

Frederick County Planning Commission



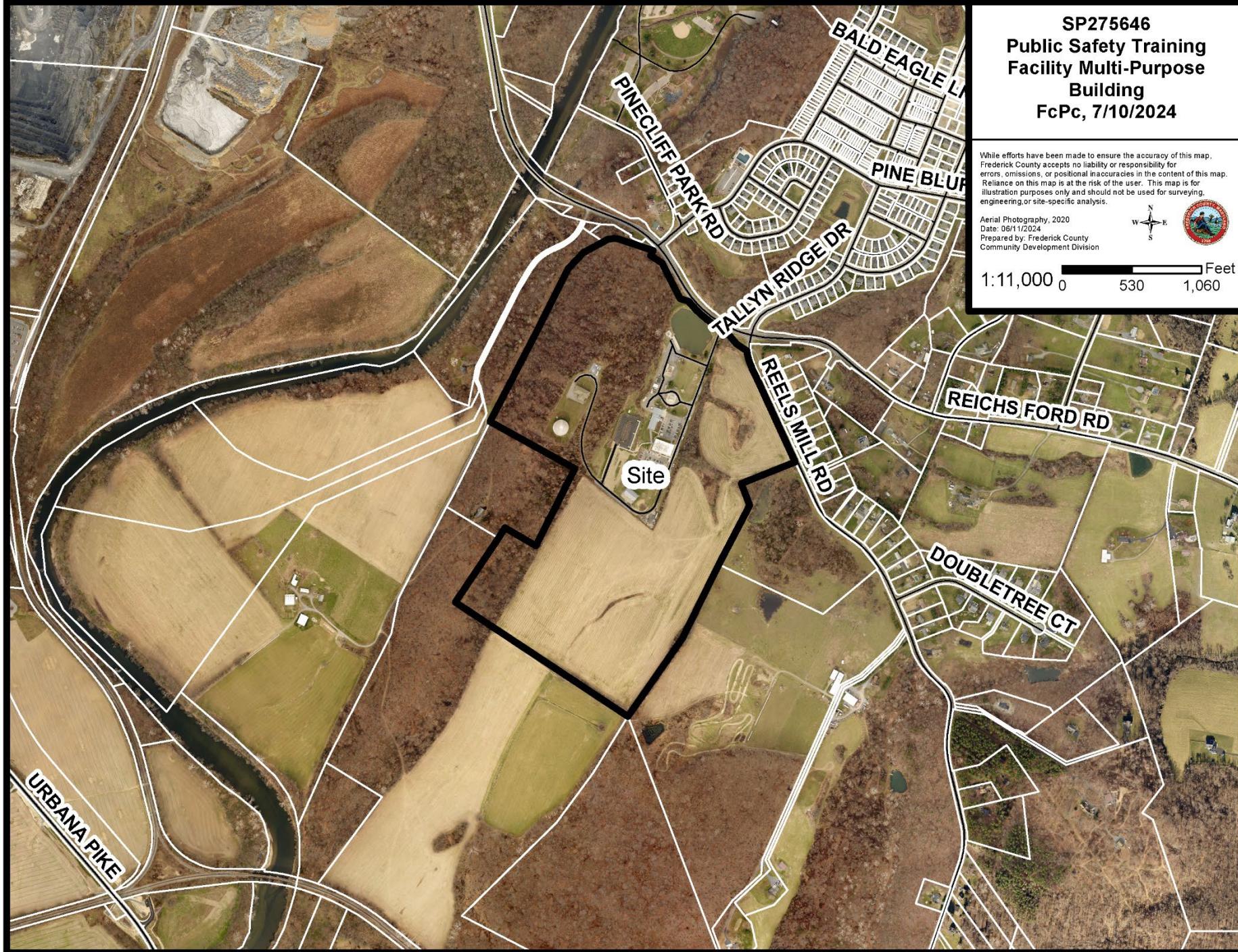
July 10, 2024

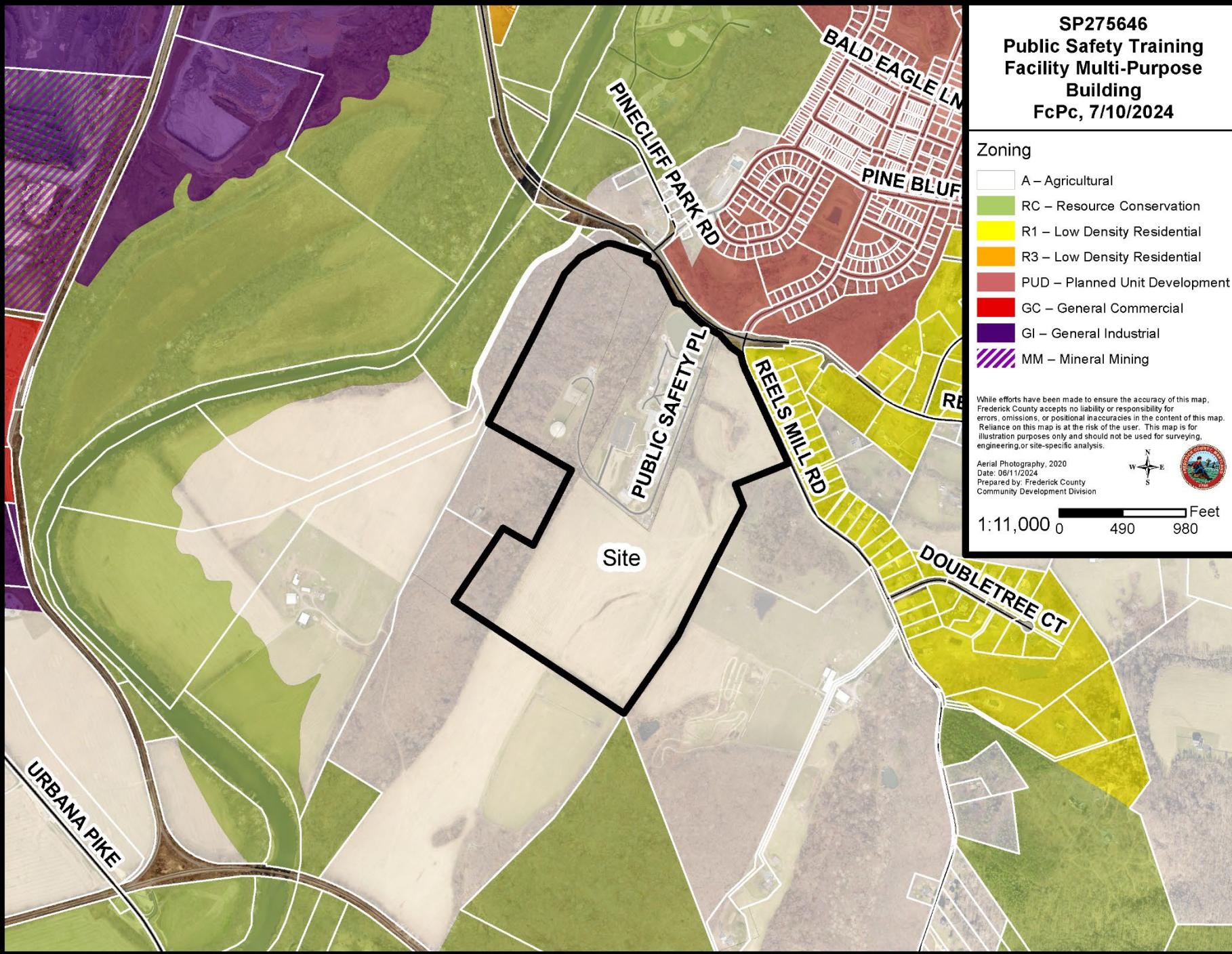
Public Safety Training Facility

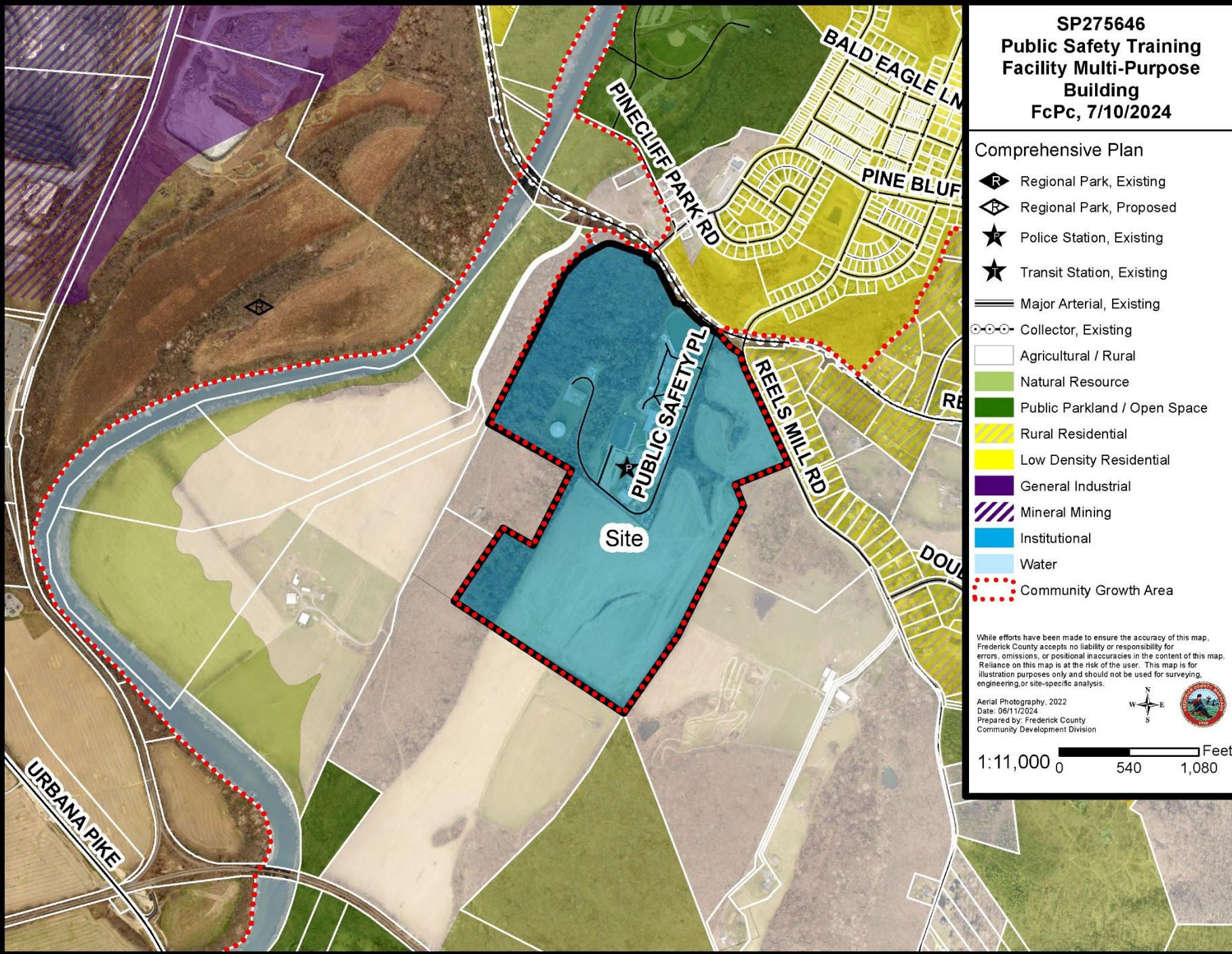
Multi-Purpose Building

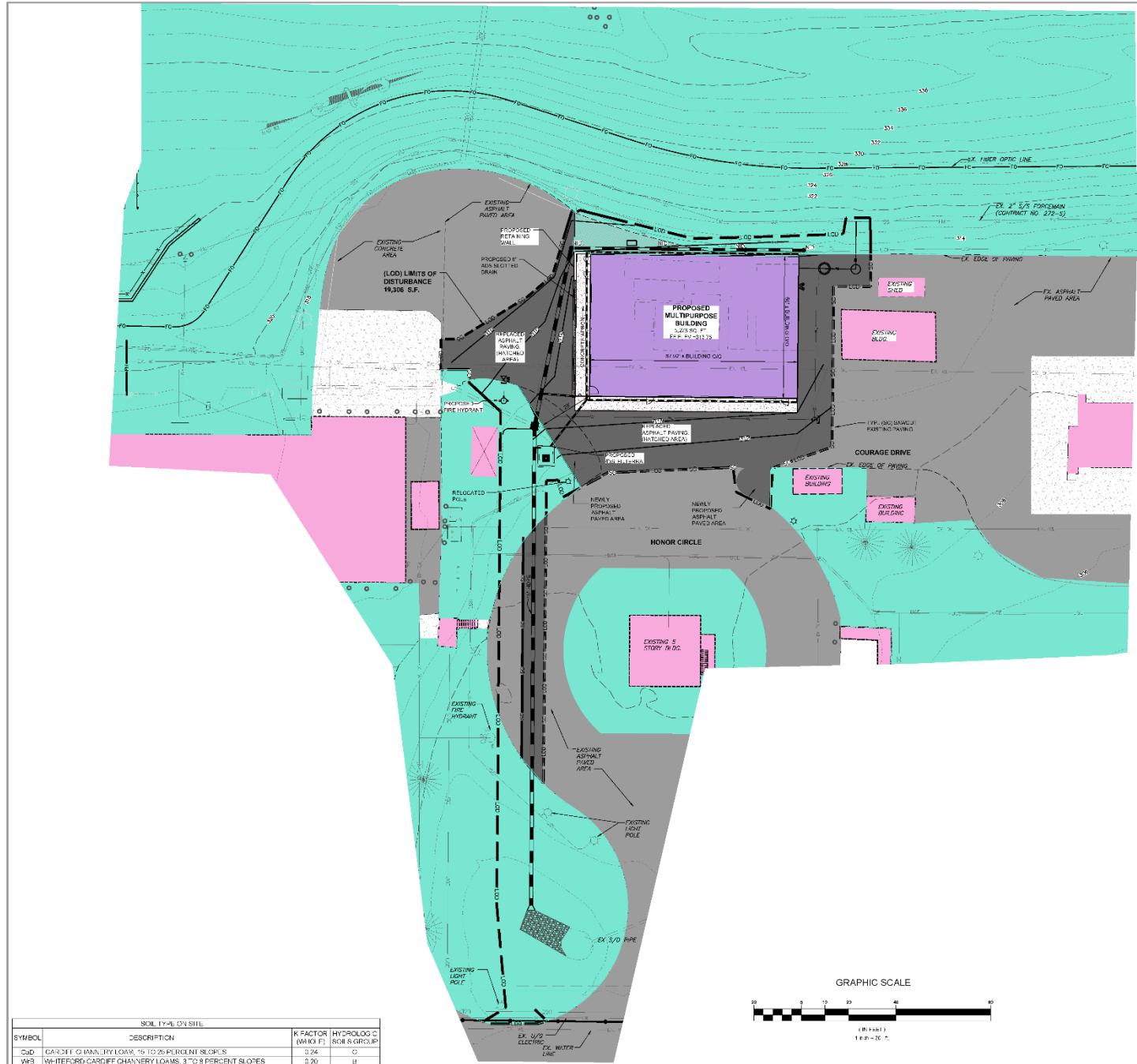
Site Plan

The Applicant is requesting nonbinding Site Plan approval for a 5,275 sq. ft. multi-purpose building located on a 117.00-acre Site.









LEGEND

LEGEND

- STORM DRAIN/PIPE
- CULVERT END SECTION
- GRAVITY INLET
- EIGHT POST
- TELEPHONE PEGGED
- GUY ANCHOR WIRE
- EXISTING UTILITY POLE
- EXISTING MUNICIPAL FRANCHISE
- EXISTING ELECTRIC PULL BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING FIRE SERVICE CONNECTION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANI SEWER CLEAN-OUT
- EXISTING AIR RELIEF
- EXISTING AMBROX
- EXISTING INVC UNIT
- EXISTING SIGN
- EXISTING SIGN
- EXISTING MONITORING WELL
- EXISTING DECODIFIED TREE

① EXISTING TEMPORARY CHECK/DRAIN STRUCTURE TO 48' DEPTH - 7 TOTAL

EXISTING W/ ISLAND

EXISTING FLOOD KG BOLTS

EXISTING U/G ELECTRIC

EXISTING W/ WATER

EXISTING TURBINE

EXISTING BOUNDARY LINE

EXISTING SANITARY SEWER FORCE MAIN LINE

