

# Frederick County Planning Commission



September 9, 2020

# *Circle K Liberty*

## *Site Plan*

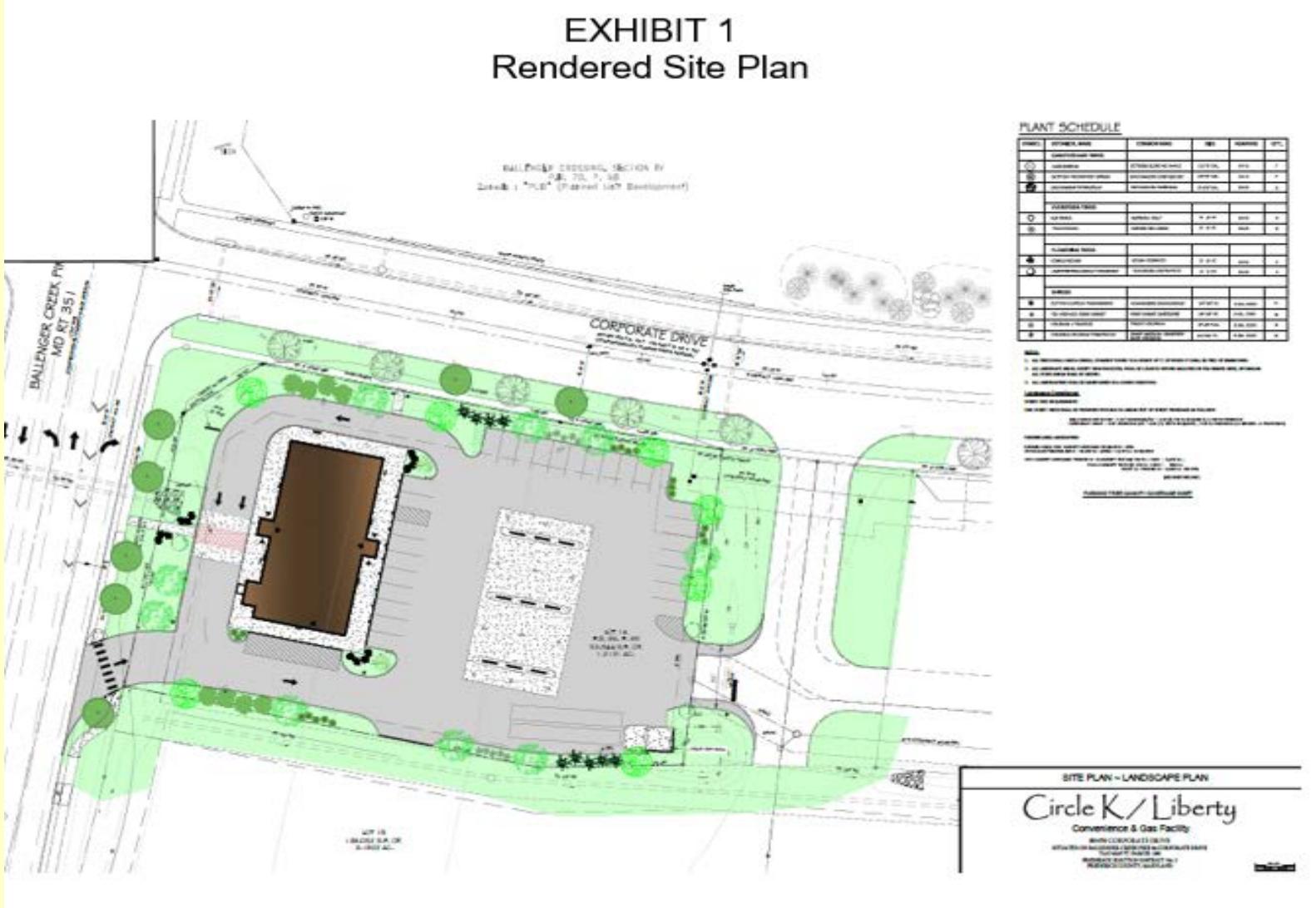
The Applicant is requesting site plan approval to construct a 5,238 SF Circle K/ Liberty Gas convenience store with 12 associated fueling stations on a 1.2 acre lot, Lot 1A, in Ballenger Crossing PUD

