

# 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.



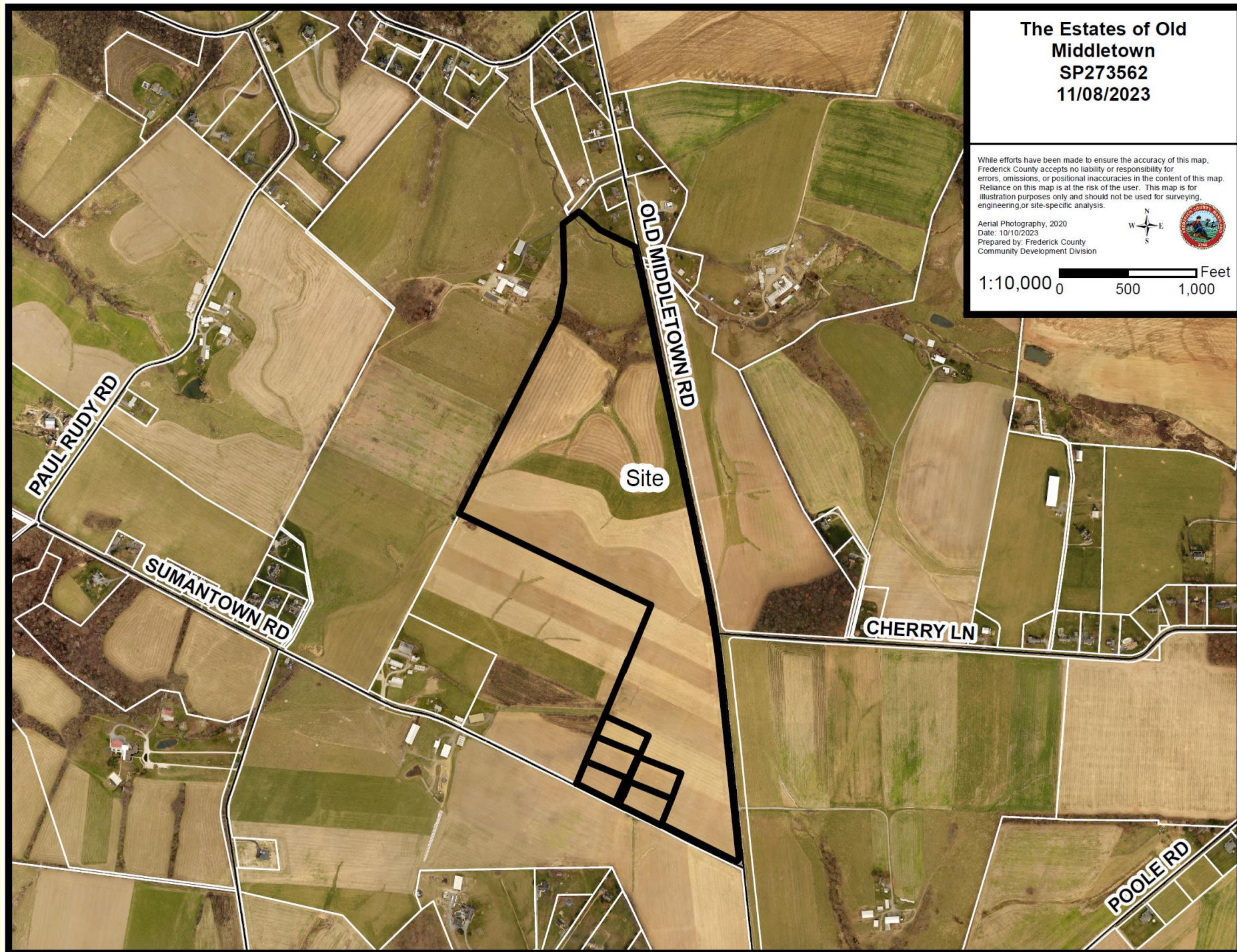
**The Estates of Old  
Middletown  
SP273562  
11/08/2023**

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: 10/10/2023  
Prepared by: Frederick County  
Community Development Division



1:10,000 0 500 1,000 Feet





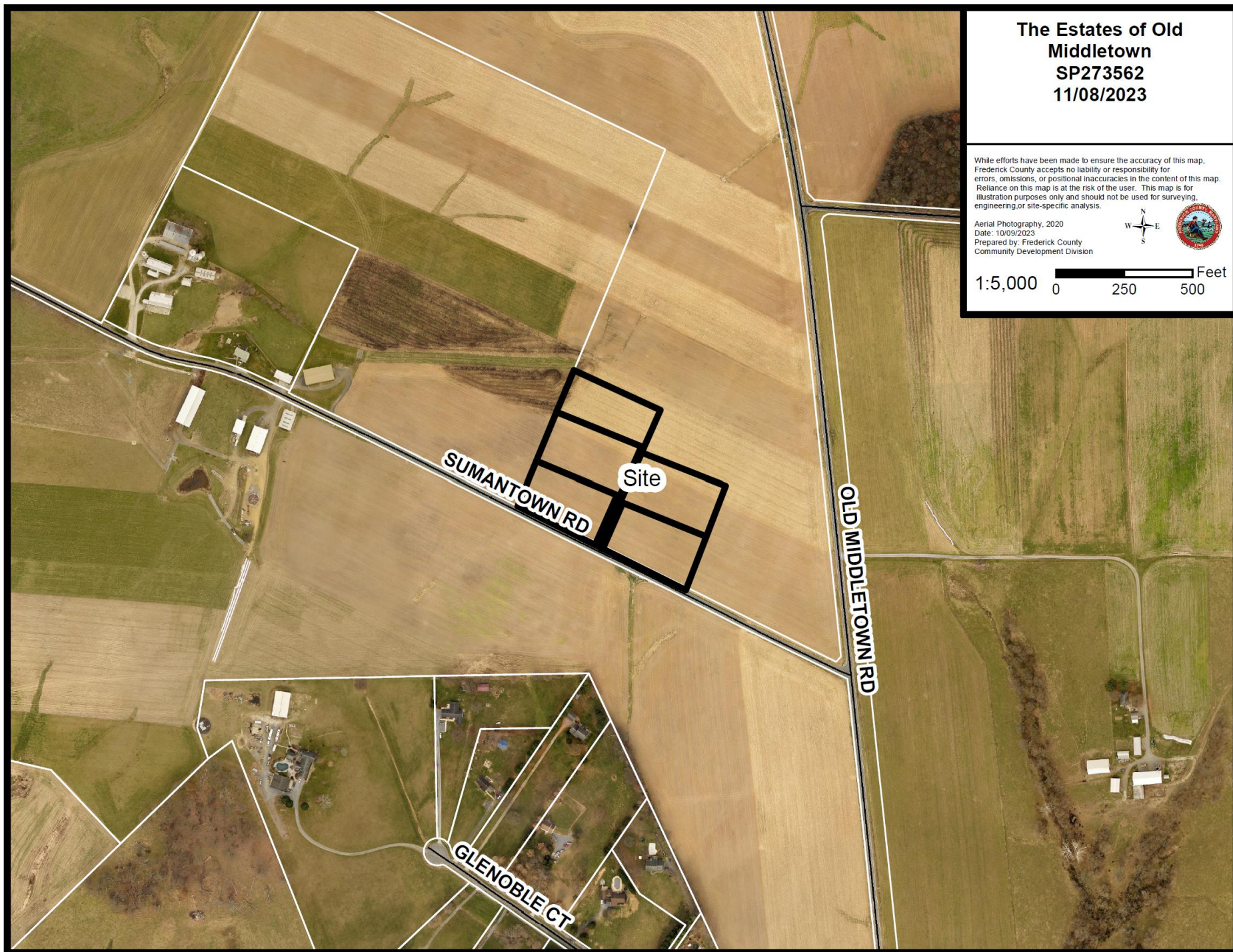
**The Estates of Old  
Middletown  
SP273562  
11/08/2023**

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: 10/09/2023  
Prepared by: Frederick County  
Community Development Division




