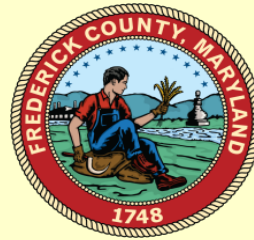


# Frederick County Planning Commission



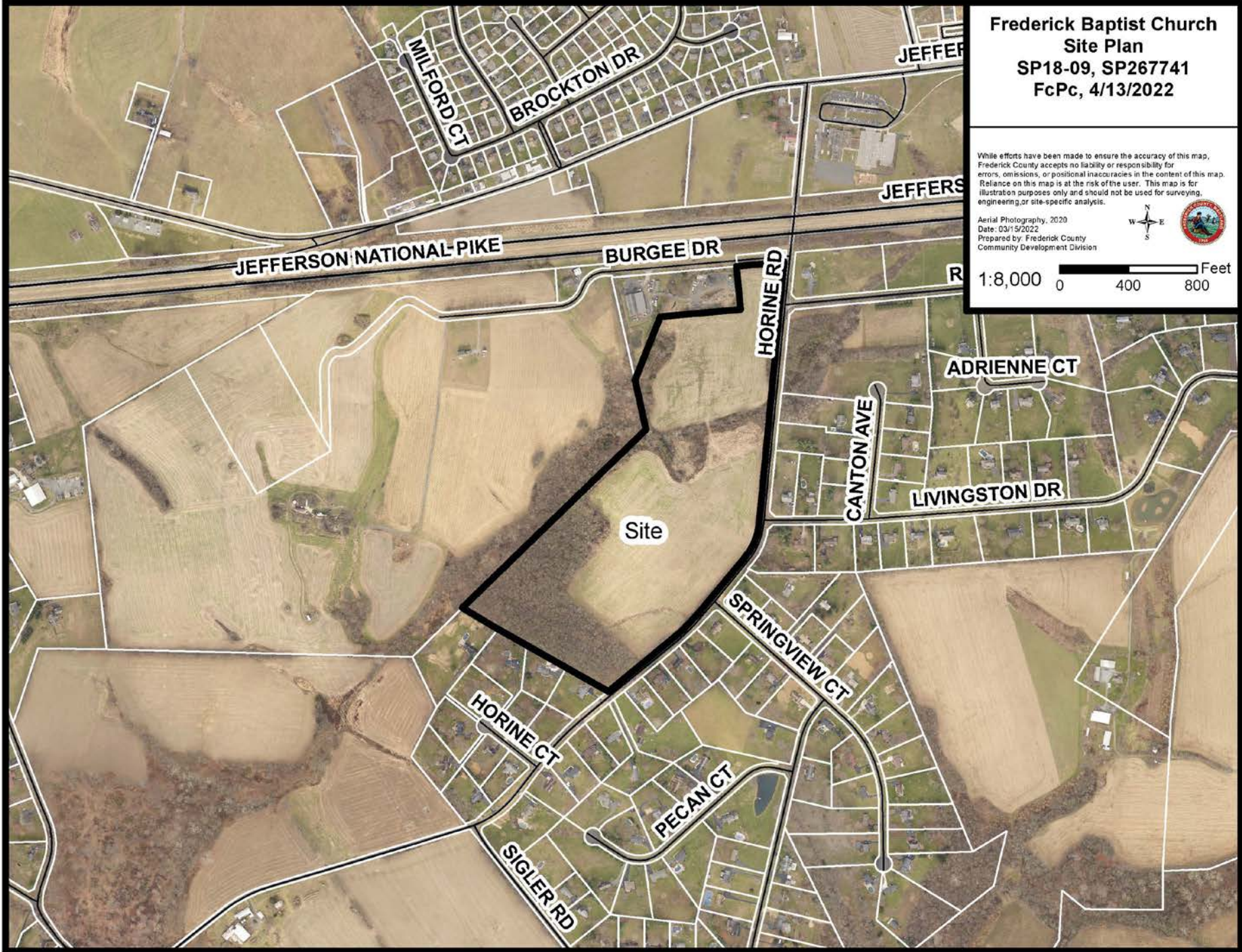
April 13, 2022

# **Frederick Baptist Church**

## **Site Plan**

**SP18-09, SP267741, A267744**

The Applicant is requesting Site Plan approval for the construction of a Place of Worship with an accessory Private School on a 50.23-acre site.



