

Frederick County Planning Commission



November 8, 2023

The Estates of Old Middletown

Concept Plan

The Applicant is requesting Concept Plan approval for a 5-lot Agricultural Cluster Subdivision located on a 94.58-acre parcel.

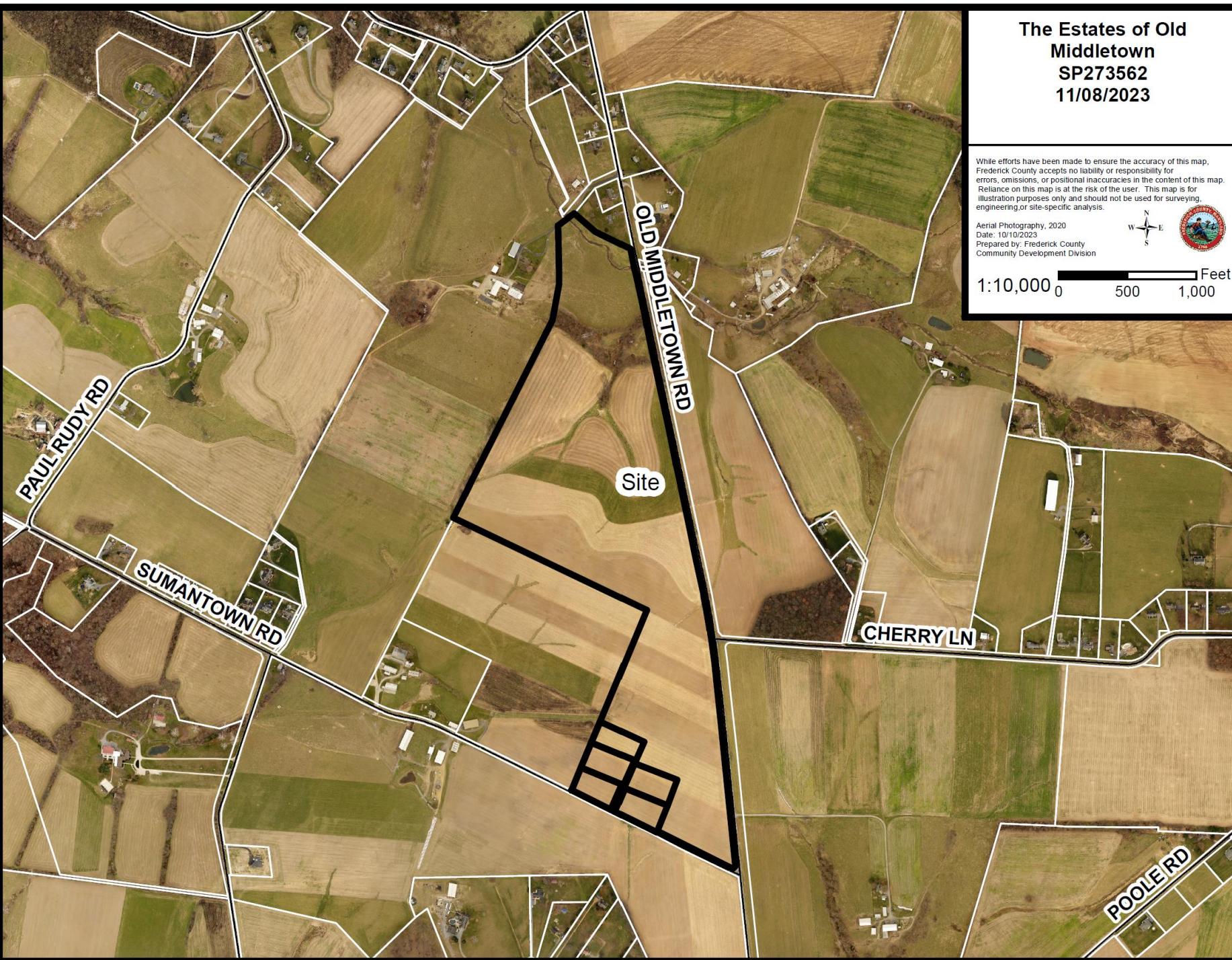
The Estates of Old
Middletown
SP273562
11/08/2023

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Aerial Photography, 2020
Date: 10/10/2023
Prepared by: Frederick County
Community Development Division



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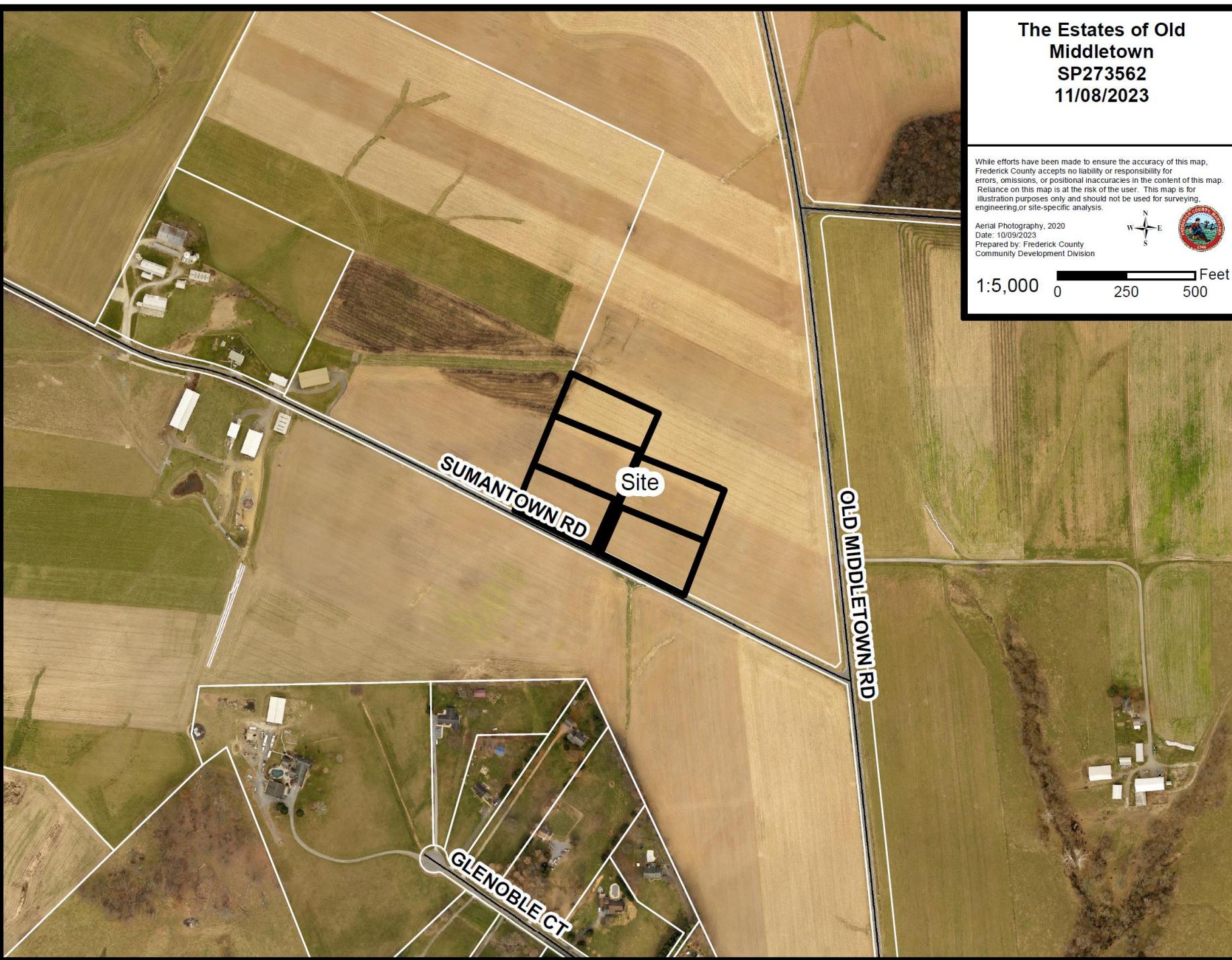
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Aerial Photography, 2020
Date: 10/09/2023
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Community Development Division



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The Estates of Old
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Zoning

