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## FREDERICK COUNTY BOARD OF APPEALS

### SEPTEMBER 26, 2024

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**TITLE:** Emily Cregger (Owner)  
Sharon Cregger and VanMar Associates (Owner Rep.)

**CASE NUMBER:** B-24-18 (B276681)

**REQUEST:** Requesting a Special Exception pursuant to Section 1-19-3.210 Special Exception, Section 1-19-8.354 Tent Campground in the A and RC District, and Section 1-19-8.355 Shooting range/club - trap, skeet, rifle, archery in the RC and A Districts of the Frederick County Zoning Ordinance with up to 25 tents and no more than 25 campers at 12505 Renner Rd, consisting of 68.67 acres, with 28 acres used as part of the campground. <sup>1</sup>

#### **PROJECT INFORMATION:**

ADDRESS/LOCATION: 12505 Renner Rd, Keymar, MD 21757  
MAP/PARCEL: Tax Map 034, Parcel 0107  
COMP. PLAN: Agricultural/Rural  
ZONING: (A) Agricultural  
PLANNING REGION: Walkersville  
WATER/SEWER: NPS/NPS

#### **APPLICANT/REPRESENTATIVES:**

APPLICANT: VanMar Associates (Owner Representative)  
OWNER: Emily Cregger  
ENGINEER: N/A  
ARCHITECT: N/A  
ATTORNEY: N/A

**STAFF:** Michael A. Paone, Zoning Planner

**RECOMMENDATION:** Staff recommends approval of the requested Special Exception pursuant to Section 1-19-3.210 Special Exception, Section 1-19-8.354 Tent Campground in the A and RC District, and Section 1-19-8.355 Shooting range/club - trap, skeet, rifle, archery in the RC and A Districts of the Frederick County Zoning Ordinance with up to 25 tents and no more than 25 campers.

#### **Attachments:**

Attachment #1 – Closer View of Activity Area  
Attachment #2 – Overall View of Property  
Attachment #3 – Aerial Map  
Attachment #4 – Zoning Map  
Attachment #5 – Environmental Features Map  
Attachment #6 – Comprehensive Plan Map

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<sup>1</sup> The term Applicant refers to both the Representative and the Property Owner(s).  
Note: All code references herein are to the Frederick County Code, unless otherwise specified.

## **BACKGROUND**

Good Neighbor Camping Ministries, Inc. is a 501C Organization (pursuant to Internal Revenue Code 26 USC Sec 501(c)) led by Eugene and Sharon Creeger to provide outdoor camping activities for youth. They are proposing a tent campground with 25 tents, that will be used by up to but not more than 25 youth camping at the property. Outdoor activities will include nature-type activities as well as an archery range. No permanent structures are proposed beyond the existing pavilion and bathhouse.

The property is located on a farm in the Agricultural (A) and the Comprehensive Plan/Land Use Map designation is Agricultural/Rural. The farm operation includes crop farming. The parcel is 20 acres. With the establishment of the tent campground, with an archery range, the property lines will be adjusted to increase the Parcel to approximately 28 acres and allow crop farming on the remaining farm.

### **Sec. 1-19-3.210 – General Criteria – Special Exception**

- (A) An application for a special exception may be made only by persons with a financial, contractual or proprietary interest in the property for which a special exception is requested.

**The Applicant states that Emily Cregger is the owner and Sharon Cregger and VanMar and Associates are acting as the Owner Representative. A notarized letter from the Owner to the Board, giving Sharon and Eugen Cregger and VanMar Associates permission to represent her at the Board of Appeals Hearing.**

- (B) A grant of a special exception is basically a matter of development policy, rather than an appeal based on administrative error or on hardship in a particular case. The Board of Appeals should consider the relation of the proposed use to the existing and future development patterns. A special exception shall be granted when the Board finds that:

- (1) The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of this chapter; and

**The Applicant states that the property is zoned Agriculture, and the Land Use is Agricultural/Rural. The proposed use of a campground and archery range is consistent with Agricultural Zoning and Land Use.**

- (2) The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located; and

**The Applicant states that the property is zoned Agriculture, and the proposed tent campground will allow for the continued open use of the farm and there will be no proposed development.**

**Staff Comment: There will be an existing pavilion and a proposed bathhouse constructed on site, along with the archery range. This will require Planning**

**Commission review of Type 1 Site Plan and if approved, County related building permits.**

- (3) Operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherent associated with a special exception at any other location within the zoning district.

**The Applicant states that the tent campground will not generate noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with a tent campground at any other location within the zoning district.**

- (4) Parking areas will comply with the off-street parking regulations of this chapter and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

**The Applicant states that the parking area is located approximately 700 feet from the street and approximately 20 feet south of Creeger Road.**

- (5) The road system providing access to the proposed use is adequate to serve the site for the intended use.

**The Applicant states that Creeger Road is a paved street, and the area roadways are adequate to serve the small campground.**

- (C) In addition to the general requirements listed above, uses requiring a special exception shall be subject to the specific requirements for each use outlined in §§ 1: [19-8.320](#) through [1-19-8.355](#) of this Code.

**The Applicant states that they understand and agree to this requirement.**

- (D) A special exception approval may be granted in accordance with the general and specific requirements enumerated in this section. The Board of Appeals may, in addition to other requirements imposed under this chapter and is hereby authorized to add to the specific requirements any additional conditions that it may deem necessary to protect adjacent properties, the general neighborhood, and its residents or workers. Violation of such additional conditions, when made a part of the terms under which the special exception permit is granted, is a violation of this chapter and may be grounds for termination of the special exception.

**The Applicant states that they understand and agree to this requirement.**

- (E) The Board of Appeals shall not grant a special exception unless and until:

- (1) A written application for a special exception is submitted indicating the section of this chapter under which the special exception is sought and stating the grounds on which it is requested; and

- (2) A public hearing has been held; and the Board had made a finding of fact that the special exception requested meets the general and specific requirements outlined in this section.

**The Applicant states that they understand and agree to this requirement.**

The grant of special exception may include approval of customary incidental accessory uses as reviewed and approved by the Zoning Administrator.

**The Applicant states that there is no accessory use proposed.**

- (F) No use or activity permitted as a special exception shall be enlarged or extended beyond the limits authorized in the grant of special exception. All enlargements, extensions, and changes in use shall require grants of special exception, as in the case of an original petition.

**The Applicant states that they understand and agree to this requirement.**

- (G) If a grant of special exception is denied, no new petition for the denied use on the same property shall be accepted by the Board of Appeals for 1 year after the date of denial of the petition.