EXISTING HEHR OF IC

EXISTING D/P PIPE

PROPOSED SD PIPE

EXISTING SANITARY SEWER FORCE MAIN LINE

PROPOSED WATER LINE

LIMITS OF DISTURBANCE (8' MAX)

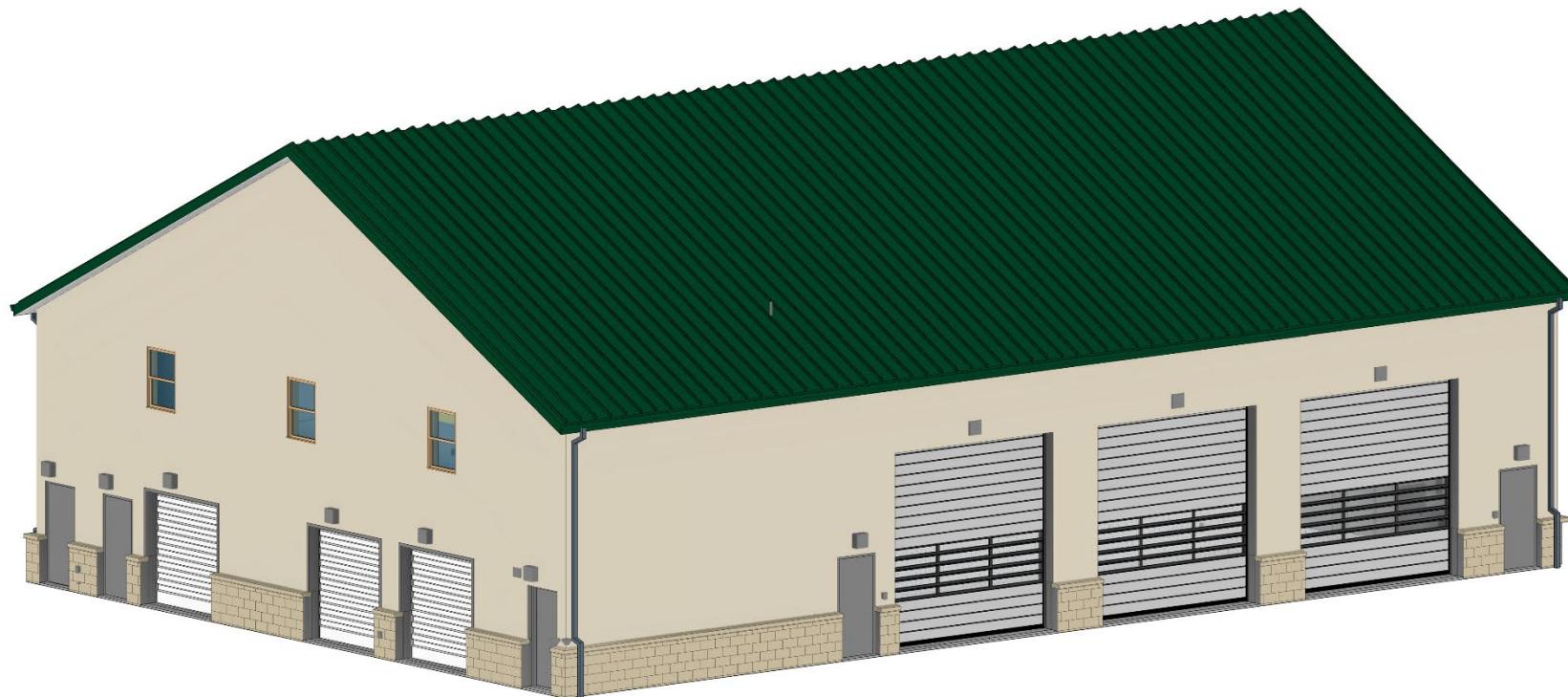
**TRAINING FACILITY
TRAINING BUILDING/ANNEX REMODEL
1370 PUBLIC SAFETY PLACE, FREDERICK, MD. 21701
TAX MAP: 007B, GRID: 0020, PARCEL: 0710**

03-22-05
PROJECT NO: 03-22-05
DRAWN BY: STAFF
CHECKED BY: BJS

TYPE I SITE PLAN
SITE PLAN

OWNER/DEVELOPER
FREDERICK COUNTY, MD.
WINCHESTER HALL
12 EAST CHURCH STREET
FREDERICK, MD. 21701
PHONE: (301) 600-1100

TRIAD
TRIAD ENGINEERING, INC.
www.triadeng.com
1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.8400 FAX: 301.797.2424



① EXTERIOR 3D VIEW

06/27/2024



PSTF TRAINING BUILDING./ANNEX REMODEL

5370 PUBLIC SAFETY PL.
FREDERICK, MD 21704

*Murphy &
Dittenhafer*
ARCHITECTS



RECOMMENDATION

Staff has no objection to the Site Plan for the proposed multi-purpose building to be constructed at the Public Safety Training Facility. Per §1-19-4.110(C) of the Zoning Ordinance, this application is presented to the Planning Commission for nonbinding review and comment at a public meeting.