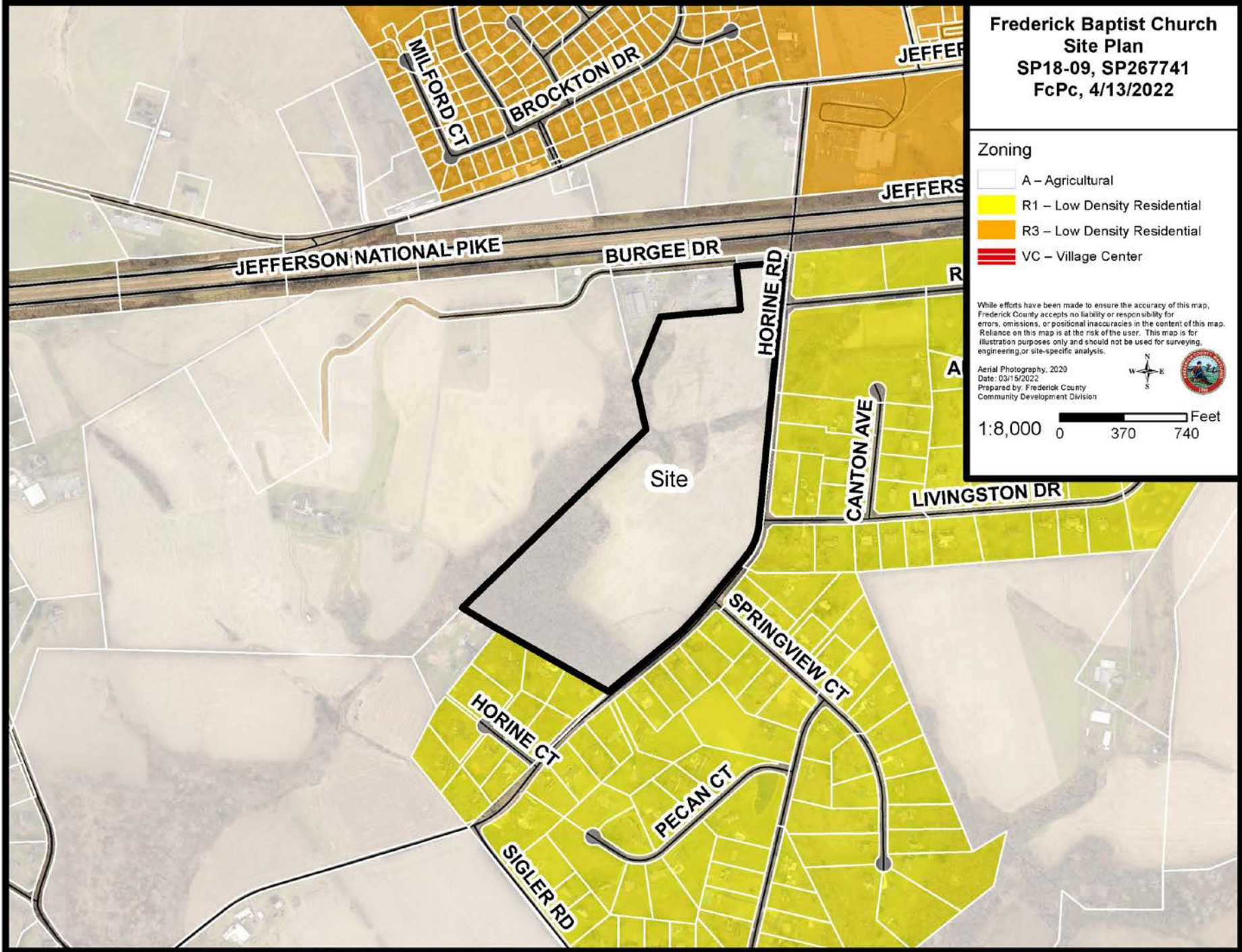
**Frederick Baptist Church**  
**Site Plan**  
**SP18-09, SP267741**  
**FcPc, 4/13/2022**

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: 03/15/2022  
Prepared by: Frederick County  
Community Development Division