1:5,000 0 250 500 Feet





The Estates of Old  
Middletown  
SP273562  
11/08/2023

Zoning

 A – Agricultural

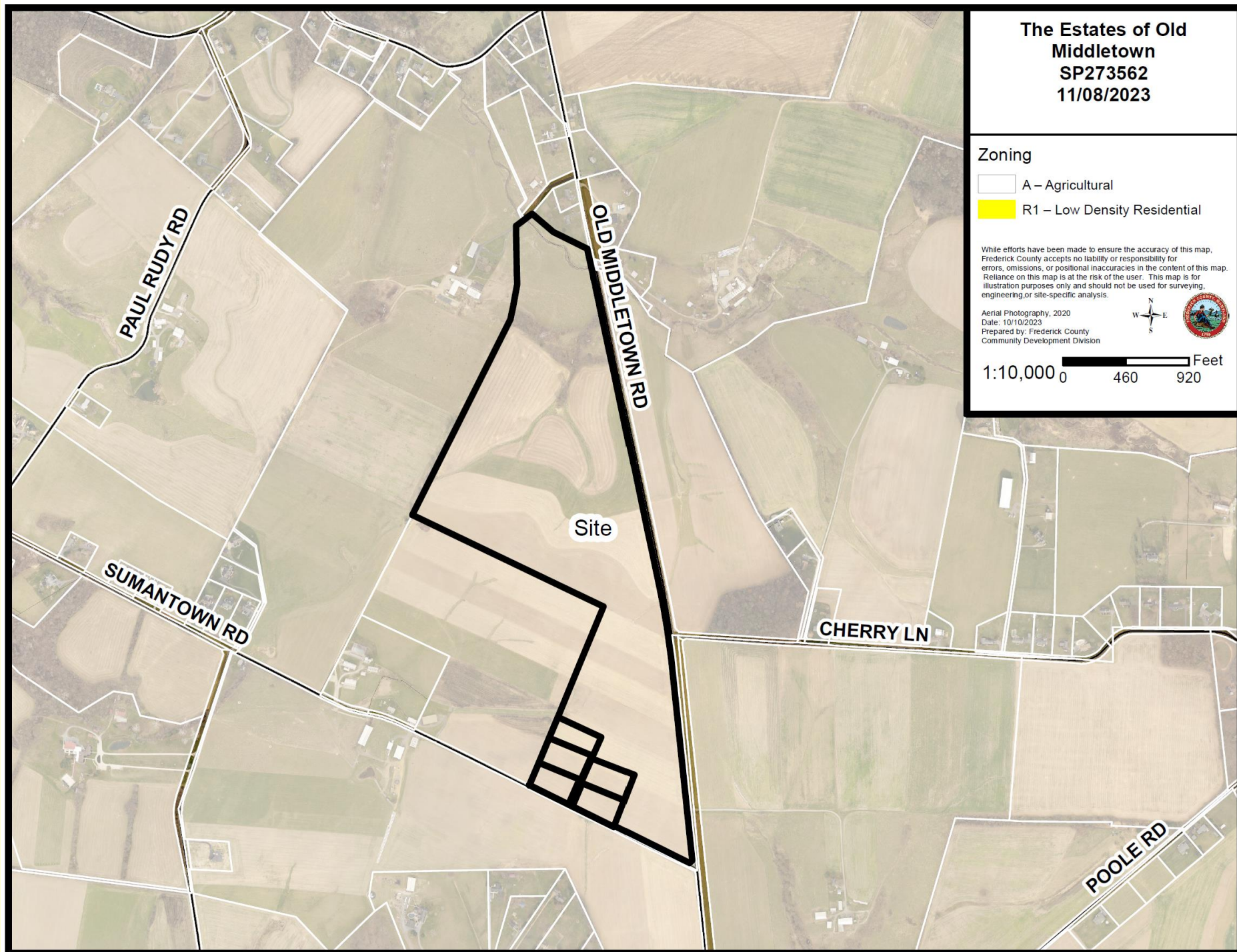
 R1 – Low Density Residential

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: 10/10/2023  
Prepared by: Frederick County  
Community Development Division



1:10,000  Feet  
0 460 920





**The Estates of Old  
Middletown  
SP273562  
11/08/2023**

**Comprehensive Plan**

Collector, Existing

Agricultural / Rural

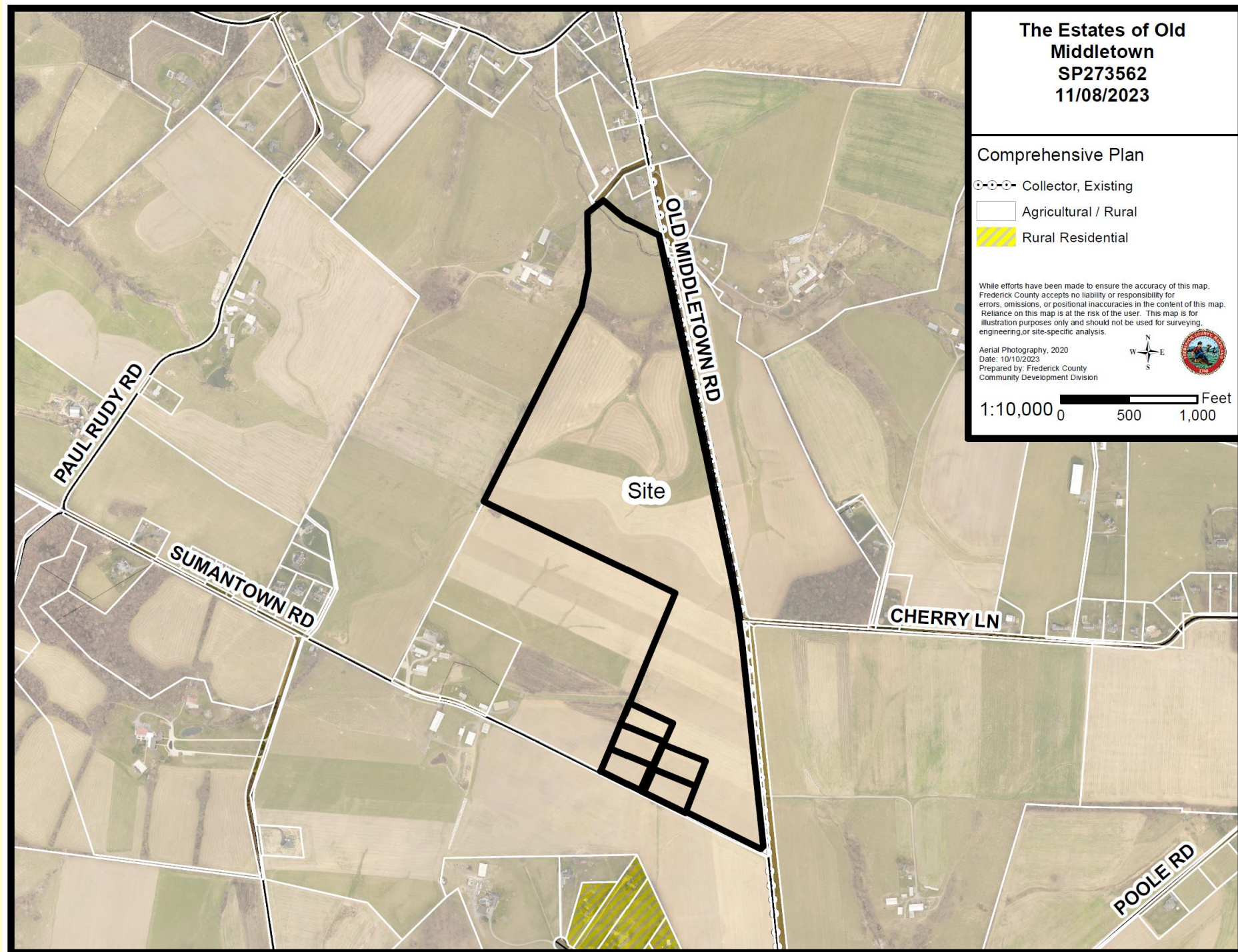
Rural Residential

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.