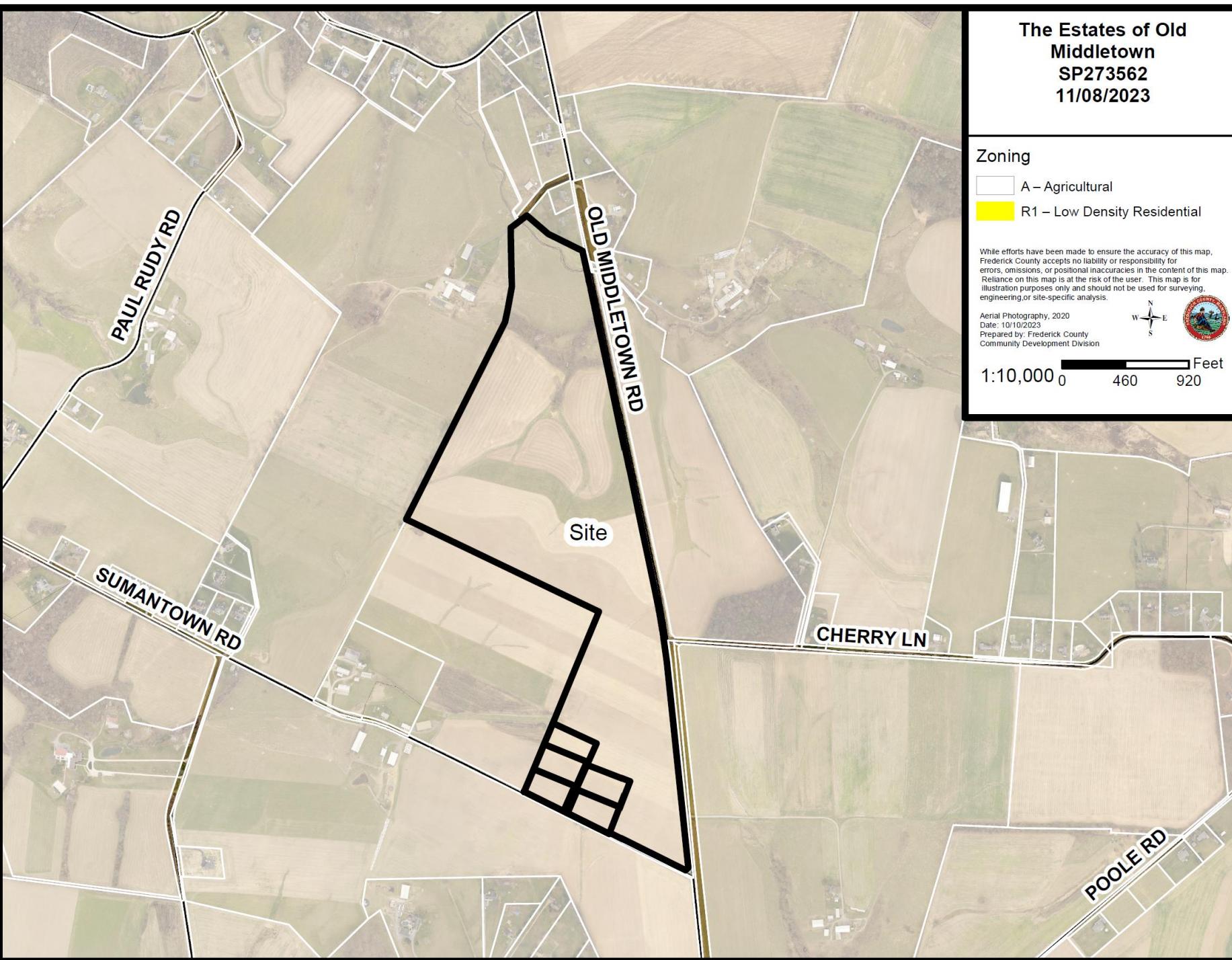
- A – Agricultural
- R1 – Low Density Residential

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1:10,000 0 460 920 Feet



The Estates of Old
Middletown
SP273562
11/08/2023

Comprehensive Plan

○-○-○ Collector, Existing

Agricultural / Rural

Rural Residential

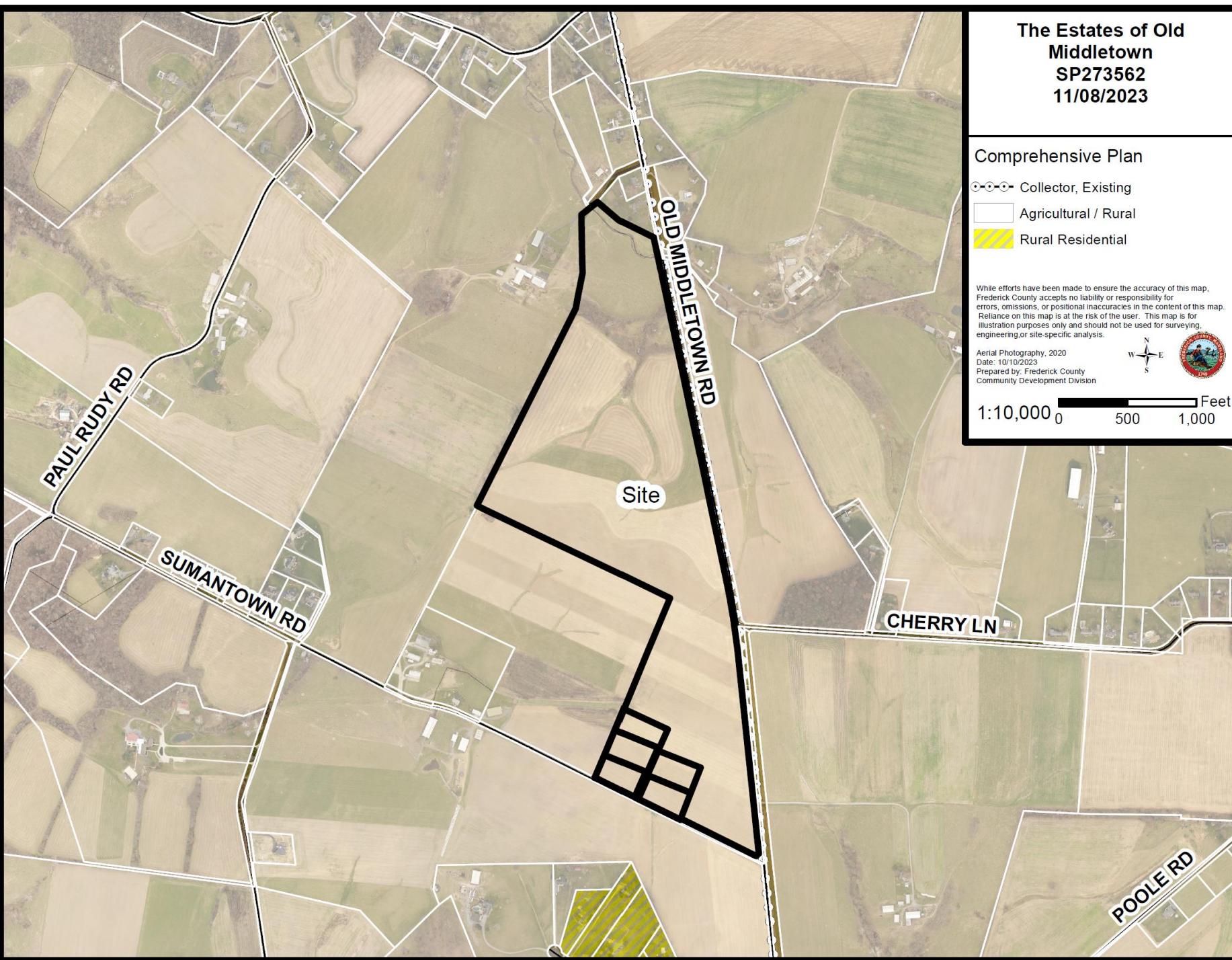
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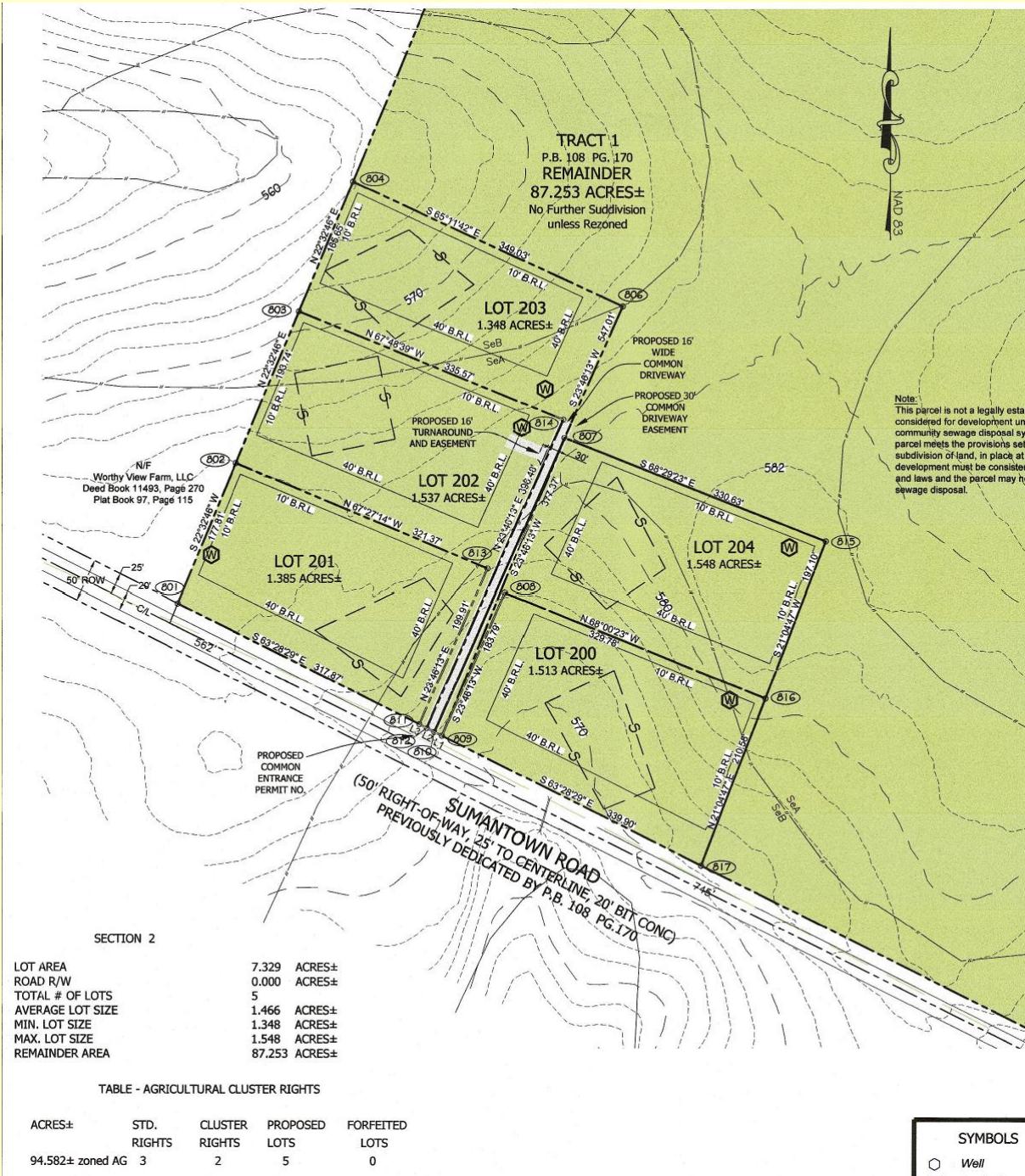
Aerial Photography, 2020
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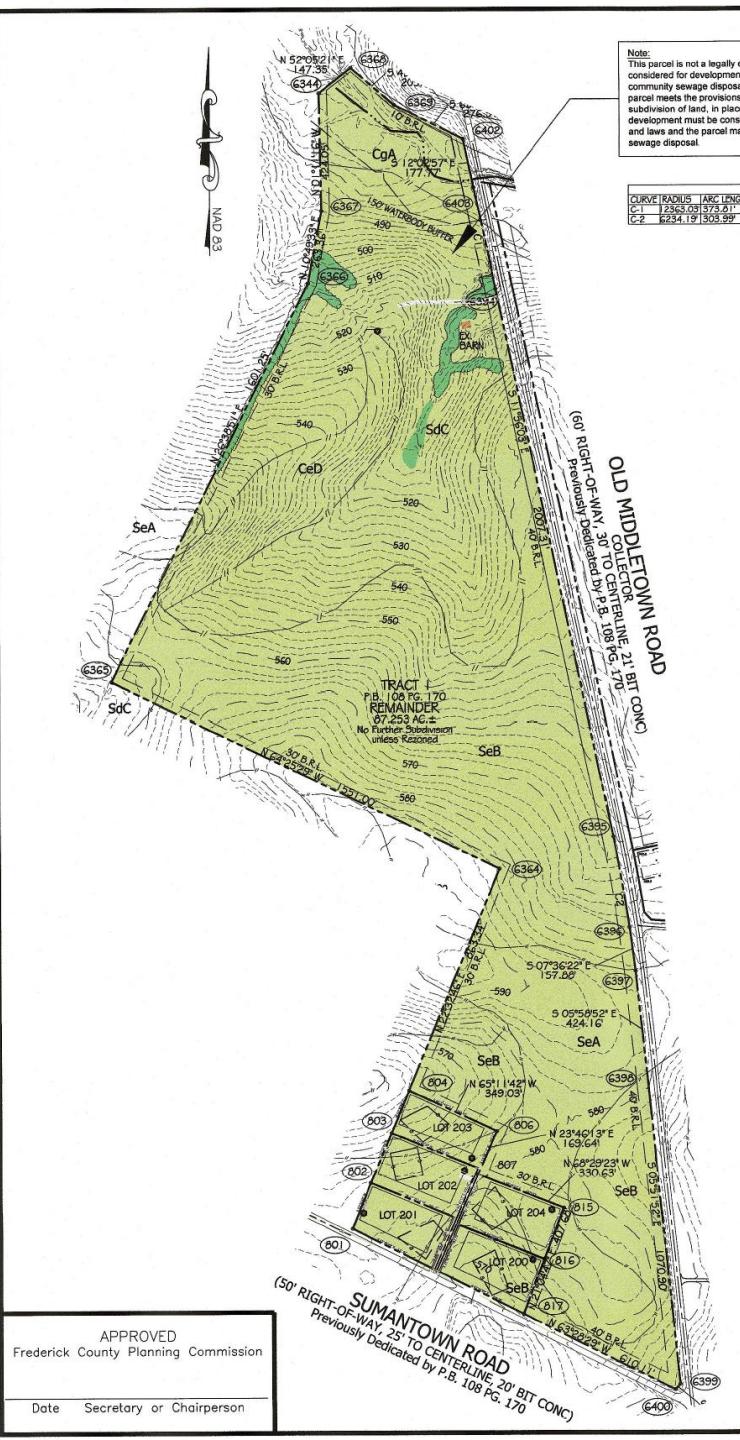