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 modification is granted and condition is met:

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

1. The Applicant is requesting a modification under §1-19-6.400(A) to reduce the number of street trees from 11 to 5 and approval of an alternate on-site planting design to locate the street trees along an internal drive aisle (Rescue Hill Drive), to avoid impacting the stormwater pond along Reich's Ford Road.

Staff-proposed condition of approval:

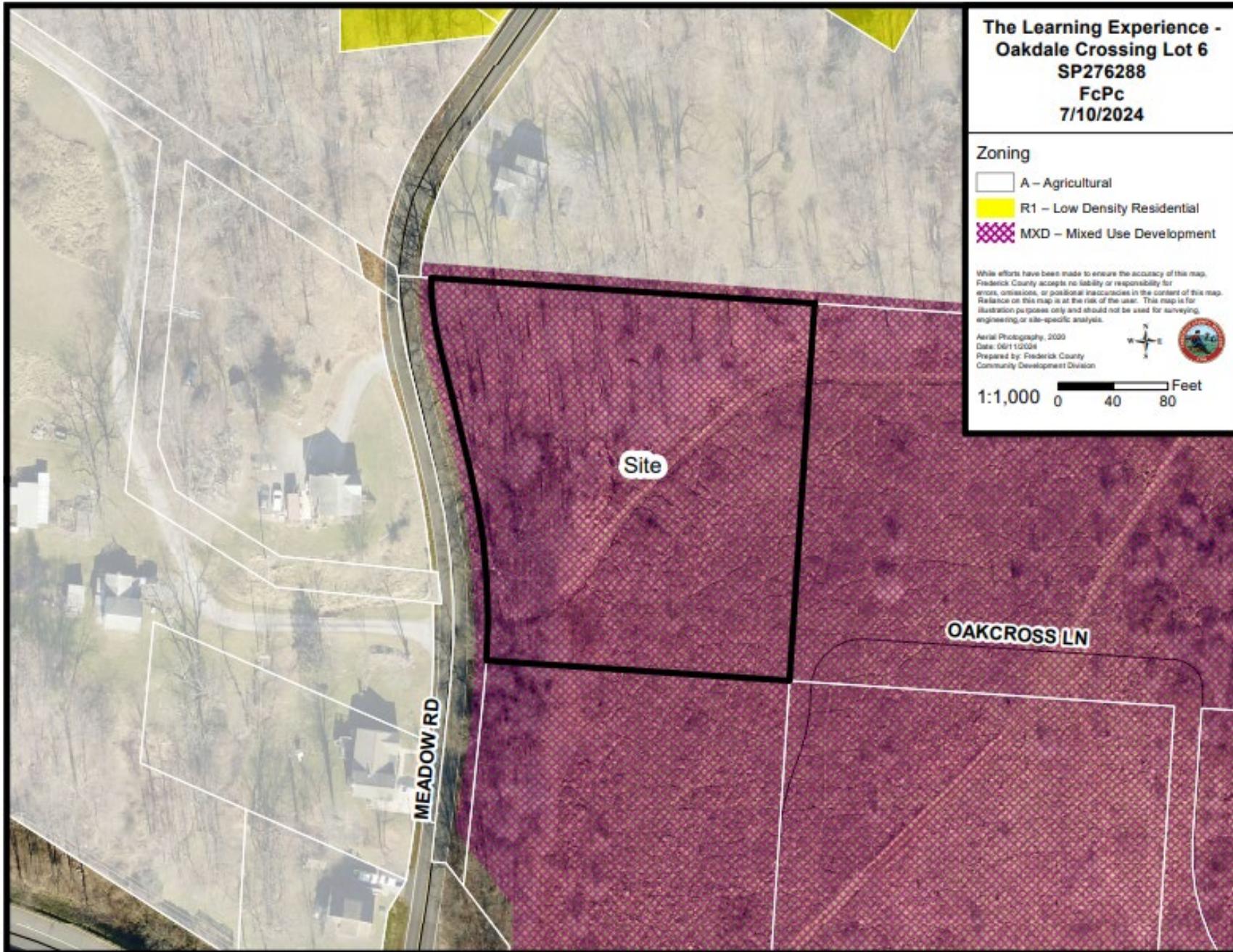
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

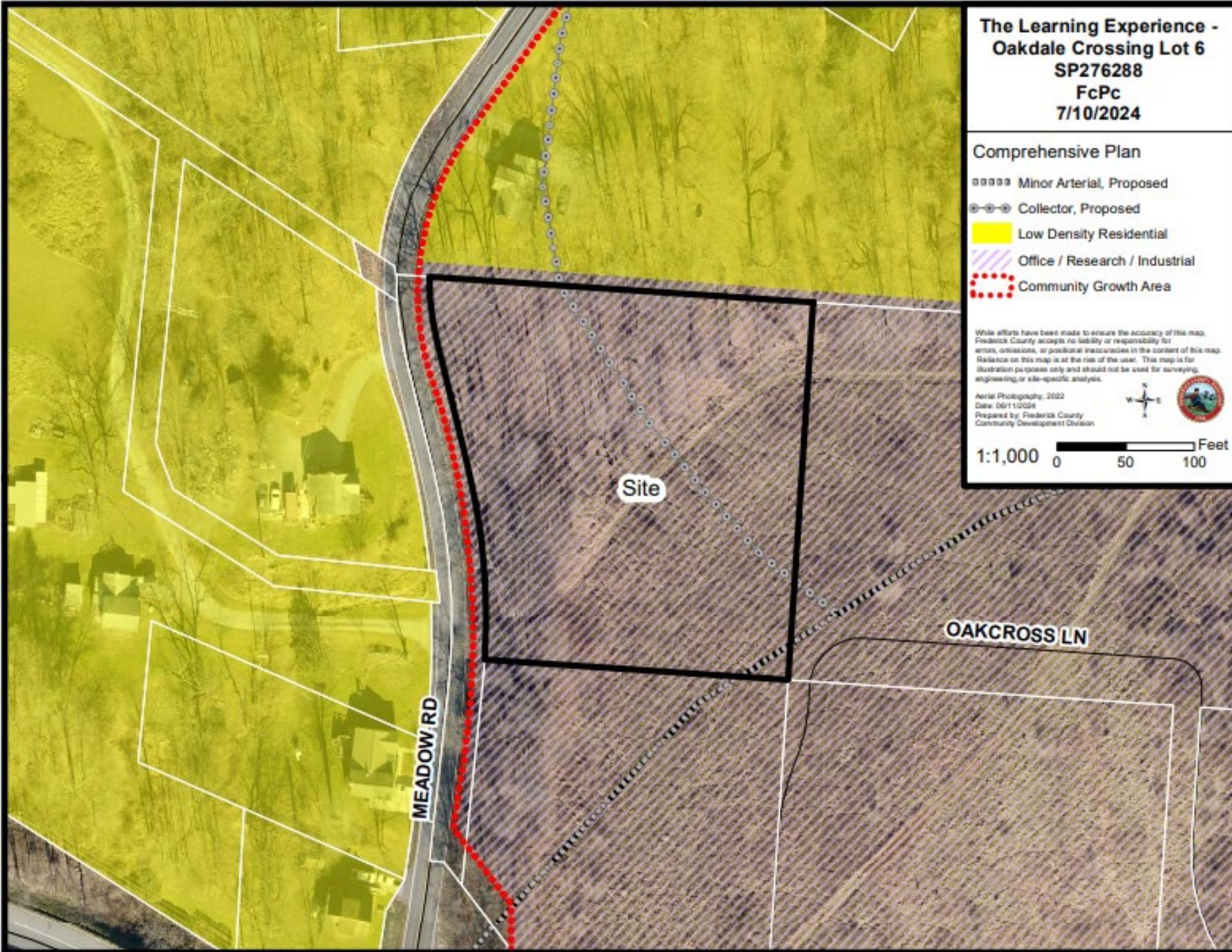
The Learning Experience – Oakdale Crossing Lot 6

Site Plan

The Applicant is requesting Site Development Plan approval for a 10,000 sq. ft. building for a child care center/nursery school on a 1.56-acre Site.







NOTE: FREDERICK COUNTY ASSUMES NO LIABILITY FOR DESIGN AND/OR CONSTRUCTION.

MARGARET
RAYMOND E. H.
FREDERICK, MD
L. 629 P. 6
TM. '78 P. 3
ZONING, LOW DENSITY
USE, ETC.

EDWARD D. RIPPON
5945 HEADON ROAD
FREDERICK, MD. 21701
L. 2560 F. 856
TH. 18 P. 15
ZONING: LOW DENSITY RESIDENTIAL
USE: RESIDENTIAL

BRIAN D. TUCKER,
510 MEADOW ROAD,
FREDERICK, MD. 21701
L-4231F, 28/
TH-15 P, 350
ZONING: LOW DENSITY/RESIDENTIAL
ICE: RESIDENTIAL

MEADOW ROAD
VARIABLE WIDTH PUBLIC RIN

LOT 6
87,066 S.F. 1.56 AC.

PROP. BLDGS
USE: DAYCARE FACILITY
PPE = 400.00
10,000 SF.
ONE STORY BLDG.

PROP. BUILDING
(BY OTHERS)

"OAKDALE CROSSING
LOT 5

DIETMAR K.
CARPENTER, TRUSTEE
5002 HEADOVER,
FREDERICK, MD. 21701
L. (301) 651-2811
TH. 10 P. 315
ZONING: LOW DENSITY RESIDENTIAL
USE: RESIDENTIAL

NOTE: PRIVATE STORM DRAIN EASEMENTS ENCROACHES ON THE PROPOSED WATER METER EASEMENT AND WILL REQUIRE AN ENCROACHMENT AGREEMENT.



The logo for The Learning Experience Academy of Early Education. It features the company name in a stylized, blocky font with 'THE' in a smaller font above 'LEARNING', 'EXPERIENCE' in a larger font below it, and 'ACADEMY OF' and 'EARLY EDUCATION' stacked below that. Below the main text is the address 'OAKDALE CROSSING' and 'FREDERICK, MARYLAND' in a smaller, sans-serif font.





