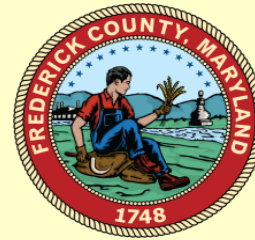


Frederick County Planning Commission



September 9, 2020

Circle K Liberty

Site Plan

The Applicant is requesting site plan approval to construct a 5,238 SF Circle K/ Liberty Gas convenience store with 12 associated fueling stations on a 1.2 acre lot, Lot 1A, in Ballenger Crossing PUD

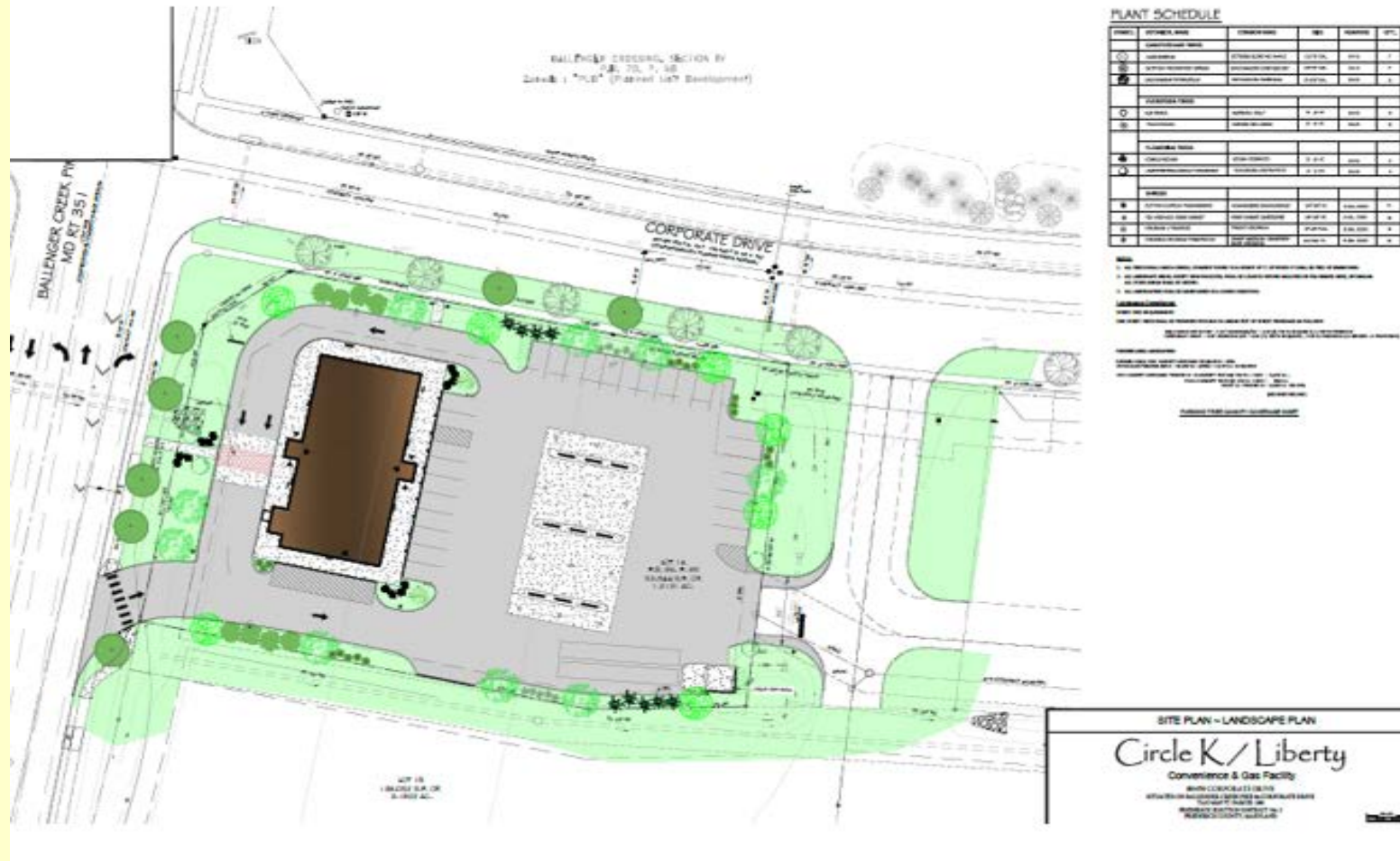
Figure 1: Site Vicinity Map – Aerial Image