N
W E
S

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Note:
This parcel is not a legally established lot under COMAR 26.04.03 and may not be considered for development until such time as the parcel is subdivided by a conventional sewage disposal system or evaluated by the Maryland Department of the Environment in accordance with the subdivision regulations set forth in the Code of Maryland Regulations for subdivision of land, in place at the time the proposal is submitted. Furthermore, development must be consistent with applicable State and County codes, regulations and laws and the parcel may not be served by non-conventional means of on-site sewage disposal.

CURVE DATA - TRACT 1						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD ANGLE	CHORD BEARING	TANGENT
C-1	1236.03	373.01'	373.80'	1°43'57"	S 12°06'25" E	186.92
C-2	6234.19'	303.99'	303.96	2°47'36"	S 10°02'33" E	

APPROVED
Frederick County Planning Commission

Date Secretary or Chairperson

		DATE	REVISIONS	ZONED: AG	OWNER
				MINIMUM BUILDING RESTRICTION LINES	Harrisville Land, LLC 5724 Industry Lane Frederick, MD 21701

PROJECT NO.	6415
OWN BY	DATE
JLG	10-5-2023
PROJECT MANAGER	EMAIL
JLG	
PROPERTY INFORMATION	
XXX	
SCALE	
1"=300'	



**VANMAR
ASSOCIATES, INC.
Engineers Surveyors Planners**
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

VICINITY MAP

SCALE: 1" = 200'

EDERICK COUNTY, MARYLAND
SHEET 2 OF 2 June 30, 2022

AGRICULTURAL ZONING CONCEPT PLAN
SECTION 2
LOTS 200-204 & REMAINDER
Liber 15039 folio 204
Tract 1
PREVIOUSLY RECORDED IN P.B. 108 PG. 170
The Estates of Old Middletown
SITUATED ON OLD MIDDLETOWN ROAD, SUMMANTON ROAD & CHERRY ROAD
MIDDLETOWN ELECTION DISTRICT NO. 3
MIDDLETOWN PLANNING REGION
FREDERICK COUNTY, MARYLAND
SCALE: 1" = .3000' SHEET 2 OF 2 June 30, 2022

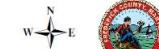
The Estates of Old
Middletown
SP273562
11/08/2023

LESA.CLASS

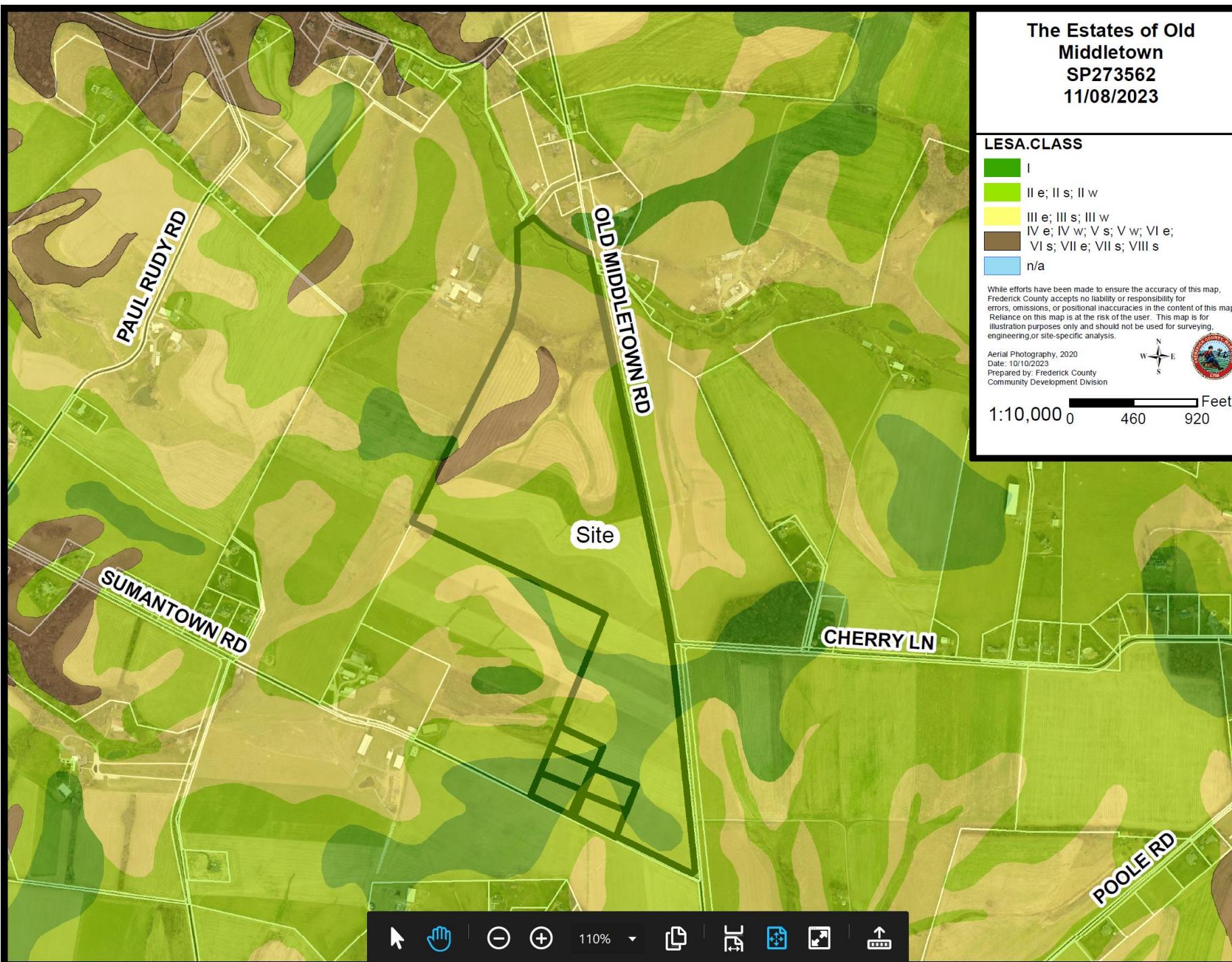
- I
- II e; II s; II w
- III e; III s; III w
- IV e; IV w; V s; V w; VI e;
- VI s; VII e; VII s; VIII s
- n/a

