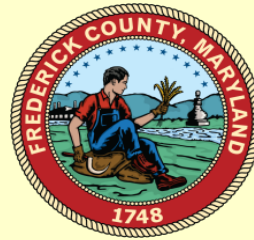


Frederick County Planning Commission



June 8, 2022

Fair Oaks Non-Governmental Utility

SP 276692 Site Plan

The Applicant is requesting site plan approval to construct a non-governmental utility on a .41-acre parcel

[illegible]

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Figure 2 Site Aerial Existing Conditions



Figure 3 Zoning Plan

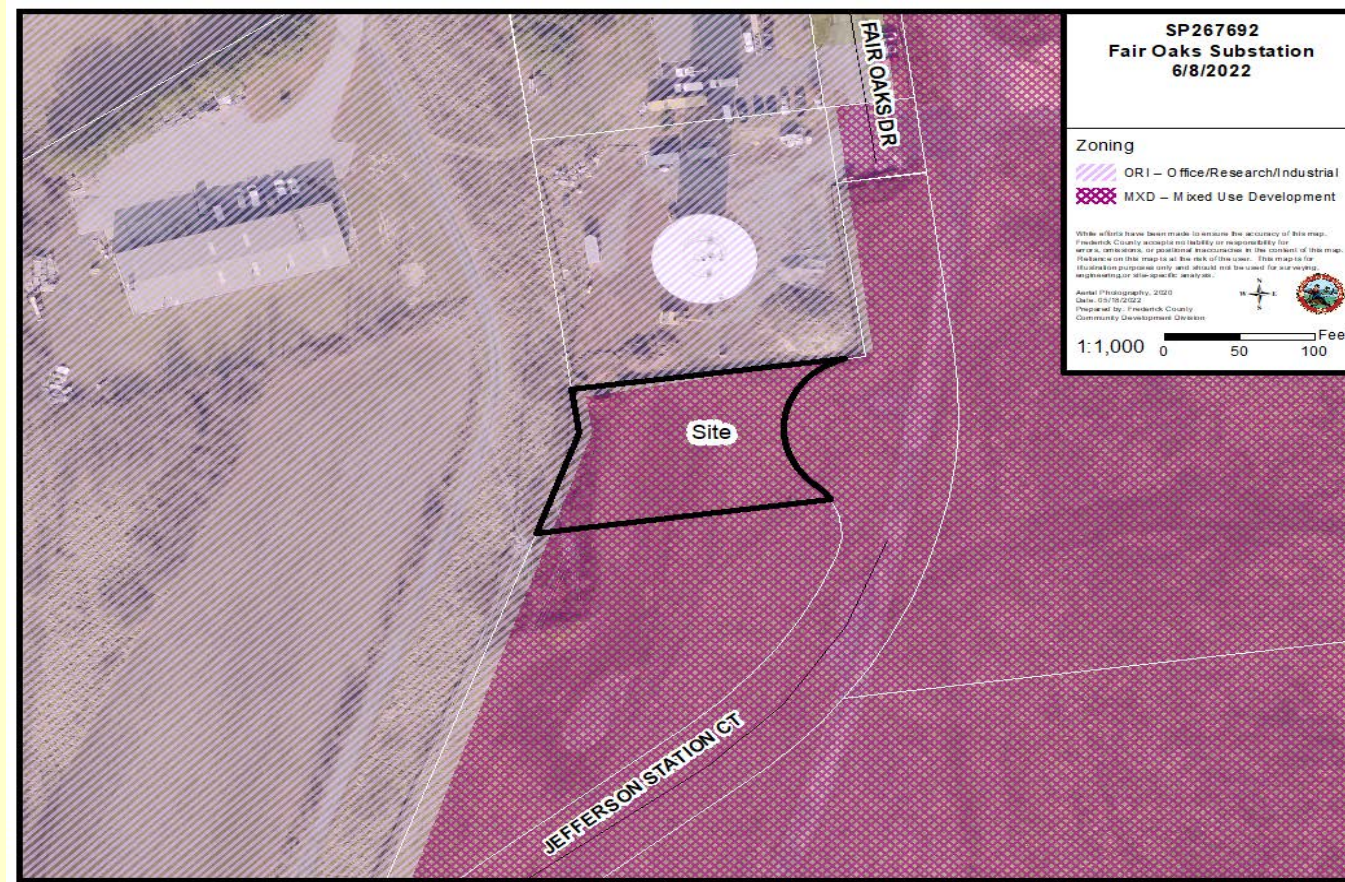


Figure 4 Comprehensive Plan

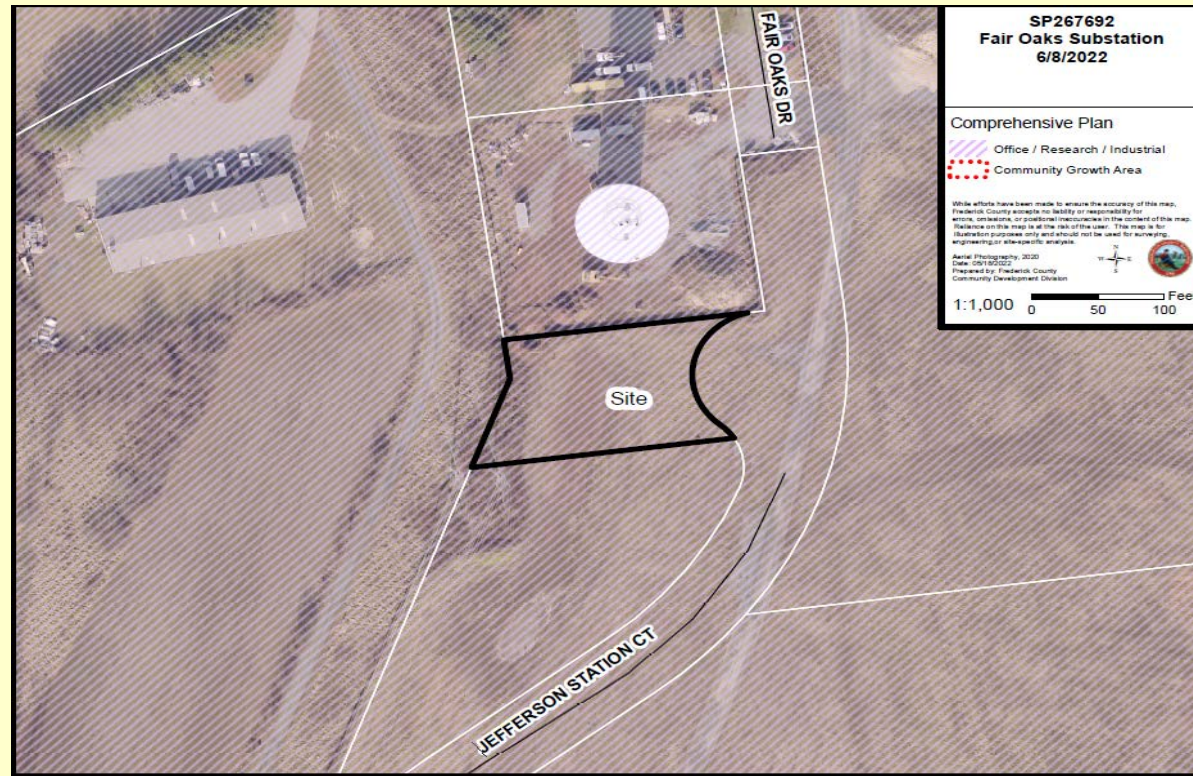


Exhibit 1 Colored Rendition of Site Plan



Exhibit 2 Structural (Architectural) Elevations

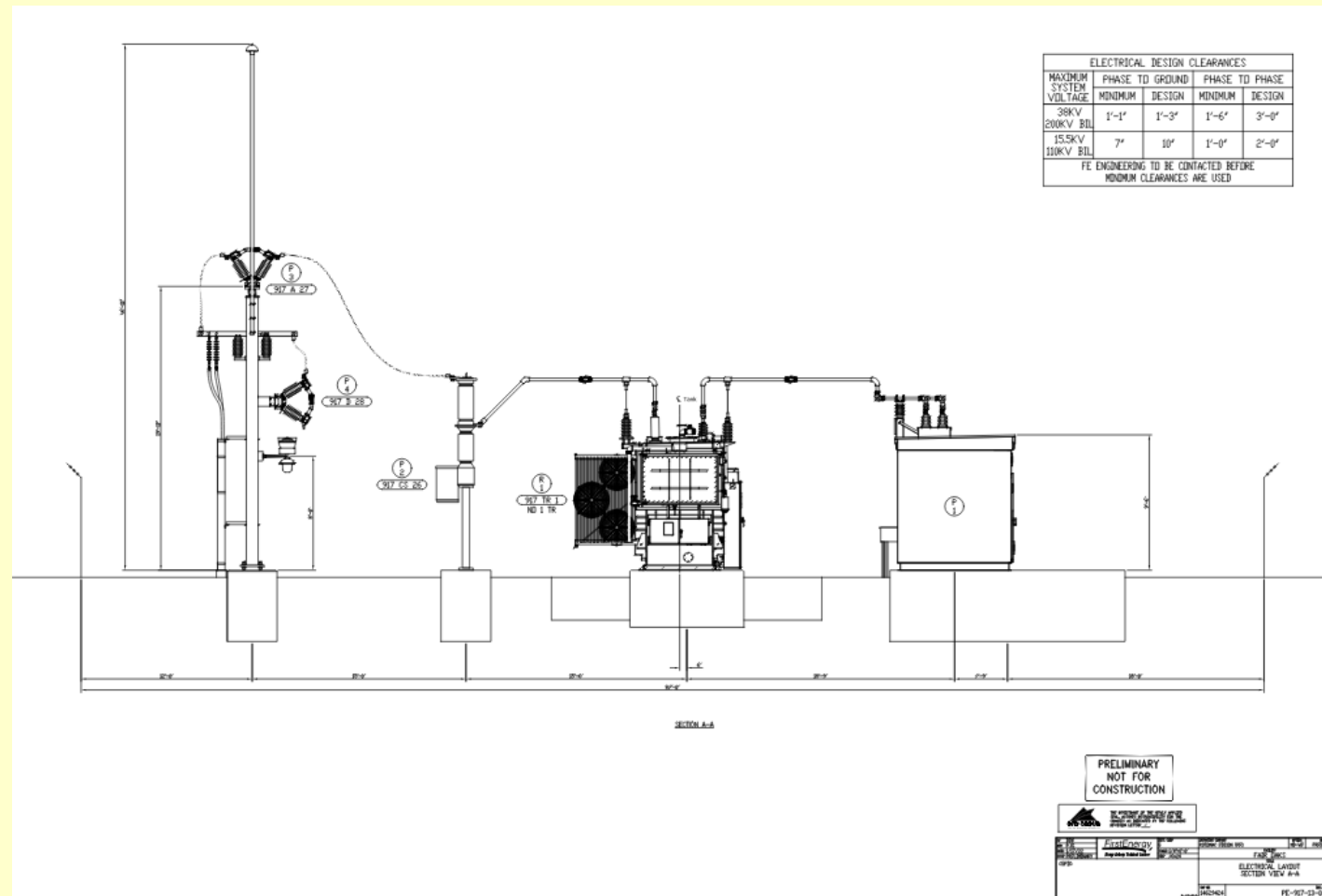
