

# Frederick County Planning Commission

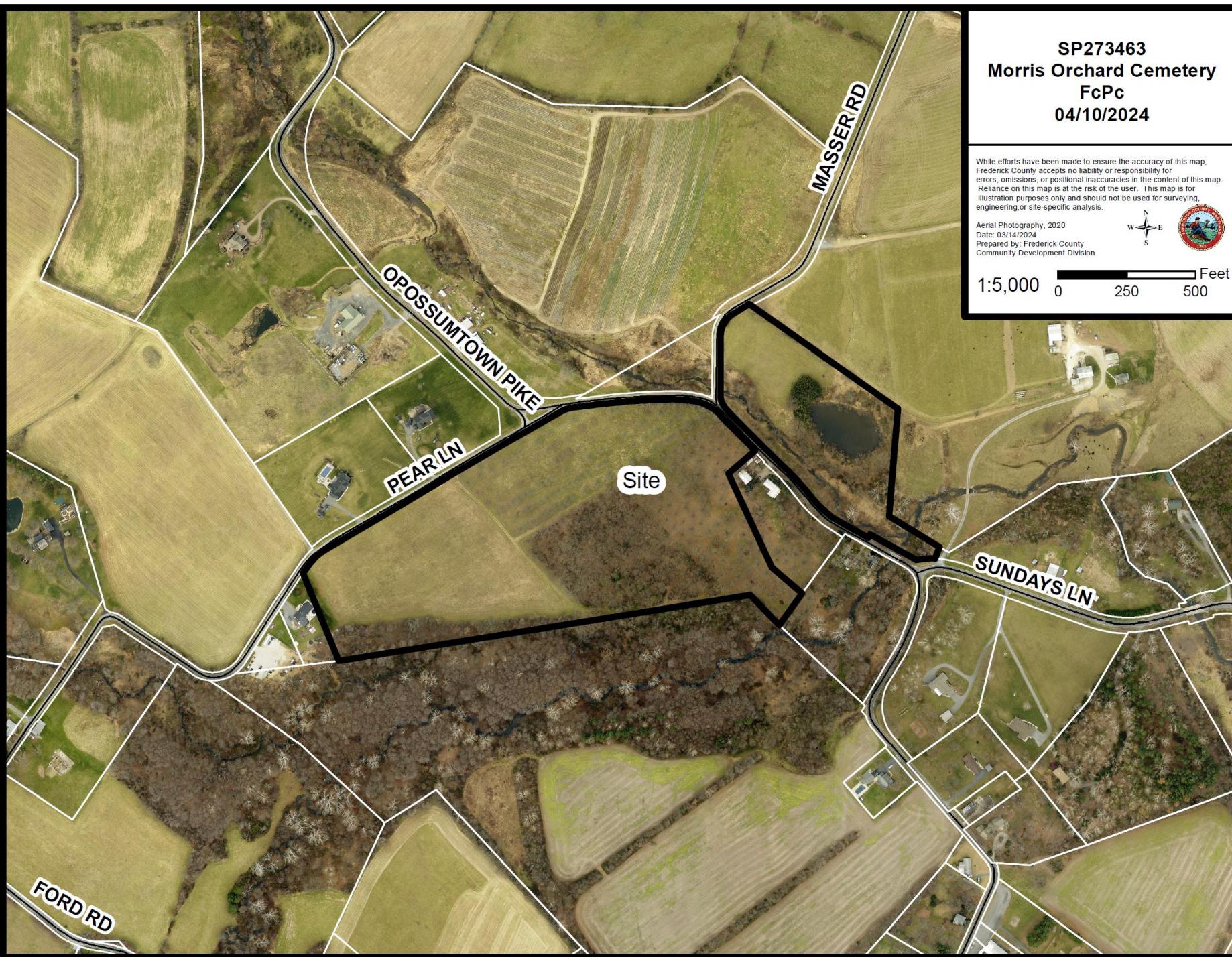


May 8, 2024

# *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

Zoning

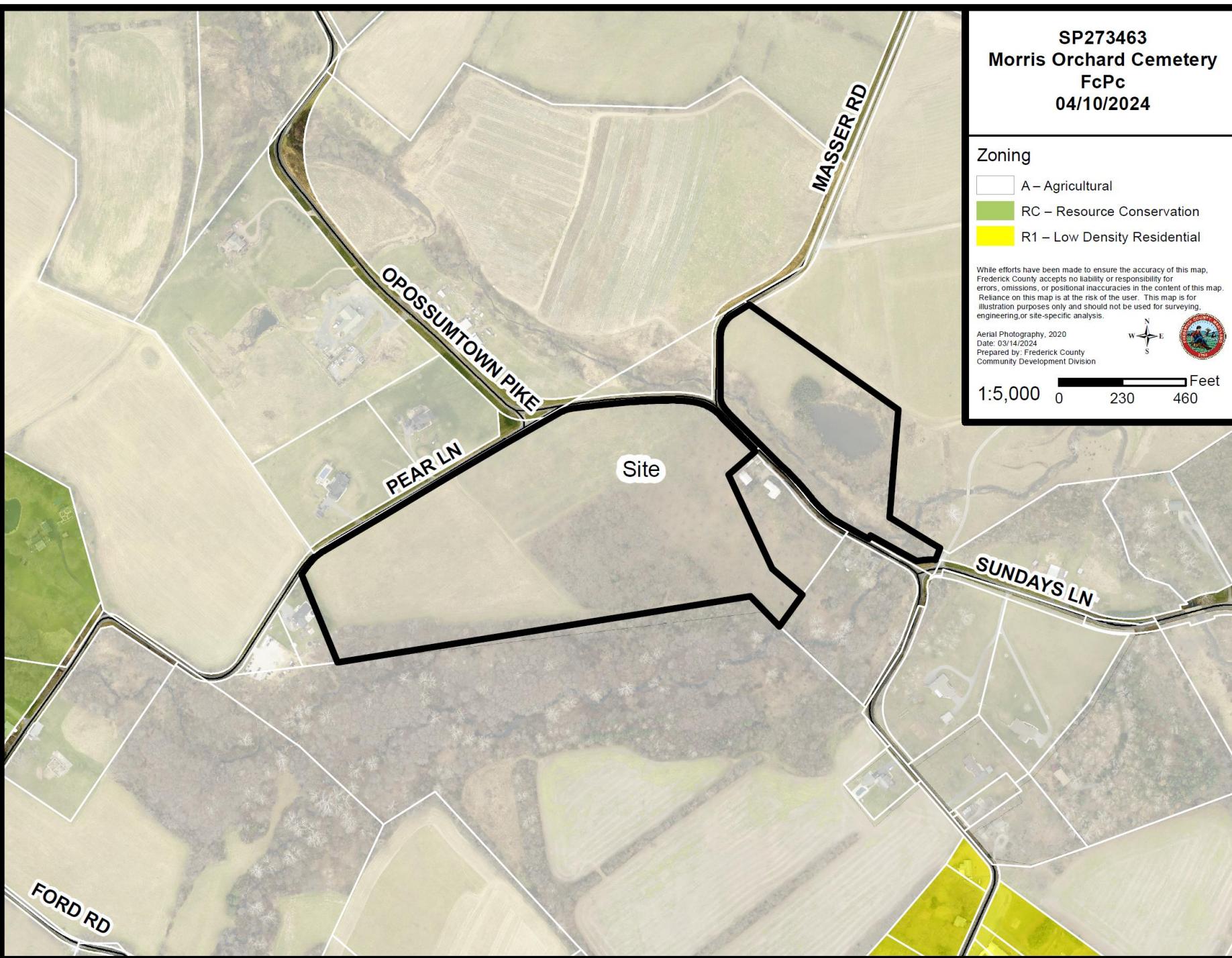
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential

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: 03/14/2024  