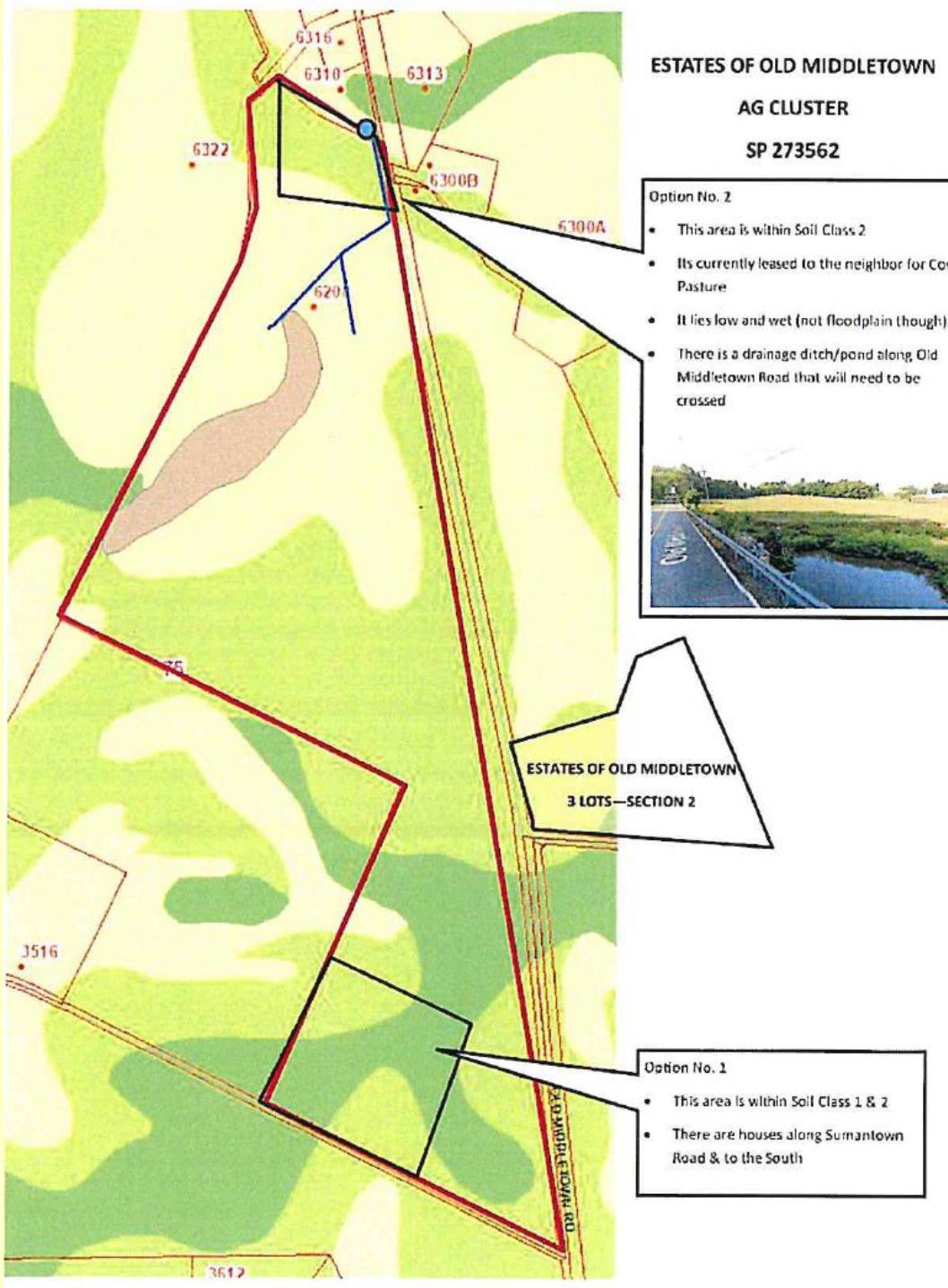
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Aerial Photography, 2020
Date - 10/10/2023
Prepared by: Frederick County
Community Development Division



1:10,000 0 460 920 Feet





RECOMMENDATION

Staff has no objection to conditional approval of the Concept Plan.

Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following conditions:

1. Address all agency comments as the plan proceeds through the review process.
2. FRO plan must be approved prior to Ag Cluster Concept approval.
3. Wells will need to be drilled and septic areas approved prior to plat recordation as per Health Department requirements.

12052 Main Street, Liberytown

Concept Plan

The Applicant is requesting Concept Plan approval for 2 two-story single-family homes located on a 0.95-acre Site with an existing Automobile Repair or Service Shop to remain.

12052 Main Street,
Libertytown, MD
SP275494
FcPc
11/8/2023

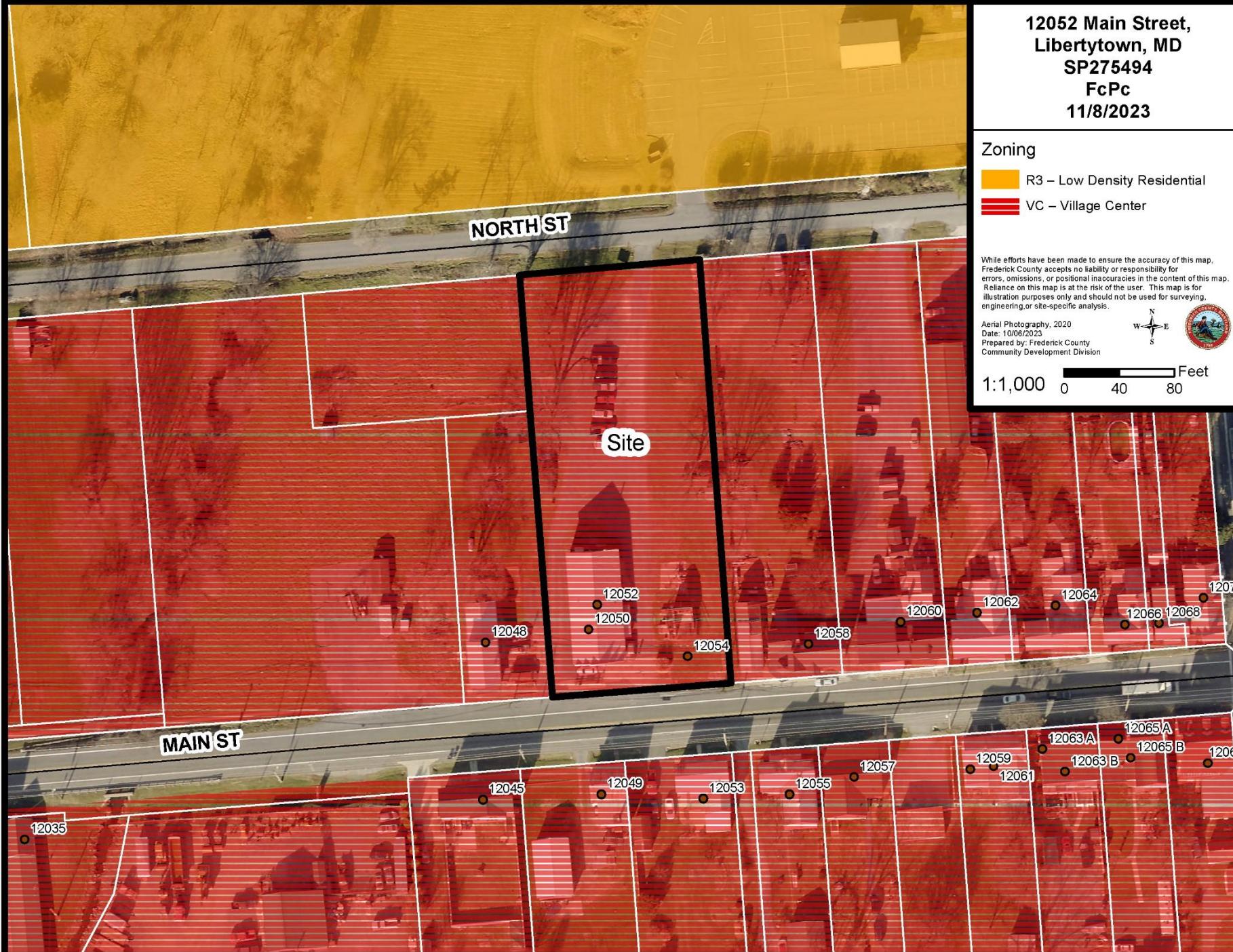
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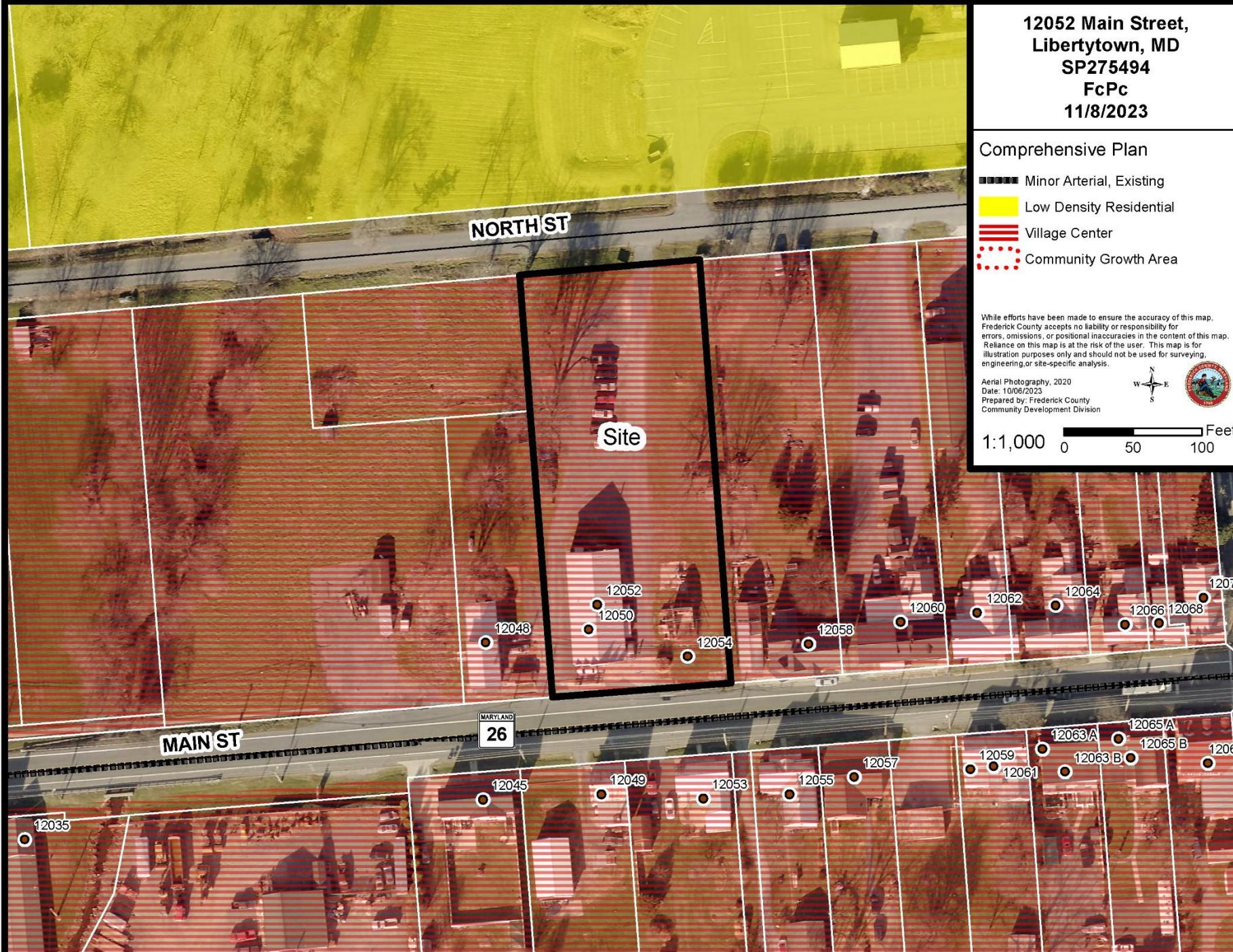
Aerial Photography, 2020
Date: 10/06/2023
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet









Term Solutions Engineering, LLC		12052 Main Street	
12052 Main Street, Maryland		Libertytown, Maryland	
Phone: 410-730-0010		Fax: 410-731-9776	
Email: info@termsolutions.com		Web: www.termsolutions.com	
Owner/Developer		President/County: Ward 3	
Engineering, Inc., LLC		Rendering Plan	
Libertytown, MD 21092		MD	
Sheet No. 1 of 1		Rev. 04/04	
Real & Signatures			

RECOMMENDATION

Staff has no objection to conditional approval of the Concept Plan.

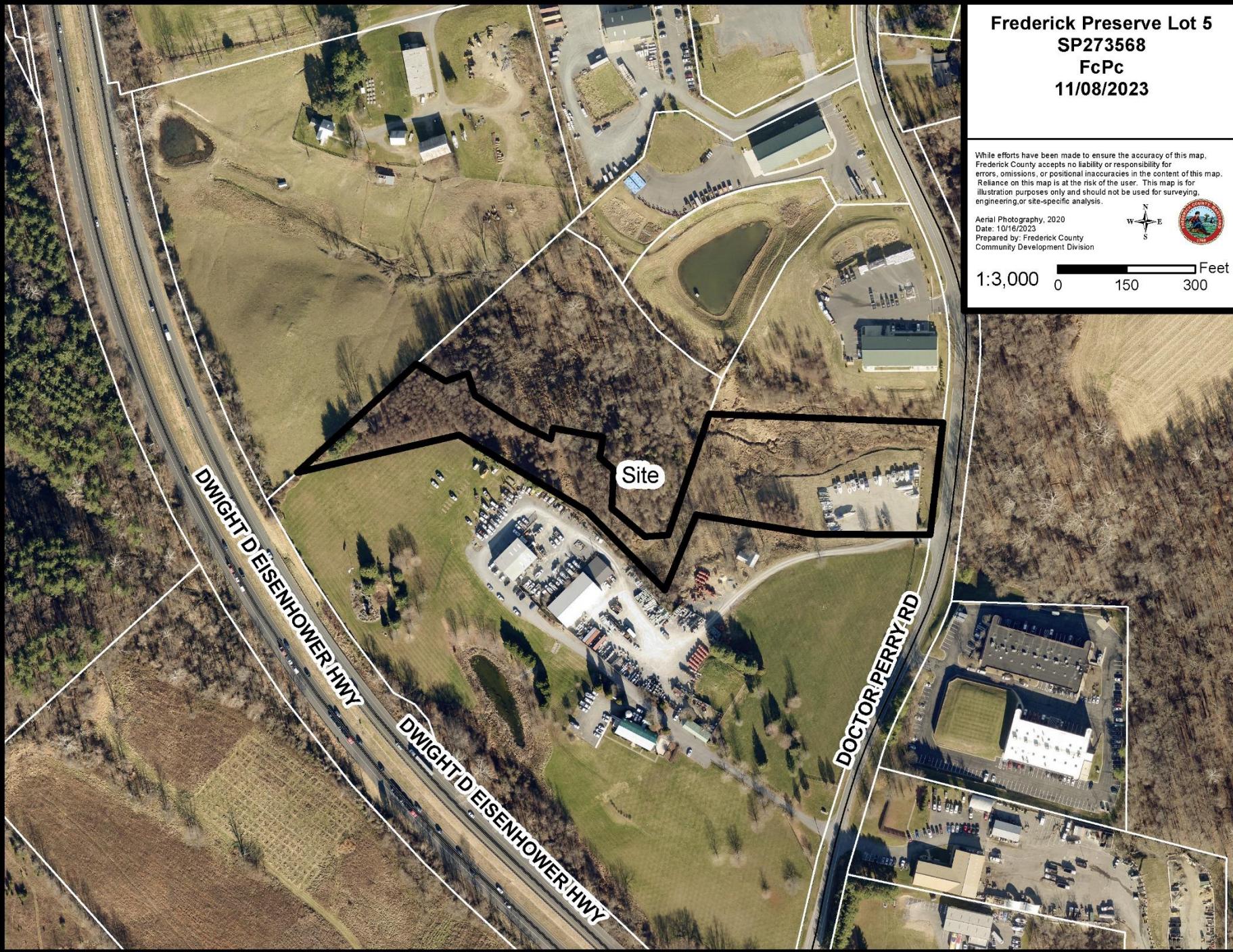
Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following conditions:

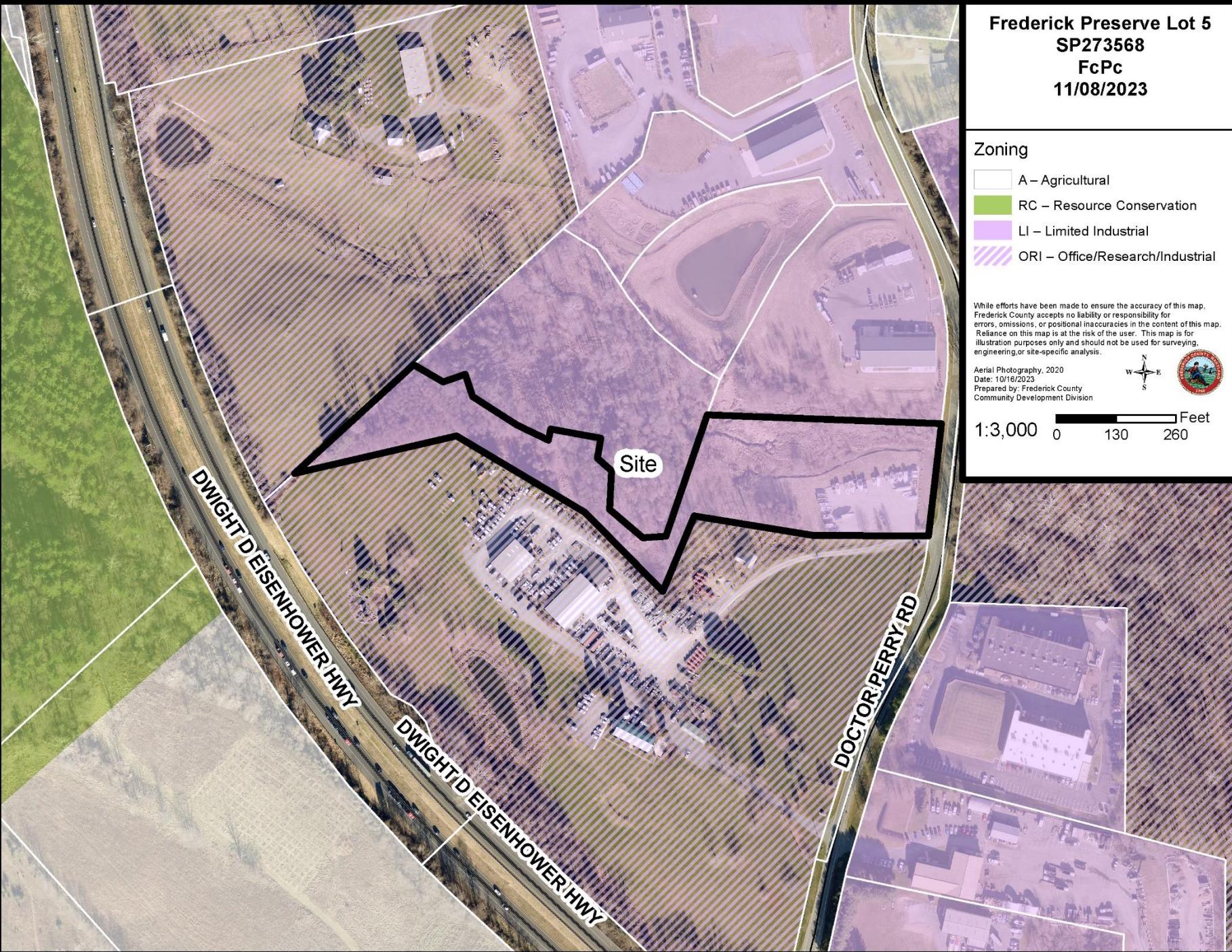
1. Address all agency comments as the plan proceeds through the review process.
2. Site Development Plan approval is required prior to development of the proposed single-family homes.

