

# Frederick County Planning Commission



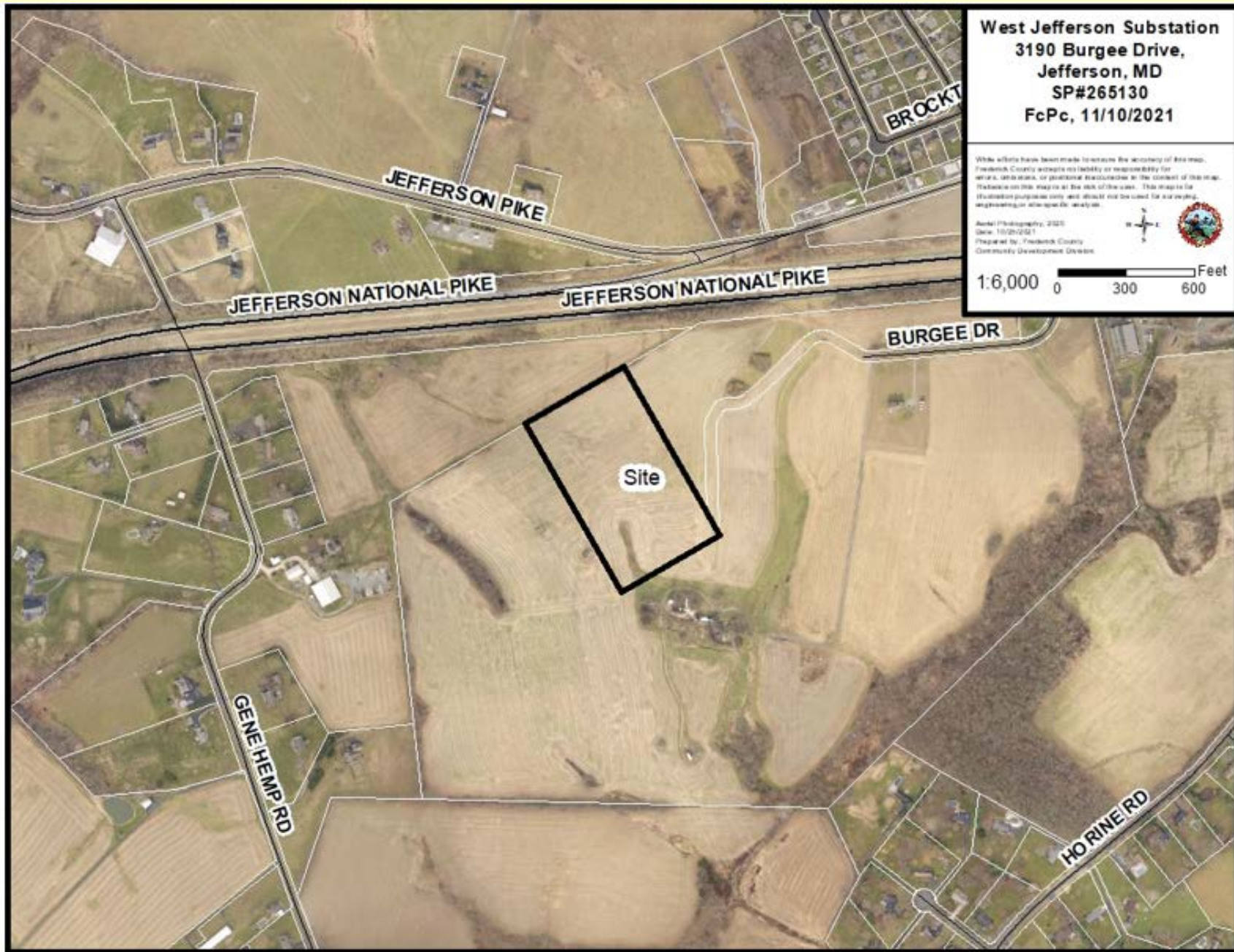
November 10, 2021

# ***West Jefferson Substation***

## *Site Plan*

The Applicant is requesting Site Plan approval to construction a non-governmental electric substation on a 9.76 acre parcel.