**Figure 1: Site Vicinity Map – Aerial Image**

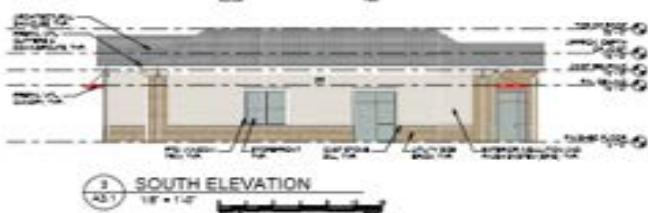




EXHIBIT 1  
Rendered Site Plan



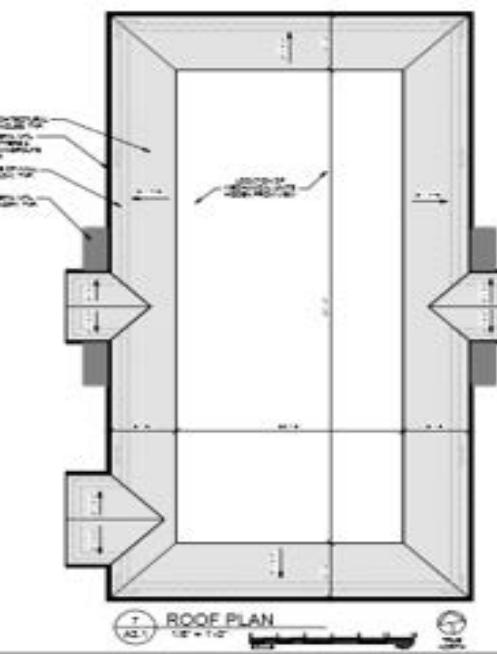
## Architectural Elevations



5 3D VIEW - BALLINGER CREEK PIKE



6 3D VIEW - CORPORATE DRIVE



