



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

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Investing in Workers & Workplaces

Advisory Group Meeting 4

June 25, 2024 Meeting Minutes

I. Meeting Details

Meeting date and time: Tuesday, June 25, 2024, at 2:00 PM

Meeting location: 585 Himes Avenue, Frederick, Maryland 21703

II. Attendance

Advisory Group members present: Andrew Brown, Chris Smariga, Danielle Adams, Brian Morris, Lisa Graditor, Karen Cannon, Don Pleasants, Matt Holbrook, Tony Checchia, Brian Sweeney, Louise Kennelly, Taylor Davis, Kai Hagen

Advisory Group members absent: Eric Soter

County staff present: DPP: Kimberly Gaines, Denis Superczynski, Karin Flom, Andrew Stine; DEO: Beth Woodring, Patty McDonald, Troy Bolyard; Office of Agriculture: Katie Stevens, Shannon O'Neil

III. Call to Order

Denis Superczynski brought the meeting to order at 2:00 PM and welcomed the advisory group members and guests.

IV. Purpose of the Plan

Denis reminded the group of the purposes of this plan, which include: expanding the non-residential tax base; being selective and prioritizing targeted industries; having an adequate supply of land developable for employment sites; and maintaining the character of the County.

V. Follow-Up: Future Conditions & Trends

Denis encouraged the advisory group members to think long-term and described the locational advantages and disadvantages, workforce challenges (such as participation), and target industries (such as life sciences) discussed at the previous meetings. Regarding infrastructure capacity, Denis described on-going efforts including development of the Water Resources Element and the Triennial Update of the Water and Sewerage Plan. For transportation infrastructure, Denis described local efforts and projects that will require state and federal support.

VI. Geography of Employment

Questions were raised about land use and zoning designations, and the use of floating zones. Brian Sweeney noted that a floating zone was recommended by the Data Center Workgroup. Denis described the County's most frequently applied floating zones, PUD and MXD.

Smart growth was discussed, particularly the need to use land more efficiently and support redevelopment and infill development.

Denis noted that land use designations can be used as a timing mechanism. Short-term, medium-term, and long-term needs should be considered. Denis noted that the comprehensive plan timeframe is roughly 10 years, but economic development needs are reviewed more frequently.

VII. Small Group Strategic Mapping Exercise

The advisory group members were divided into four groups for a small group strategic mapping exercise. The groups were asked to answer six fundamental questions (listed below) regarding the geography of economic development in Frederick County. A basemap identifying community growth areas, FEMA floodplain, major roadways, Priority Preservation Areas, and Rural Legacy Areas was provided to each group. Each group was asked to select a spokesperson who would report out for their group at the conclusion of the exercise.

1. Regardless of the existing regulations, where should the County focus its efforts on retaining or growing employment opportunities? Where are the geographic ‘sweet spots’, and why are they advantageous to our economic development efforts?
2. Where does the County currently best take advantage of current or future employment opportunities? Why is that the case?
3. Where does existing infrastructure best support economic opportunity in the County? (Municipalities included).
4. Where does the existing regulatory structure constrain our ability to improve economic opportunities?
5. What other factors constrain our ability to utilize existing lands for economic growth? Are these factors mappable?
6. If you had to choose only five (5) focus areas in the County for future economic development supports, where would those areas occur, and what would we need to do to fully support those efforts?

When reporting out, several groups identified opportunities to grow employment via redevelopment and infill development within certain municipalities and within areas planned for municipal annexation. The City of Frederick and the area to the east of the City that has been the subject of recent annexations was described. The Town of Thurmont and City of Brunswick and their growth areas were also identified as potential employment opportunity areas, as was the I-70/Route 75 area near New Market. The Jefferson Pike corridor to Feagaville and the Mount Phillip Road/Elmer Derr Road/Mount Zion Road areas were also identified for potential employment opportunity.

Additional areas identified for further consideration include the I-270 corridor, which will be the subject of a separate planning effort, the Route 80 corridor, and the Ballenger/New Design area north of the Eastalco/Quantum site.

Constraints identified by the groups included the water/sewer amendment process, the ORI zoning district, the land-use mix constraints built into the MXD zone, and inadequate transportation infrastructure in certain locations.

IX. Adjournment

With no additional business, the meeting was adjourned at 4:00 p.m.