Prepared by: Frederick County  
Community Development Division



1:5,000 0 230 460 Feet



SP273463  
Morris Orchard Cemetery  
FcPc  
04/10/2024

Comprehensive Plan

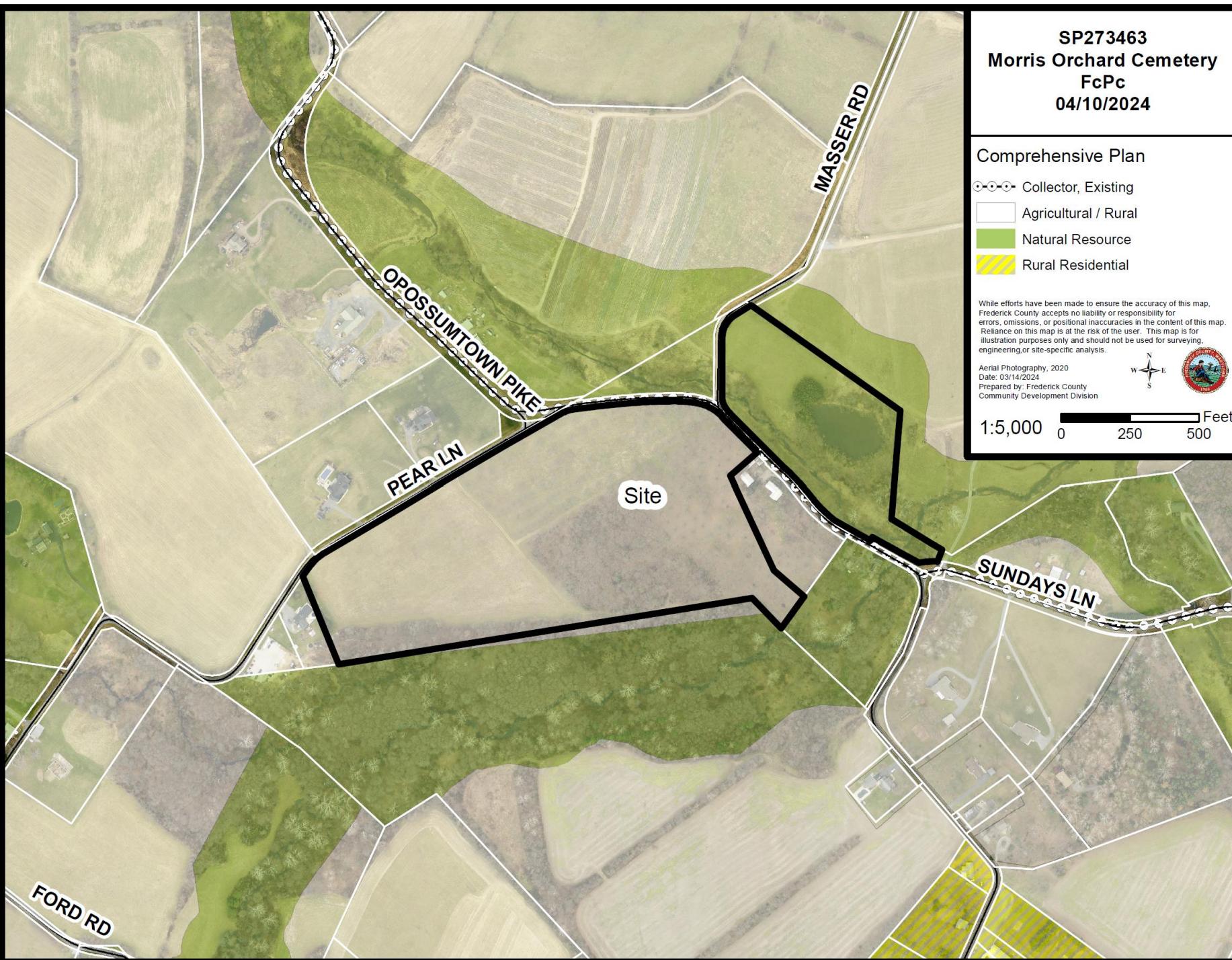
- Collector, Existing
- White Agricultural / Rural
- Green Natural Resource
- Yellow Hatched Rural Residential

