

Frederick County Planning Commission



January 12, 2022

Century View; Heritage Liquors

Site Plan

The Applicant is requesting Site Plan approval to construct a 6,102 sq. ft. liquor store on the remainder parcel of the Century View subdivision.

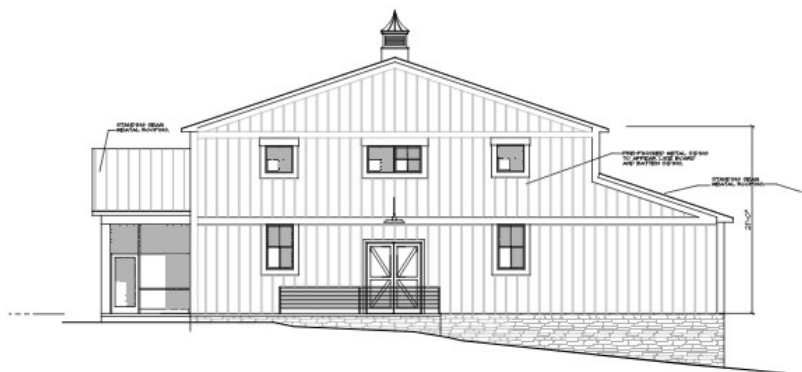


Exhibit 1: Rendered Site Plan

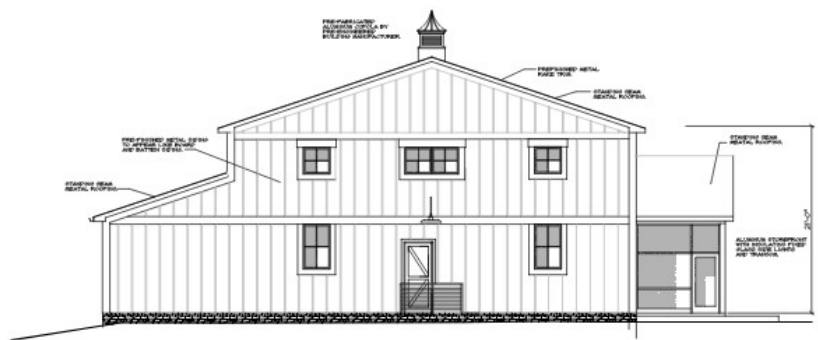
The site plan illustrates a proposed development on a large green area. A central yellow-highlighted section contains a building footprint and a parking lot. The site is bordered by Tuliptree Lane to the north, Old National Pike (U.S. Route 40A) to the south, and Pinewood Trail to the east. The plan includes various annotations such as 'AREA A', 'AREA B', 'AREA C', and 'AREA D', along with dimensions and notes regarding easements and property lines. A north arrow is located in the upper left corner.

OLD NATIONAL PIKE
(U.S. ROUTE 40A)

U.S. Route 40-A Old National Pike
 ROW Width
 SRA Plans xxx
 Variable width macadam
 Minor Arterial Classification



WEST END ELEVATION
SCALE: 1/4" = 1'-0"



EAST END ELEVATION
SCALE: 1/4" = 1'-0"

Ellison & Benjamin
ARCHITECTS
333 WASHINGTON ST.
FREDERICK, MD 21701
301.493.3300
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PROJECT: HERITAGE LIQUORS
OLD NATIONAL PIKE
MIDDLETOWN
FREDERICK COUNTY, MARYLAND
DATE: 11-12-2021
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]

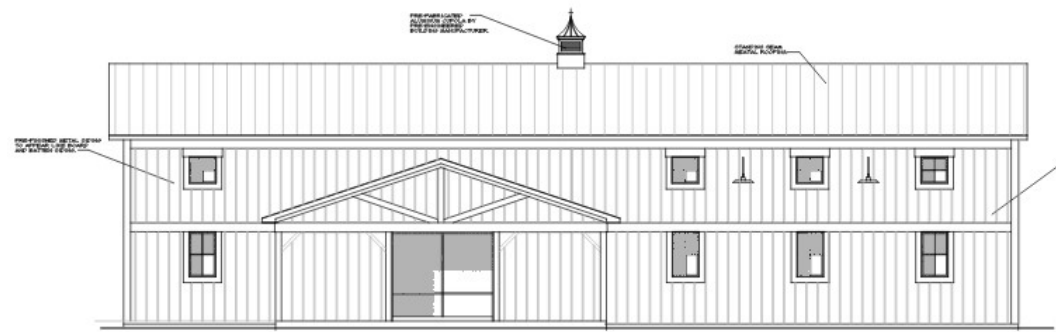
PROJECT: HERITAGE LIQUORS
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DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]

A-4



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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APPROVED BY: [REDACTED]

PROJECT: HERITAGE LIQUORS
OLD NATIONAL PIKE
MIDDLETOWN
FREDERICK COUNTY, MARYLAND
DATE: 11-12-2021
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]

A-3

RECOMMENDATION

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:

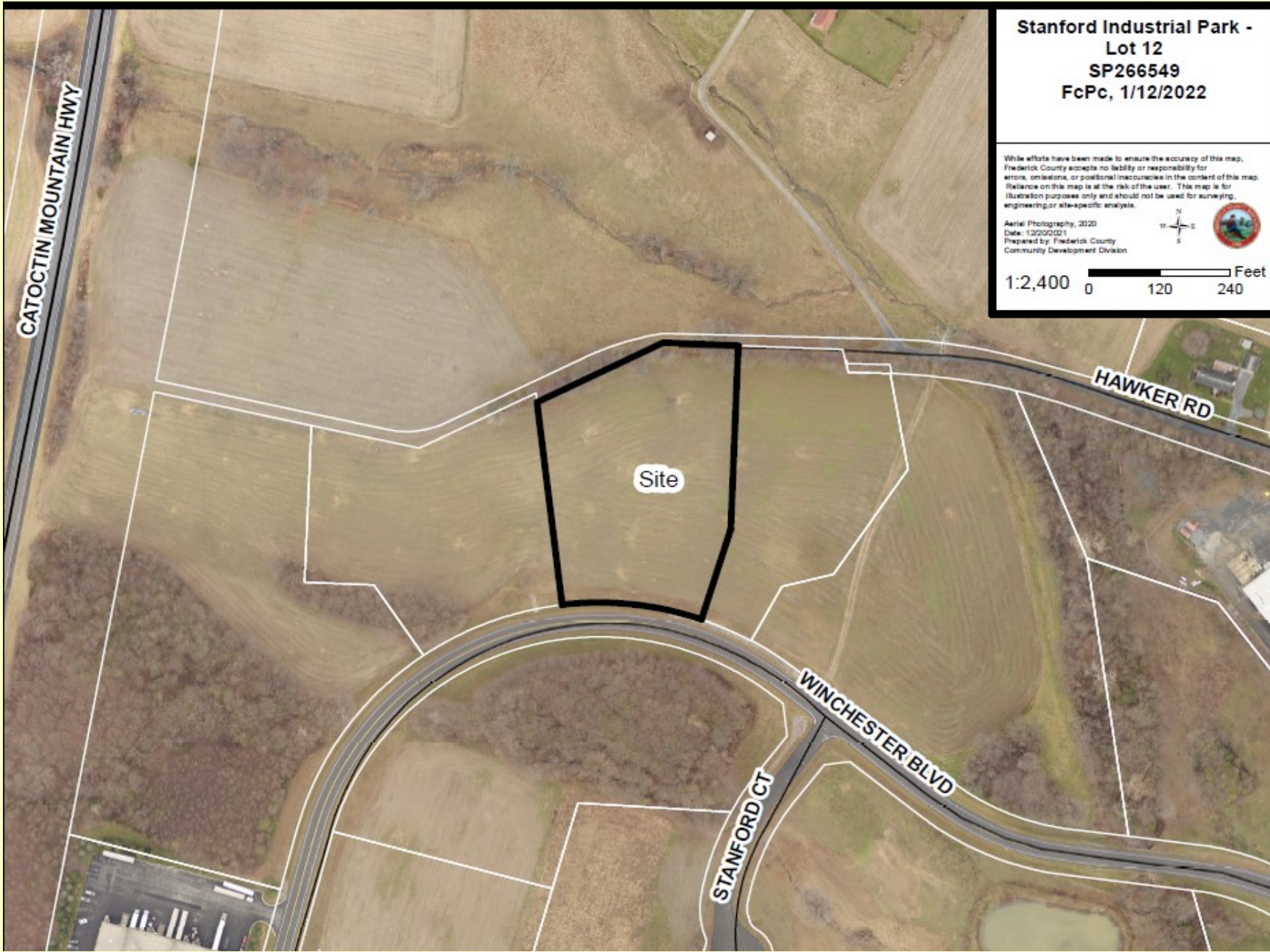
Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Record the required ingress egress easement agreements prior to final approval.
3. FRO mitigation must be provided prior to applying for grading or building permits, whichever is applied for first.
4. Approval of the requested alternate planting plan for the street trees.

Lot 12, Stanford Industrial Park Section II

Site Plan

The Applicant is requesting Site Plan approval to construct a 10,000 sq. ft. limited manufacturing and assembly facility with an additional 2,000 sq. ft. office on 3.09 acres.



**Stanford Industrial Park -
Lot 12
SP266549
FcPc, 1/12/2022**

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, 2020
Date: 1/2/2022
Prepared by: Frederick County
Community Development Division



1:2,400 0 120 240 Feet

ALL LANDSCAPING SHALL BE MAINTAINED IN A LIVING CONDITION!

SAFE & SAFETY NOTES

1. Fire Department access roads shall be accessible during all types of weather and at all times.
2. Fire Department roads must be capable of supporting fire apparatus at all times and be a minimum of 20-foot wide.
3. Fire Department access shall be provided and maintained to all structures undergoing construction, alteration, or demolition.
4. The access roads must provide a minimum turning radii of 45 ft to fire lanes.
5. The Fire Department connection shall be located in a location approved by the County Fire Marshal's Office.
6. Fire Lane (FL) signs shall be indicated on the plans and accepted by the County Fire Marshal prior to final construction plan approval. All perimeter drive aisles less than 27-feet wide shall be marked as Fire Lanes with no parking. Curb along Fire Lanes shall be painted traffic yellow.
7. Fire Lane signs shall be a maximum of 75-feet O.C. as approved by the County Fire Marshal.
8. The property address shall be incorporated into the site monument sign and shall be posted on each building in accordance with the Frederick County Ordinance.

RECOMMENDATION

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 conditions met:

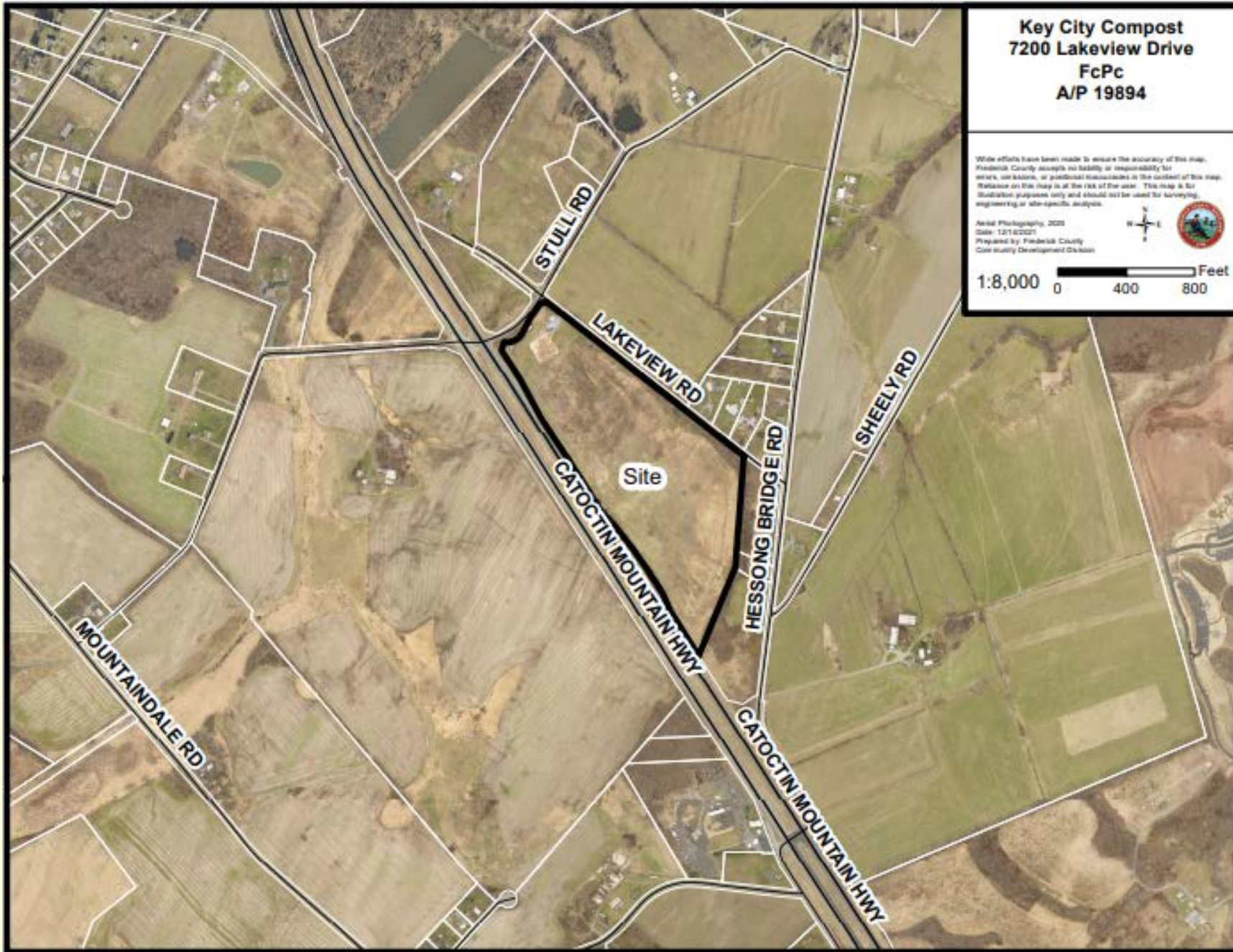
Staff-proposed conditions of approval:

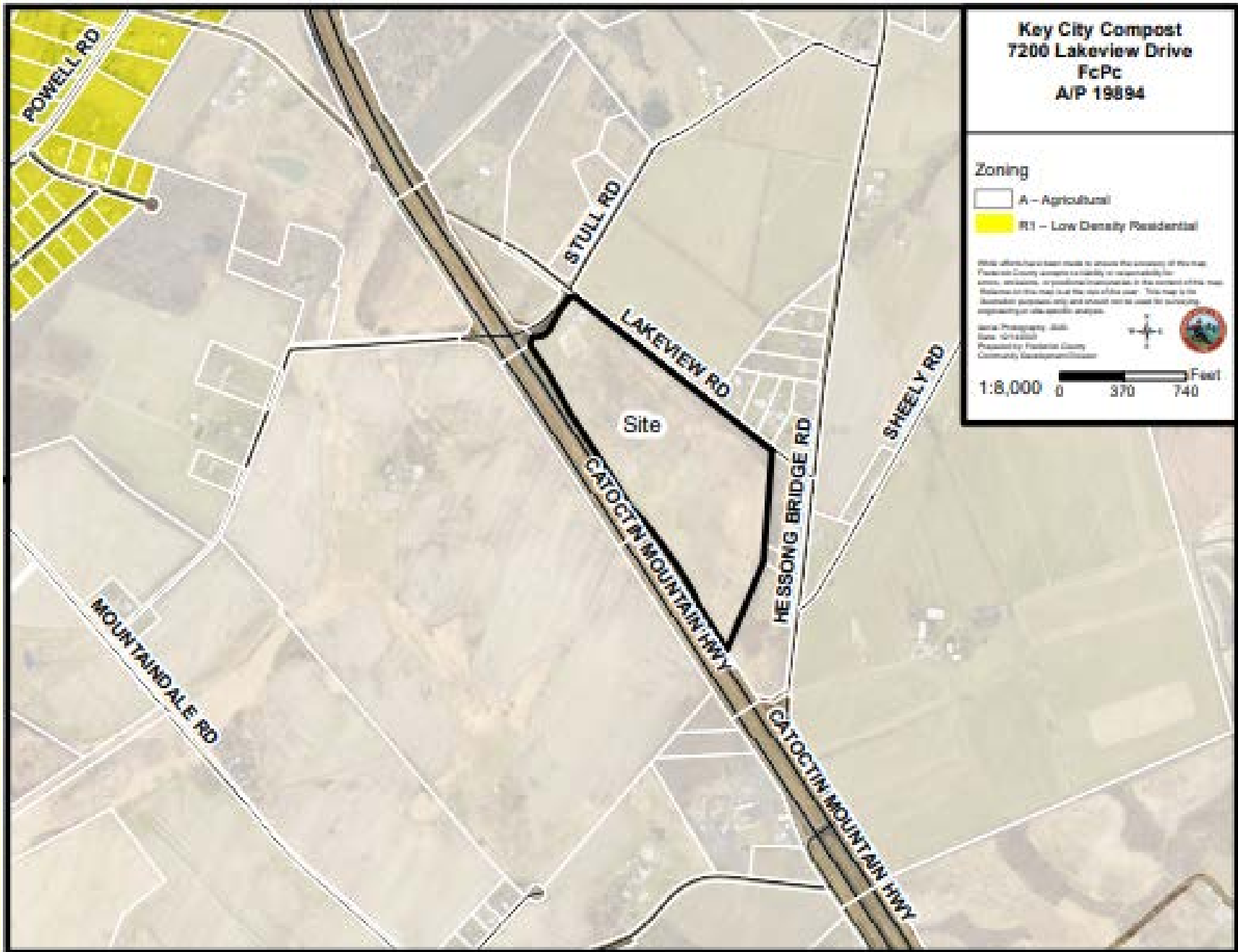
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

Key City Compost

Site Plan







The Applicant is requesting Site Plan approval for the establishment of a limited food waste composting facility on a 5.95-acre Site within a 29-acre parcel.