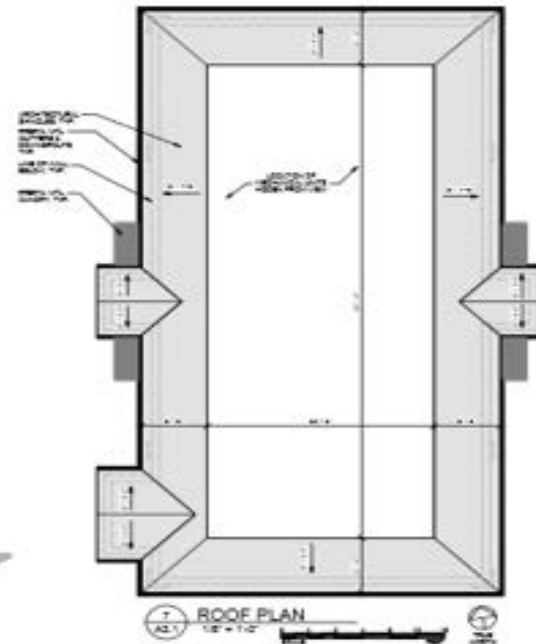


EXHIBIT 1

Rendered Site Plan



Architectural Elevations



RECOMMENDATION

Staff has no objection to conditional approval of this site development plan. If the Planning Commission conditionally approves the site development plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through September 9, 2023).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

Modifications requested by the Applicant for approval:

Section 1-19-6.220A: Applicant request for a modification to allow the number of parking spaces to be increased from the required 18 to a total of 28.

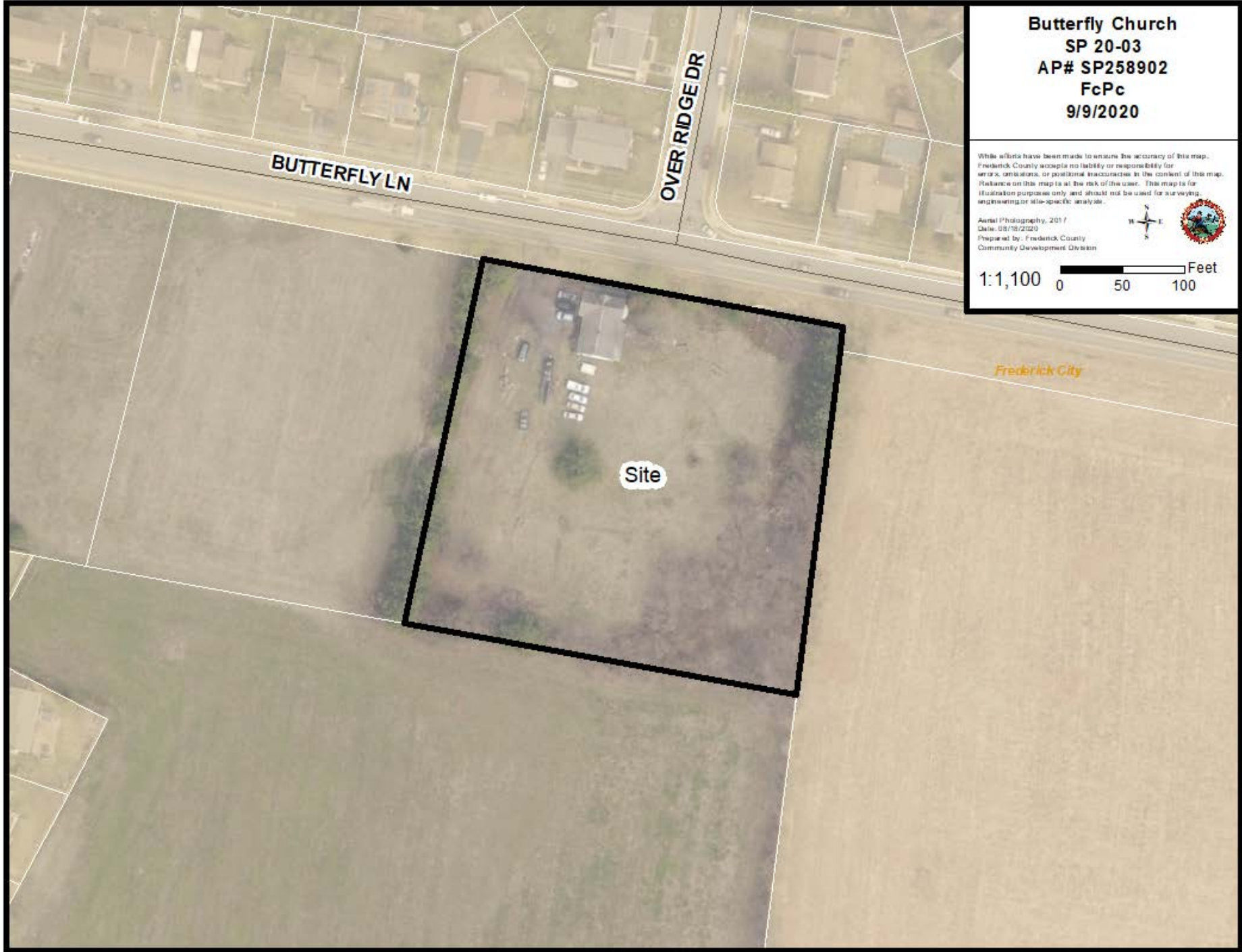
Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

