

Frederick County Planning Commission

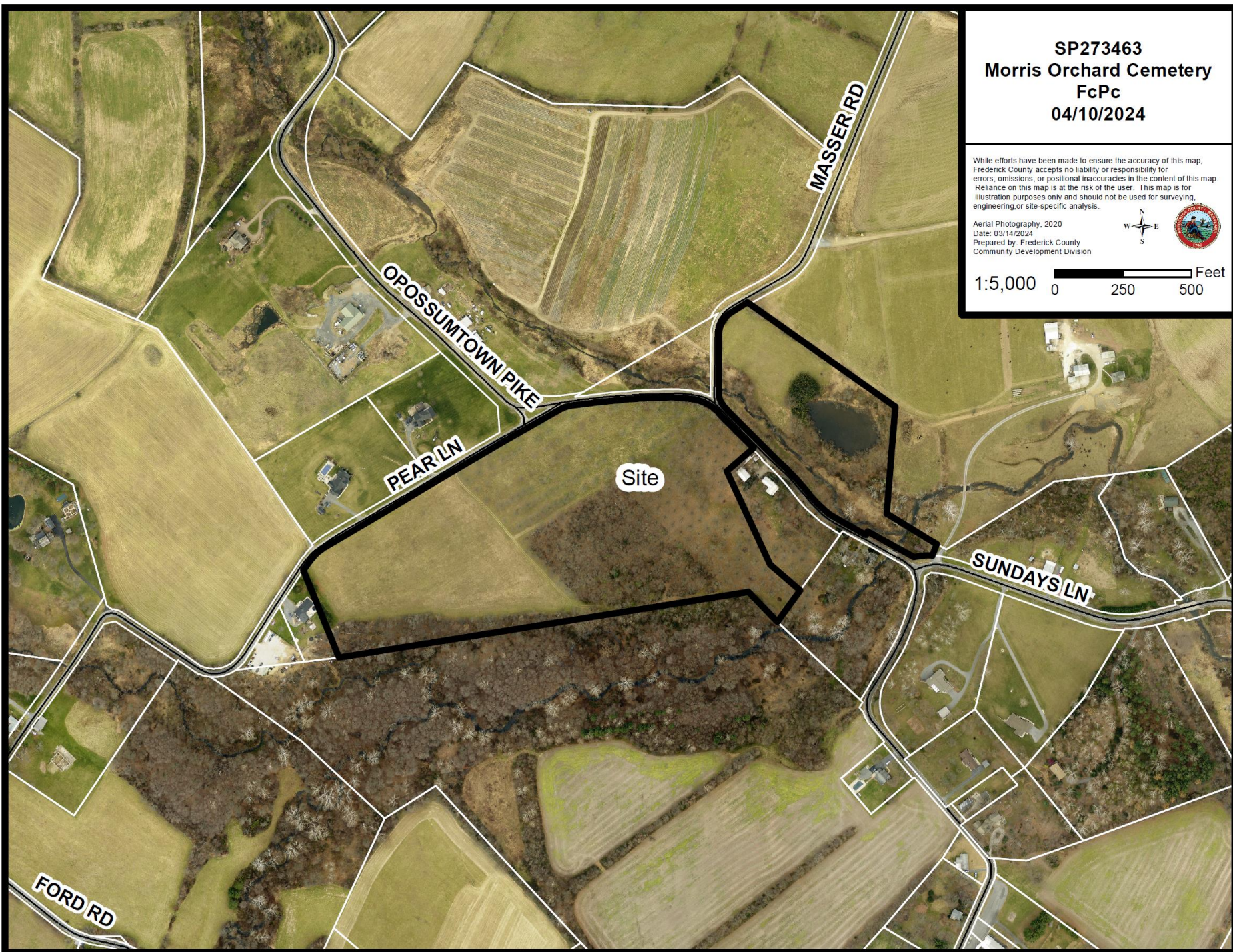


May 8, 2024

Morris Orchard Cemetery

Site Plan

The Applicant is requesting Site Development Plan approval for a natural burial cemetery located on 7.5-acres of an overall 33 acre Site.



SP273463
Morris Orchard Cemetery
FcPc
04/10/2024

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Aerial Photography, 2020
Date: 03/14/2024
Prepared by: Frederick County
Community Development Division