RECOMMENDATION

Staff has no objection to conditional approval of the site plan for The Learning Experience - Oakdale Crossing Lot 6. 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 July 10, 2027).

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 are met and modifications granted:

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

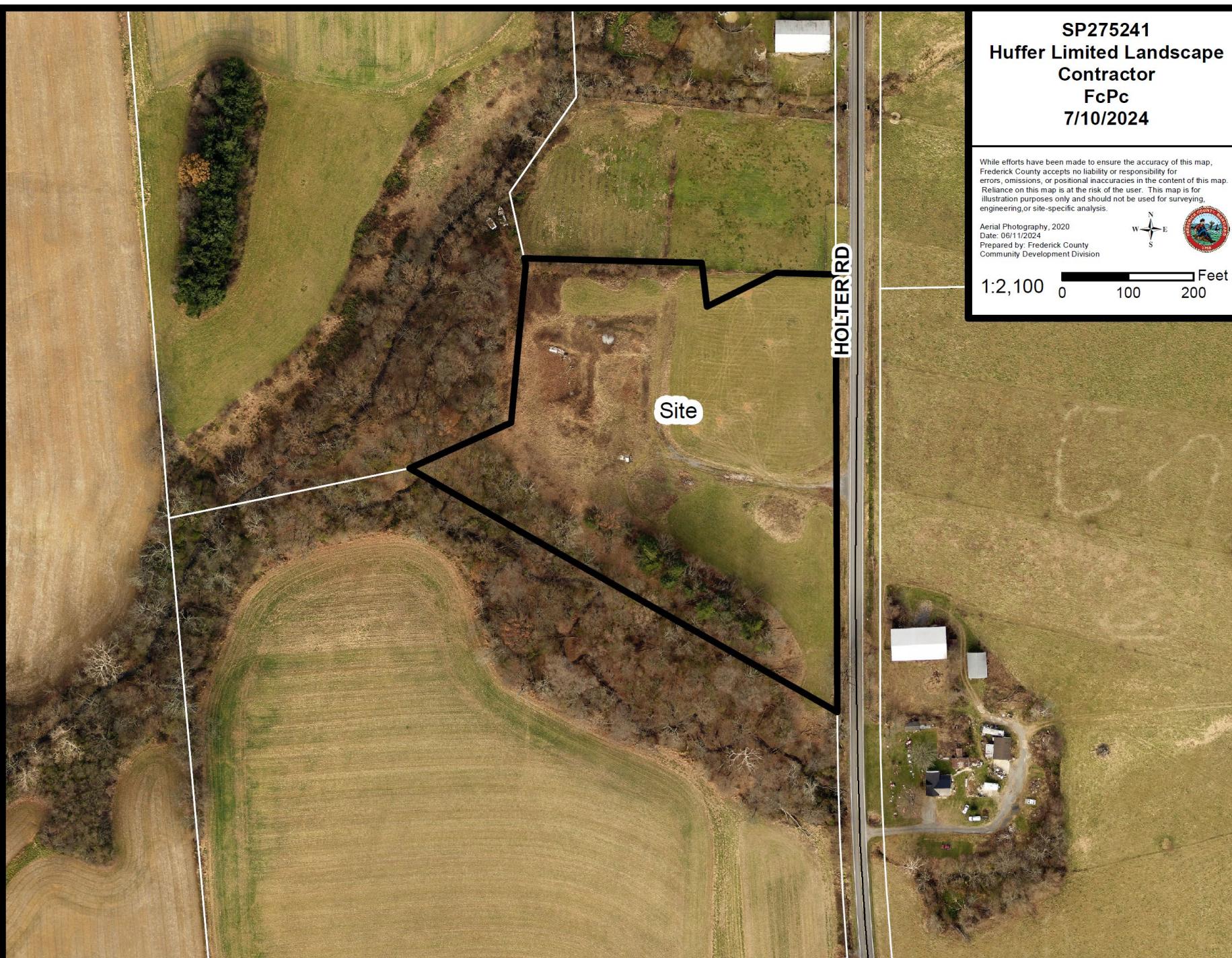
1. Approval of the light spillage modification to allow for footcandle values to exceed 0.5 footcandles for internal property lines.
2. Approval of the lighting height modification of the 14-foot maximum height for light poles in a MXD Zoning district as provided in Section 1-19- 6.500 to allow 18-foot tall pole mounted lights.
3. Approval of the parking modification to allow 51 total parking spaces, 7 fewer spaces than the required 58 spaces as provided in Section 1-19-6.220(A)(4).
4. Approval of the parking modification to allow parking to be located in the front of the building.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

Huffer Trucking & Bulk Services, LLC
Limited Landscape Contractor
Site Plan

The Applicant is requesting Site Development Plan approval for Limited Landscape Contractor located on a 6.26-acre Site.



SP275241
Huffer Limited Landscape
Contractor
FcPc
7/10/2024

Zoning

 A – Agricultural

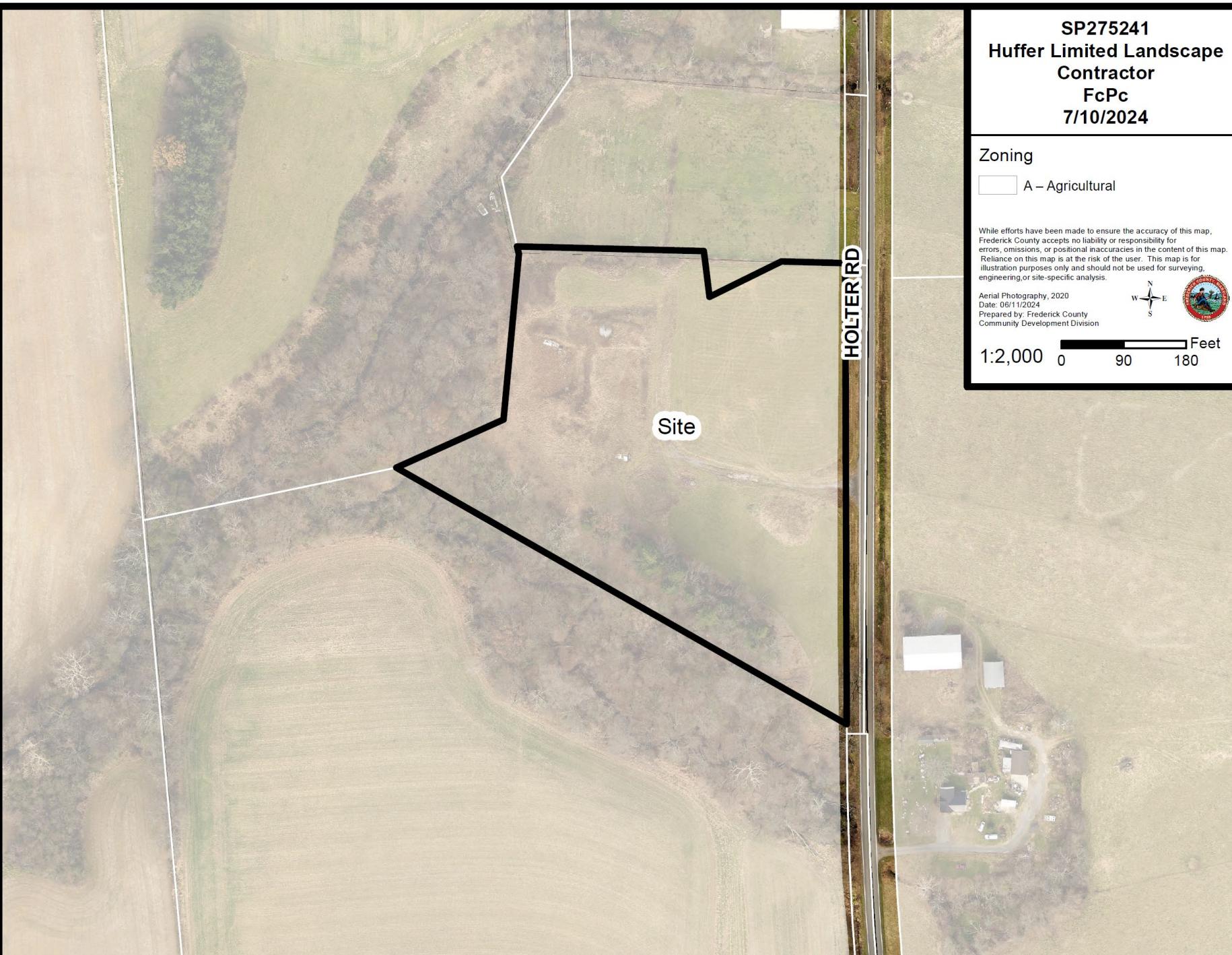
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illustration purposes only and should not be used for surveying,
engineering, or site-specific analysis.



Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division

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SP275241
Huffer Limited Landscape
Contractor
FcPc
7/10/2024