Butterfly Church

Site Plan

The Applicant is requesting Site Plan approval to convert an existing single family house into a 100 seat place of worship, on a 2.12-acre Site.



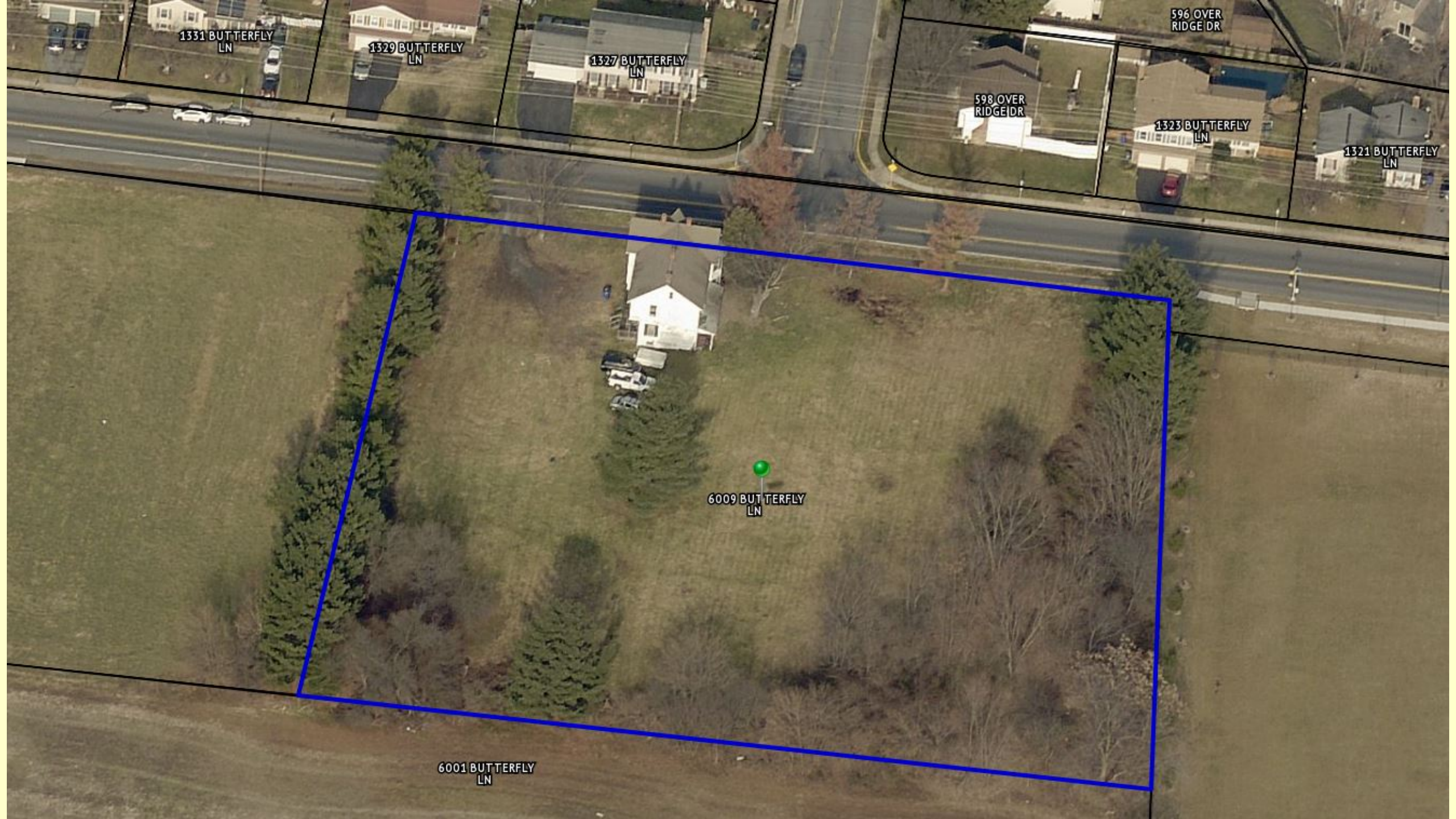
Butterfly Church
SP 20-03
AP# SP258902
FcPc
9/9/2020