**The Applicant states that they understand and agree to this requirement.**

- (H) A decision of the Board of Appeals granting a special exception will be void 5 years from date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the applicant, a 1 time extension may be granted by the Zoning Administrator for a period not to exceed 6 months.

**The Applicant states that they understand and agree to this requirement.**

#### **Sect.1-19-8.354. TENT CAMPGROUND IN A AND RC DISTRICTS.**

The following provisions shall apply to tent campgrounds in A and RC Districts.

- (A) A minimum lot size of 10 acres.

**The Applicant states that the lot area is approximately 20 acres and will be increased to approximately 28 acres and will include both the campsites and archery range.**

- (B) Travel trailer or other residential vehicle is not permitted.

**The Applicant states that there are no travel trailers or other residential vehicles proposed. This will be an outdoor youth tent campground.**

- (C) The only permitted permanent structure for residential occupancy will be occupied by the resident owner or manager.

**The Applicant states that a permanent structure for residential occupancy is not proposed.**

- (D) The subject property must have frontage on and access to a paved public road.

**The Applicant states that the property for the tent campground has frontage and access along Creeger Road, a paved public road.**

- (E) Density will be no more than 1 camp site per acre.

**The Applicant states that the Application is for up to 25 tents on 28 acres. This is the maximum number of campers they are requesting to host on this property.**

- (F) One freestanding off-premises sign is permitted on each access road, the sign will be no more than 25 square feet in area, 15 feet in height, and will not be located on or in a public right-of-way.

**The Applicant states that the only signage that will be proposed will be on their property and will comply with the requirements.**

- (G) Parking shall be limited to that number required by zoning ordinance and co-located adjacent to the access drive. An increase in the number of parking spaces may be granted by the Planning Commission where the applicant can demonstrate need based on characteristics of the proposed use, hourly parking demand studies published by the Institute of Transportation Engineers (ITE), or other documentation as approved by the Planning Commission. Parking approved beyond that number required by zoning ordinance shall be constructed of pervious materials.

**The Applicant states that the parking will comply with the required zoning ordinance. A NID was submitted, and it was determined there would be no traffic impact.**

**Sect.1-19-8.355. SHOOTING RANGE/CLUB -TRAP, SKEET, RIFLE, ARCHERY IN THE RC AND A DISTRICTS.**

The following provisions shall apply to shooting range/club - trap, skeet, rifle, archery in the RC and A Districts.

- (A) Indoor shooting ranges and structures associated with shooting ranges shall be located at least 250 feet from all property lines and public ways and 450 feet from occupied structures. Permanent structures shall be limited to those customarily associated with the principal use of the property as a shooting range.

**The Applicant states that there will not be an indoor shooting range or structures associated with the archery range on the site nor are there any plans to build them. The request is for an outdoor archery range only.**

**\*Staff Comment: The Archery Range will comply with the distance requirements above. The range will point south and will have a safety curtain behind the targets in place at all times.**

- (B) The setback of all structures not used for shooting ranges shall comply with the setbacks for principal structures in the districts in which they are located.

**The Applicant states that there are no structures associated with the archery range. There is a safety curtain behind the targets.**

- (C) The property must have a minimum of 20 feet frontage on a public road or adequate easement to be determined by the Board of Appeals.

**The Applicant states that the property has approximately 1,150 feet of frontage on Creeger Road.**

- (D) Shooting range/club - trap, skeet, rifle, archery with a planned capacity of 100 persons or more must have frontage and access on a paved public road. If the planned capacity is under 100 persons, there will be no specific road requirements other than the provision contained in § 1-19-3.210(B)(5).

**The Applicant states that the archery range associated with the camp is located on a property that fronts Creeger Road, a paved, public road. The tent camp is for up to 25 youth and will be used by just the campers on site.**

- (E) A site development plan shall be submitted to and approved by the Planning Commission.

**The Applicant states that she will seek Site Plan approval from the Planning Commission.**

- (F) Within the RC District, the requirements of § 1-19-7.200 of this Code will be met.

**The Applicant states that the property is located in the Agricultural (A) Zoning District and will adhere to the requirements for land within the (A) Zoning District.**

- (G) Outdoor discharging of firearms or release of arrows shall not be permitted within 500 feet of any property line.

**The Applicant states that the archery range will be for the youth attending the camp and will have a Safety Curtain behind the targets. With the adjusted property line, the youth archery range will be 500 feet from any property line.**

- (H) Shooting ranges shall be constructed to eliminate danger to persons or property from flying projectiles. The area between the firing point and target shall be baffled, fenced, or otherwise shielded so that the fired projectiles cannot escape the range area. Safety design should be in accordance with accepted standards and practices.

**The Applicant states that the archery range will be located away from the campsite and other camp activities. There will be strict safety measures, instruction and supervision of all participants.**

- (I) Shooting ranges shall practice lead containment/collection of projectiles with best management practices for the individual site in accordance with nationally accepted standards to maximize containment.

**The Applicant states that the shooting range will only be used for supervised archery. All arrows will be collected after they are shot.**

- (J) The minimum lot size shall be 10 acres.

**The Applicant states that the combined parcel size is approximately 28± acres.**

- (K) The facility shall be designed so that topographic features of the site are used to enhance safety, minimize firearm noise, and maximize lead containment.

**The Applicant states that the shooting range is for archery only and is located away from the campground. Firearms are not permitted and are not proposed as part of this application and therefore there will not be any firearm noise or lead issues related to firearms.**

- (L) Manner and times of operation shall be approved by the Board of Appeals.

**The Applicant states that the archery is permitted as a supervised and instructed activity. Strict safety measures are in place and taught as part of our camping experience.**

- (M) One freestanding sign no more than 15 feet in height and 25 square feet in area is permitted and shall be subject to the normal setback requirement for natural resources uses.