Key City Compost
7200 Lakeview Drive
A/P 19894
FcPc

Comprehensive Plan

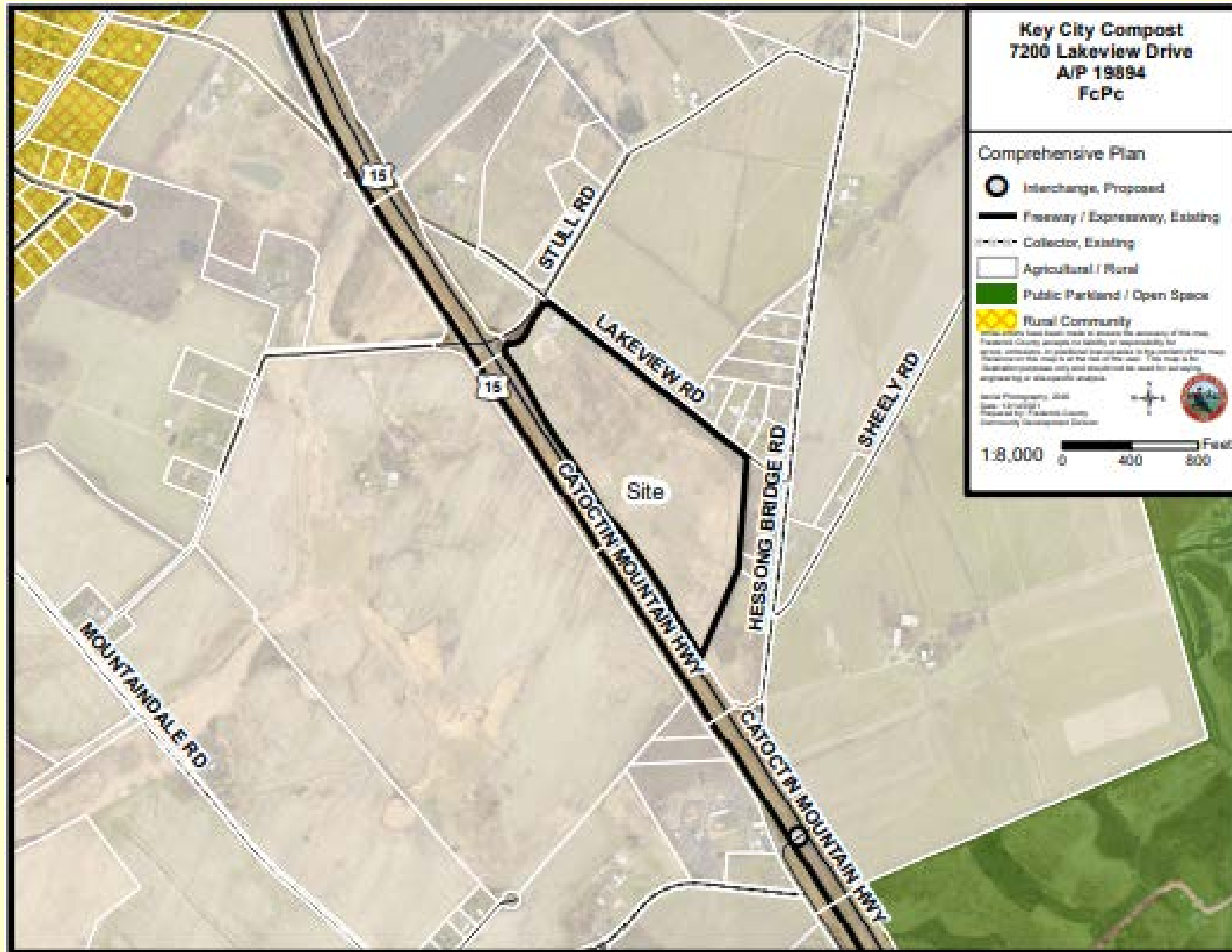
-  Interchange, Proposed
-  Freeway / Expressway, Existing
-  Collector, Existing
-  Agricultural / Rural
-  Public Parkland / Open Space
-  Rural Community

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Aerial Photography: 2008
Map: 1/20/2011
Prepared by: Frederick County
Community Development Services



1:8,000  Feet
0 400 800





RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Key City Compost at Utica Bridge Farms. 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 January 12, 2025).

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 modifications are granted and conditions met:

Planning Commission approval of the following modification requests from the Applicant:

1. Approval of a Parking Space Modification Request under §1-19-6.220(A)(2) to allow for 23 parking spaces, or 7 more spaces than the required 16 spaces.
2. Approval of a Loading Space Modification Request under §1-19-6.210(A) to allow for one large loading space, rather than the one small loading space required.
3. Approval of a Parking Space Modification Request under §1-19-6.220(B) to allow for 5 spaces to have an increased stall length of 22' over the 18' required.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Remove FRO details from landscape plan and update the planting schedule to show the correct sizes of materials at planting (street trees and parking lot trees).
3. The Preliminary/Final FRO plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

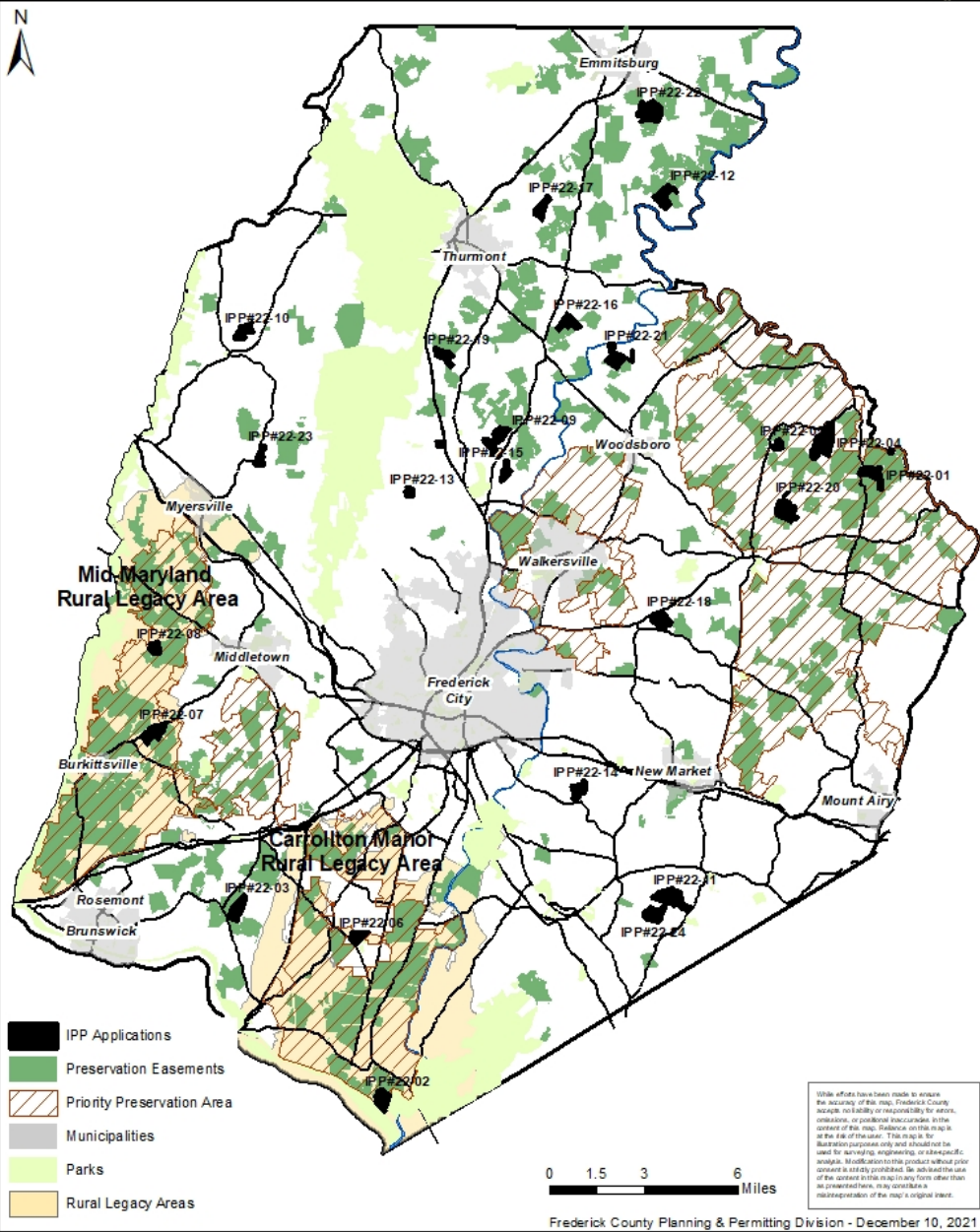
FY-2022 Frederick County Installment Purchase Program (IPP) Applications

Review recommended applications for a finding of consistency with the County Comprehensive Plan.

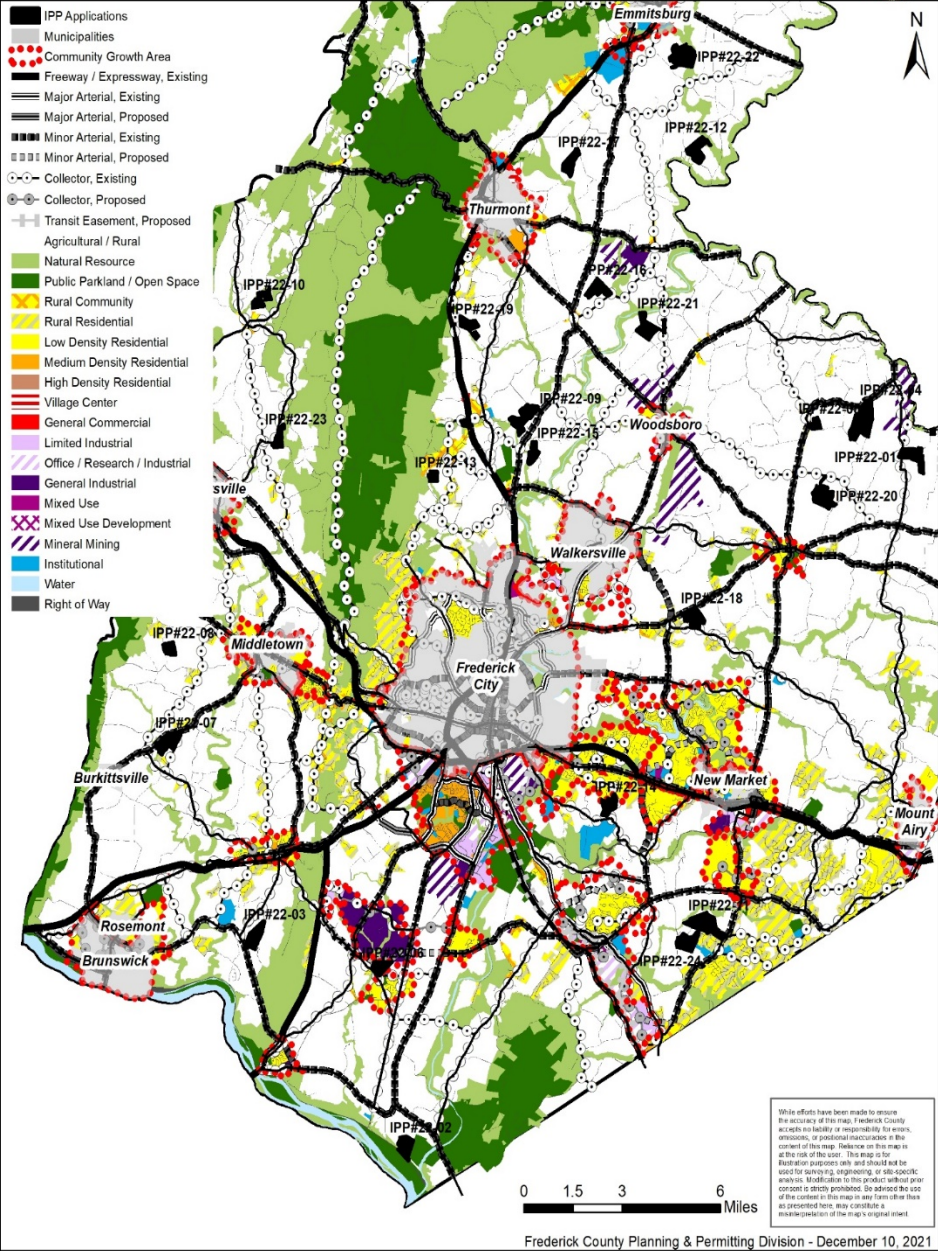
Applicants

File	Name	Location	Acres	<u>Within a PPA?</u>	<u>Previously Reviewed by Planning Commission?</u>
IPP#22-01	Clemson Mill Farm	Pearre Rd	156	Yes	14-Nov-2018
IPP#22-02	Stunkel, Glenn and Cheryl	Dickerson Road	107	Yes	
IPP#22-03	Fry, Evelyn Irrevocable Trust	Fry Rd	131	No	8-Jan-2020
IPP#22-04	Frey Family LLC	Repp Rd	296	No	12-Mar-2017
IPP#22-05	Dotterer, Paul and Karen	Green Valley Rd	45	Yes	8-Jan-2020
IPP#22-06	Shankle, Doris and Dawn	Mountville Rd	95	Yes	
IPP#22-07	Adams, Christopher	Broad Run Road	156	Yes	8-Jan-2020
IPP#22-08	Cogan, Ray	Marker Road	67	Yes	
IPP#22-09	Jolee Farms LLC	Lewistown Rd	167	No	8-Jan-2020
IPP#22-10	Walsh, Robert	Brandenburg Hollow Road	98	No	8-Jan-2020
IPP#22-11	Roderick, Arlene and Francis	Cook Brothers Road	218	No	
IPP#22-12	McNair, Dallas	Grimes Rd	143	No	8-Jan-2020
IPP#22-13	Barbour, Damon	Putman Road	48	No	
IPP#22-14	Kashkett, Kenneth and Bethanne	Bartonsville Road	97	No	8-Jan-2020
IPP#22-15	Lenhart, Timothy and Mary	Lenhart Rd	77	No	8-Jan-2020
IPP#22-16	Baust, Bonnie	New Cut Rd	124	No	8-Jan-2020
IPP#22-17	Good/Sacharov	Apples Church Rd	110	No	
IPP#22-18	Burrier, Harold and Judith	Liberty Rd	149	No	8-Jan-2020
IPP#22-19	HCF Land LLC	Blacks Mill Rd and Fish Hatchery Rd	124	No	
IPP#22-20	Spielman, Mary	Fountain School Rd	162	Yes	
IPP#22-21	Joseph and Karen Offutt	Oak Hill Rd	140	No	8-Jan-2020
IPP#22-22	Waybright, Lucas	Keysville Rd.	219	No	
IPP#22-23	Brandenburg, Jody and Obed	Crow Rock Rd	90	No	14-Nov- 2018
IPP#22-24	Murphy, David	Prices Distillery Rd	133	No	
		Total Acres	3,152		

