 4-1 (DG opposed)	Pre-2010 Plan: LI Plan and LI zoning (in CGA) Pre-2006 Plan: LI Plan and LI zoning (in CGA) Property is located within the County's and Town of Woodsboro's CGAs and designated for MDR land uses. Zoning was changed in 2010 Plan to facilitate annexation by Town of Woodsboro. Staff recommends concurrence with municipal plan (MDR) and to maintain A zoning to facilitate annexation.
		ZONING	**LI**	**A**	**LI**		

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CPZ11-WA-11 APPLICANT: Gloria J. Barr, Etal (Estate of Mary Baer)	TAX MAP: 58 PARCEL: 58 ACRES: 89 ac. LOCATION: n/s & e/s of Retreat Rd; straddling the railroad r.o.w. (Walkersville Southern/MDOT); west of Walkersville	COMP PLAN	**Limited Industrial Resource Cons.**	**Limited Industrial Natural Resource**	**Limited Industrial**	BY motion to deny. DG second. Vote: 5-0	Pre-2010 Plan: RC/LI Plan and RC/A zoning Pre-2006 Plan: Conserv/LI Plan and RC/A zoning (in CGA) No downzoning in 2010 or 2006. Majority of parcel in Town of Walkersville CGA. Property straddles Walkersville Southern RR and incorporated portion of Town that includes rail right-of-way. Town Plan designates as LI. Zoning should remain A to facilitate annexation.
		ZONING	**A** **RC**	**A** **RC**	**LI**		
CPZ11-WA-12 APPLICANT: Shakil H. Siddiqui	TM: 59 P: 44 ACRES: 150 LOCATION: intersection of Liberty Rd/MD 26 & Chestnut Grove Rd (SE quadrant); east of Mount Pleasant	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**Rural Residential**	BY motion to deny. BS second. Vote: 4-0-1 (KD absent)	Pre-2010 Plan: AgRural Plan and A zoning Pre-2006 Plan: AgRural Plan and A zoning Not in a CGA. No down-zoning. Seeking R-1 zoning on 150-acre property that includes former Burton Nursery operation. Staff recommend maintenance of current plan and zoning designations.
		ZONING	**A**	**A**	**R-1**		
CPZ11-WA-13 APPLICANT: Glade Valley Joint Venture (for Glade Valley Farms Inc) & Blake Construction Company, Inc	TAX MAP: 58 PARCEL: 7, 35, 74, 84, 182, & 269 ACRES: 882.75 ac. LOCATION: n/s & s/s of MD 26; west of Crum Rd	COMP PLAN	**Ag/Rural (within Walkersville CGA)**	**Ag/Rural Natural Resource**	**Ag/Rural & include in Fred. CGA**	BY motion to restore in Walk. CGA. PS second. Vote: 3-1-1 (DG opposed and KD absent)	Pre-2010 Plan: AgRural Plan and A zoning 2006 Plan: AgRural & within Walkersville CGA on Plan and A zoning Site was removed from Walkersville CGA in 2010 Plan Applicant seeks inclusion within Frederick CGA and exclusion from Walkersville Priority Preservation Area (PPA). The site is not within either Frederick's or Walkersville's growth area. Consideration of request should be made as part of next updates to either Frederick's or Walkersville's Plan.
		ZONING	**A**	**A** **RC**	**A** **RC**		
CPZ11-WA-14 APPLICANT: Beattie I. Renn	TM: 68 P: 3, 5, & 47 ACRES: 387.55 ac. LOCATION: n/s & s/s of Gas House Pike; east of Riverside	COMP PLAN	**Ag/Rural**	**Ag/Rural**	**Ag/Rural & include in Fred. CGA**	BY motion to deny. PS second. Vote: 4-0-1 (KD absent) ***9/6/2012*** ***Approved to remove from PPA*** ***Vote: 4-1 (DG)***	Pre-2010 Plan: AgRural Plan and A zoning 2006 Plan: AgRural Plan and A zoning Applicant seeks inclusion within Frederick CGA and exclusion from Walkersville PPA. The parcels <u>are not</u> included within the City's 20-year urban growth boundary.
		ZONING	**A**	**A**	**A**		
CPZ11-WA-15 APPLICANT: Lew Myers	TAX MAP: 42 PARCEL: 89 ACRES: 4.7 ac. LOCATION: intersection of Hildebrand Lane & South Main St (NE quadrant); south of, and adjacent to, Town of Woodsboro	COMP PLAN	**Gen. Commercial**	**Med. Density Res.**	**Gen. Commercial**	BY motion to restore. PS second. Vote: 3-1-1 (DG opposed and KD absent)	Pre-2010 Plan: GC Plan and GC zoning (in CGA) Pre-2006 Plan: GC Plan and GC zoning (in CGA) Property is located within the County's and Town of Woodsboro's CGAs and designated for MDR land uses. Zoning was changed in 2010 Plan to facilitate annexation by Town of Woodsboro. Staff recommends maintaining A zoning to facilitate annexation into Woodsboro.
		ZONING	**GC**	**A**	**GC**		

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CPZ11-WA-16 APPLICANT: Bert Newcomer	TAX MAP: 51 PARCEL: 19 ACRES: 59.9ac. LOCATION: S/S Daysville Rd. in Libertytown	COMP PLAN	**LDR**	**Ag/Rural**	**LDR**	BY motion to restore. PS second. Vote: 3-1-1 (DG opposed and KD absent)	New request
		ZONING	**A**	**A**	**A**		