Comprehensive Plan

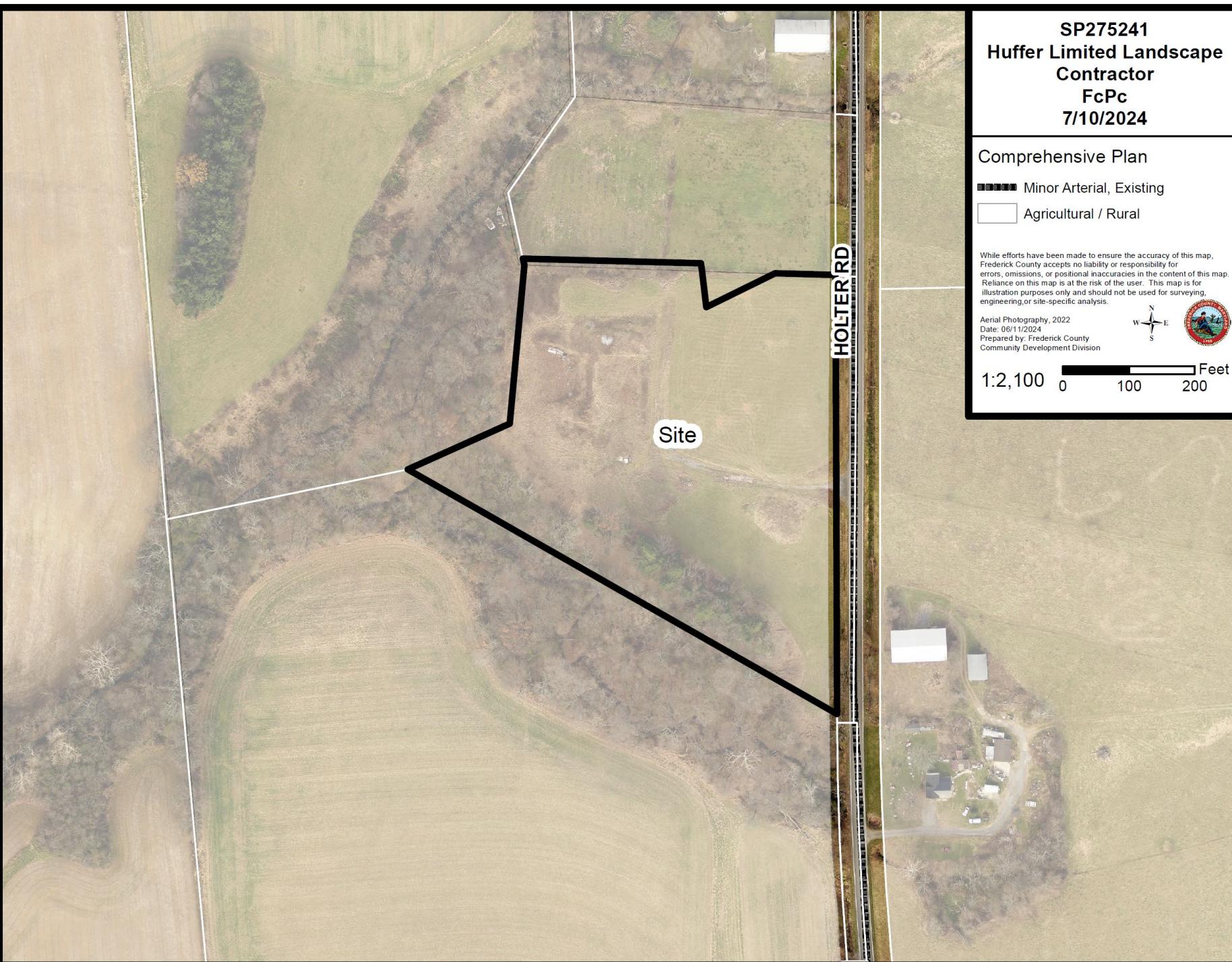
- Minor Arterial, Existing
- Agricultural / Rural

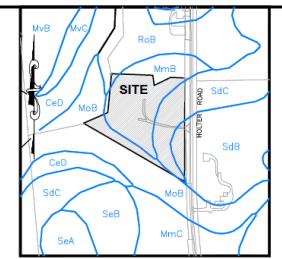
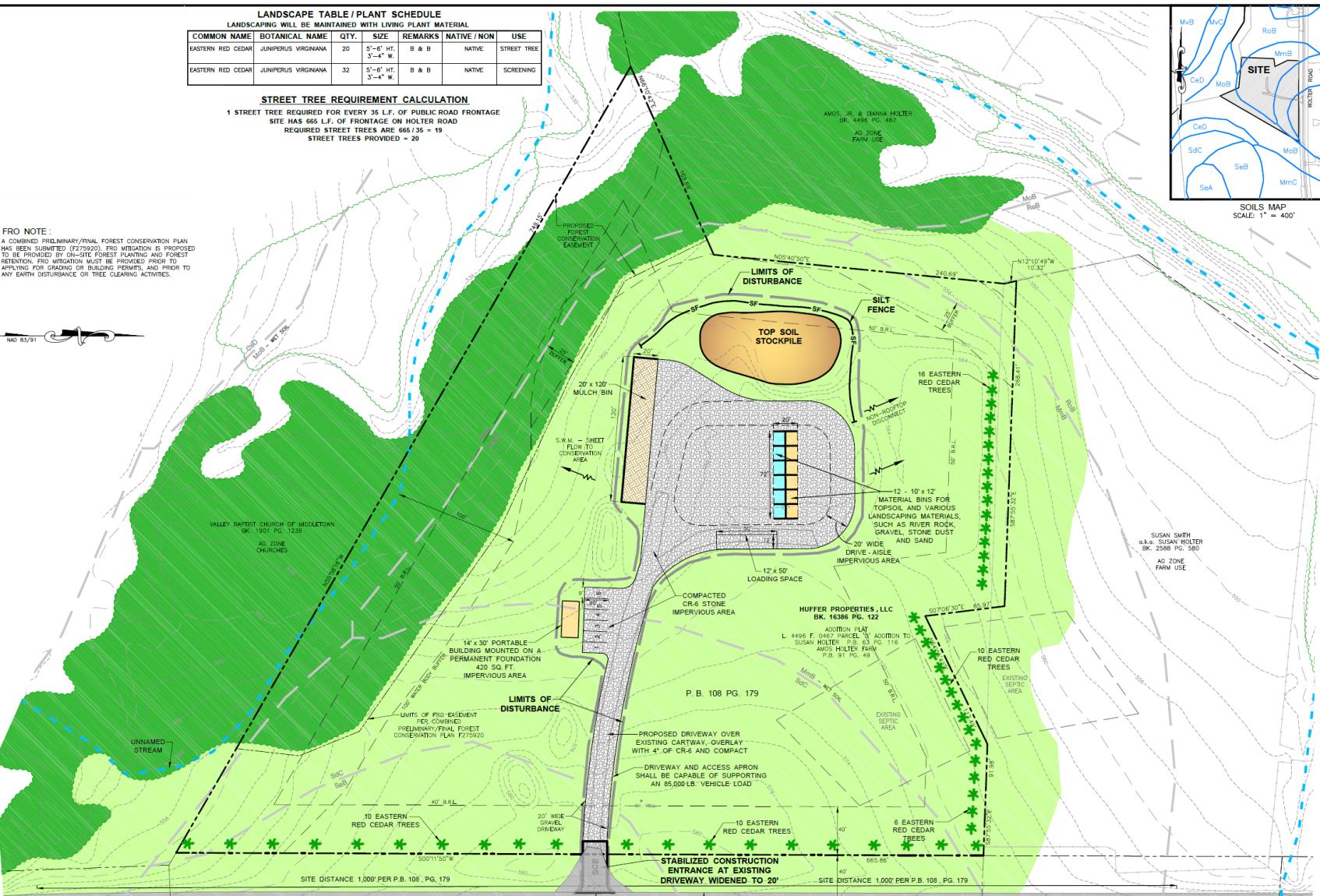
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Aerial Photography, 2022
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:2,100 0 100 200 Feet





DPPS
CIVIL ENGINEERING ■ STRUCTURAL ENGINEERING
DIVERSIFIED PROJECT PLANNING SERVICES, LLC
5308 GOLD MINE ROAD ■ REEDSTED, MARYLAND 21701
(301) 785-1844 ■ E-MAIL: info@dpss.com

HUFFER PROPERTY
SITUATED ON THE WEST SIDE OF HOLTER ROAD
MIDDLETON ELECTION DISTRICT NO. 3
FREDERICK COUNTY, MARYLAND

TYPE 1 SITE PLAN
HUFFER PROPERTIES, LLC
LIMITED LANDSCAPE CONTRACTOR

SITE PLAN NOTES

1. Plan is for a Limited Landscape Contractor in A District Pursuant to Zoning Ordinance Section 1-19-8.441. Proprietor/ provides landscape services and materials such as mulch, logs, trees, and sand.
2. Site Soil Types:
MmB - Mt. Zion Gravelly Silt Loam, 3 to 8 % Slopes, wet soil
MmB - Mt. Zion-Cedars Complex, 0 to 8 % Slopes, wet soil
RoB - Rohrbaugh Loam; Silt Loam, 0 to 8 % Slopes
SdC - Spoolesville-Cedars Complex, 8 to 15 % Slopes
SdC - Spoolesville Silt Loam, 3 to 8 % Slopes
3. Site Area:
Total Site Area: 6.26 Acres or 272, 686 S.F.
Site Area of Limited Landscape Operation: 28,960 S.F.
Disturbance Area: 28,600 S.F.
Impervious Area: 19,120 S.F.
4. Site Use:
Office Area: 420 S.F.
Height of trailer is 12'
5. Site Use:
Agriculture and is within the Brunswick Planning Region.
S. B. Board of Natural Resources Uses in A District Front: 40' Side: 50' Rear: 50' Max Height: 30' Feet
6. Parking Required: -1 Space Per 300 S.F. of Office Area: 420 S.F./300 = 1.4 Spaces, 10 business vehicles stored on-site
7. There will be no more than 1 employees on site and no more than 10 total employees. Bicycle parking is not required.
8. There Are No Weeds or 100 Year Flood Plain On Site. Landscaping is not required.
9. Signage - Any Site Signage Shall Be Less Than 15 Feet High, Less Than 25 S.F. Per Face and sign must meet 1/2 the required setbacks. Signage must be clearly legible and composed.
10. Site is within a No Planned Service Area for public water and sewer service.
11. No flammable liquid, or hazardous substance storage tanks are proposed on this site.
12. Landscaping: Screening is provided by evergreen trees along the southern exposure of the site and by existing forest in the southerly side. Use Eastern Red Cedar. Eastern Red Cedar is native.
13. Other: There will be no new well and septic on this site.
14. S.W.M. will be addressed in accordance with the Maryland Stormwater Management Act of 2007.
15. No lighting is proposed.

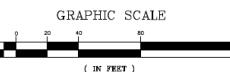
APFO NOTE:
THIS DEVELOPMENT GENERATES FEWER THAN 6 NEW TRIPS DURING THE PEAK HOUR OF THE ADJACENT STREET RELATED TO PRIOR VALID APPROVALS AND IS THEREFORE EXEMPT FROM CONTRIBUTION TO DRAINAGE AREA ROAD ECRW ACCOUNTS, (1-20-12(h)).