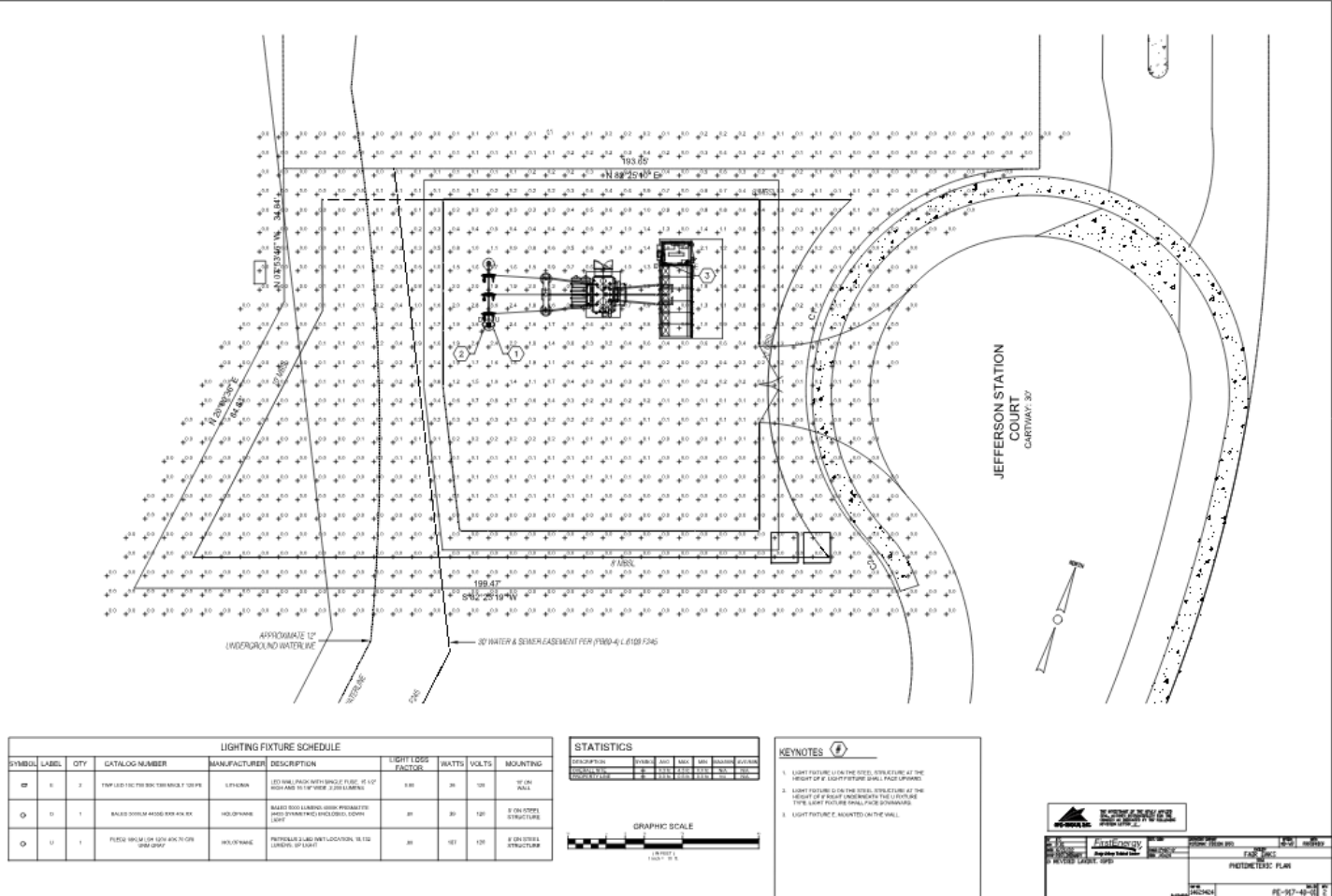


Exhibit 3 Photometric Plan



RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for the Fair Oaks Non- Governmental Utility. 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 June 8, 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 conditions met:

Staff-proposed conditions of approval

1. Address all agency comments as the plan proceeds through to completion.
2. Make the following minor corrections to the cover sheet; add Tax Map and Page to vicinity map.
3. Add the Exhibit 2 and 3 sheets (architectural view and photometric plan) to the final set for approval stamp.