# **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.



1331 BUTTERFLY  
LN

1329 BUTTERFLY  
LN

1327 BUTTERFLY  
LN

596 OVER  
RIDGE DR

598 OVER  
RIDGE DR

1323 BUTTERFLY  
LN

1321 BUTTERFLY  
LN

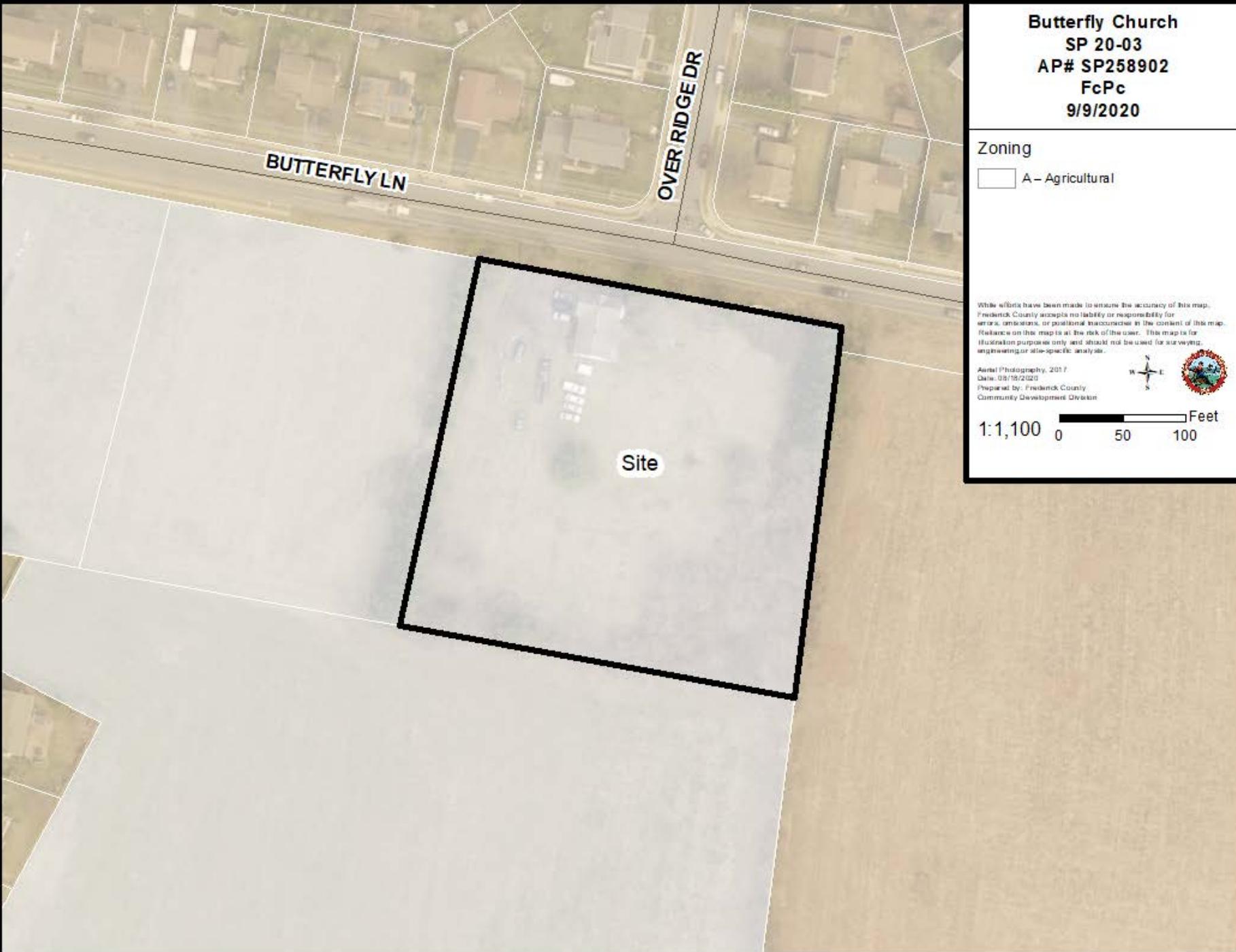