SOIL TYPES

MmB - Mt. Zion Gravelly Silt Loam, 3 to 8 PERCENT SLOPES
MmB - Mt. Zion-Cedars Complex, 0 to 8 PERCENT SLOPES
RoB - Rohrbaugh Loam; Silt Loam, 0 to 8 PERCENT SLOPES
SdC - Spoolesville-Cedars Complex, 8 to 15 PERCENT SLOPES
SdC - Spoolesville Silt Loam, 3 to 8 PERCENT SLOPES

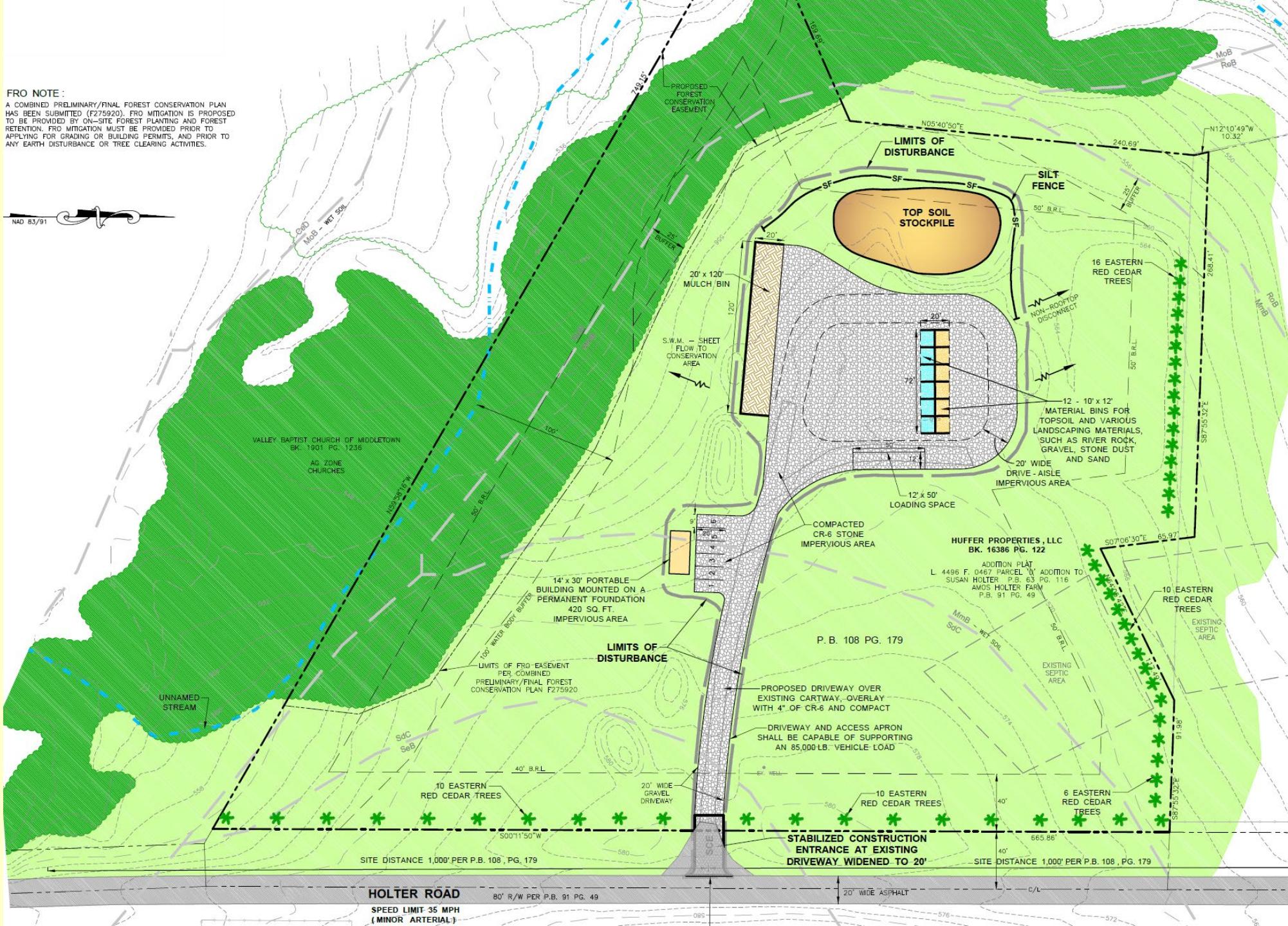
FILE #: SP 23-08
A/I #: SP 2/5/241

DATE: FEB. 2023
DES.: WJH
DWN.: RND
SCALE: 1" = 40'
PROJECT/FILE NO.: HUFFER-SMITH
HEET NO.: 1 OF 1



FRO NOTE :

A COMBINED PRELIMINARY/FINAL FOREST CONSERVATION PLAN HAS BEEN SUBMITTED (F275920). FRO MITIGATION IS PROPOSED TO BE PROVIDED BY ON-SITE FOREST PLANTING AND FOREST RETENTION. FRO MITIGATION MUST BE PROVIDED PRIOR TO APPLYING FOR GRADING OR BUILDING PERMITS, AND PRIOR TO ANY EARTH DISTURBANCE OR TREE CLEARING ACTIVITIES.



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 July 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 modifications are granted and conditions are met:

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

1. A parking modification to allow 6 parking spaces, 5 more than the required 1 space.

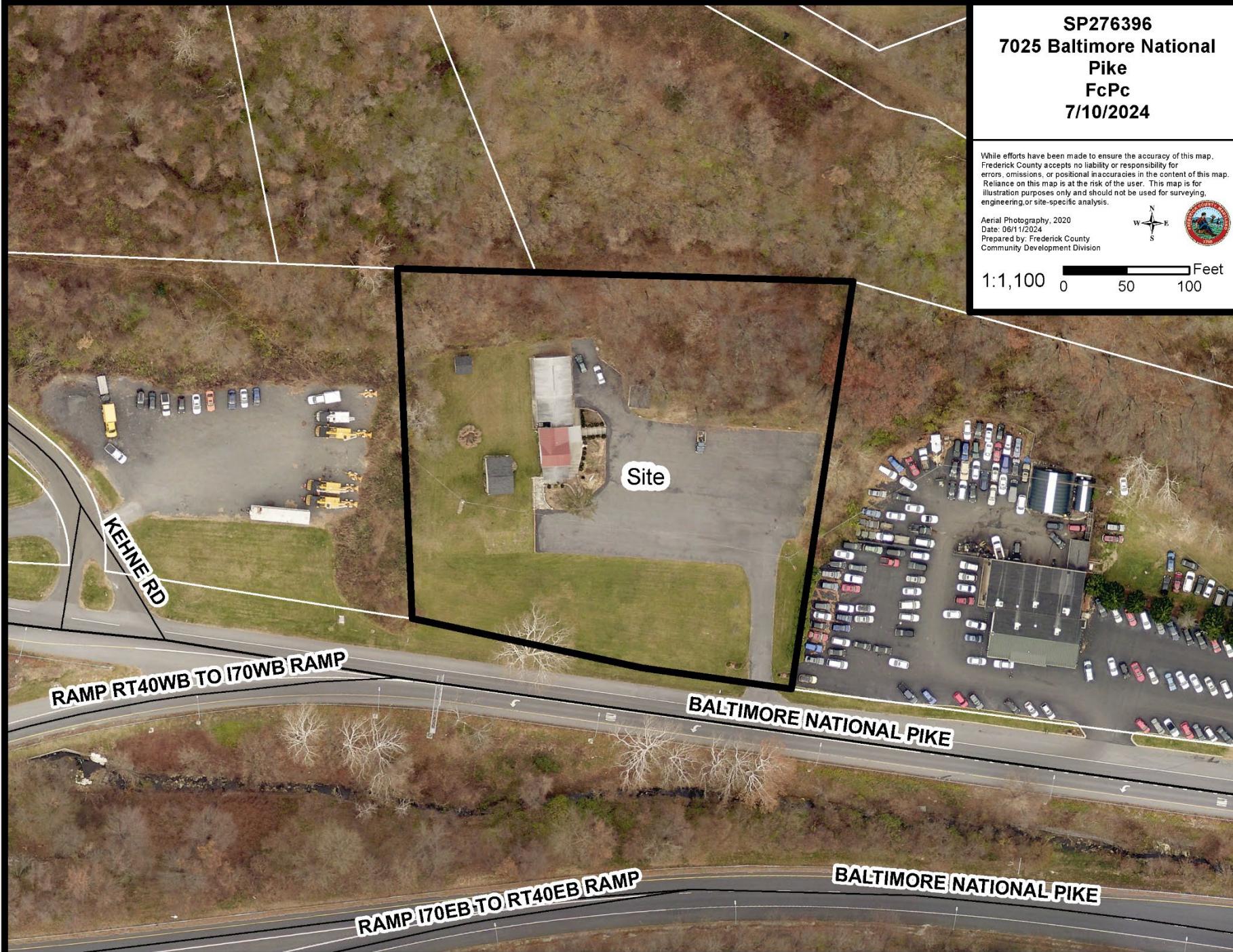
Staff-proposed conditions of approval:

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. Applicant must plant shrubs along parking space #1 to provide additional screening.
4. Applicant must address 20% canopy cover for parking area.
5. Provide a handicapped accessible parking space on the plan.

7025 Baltimore National Pike

Site Plan

The Applicant is requesting Site Plan approval for a 2,880 sq. ft. Automobile Sales and Service Center located on a 2.16-acre Site.