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2017
Date: 08/08/2020
Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 Feet



1331 BUTTERFLY LN

1329 BUTTERFLY LN

1327 BUTTERFLY LN

596 OVER RIDGE DR

598 OVER RIDGE DR

1323 BUTTERFLY LN

1321 BUTTERFLY LN

6009 BUTTERFLY LN

6001 BUTTERFLY LN



6001 BUTTERFLY
LN

6009 BUTTERFLY
LN

1319 BUTTERFLY
LN

1321 BUTTERFLY
LN

1323 BUTTERFLY
LN

598 OVER
RIDGE DR

1327 BUTTERFLY
LN

1329 BUTTERFLY
LN

1331 BUTTERFLY
LN

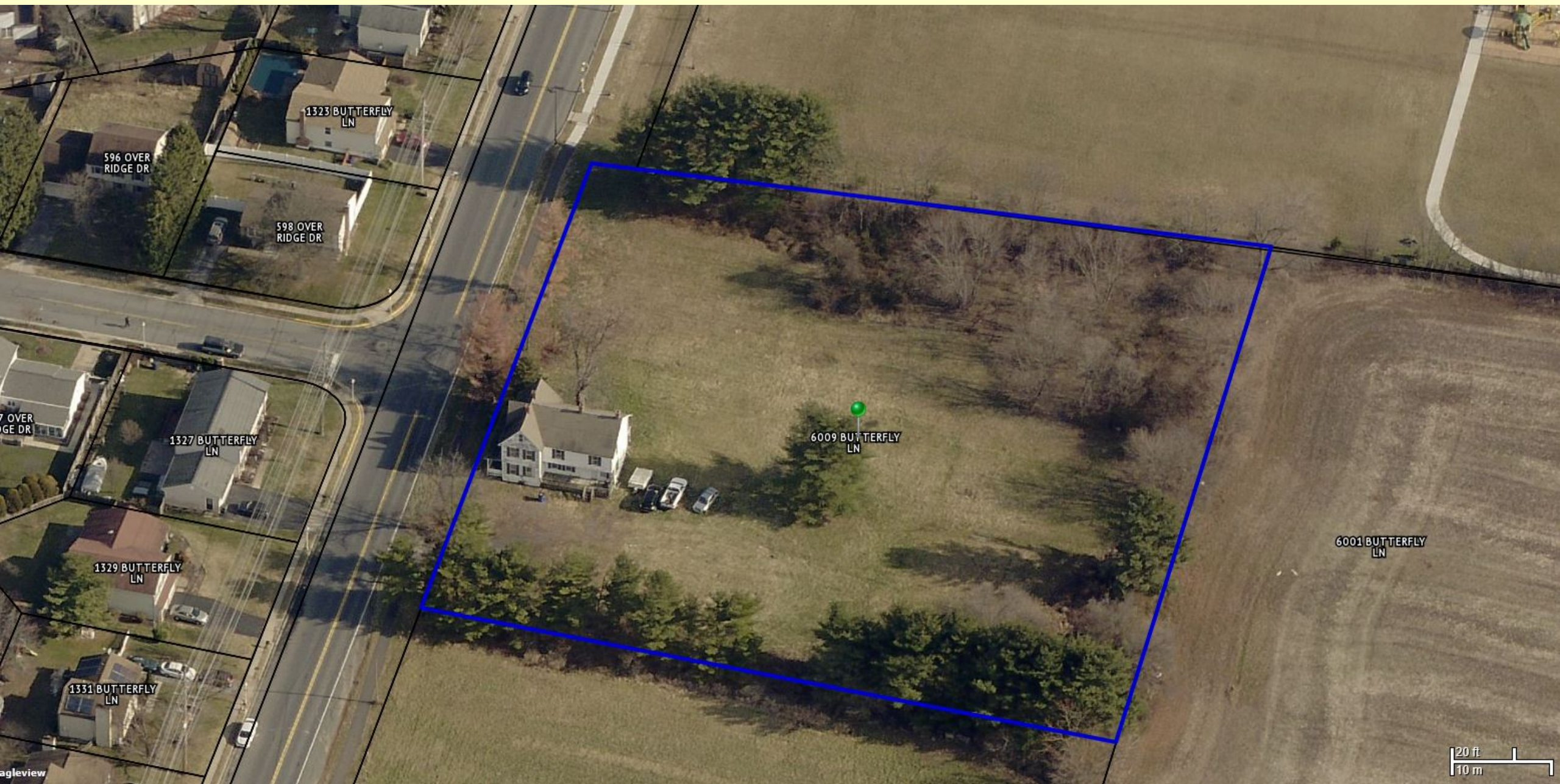
1333 BUTTERFLY
LN

1362 HITCHINGPOST
LN

596 OVER
RIDGE DR

597 OVER
RIDGE DR

HITCHINGPOST







Butterfly Church
SP 20-03
AP# SP258902
FcPc
9/9/2020

Zoning

☐ A – Agricultural

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Aerial Photography, 2017
Date: 08/18/2020
Prepared by: Frederick County
Community Development Division








1:1,100 **Feet**



Butterfly Church
SP 20-03
AP# SP258902
FcPc
9/9/2020

Comprehensive Plan

-  Elementary School, Existing
-  Minor Arterial, Existing
-  Agricultural / Rural
-  Low Density Residential
-  Community Growth Area

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Aerial Photography, 2017
Date: 08/16/2020
Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 Feet



Church Functions

| Type of Worship | Mondays | Tuesdays | Wednesday | Thursday | Friday | Saturday | Sunday | Number of people expected |
|-----------------------------|-----------|----------------|-----------|----------------|--------------------|------------------|-------------------|---------------------------|
| Bible Study | | 6:30pm -8:00pm | | | | | | 30 |
| Mid-Week service | | | | 6:30pm -8:00pm | | | | 30 |
| Vigils | | | | | 10:00 pm - 1:00 am | | | 25 |
| Youth Fellowship | | | | | | 2:00pm - 4:00 pm | | 20 |
| Celebration Service | | | | | | | 8:00 am - 12 noon | 70 |
| Children Church | | | | | | | 8:00 am - 12 noon | 30 |
| Administrative Office Hours | 9am - 5pm | | | | | | | 5 |

RECOMMENDATION

Staff has no objection to approval of the Butterfly Church Site Plan. If the Planning Commission conditionally approves the Site Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (September 9, 2023).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Preliminary FRO plan must be approved prior to Site Plan approval. A Final FRO Plan must be submitted for review and approval. FRO mitigation (transfer of banking credits) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

Dave's Mechanical Services

Site Plan

The Applicant is requesting Site Plan approval for a new 2,880 sq. ft. commercial building and conversion of existing accessory structures to accessory storage for a Plumbing company.