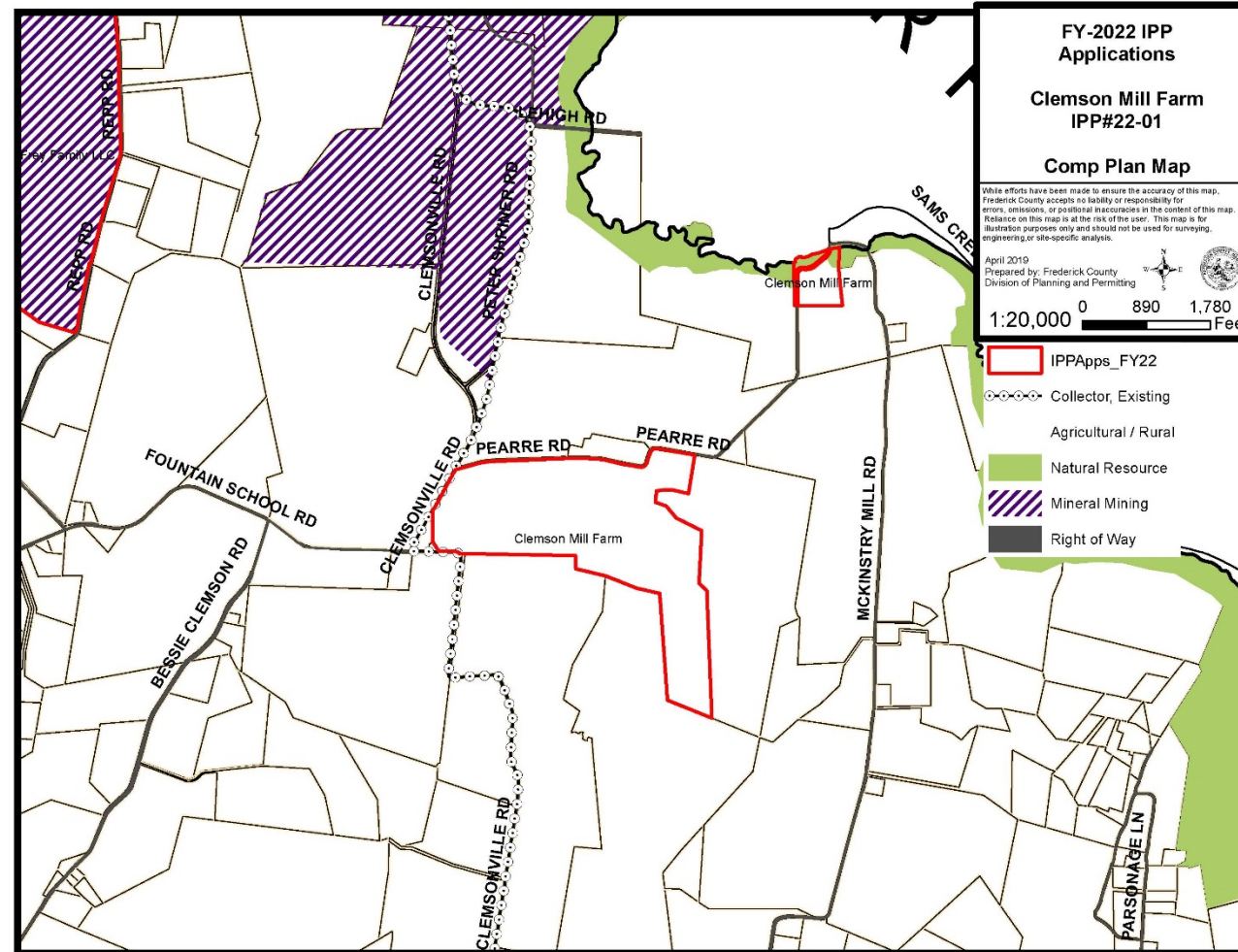
FY 2022 Installment Purchase Program (IPP) Applications Shown with Frederick County Preservation



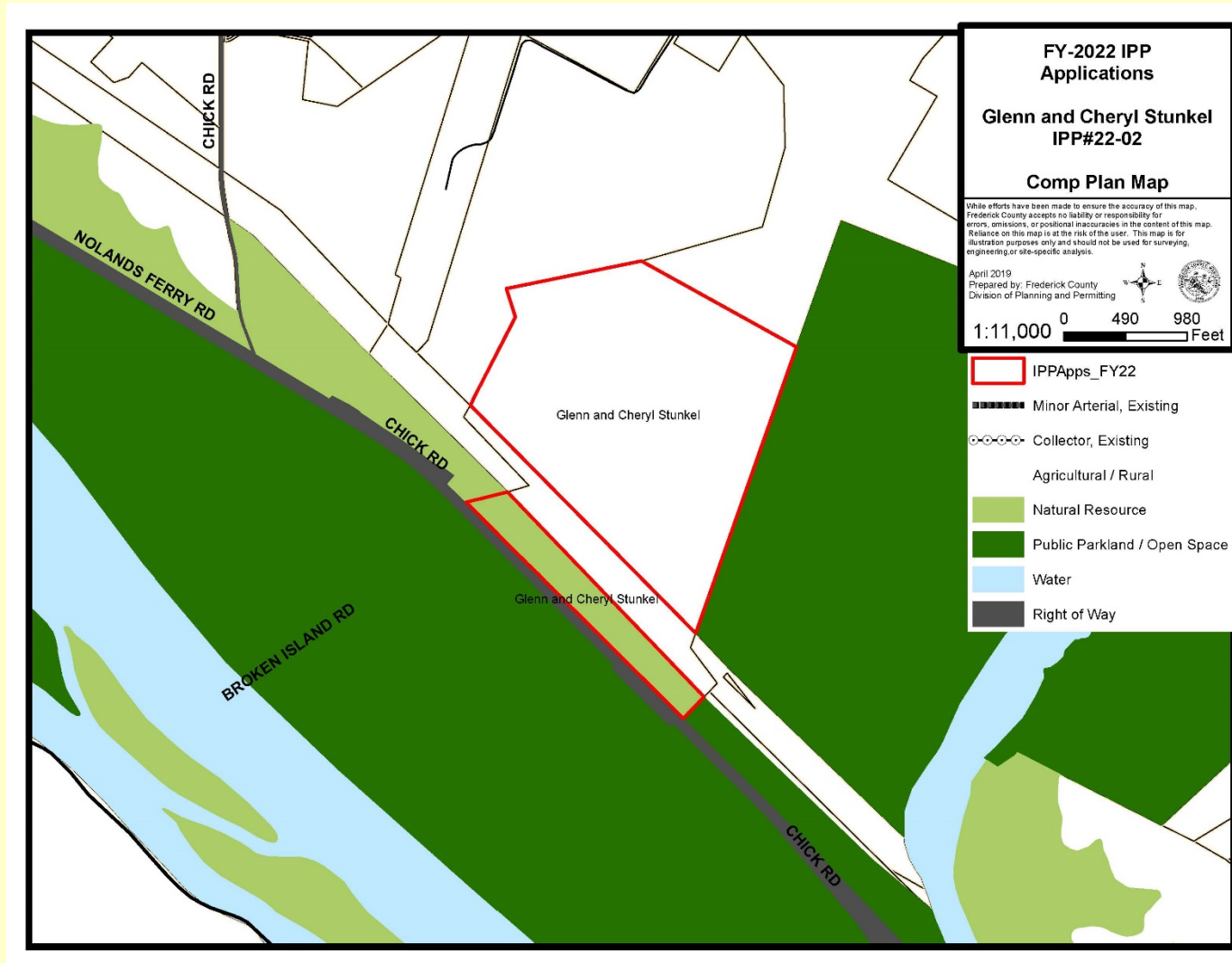
FY 2022 Installment Purchase Program (IPP) Applications Shown with Frederick County Comprehensive Plan



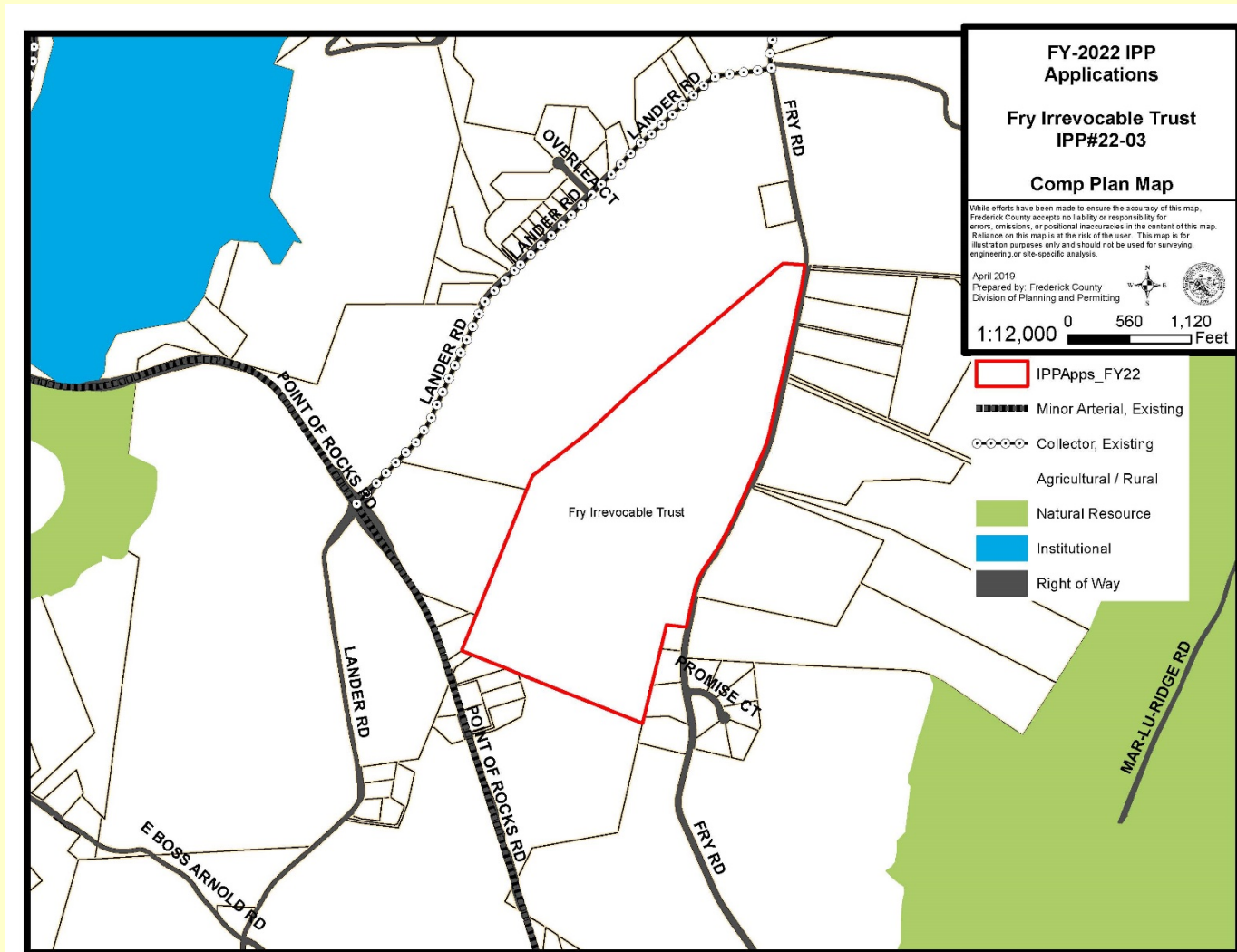
22-01 - Clemson Mill Farm, LLC – 156 acres located on the south and east sides of Pearre Road, east of Clemsonville Road (Tax Map 44 Parcels 10 and 25)



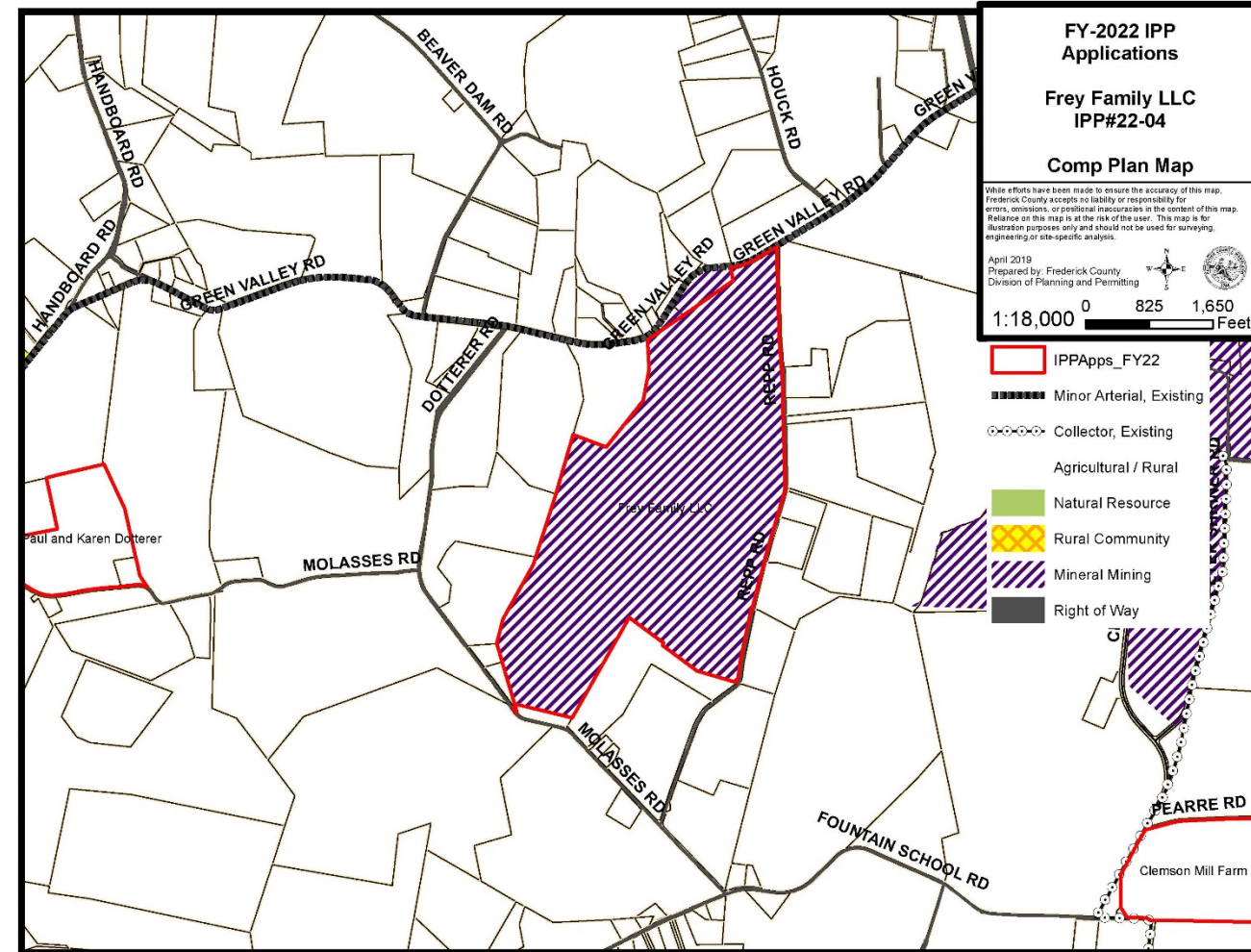
22-02 - Glenn and Cheryl Stunkel- 107 acres located on the southwest side of Dickerson Road, north of Chick Road (Tax Map 112 Parcels 8 and 11)