Looking West from Mountain Motors



SP276396
7025 Baltimore National
Pike
FcPc
7/10/2024

Zoning

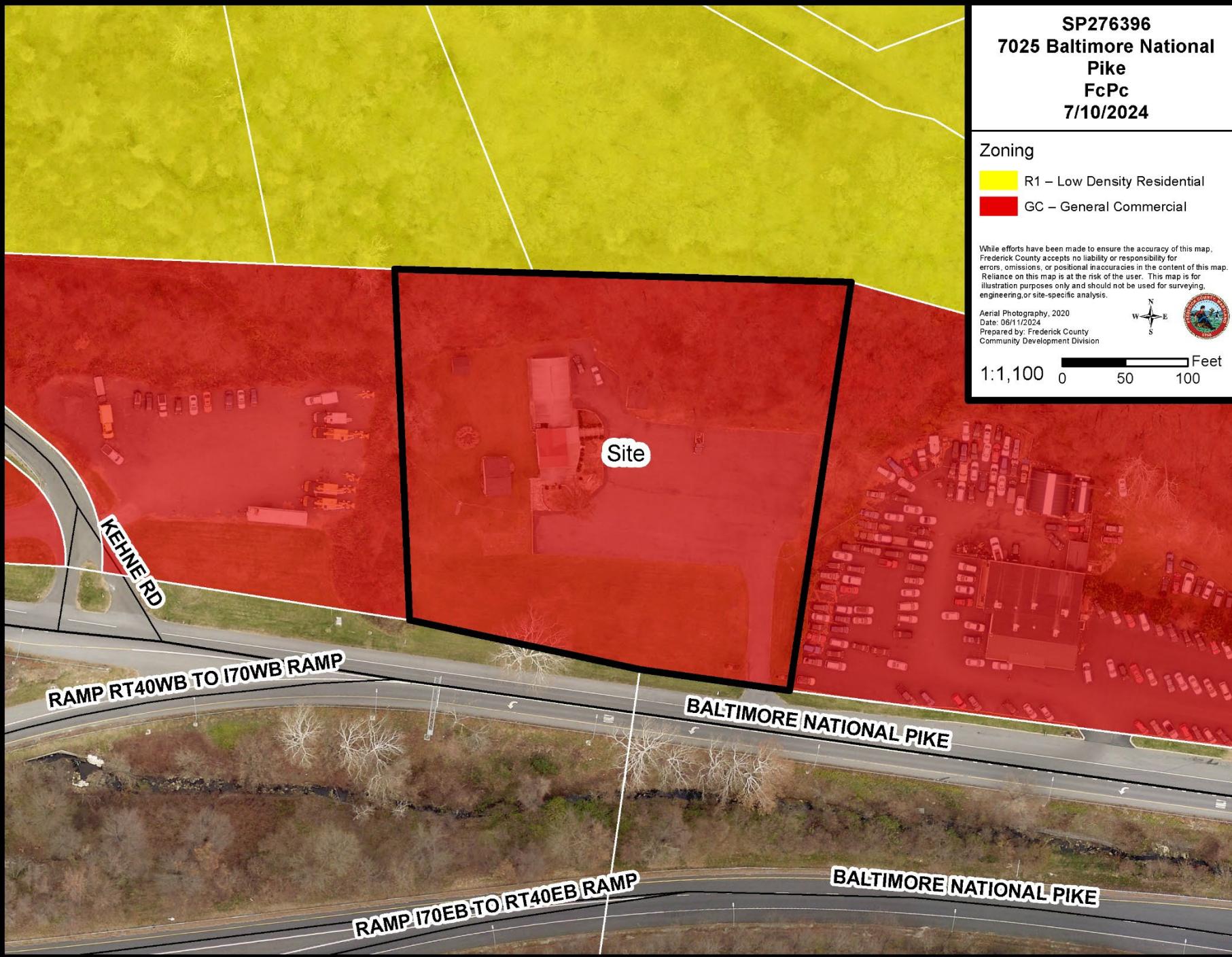
- R1 – Low Density Residential
- GC – General Commercial

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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



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SP276396
7025 Baltimore National
Pike
FcPc
7/10/2024

Comprehensive Plan

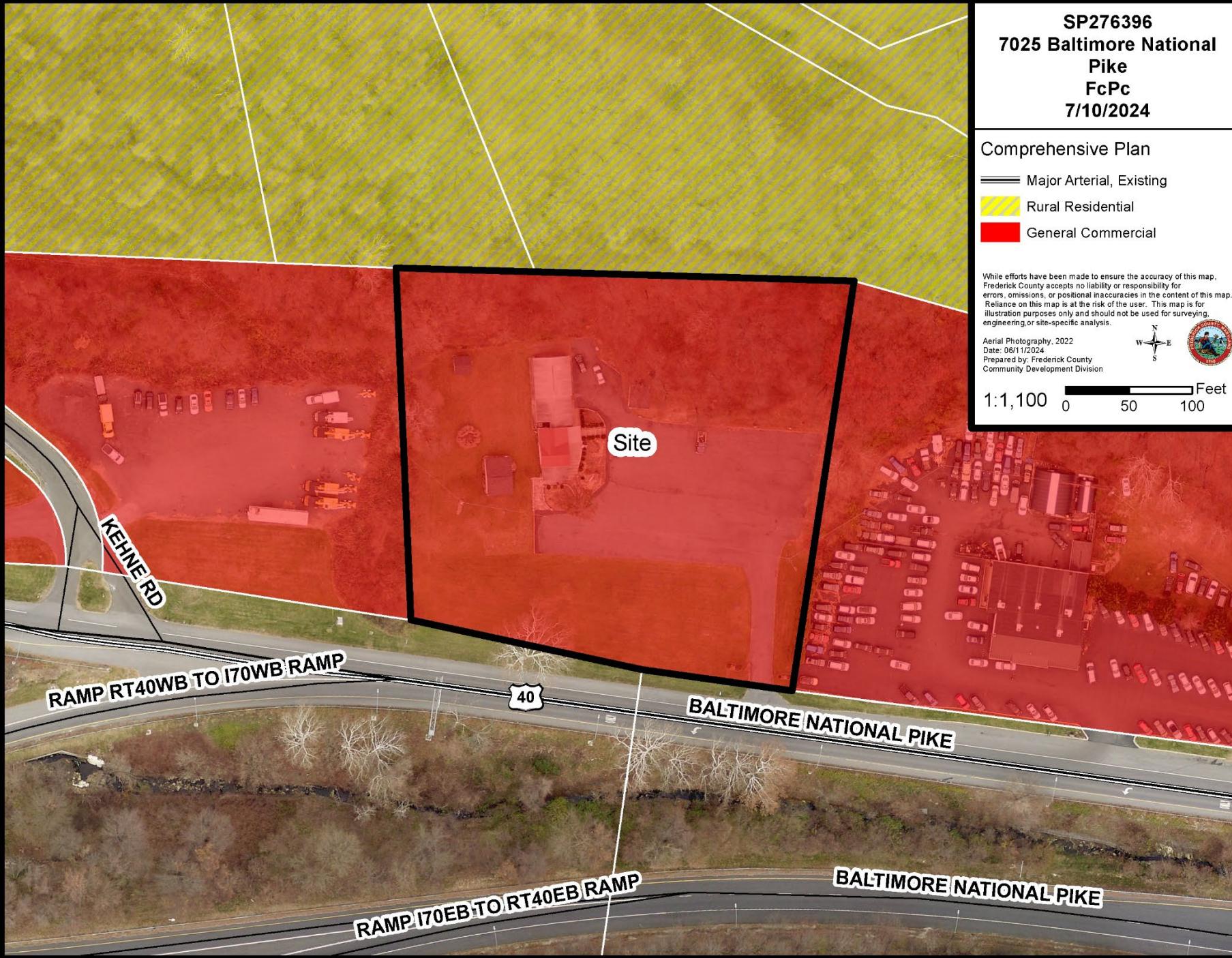
- Major Arterial, Existing
- Rural Residential
- General Commercial

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Community Development Division



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Striping shown for informational purpose only. Do NOT stripe in the field!

MeC

LIBER 14330 FOLIO 419

Proposed IRO Easement

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 (July 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.

Berrywine Plantations

Accessory Office Building

Site Plan

The Applicant is requesting Site Plan approval for a 7,248 sq. ft. accessory office building located on a 229.09-acre Site.

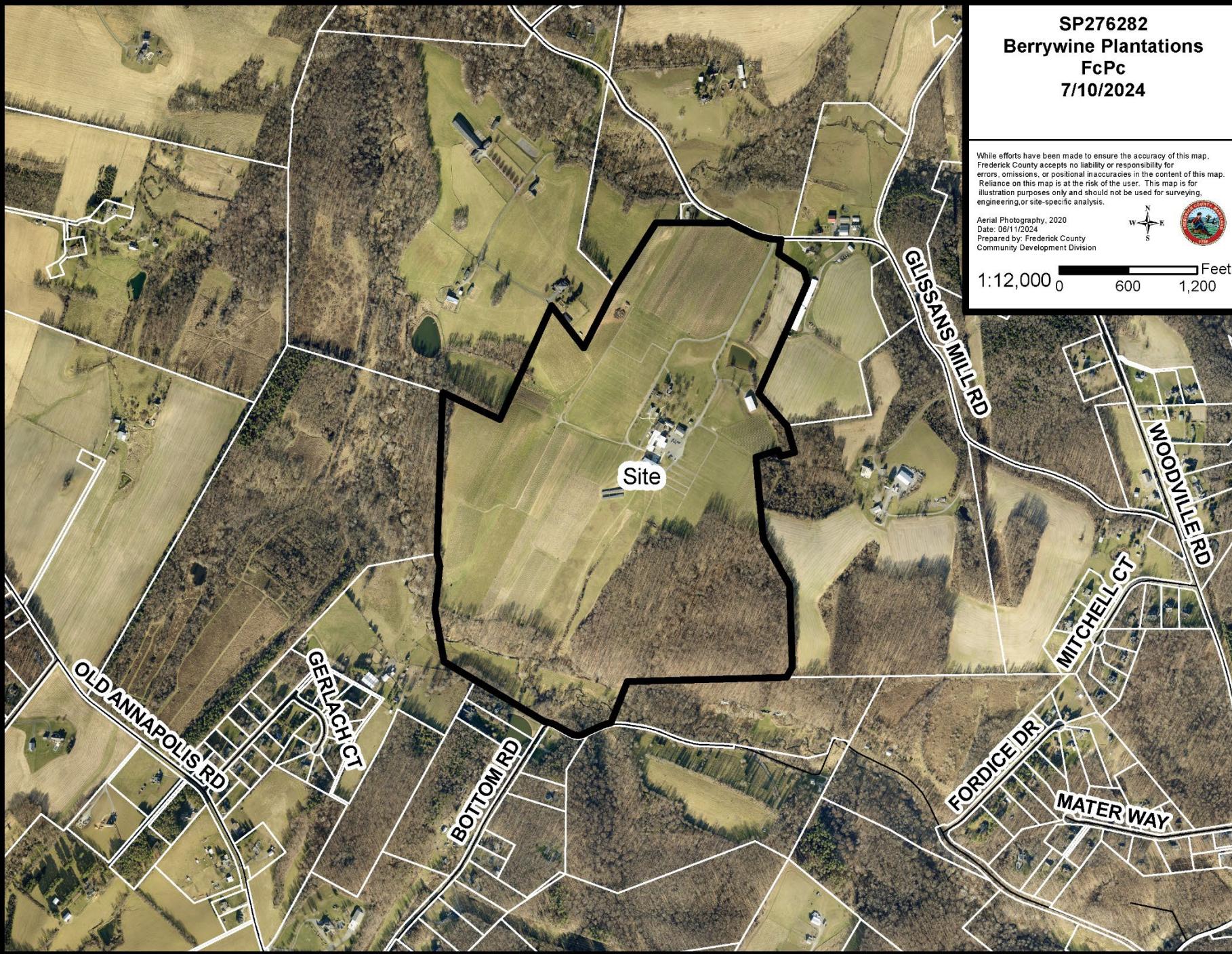
SP276282
Berrywine Plantations
FcPc
7/10/2024

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SP276282
Berrywine Plantations
FcPc
7/10/2024