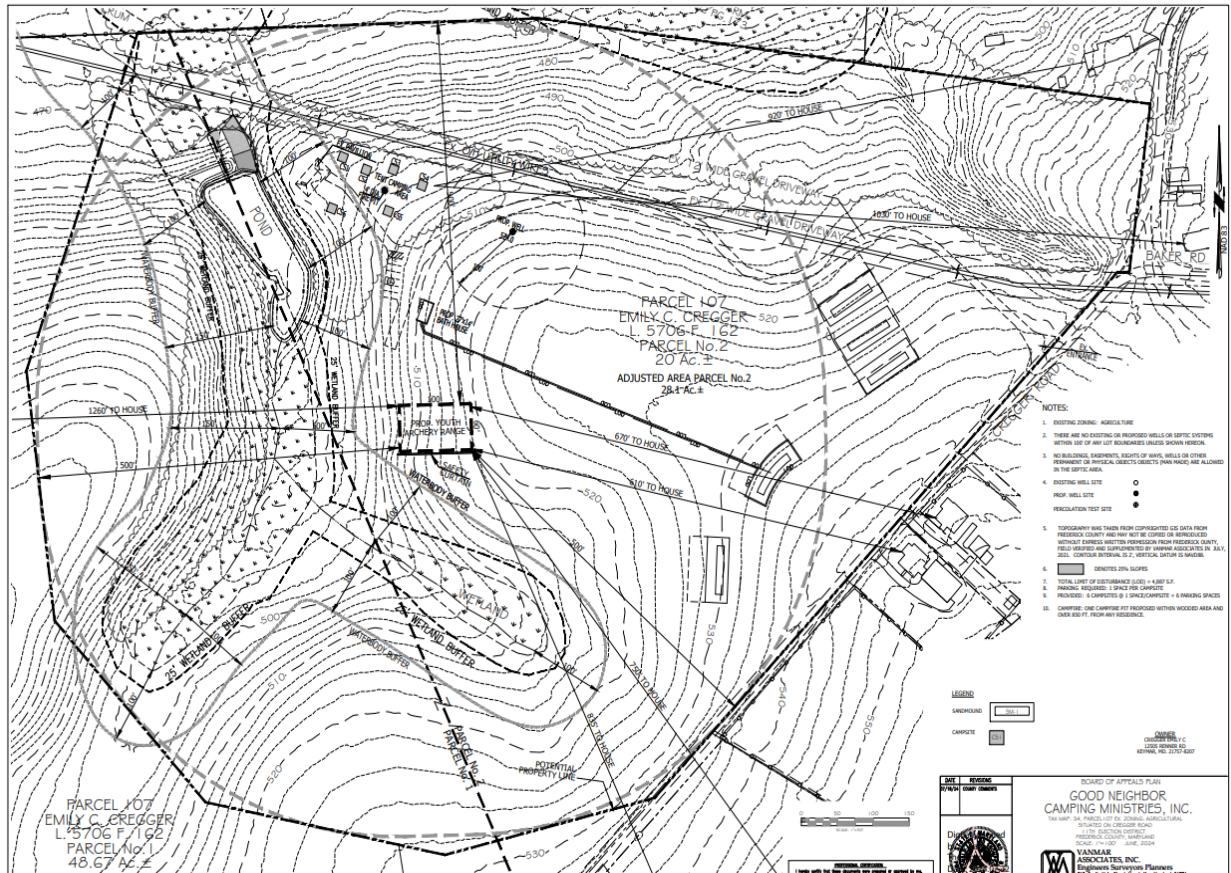
**The Applicant states that she understands and agrees to this requirement.**

- The Application before the BOA is to establish Tent Campground in the A and RC District, and Section 1-19-8.355 Shooting range/club - trap, skeet, rifle, archery in the RC and A Districts. A Type 1 Site Plan will need to be approved by the Planning Commission (PC), that will address transportation and related Adequate Public Facilities requirements, landscaping, lighting, setbacks and other development related matters that do not fall under the purview of the BOA. A Public Hearing will be required as part of the site plan approval process.**
- An Addition Plat is also required in order to combine an additional parcel and add it to the existing Cregger Tent Camp location at 12505 Renner Rd, Keymar, MD 21757**

Based on the findings and conclusions in the staff report, Staff does not object to the approval of the requested pursuant to Section 1-19-3.210 Special Exception, Section 1-19-8.354 Tent Campground in the A and RC District, and Section 1-19-8.355 Shooting range/club - trap, skeet, rifle, archery in the RC and A Districts of the Frederick County Zoning Ordinance for up to 25 tents and no more than 25 campers.

**§ 1-19-3.210. SPECIAL EXCEPTIONS. A decision of the Board of Appeals granting a special exception will be void 5 years from the date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in the accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the Applicant, a time extension may be granted by the Zoning Administrator for a period not to exceed 6 months.**

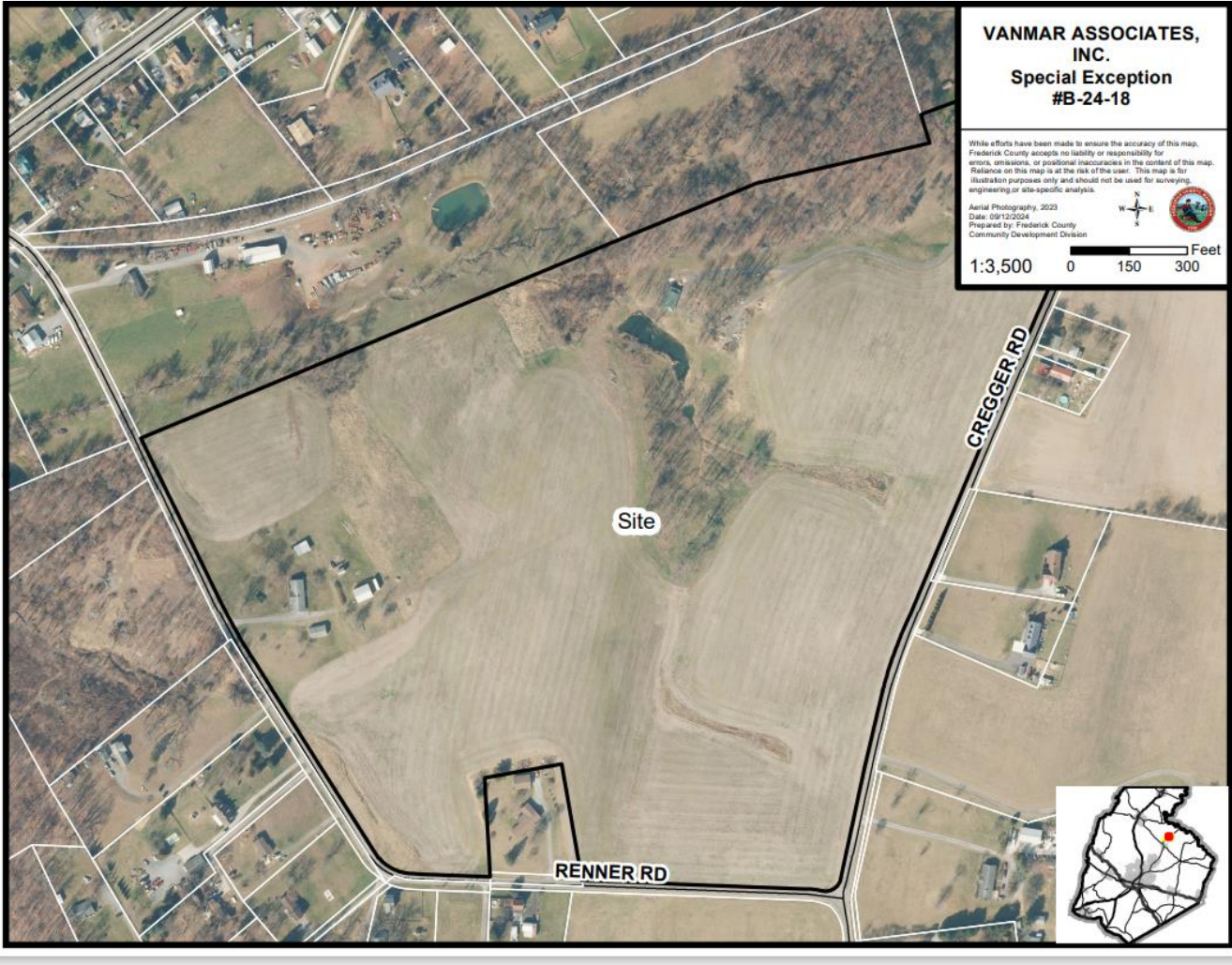
**Attachment #1 Closer View of Activity Area**