6009 BUTTERFLY  
LN

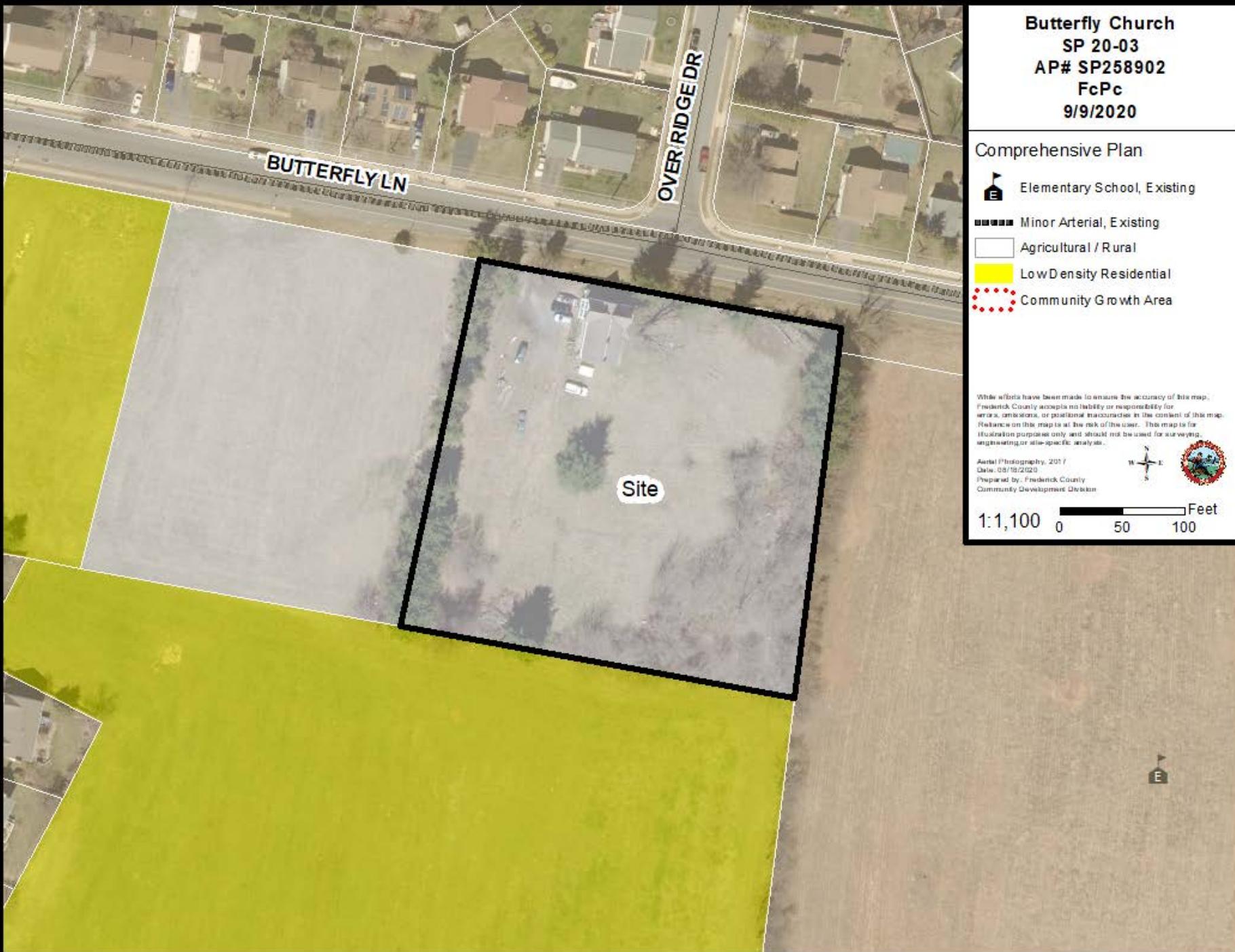
6001 BUTTERFLY  
LN













# 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.

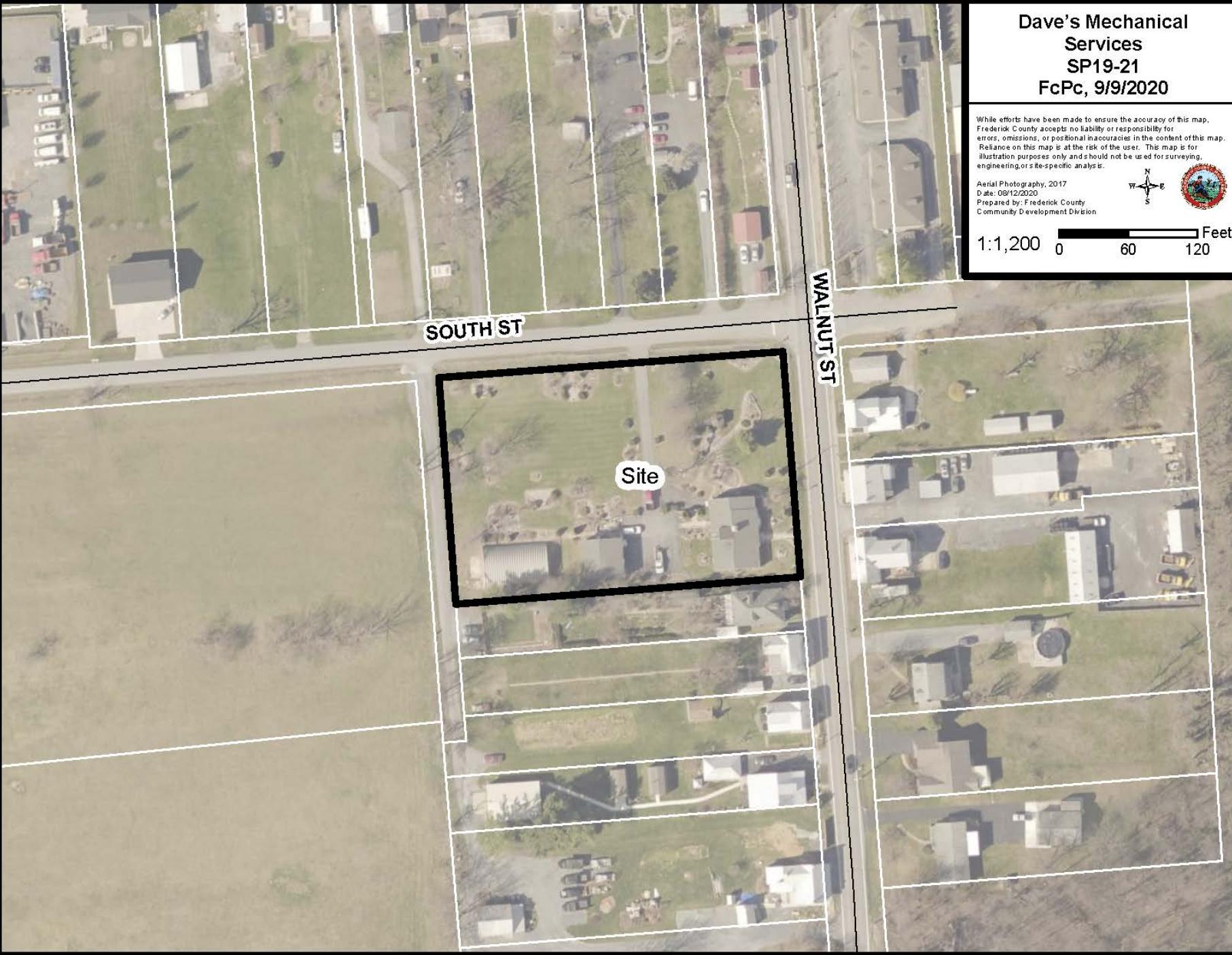
Dave's Mechanical  
Services  
SP19-21  
FcPc, 9/9/2020