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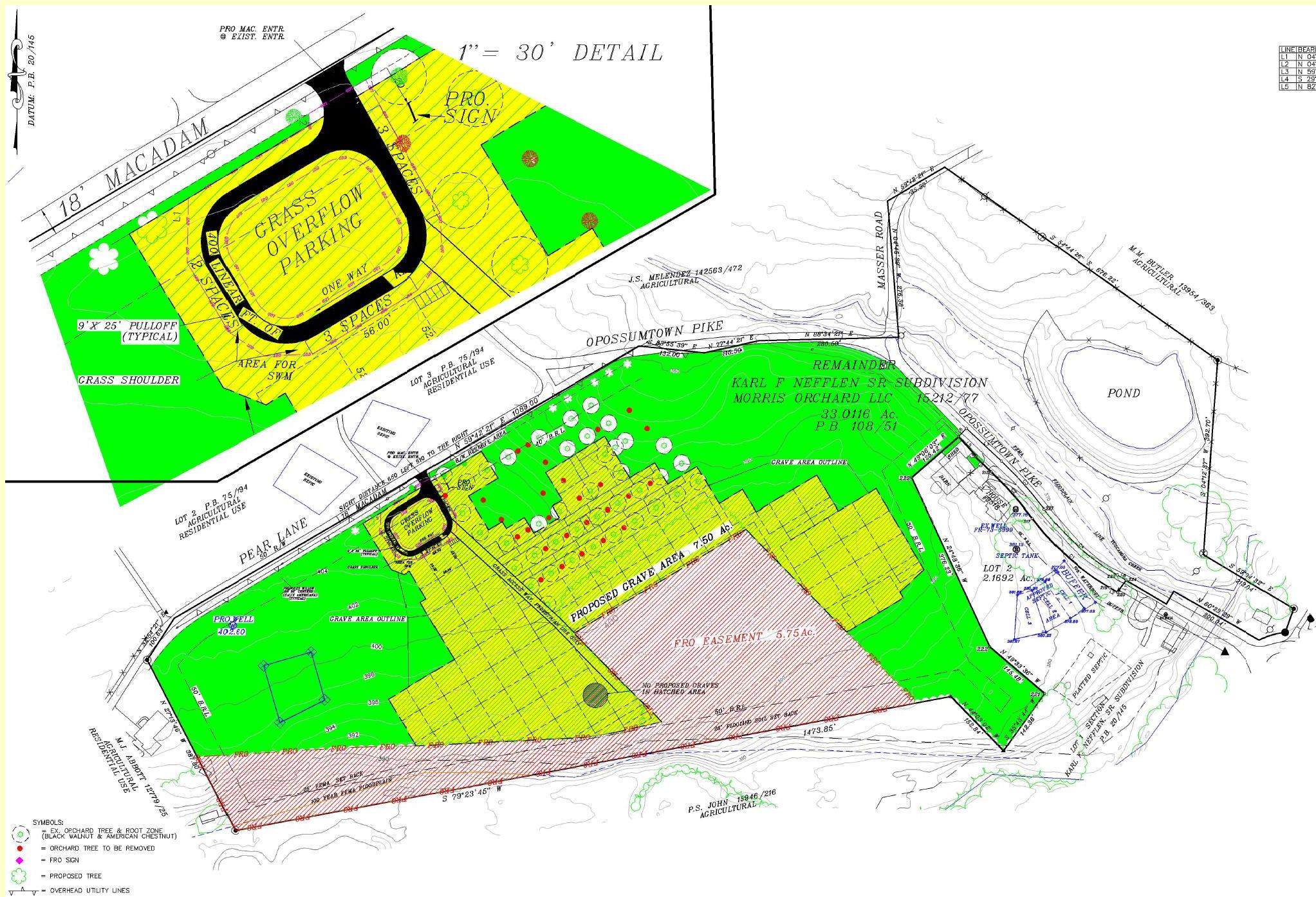