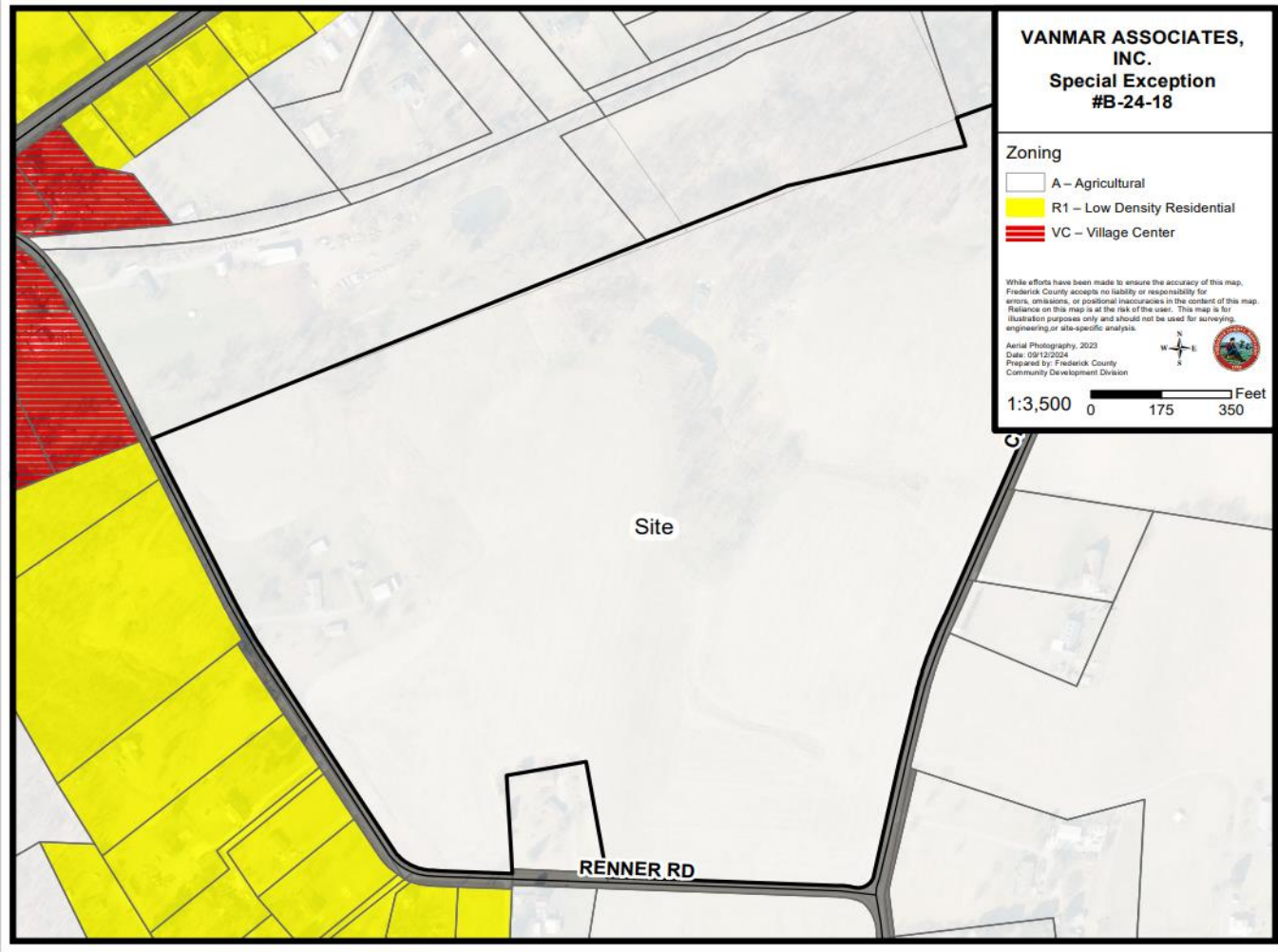
## **Attachment #2: Overall View of Property**