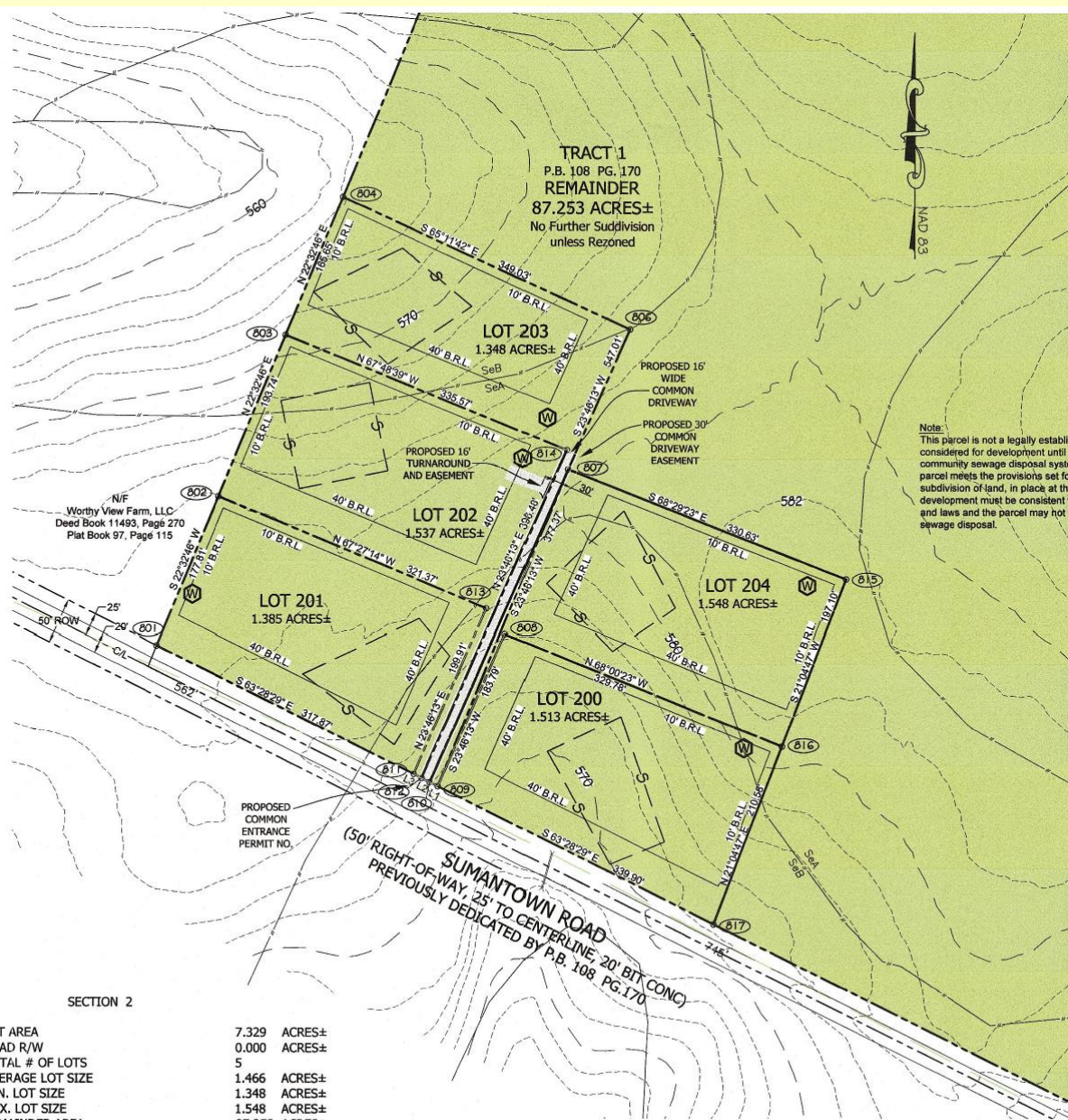
Aerial Photography, 2020  
Date: 10/10/2023  
Prepared by: Frederick County  
Community Development Division



1:10,000 0 500 1,000 Feet







Note:  
This parcel is not a legally establish  
considered for development until su  
community sewage disposal system  
parcel meets the provisions set fort  
subdivision of land, in place at the  
development must be consistent wi  
and laws and the parcel may not be  
sewage disposal.

TABLE - AGRICULTURAL CLUSTER RIGHTS

ACRES±	STD. RIGHTS	CLUSTER RIGHTS	PROPOSED LOTS	FORFEITED LOTS
94.582± zoned AG	3	2	5	0

**SYMBOLS**

Well







The Estates of Old  
Middletown  
SP273562  
11/08/2023

LESA.CLASS

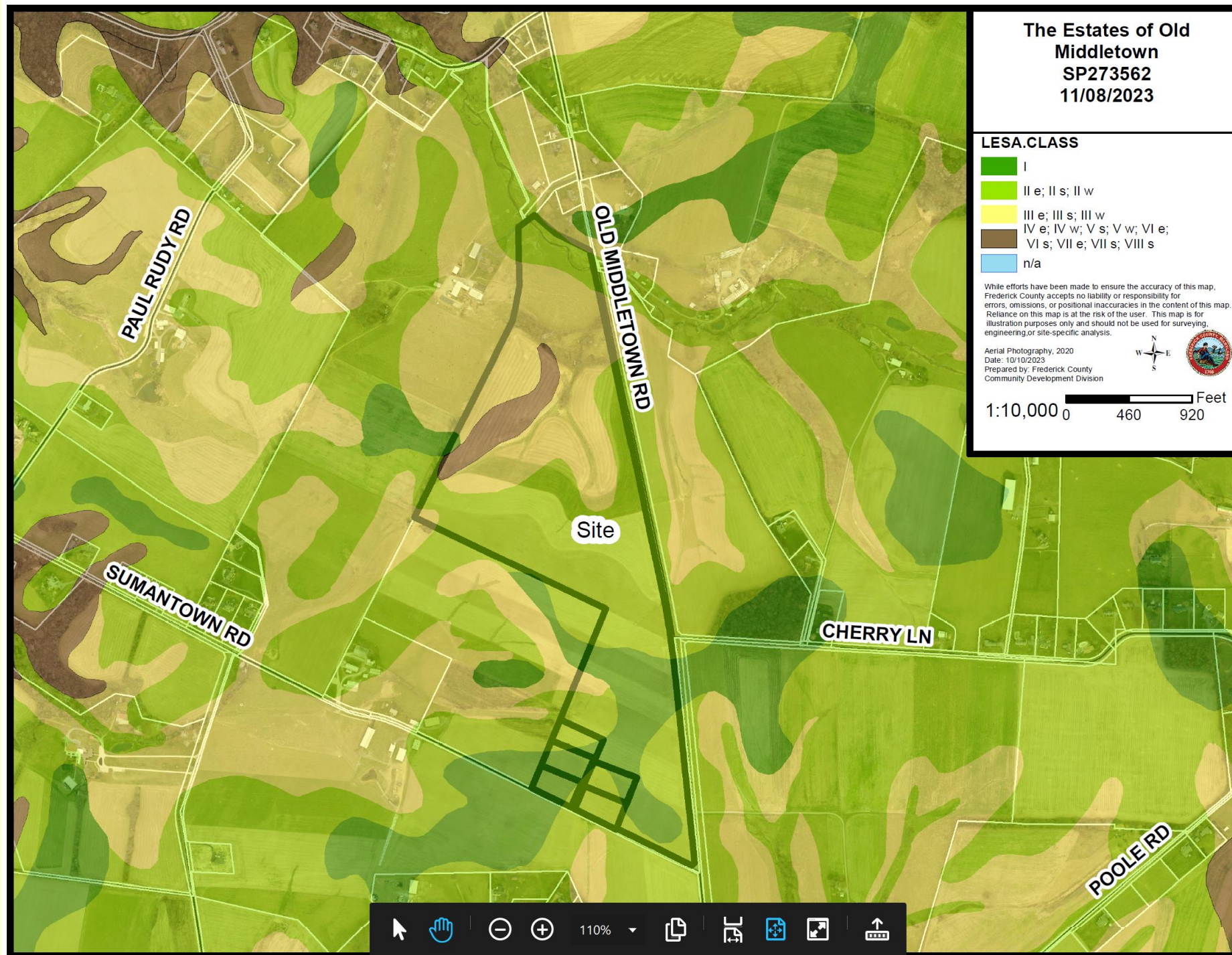
	I
	II e; II s; II w
	III e; III s; III w
	IV e; IV w; V s; V w; VI e; VI s; VII e; VII s; VIII s
	n/a

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: 10/10/2023  
Prepared by: Frederick County  
Community Development Division



1:10,000 0 460 920 Feet







## ESTATES OF OLD MIDDLETOWN

### AG CLUSTER

SP 273562

#### Option No. 2

- This area is within Soil Class 2
- Its currently leased to the neighbor for Cow Pasture
- It lies low and wet (not floodplain though)
- There is a drainage ditch/pond along Old Middletown Road that will need to be crossed