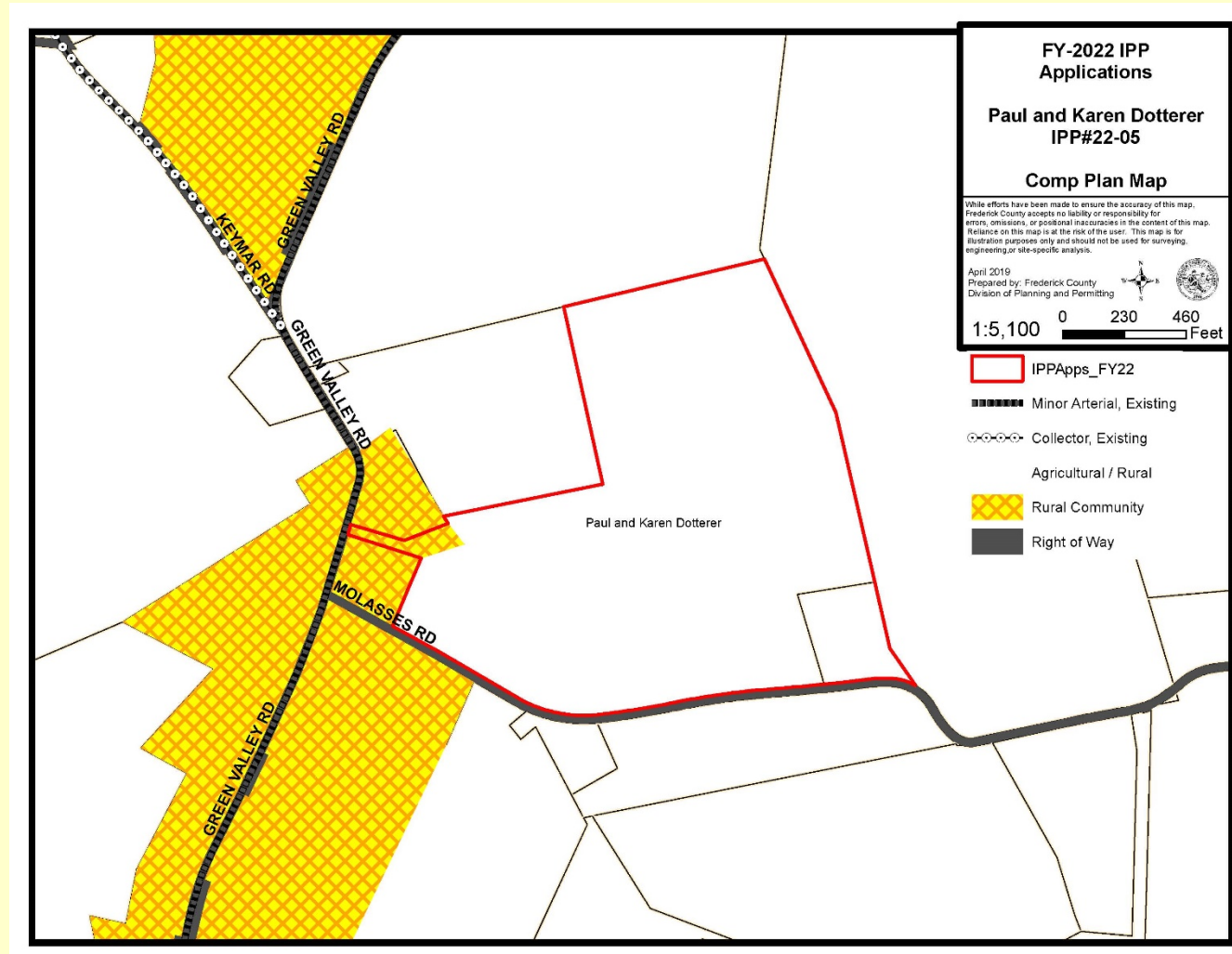
22-03 – Evelyn Fry Irrevocable Trust - 131 acres on the west side of Fry Road,
north of Promise Court (Tax Map 93 Parcel 48)



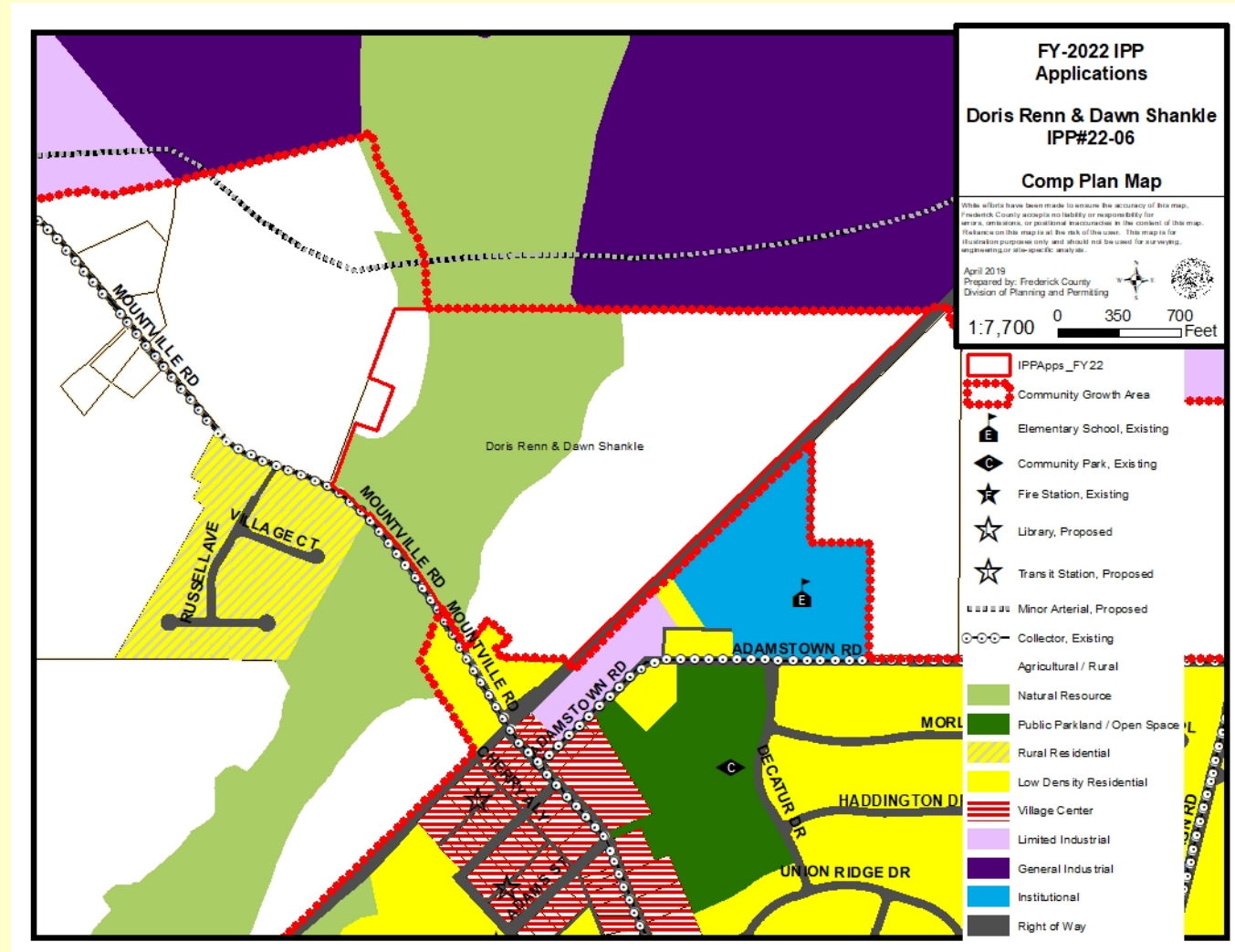
22-04- Frey Family, LLC - 302 acres located on the west side of Repp Rd, south side of Green Valley Road, and north side of Molasses Road (Tax Map 43 Parcel 36)



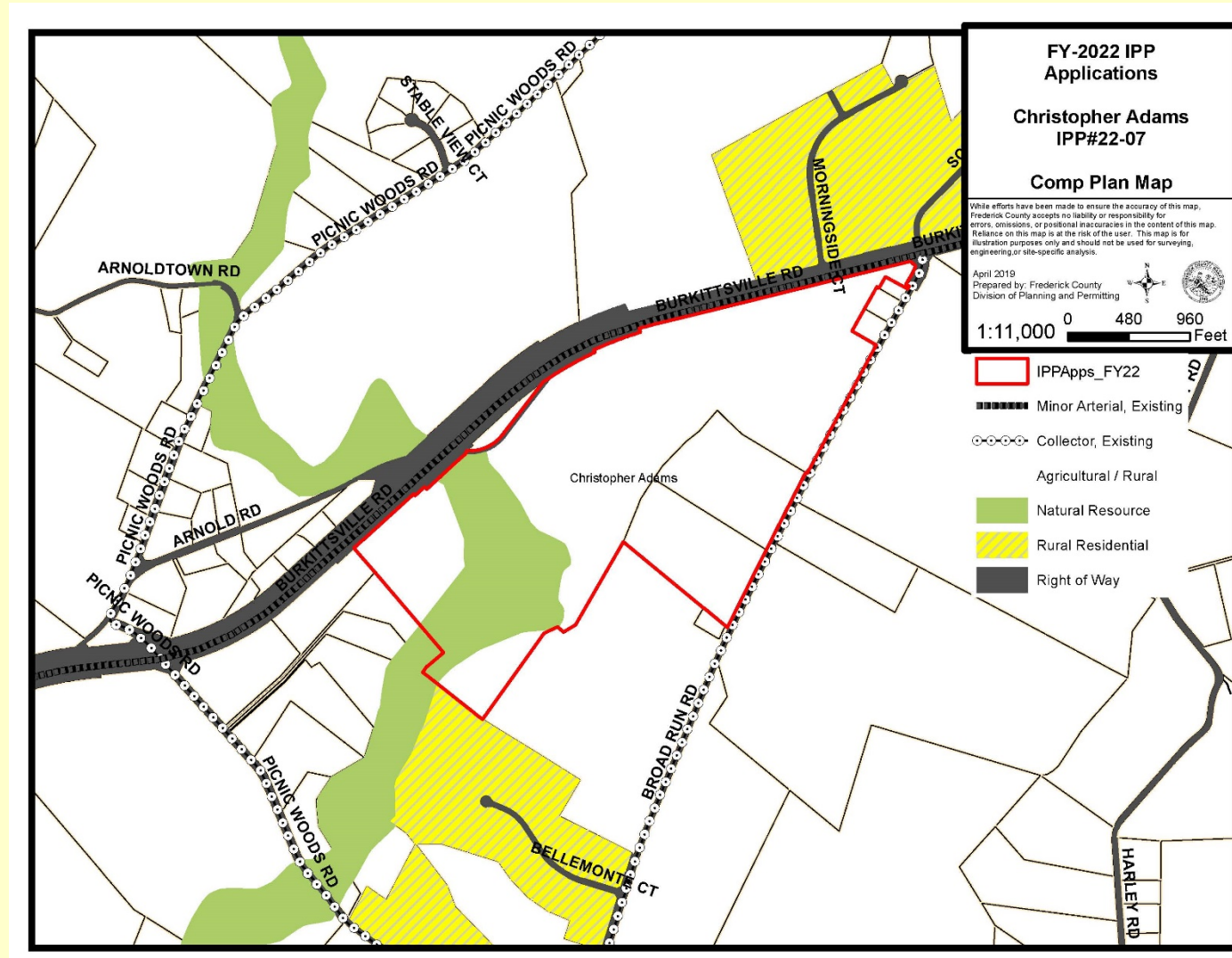
22-05 – Paul & Karen Dotterer - 45 acres located on the east side of Green Valley Road, and the north side of Molasses Road (Tax Map 43 Parcel 29)



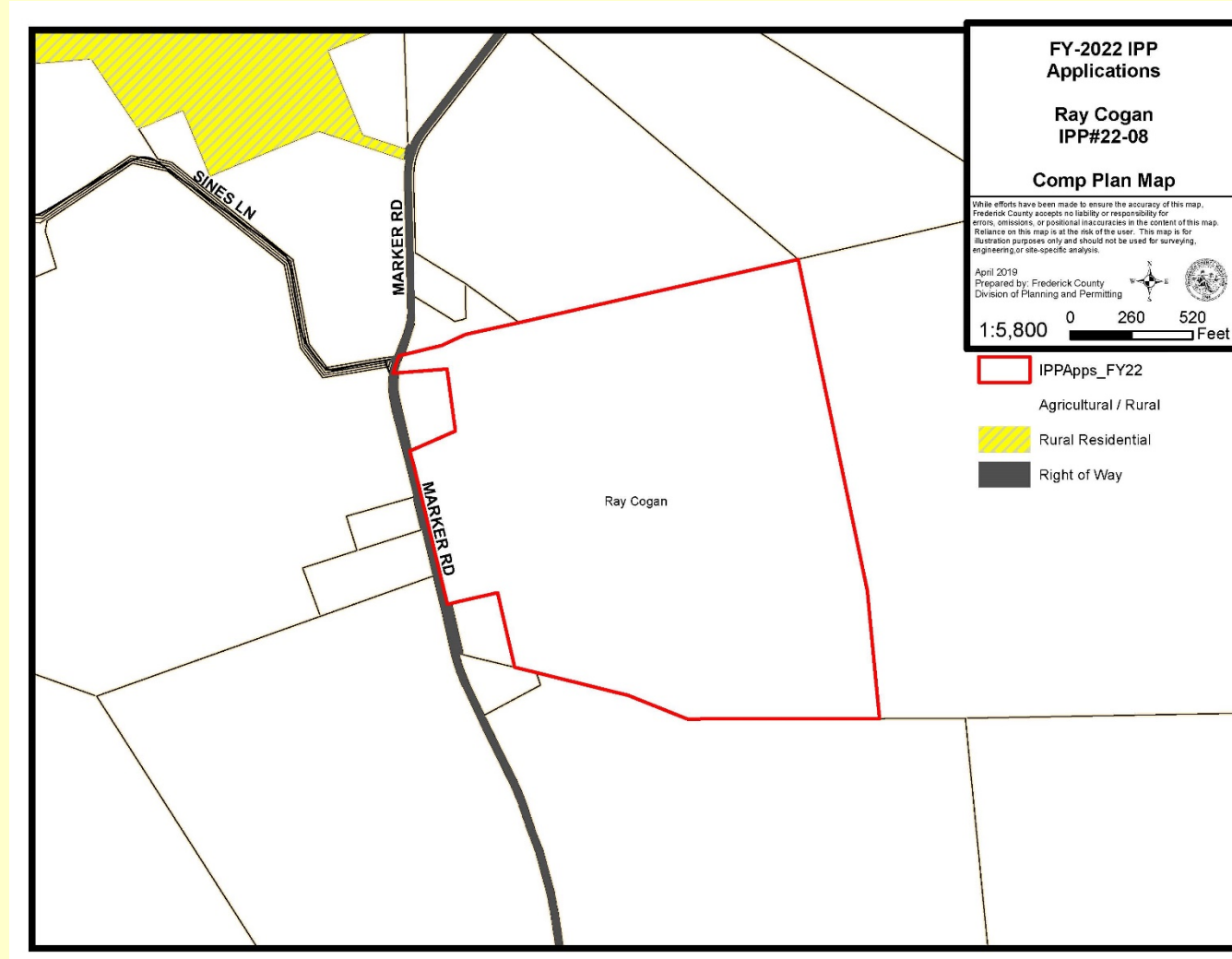
22-06 – Doris Renn and Dawn Shankle- 95 acres located on the east side of Mountville Road, west of Adamstown Road (Tax Map 103 Parcel 7)