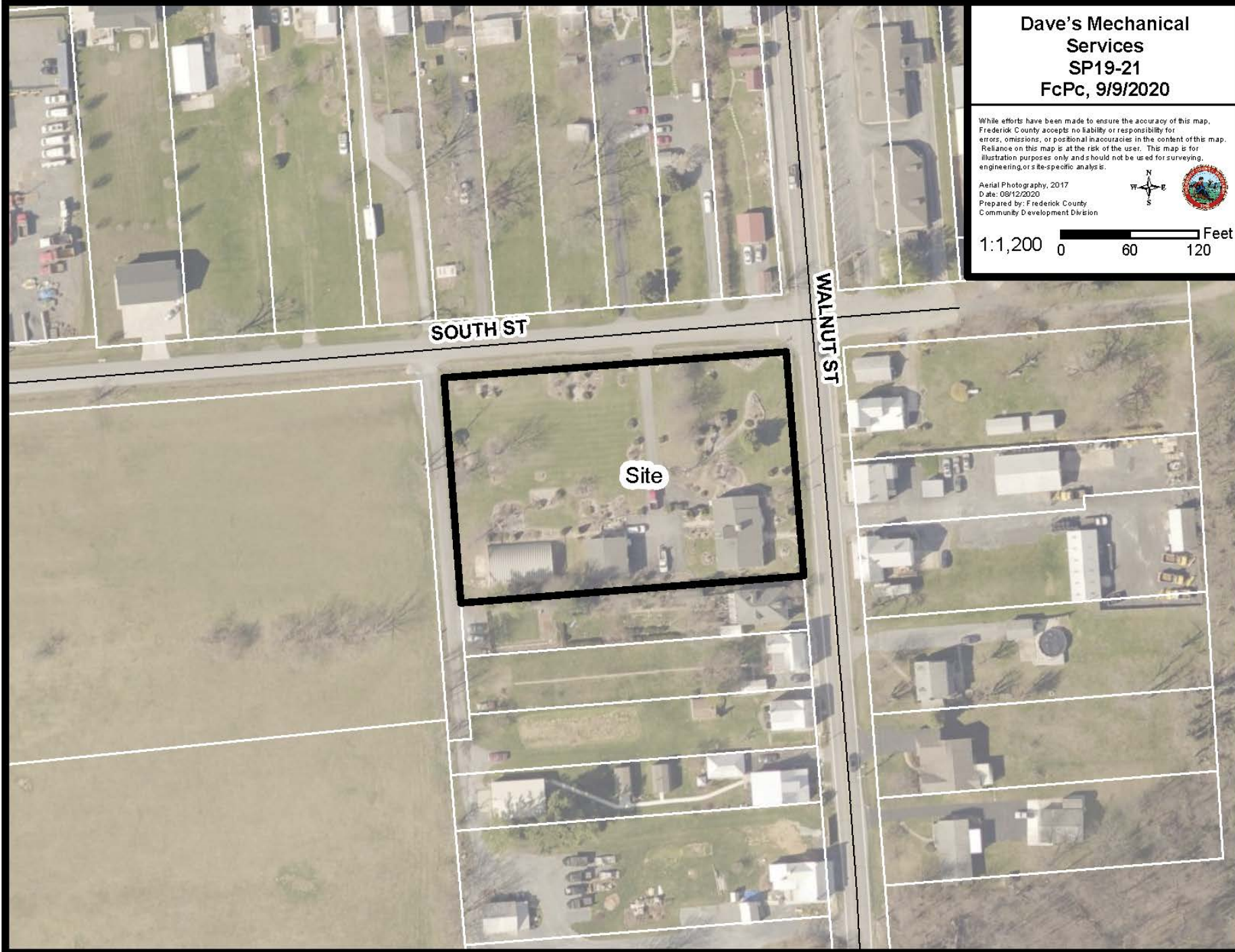
**Dave's Mechanical
Services
SP19-21
FcPc, 9/9/2020**

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Aerial Photography, 2017
Date: 08/12/2020
Prepared by: Frederick County
Community Development Division