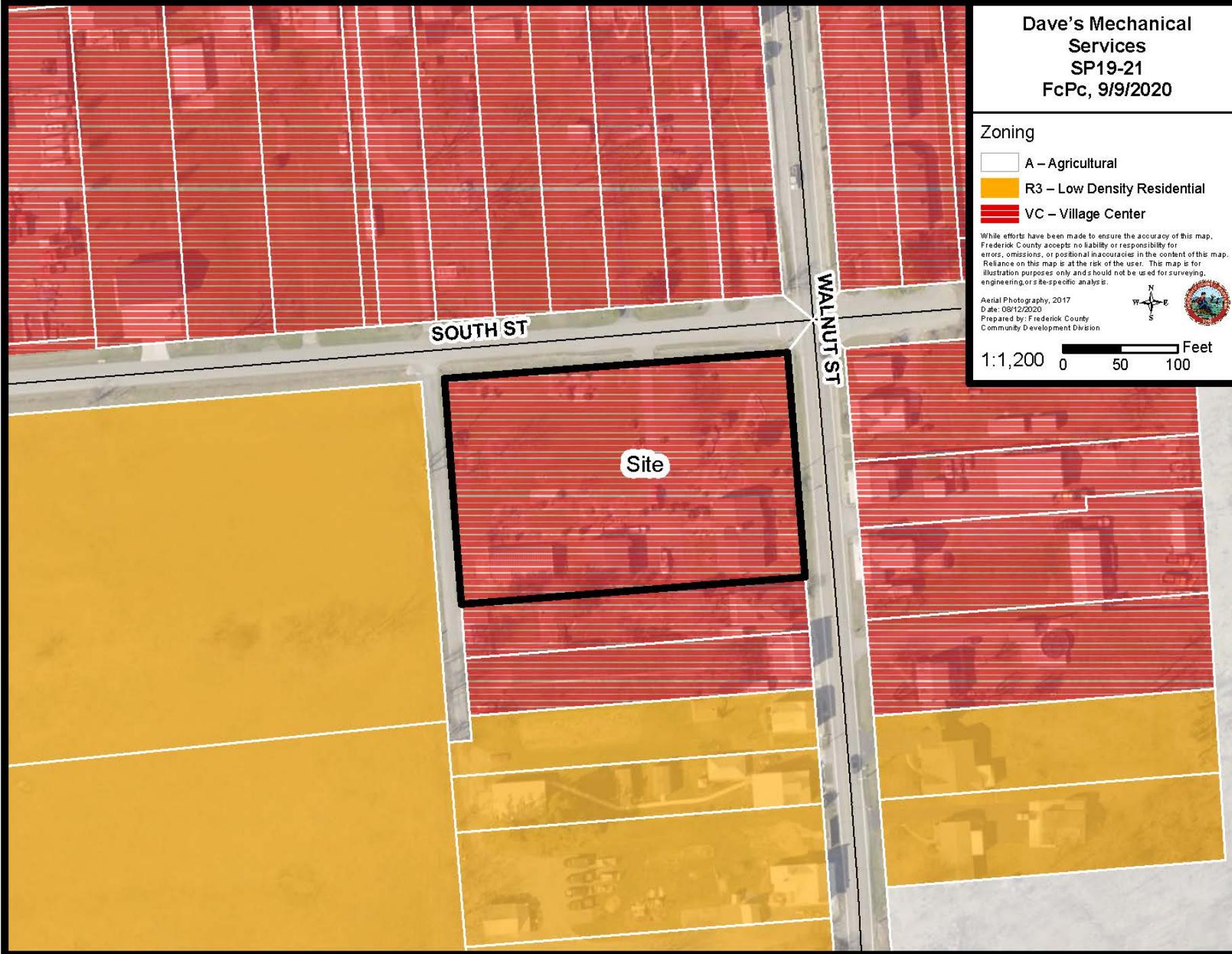
While efforts have been made to ensure the accuracy of this map,  
Frederick County accepts no liability or responsibility for  
errors, omissions, or positional inaccuracies in the content of this map.  
Reliance on this map is at the risk of the user. This map is for  
illustration purposes only and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