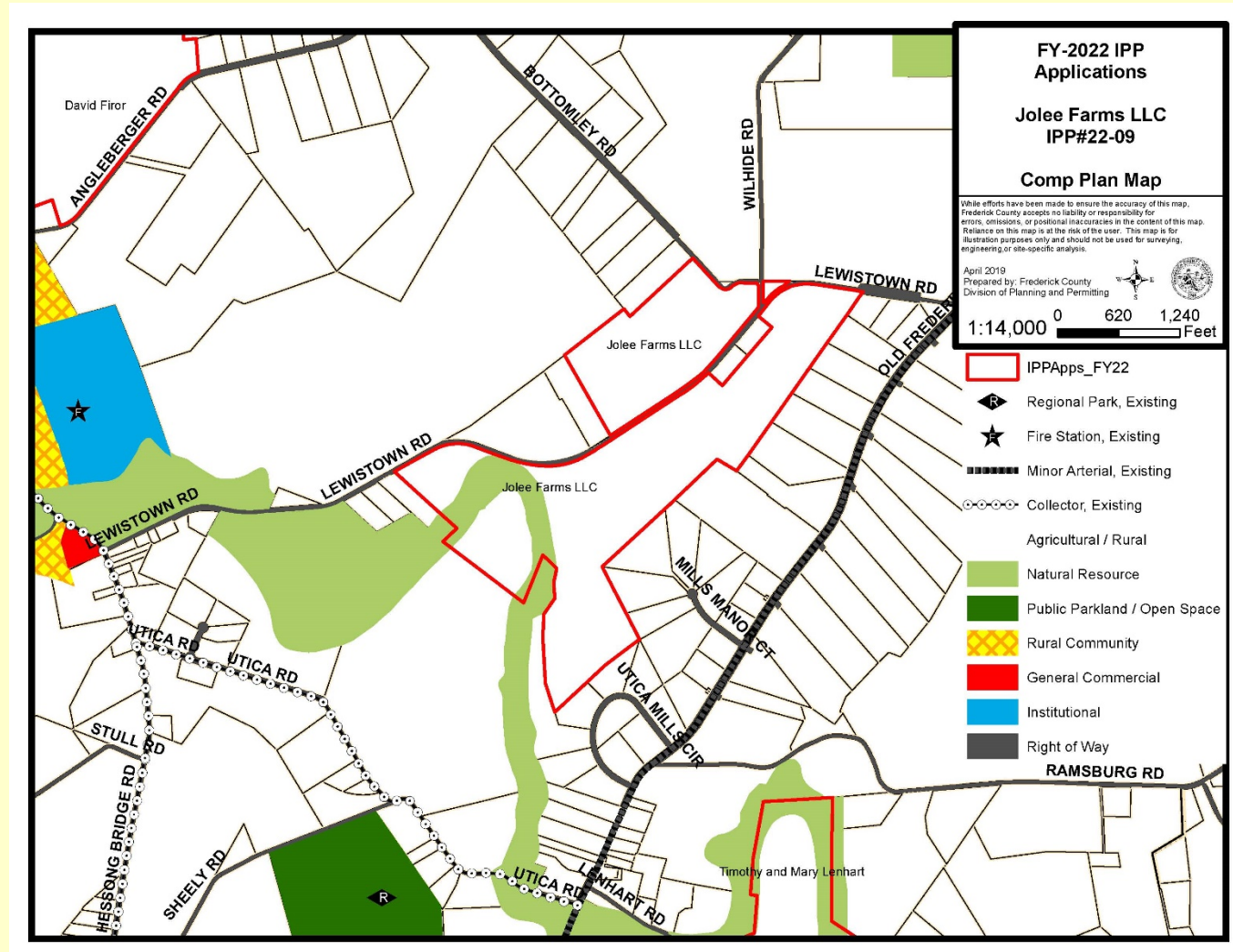
20-07 – Christopher Adams – 156 acres on the south side of Burkittsville Road, west of Broad Run Road (Tax Map 74 Parcels 6 and 237)



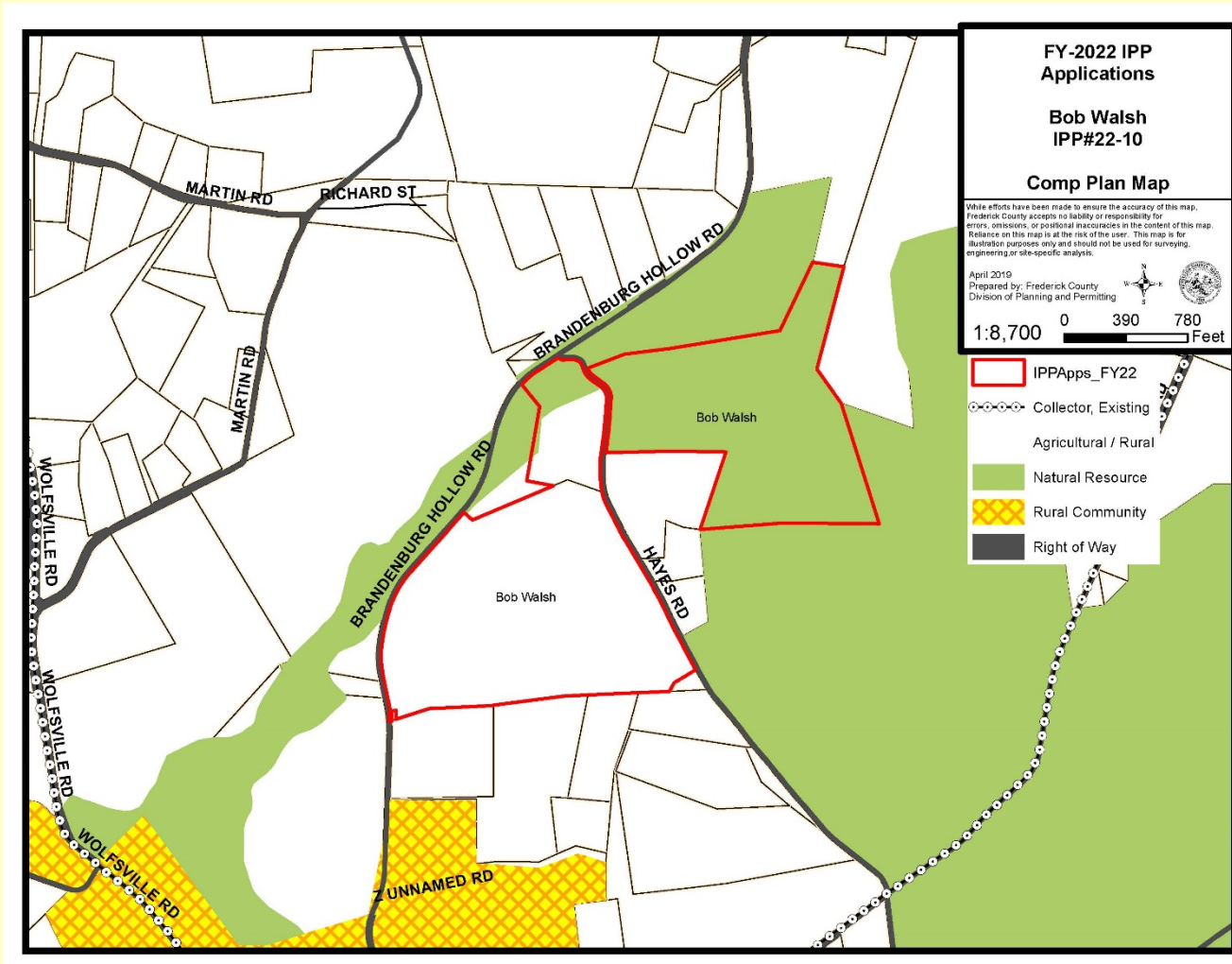
20-08 – Ray Cogan – 67 acres on the east side of Marker Road, south of Sines Lane (Tax Map 64 Parcels 83)



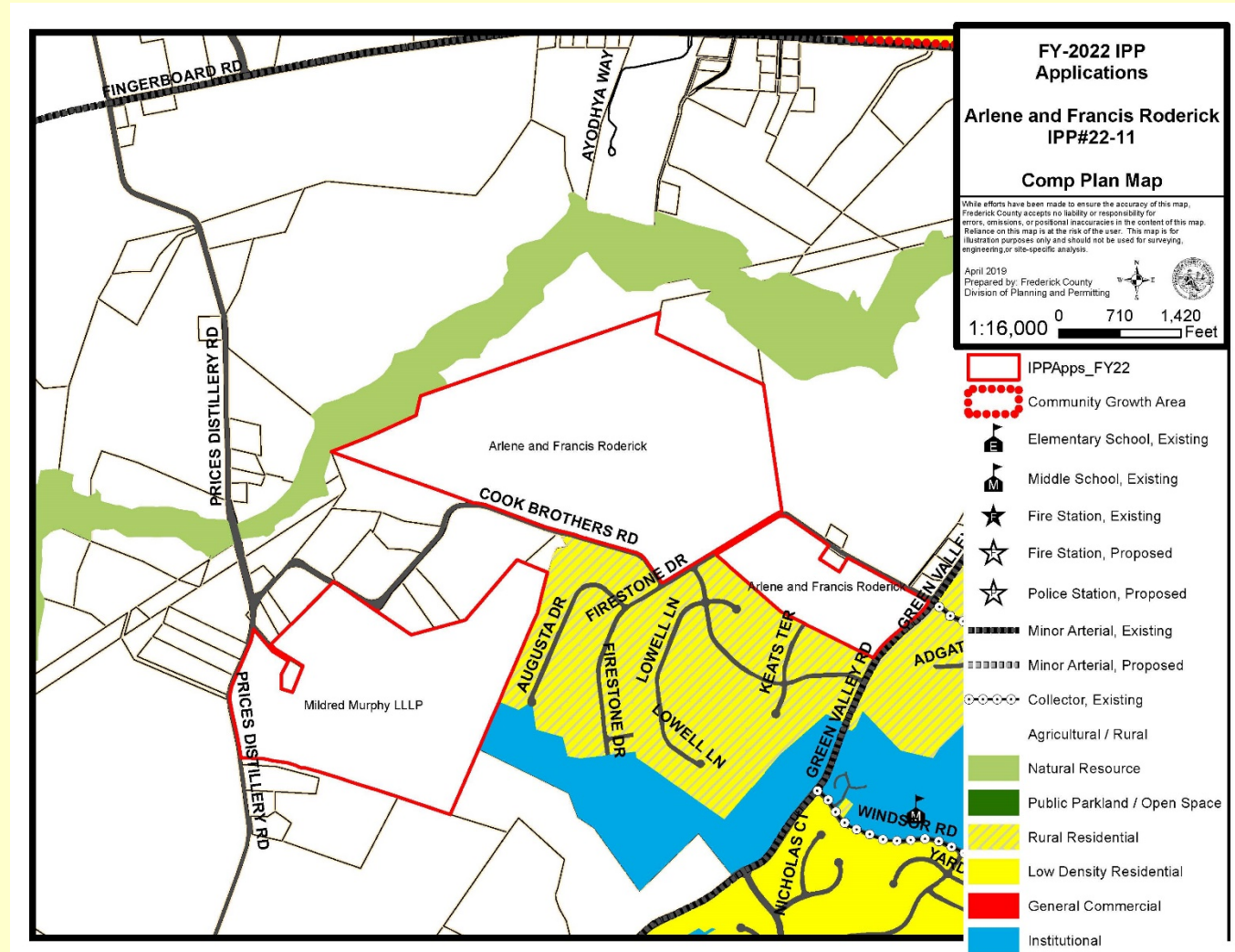
22-09 – Jolee Farms, LLC – 167 acres on the north and south sides of Lewistown Road, south of Bottomley Road (Tax Map 40 Parcels 330 and 544)



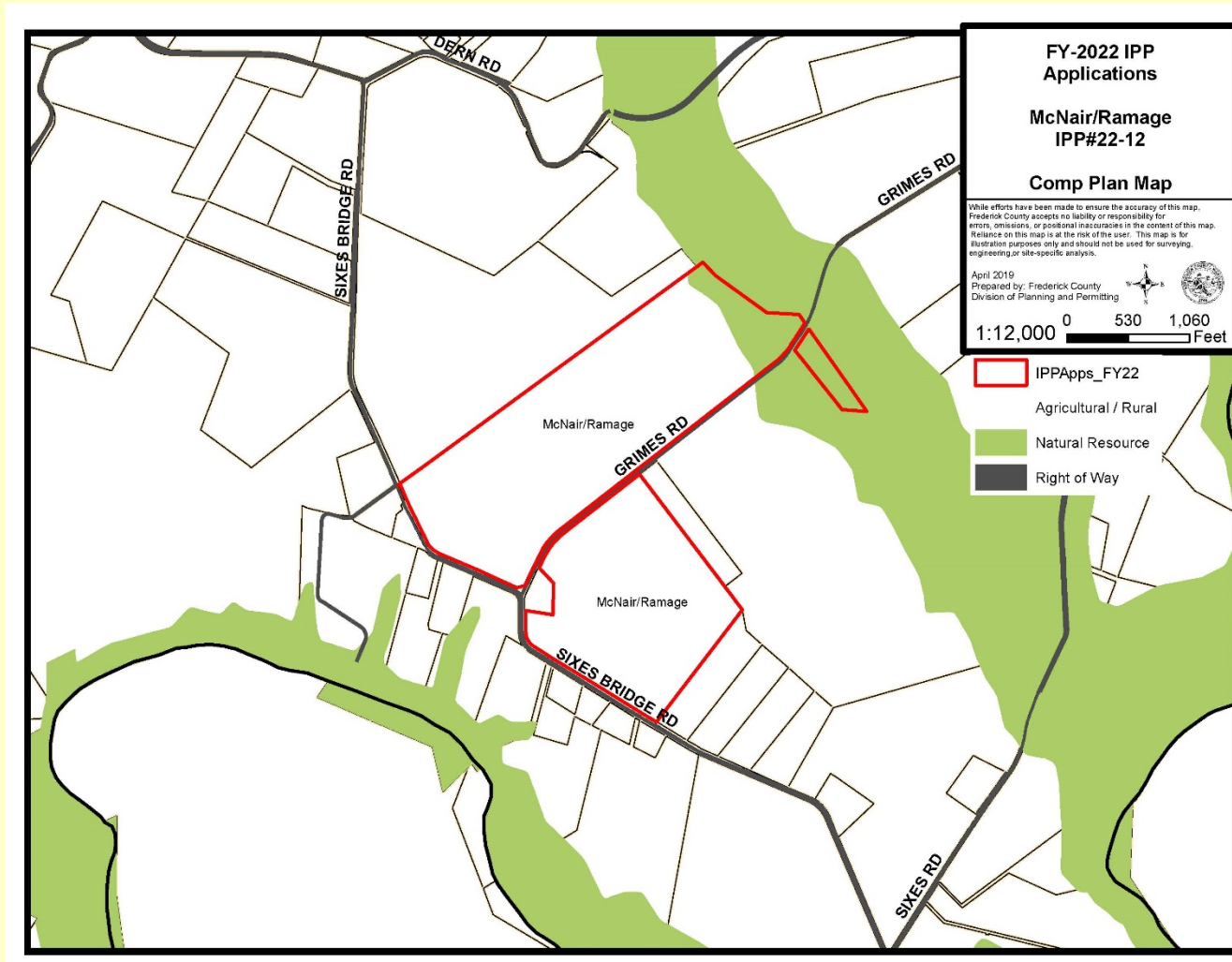
22-10 –Robert Walsh – 97.5 acres on the east and west sides of Hayes Road, and the south side of Brandenburg Hollow Road (Tax Map 23 Parcels 16 and 51)