## ESTATES OF OLD MIDDLETOWN

3 LOTS—SECTION 2

#### Option No. 1

- This area is within Soil Class 1 & 2
- There are houses along Sumantown Road & to the South



# **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, Libertytown*

## *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

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: 10/06/2023  
Prepared by: Frederick County  
Community Development Division





1:1,000 0 50 100 Feet



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

#### Zoning

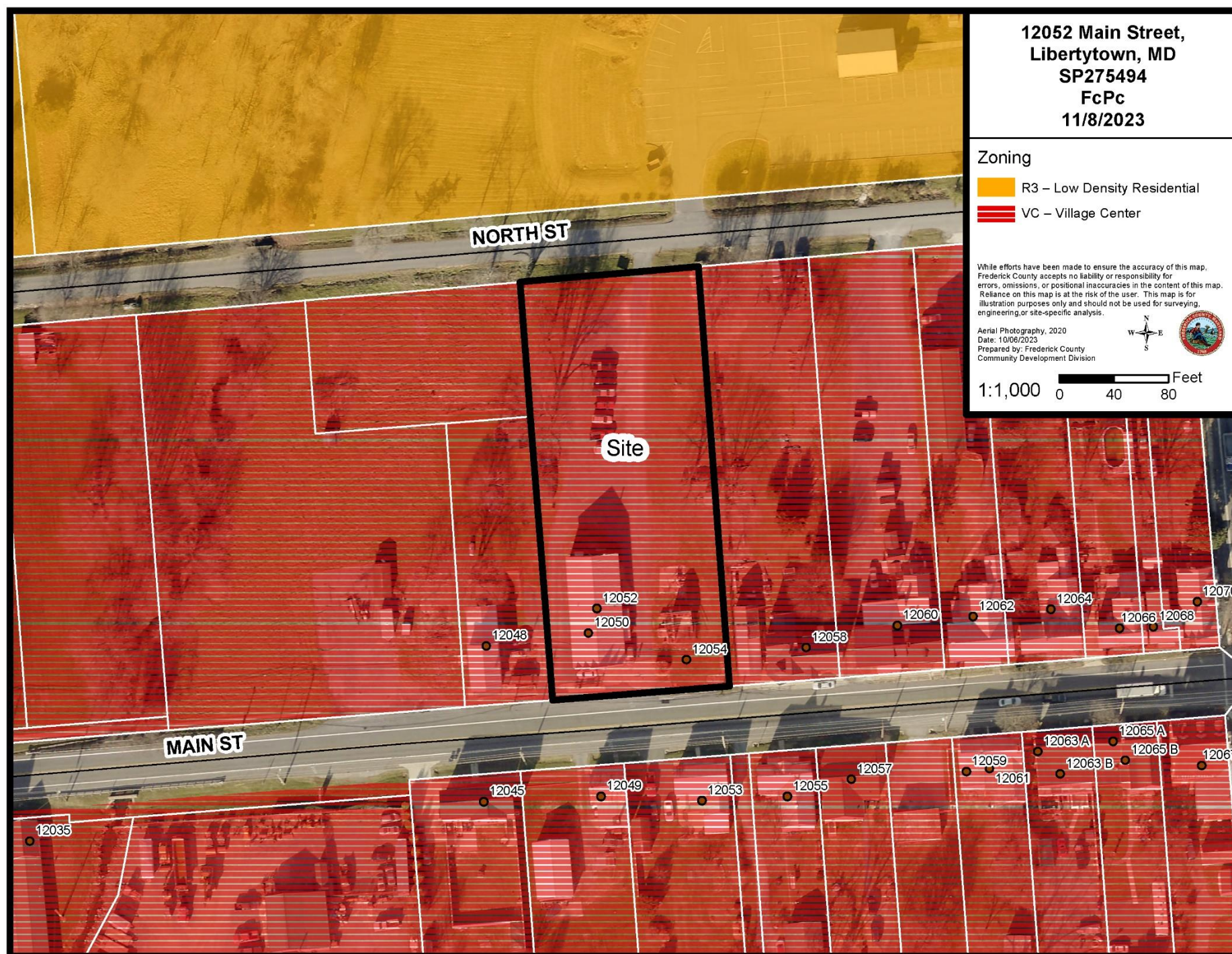
-  R3 – Low Density Residential
-  VC – Village Center

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: 10/06/2023  
Prepared by: Frederick County  
Community Development Division



1:1,000  Feet  
0 40 80





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

### Comprehensive Plan

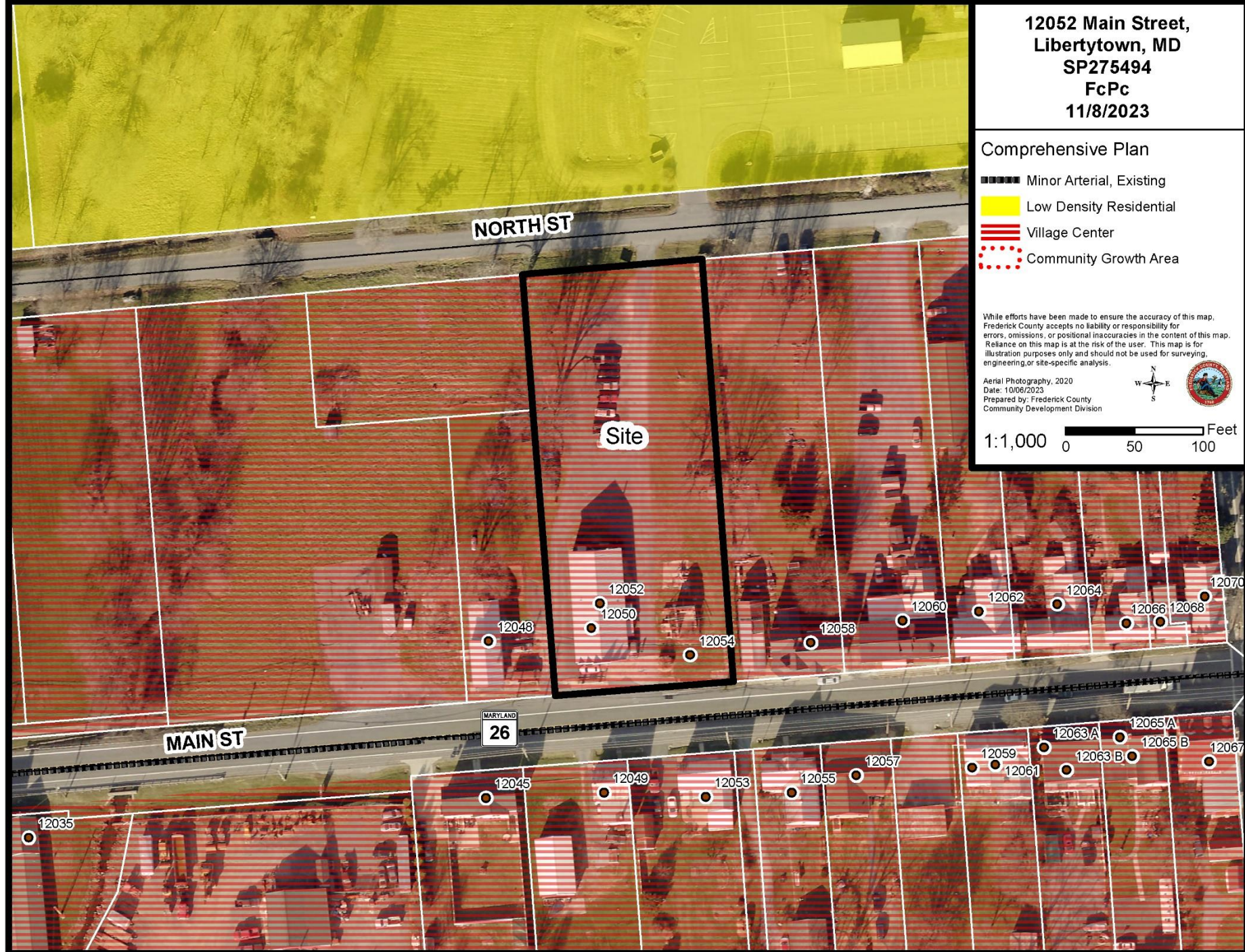
- Minor Arterial, Existing
- Low Density Residential
- Village Center
- Community Growth Area

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: 10/06/2023  
Prepared by: Frederick County  
Community Development Division



1:1,000 0 50 100 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. Site Development Plan approval is required prior to development of the proposed single-family homes.