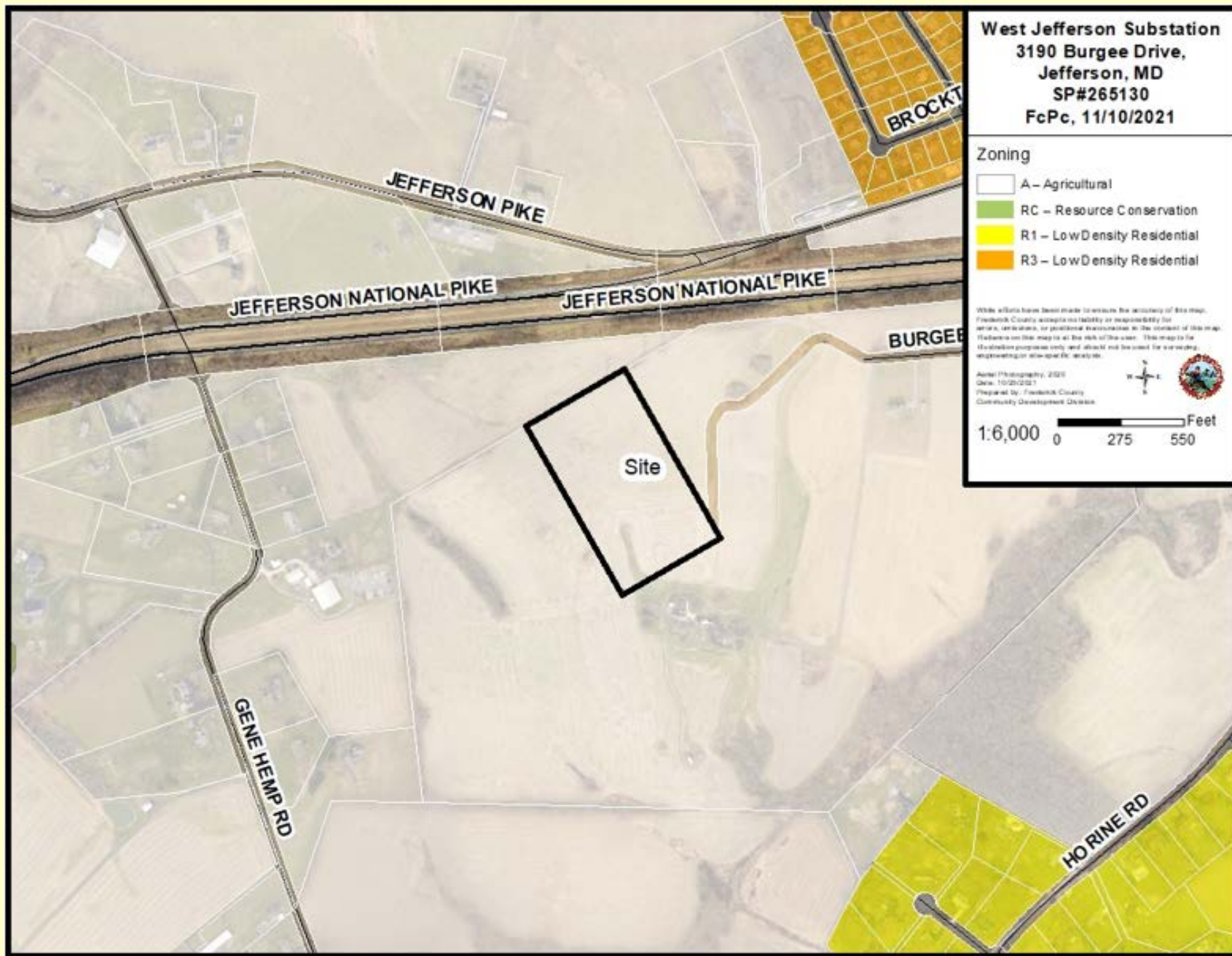
**West Jefferson Substation**  
**3190 Burgee Drive,**  
**Jefferson, MD**  
**SP#265130**  
**FcPc, 11/10/2021**

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 context of this map. Distances on this map are at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or other specific analysis.

Aerial Photography, 2020  
Date: 10/20/2021  
Prepared by: Frederick County  
Community Development Division



1:6,000 0 300 600 Feet



**West Jefferson Substation**  
**3190 Burgee Drive,**  
**Jefferson, MD**  
**SP#265130**  
**FcPc, 11/10/2021**

**Zoning**

- A - Agricultural
- RC - Resource Conservation
- R1 - Low Density Residential
- R3 - Low Density Residential