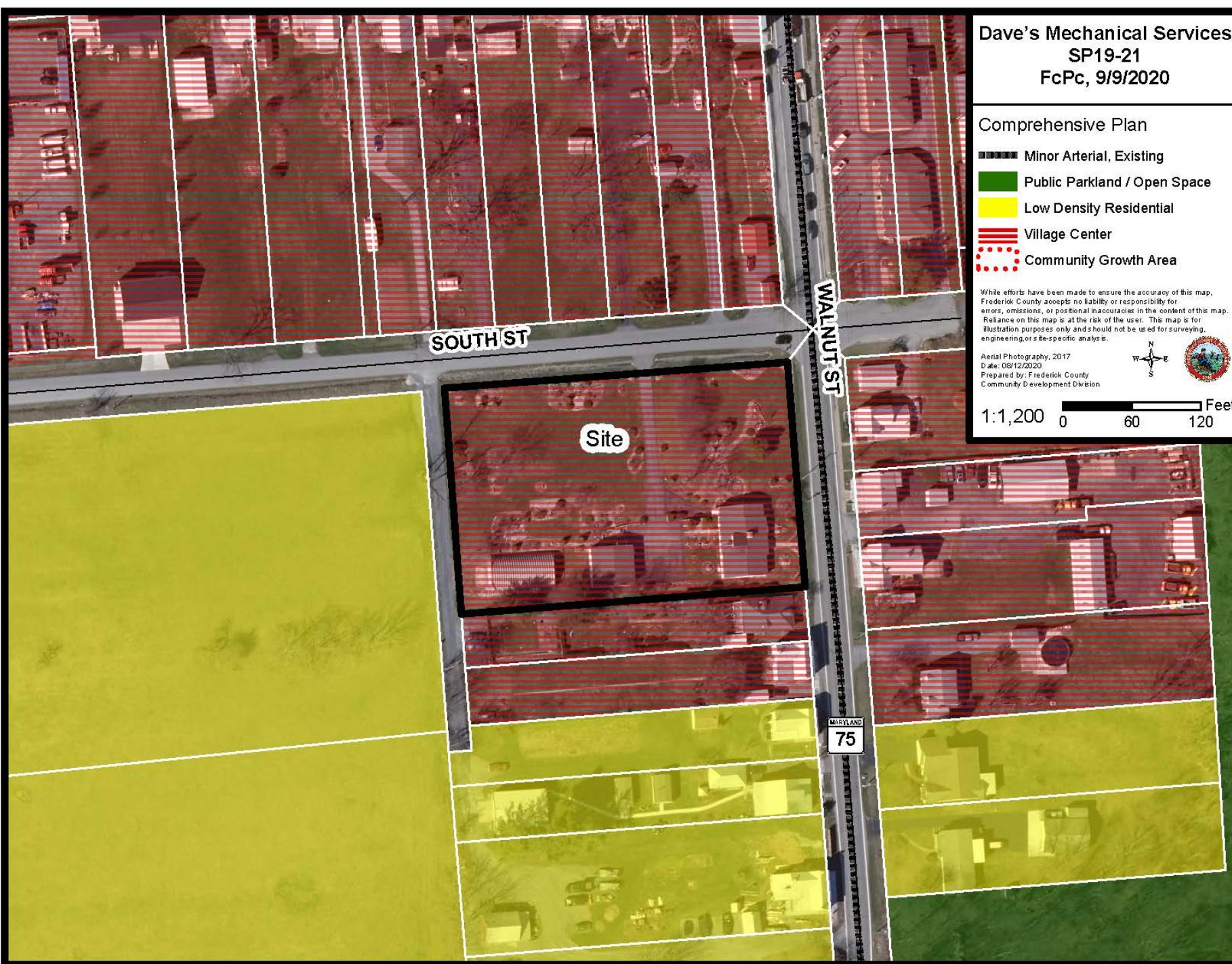
Aerial Photography, 2017  
Date: 08/12/2020  
Prepared by: Frederick County  
Community Development Division