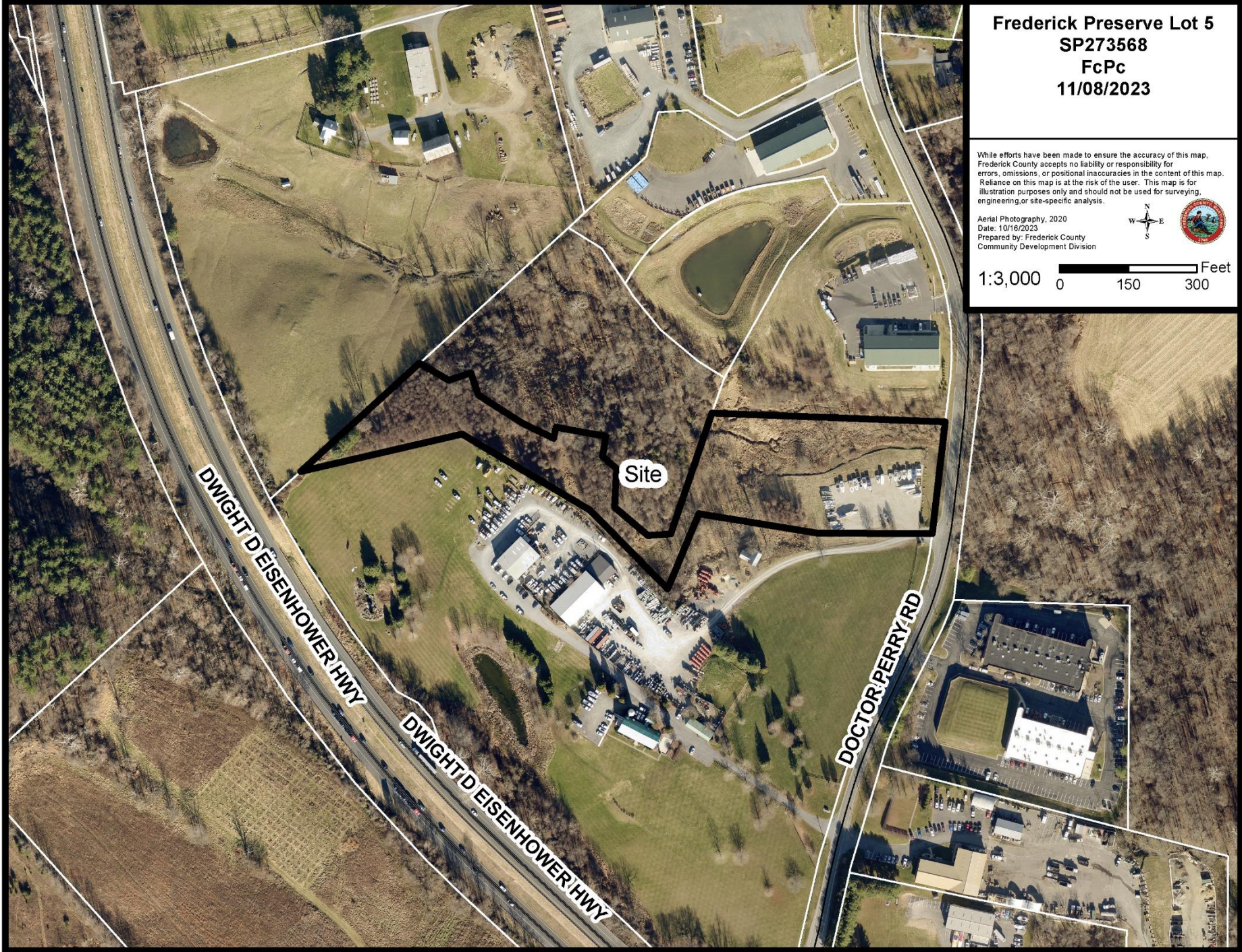


# *Frederick Preserve, Section 1, Lot 5*

## *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 Lot 5**  
**SP273568**  
**FcPc**  
**11/08/2023**

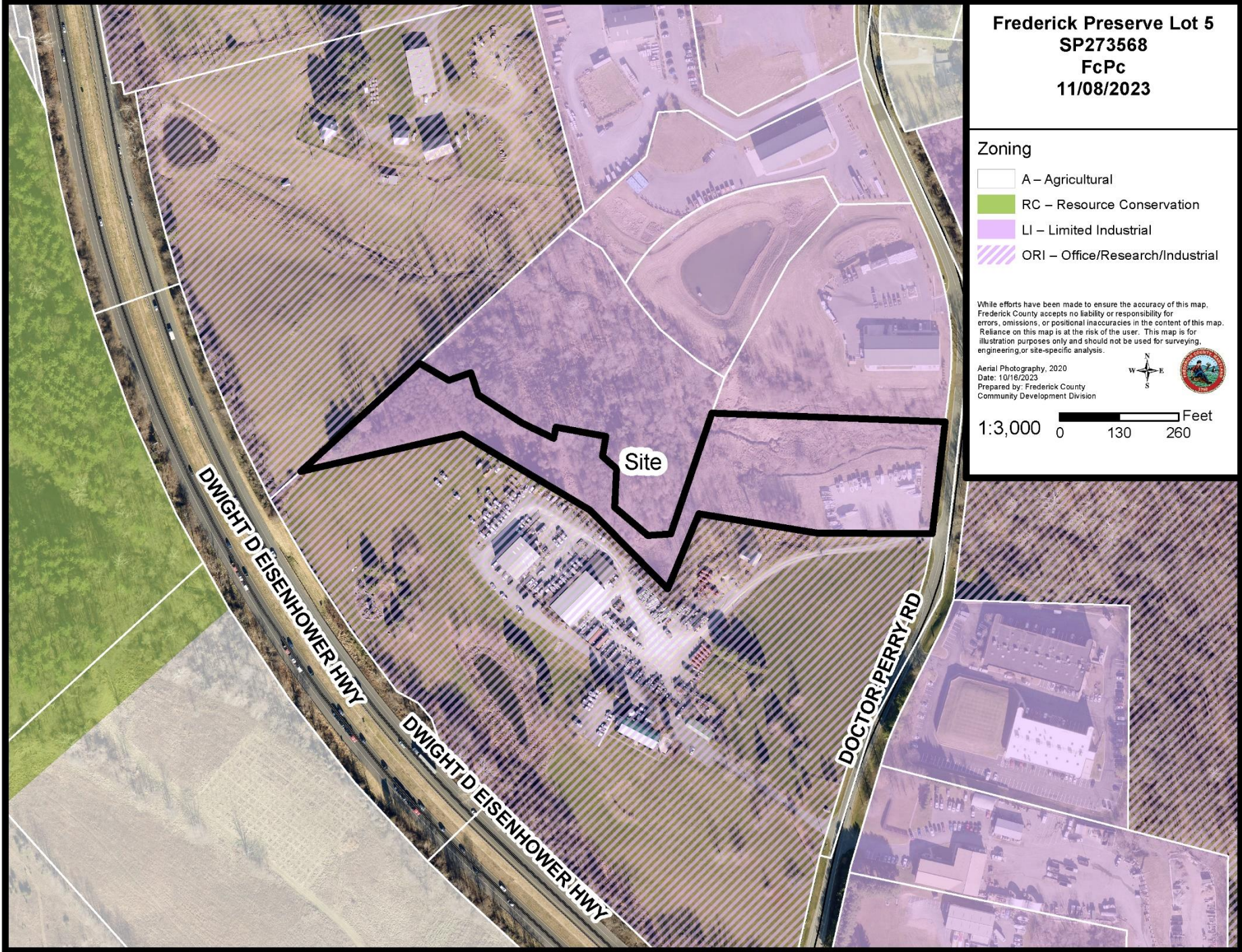
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2020  
Date: 10/6/2023  
Prepared by: Frederick County  
Community Development Division