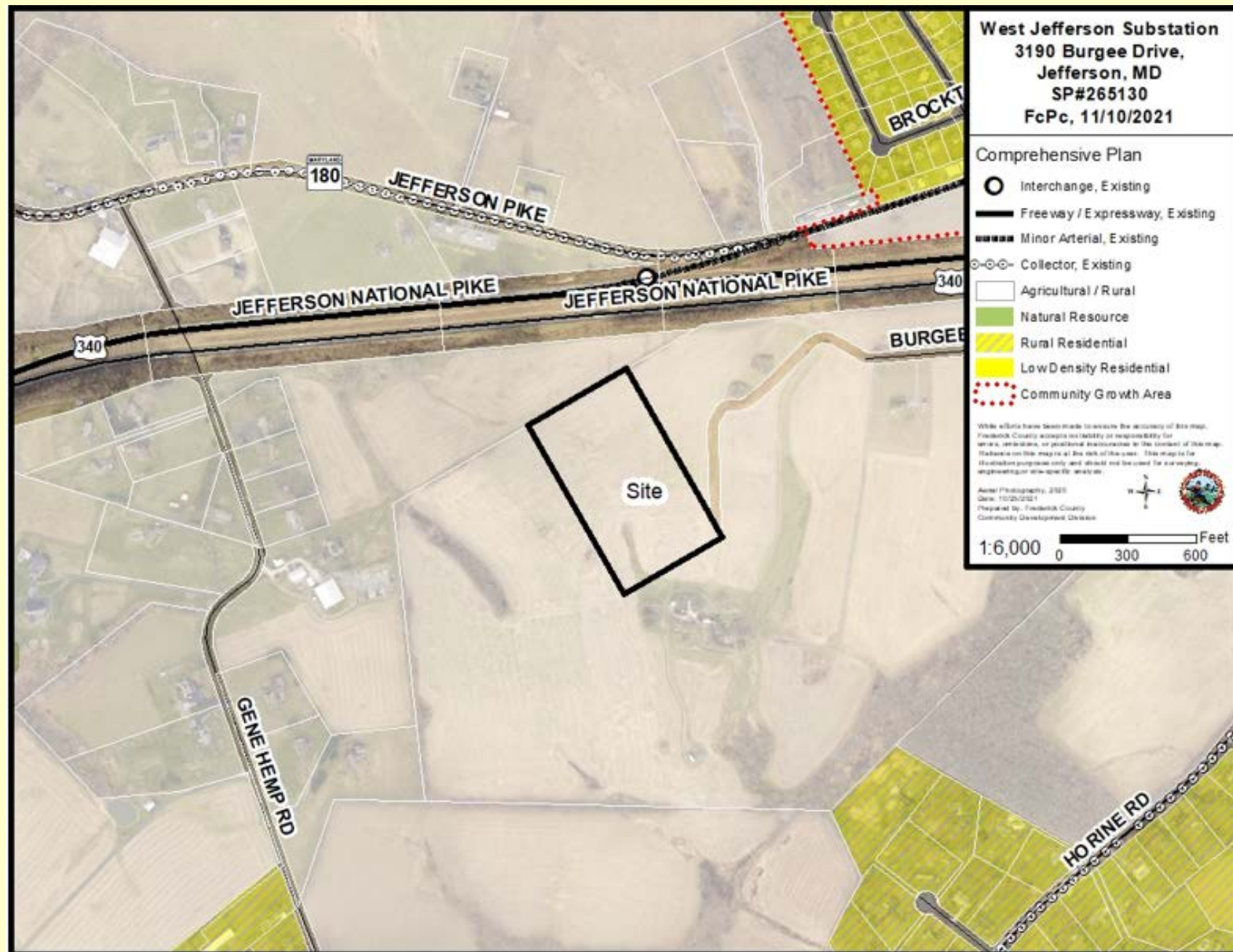
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Aerial Photography: 2020  
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**1:6,000** **Feet**