1:5,000  Feet
0 250 500

SP273463
Morris Orchard Cemetery
FcPc
04/10/2024

Zoning

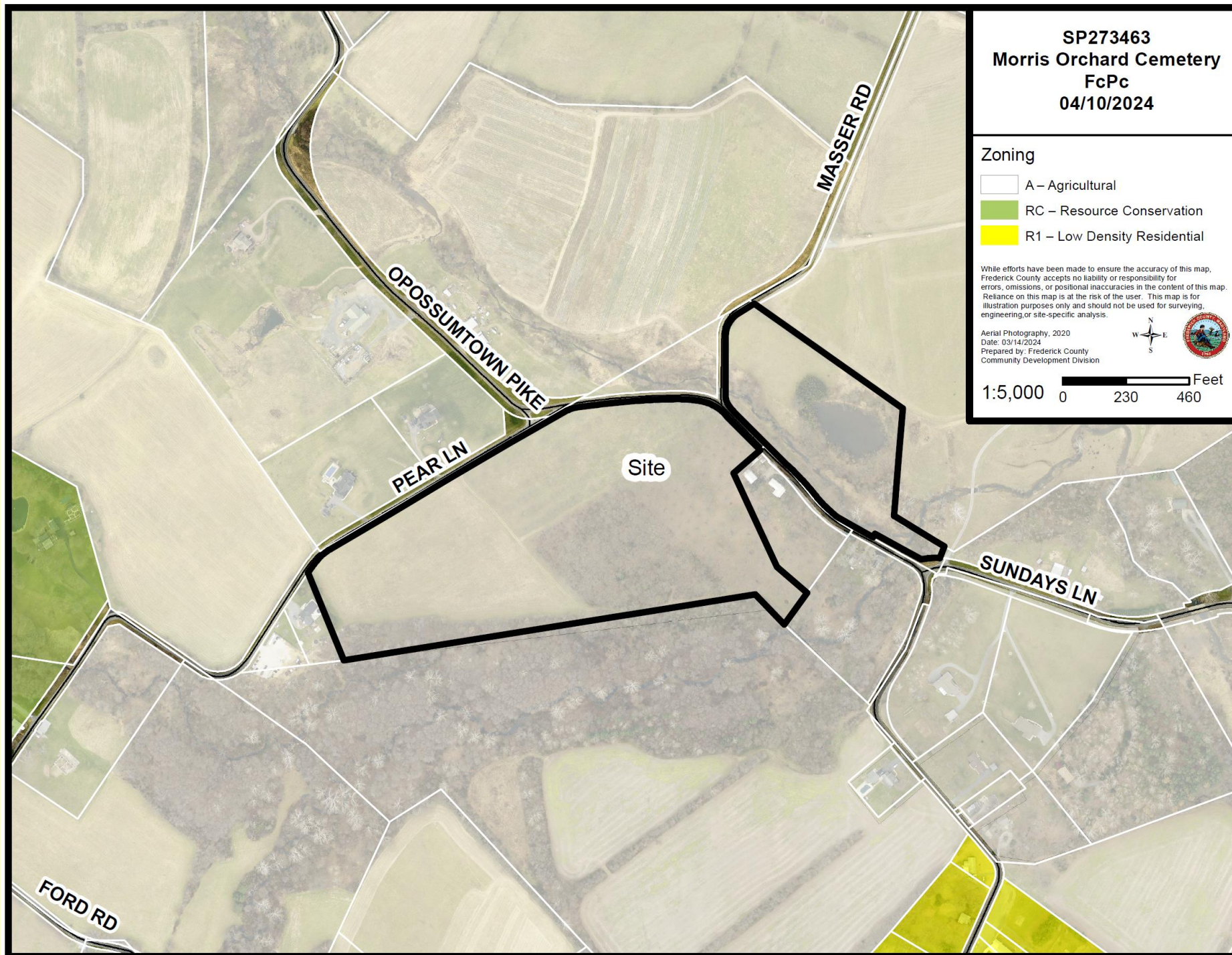
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential

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1:5,000 0 230 460 Feet



SP273463
Morris Orchard Cemetery
FcPc
04/10/2024

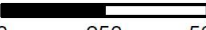
Comprehensive Plan

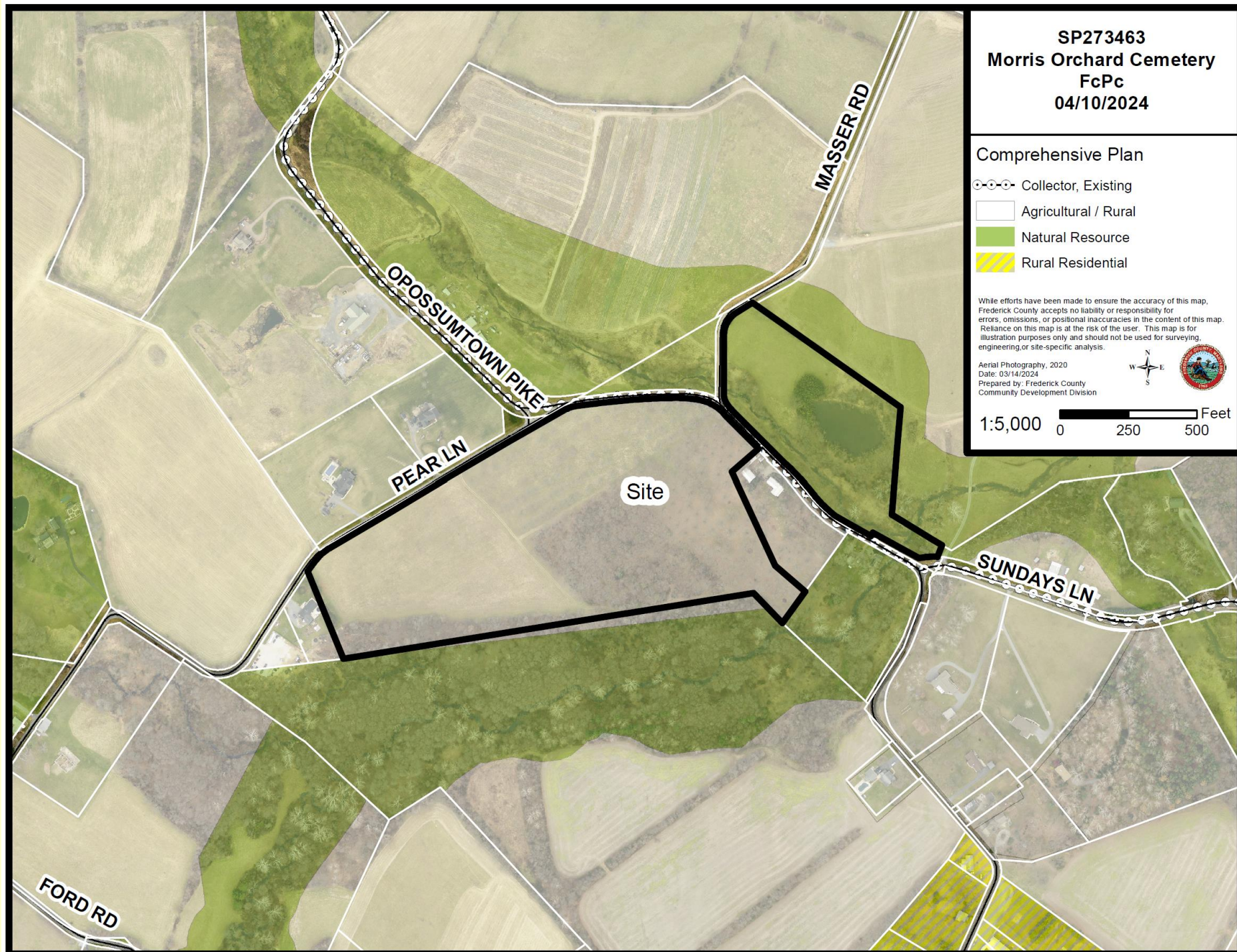
-  Collector, Existing
-  Agricultural / Rural
-  Natural Resource
-  Rural Residential