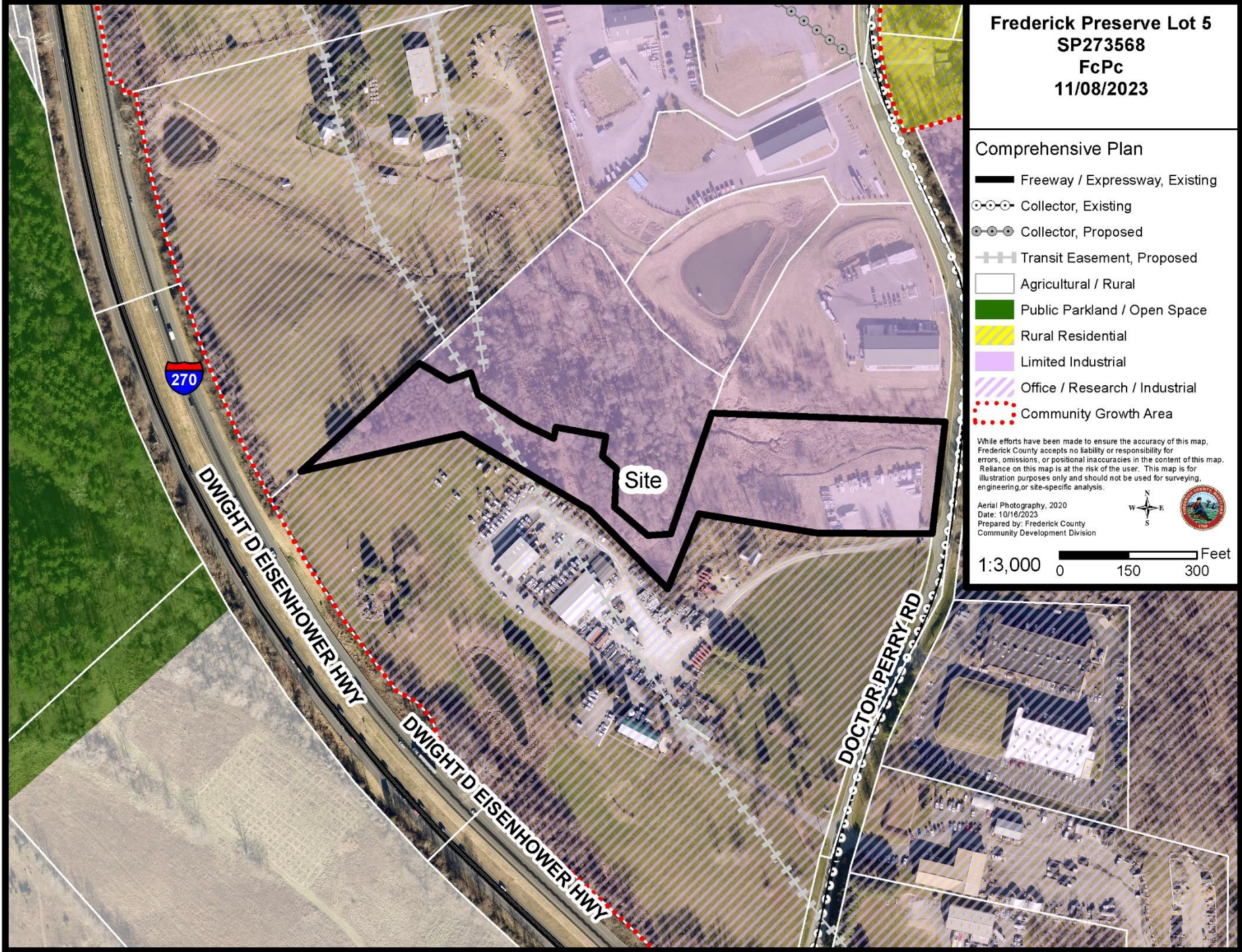


1:3,000 0 150 300 Feet

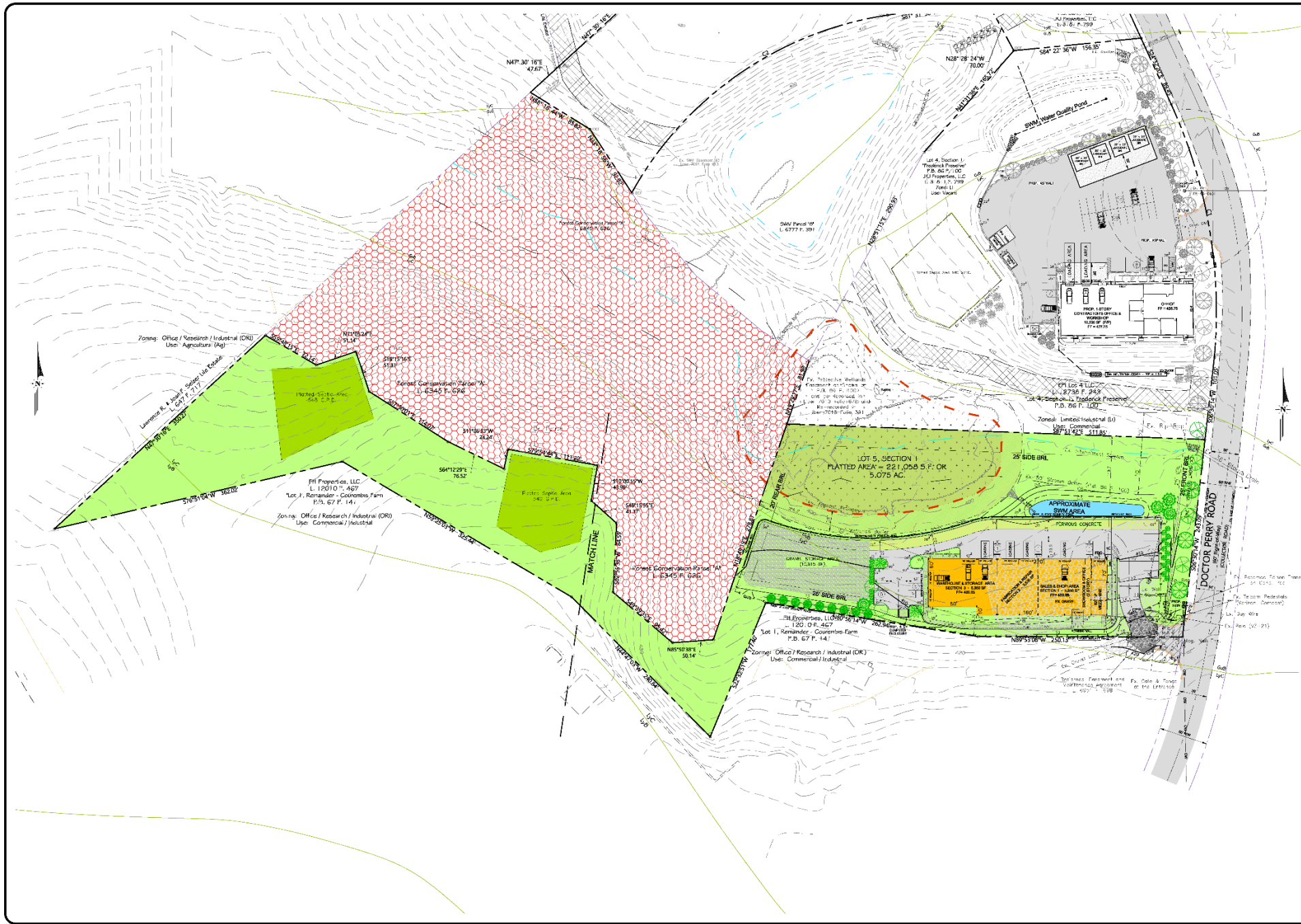












<b>Terra Solutions Engineering, LLC</b> Commercial & Residential Land Planning and Engineering Frederick, MD 21701 Phone: 301.275.8827 www.terra-solutions-engineering.com State: MD		<b>Contract Purchaser</b> 182 J. Remondin - Coulomb Farm 2500 E. Lee Road, Bldg. 5, 3rd Floor Washington, DC 20015 301.462.5500		<b>Owner</b> 182 J. Remondin - Coulomb Farm 2500 E. Lee Road, Bldg. 5, 3rd Floor Washington, DC 20015 301.462.5500		<b>Scale &amp; Signature</b> PROJECT No.: 170 DATE: OCTOBER 2023 SCALE: 1" = 30' SHEET No. 1 of 4	
<b>FREDERICK PRESERVE SUBDIVISION - LOT 5, SECTION 1</b> Situated at No. 9746 Doctor Perry Road Liber 1514 Folio 202 and P.B. 86 P. 100 Urban Election District No. 7 Frederick County, Maryland		<b>SITE PLAN - RENDERING</b>					



# **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**

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: 10/19/2023  
Prepared by: Frederick County  
Community Development Division