1:1,200 0 60 120 Feet







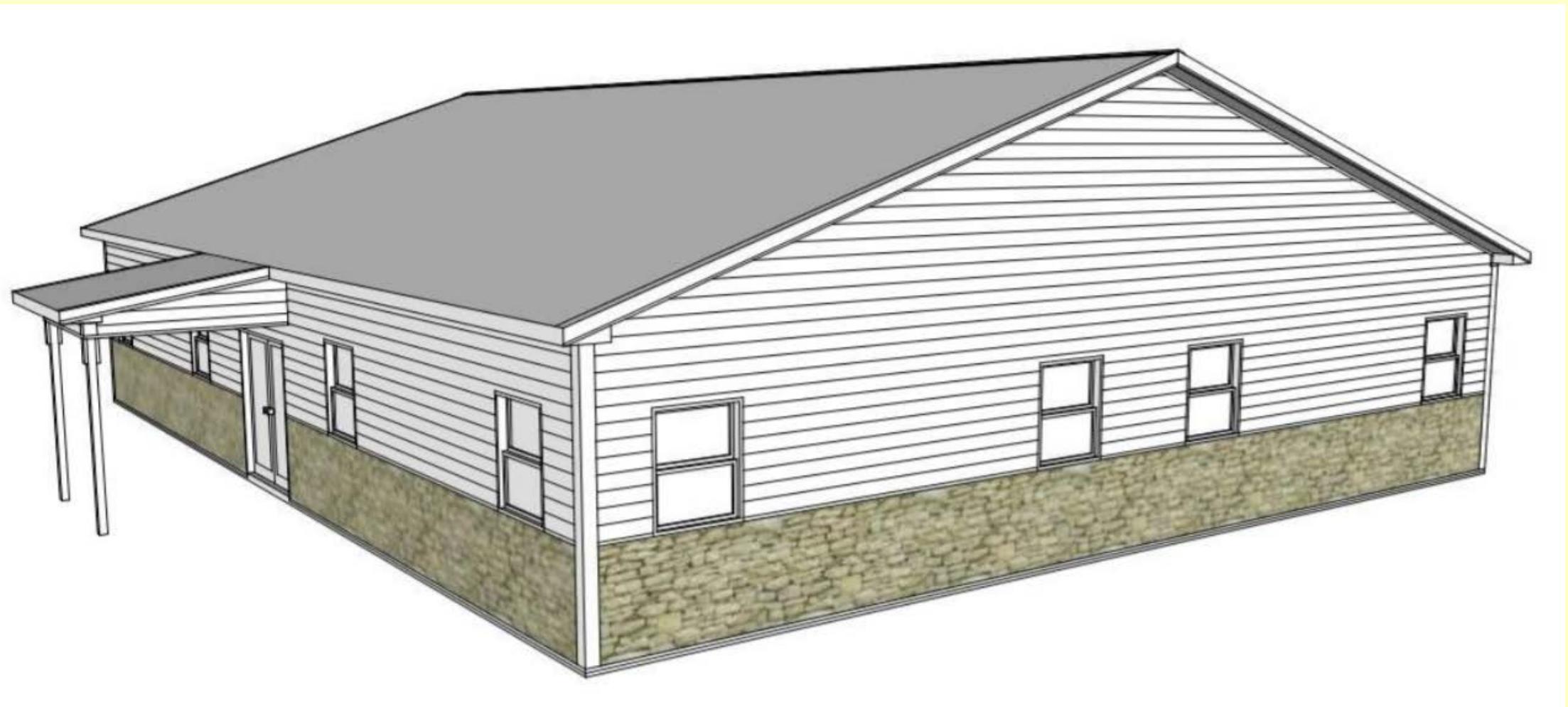




Left - existing building condition of South Street.  
Right – existing street view looking southwest along South Street.



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.