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1:5,000  Feet
0 250 500





DATUM: P.B. 20/145

PRO MAC. ENTR.
⊗ EXIST. ENTR.

1" = 30' DETAIL



J.S. MELENDEZ 142563/
AGRICULTURAL

OPOSSUMTOWN PIKE
S 83°55'39" E N 77°41'12" W
132.00'

LOT 3 P.B. 75/194
AGRICULTURAL
RESIDENTIAL USE

EXISTING SEPTIC

EXISTING SEPTIC

EXISTING SEPTIC

EXISTING SEPTIC

EXISTING SEPTIC

DATUM: P.B. 20/146

PRO. MAC. ENTR.
⊗ EXIST. ENTR.

18' MACADAM

1" = 30' DETAIL

PRO. SIGN

GRASS OVERFLOW PARKING

400 LINEAR FT LOT

12 SPACES

ONE WAY

3 SPACES

56.00

9' X 25' PULLOFF (TYPICAL)

GRASS SHOULDER

AREA FOR SWM

J.S. MELENDEZ-1425 AGRICULTURAL

OPOSSUMTOWN PIKE

LOT 3 P.B. 75/194 AGRICULTURAL RESIDENTIAL USE

N 50° 42' 21" E 1038.00'

E 89° 55' 39" N 123.06'

PRO. SIGN TO THE RIGHT

PRO. SIGN & ENTRY DRIVE TO

660 L&E 510 TO THE RIGHT

LOT 10 P.B. 1

PRO MAC. ENTR.
© EXIST. ENTR.

1" = 30' DETAIL

18' MACADAM

PRO.
SIGN

GRASS
OVERFLOW
PARKING

A close-up of a road sign showing a curved road ahead with a 400m distance marker and a 2% gradient.

3 SPACES 56.00

PAGES
56.00

9' X 25' PULLOFF
(TYPICAL)

GRASS SHOULDER

LOT 2 P.B. 75/19
AGRICULTURAL
RESIDENTIAL USE

PEARLAND

OPOSSUMTOWN PIKE

J.S. MELENDEZ 142563/472
AGRICULTURAL

REMAINDER
KARL F NEFFLEN SR SUBDIVISION
MORRIS ORCHARD LLC 15,212.77
33.0116 Ac.
P.B. 108/51

POND

M.M. BUTLER 13954/363
AGRICULTURAL

MASSER ROAD

FRO EASEMENT 5.75Ac

LOT 2
2.1692 Ac.

LOT 2
2.1692 Ac.

PLATTED SEPTIC SUBDIVISION

P.S. JOHN 15946/21
AGRICULTURAL

SYMBOLS:

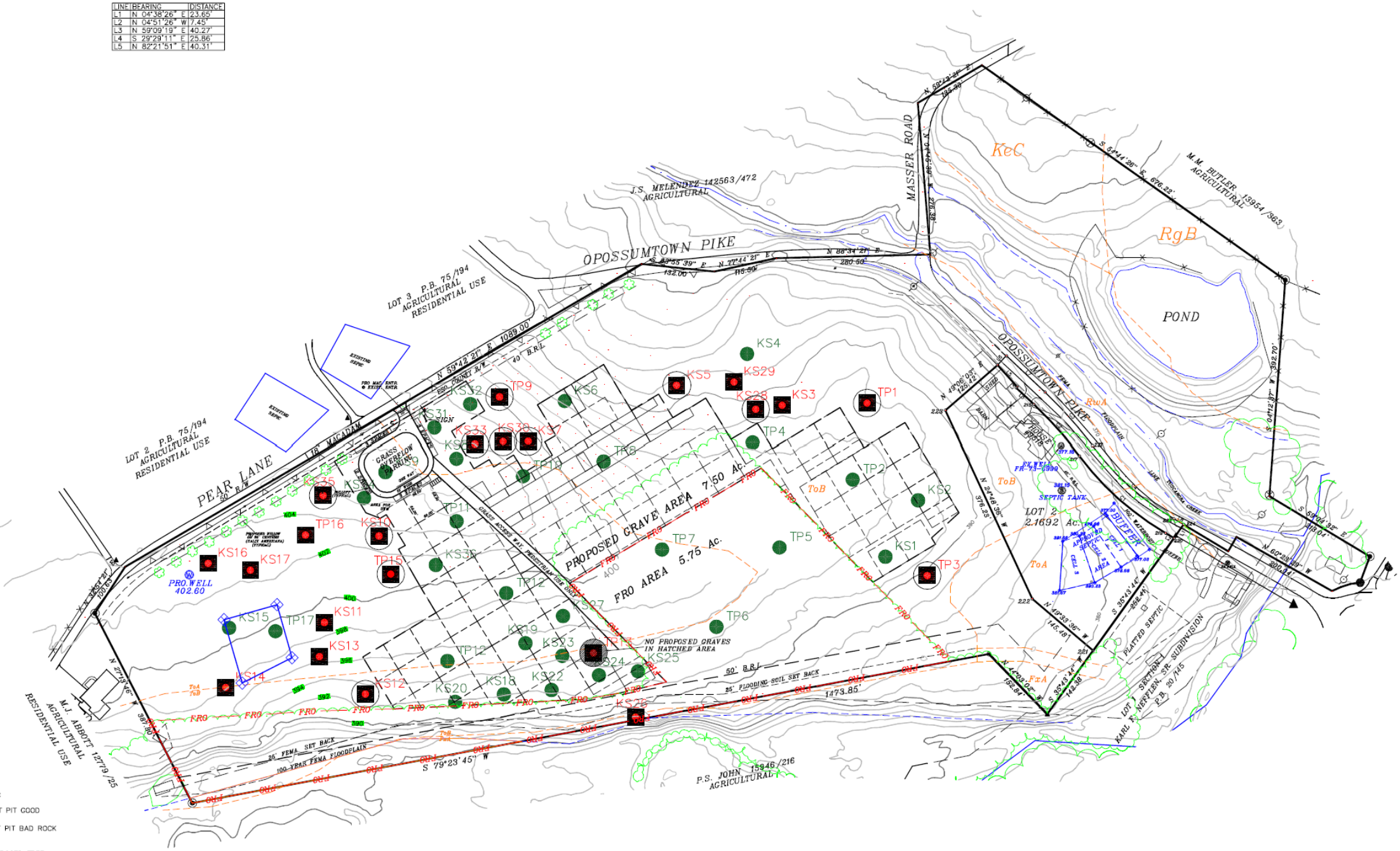
- = EX. ORCHARD TREE & ROOT ZONE
(BLACK WALNUT & AMERICAN CHESTNUT)
- = ORCHARD TREE TO BE REMOVED
- = FRO SIGN
- = PROPOSED TREE
- = OVERHEAD UTILITY LINES