1:1,000 0 50 100 Feet





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

Zoning

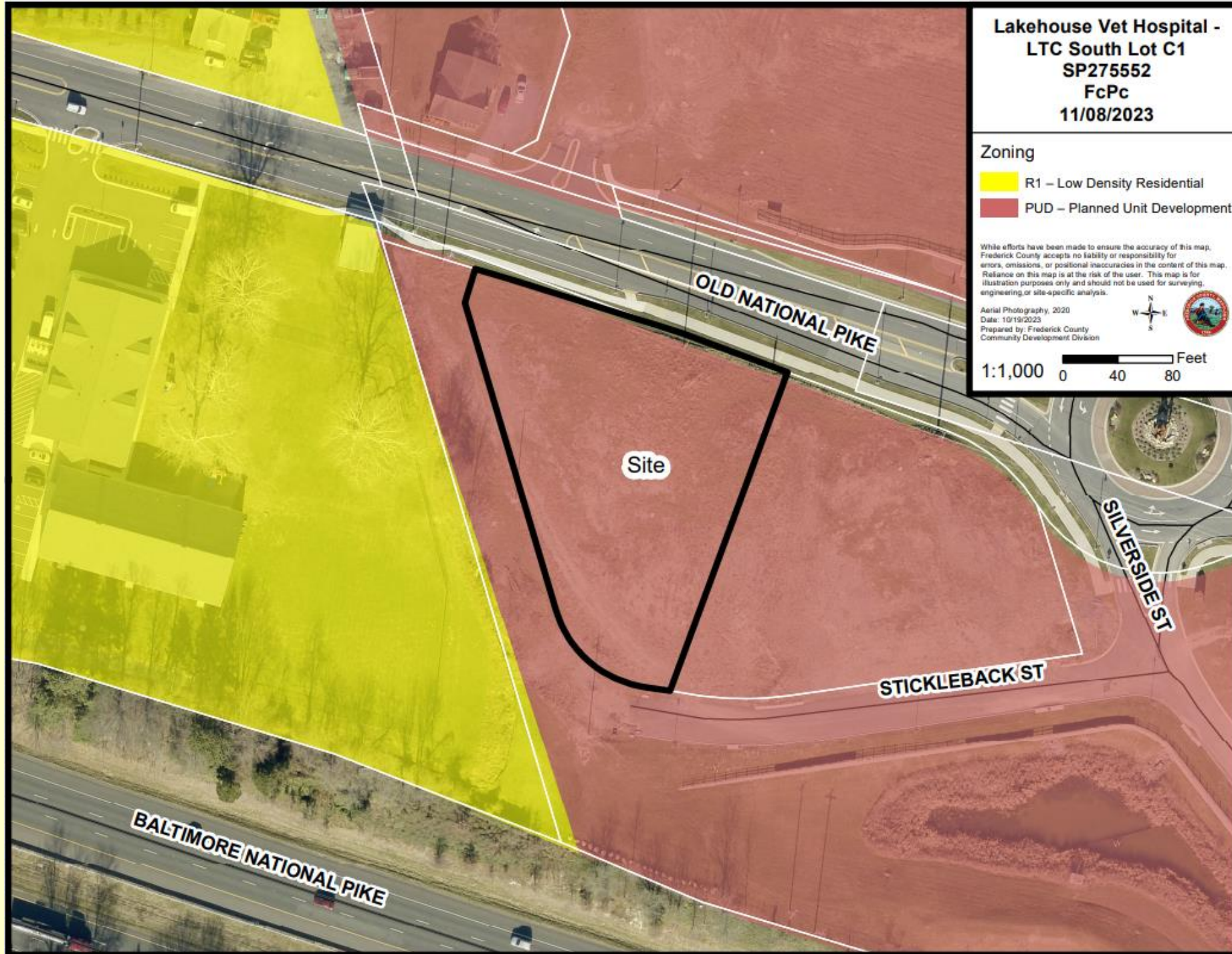
-  R1 – Low Density Residential  
 PUD – Planned Unit Development

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.

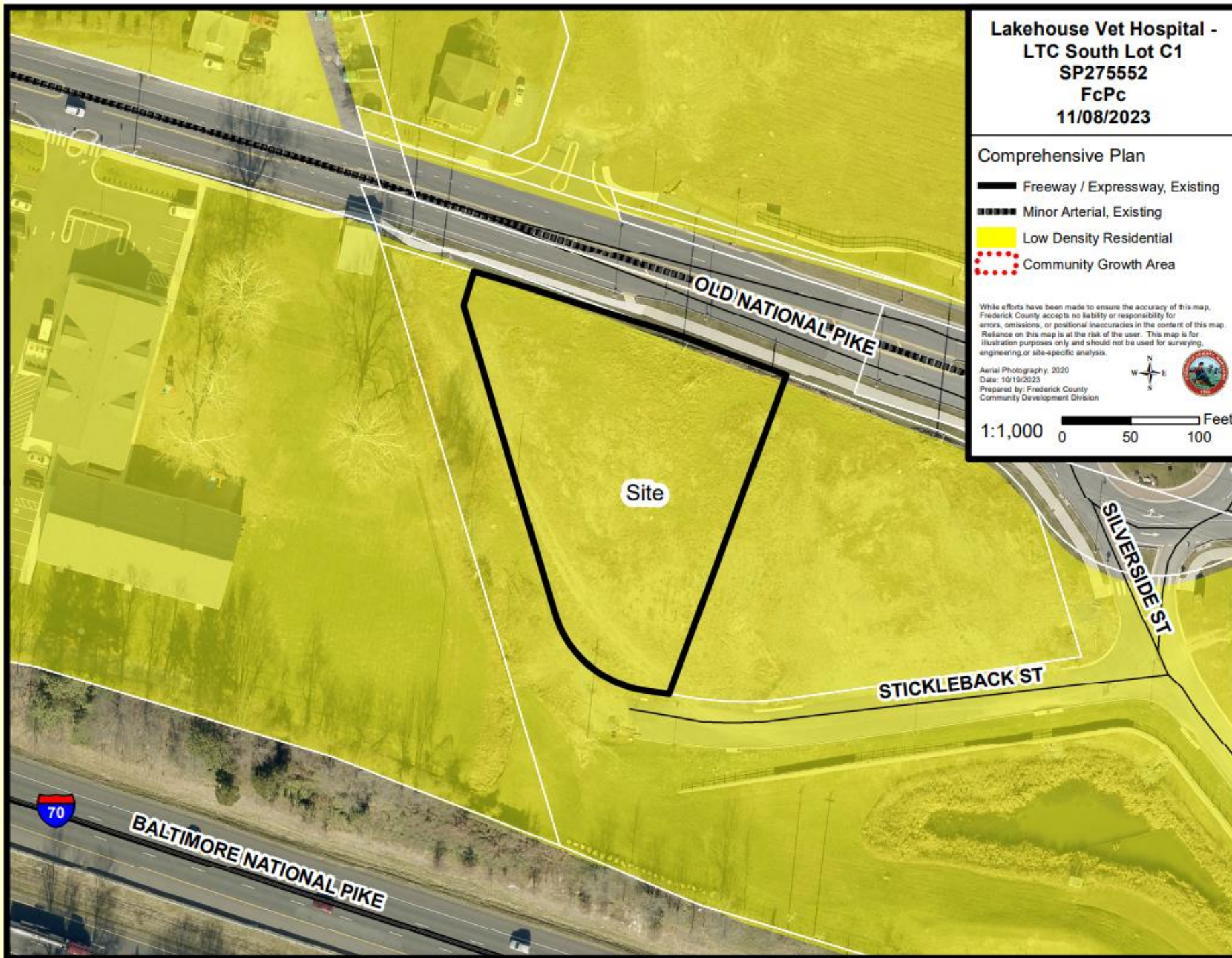
Aerial Photography, 2020  
Date: 10/19/2023  
Prepared by: Frederick County  
Community Development Division