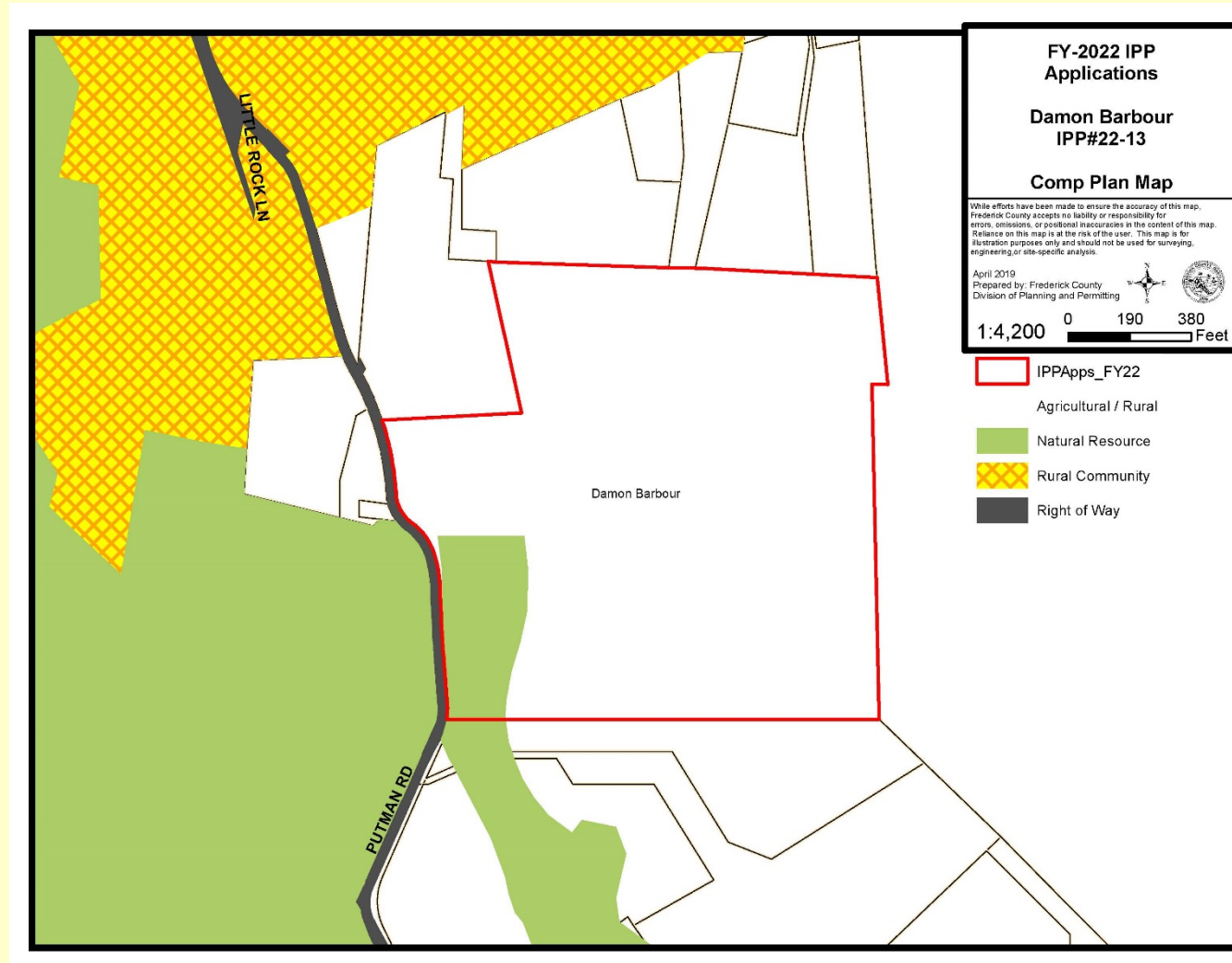
22-11 – Francis and Arlene Roderick- 218 acres on the north side of Cook Brothers Road, east of Prices Distillery Road (Tax Map 97 Parcels 28 and 145)



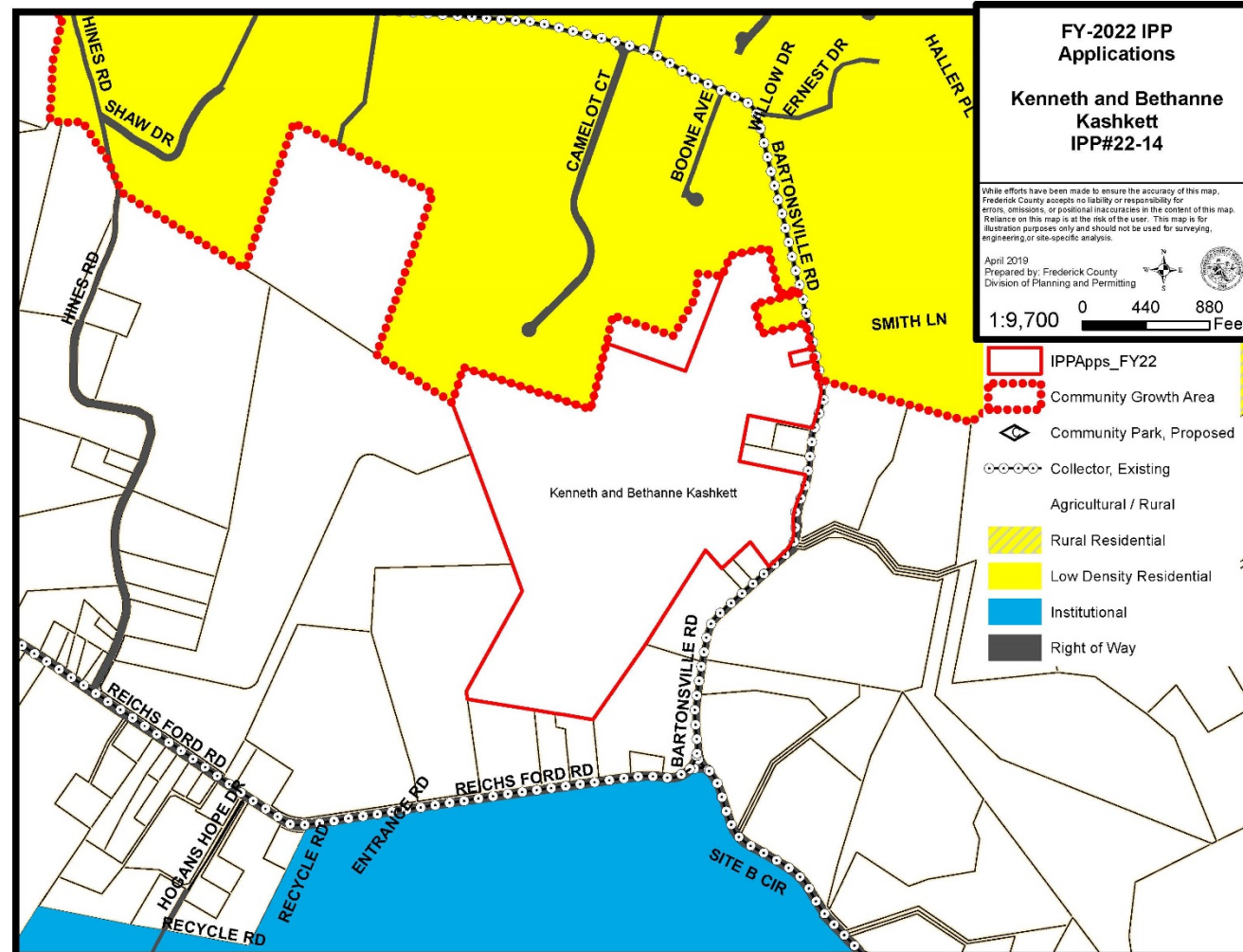
22-12 – Dallas McNair and Sharon Ramage 143 acres on the north and south sides of Grimes Road, east of Sixes Bridge Road (Tax Map 21 Parcels 10 and 64)



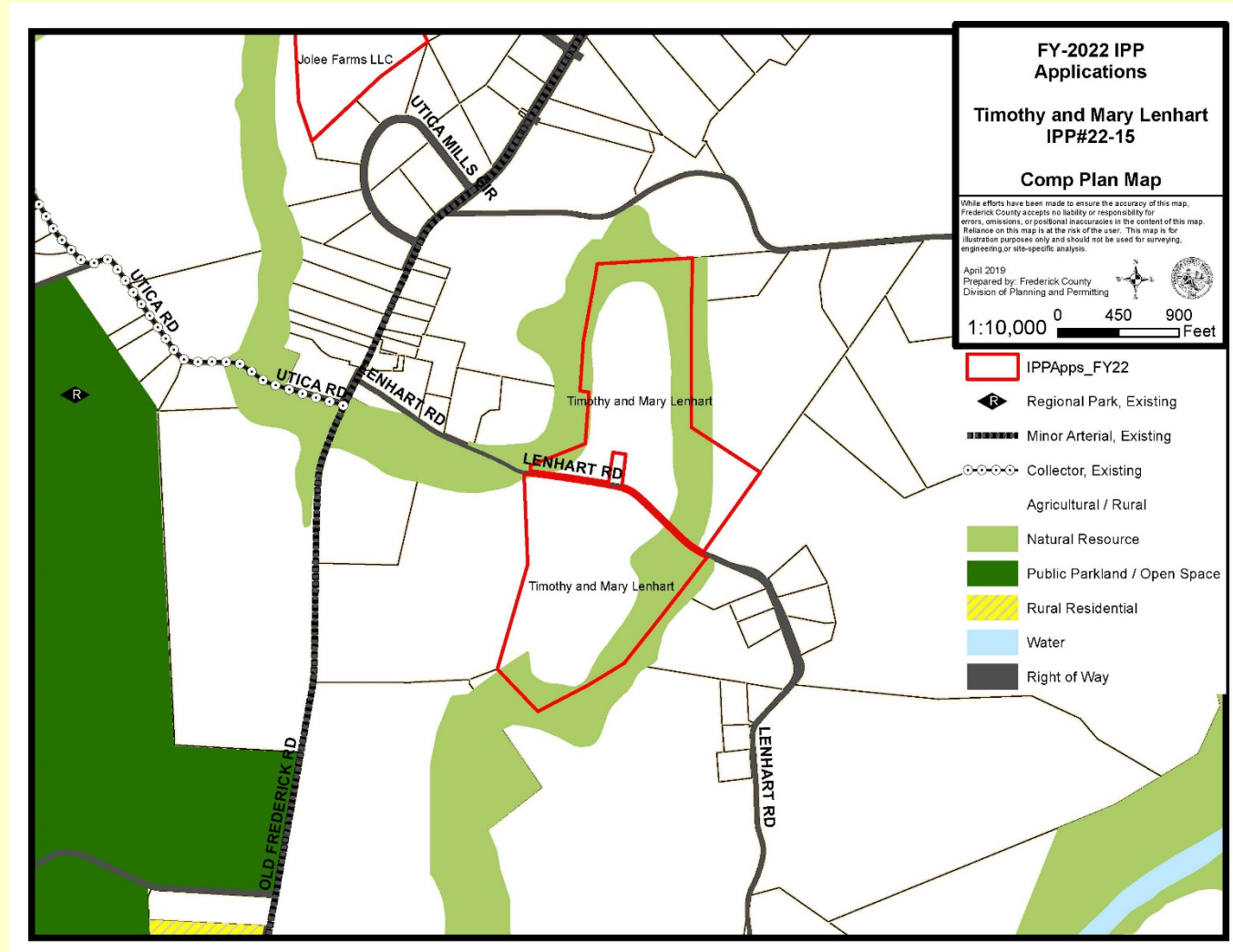
22-13 – Damon Barbour – 48 acres on the east side of Putman Road, south of Mountaindale Road (Tax Map 40 Parcel 317)



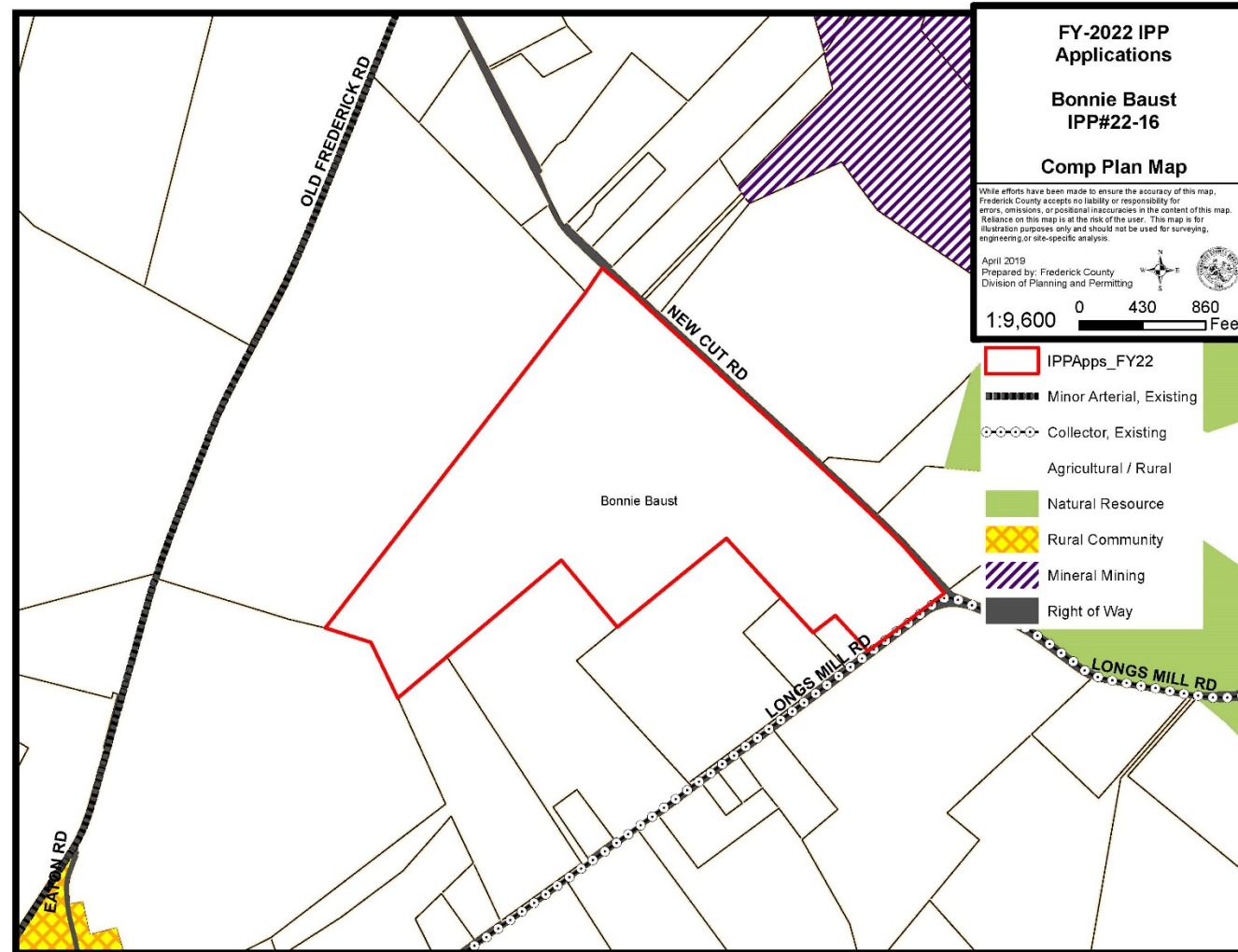
22-14 – Kenneth & Bethanne Kashkett- 97 acres located on the west side of Bartonville Road, north of Reichs Ford Road (Tax Map 87 Parcel 10)



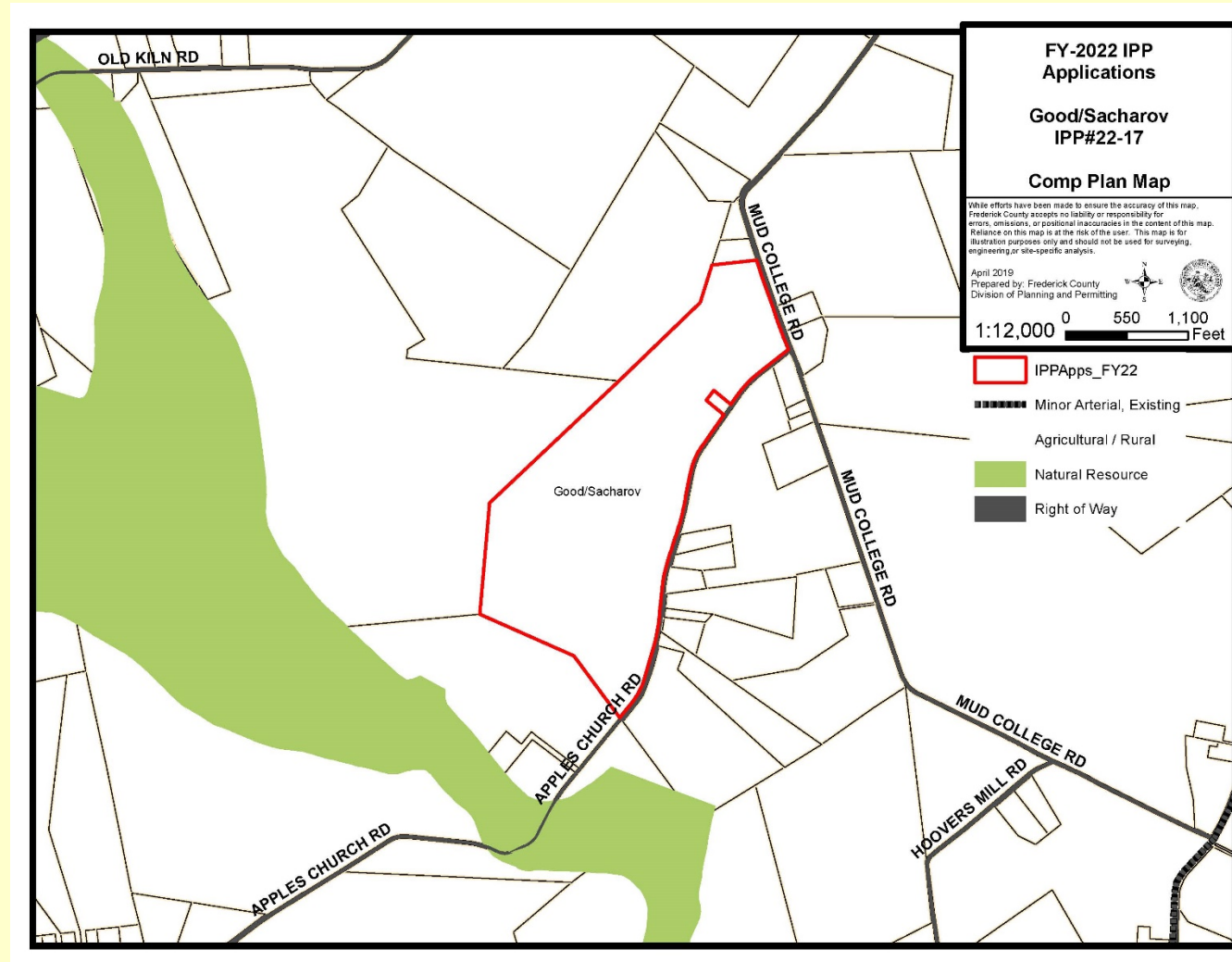
20-15- Timothy & Mary Lenhart – 77 acres on the north and south sides of Lenhart Road (Tax Map 40 Parcel 103)