1:8,000 0 400 800 Feet



**Frederick Baptist Church  
Site Plan  
SP18-09, SP267741  
FcPc, 4/13/2022**

**Zoning**

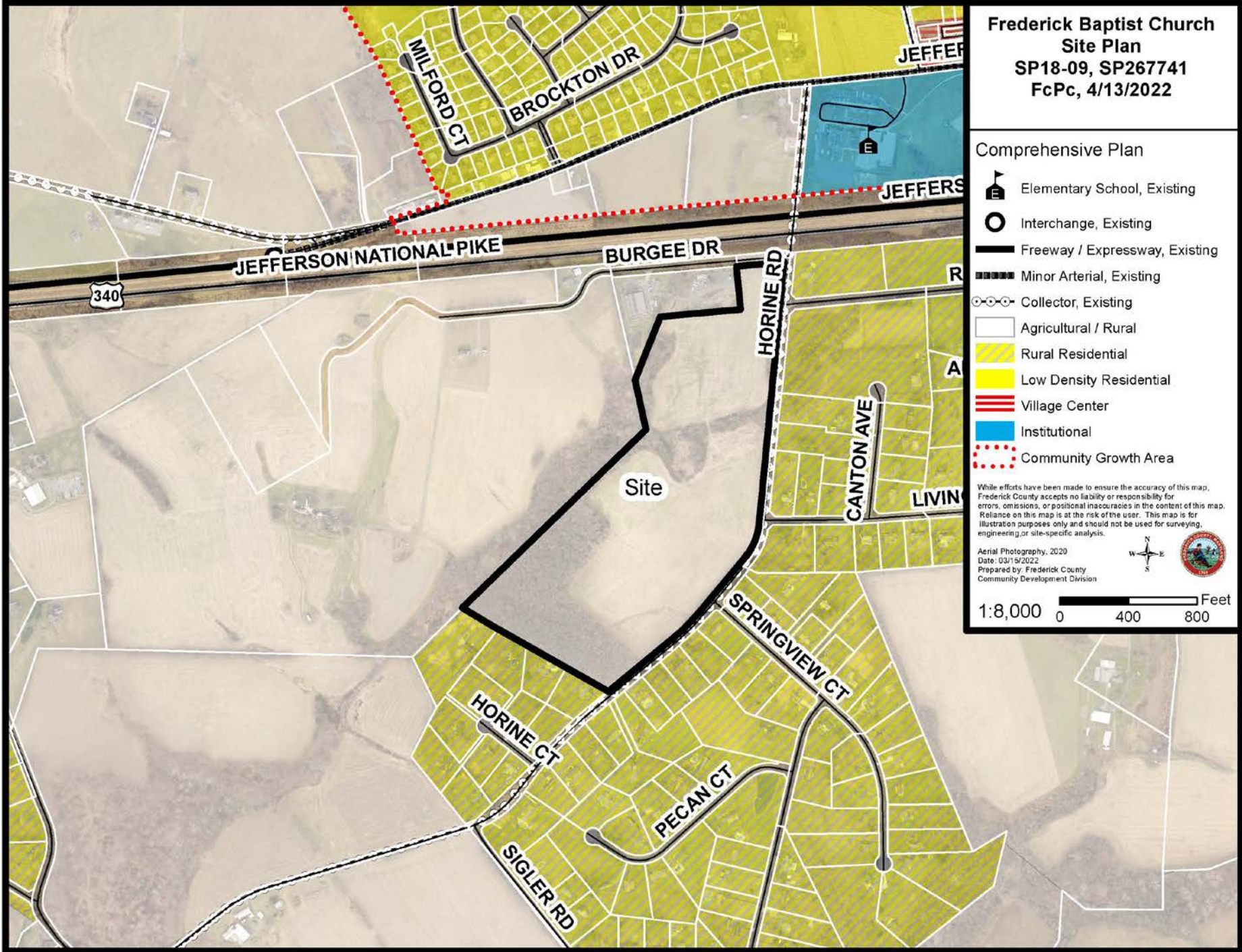
- A – Agricultural
- R1 – Low Density Residential
- R3 – Low Density Residential
- VC – Village Center

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Aerial Photography, 2020  
Date: 03/15/2022  
Prepared by: Frederick County  
Community Development Division



1:8,000 0 370 740 Feet



**Frederick Baptist Church  
Site Plan  
SP18-09, SP267741  
FcPc, 4/13/2022**

**Comprehensive Plan**

- Elementary School, Existing
- Interchange, Existing
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Existing
- Agricultural / Rural
- Rural Residential
- Low Density Residential
- Village Center
- Institutional
- Community Growth Area

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Aerial Photography, 2020  
Date: 03/15/2022  
Prepared by: Frederick County  
Community Development Division



1:8,000 0 400 800 Feet



# FREDERICK BAPTIST CHURCH

FREDERICK, MARYLAND



FREDERICK BAPTIST CHURCH  
FREDERICK, MARYLAND



# **RECOMMENDATION**

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 modifications and conditions are met:

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

1. A parking modification under §1-19-6.220(A)(4) to provide 58 additional parking spaces.
2. A loading modification under §1-19-6.210(B) to provide 1 fewer loading space.
3. A Street Tree modification under §1-19-6.400(A)(2)(b) for an alternate landscape design.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Health Department notes that a septic inspection is needed for Use and Occupancy.
3. The Applicant shall work with Staff to locate the required street trees closer to Horine Road and/or document the number of existing trees along the property frontage as discussed in the Staff report.