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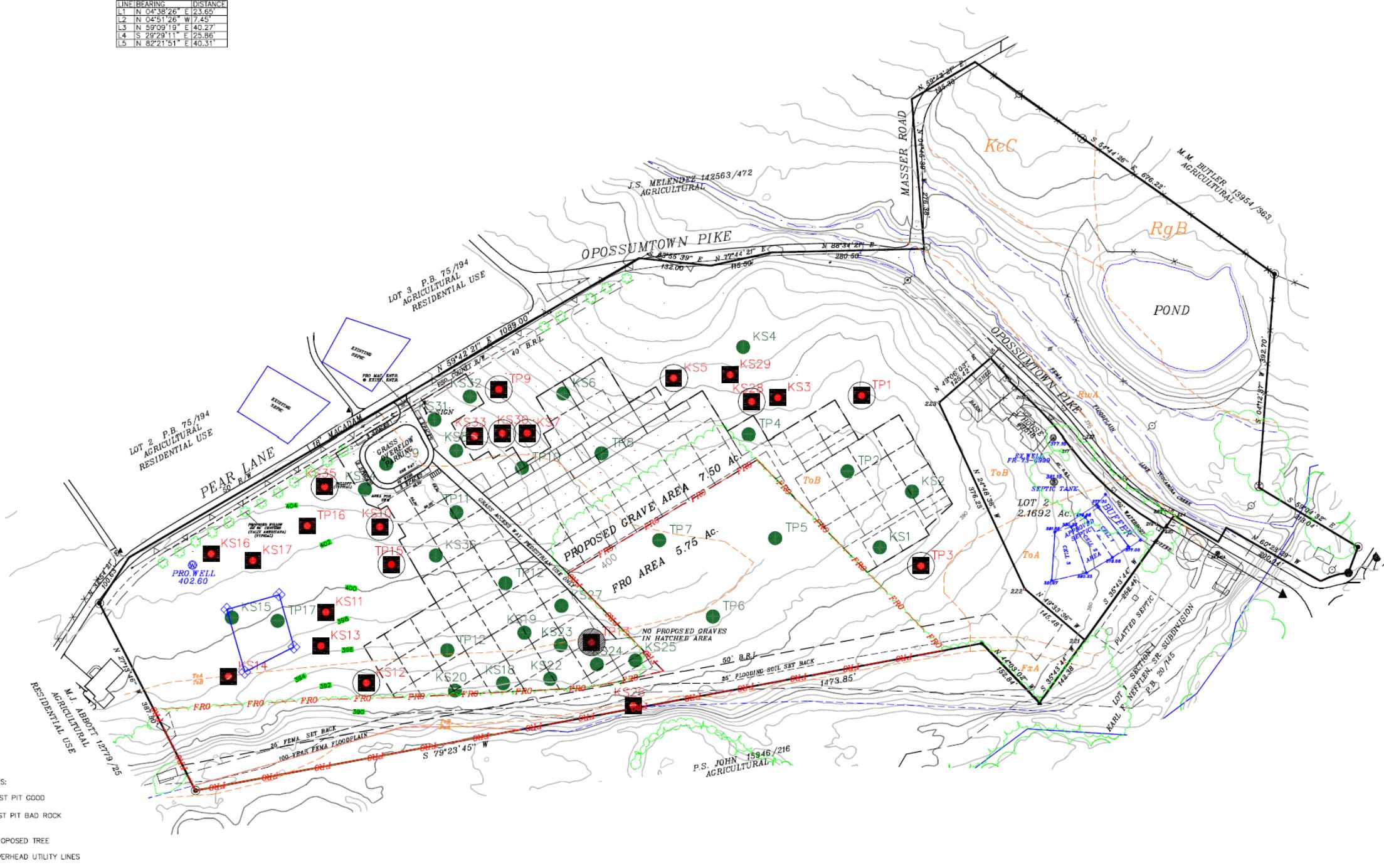








LINE	BEARING	DISTANCE
L1	N 04°38'26" E	23.65'
L2	N 04°51'26" W	7.45'
L3	N 59°09'19" E	40.27'
L4	S 29°29'11" E	25.86'
L5	N 82°21'51" E	40.31'



# **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).

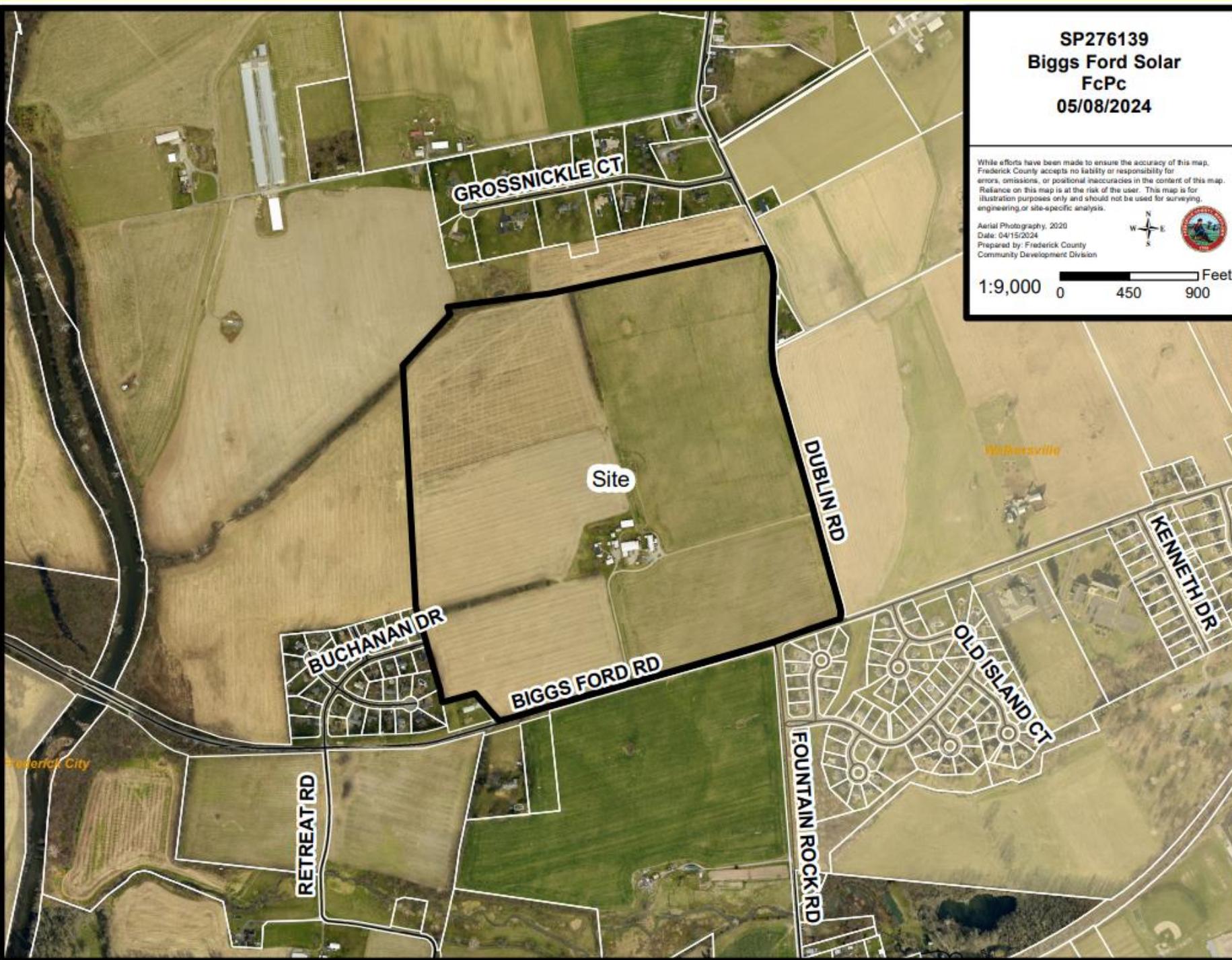
Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following conditions are met:

## **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  $\frac{1}{2}$  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  $\frac{1}{2}$  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

Zoning

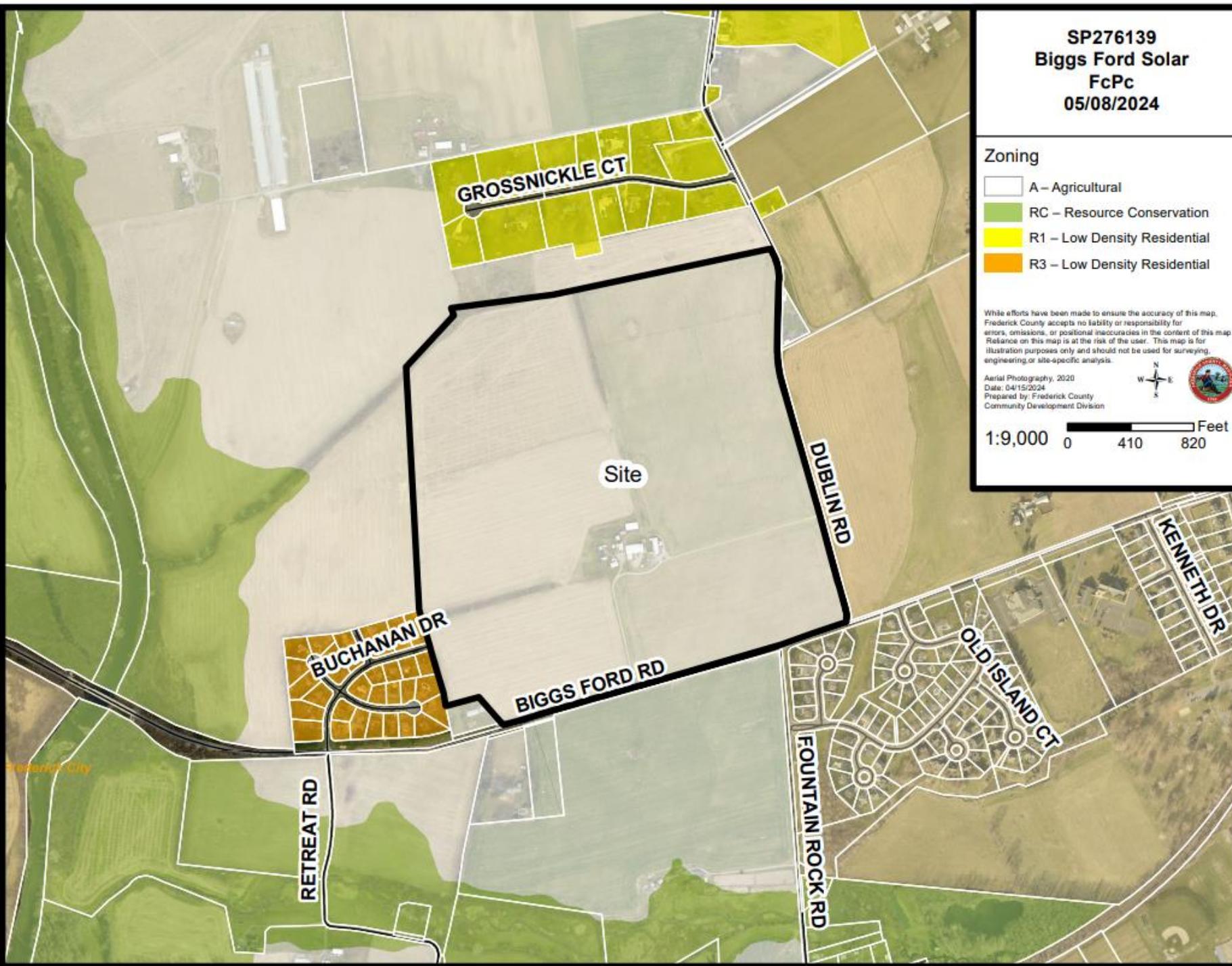
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential

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



1:9,000 0 Feet 410 820



SP276139  
Biggs Ford Solar  
FcPc  
05/08/2024

Comprehensive Plan

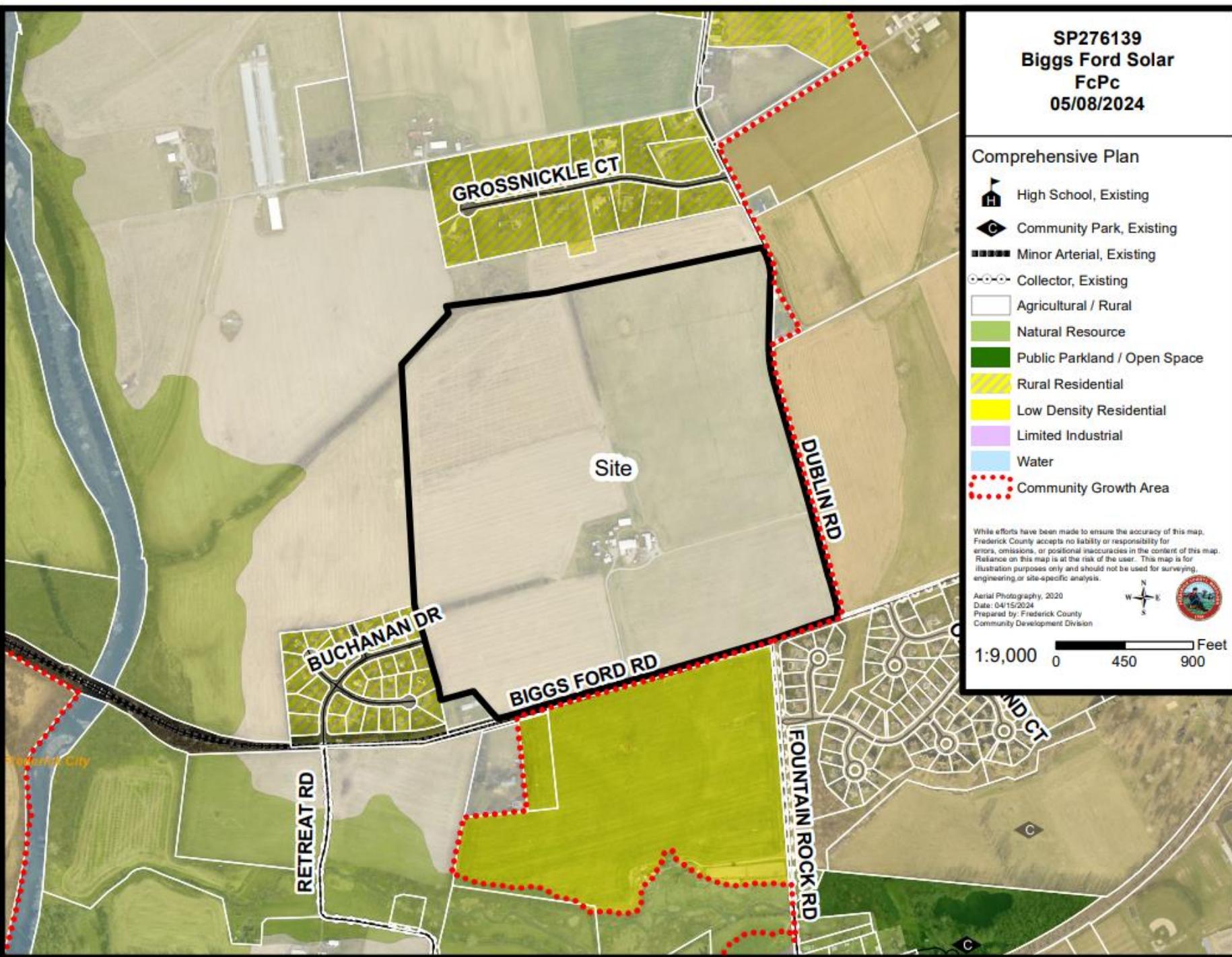
-  High School, Existing
-  Community Park, Existing
-  Minor Arterial, Existing
-  Collector, Existing
-  Agricultural / Rural
-  Natural Resource
-  Public Parkland / Open Space
-  Rural Residential
-  Low Density Residential
-  Limited Industrial
-  Water
-  Community Growth Area

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Aerial Photography, 2020  
Date: 04/15/2024  
Prepared by: Frederick County  
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:**