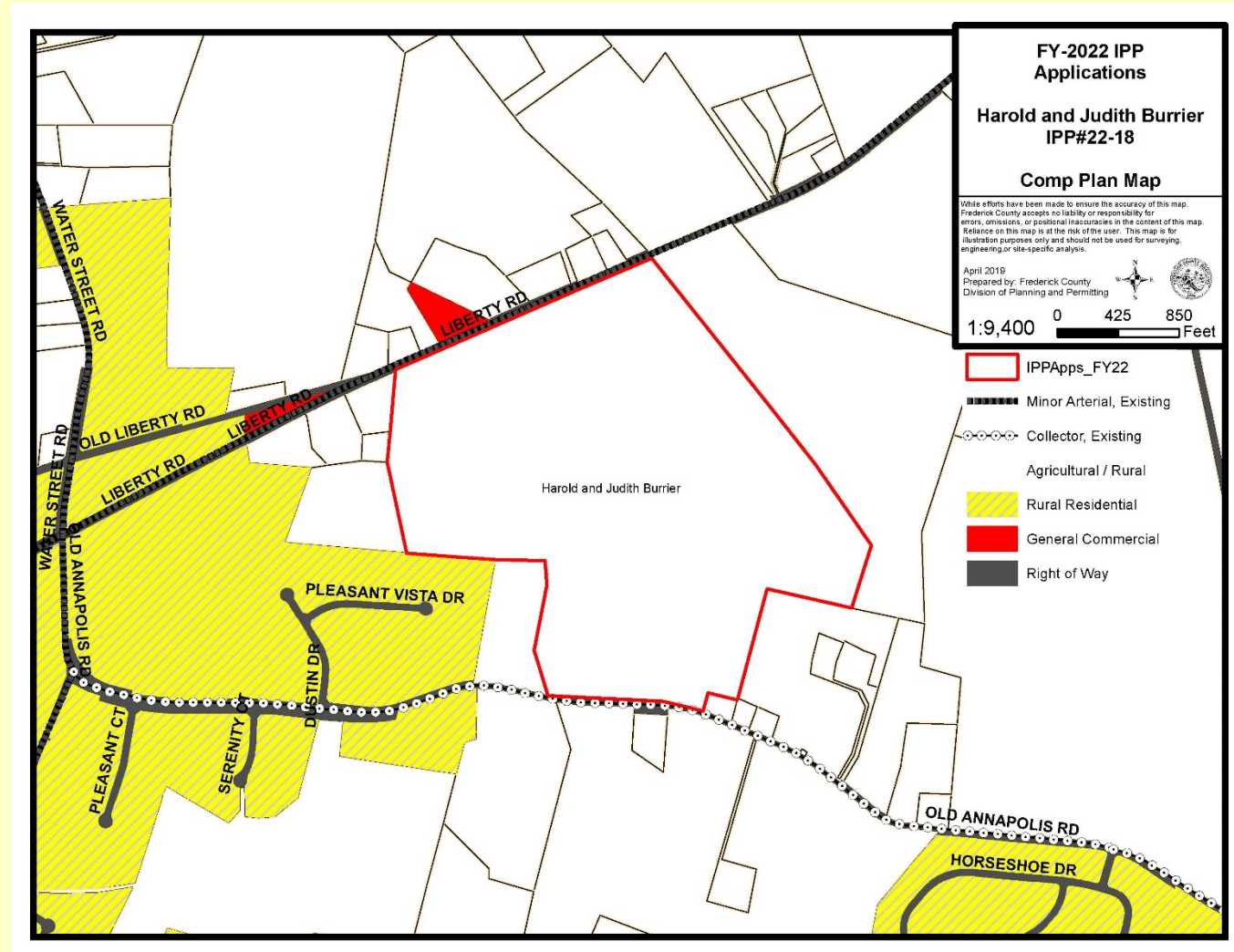
22-16 – Bonnie Baust – 123.5 acres on the west side of New Cut Road and the north side of Longs Mill Road (Tax Map 26 Parcel 34)



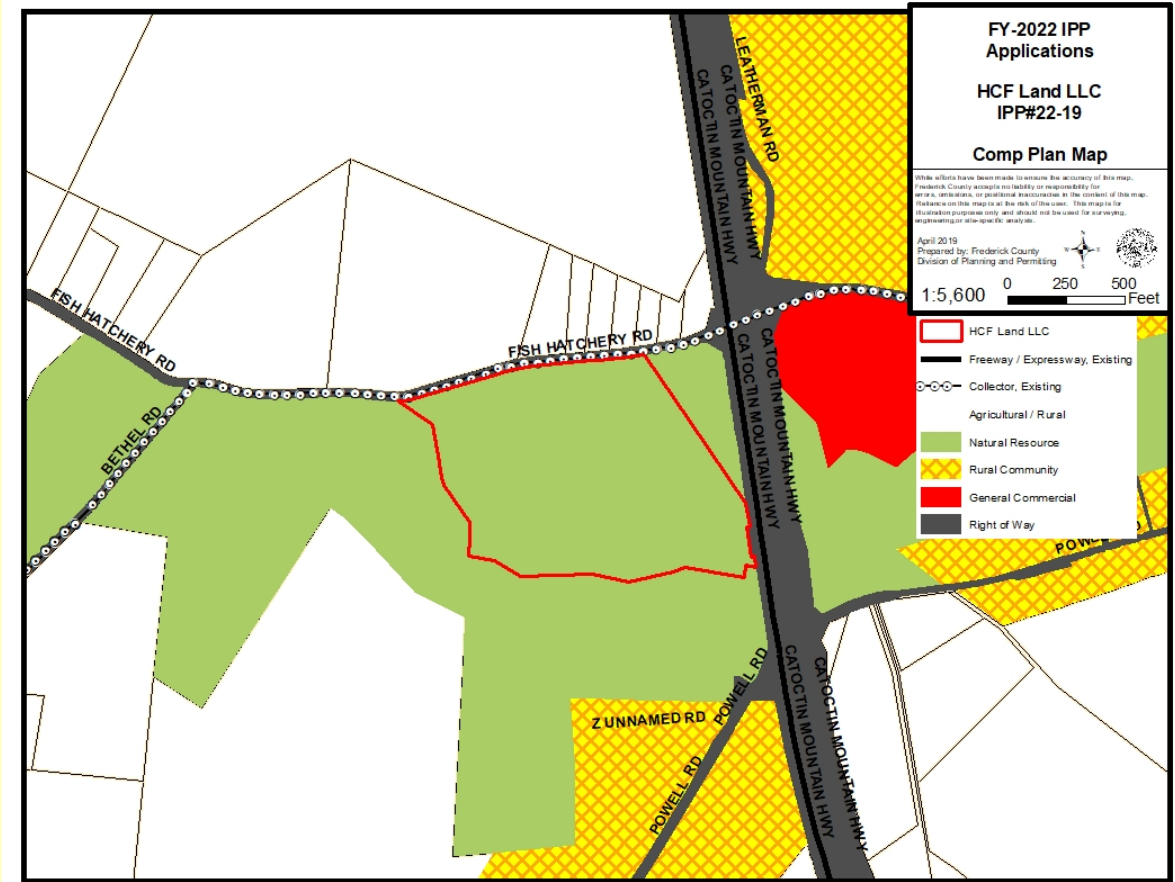
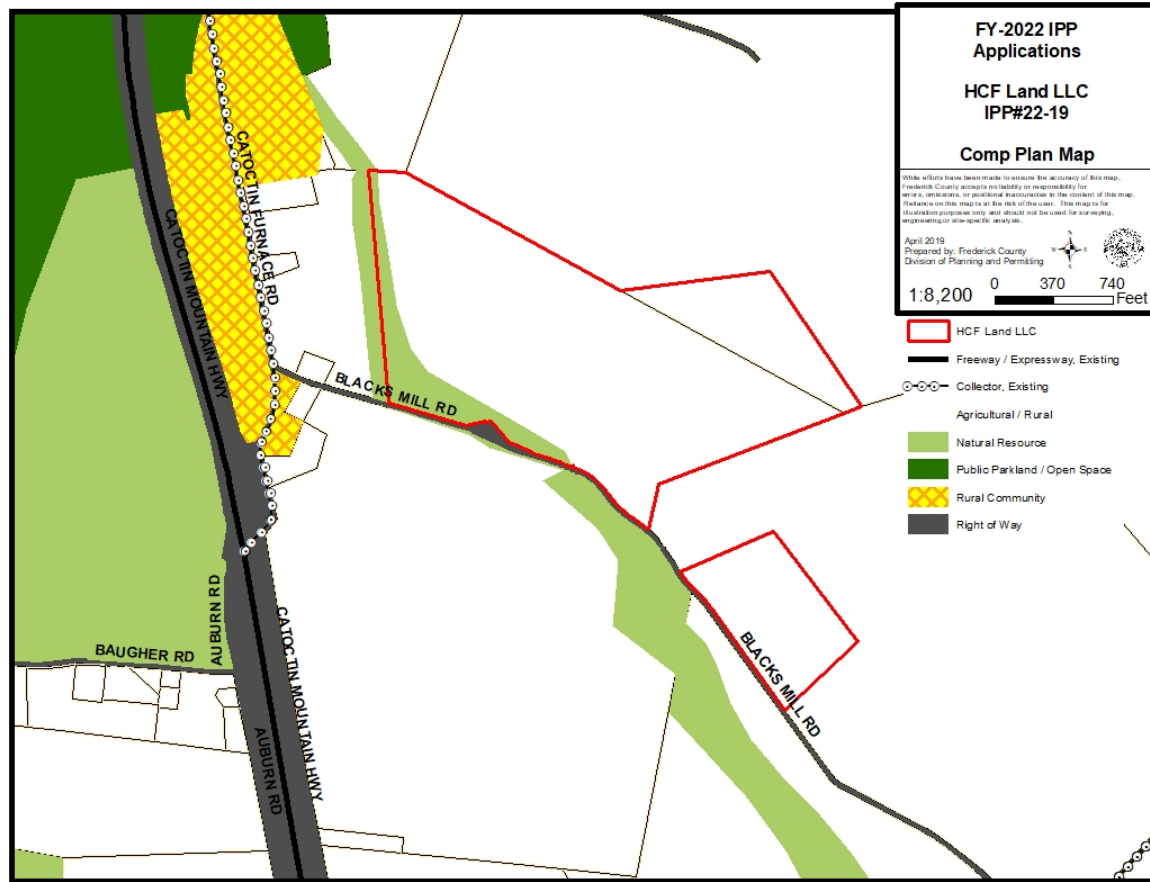
22-17 – John Good and Christina Sacharov – 110 acres on the north side of Apples Church Road, and west side of Mud College Road (Tax Map 20 Parcel 30)



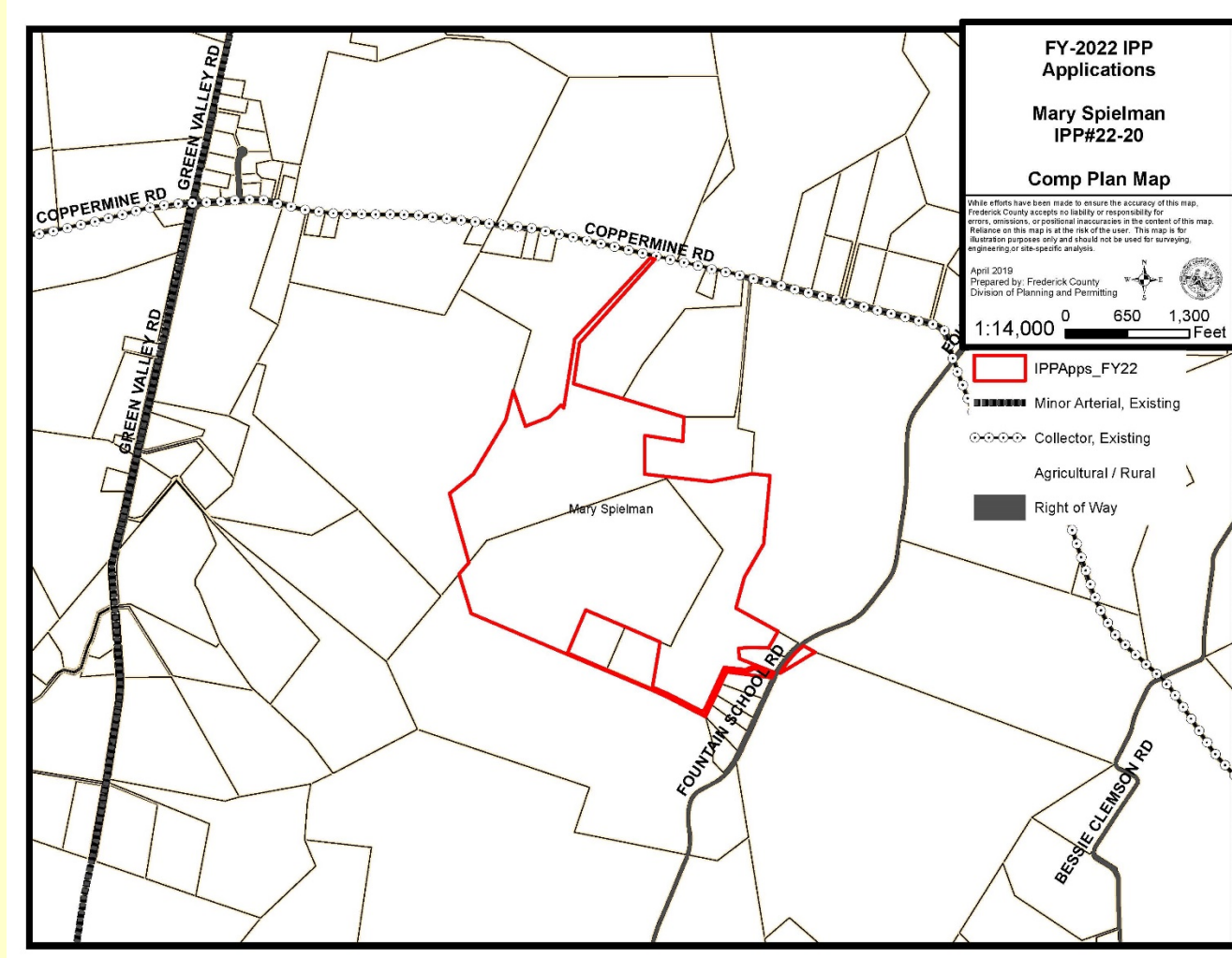
22-18 – Harold and Judith Burrier – 148.5 acres on the south side of Liberty Road,
east of Water Street Road (Tax Map 59 Parcel 77)