LINE	BEARING
L1	N 04°38'
L2	N 04°5'
L3	N 59°09'
L4	S 29°29'
L5	N 82°2'



LINE BEARING	DISTANCE
L1 N 04°38'26" E	23.65
L2 N 04°51'26" W	7.45
L3 N 59°09'19" E	40.27
L4 S 29°29'11" E	25.86
L5 N 82°21'51" E	49.51

- SYMBOLS:
- = TEST PIT GOOD
 - = TEST PIT BAD ROCK
 - = PROPOSED TREE
 - = OVERHEAD UTILITY LINES



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 (until April 10, 2027).

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 conditions are met:

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Correct the scale note on the drawing, which should be 1' = 100'.
3. Remove the 3 parking spaces shown within ½ the front setback and replace with plants for screening the parking area. Add screening to surround the parking area.
4. Move other parking areas so that they comply the ½ front setback requirement.
5. 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.

Biggs Ford Solar

Site Plan

The Applicant is requesting Site Development Plan approval for a 101.47-acre solar facility, commercial use located on a 151.44-acre Site

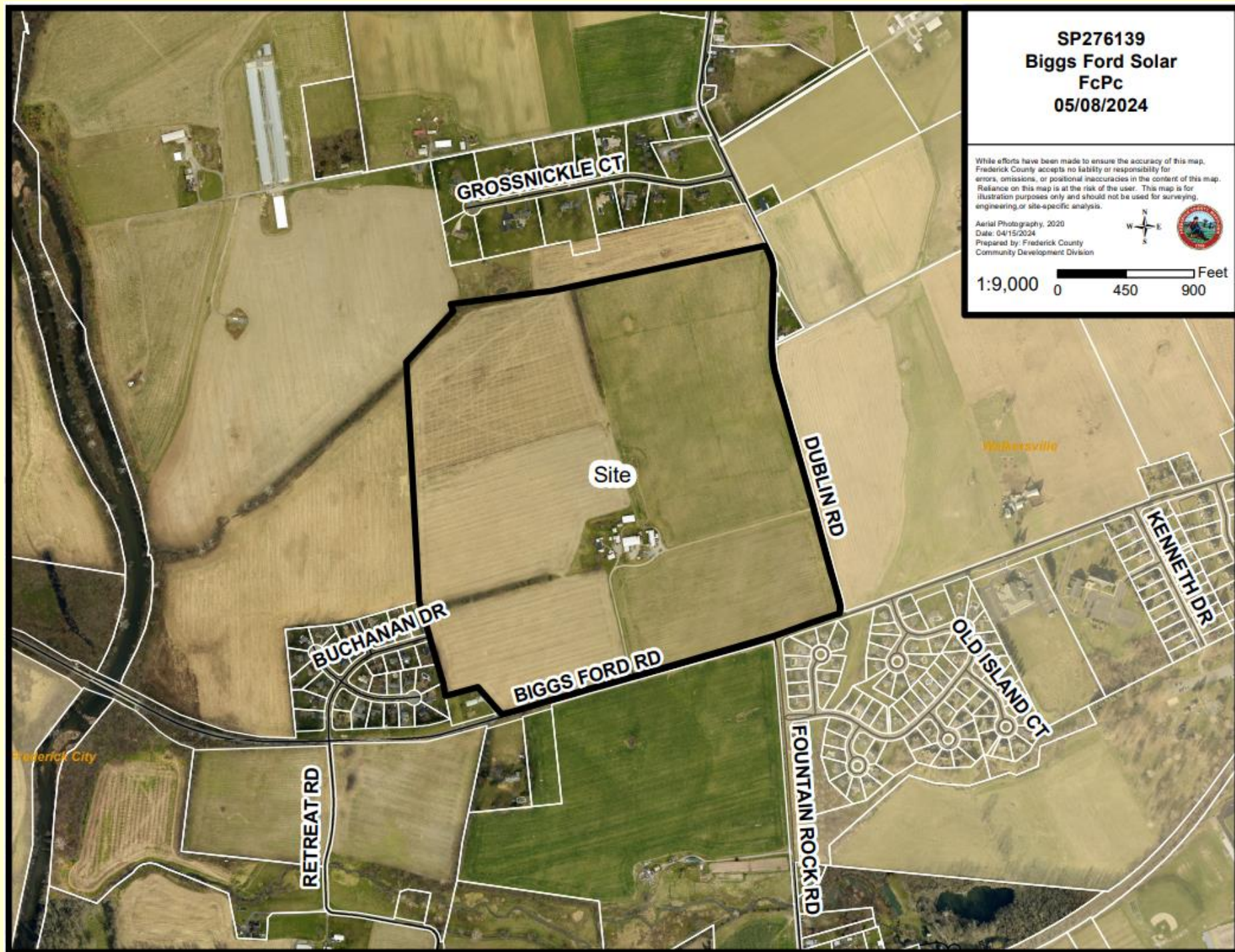
SP276139
Biggs Ford Solar
FcPc
05/08/2024