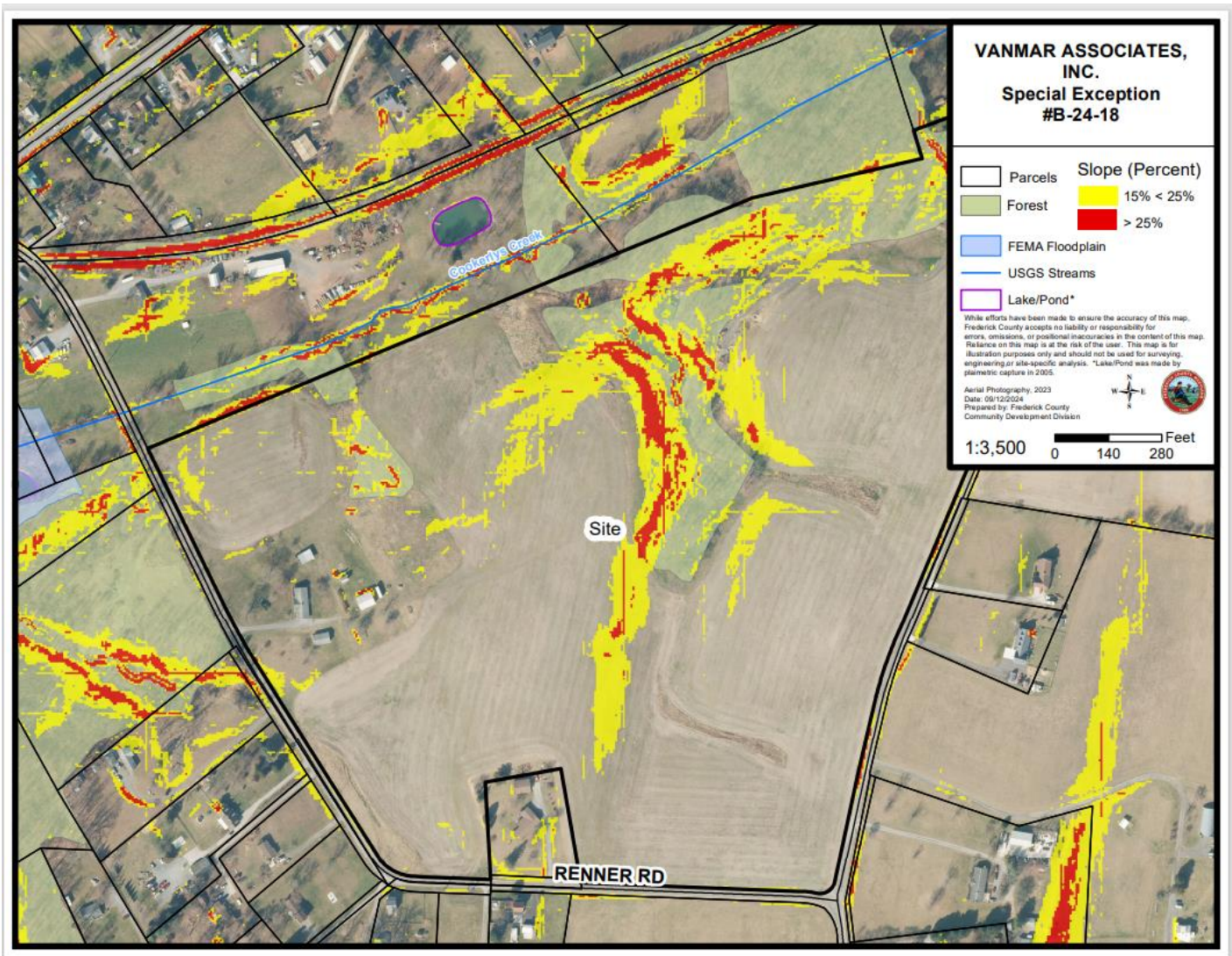
**Attachment #3: Aerial Map**



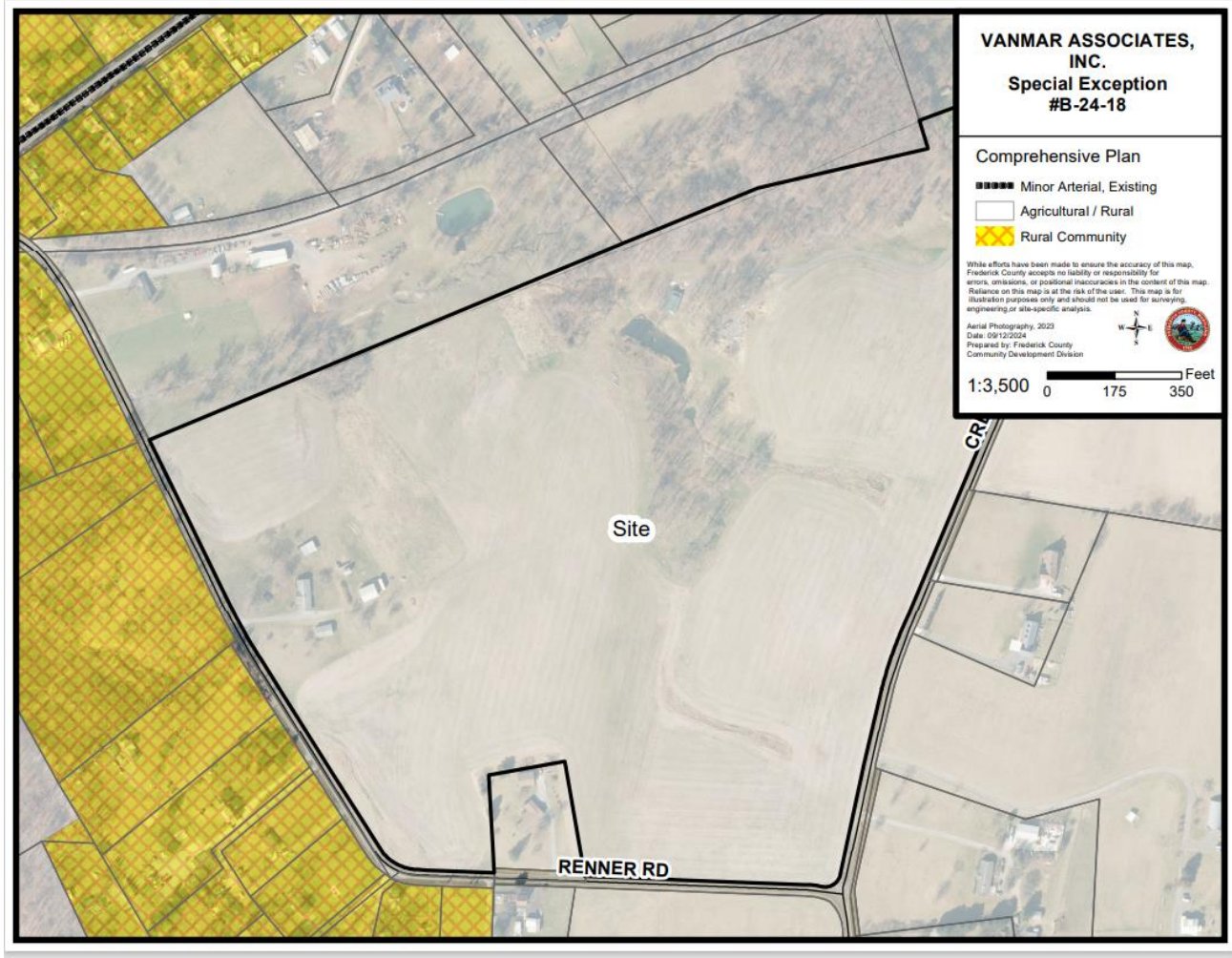
**Attachment #4: Zoning Map**



## Attachment 5: Environmental Features Map



## Attachment #6: Comprehensive Plan Map



## PROPOSED YOUTH TENT CAMPGROUND

Good Neighbor Camping Ministries, Inc. is a 501C Organization lead by Eugene and Sharon Creeger to provide outdoor camping activities for the youth. They are proposing a tent campground that will be used by approximately 25 youth camping at the property. Outdoor activities will include nature-type activities as well as an archery range. No permanent structures are proposed beyond the existing pavilion and bathhouse.