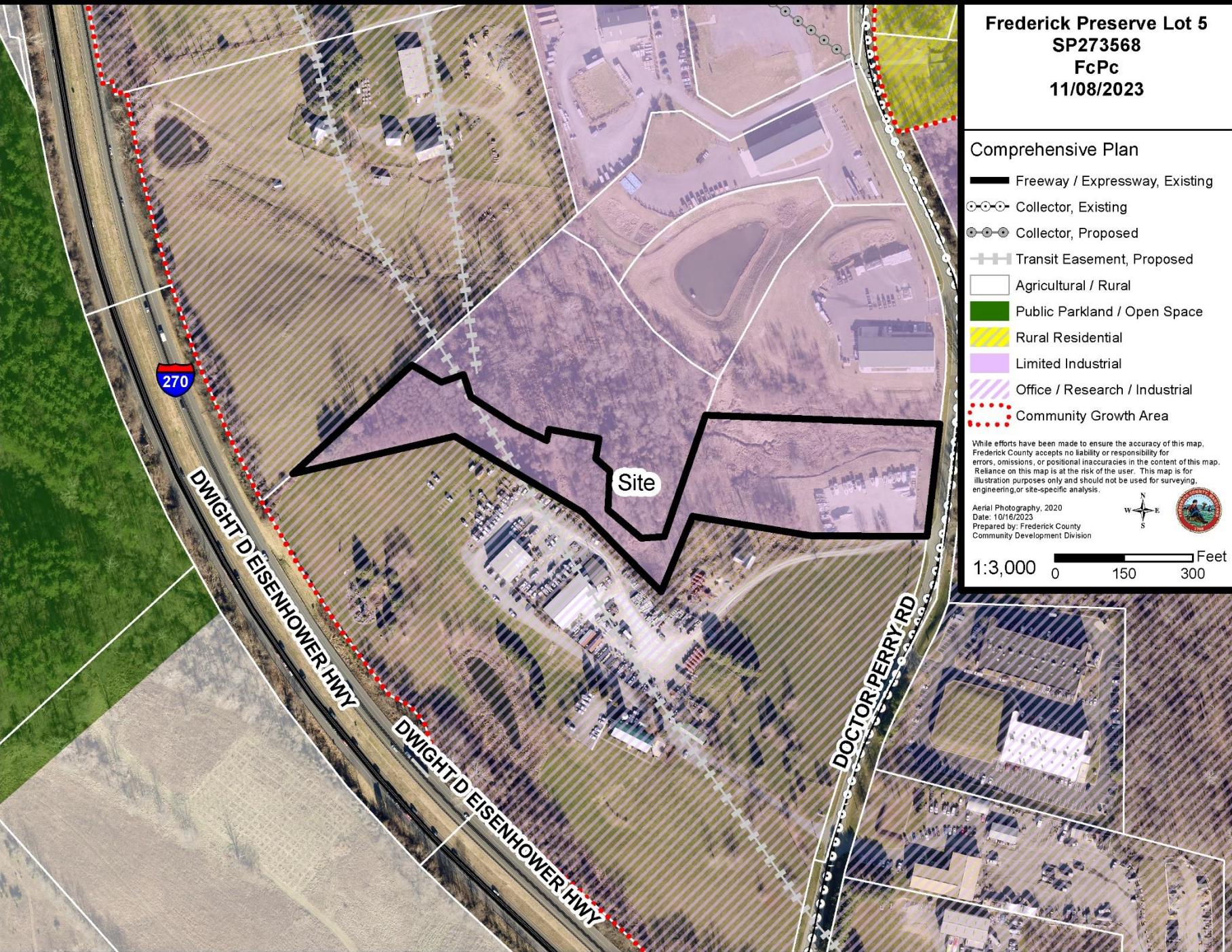
Frederick Preserve, Section 1, Lot 5

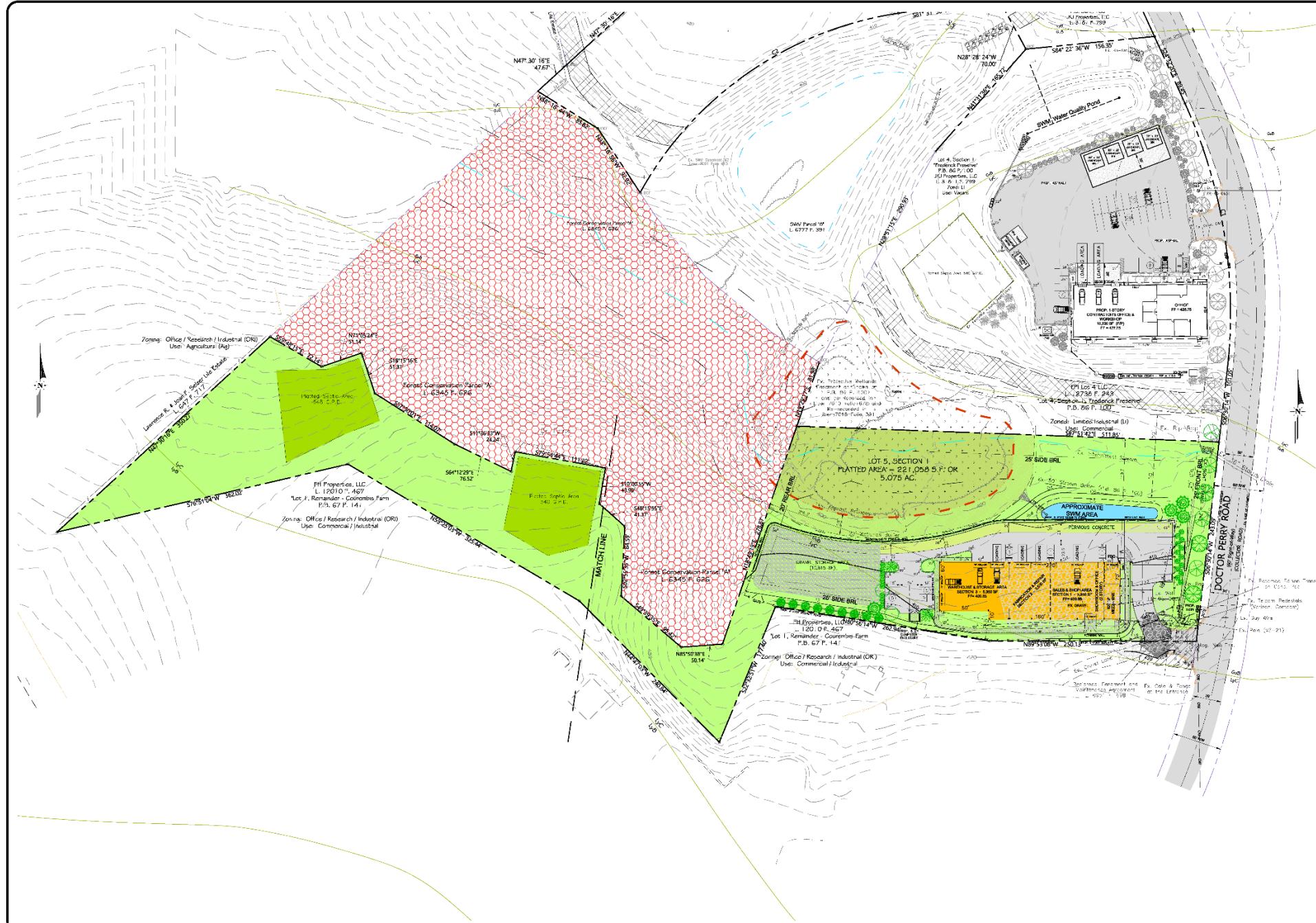
Site Plan

The Applicant is requesting Site Development Plan approval for a 15,620 sq. ft. Boat Sales and Service building located on a 5.075-acre Site.









FREDERICK PRESERVE SUBDIVISION - LOT 5, SECTION 1

Situated at No. 2716 Doctor Perry Road
Tiber 5314 Twp 20 and R.R. 6 P. 100
Urban Election District No. 7
Frederick County, Maryland

SITE PLAN - RENDERING

Terra Solutions Engineering, LLC Commercial & Residential Land Planning and Engineering 1000 Maryland Avenue, Suite 100 Bethesda, MD 20814 Tel: 301.961.4442 Fax: 301.961.4443 Email: info@terrasolutionsengineering.com	
PROJECT No.:	170
DATE:	OCTOBER 2023
SCALE:	1" = 30'
Sheet No.:	1 of 4

1	DATE	REVISION
2	DATE	REVISION

RECOMMENDATION

Staff has no objection to conditional approval of the 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 (November 8, 2026).