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Aerial Photography, 2020
Date: 04/15/2024
Prepared by: Frederick County
Community Development Division



1:9,000 0 450 900 Feet



SP276139
Biggs Ford Solar
FcPc
05/08/2024

Zoning

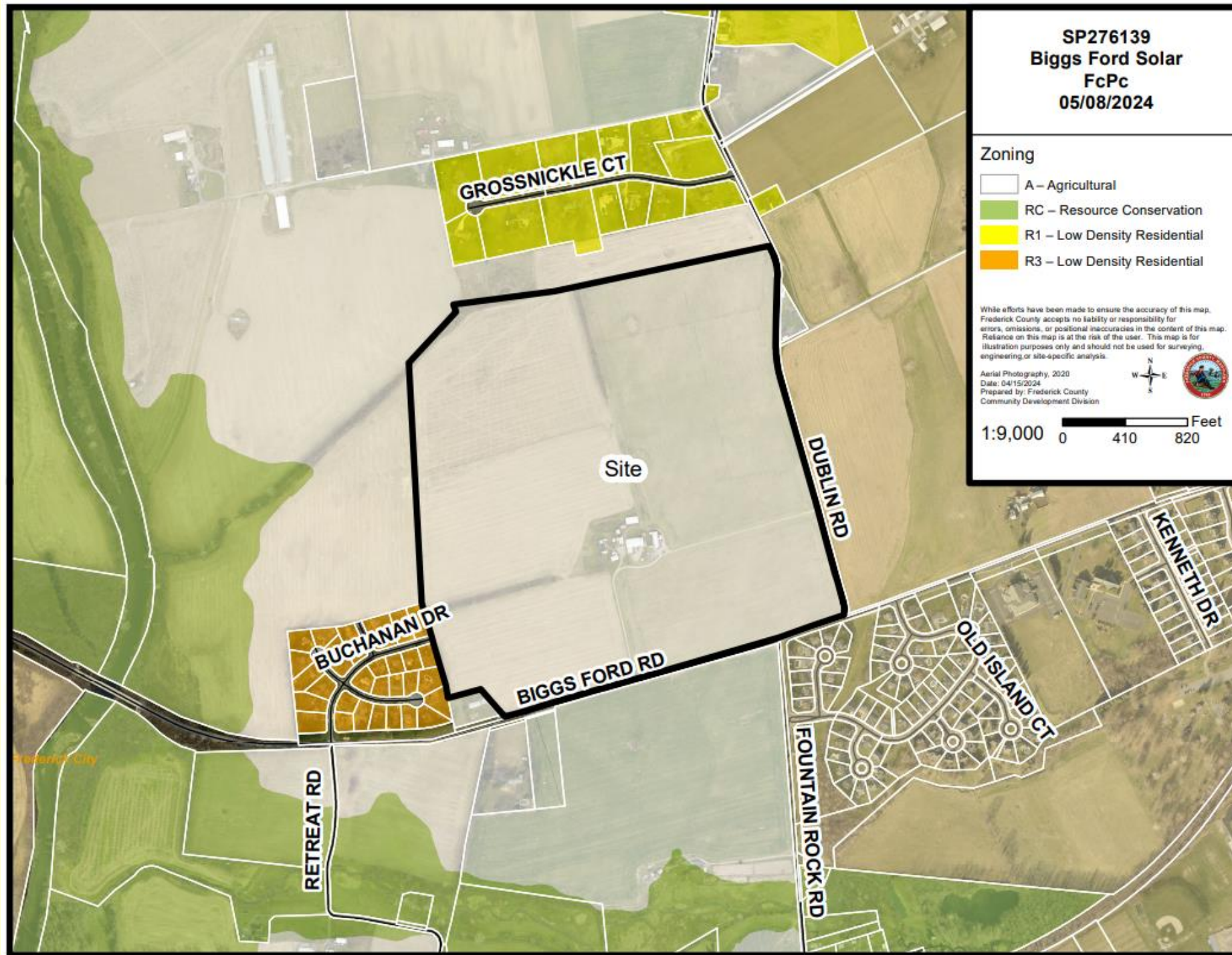
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential

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1:9,000 0 410 820 Feet



SP276139
Biggs Ford Solar
FcPc
05/08/2024

Comprehensive Plan

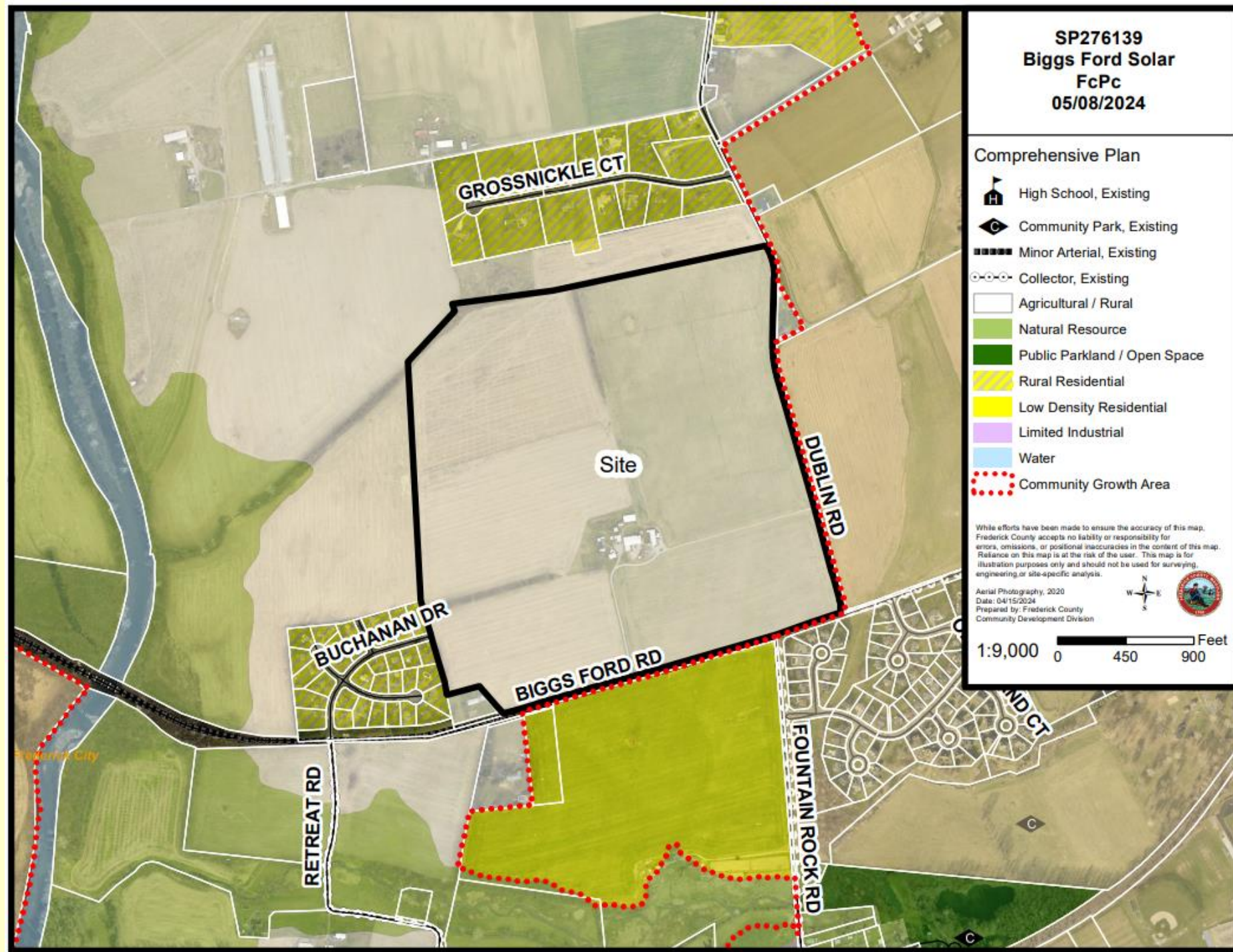
-  High School, Existing
-  Community Park, Existing
-  Minor Arterial, Existing
-  Collector, Existing
-  Agricultural / Rural
-  Natural Resource
-  Public Parkland / Open Space
-  Rural Residential
-  Low Density Residential
-  Limited Industrial
-  Water
-  Community Growth Area

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Community Development Division



1:9,000 0 450 900 Feet





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 May 8, 2027).

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 conditions are met:

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

1. Approval of the modification for alternate street tree planting location as provided in Section 1-19-6.400(A).
2. Approval of the FRO modification to allow for the removal of 10 specimen trees.

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.

LeGore Bridge Solar

Site Plan

The Applicant is requesting Site Development Plan approval for a 150.49-acre solar facility, commercial use located on a 385.31-acre Site.