1:1,200 0 60 120 Feet



Dave's Mechanical
Services
SP19-21
FcPc, 9/9/2020

Zoning

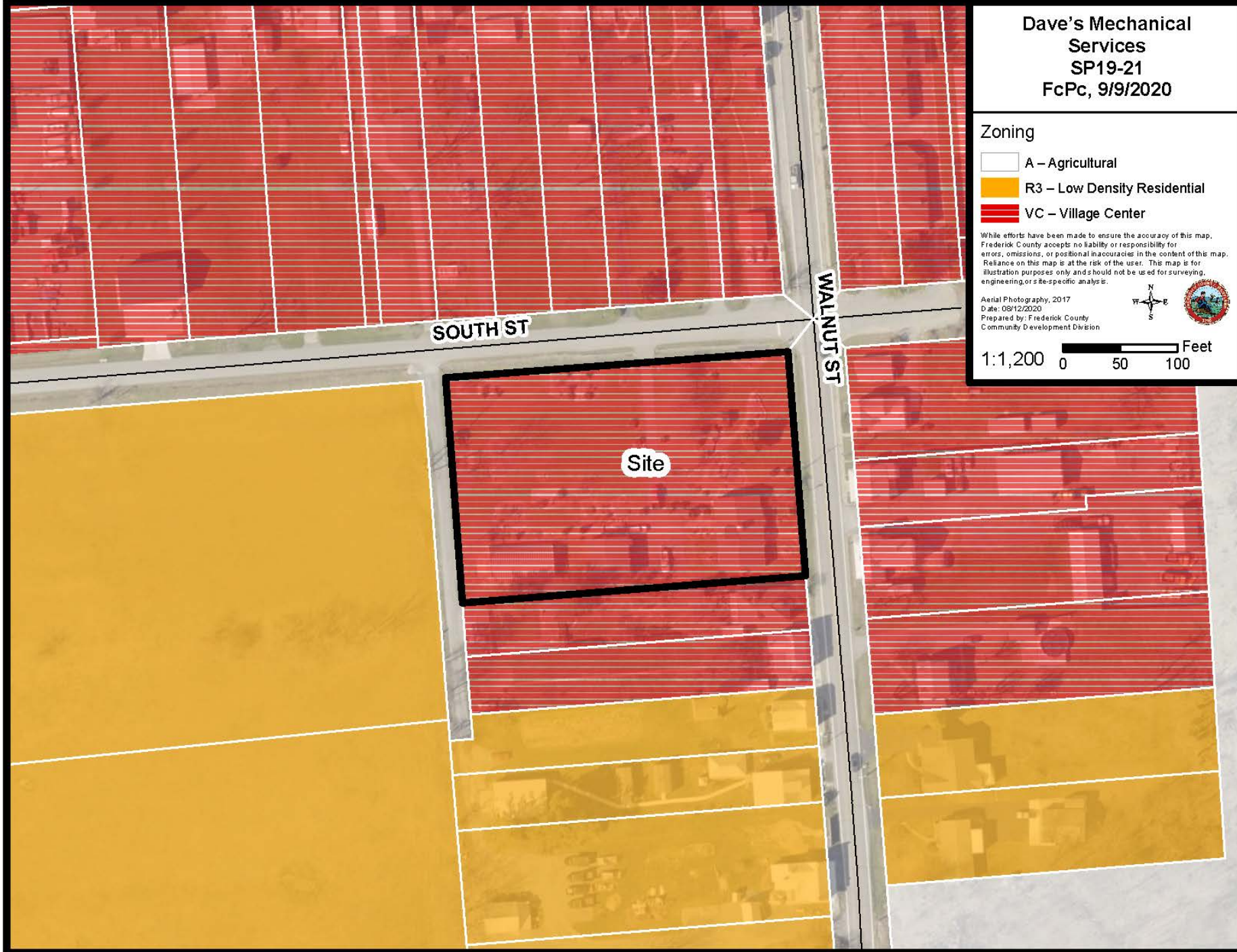
-  A – Agricultural
 R3 – Low Density Residential
 VC – Village Center

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Aerial Photography, 2017
Date: 08/12/2020
Prepared by: Frederick County
Community Development Division



1:1,200  Feet
0 50 100





Dave's Mechanical Services
SP19-21
FcPc, 9/9/2020

Comprehensive Plan

Minor Arterial, Existing

Public Parkland / Open Space

Low Density Residential

Village Center

Community Growth Area

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Aerial Photography, 2017
Date: 08/12/2020
Prepared by: Frederick County
Community Development Division