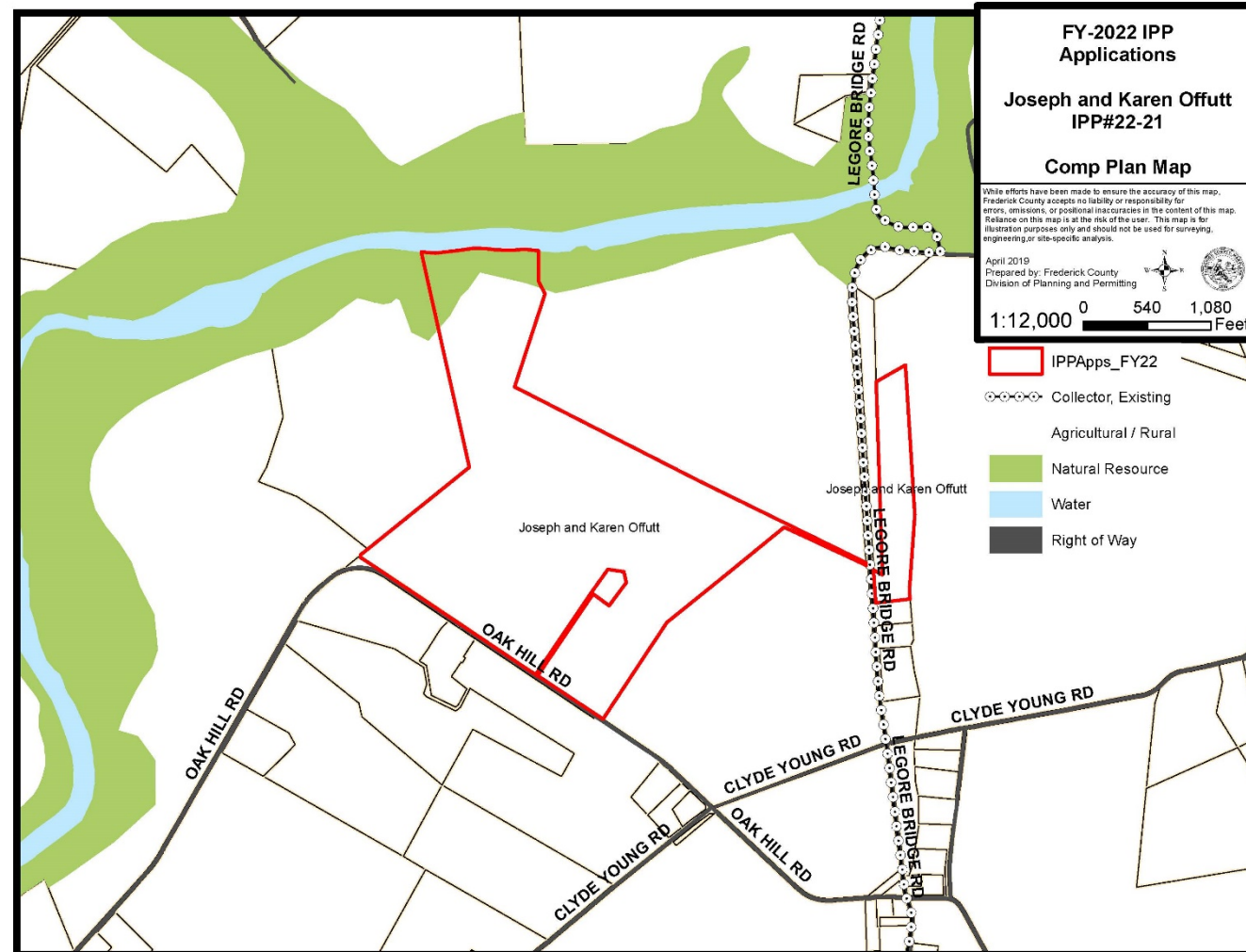
22-19 – HCF Land, LLC - 100 acres located on the north side of Blacks Mill Road,
and 24 acres on the south side of Fish Hatchery Road (Tax Map 32 Parcels
6,17,124 and Tax Map 40 Parcel 121)



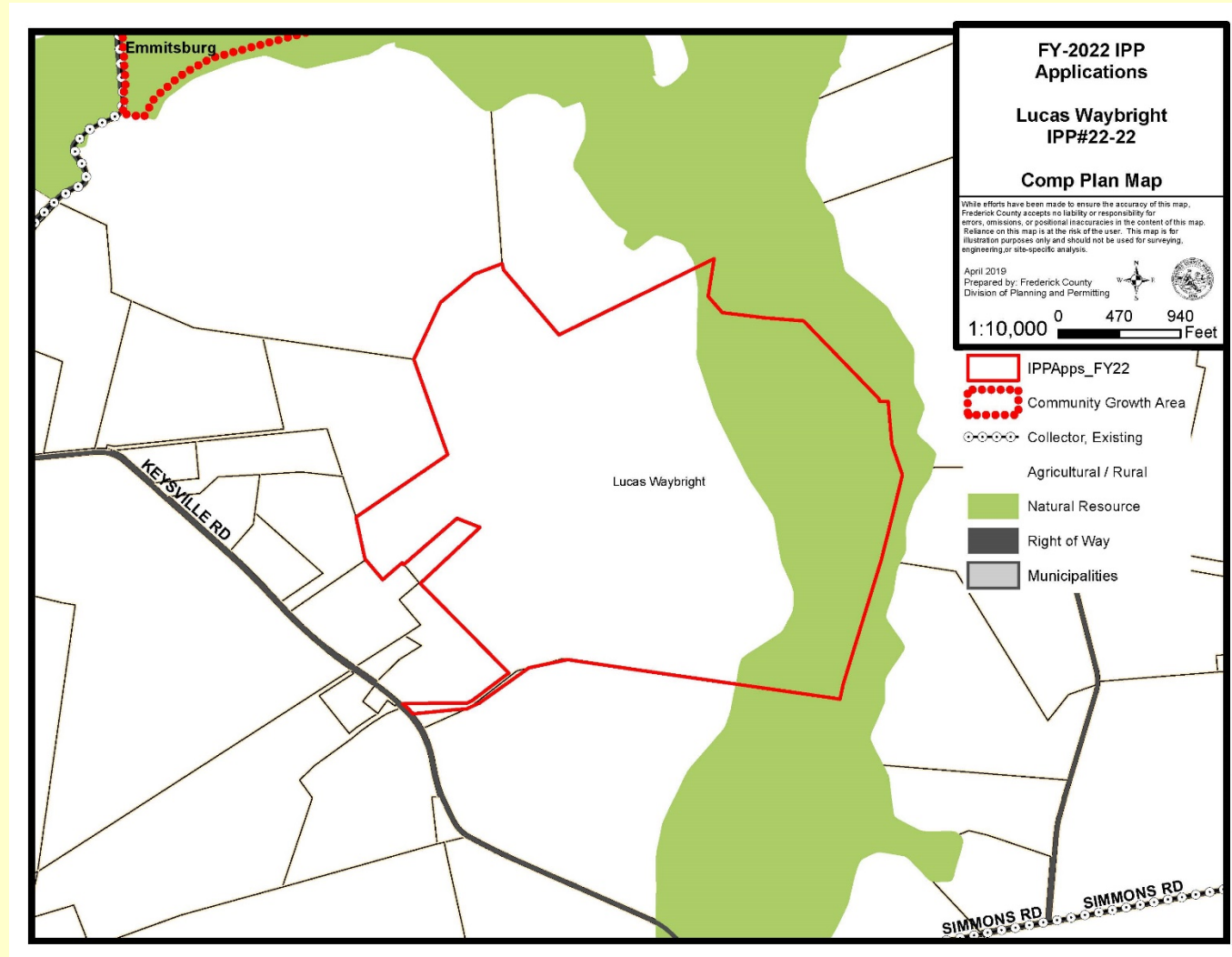
22-20 – Mary Spielman- 162 acres located on the west side of Fountain School Road, on the south side of Coppermine Road, and east of Green Valley Road (Tax Map 51 Parcel 11)



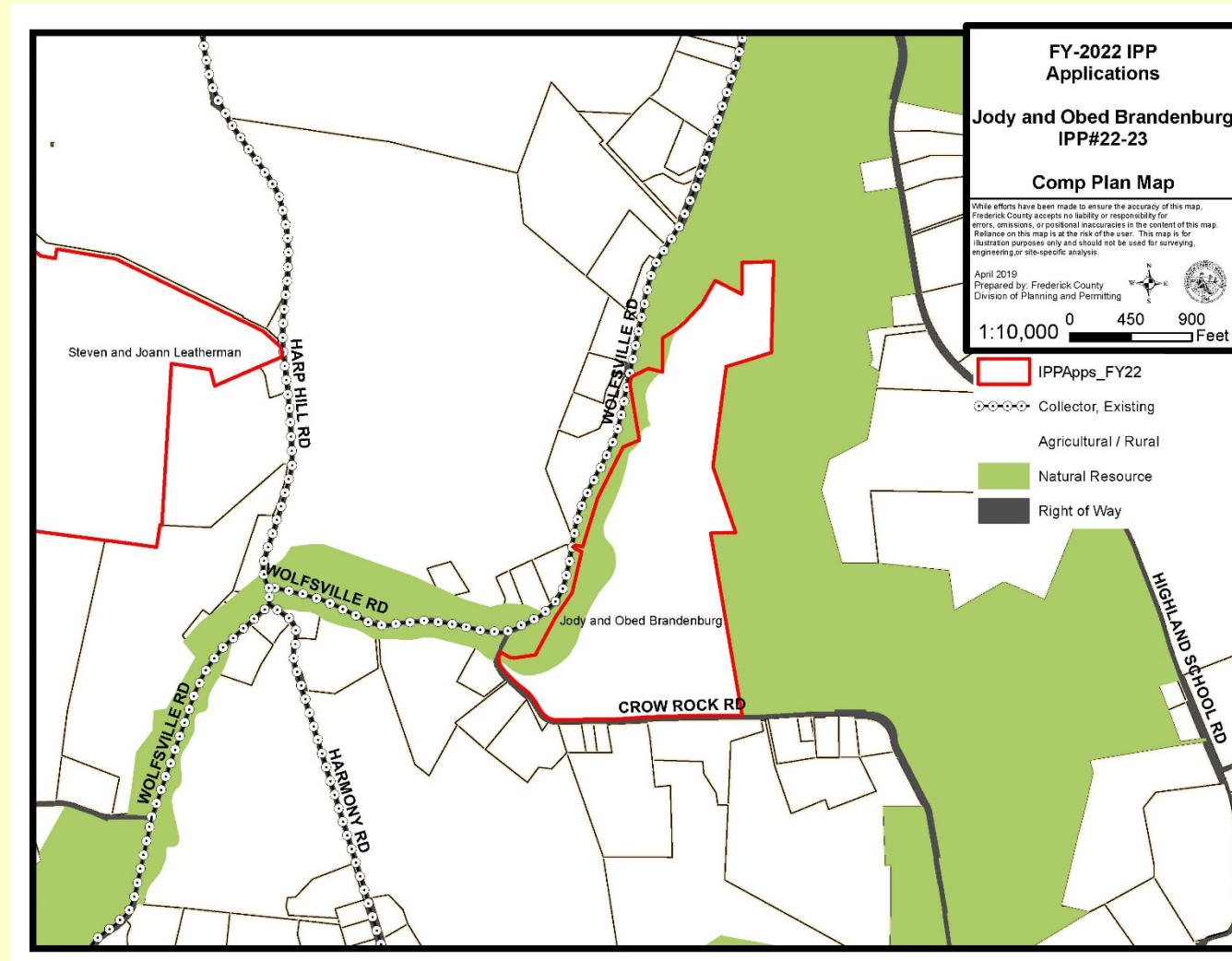
22-21 – Joseph & Karen Offutt- 140 acres located on the north side of Oak Hill Road, and on the east and west sides of Legore Bridge Road (Tax Map 33 Parcel 30)



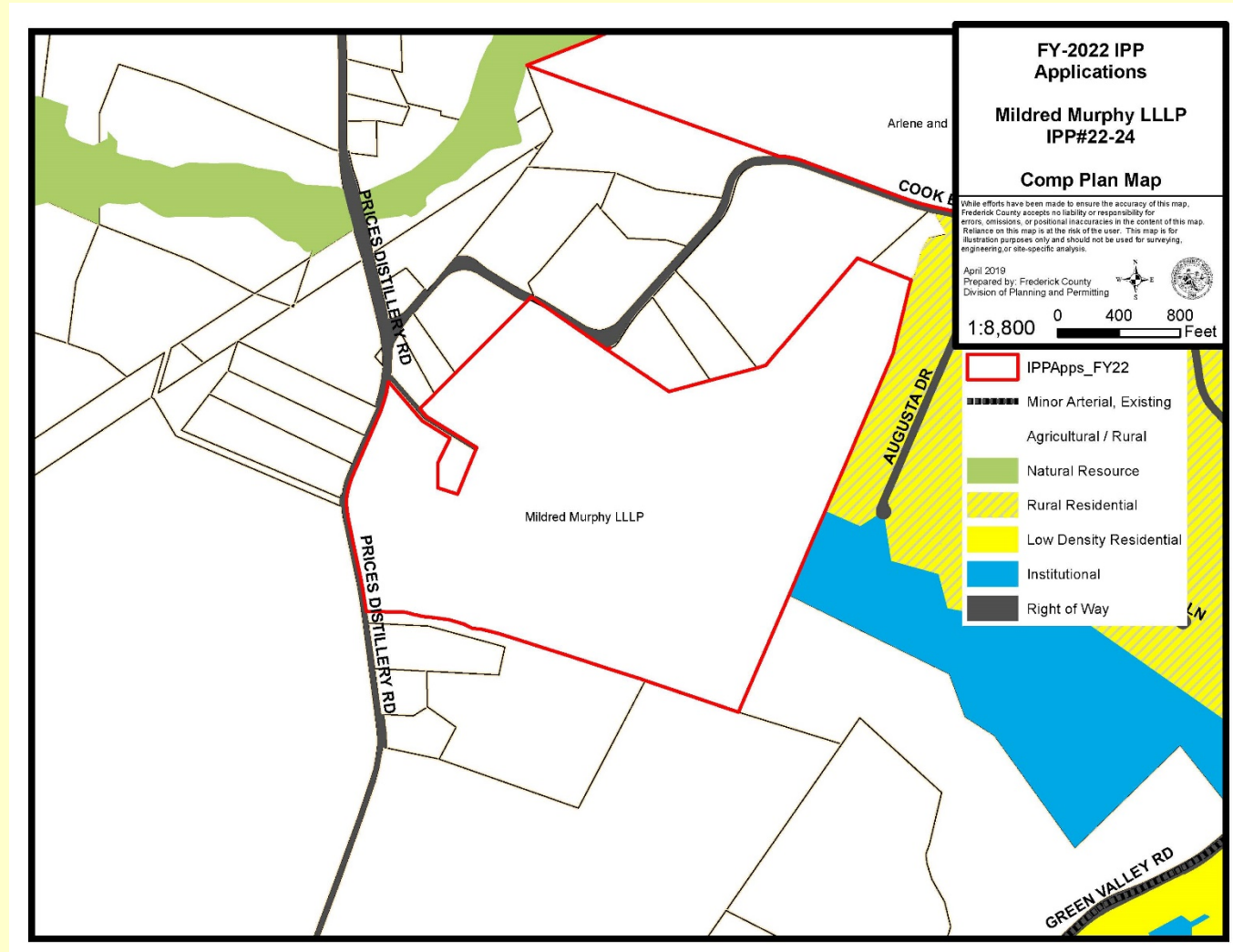
22-22 – Lucas and Nicole Waybright- 219 acres located on the east side of Keysville Road, south of the Town of Emmitsburg (Tax Map 9 Parcel 120)



22-23 – Jody and Obed Brandenburg - 89.5 acres located on the north side of Crow Rock Road, east of Wolfsville Road (Tax Map 38 Parcel 79)



22-24 – Mildred Murphy LLLP- 133 acres located on the east side of Prices Distillery Road, and south of Cook Brothers Road (Tax Map 97 Parcel 32)



RECOMMENDATION

Staff recommends a finding of consistency with the County Comprehensive Plan on IPP applications #22-01 to #22-24.