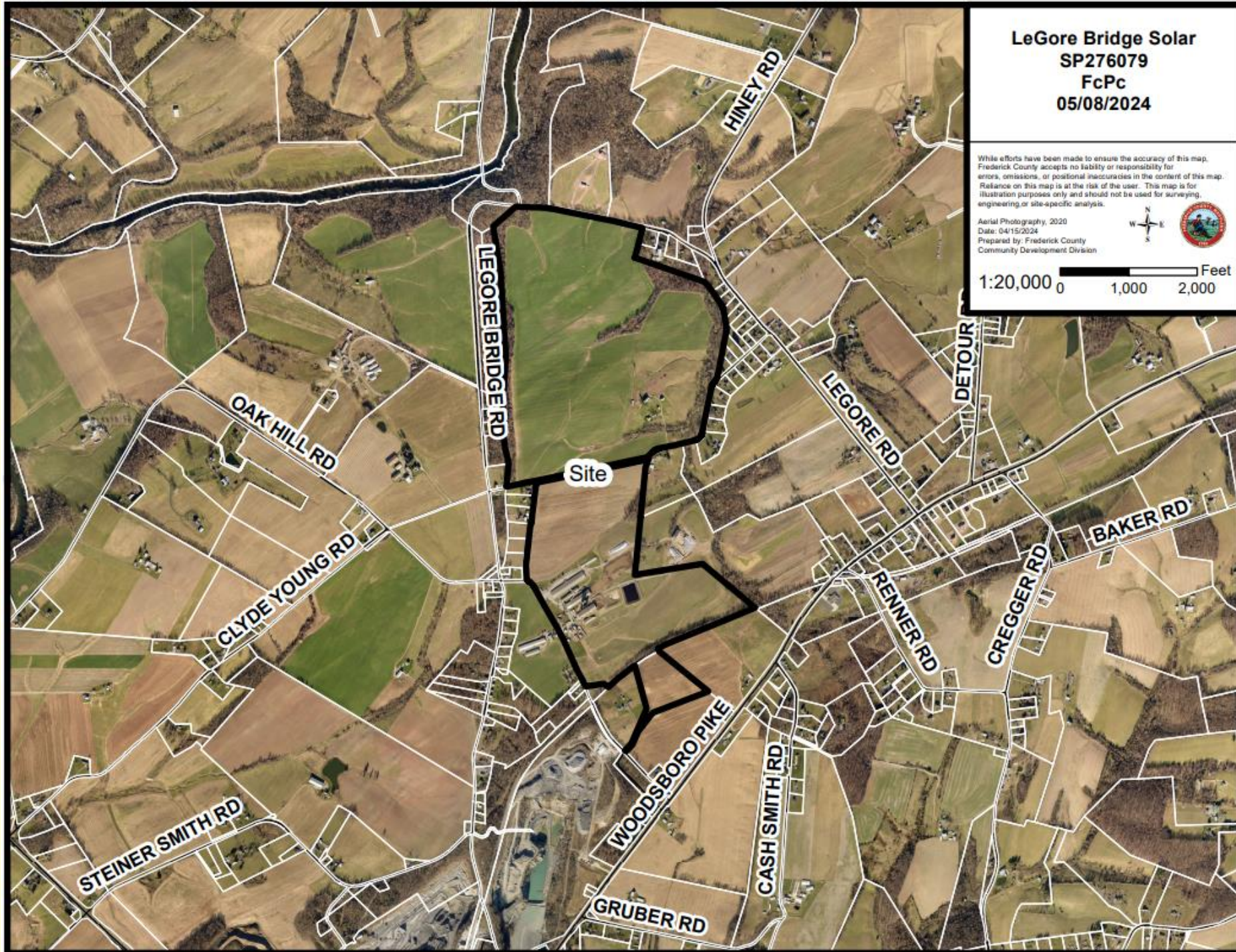
**LeGore Bridge Solar
SP276079
FcPc
05/08/2024**

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Aerial Photography, 2020
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Prepared by: Frederick County
Community Development Division



1:20,000 0 1,000 2,000 Feet



**LeGore Bridge Solar
SP276079
FcPc
05/08/2024**

Zoning

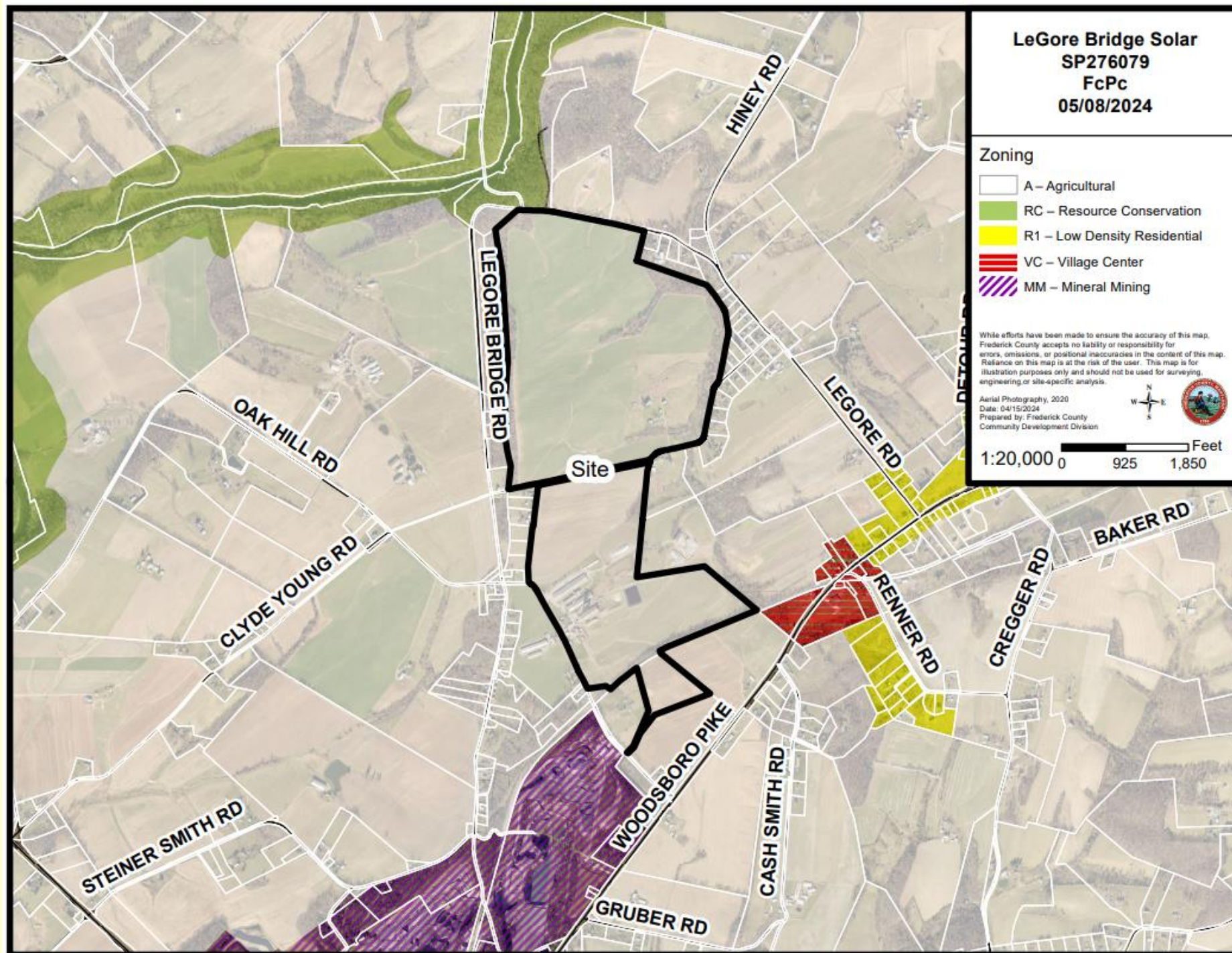
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  VC – Village Center
-  MM – Mineral Mining