The property is located on a farm in the Agricultural (A) and the Comprehensive Plan/Land Use Map designation is Agricultural/Rural. The farm operation includes crop rotation. The parcel is 20 acres. With the establishment of the tent campground, the property lines will be adjusted to increase the Parcel to approximately 28 acres and allow crop rotation on the remaining farm.

### § 1-19-3.210. SPECIAL EXCEPTIONS.

- (A) An application for a special exception may be made only by persons with a financial, contractual or proprietary interest in the property for which a special exception is requested.

**RESPONSE: The application is being made by persons with a financial contractual interest in the property.**

- (B) A grant of a special exception is basically a matter of development policy, rather than an appeal based on administrative error or on hardship in a particular case. The Board of Appeals should consider the relation of the proposed use to the existing and future development patterns. A special exception shall be granted when the Board finds that:

- (1) The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of this chapter; and

**RESPONSE: The property is zoned Agriculture, and the Land Use is Agricultural Rural. The proposed use of a campground is consistent with Agricultural Zoning and Land Use.**

- (2) The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located; and

**RESPONSE: The property is zoned Agriculture, and the proposed tent campground maintains the open use of the farm and there will be no proposed development.**

- (3) Operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently

associated with the special exception at any other location within the zoning district; and

**RESPONSE: The tent campground will not generate noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the tent campground at any other location within the zoning district**

- (4) Parking areas will comply with the off-street parking regulations of this chapter and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

**RESPONSE: Parking area is located approximately 700 feet from the street and approximately 20 feet lower than Creeger Road.**

- (5) The road system providing access to the proposed use is adequate to serve the site for the intended use.

**RESPONSE: Creeger Road is a paved street, and the area roadways are adequate to serve the small campground.**

- (B) In addition to the general requirements listed above, uses requiring a special exception shall be subject to the specific requirements for each use outlined in §§ [1-19-8.320](#) through [1-19-8.355](#) of this Code.

**RESPONSE: The applicant understands this.**

- (C) A special exception approval may be granted in accordance with the general and specific requirements enumerated in this section. The Board of Appeals may, in addition to other requirements imposed under this chapter and is hereby authorized to add to the specific requirements any additional conditions that it may deem necessary to protect adjacent properties, the general neighborhood, and its residents or workers. Violation of such additional conditions, when made a part of the terms under which the special exception permit is granted, is a violation of this chapter and may be grounds for termination of the special exception.

**RESPONSE: The applicant understands this.**

- (E) The Board of Appeals shall not grant a special exception unless and until:

- (1) A written application for a special exception is submitted indicating the section of this chapter under which the special exception is sought and stating the grounds on which it is requested; and
- (2) A public hearing has been held; and the Board had made a finding of fact that the special exception requested meets the general and specific requirements outlined in this section.

**RESPONSE: The applicant understands this. The application is provided.**

- (F) The grant of special exception may include approval of customary incidental accessory uses as reviewed and approved by the Zoning Administrator.

**RESPONSE: The applicant understands this. There is no accessory use proposed.**

- (G) No use or activity permitted as a special exception shall be enlarged or extended beyond the limits authorized in the grant of special exception. All enlargements, extensions, and changes in use shall require grants of special exception, as in the case of an original petition.

**RESPONSE: The applicant understands this.**

- (H) If a grant of special exception is denied, no new petition for the denied use on the same property shall be accepted by the Board of Appeals for 1 year after the date of denial of the petition.

**RESPONSE: The applicant understands this.**

- (I) A decision of the Board of Appeals granting a special exception will be void 5 years from date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the applicant, a 1 time extension may be granted by the Zoning Administrator for a period not to exceed 6 months.

**RESPONSE: The applicant understands this.**

#### **§ 1-19-8.354. TENT CAMPGROUND IN A AND RC DISTRICTS.**

The following provisions shall apply to tent campgrounds in A and RC Districts.

- (A) A minimum lot size of 10 acres.

**RESPONSE: The lot area is approximately 20 and will be increased to approximately 28 acres.**

- (B) Travel trailer or other residential vehicle is not permitted.

**RESPONSE: Not travel trailers or other residential vehicles are proposed. This will be an outdoor youth tent campground.**

- (C) The only permitted permanent structure for residential occupancy will be occupied by the resident owner or manager.

**RESPONSE: A permanent structure for residential occupancy is not proposed.**

- (D) The subject property must have frontage on and access to a paved public road.

**RESPONSE: The property for the tent campground has frontage and access along Creeger Road, a paved public road.**

- (E) Density will be no more than 1 camp site per acre.

**RESPONSE: There is only one camp site proposed for up to 25 youth.**

- (F) One freestanding off-premise sign is permitted on each access road, the sign will be no more than 25 square feet in area, 15 feet in height, and will not be located on or in a public right-of-way.

**RESPONSE: The only signage that will be proposed will be on the property.**

- (G) Parking shall be limited to that number required by zoning ordinance and co-located adjacent to the access drive. An increase in the number of parking spaces may be granted by the Planning Commission where the applicant can demonstrate need based on characteristics of the proposed use, hourly parking demand studies published by the Institute of Transportation Engineers (ITE), or other documentation as approved by the Planning Commission. Parking approved beyond that number required by zoning ordinance shall be constructed of pervious materials.

**RESPONSE: Parking will comply with the required zoning ordinance. A NID was submitted, and it was determined there would be no traffic impact.**

**§ 1-19-8.355. SHOOTING RANGE/CLUB - TRAP, SKEET, RIFLE, ARCHERY IN THE RC AND A DISTRICTS.**

The following provisions shall apply to shooting range/club - trap, skeet, rifle, archery in the RC and A Districts.

- (A) Indoor shooting ranges and structures associated with shooting ranges shall be located at least 250 feet from all property lines and public ways and 450 feet from occupied structures. Permanent structures shall be limited to those customarily associated with the principal use of the property as a shooting range.