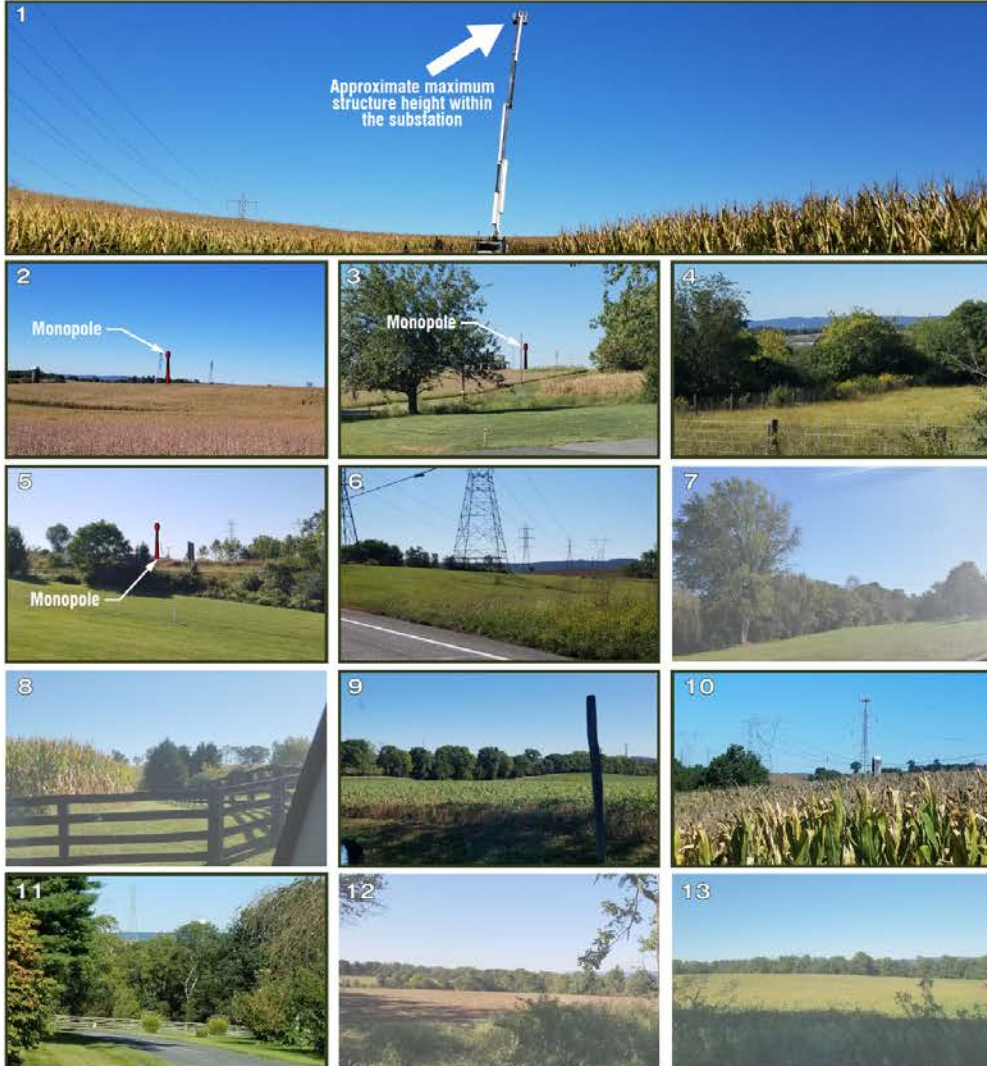






1	Visible	39°21'12.9"N, 77°33'35.4"W	Near southern site boundary along Burgee Drive
2	Visible	39°21'22.8"N, 77°33'22.9"W	Near residence at 3251 Burgee Drive
3	Visible	39°21'24.4"N, 77°33'13.0"W	Residence - 3302 Burgee Road
4	Visible	39°21'31.9"N, 77°32'56.8"W	Near Valley Elementary entrance on Horine Drive
5	Visible	39°21'28.1"N, 77°33'41.7"W	Residence - 3028 Jefferson Pike
6	Visible	39°21'31.1"N, 77°33'57.3"W	Residence - 2910 Jefferson Pike
7	Not Visible	39°21'21.3"N, 77°34'00.0"W	Residence - 4431 Gene Hemp Road
8	Not Visible	39°21'14.6"N, 77°33'57.3"W	Residence - 4321 Gene Hemp Road
9	Visible	39°20'58.6"N, 77°33'54.7"W	Residence - 4216 Gene Hemp Road
10	Visible	39°20'50.6"N, 77°33'33.6"W	Residence - 4133 Horine Road
11	Visible	39°20'59.5"N, 77°33'20.0"W	In the cul-de-sac of Horine Court
12	Not Visible	39°21'11.3"N, 77°32'59.2"W	Intersection of Livingston Drive and Horine Road
13	Not Visible	39°21'22.7"N, 77°32'51.9"W	Near the intersection of Roundtree Road and Horine Road

\*\*Monopole is shown in 3 photos below for reference. The size of the red shape is not to scale of the proposed monopole size and is just representational for the purposes of this photo log\*\*



## POTOMAC EDISON JEFFERSON SUBSTATION - PHOTO LOG EXHIBIT

Site photos taken 9-21-2020 | Burgee Drive, Jefferson, MD 21755

# **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan for West Jefferson Substation. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through November 10, 2024).

Based upon the findings and conclusions 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 conditions met:

## **Staff-proposed conditions of approval:**

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