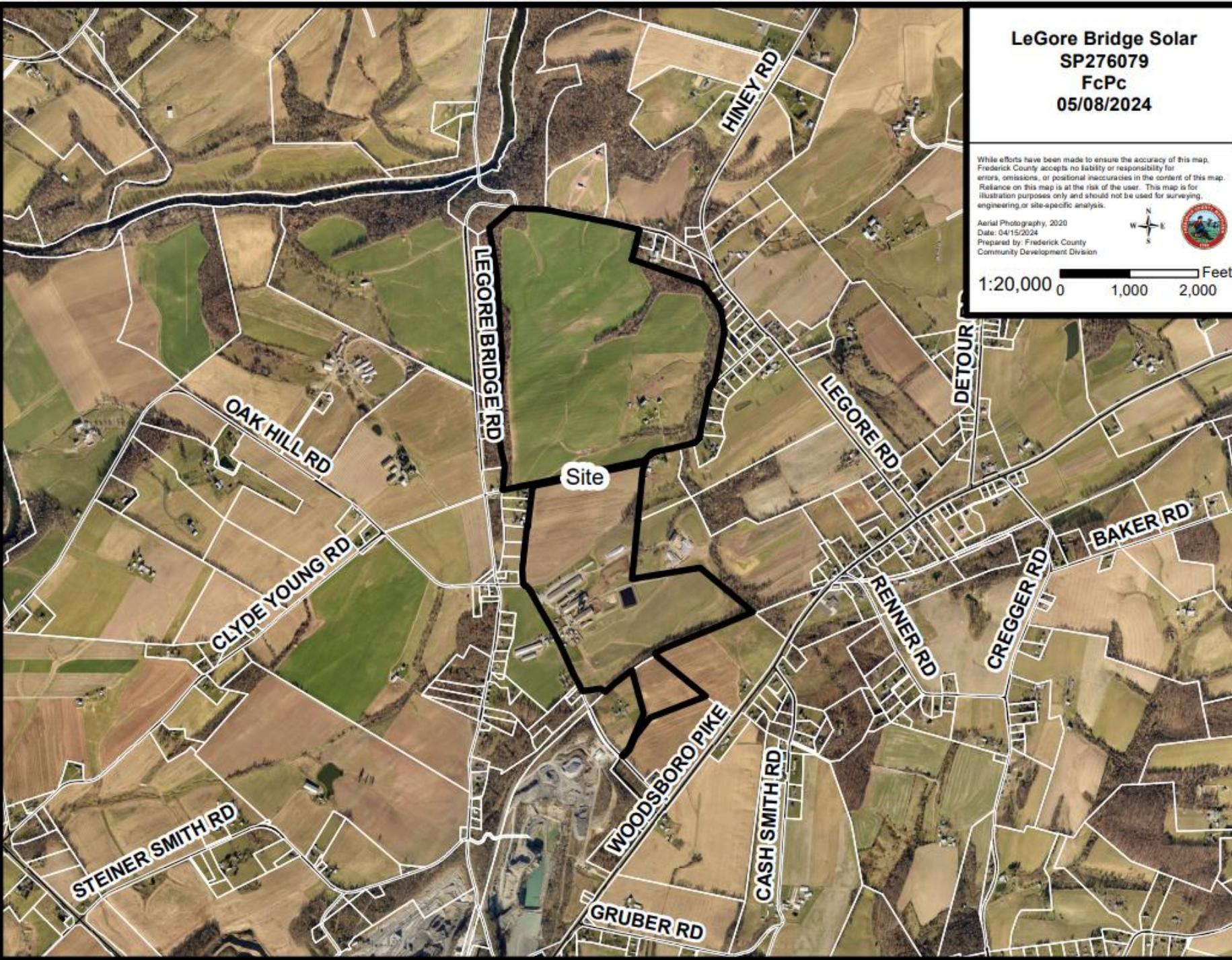
1. Approval of the modification for alternate street tree planting location as provided in Section 1-19-6.400(A).
2. Approval of the FRO modification to allow for the removal of 10 specimen trees.

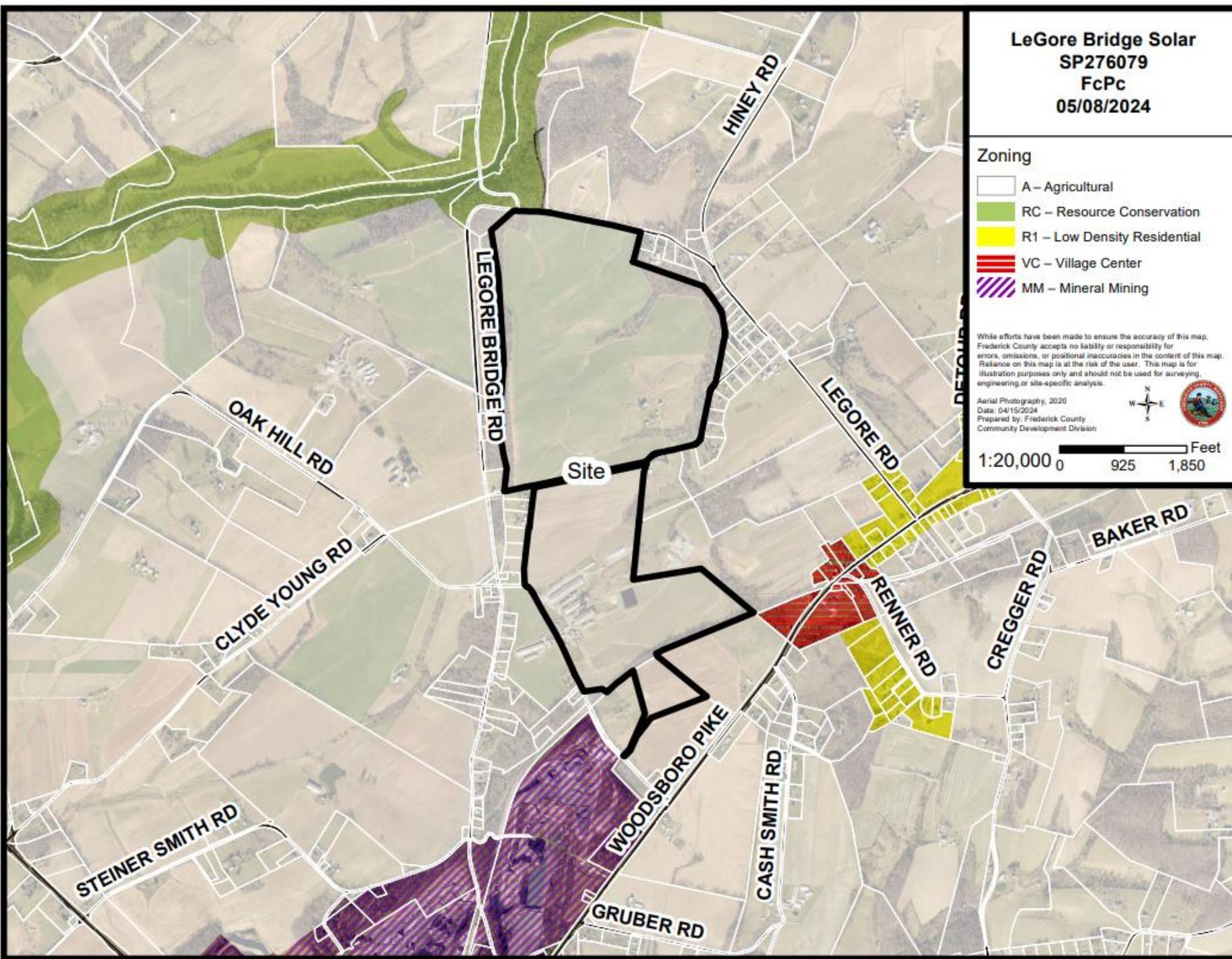
**Staff-proposed conditions of approval:**