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 are granted and conditions are met:

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

1. A Loading Space modification to provide 4 small loading spaces instead of 3 large loading spaces.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Expand the canopy coverage analysis to include the eastern parking lot containing the seven (7) spaces adjacent to Doctor Perry Road.

Lakehouse Veterinary Hospital – Lot C1

Site Plan

The Applicant is requesting Site Development Plan approval for a 6,212 sq. ft. building for an animal hospital/veterinary clinic use located on a 0.9498-acre Site.

**Lakehouse Vet Hospital -
LTC South Lot C1
SP275552
FcPc
11/08/2023**

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Community Development Division



1:1,000 0 50 100 Feet



Lakehouse Vet Hospital -
LTC South Lot C1
SP275552
FcPc
11/08/2023

Zoning

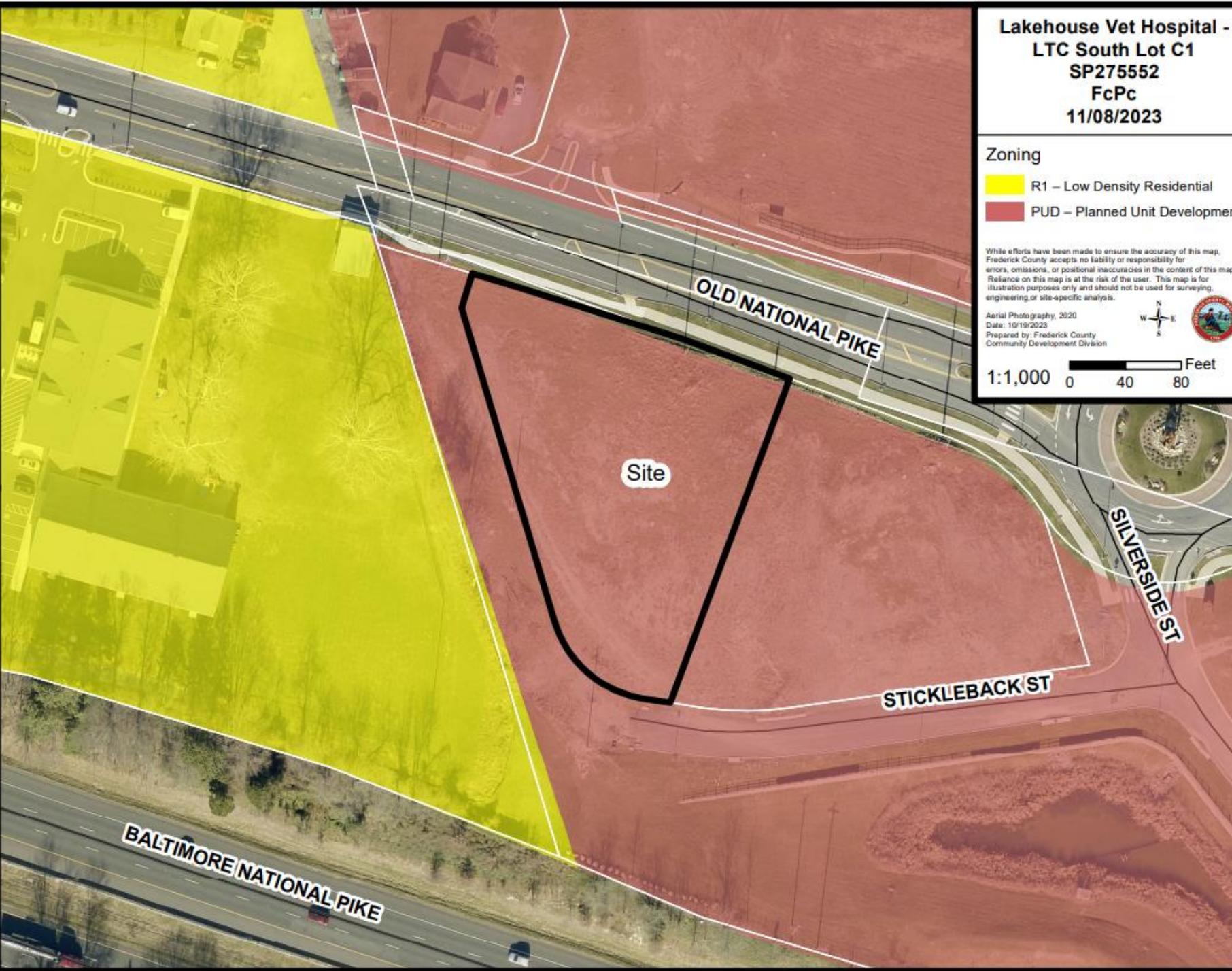
R1 – Low Density Residential
PUD – Planned Unit Development

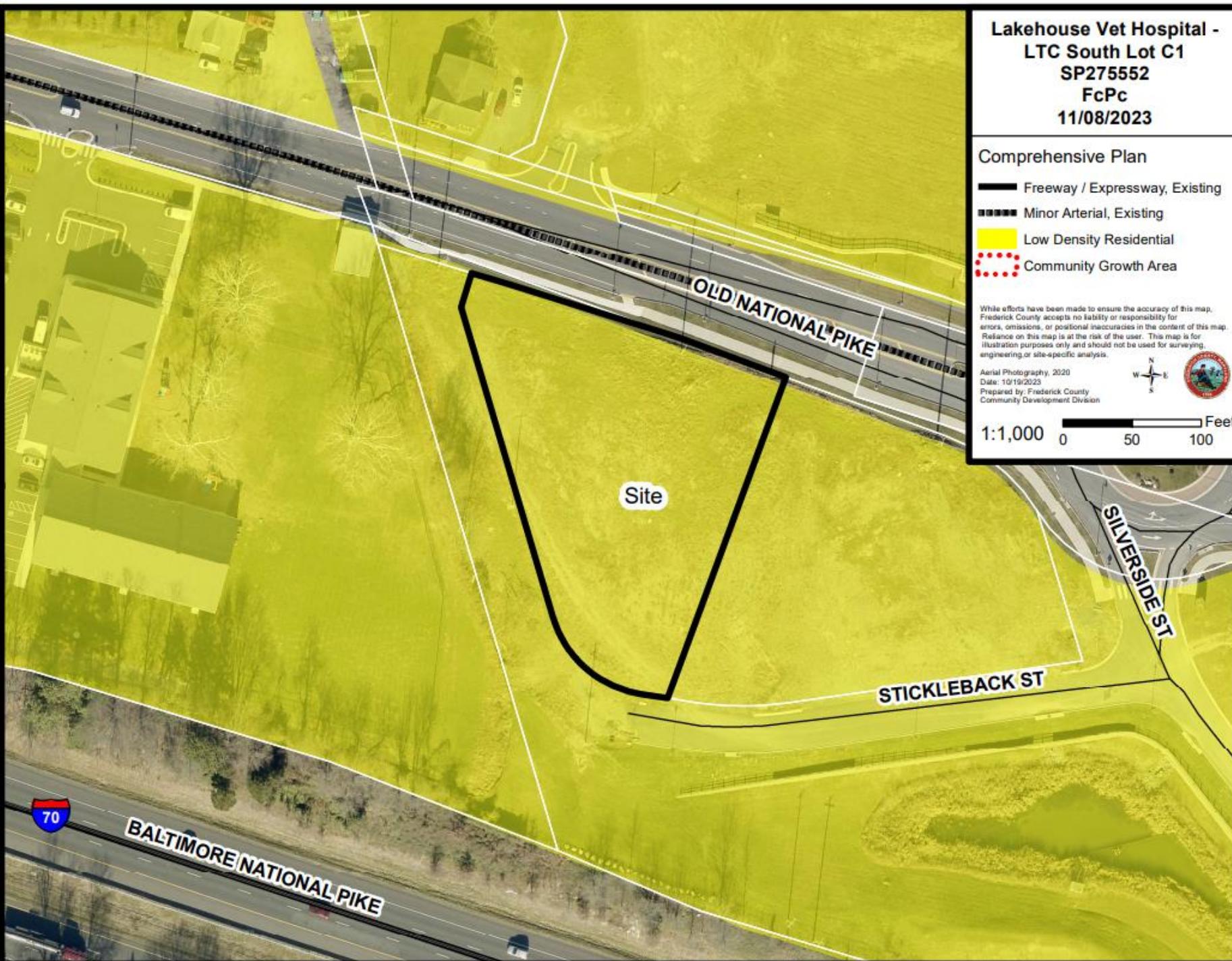
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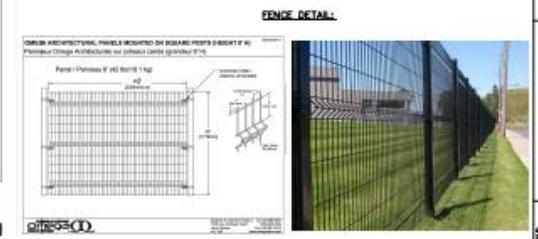
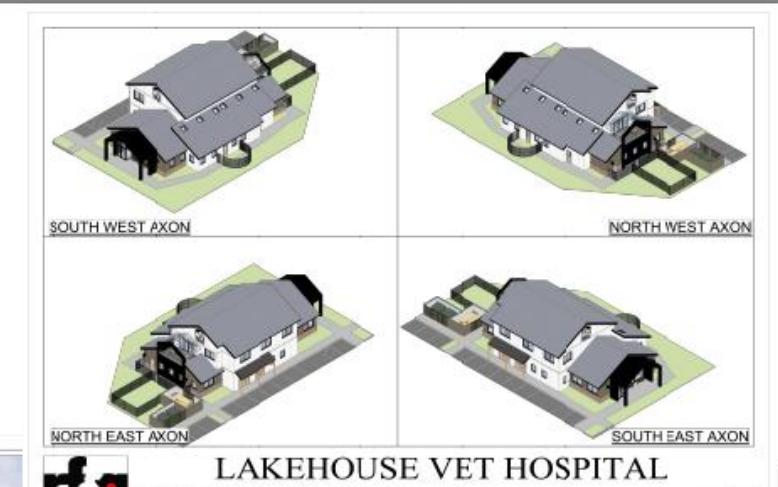


1:1,000 0 40 80 Feet









RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Lakehouse Veterinary Hospital. 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 8, 2026).