**RESPONSE: There will be no indoor shooting range and structures associated with the archery range on the site nor are there any plans to build them. The request is for an Archery Range only.**

- (B) The setback of all structures not used for shooting ranges shall comply with the setbacks for principal structures in the districts in which they are located.

**RESPONSE: There are no structures associated with the archery range.**

- (C) The property must have a minimum of 20 feet frontage on a public road or adequate easement to be determined by the Board of Appeals.

**RESPONSE: The property has approximately 1,150 feet of frontage on Creeger Road.**

- (D) Shooting range/club - trap, skeet, rifle, archery with a planned capacity of 100 persons or more must have frontage and access on a paved public road. If the planned capacity is under 100 persons, there will be no specific road requirements other than the provision contained in § 1-19-3.210(B)(5).

**RESPONSE: The archery range associated with the Creeger Camp is located on a property that fronts on Creeger Road, a paved, public road. The tent camp is for 25 youth and Creeger Road satisfies the provision in § 1-19-3.210(B)(5).**

- (E) A site development plan shall be submitted to and approved by the Planning Commission.

**RESPONSE: The applicant will seek Site Plan approval from the Planning Commission.**

- (F) Within the RC District, the requirements of § 1-19-7.200 of this Code will be met.

**RESPONSE: The property is located in the Agricultural (A) District.**

- (G) Outdoor discharging of firearms or release of arrows shall not be permitted within 500 feet of any property line.

**RESPONSE: The archery range will be for youth and will have a Safety Curtain behind the targets. With the adjusted property line, the youth archery range will be 500 feet from any property line..**

- (H) Shooting ranges shall be constructed to eliminate danger to persons or property from flying projectiles. The area between the firing point and target shall be baffled, fenced, or otherwise shielded so that the fired projectiles cannot escape the range area. Safety design should be in accordance with accepted standards and practices.

**RESPONSE: The archery range will be located way from the campsite and other camp activities. There will be strict safety measures, instruction and supervision of all participants.**

- (I) Shooting ranges shall practice lead containment/collection of projectiles with best management practices for the individual site in accordance with nationally accepted standards to maximize containment.

**RESPONSE: The shooting range will only be used for supervised archery. All arrows are collected after they are shot.**

- (J) The minimum lot size shall be 10 acres.

**RESPONSE: The lot is approximately 28± acres.**

- (K) The facility shall be designed so that topographic features of the site are used to enhance safety, minimize firearm noise, and maximize lead containment.

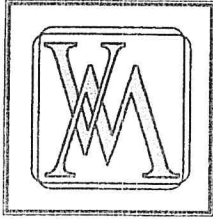
**RESPONSE: The shooting range is for archery only and is located away from the campground. Firearms are not permitted and are not proposed as part of this application.**

- (L) Manner and times of operation shall be approved by the Board of Appeals.

**RESPONSE: Archery is permitted as a supervised and instructed activity. Strict safety measures are in place and taught.**

- (M) One freestanding sign no more than 15 feet in height and 25 square feet in area is permitted and shall be subject to the normal setback requirement for natural resources uses.

**RESPONSE: There will be no sign associated with the archery range.**



VANMAR  
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890  
(301) 695-0600

(301) 831-5015

(410) 549-2751  
Fax (301) 831-5603

September 12, 2024

Frederick County Department of  
Planning and Permitting  
30 North Market Street  
Frederick, Maryland 21701  
Attn: Michael Paone

Re: Good Neighbor Camping Ministries, Inc.  
12505 Renner Road  
B-276681

Dear Mr. Paone,

I, Emily C. Cregger, owner of 12505 Renner Road, hereby give permission to Eugene and Sharon Cregger and VanMar Associates, Inc. to represent me at the Board of Appeals Hearing for my property scheduled for September 26, 2024.

Emily C. Cregger  
Emily C. Cregger, Owner

9-13-24  
Date

**Notary's Statement**

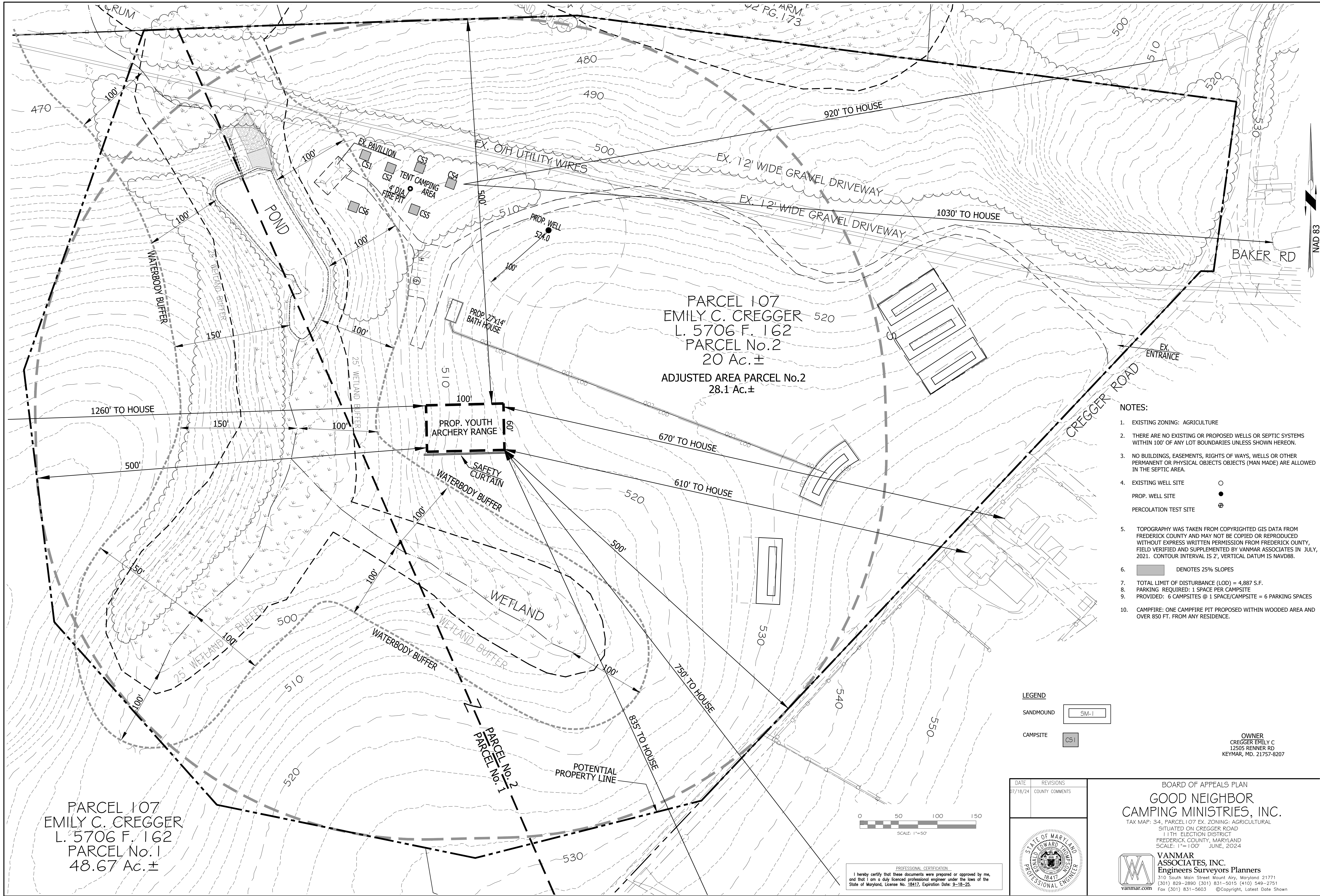
Subscribed and sworn to before me the day and year from above written