1:1,000  Feet  
0 40 80

















## **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.

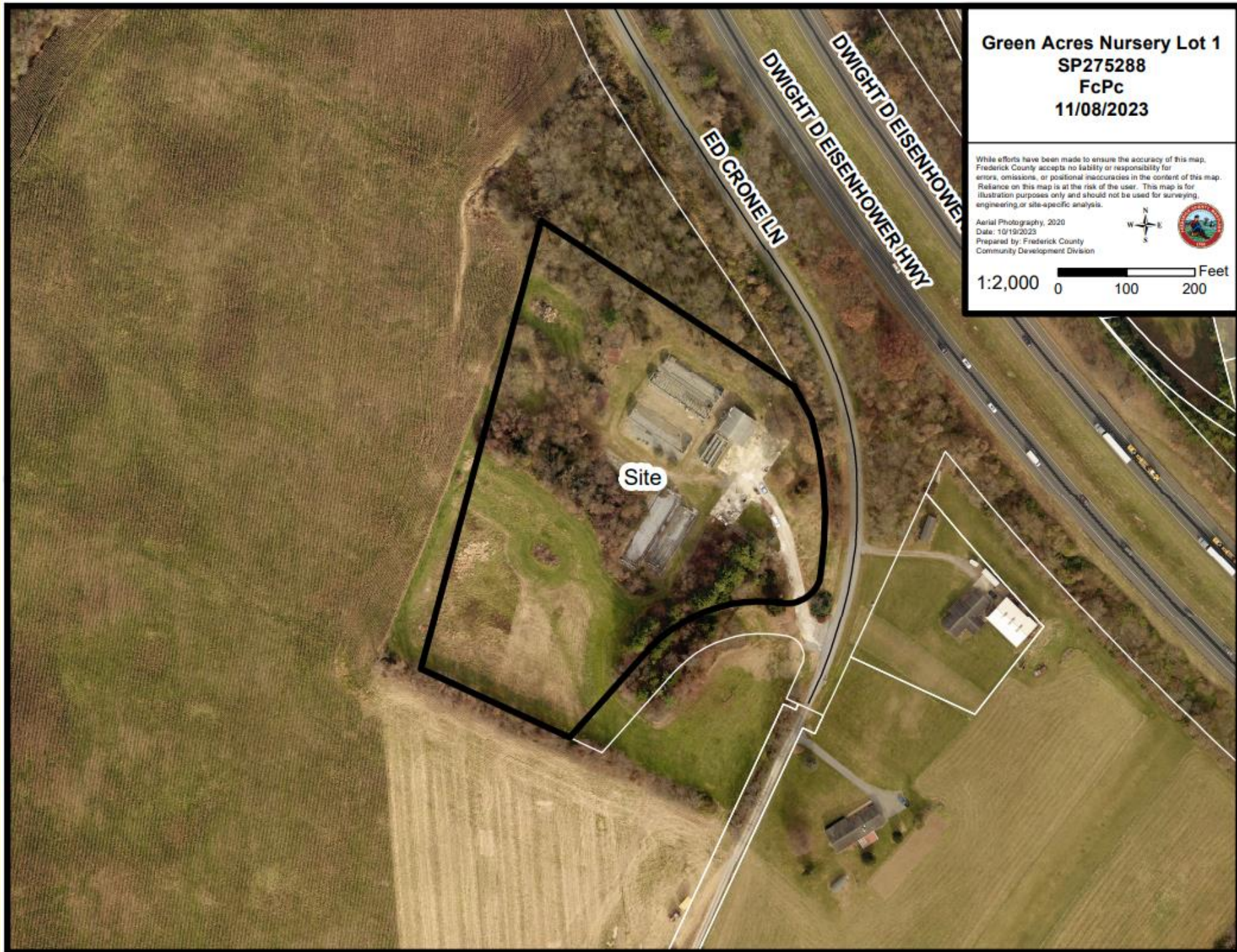


# *Green Acres Nursery – Lot 1*

## *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

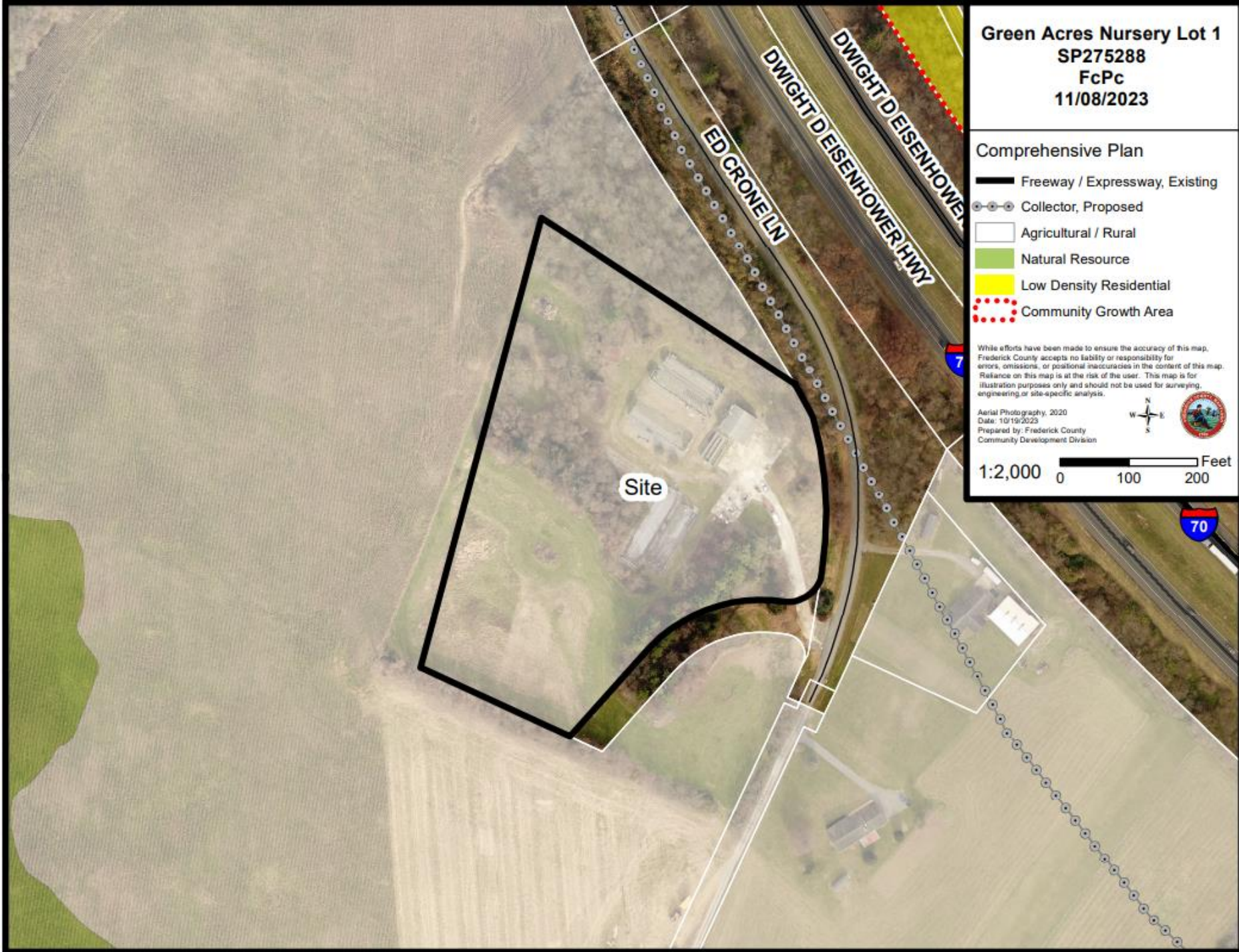
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020  
Date: 10/19/2023  
Prepared by: Frederick County  
Community Development Division



**1:2,000** 0 90 180 **Feet**





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

### Comprehensive Plan

- Freeway / Expressway, Existing
- Collector, Proposed
- Agricultural / Rural
- Natural Resource
- Low Density Residential
- Community Growth Area

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: 10/19/2023  
Prepared by: Frederick County  
Community Development Division



1:2,000 0 100 200 Feet



N/F  
GROVE JOINT VENTURE LLC  
B 3140 P 731

ZONED: AGRICULTURAL (AG)  
VACANT - FARM LAND

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

N/F  
JOHN & KATHERINE  
BRADSHAW  
B 1033 P 682

N/F  
GROVE JOINT VEN  
B 3140 P

ZONED: AGRICULTURE  
VACANT - FARM

N/F  
THOMAS & JANCIE OR  
B 1297 P 312

ZONED: AGRICULTURE  
VACANT - FARM

N/F  
GROVE JOINT VENTURE LLC  
B 3140 P 731

ZONED: AGRICULTURAL (AG)  
VACANT LAND





# **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.