N
W
E
S

1:1,200

0 60 120

Feet

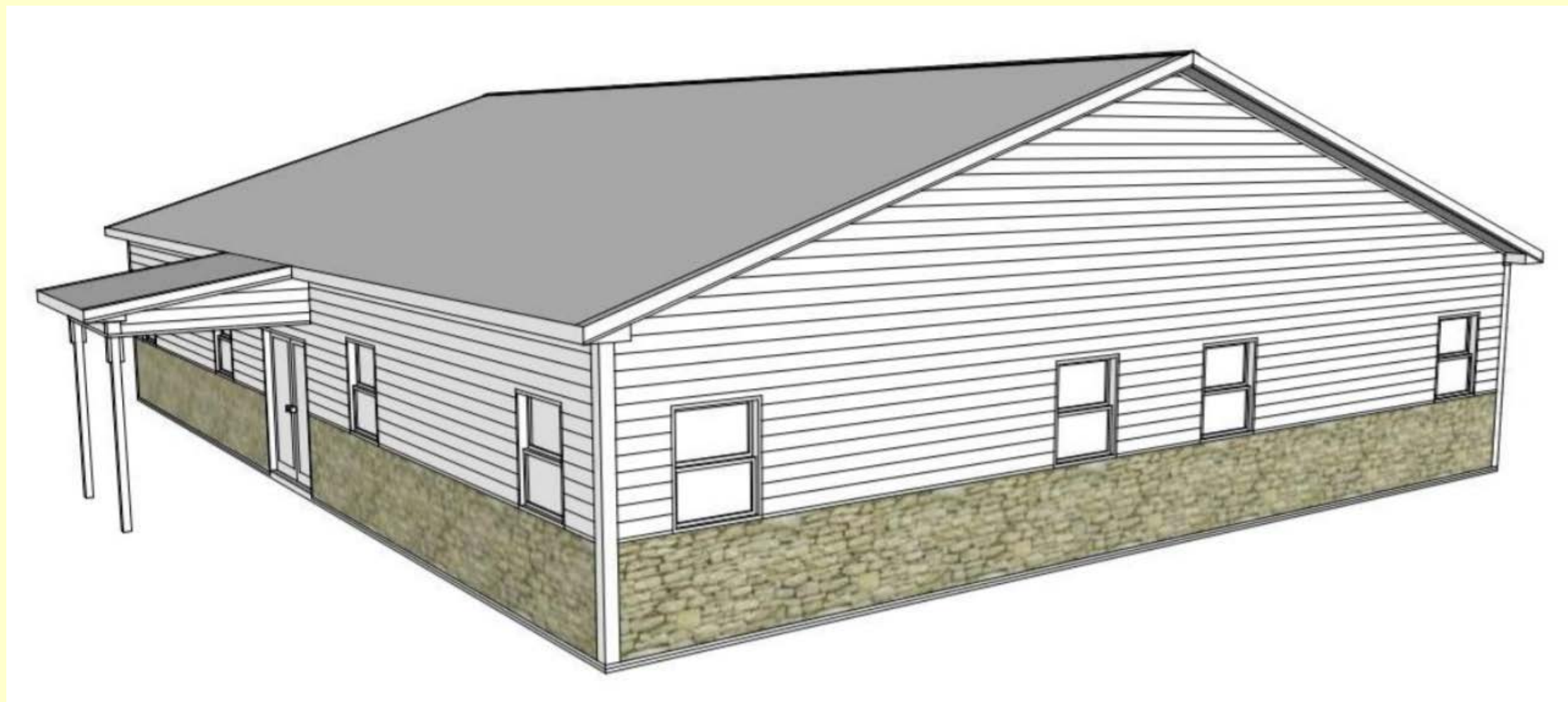




Left - existing building condition of South Street.
Right – existing street view looking southwest along
South Street.



Approximate location of proposed building (Left – looking southwest from the existing driveway/South Street. Right – looking southeast from the existing alley/South Street).



Proposed Building Rendering



Existing commercial use along South Street



Examples of similar building materials and entrance forms of what will be proposed (not height or mass)

RECOMMENDATION

Staff has no objection to approval of the Dave's Mechanicals Services Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (September 9, 2023).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following condition is met:

1. The Applicant shall pay the FRO fee-in-lieu payment prior to applying for grading or building permits, whichever comes first.

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