NOTARY PUBLIC Lori C. Cromwell SEAL

Lori C. Cromwell  
NOTARY PUBLIC- printed name

Lori C. Cromwell  
NOTARY PUBLIC – signature

My Commission Expires: 12/19/2025



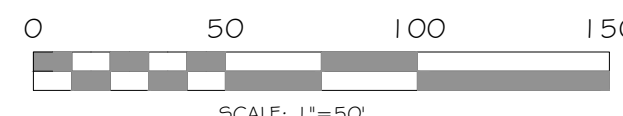
- NOTES:
- EXISTING ZONING: AGRICULTURE
  - THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 100' OF ANY LOT BOUNDARIES UNLESS SHOWN HEREON.
  - NO BUILDINGS, EASEMENTS, RIGHTS OF WAYS, WELLS OR OTHER PERMANENT OR PHYSICAL OBJECTS OBJECTS (MAN MADE) ARE ALLOWED IN THE SEPTIC AREA.
  - EXISTING WELL SITE  
PROP. WELL SITE  
PERCOLATION TEST SITE
  - TOPOGRAPHY WAS TAKEN FROM COPYRIGHTED GIS DATA FROM FREDERICK COUNTY AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM FREDERICK COUNTY, FIELD VERIFIED AND SUPPLEMENTED BY VANMAR ASSOCIATES IN JULY, 2021. CONTOUR INTERVAL IS 2'; VERTICAL DATUM IS NAVD88.
  - DENOTES 25% SLOPES
  - TOTAL LIMIT OF DISTURBANCE (LOD) = 4,887 S.F.
  - PARKING REQUIRED: 1 SPACE PER CAMPSITE
  - PROVIDED: 6 CAMPSITES @ 1 SPACE/CAMPSITE = 6 PARKING SPACES
  - CAMPFIRE: ONE CAMPFIRE PIT PROPOSED WITHIN WOODED AREA AND OVER 850 FT. FROM ANY RESIDENCE.

LEGEND

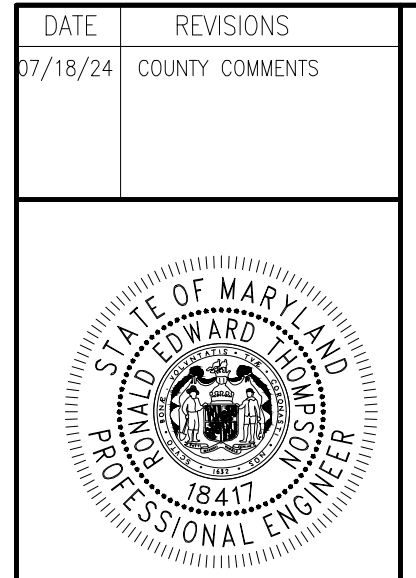
SANDMOUND SM-1

CAMPSITE CS1

OWNER  
CREGGER EMILY C  
12505 RENNER RD  
KEYMAR, MD. 21757-8207



PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9-18-25.



BOARD OF APPEALS PLAN  
GOOD NEIGHBOR  
CAMPING MINISTRIES, INC.  
TAX MAP: 34, PARCELS 07 EX. ZONING: AGRICULTURAL  
SITUATED ON CREGGER ROAD  
11TH ELECTION DISTRICT  
FREDERICK COUNTY, MARYLAND  
SCALE: 1"=100' JUNE, 2024

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

MAP UNIT SYMBOL	MAP UNIT NAME	RATING
CaC	Cardiff channery loam 0 to 15 % slopes	C
CaD	Cardiff channery loam 15 to 25 % slopes	C
CrB	Croton-Abbotstown silt loams 3 to 0% slopes	D
GmB	Glenelg-Mt. Airy channery loams 3 to 0% slopes	B
GoB	Glenville silt loam 3 to 0% slopes	C/D
GuB	Glenville-Balc silt loams 3 to 0% slopes	C
WrB	Whiteford-Cardiff channery loams 3 to 0% slopes	B
WrC	Whiteford-Cardiff channery loams 0 to 15% slopes	B

**PARCEL 107**  
EMILY C. CREGGER  
L. 5706 F. 162  
PARCEL No. 1  
48.67 Ac.±  
ADJUSTED AREA PARCEL No. 2  
40.57 Ac.±

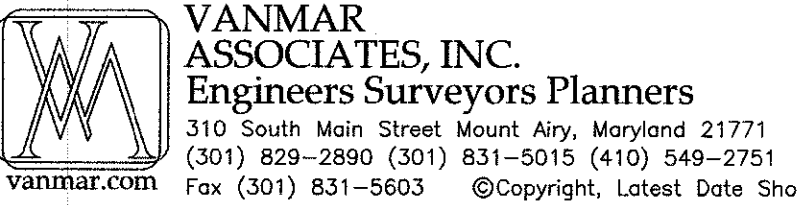
**NOTE:**  
THE SEPTIC REPAIR AREA FOR 12505  
RENNER ROAD CAN SUPPORT A HOUSE  
OF NO MORE THAN 3 (THREE) BEDROOMS.

**OWNER**  
CREGGER EMILY C  
12505 RENNER RD  
KEYMAR, MD. 21757-8207

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**SCALE:** 1"=100'

**DATE:** 2024.01.11



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