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 and conditions met:

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

Green Acres Nursery – Lot 1

Site Plan

The Applicant is requesting Site Development Plan approval for limited landscape contractor in the Ag District and wholesale nursery uses located on a 5.99-acre Site.



Green Acres Nursery Lot 1
SP275288
FcPc
11/08/2023

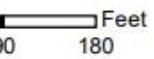
Zoning

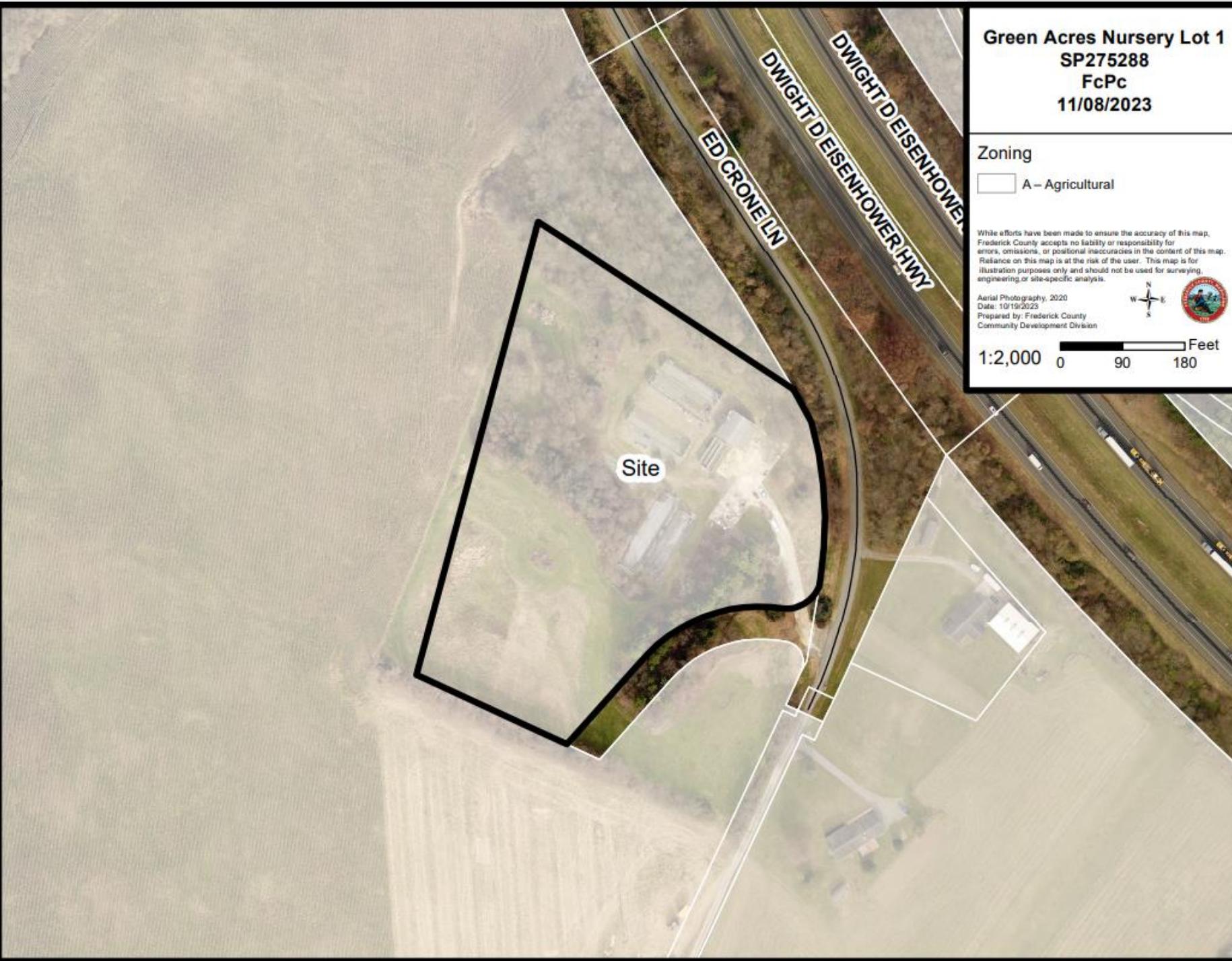
 A – Agricultural

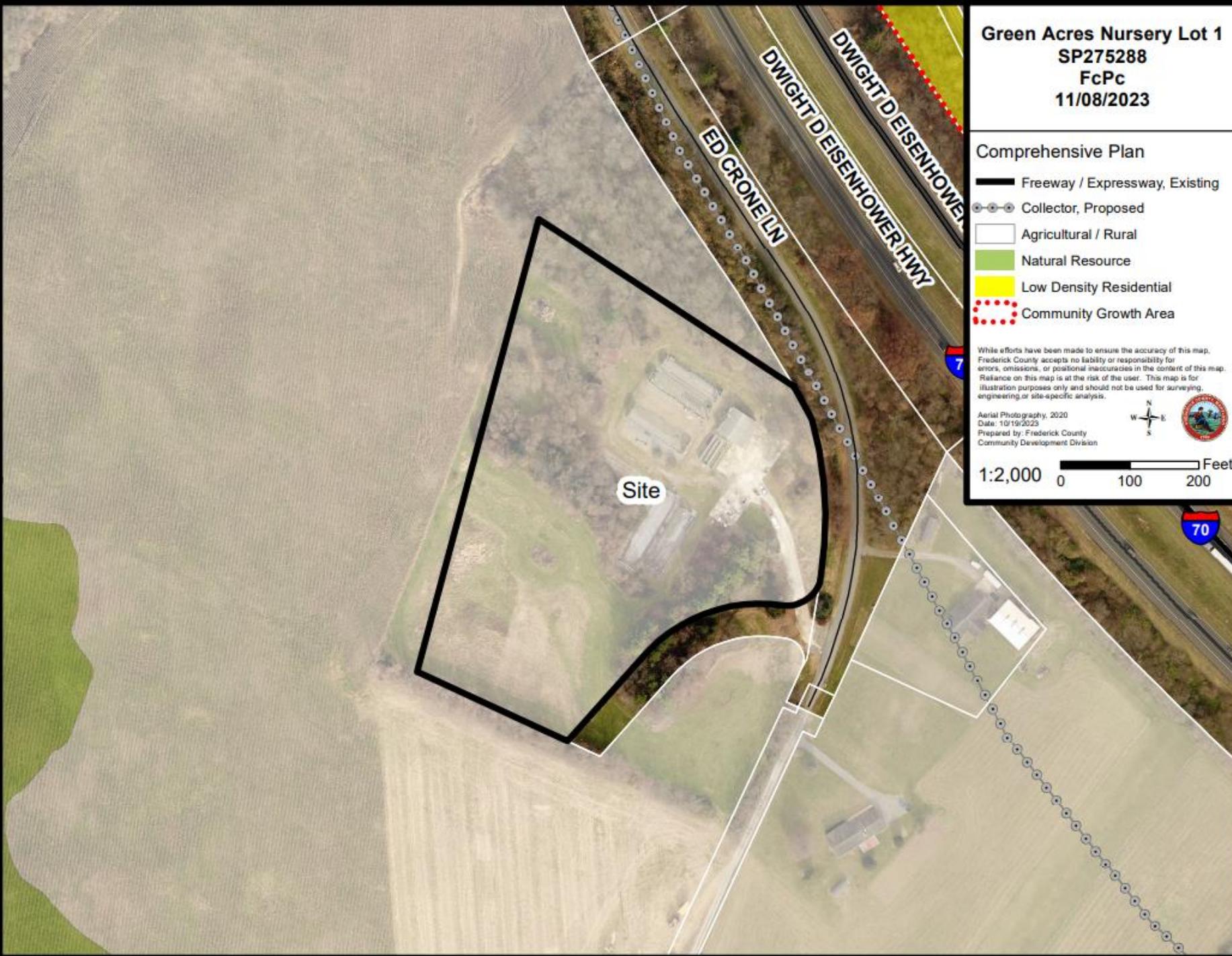
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Community Development Division



1:2,000  Feet
0 90 180





N/F
GROVE JOINT VENTURE LLC
B 3140 P 731

ZONE: AGRICULTURAL (AG)
VACANT - FARM LAND

LOT 1
PB 16 P 94
261,349 SQ. FT. OR
5.99975 ACRES

5.55
N/F
JOHN & KATHERINE
BRADSHAW
B 1033 P 682

— 10 —

ED CRONE LA
Solanum Variet
Solanaceae

THOMAS & JANICE CR
8 1297 P 312
ZONED: AGRICULTURE
VACANT - W

GROVE JOINT VEN
B 3140 P

ZONE: AGRICULTURE
VACANT - FARM

RECOMMENDATION

Staff has no objection to conditional approval of the 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 (valid through November 8, 2026).

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 are granted and conditions are met:

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

1. A parking modification to allow 23 parking spaces, 3 more than the required 20 spaces.
2. An alternative landscaping modification to allow staggered street trees and to locate more than 7 feet off the right of way.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Forest Conservation 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.
3. Replacement of the proposed eleven (11) Eastern White Pine Street Trees with a canopy tree with the same quantity.