Zoning

A – Agricultural

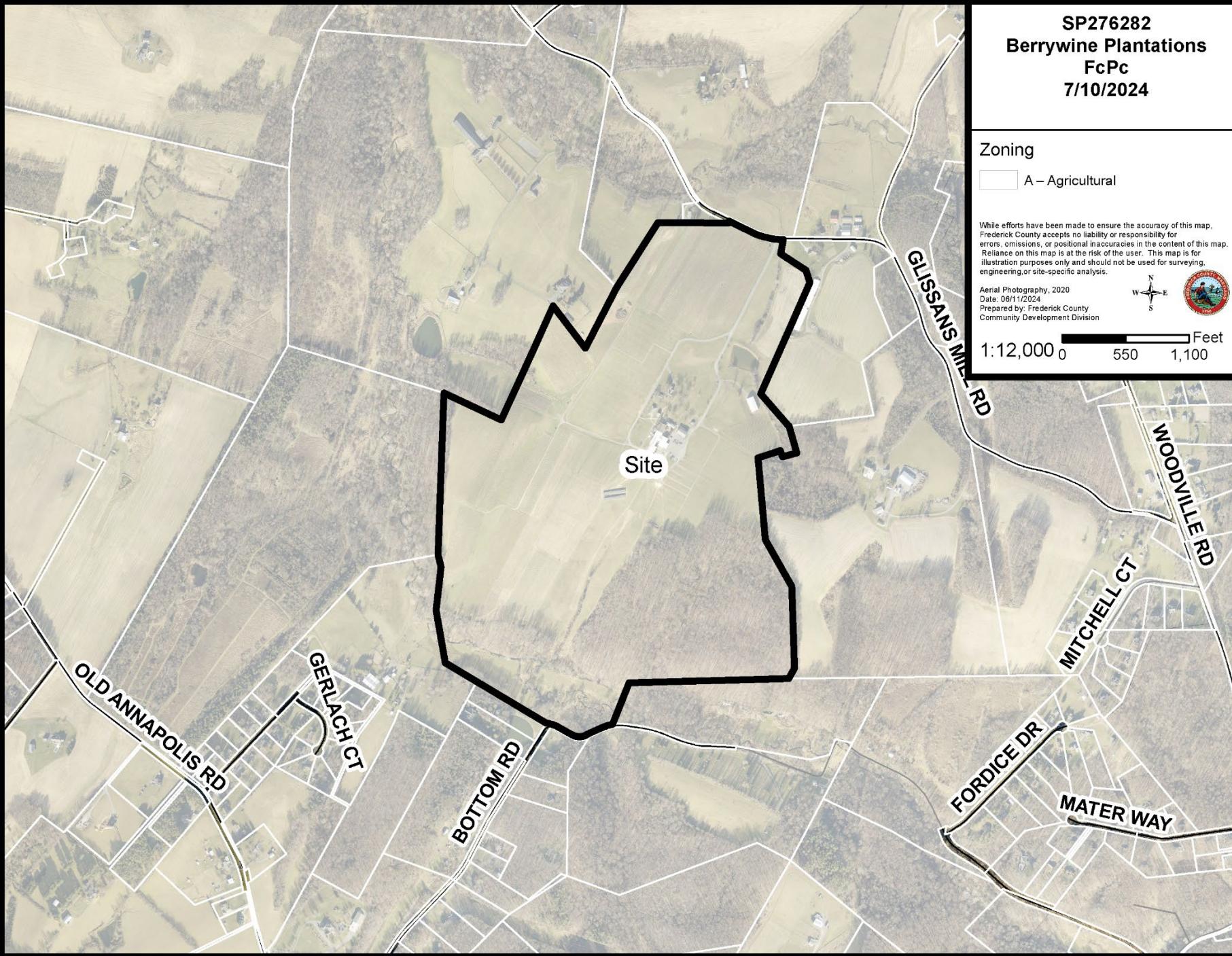
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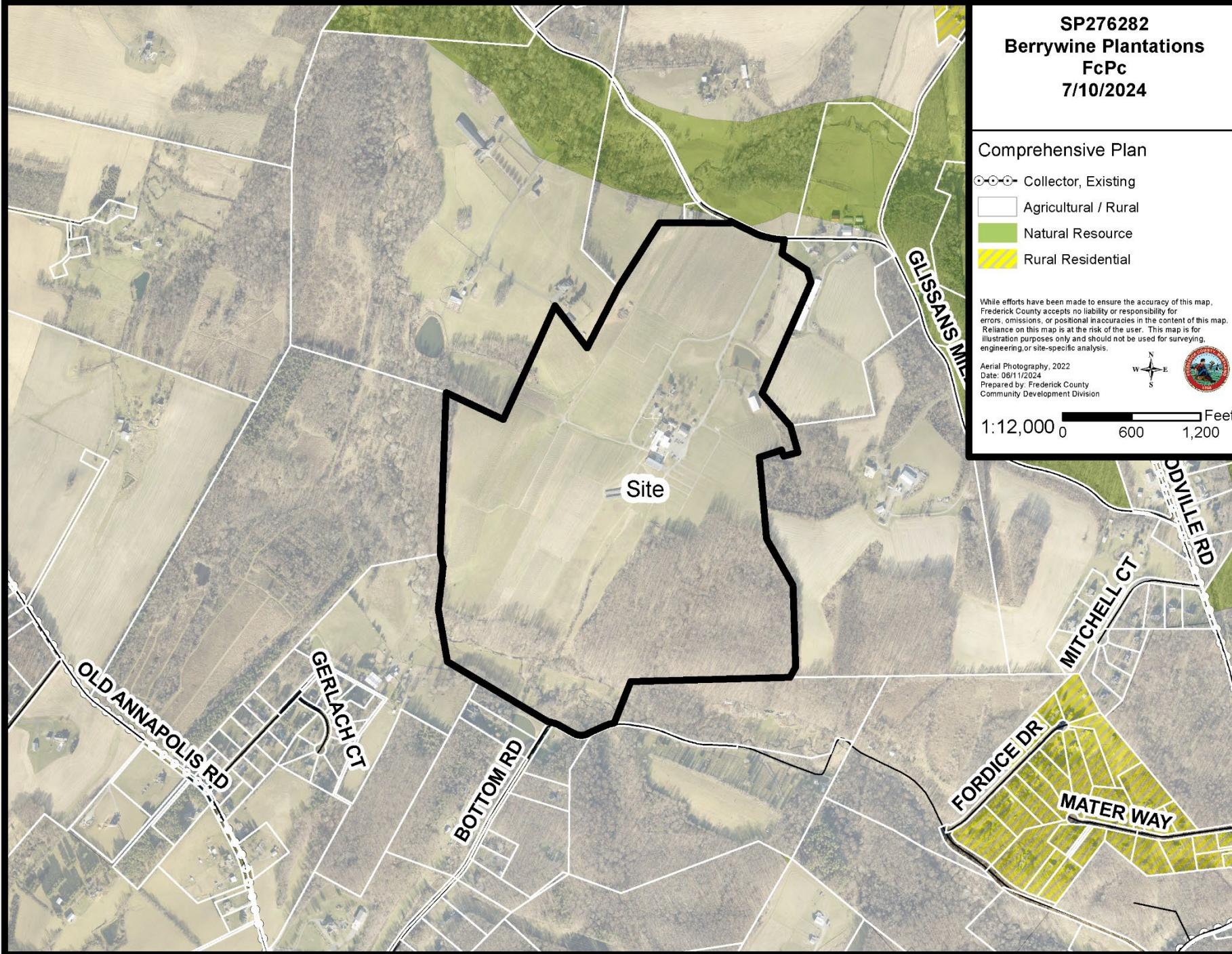
Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



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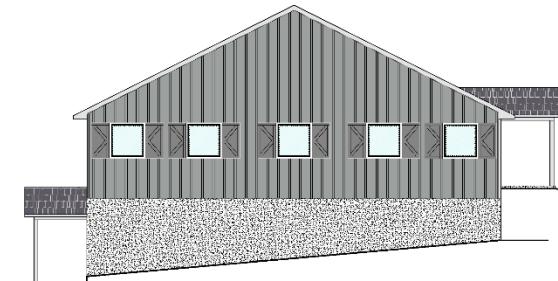






Rear Elevation

10' TO SCALE



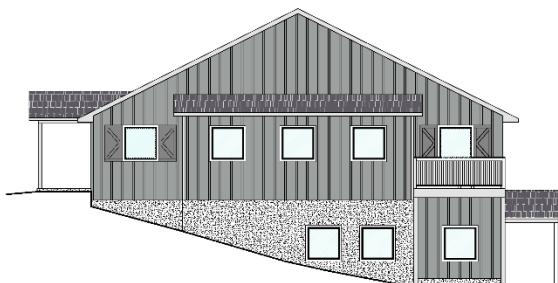
Left Elevation

10' TO SCALE



Front Elevation

10' TO SCALE



Right Elevation

10' TO SCALE

CONCEPT EXTERIOR COLOR SELECTIONS

STEEL ROOF	= DARK GRAY
ROOF FRAME	= WHITE
SIDING	= LIGHT GRAY
DOORS / FRAMING	= BLACK

OWNER / DEVELOPER:
BERRYWINE PLANTATIONS, INC.
19801 GLISSANS MILL ROAD
MOUNT AIRY, MARYLAND 21771
240/793-5059

ARCHITECTURAL ELEVATIONS
LIBER 862 AT FOLIO 168
ELECTION DISTRICT NO. 18 WOODVILLE PLANNING REGION
SITUATED AT 13601 GLISSANS MILL ROAD
MOUNT AIRY ELECTION DISTRICT NO. 18
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN, JUNE, 2024

JOE KU BK-538
PRINTED: 06/20/2024 10:45:27 AM
BY: [Signature] DATE: [Signature]
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
13601 Glissans Mill Road, Mount Airy, Maryland 21771
(301) 793-5059 (301) 793-5059
Fax: (301) 793-5603
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RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan. If the Planning Commission conditionally approves the Site Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (July 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 modifications are granted and conditions are met:

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

1. The Applicant is requesting a modification under §1-19-6.400(A) to reduce the number of street trees from 13 to 5 and approval of an alternate on-site planting design to cluster the street trees at the entrance to the property, to avoid impacting vineyard production.
2. A parking space modification under §1-19-6.220(A)(2) to allow for 11 parking spaces, or 13 fewer spaces than the required 24 parking spaces.
3. A loading space modification under §1-19-6.210(B) to allow for 1 small loading space, or 1 fewer space than the required 2 small loading spaces.

Staff-proposed conditions of approval:

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