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Aerial Photography, 2020
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







1:20,000 0 925 1,850 Feet



**LeGore Bridge Solar
SP276079
FcPc
05/08/2024**

Comprehensive Plan

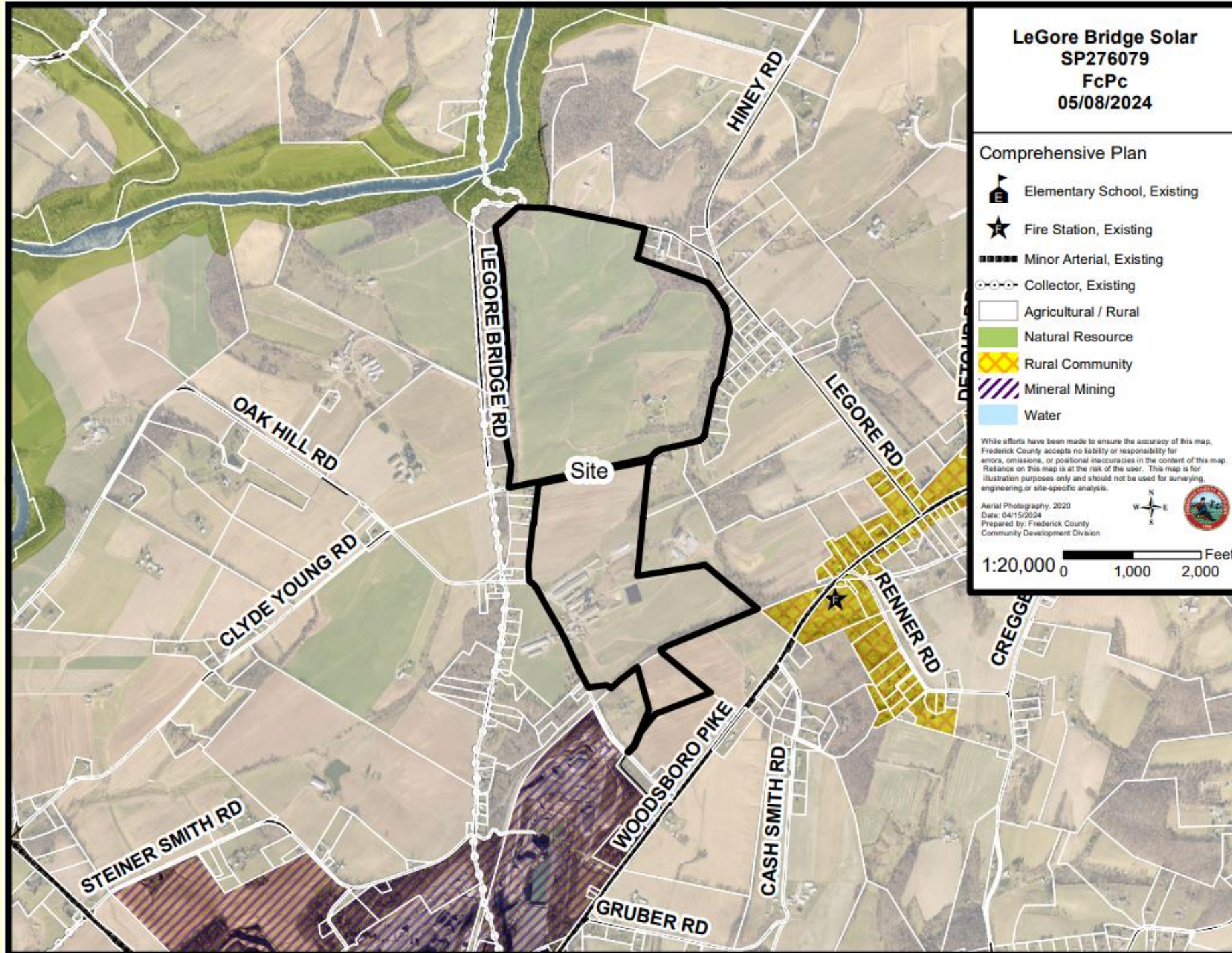
-  Elementary School, Existing
-  Fire Station, Existing
-  Minor Arterial, Existing
-  Collector, Existing
-  Agricultural / Rural
-  Natural Resource
-  Rural Community
-  Mineral Mining
-  Water

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1:20,000 0 1,000 2,000 Feet





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 May 8, 2027).

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 conditions are met:

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

1. Approval of the modification for alternate street tree planting location as provided in Section 1-19-6.400(A).

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.