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

Comprehensive Plan

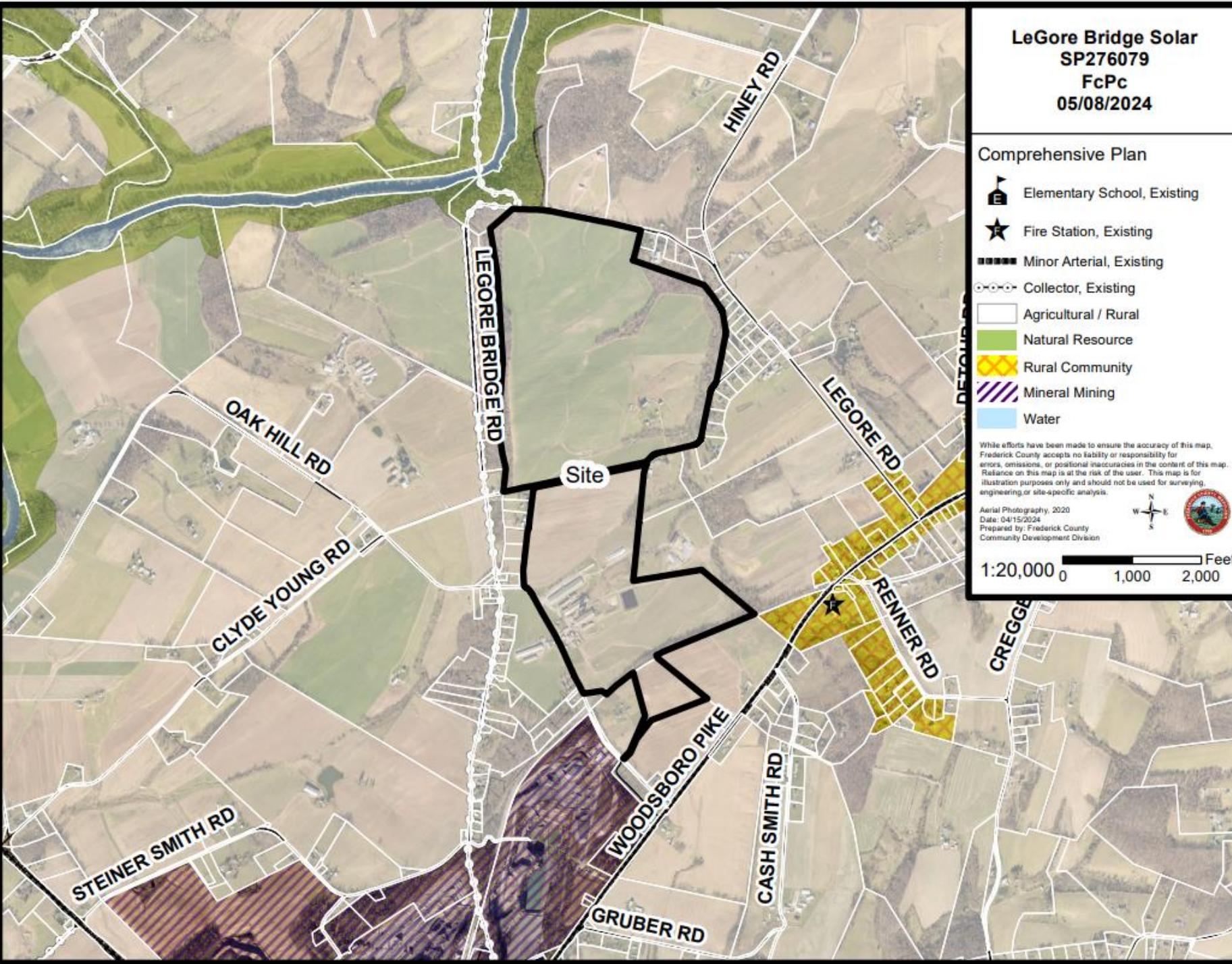
- Elementary School, Existing
- Fire Station, Existing
- Minor Arterial, Existing
- Collector, Existing
- Agricultural / Rural
- Natural Resource
- Rural Community
- Mineral Mining
- Water

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Community Development Division



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.